

Planning & Zoning Commission
Public Hearing for Rezoning
141-147 South Route 12
Fox Lake, IL 60020
April 11th, 2018

I. CALL TO ORDER

Chairman David Gauger opened the public hearing for Drew's Property LLC commonly known as 141-147 South Route 12, Fox Lake.

II. ROLL CALL

Present

Commissioner David Schultz
Commissioner Debra Vander Weit
Commissioner Tim Foster
Commissioner Stephanie Vermillion
Commissioner Niki Warden
Commissioner Peter Fenneman
Chairman David Gauger

Staff Present

Donovan Day, Director of Community Development

III. HEARING

Presentation by Michael Drews representing Drew's Property, LLC, Petitioner

- Requesting property at 141-147 South Route 12 to be rezoned to a B-3.

IV. QUESTIONS BY THE COMMISSION

Commissioner Niki Warden questioned if it was due to a new business coming in that had to be switched out from manufacturing

Petitioner responded:

- The original manufacturing business closed their doors in the early 2000's
- The building owner at that time subdivided the space and rented out to various businesses such as retail shops, general contractors & plumbers. After petitioner bought the business they continued to do the same until they tried to sign a lease with a real estate agent and it came up that they couldn't lease to him do to the zoning.
- Nobody doing business there now uses it for manufacturing

Commissioner Tim Foster questioned if the oil change business would comply with the requested zoning change (petitioner is also owner of Dip Stick Oil Change Shop)

Petitioner confirmed:

- Yes, Dip Stick Oil Change would comply with the requested B-3 Zoning change
- Petitioner confirmed with Community Development Director Donovan Day that all the businesses they have would fit into the Village of Fox Lake B-3 Zoning

Commissioner Stephanie Vermillion stated the property being completely surrounded by M-1 Zoning is a problem

Petitioner responded:

- The whole area is trying to change
- All the current manufacturing is set off, located back on Honing Rd.
- Doesn't believe anyone is looking to add more manufacturing along Route 12

Commission Board and petitioner discussed

- When the strip mall was built there it set precedence
- When the building was built in 1965 it was used for manufacturing

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- Dip Stick Oil Change was built on in 1991
- The current businesses around petitioner would also comply to the B-3 Zoning

Commissioner Stephanie Vermillion questioned if the plan was to use the property strictly for office space

Petitioner confirmed:

- Will not rent to manufacturing
- Currently rented out to bike mechanic, real estate agent and Dip Stick

Commission Board and Petitioner discussed the location being on Route 12

- Petitioner stated in the future they plan on making it look better and more appealing to new businesses
- Suggestion of looking into Façade Program
- Parking is limited in front but many areas located behind building
- Petitioner paved the back lot in 2016
- Building is 6,350sqft and lot is 21,750sqft – with in the minimum requirements of lot coverage to parking areas

Commissioner Debra Vander Weit questioned if B-3 Zoning is the accurate zoning due to tax generating revenue businesses only

Director Donovan Day replied:

- Village of Fox Lake Zoning is not determined by tax or non-tax generating businesses
- Village of Fox Lake Zoning is determined by the impact of the use by the business on the area that it is in

Commission Board and Director Donovan Day discussed amending the petition:

- Amend the petition to request a variance from B-3 Minimum District Area

V. COMMISSION COMMENTS

None

VI. AUDIENCE COMMENTS

None

VII. MOTION

Commissioner Tim Foster made a motion to approve the amended petition of Drew's Property, LLC to rezone property commonly known as 141-147 South Route 12, Fox Lake from M-1 to B-3, in accordance with section 9-1-6-9-D of the Fox Lake Zoning Ordinance along with the variance of the minimum district area for B-3 Zoning.

Commissioner Niki Warden seconded the motion

DISCUSSION:

None

Ayes: David Schultz, Debra Vander Weit, Tim Foster,
Stephanie Vermillion, Peter Fenneman, Niki Warden, David Gauger

Nays: None

Motion passes

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VIII. ADJOURNMENT

Chairman David Gauger closed the public hearing for 141-147 South Route 12, Fox Lake at 7:05pm

Respectfully submitted by,

Brigitte Weber
Administrative Assistant

Copies of the ordinance discussed is available for review at the Village Hall or on our web site at www.foxlake.org

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