

Plan Commission  
Public Hearing:

Special Use Request of  
Concetta Tsinic to allow Boat  
Storage on property at 60  
Eagle Point Rd., Fox Lake, IL  
November 4, 2015

I. **CALL TO ORDER:** David Gauger called the Plan Commission Public Hearing for the Tsinic Special Use Request to order at 6:33pm.

II. **ROLL CALL:**

- A. Present
  - 1: Jeff Bell
  - 2: Danice Moore
  - 3: David Schultz
  - 4: Judy Martini
  - 5: Rick LaPiana
  - 6: Tim Foster
  - 7 David Gauger
  - 8: Brian Marr, Trustee
  - 9: Donovan Day, Community Development Director

III. **HEARING:**

**Community Development Director Day's opinion**

- Would not be in favor of encompassing the entire property with boat storage
  - Staff recommendation is to have boat storage close to the principal structure, limit number of boats and fenced in.
  - Concerns of neighbors viewing shrink wrapped boats from their homes
- 1: Ms. Martini
    - How close to the property line will boats be allowed?
  - 2: Director Day
    - Up to but not on the property line unless you set limits
  - 2: Mr. LaPiana
    - Does petition reflect Director Day's recommendation?
    - Recommendation does not reflect the application
  - 3: Mr. Gauger
    - Usual method, the petition stands/rarely amended

**Presentation by Derek Williams**

- Requesting a fence around rear of property to allow boat storage and increase revenue on commercial property
- Community request for boat storage

IV. **BOARD QUESTIONS**

A: David Gauger

- Original petition shows triangle piece and marking for the fence
- How many boats will be stored?

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1: Mr. Williams

- Ballpark about 15 boats/ smaller boats, not the larger boats
- Snowmobile storage in summer
- Will match existing fencing

B: Danice Moore

- Grassy area/will it be paved?

1: Mr. Williams

- Putting boats 2" blocks
- Will have lawn care service maintaining property

2: Mr. Gauger

- Not installing an impervious service?

3: Mr. Williams

- Not our intention but it could be done

4: Mr. LaPiana

- We cannot limit height of boats stored
- Concern of boat storage in residential neighborhood/changes the neighborhood

5: Mr. Williams

- Fence already exists
- Will affect Harry Schaefer the most
- Can restrict the height and size of the boats stored

6: Trustee Marr

- Fence line to be used for storage?
- Restrictions imposed on the Special Use can be enforced

7: Mr. Bell

- Opposed to any kind of storage in a residential area
- Many other areas available for boat storage

8: Members and Mr. Williams discussed

- Location of storage area/site lines
- Convenience of close boat storage

C: Trustee Marr

- Duties of this commission/give guidance to community/help businesses stay alive
- Must go out to sight and view the topography

D: Mr. Williams

- Difference if a slab and covered area installed

1: Mr. Gauger

- Minimum about of boats and/or space to be considered?
- Square footage needed for 10 boats with no deck structure?

2: Mr. Williams

- Maximum of small boats, 15-20

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- 40'-50' for 10 bass boats

E: David Gauger

- Incorrect plat/concern of neighbors living in proximity to property
- House shown on plat no longer exists
- Need a good plat showing surrounding properties/layout showing 10 boats and 20 boats

F: Members discussed revisions needed

- Ingress/egress from property
- Height of boat on a trailer
- Type of fencing
- Layout of surrounding houses

G: David Gauger

- Need more information before a decision can be made

**V. AUDIENCE PARTICIPATION**

A: Gloria Garfield, 10 Arlington Rd

- Can see property from bedroom/property abuts up to subject property
- Property not being taken care of/concern of only seeing garbage if boats are stored

B: Discussion between Commission Members and Ms. Garfield

- Length of time of Ms. Garfield's residence
- Rights of commercial property owners
- Complaints registered against the commercial property owner
- Previous code enforcement actions
- Erection of a natural screening such as evergreens
- Easement for utilities and ability to service utilities

C: Ellen Allen

- Owns considerable property close to subject property to develop as R-2 or residential
  - Developed property will be difficult to sell facing a storage area
- 1: Trustee Marr and Ms. Allen discussed
- Location of Ms. Allen's properties/overlooking the Fox Waterway and subject property

D: Paula Gage, 29 Arlington Rd

- Ingress and Egress major concern
  - Possible hiding area for crime
- 1: Mr. Gauger
- Asked for an ingress/egress plan
- 2: Director Day
- Petition shows security cameras

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E: Maureen Murray, 12 Arlington Rd

- Yard buts up against property/does not want to look at stored boats
- Length of fence

F: Pat Schippers, 9 Matts Rd

- Elevation problems with fence erection
- 18' from attached garage to fence line

G: Derek Williams

- Timing span of overgrown lots/last 6 months a lawn care company comes in to care for area

H: Denise Whitley, daughter of Concetta Tsinic

- Bait store purchased as a commercial property 32 years ago
- Landscaper comes twice a month/any issues are discussed
- Christine gave us the information, if additional information was needed she would call
- Would like to expand the business/ do not want to upset neighbors/ would limit size of boats

1: Mr. Gauger, we need

- A better plan showing the neighborhood/what you want to do
- Elevation plat
- Meet with Director Day

I: Members discussed

- Requirements for B-3 zoning
- Notification of hearing process to adjacent properties

H: Lumi Hasani owns 16 & 18 Arlington

- Intention to build a small home for her mother
- Storage area will bring down our property value

J: Members discussed

- Usage chart for B-3
- Outcome if changed to a different type of commercial business/parking requirements
- Homeowners concerns being next to a commercial
- Commercial business owners rights

VI: David Gauger tabled this Public Hearing until the next meeting at 7:29pm

Respectfully submitted by,  
Sue Langowski

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Secretary

Copies of the ordinance discussed is available for review at the Village Hall or on our web site at [www.foxlake.org](http://www.foxlake.org)