



## **PLANNING & ZONING COMMISSION MEETING MINUTES**

**66 Thillen Drive, Fox Lake, IL 60020**

**September 11<sup>th</sup>, 2019 6:30pm**

**Public Hearing for the Petition of John Welsh, requesting a Special Use Permit to have a multi-family residential dwelling unit (apartment) within the Washington Street Business District**

### **I. Call to Order**

Chairman Gauger opened the public hearing for the petition of John Welsh, requesting a Special Use Permit to have a multi-family residential dwelling unit (apartment) within the Washington Street Business District at 8:17 pm.

### **II. Roll Call**

#### **Present**

Commissioner David Schultz

Commissioner LaPiana

Commissioner Niki Warden

Commissioner Tim Foster

Commissioner Debra Vander Weit

Commissioner Legge

Chairman David Gauger

### **III. Hearing**

**The Petitioner, John Welsh is seeking Planning & Zoning Commission consideration for a Special Use Permit to have multi-family residential dwelling at 131 Washington Street within the Washington Street Business District.**

Owner of property John Welsh currently operates his photography and video business out of the first floor, and leases out the upstairs residential apartment to a tenant. Mr. Welsh has downsized his business and no longer needs to operate out of the first floor. He has listed the property for sale/lease for approximately two years with little success. The area is a mix of commercial and residential properties. The property is zoned B2 and is located within the Washington Street business District which requires a Special Use Permit for a multi-family dwelling. Mr. Welsh met

with staff to go over any minimum code requirements to convert the space into a two bedroom residential unit, and has provided a rendering of the floor plan.

#### **IV. Commission Comments**

None

#### **V. Commission Questions**

Commissioner LaPiana asked if the renovations would begin pending approval of petition.

Mr. Welsh confirmed the work would begin pending approval and would not take long to complete.

Commissioner LaPiana asked if Mr. Welsh would still be running his business at the property.

Mr. Welsh said he would not.

#### **VI. Public Comment**

Resident James Carlino mentioned that eight (8) years prior he petitioned for rezoning in the same area and was a lengthy process. Mr. Carlino does not object to the current petition.

#### **VII. Motion**

*Commissioner Warden made a **motion** to approve the petition of John Welsh, requesting a Special Use permit to have a multi-family residential dwelling unit (apartment) within the Washington Street Business District, in accordance with the Standards set forth in section 9-1-12-10-C, 1-6 of the Fox Lake Zoning Ordinance, Seconded by Commissioner Foster with the following conditions:*

1. *Apartment to be built out as required by code and pass inspections*

Discussion: None

*Roll Call Vote:*

<i>Commissioner David Schultz</i>	<i>Aye</i>
<i>Commissioner LaPiana</i>	<i>Aye</i>
<i>Commissioner Niki Warden</i>	<i>Aye</i>
<i>Commissioner Tim Foster</i>	<i>Aye</i>
<i>Commissioner Debra Vander Weit</i>	<i>Aye</i>
<i>Commissioner Legge</i>	<i>Aye</i>
<i>Chairman David Gauger</i>	<i>Aye</i>

#### **VIII. Adjournment**

Chairman Gauger closed the hearing at 8:25 pm.

Respectfully submitted by,

  
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Brigitte Weber  
Deputy Clerk