

Planning & Zoning Commission
Public Hearing for Special Use
403 Washington Avenue
Ingleside, IL 60041
April 11th, 2018

I. CALL TO ORDER

Chairman David Gauger opened the public hearing for 403 Washington Avenue, Ingleside at 6:33pm

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 Russell Jeshke, Petitioner

- Requesting approval for a special use permit to operate a bed & breakfast named Ingleside Inn Bed & Breakfast at a property commonly known as 403 Washington Avenue, Ingleside, Illinois
- 3 bedroom, breakfast only served, maximum 6 people at a time

IV. QUESTIONS BY THE COMMISSION

Chairman David Gauger questioned petitioner how they will be meeting all the requirements from the village, county and state being in an over 100 year old building

Petitioner responded:

- They added a 2nd egress off the top floor down to the first
- Petitioners wife and cook both acquired their licenses to serve food in the state and their allergen license
- They have met all the requirements for state code for a bed & breakfast such as, smoke detectors in all the rooms & having all the screens on the windows.
- Fire Department has not been through yet

Commissioner Niki Warden questioned if there will be a fee, such as a VRBO

Director Day stated:

- This would be under the business license regulations and require an annual inspection and once passed, they could get their annual business license

Commissioner Peter Fenneman questioned if there is adequate parking

Petitioner responded:

- There is adequate parking for 6 cars, a turn-around driveway & a garage for their personal vehicles

Commission Board and petitioner discussed the notification to neighbors

- Notification letter was sent out to all neighbors

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- Posted in newspaper
- Sign on the property

Commissioner Stephanie Vermillion questioned if there was plans for ingress/egress off Monroe Avenue

Petitioner responded:

- No planning of ingress or egress

Commissioner Stephanie Vermillion requested a stipulation put in and a motion that there not be an ingress or egress off Monroe

V. COMMISSION COMMENTS

None

VI. AUDIENCE COMMENTS

None

VII. MOTION

Commissioner Tim Foster made a motion to grant the special use to operate a bed & breakfast named Ingleside Inn Bed & Breakfast at the property commonly known as 403 Washington Avenue, Ingleside, Illinois in accordance with section 9-1-6-8-C items 1-6 of the Village of Fox Lake Zoning Ordinance with the following conditions:

1. No ingress or egress from the property from Monroe Avenue
2. All appropriate licenses and certifications and approvals by the village, county and state to be completed before being permitted to operate

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

VIII. ADJOURNMENT

Chairman David Gauger closed the public hearing for 403 Washington Avenue at 6:44pm

Respectfully submitted by,

Brigitte Weber
Administrative Assistant

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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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