

Planning & Zoning Commission
Public Hearing for a Special Use Permit
for Motor Vehicle Storage at
7220 State Park Road
June 13th, 2018

I. CALL TO ORDER

Chairman David Gauger called the Planning & Zoning Commission Meeting for the Village of Fox Lake to order 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 Amended Petition submitted by Ray Chevrolet, Inc. requesting a Special Use Permit to allow motor vehicle storage at property commonly known as 7220 State Park Road.

IV. QUESTIONS BY THE COMMISSION

None

V. COMMISSION COMMENTS

None

VI. AUDIENCE COMMENTS

Resident Beth Marcello declared her appreciation to Ray Chevrolet, Inc. but requests a more informed plan.

Resident William Dam expressed his gratitude to Mr. Scarpelli and Ray Chevrolet, Inc. Mr. Dam also noted to Attorney Jason Christopoulos that a master plan is needed.

Resident Brian Hutchinson agreed with the previous positive statements of Ray Chevrolet, Inc. Mr. Hutchinson also suggested that they look in other areas not only in the Village of Fox Lake.

Resident Ronald Pett expressed his concern over 'sitting vehicles' attracting vehicle thief and traffic conditions.

Resident Amanda Barbaro-Enzenbacher, representing Verns Landing, explained how it became an eye-sore to the surrounding residents and people traveling through.

Resident Brad Hoffmann stated that another parking lot is not needed.

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Resident Thomas Hay stressed his disagreement with vehicle storage at 7220 State Park Road.

Chairman Gauger commented that only the 120 lined parking spaces would be used as it has in past tournaments that were held there.

Commissioner Warden requested a guarantee from Attorney Jason Christopoulos that vehicles will only be stored on the existing parking.

Attorney Jason Christopoulos confirmed that the vehicles will only be stored on the existing parking lot within the existing parking space lines.

Resident Ginger Delagarza expressed her concern of more vehicles than allowed being brought to this location.

Resident Linda Lynch questioned the plan of unloading of vehicles.

Chairman Gauger responded that the unloading would most likely be at the driveway after they reopened up the entry at the North end.

Resident Kevin Loud stated his concern of the property being maintained properly & the number of vehicles that will actually be stored there.

Resident Patrick Hay commented that the Village Board needs to work with Ray Chevrolet and come to a final agreement for vehicle storage so that they are not being moved lot to lot.

Resident Gary Schneiderman stated he does not agree to approve the temporary special use but if it does pass it needs to have a specific time allowance.

VII. MOTION

Commissioner Fenneman made the motion to table the approval of the amended petition for a temporary special use for the property at 7220 State Park Road and to reopen it at the next Planning & Zoning Commission Meeting.

Commissioner Foster seconded the motion.

DISCUSSION:

None

Ayes: Commissioner Foster, Commissioner Fenneman, Chairman Gauger

Nays: Commissioner Vermillion, Commissioner Warden

Abstain:

Absent: Commissioner Schultz & Commissioner Vander Weit

Motion tabled

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VIII. ADJOURNMENT

Chairman David Gauger closed hearing at 8:35pm.

Respectfully submitted by,

Brigitte Weber
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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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