



PLANNING & ZONING COMMISSION MEETING MINUTES

66 Thillen Drive, Fox Lake, IL 60020

April 10th, 2019 6:30pm

Public Hearing for the Petition of Brian Berg requesting a subdivision of property commonly known as 27519 Chris Larkin Road, Rezoning of a newly created Parcel 2 from B3 Zoning to R2 Zoning and a Special Use Permit to allow outdoor storage of motor vehicles on a newly created Parcel 1.

I. Call to Order

Chairman Gauger called to order the Public Hearing for the Petition of Brian Berg requesting a subdivision of property commonly known as 27519 Chris Larkin Road, rezoning of a newly created Parcel 2 from B3 Zoning to R2 Zoning and a Special Use Permit to allow outdoor storage of motor vehicles on a newly created Parcel 1 at 6:32pm.

II. Roll Call

Present

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

Staff Present

Community Development Director Donovan Day

Absent

Commissioner Niki Warden

III. Public Hearing

Petitioner, Brian Berg, owner of 27519 Chris Larking Road is seeking Planning & Zoning Commission's consideration to subdivide his B3 zoned property into two (2) parcels, rezone Lot

2 from B3 to R2 zoning, and to obtain a Special Use Permit for the outdoor storage of motor vehicles/recreational vehicles on Lot 1.

Petitioner Brian Berg explained his request in further detail to the Commission. If Mr. Berg is able to subdivide the property as requested, he would leave the house currently on the property and on the market as residential. On the other parcel, which has been unused and overgrown for over 25 years, Mr. Berg would like to build a 9 – 10 ft. high berm and use that parcel for outdoor storage of motor/recreational vehicles. Since purchasing the property Mr. Berg has been clearing out brush, garbage and removed over 210,000 pounds of steel.

IV. Commission Comments

Director Day informed Mr. Berg of the Village of Fox Lake's parking lot guidelines and if the property was to be allowed for outdoor storage the property would have to be paved.

Director Day added that the entire property is currently Zoned B-3. There are certain businesses that are allowed on the property without having to obtain a special-use permit such as retail and office space.

Chairman Gauger and Director Day both agreed that certain B-3 Zoned businesses could create a heavier traffic flow than an outdoor storage area.

Chairman Gauger commended Mr. Berg for cleaning up and wanting to make a positive change on a property that has been sitting vacant for 30 years. However, outdoor storage in a B-3 Zoning area on Frontage Road is not the kind of use that is welcomed next to a residential area.

Director Day projected the Village of Fox Lake's Zoning Charts for the audience. This information can be found on the website at www.foxlake.org and copies are available at the front desk in the Community Development Department.

V. Commission Questions

Commissioner Fenneman asked Mr. Berg if he was currently living at the house on the property and about clearing the items that are currently stored there.

Mr. Berg does not live in the house on the property but does live on the property adjacent to it and will continue to clear out the property.

Commissioner Fenneman asked Mr. Berg what types of vehicles he planned to store on the property and if the property had utilities.

Mr. Berg stated he was interested in storing boats because of the properties location close to the lake. The property currently does not have utilities.

Director Day asked about the access to the property.

Mr. Berg said there was an existing easement.

Mr. Berg also stated he agreed with the concern of the current conditions of Frontage Road and safety of the children. He does not believe boat storage would cause heavy traffic all the time.

VI. Public Comment/Questions

Resident Rachel Kunzer listed the questions and concerns she had regarding the petition.

1. What are the proposed perimeters of the storage area?
2. What are the proposed hours of operation?

3. What types of vehicles would be allowed to be stored?
4. Would the property be sub-leased to Ray Chevrolet?
5. Concerns over heavy traffic.
6. Would there be road improvements due to increased traffic?

Resident of Duck Lake Crossing Timothy Coughlan provided a letter and spreadsheets to the Commission Board showing property tax increases and property losses. Mr. Coughlan expressed his concerns of needing development to increase the value of the surrounding homes not add further depreciation.

Resident of Duck Lake Crossing Robert Jakubiec stated his concerns for the safety of the children because of the area having a major school bus route. Mr. Jakubiec also referred to the concerns of heavy traffic and the impact it would have on the roads.

Resident John Hough stated his appreciation for the clean-up work Mr. Berg was currently doing on the property. Mr. Hough also explained his concerns for the property becoming an eyesore, creating hazardous conditions for the school children, the wear and tear it would have on Frontage Road, and the negative impact it would have on the value of the surrounding homes.

Resident of Duck Lake Crossing Carl Kozeniewski stated his concern of only having a one way entrance creating heavy traffic flow and causing a safety hazard for the school children waiting for and exiting buses.

VII. Motion

*Commissioner Foster made a **motion** to approve the petition for 27519 Chris Larkin Road for the subdivision of the property into two (2) parcels and approve parcel 2 to be rezoned to R-2 from B-3 with the exception to deny the Special Use Permit to allow outdoor storage of motor vehicles/recreational vehicles, Seconded by Commissioner Vander Weit.*

Discussion: None

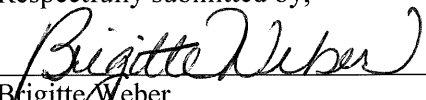
Roll Call Vote:

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

VIII. Adjournment

Chairman Gauger closed the hearing at 7:01pm.

Respectfully submitted by,



Brigitte Weber
Deputy Clerk