

Plan Commission  
Public Hearing- Special Use  
Double S Ranch LTD  
27 N Route 12  
July 19, 2016

I. **CALL TO ORDER:** Danice Moore called the Plan Commission Public Hearing of Double S. Ranch LTD request for a Special Use on property at 27 N Route 12, Fox Lake, IL at 6:32pm.

II. **ROLL CALL**

A. Present

- 1: Jeff Bell
- 2: David Schultz
- 3: Danice Moore
- 4: Tim Foster
- 5: Judy Martini
- 6: Donovan Day, Community Development Director
- 7: Brian Marr, Trustee

B. Not Present:

- 1: David Gauger
- 2: Rick LaPiana

III. **HEARING**

A. **Presentation by Joseph Kayne, attorney for Double S. Ranch**

- Double S. Ranch is contract purchaser of 27 N Route 12.
- Double S. Ranch will lease the property to Ray Chevrolet for vehicle inventory storage.
- Intent is to remove existing building, opening the area, and paving the lot. This will allow easier movement and be more visually appealing as it will be a cohesive area.
- Petitioner currently owns the surrounding properties.
- Meets the standard for Special Use because it does not cause immediate harm, will not impair any values, will use current utilities, zoning, roadways.

IV. **BOARD QUESTIONS**

A. Danice Moore, Mr. Kayne, Brian Marr, Director Day and Board members discussed:

- Conceptual Diagram shows vehicles parked in IDOT ROW.
- Setbacks for certain properties on Route 12

B. Danice Moore, Mr. Kayne, Tommy Foster of Ray Auto Group, Brian Marr and Board members discussed:

- Current Comprehensive Plan (pages 40, 41, distributed to all prior to open of meeting) requirements for Streetscaping.
- Fox Lake Station Area Plan Study requirements (page 37 distributed to all prior to the open of meeting)
- Special Use requirements.
- Potential liability for Ray Chevrolet
- The need for sidewalks for the safety of pedestrian foot traffic.
- Existing turf borders and sidewalks by surrounding properties.
- The need for Village Engineers and Ray Chevrolet Engineers to meet and develop a plan.
- Time line for a streetscape plan.

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- Confirmation the petition meets the standards required in 9-1-6-10 items 1 through 6.
- AMENDED: Discussion of possible vacation of Village Road, Munson
  - Should tie in with future special use.
  - Double S. Ranch will follow up at a later date with Village as to how to proceed.

V. AUDIENCE PARTICIPATION

A. None

VI. BOARD COMMENTS

VII. MOTION

A. Jeff Bell made a motion to recommend approval for the petition of Double S. Ranch, Ltd., requesting a Special Use to allow sale, storage, detail and service of motor vehicles on the property commonly known as 27 N Route 12, Fox Lake IL in accordance with section 9-1-6-10C, items 1 - 6 of the Village of Fox Lake Zoning Ordinance with the following conditions:

1. At no time shall vehicles be parked on the public ROW in order for drivers to maintain a safe sightline exiting the subject parcel.
2. A streetscape plan, including a sidewalk, will be implemented within one year.

Judy Martini seconded the motion.

DISCUSSION:

A: None

Ayes: Jeff Bell, Danice Moore, David Schultz, Judy Martini, Tim Foster

Nays: None

Motion passes.

VIII. ADJOURNMENT

A. Danice Moore closed the Plan Commission Public Hearing of Double S. Ranch LTD request for Special Use on property at 27 N Route 12, Fox Lake, IL at 6:56pm.

Respectfully submitted by,  
Kimberly Mate  
Deputy Clerk

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)