



PLANNING & ZONING COMMISSION MEETING MINUTES

66 Thillen Drive, Fox Lake, IL 60020

July 10th, 2019 6:30pm

Public Hearing for the Petition of Dan Borke, DBA Dan's Auto Body requesting to rezone the property from M1 to B3 and a special Use Permit for motor vehicle repair and sales at 702 Rollins Rd.

I. Call to Order

Chairman Gauger opened the public hearing for the Petition of Dan Borke, DBA Dan's Auto Body, requesting to rezone the property from M1 to B3 and a special Use Permit for motor vehicle repair and sales at 702 Rollins Rd. at 6:36p.m.

II. Roll Call

Present

Commissioner David Schultz

Commissioner Niki Warden

Commissioner Tim Foster

Chairman David Gauger

Staff Present

Community Development Director Donovan Day

Absent

Commissioner Debra Vander Weit

III. Hearing

Petitioner, Dan Borke, owner of Dan's Auto Body is requesting Planning & Zoning consideration for the rezoning of 702 Rollins Rd. from M1 to B3- Commercial Service and Wholesale District and a Special Use Permit to allow motor vehicle sales and repair.

Mr. Borke stated that he is seeking a dealer license to buy and sell vehicles during slow periods of the existing auto body repair business. He would buy wrecked vehicles, restore them and then sell them. The wrecked/damaged vehicles would be stored behind the

fence out of site of the public. Chairman Gauger asked Mr. Borke if the vehicles for sale would be displayed at the property. Mr. Borke explained that he would have to display as many vehicles as required by the state in order to obtain his license. He believes the minimum amount of displayed vehicles is three (3).

IV. Commission Comments

There are none.

V. Commission Questions

There are none.

VI. Public Comment

There are none.

VII. Motion

Commissioner Warden made a motion to approve the petition to rezone 702 Rollins Rd. from M1 to B3 – Commercial Service and Wholesale District in accordance with Village Code 9-1-6-9 Subsection C Items 1-4, Seconded by Commissioner Foster.

Discussion: None

Roll Call Vote:

Commissioner Schultz	Aye
Commissioner Warden	Aye
Commissioner Foster	Aye
Commissioner Vander Weit	Absent
Chairman Gauger	Aye

All in favor

Commissioner Foster made a motion to allow a Special Use Permit to allow motor vehicle sales and repair for 702 Rollins Rd. under Village Code 9-1-6-10 Subsection C Items 1-6, Seconded by Commissioner Schultz.

Discussion: None

Roll Call Vote:

Commissioner Schultz	Aye
Commissioner Warden	Aye
Commissioner Foster	Aye
Commissioner Vander Weit	Absent
Chairman Gauger	Aye

All in favor

VIII. Adjournment

Chairman Gauger closed the hearing at 6:47p.m.

Respectfully submitted by,

Brigitte Weber
Brigitte Weber, Deputy Clerk