



**PLANNING & ZONING COMMISSION MEETING MINUTES
66 Thillen Drive, Fox Lake, IL 60020 - via ZOOM
July 8th, 2020 6:30pm**

**1st Continuance - Public Hearing for the Petition of Fox Lake Storage, LLC
requesting a Special Use Permit for the Relocation of the Outdoor Storage of
Motor Vehicles**

I. Call to Order

Chairman Gauger opened the continued public hearing from June 10th, 2020 at 6:31pm.

II. Roll Call

Present

Commissioner Schultz
Commissioner LaPiana
Commissioner Warden
Commissioner Foster
Commissioner Vander Weit
Commissioner Legge
Chairman Gauger

Staff Present

Community Development Director Donovan Day

III. Public Hearing - Continued

Fox Lake Storage, LLC is seeking Planning and Zoning Commission's consideration for the approval of a Special Use Permit to move the location of the previously approved outdoor storage area from the vacant parcel to the existing parking lot.

The outdoor storage of motor vehicles was approved in 2018 for the vacant lot comprised of the three and one-half (3.5) acre parcel known as Lot 3. The Petitioner would like to move the outdoor storage area to the existing parking lot in front of the storage facility (rendering attached). The storage area is already paved and will include lighting, fencing, landscaping and a security gate that is accessible only during normal business hours. The lot would store automobiles, RV's/campers, and trailers.

Jeff Budgell with Architects' Studio presented the petition to the Planning & Zoning Commission.

IV. Commission Comments

Commission shared concern with the location of the proposed outdoor storage. The consensus was that regardless of the landscaping, the outdoor storage would be able to be seen from many different vantage points. It was discussed that the use of the center of the parking lot would restrict future development of that group of property parcels. Commissioner Vander Weit stated there is presently little demand for the retail area to which others expressed the desire to not limit the potential future development to which our commission is charged to consider. Discussion of the possibility of luxury apartments being developed on the property to the north reinforced the importance of carefully considering this desired use. The presence of an apartment community there would increase the desirability for retail development in that shopping center. The outdoor storage in the proposed location could limit the desirability of both possible future developments. Additionally, any residential and retail attracted to that area would yield revenue for the village, whereas the outdoor storage provides no benefit to the village or the community. The commission tabled the petition to enable the petitioner to review other potential alternatives with the abutting property owners. This included the possibility and expense of relocating the outdoor storage to the parcel to the north of the storage building. The commission acknowledged that this would certainly cost more for the developer. While the commission certainly wants to work with business owners, they are charged with determining their decisions based on what is best for the community first.

V. Commission Questions

None

VI. Public Comment

None

VII. Motion

*Commissioner LaPiana made a **motion** to table the petition to the following meeting, Seconded by Commissioner Legge.*

Discussion: None

<i>Commissioner Schultz</i>	<i>Aye</i>
<i>Commissioner LaPiana</i>	<i>Aye</i>
<i>Commissioner Warden</i>	<i>Aye</i>
<i>Commissioner Foster</i>	<i>Aye</i>
<i>Commissioner VanderWeit</i>	<i>Aye</i>
<i>Commissioner Legge</i>	<i>Aye</i>
<i>Chairman Gauger</i>	<i>Aye</i>

All in favor

VIII. Adjournment

Chairman Gauger closed the hearing at 6:53pm.

Respectfully submitted by,

Brigitte Weber
Brigitte Weber
Deputy Clerk