

I: CALL TO ORDER: David Gauger called the Plan Commission Regular Meeting to order at 6:08 pm.

II: ROLL CALL:

- A. Present
- 1: Chris Polark
  - 2: Jeff Bell
  - 3: Michael Lescher
  - 4: David Gauger
  - 5: Bill Hart, Building Commission
  - 6: Nancy Koske, Trustee

III: APPROVAL OF MINUTES:

A: Michael Lescher made a motion to approve the minutes of the 5/6/09 Plan Commission Hearing for Variance by Parkway Bank & Trust Company u/t/a 14004 as corrected.

Jeff Bell seconded the motion.

Ayes; Michael Lescher, Chris Polark, Jeff Bell, David Gauger

Nays – none

Minutes approved as corrected

B: Chris Polark made a motion to approve the minutes of the 5/6/09 Plan Commission Regular Meeting as corrected.

Michael Lescher seconded the motion.

Ayes; Michael Lescher, Chris Polark, Jeff Bell, David Gauger

Nays – none

Minutes approved as corrected

IV: OLD BUSINESS

A: Chris Polark asked if the Comp Plan schedule was taken to the Village Board of Trustees?

1: Ms. Koske said it was.

B: Michael Lescher asked if item A-5 of the schedule should show it being put on the website for public comment?

C: Board Members discussed the procedures needed before posting the draft on the Website.

1: Conclusions:

a: Post each chapter as completed and ask for public comment

b: Delete the word “final” from items A-4 & 5 and add for public review and comment

c: Rename document to read “Village of Fox Lake Comprehensive Plan Update Procedures” and date document.

D: David Gauger stated the next item under old business is wind turbines and asked if the Members had read the materials he had passed out at the last meeting:

1: Mr. Lescher said he found the materials to be excellent. He does not feel it necessary to get any additional information, it is just necessary to analyze the 3 draft ordinances and 2 municipal ordinances provided and see what they want to apply to the Village of Fox Lake ordinance.

- E: Commission Members discussed the ordinances provided as to how they can be applied to the Village's ordinance regarding:
- a: The possibility of the turbine falling; tower height
  - b: Set backs required for construction on personal property and business property
  - c: State of Illinois and County of Lake existing regulations, ICC codes and FAA regulations. Compliance with existing local, state and federal law.
  - d: Definition of small wind systems
  - e: Lot size; ½ or 1 acre minimum; easements required from adjacent properties
  - f: Definition of noise and measurements of sound levels
  - g: Designation as "Special Use" and variance considerations
  - h: Minimum ground clearance, climbable height, transmissions wires and guide wires
  - i: Removal of non-functioning towers
  - j: Waterfront construction
  - k: Downtown consideration
  - l: Multi unit buildings
  - j: Attorney's input
  - k: Advertising signage on towers
  - l: Color of towers
  - m: ComEd's approval
- F: David Gauger stated he really feels the Planning Commission needs to be solid in its commitment to energy changes and set the parameters for the future. He would like the ordinance to be accessible and not restrictive. He charged Mr. Lescher and Mr. Polark with drafting an initial proposal for an ordinance based on the Commission's discussions and the materials provided, to be presented at the Planning Commission's next meeting on June 16.
- G: David Gauger then moved onto floor area ratios.
- 1: Mr. Lescher stated there was nothing in their packets.
  - 2: Mr. Hart stated he has the materials and will send them in the next packet.
- H: David Gauger continued floor area ratios until the next meeting. He then moved onto solar panels. He and Mr. Bell will gather information on solar panels to be presented at the next meeting. He then addressed South Rte 12 annexation.
- 1: Mr. Hart stated he is waiting for information from I.D.O.T.
- J: David Gauger then asked about the sign ordinance stating a red lined copy was to be sent to members
- 1: Mr. Lescher stated it was emailed.
  - 2: Mr. Hart stated he did not receive it.
- K: David Gauger stated the sign ordinance will be continued until the next meeting. Then next item on the agenda was the Comp Plan. He and Mr. Bell will work on the first chapter of the Comp Plan and have a proposal for changes ready for the next meeting.
- L: Chris Polark volunteered to gather the information on Solar Panels for the next meeting. He suggested that he and Mr. Lescher be called the "innovative energy sub-committee".
- V: NEW BUSINESS
- A: Michael Lescher asked if the South Rte 12 annexation will remain on the agenda?
- 1: Mr. Gauger stated it will and he will work with Tina to be sure all of the items continued at the meetings will remain on the agenda.

VI: COMMENTS

A: Jeff Bell asked about the hotel project as it is becoming an eye sore much like the Forest school sight.

1: Mr. Hart responded that Forest school has been sent several tickets and the owner does not care at this point and assumes the it is in the process of being foreclosed on. As far as the hotel site, he has attempted to get them to repair the silt fence and he feels there will be no movement until it gets out of court.

B: Jeff Bell then asked if we had a Letter of Credit

1: Mr. Hart stated at the present time the ordinance only calls for a letter of credit on public improvements. He stated in the new version of the subdivision ordinance there will be requirement for a letter of credit for mass grading.

C: David Gauger then asked if there was anything from Windsor?

1: Mr. Hart responded "no".

D: Michael Lescher asked if Fox Lake could maintain Forest School.

1: Mr. Hart responded the Village will be cutting the grass, a lien will be placed on the property and be passed unto the next owner.

VII: ADJOURNMENT:

A: Jeff Bell made a to adjourn the Plan Commission Regular Meeting at 7:50pm.

Chris Polark seconded the motion.

Ayes: Michael Lescher, Chris Polark, Jeff Bell, David Gauger

Nays: none

Meeting adjourned at 7:50pm

Respectfully submitted by  
Sue Langowski,  
Secretary.