



## PLANNING & ZONING COMMISSION MEETING MINUTES

66 Thillen Drive, Fox Lake, IL 60020

December 12<sup>th</sup>, 2018 6:30pm

### Regular Meeting

#### I. Call to Order

Chairman Gauger called to order the Regular Meeting of December 12<sup>th</sup>, 2018 at 8:20pm.

#### II. Roll Call

##### Present

Commissioner David Schultz

Commissioner Stephanie Vermillion

Commissioner Niki Warden

Commissioner Debra Vander Weit

Commissioner Peter Fenneman

Chairman David Gauger

##### Staff Present

Community Development Director Donovan Day

##### Absent

Commissioner Tim Foster

#### III. Discussion

##### A. Temporary Structures

Director Day opened the discussion regarding the Temporary Structures Ordinance. After researching the current Village Code, there are not enough specific standards for the Community Development Department to efficiently enforce temporary structures.

Temporary structures are typically used to house recreational equipment during off-seasons, and in some cases become storage of items that can't be stored indoors or in a garage due to lack of room.

Staff has been met with resistance when issuing a permit for a temporary structure due to the ninety (90) day time limit because of boats needing to be stored from October to April typically. Being a boating community, staff has been extending the deadline to one hundred twenty (120) days to accommodate our residents. The code also doesn't specify how often a permittee can receive a ninety (90) day permit which allows for permits to obtain every ninety (90) days. Temporary canopies (pop ups) and most fabric structures do not meet the Building Code therefore cannot be used as a permanent structure.

The Village Code does not allow for storage of anything on vacant lots. Village Code Enforcement Officer Joe Soucek has been enforcing this and has now found several vacant lots holding storage.

Staff gave examples of possible changes to the code:

1. Removal from the code completely, Temporary Structures Prohibited.
2. Adjusting the current code to allow the structures and establishing a timeframe, how often, location, surface and standards.

Staff is seeking direction from the Planning & Zoning Commission.

*Discussion of Temporary Structures will be continued to the next Planning & Zoning Commission Meeting as Old Business.*

#### **IV. Approval of Minutes**

*Commissioner Warden made a motion to approve the November 14<sup>th</sup>, 2018 Regular Meeting Minutes, Seconded by Commissioner Vermillion.*

Discussion: None

<i>Commissioner Schultz</i>	<i>Aye</i>
<i>Commissioner Vermillion</i>	<i>Aye</i>
<i>Commissioner Warden</i>	<i>Aye</i>
<i>Commissioner Foster</i>	<i>Absent</i>
<i>Commissioner Vander Weit</i>	<i>Aye</i>
<i>Commissioner Fenneman</i>	<i>Aye</i>
<i>Chairman Gauger</i>	<i>Aye</i>

#### **V. Adjournment**

*Commissioner Fenneman made a motion close the Regular Meeting of December 12<sup>th</sup>, 2018, Seconded by Commissioner Vander Weit at 8:36pm.  
All were in favor.*

Respectfully submitted by,

  
\_\_\_\_\_  
Brigitte Weber  
Deputy Clerk