



PLANNING & ZONING COMMISSION MEETING MINUTES

66 Thillen Drive, Fox Lake, IL 60020

August 12th, 2020 6:30pm via ZOOM

2nd Continuance - Public Hearing for the Petition of Fox Lake Storage, LLC requesting a Special Use Permit for Outdoor Storage at 1258 S. Route 12

I. Call to Order

Chairman Gauger opened the continued public hearing for the petition of Fox Lake Storage, LLC requesting a Special Use Permit for outdoor storage at 1258 S. Route 12 at 6:33pm.

II. Roll Call

Present

Commissioner Schultz

Commissioner LaPiana

Commissioner Foster

Commissioner Legge

Chairman Gauger

Absent

Commissioner Warden

Commissioner Vander Weit

Staff Present

Community Development Director Donovan Day

III. Discussion

Fox Lake Storage, LLC is seeking Planning & 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 proposed relocation of outdoor storage area would 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

Director Day informed the Commission, that after speaking with the village engineer, it was confirmed that using the retention pond lot as previously suggested would not be feasible for this situation, especially if any future development is planned.

Fox Lake Storage architect, Jeff Budgell from Architect Studios, provided new renderings and outline to address the concerns raised by the Commission related to additional screening of the storage area. The revised renderings showed planted areas along the west side, entire south side and most of east side. Landscaped areas will be planted with arborvitae that are six feet high and grow quickly. The north lot is undeveloped and owned by Fox Lake Storage, LLC. If/when the parcel is sold for development (which Fox Lake Storage supports and encourages) then as part of the negotiation, landscaping or whatever visual blocking is deemed necessary by the parties can be negotiated into and cost absorbed by that deal. No landscaping was shown on the north side. Placing the outdoor storage on the east end of the undeveloped area north of the existing retail building as previously suggested, does not work. That land is not owned by the applicant. That land is remote from the storage facility and makes monitoring the outdoor storage nearly impossible. The applicant has already negotiated with Gary Wool and made significant concessions to address any concerns of Gary Wool.

IV. Commission Comments

Commissioner Legge shared his concern that any development interested in the north parcel would have to look down onto the proposed outside storage and could limit the desirability. The location of the proposed outdoor storage in a high potential retail space is also a concern. Commissioner Schultz & Commissioner LaPiana questioned the lighting plan. A lighting plan was not presented at this time.

V. Commission Questions

None

VI. Public Comment

None

VII. Motion

*Commissioner Foster made a **motion** to approve, Fox Lake Storage, LLC requesting a Special Use Permit for the relocation of the outdoor storage of motor vehicles , Seconded by Commissioner Legge.*

Discussion: None

Roll Call Vote:

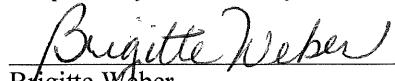
Commissioner Schultz	Nay
Commissioner LaPiana	Nay
Commissioner Warden	Absent
Commissioner Foster	Nay
Commissioner VanderWeit	Absent
Commissioner Legge	Nay
Chairman Gauger	Nay

Motion Denied.

VIII. Adjournment

Chairman Gauger closed the public hearing at 6:54pm.

Respectfully submitted by,



Brigitte Weber
Deputy Clerk