

Planning & Zoning Commission
Public Hearing for a Special Use Permit
for Motor Vehicle Storage at
95 Industrial Avenue
June 13th, 2018

I. CALL TO ORDER

Chairman David Gauger called the Planning & Zoning Commission Meeting for the Village of Fox Lake at 6:30pm.

II. ROLL CALL

Present

Commissioner Stephanie Vermillion

Commissioner Niki Warden

Commissioner Tim Foster

Commissioner Peter Fenneman

Chairman David Gauger

Not Present

Commissioner David Schultz

Commissioner Debra Vander Weit

Staff Present

Building Inspector, Trent Turner

III. PUBLIC HEARING

Presentation by Jason Christopoulos, Attorney for Ray Chevrolet, Inc. and the Scarpelli Family

The petition submitted by Ray Chevrolet, Inc. requesting a Special Use Permit to allow motor vehicle storage at property commonly known as 95 Industrial Ave.

IV. QUESTIONS BY THE COMMISSION

Chairman Gauger questioned if the vehicles would only be stored within the fenced area.

Attorney Jason Christopoulos confirmed yes storage will only be within the fenced area.

Commissioner Warden questioned the length of lease.

Attorney Jason Christopoulos stated it would be a 1 year lease.

V. COMMISSION COMMENTS

Commissioner Warden mentioned the concern over the amount of vehicles being stored and the trucks that would be used to move them.

Commissioner Vermillion requested a diagram of parking plan layout.

Commissioner Foster and Commissioner Fenneman advised a fence screening or similar to hide &/or enhance area containing the stored motor vehicles.

Commissioner Fenneman explained his hesitance of passing this Special Use Permit if the vehicles currently being stored at Route 12 & 134 are not going to be moved.

Attorney Jason Christopoulos stated he believes Mr. Scarpelli would be open to discussing the removal of the vehicles at Route 12 & 134 if the Special Use Permits for 95 Industrial Ave & 7220 State Park Road were approved.

Planning & Zoning Commission
Public Hearing for a Special Use Permit
for Motor Vehicle Storage at
95 Industrial Avenue
June 13th, 2018

Commissioner Foster detailed his concern of not receiving more information on how much space Ray Chevrolet actually needs.

Attorney Jason Christopoulos responded by explaining the difficulty in giving exact numbers due to the fluctuation of ordering vehicles and allocation.

Building Inspector, Trent Turner informed the Planning & Zoning Commission that the property at Route 12 & 134 does not have a Special Use Permit to store the current vehicles and will come to an end shortly after the decisions of 95 Industrial Ave and 7220 State Park Rd.

VI. AUDIENCE COMMENTS

Resident Beth Marcello questioned if the vehicles located at Route 12 & 134 currently being stored by Ray Chevrolet will be removed & if other Chevrolet dealerships would be included in the storage.

Attorney Jason Christopoulos stated he's only prepared to speak about 95 Industrial Ave & 7220 State Park Road & also confirmed other Chevrolet dealerships would not be involved.

Resident William Dam suggested the Village approach Mr. Ferrigan with ideas for improvements.

Resident Patrick Hay suggested using the concrete plant property for vehicle storage.

Commissioner Warden explained that the property is there for the Water Department but that the suggestion could be brought to the Village Board.

VII. MOTION

Commissioner Foster made the motion to recommend the approval of the petition of Ray Chevrolet, Inc. requesting a Special Use Permit to store motor vehicles at property commonly known as 95 Industrial Avenue, in accordance with the standards set forth in Section 9-1-6-10-C of the Fox Lake Zoning Ordinance.

Commissioner Fenneman seconded the motion

DISCUSSION:

None

Yes: Commissioner Warden, Commissioner Foster, Commissioner Fenneman, Chairman Gauger

No: Commissioner Vermillion

Abstain:

Absent: Commissioner Schultz & Commissioner Vander Weit

Motion Approved

Planning & Zoning Commission
Public Hearing for a Special Use Permit
for Motor Vehicle Storage at
95 Industrial Avenue
June 13th, 2018

VIII. ADJOURNMENT

Chairman David Gauger closed hearing at 7:41pm

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

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