



## **PLANNING & ZONING COMMISSION MEETING AGENDA**

**June 9, 2021, 6:30pm**

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

**This meeting will be held in-person and via Zoom (link below)**

**I. CALL TO ORDER**

**II. PLEDGE OF ALLEGIANCE**

**III. ROLL CALL**

**IV. APPROVAL OF MINUTES FROM APRIL 14, 2021**

- 1) Public Hearing-4 Washington St., Maravelas
- 2) Regular Meeting Minutes

**V. NEW BUSINESS**

- 1) Consideration of a Petition filed by John Burgess, owner of Pug Mahones, requesting the following Special Use Permit for an offsite parking lot located at 264 E Grand Avenue
- 2) Consideration of a Petition filed by Steven Gedemer requesting the following variances:
  - a) To reduce the front yard setback to allow placement of an addition on the front of the non-conforming house to be 16.5 feet from the front property line (Rushmore road) instead of 25 feet as required by the Fox Lake Zoning Ordinance; and,
  - b) To reduce the side yard setback to allow placement of a two-story addition on the side of the non-conforming house to be 3 feet from the side property line instead of 5 feet as required by the Fox Lake Zoning Ordinance; and,
  - c) To allow a reduction in the total side yard setback to allow placement of an addition on the side of the house to be 6.25 feet instead of 13 feet for the non-conforming house as required by the Fox Lake Zoning Ordinance.

**VI. OLD BUSINESS**

- 1) None

**VII. PUBLIC COMMENT**

*In accordance with the Illinois Open Meeting Act, the general public may address the Commission regarding any matter on the agenda or not on the agenda.*

## **VIII. ADJOURNMENT**

### **ZOOM LOGIN INFORMATION**

**Topic: Planning and Zoning Commission**

**Time: June 9, 2021 06:30 PM Central Time**

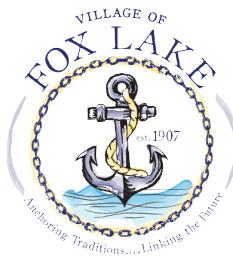
**Join Zoom Meeting by clicking on the following link:**

**<https://zoom.us/j/92856780902?pwd=Z1AvVGJHNWx1WVp6aFdudUF6aHo2dz09>**

**You may also join the meeting via telephone by dialing: 1-312-626-6799**

**Meeting ID: 928 5678 0902**

**Passcode: 714514**



To: Chairman Gauger and Planning & Zoning Commission Members

From: Donovan Day, Economic Development Director

Date: June 9, 2021

Subject: Petition for a Special Use Permit to allow an Off-Site Parking Lot at 264 E. Grand Avenue

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**PURPOSE AND ACTION REQUESTED:**

The Petitioner, John Burgess, is appearing before the Planning and Zoning Commission to request approval of a Special Use Permit to allow the construction of a 19 space, off-site parking lot on a vacant lot located at the northwest corner of Grand Avenue and Tweed Road.

**BACKGROUND/DISCUSSION:**

The Petitioner is the owner of Pug Mahones Irish Pub & Grill (282 E Grand Avenue) and The Playground Resort (278 E Grand Avenue) located just east of the subject property. The petitioner is requesting approval to construct a 19 space parking lot which will be used for overflow parking for these uses. The lot will be lighted and will have landscaping along the east and south property lines. It will also have screening fences varying from 4 to 6 feet in height along the north and west property line. The parking lot will have two access driveways on Tweed Road.

The property is zoned B-2, General Retail and Limited Service District. The Zoning Ordinance allows Off-Site Parking Lots as Special Uses in the B-2 District. Subsection 9-1-5-4 E (4) "Landscaping" requires that private or public off-street parking areas which serve five (5) vehicles or more shall be constructed and maintained in accordance with the Village of Fox Lake Parking Lot Landscaping Design Guidelines.

The parking lot will be setback a minimum of 5 feet from the property lines. Along the north and west property lines, screening fences will be placed. Along the south and east property lines, landscaping consisting of bushes and trees will be installed. The Commission may want to have the petitioner add more bushes and trees along the south and east property lines. With the prominence of the location being a corner lot, it's important to improve its overall appearance.

**RECOMMENDATION:**

Staff feels the requested special use is appropriate. If the Commission feels the request is appropriate, the following is suggested:

A motion recommending approval of a Special Use Permit to allow the construction of a 19 space, off-site parking lot on a vacant lot, being 264 East Grand Avenue, located at the northwest corner of Grand Avenue and Tweed Road, subject to the following conditions:

1. The final plans for the parking lot shall be generally consistent with the Site Plan prepared by Rabine dated 4/11/21 and consisting of 4 pages.
2. The petitioner shall submit detailed construction plans for the parking lot including a grading plan and electrical plan for the parking lot lights.
3. The proposed light elements and poles shall be constructed in a manner consistent with the Village requirements for commercial parking lots.
4. The parking lot shall be constructed and maintained in accordance with the Village of Fox Lake Parking Lot Landscaping Design Guidelines.

**ATTACHMENTS:**

- 1) Petition Application
- 2) Petition
- 3) Plat of Survey
- 4) Proposed New Parking Lot Site Plan
- 5) Landscaping Site Plan
- 6) Parking Stall Site Plan
- 7) Lighting Site Plan

STATE OF ILLINOIS }

} SS.

COUNTY OF LAKE }

BEFORE THE PLANNING & ZONING COMMISSION  
VILLAGE OF FOX LAKE

TO: HONORABLE CHAIRPERSON AND  
MEMBERS OF THE  
PLANNING & ZONING COMMISSION

PETITION FOR SPECIAL USE

NOW comes JOHN BURGESS, owner of the following described real estate, to wit:  
*Legal Description:*

SEE BELOW FOR TYPED RESPONSE

The property is presently zoned under the Village Ordinance as B-2  
and the property is currently used as VACANT LOT

The Petitioner plans on using the property for PARKING LOT property and request the  
following:

SPECIAL USE PERMIT

The Petitioner stated the following in support of their request:

PROPERLY ZONED / WITHIN 300' / SIDEWALK TO

WHEREFORE, your Petitioner requests that your Honorable Body, pursuant to your rules and regulations, will hold a public hearing as provided for by the Statutes and as a reason of said hearing recommended to the Village Board of Trustees, that the Village of Fox Lake Zoning Ordinance be so amended to grant the Petitioner's request.

Common Address of Property: 264 E. GRAND AVE., FOX LAKE, IL  
PIN(S): 0510216012 60020

I, JOHN BURGESS, depose and say that the above statements are true and correct to the best of my knowledge and belief. I agree to be present in person or by representation when this petition is heard before the Planning & Zoning Commission.

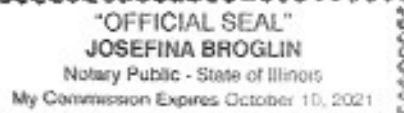
Dated this 11 Day of January, 2021.

SIGNATURE OF PETITIONER

Subscribed and sworn to before me

Dated this 11 Day of January, 2021.

NOTARY PUBLIC



## Application for Public Hearing

LOCATION INFORMATION			
Address:	264 E. GRAND AVE.		
City:	FOX LAKE	State:	IL Zip: 60020
PIN(S):	0510216012		

Legal Description (Found on Plat of Survey and must be submitted electronically. Microsoft Word or email. No PDF's):

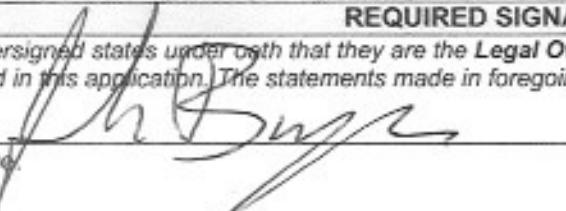
SEE BELOW FOR TYPED VERSION  
OR REFER TO MICROSOFT WORD FILE

PROPERTY DESCRIPTION			
Existing Zoning:	B-2	Existing Use:	VACANT LOT
Surrounding Zoning:	B-2/R-4	Surrounding Use:	BUSINESSES / APARTMENTS
Lot Size (SQ FT): 8,205			

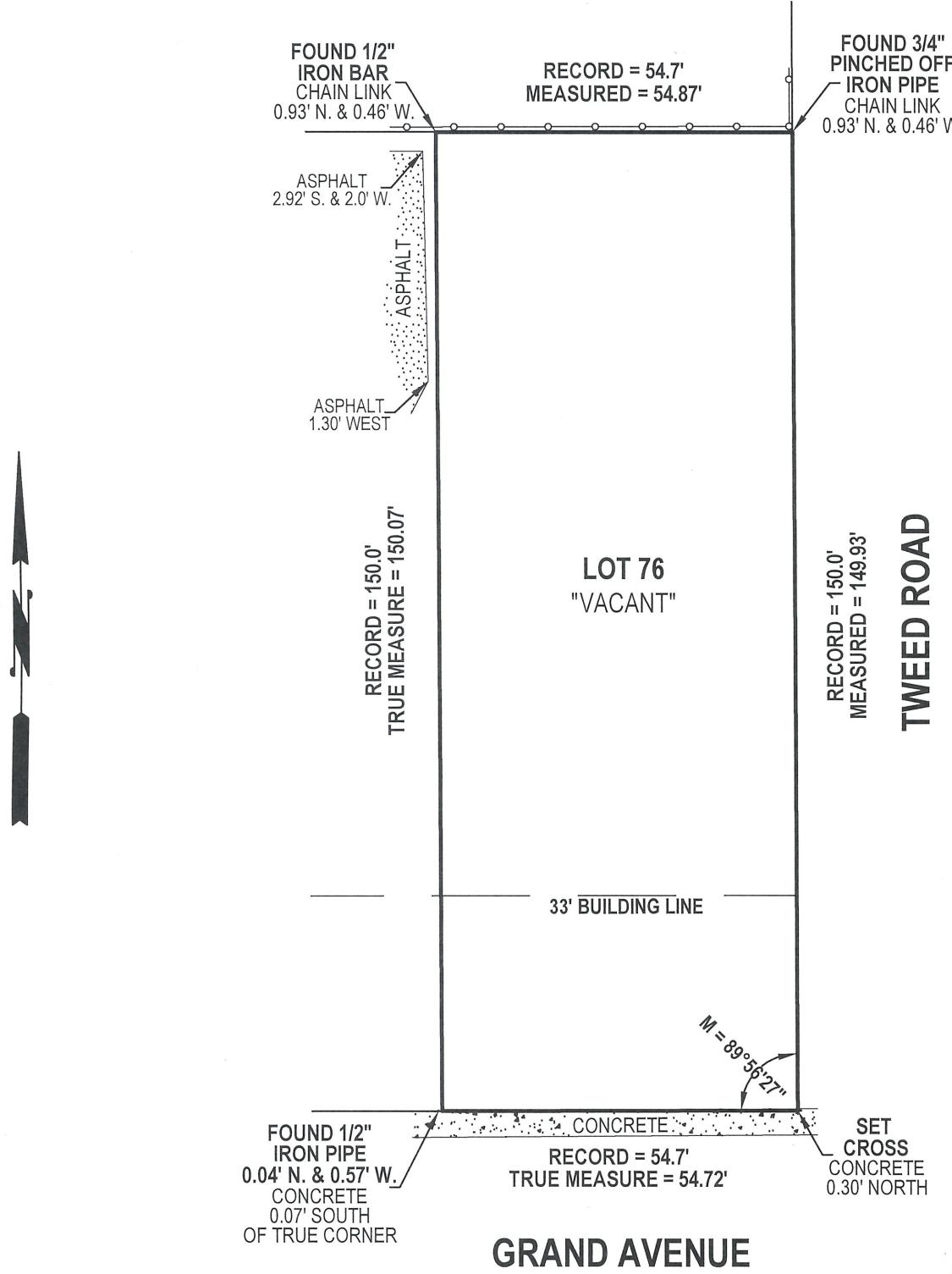
PETITIONER INFORMATION			
Name:	JOHN BURGESS		
Address:	614 E. GRAND AVE.		
City:	FOX LAKE	State:	IL Zip: 60020
Phone:	310-925-7778	Email Address: JOHN@POGMAHONES.COM	
Petitioner is:	<input checked="" type="checkbox"/> Property Owner <input type="checkbox"/> Lessee <input type="checkbox"/> Contract Purchaser		

PROPERTY OWNER INFORMATION			
Name:	JOHN BURGESS		
Address:	614 E. GRAND AVE.		
City:	FOX LAKE	State:	IL Zip: 60020
Phone:	310-925-7778	Email Address: JOHN@POGMAHONES.COM	

REQUESTED ACTIONS			
SPECIAL USE PERMIT FOR OFF STREET PARKING LOT			

REQUIRED SIGNATURES			
The undersigned states under oath that they are the Legal Owner / Contract Purchaser / Lessee of record as described in this application. The statements made in foregoing application are true in substance and fact.			
Signature:		Date:	01/08/2021

LOT 76 IN TWEED'S SECOND SUBDIVISION ON FOX LAKE, BEING A SUBDIVISION OF PART OF THE NORTHEAST FRACTIONAL QUARTER OF FRACTIONAL SECTION 10, TOWNSHIP 45 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF, RECORDED SEPTEMBER 8, 1948, AS DOCUMENT 652321, IN BOOK 888 OF RECORDS, PAGE 453, IN LAKE COUNTY, ILLINOIS.



NOTE: SOME GROUND LEVEL IMPROVEMENTS MAY NOT BE SHOWN DUE TO SNOW AND / OR ICE COVER ON THE DAY FIELD WORK WAS COMPLETED.

STATE OF ILLINOIS )

) S.S.

COUNTY OF LAKE )

On behalf of MID LAKES SURVEY COMPANY, I hereby certify that the above described property was surveyed under my supervision and that the annexed plat is a correct representation of said survey. This professional service conforms to the current Illinois minimum standards for a boundary survey.

Dated JANUARY 19, 2021.

MID LAKES SURVEY COMPANY

By

Nathaniel N. Messer, PLS  
Illinois Professional Land Surveyor. My license expires 11/30/2022



Only those Building Lines and Easements shown on the Recorded Plat of Subdivision or disclosed on a current Title Policy are shown hereon. All Distances shown in feet and decimal parts thereof. No distances are to be determined by scaling. All fences are located to centerlines, unless otherwise noted.  
Field work completed on 01/14/2021. Copyright© 2021 - MID LAKES SURVEY COMPANY

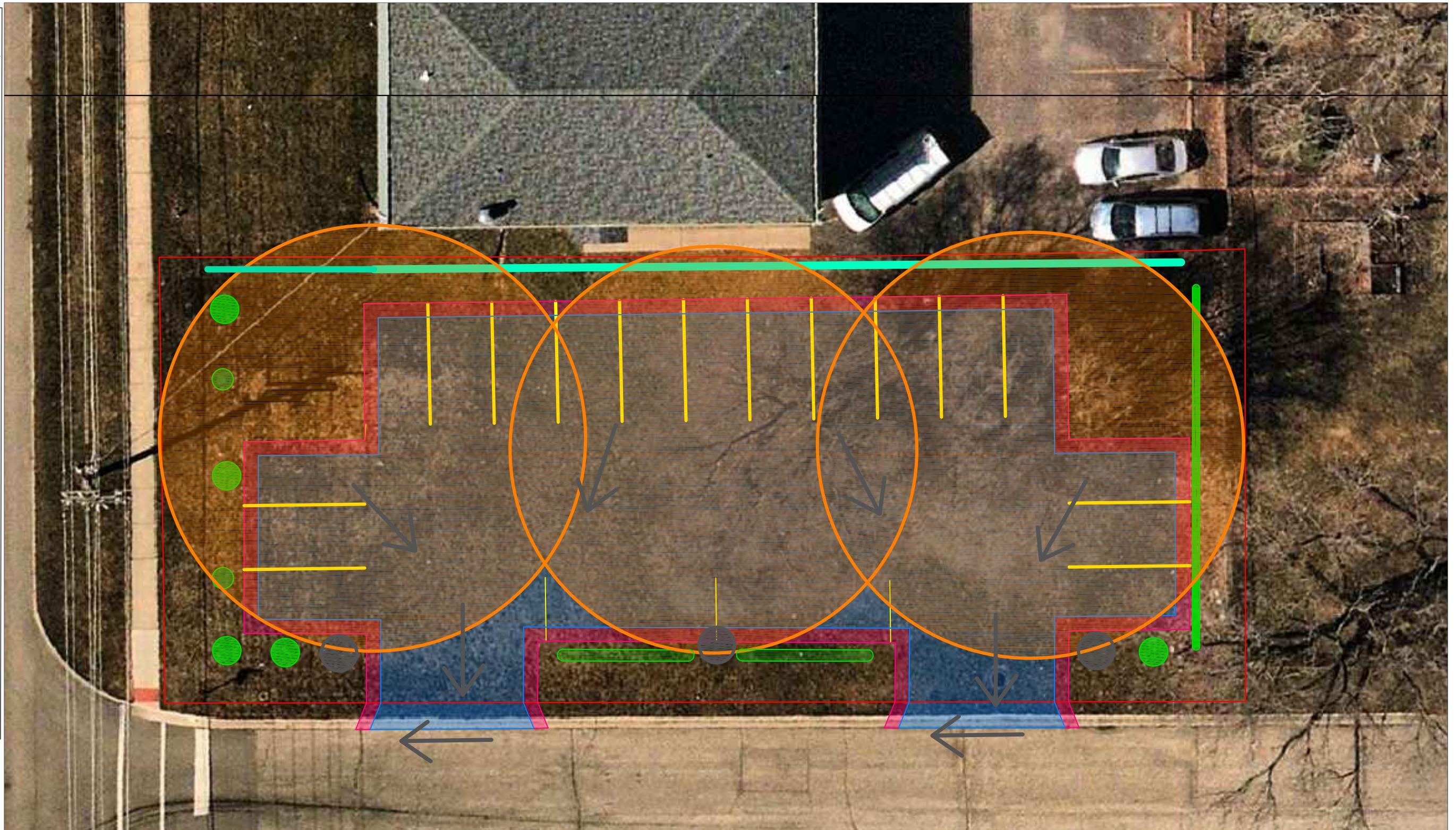
Job no. 462801  
Address 264 E. GRAND AVENUE  
FOX LAKE, IL 60020

P.I.N. 05 - 10 - 216 - 012  
Township GRANT  
Ordered By JOHN BURGESS

Scale 1" = 25'  
Platted By LR  
Checked By NNM

## Legend

- Light Posts (200 watt, 20 ft tall)
- Light Diameter (60 ft)
- Bushes (5 Total)
- Trees (2 Total)
- Hedges (3 areas)
- Property Lines
- Concrete Curb
- Asphalt Parking Lot
- Fencing ( 50% open, 4 ft high first 20 ft then 6 ft high privacy fence)
- Parking Stalls (17 Single, 2 Parallel)
- ← Drainage Route



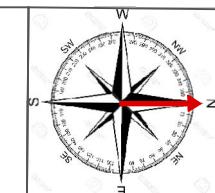
**Revision:**  
New Parking Lot:  
**Overview**

**Client:**  
Pug Mahones

**Drawn By:**  
Tanner Kreassig  
- Jr. Civil Engineer  
4/11/2021

**Project:**  
264 E Grand Ave,  
Fox Lake, IL 60020

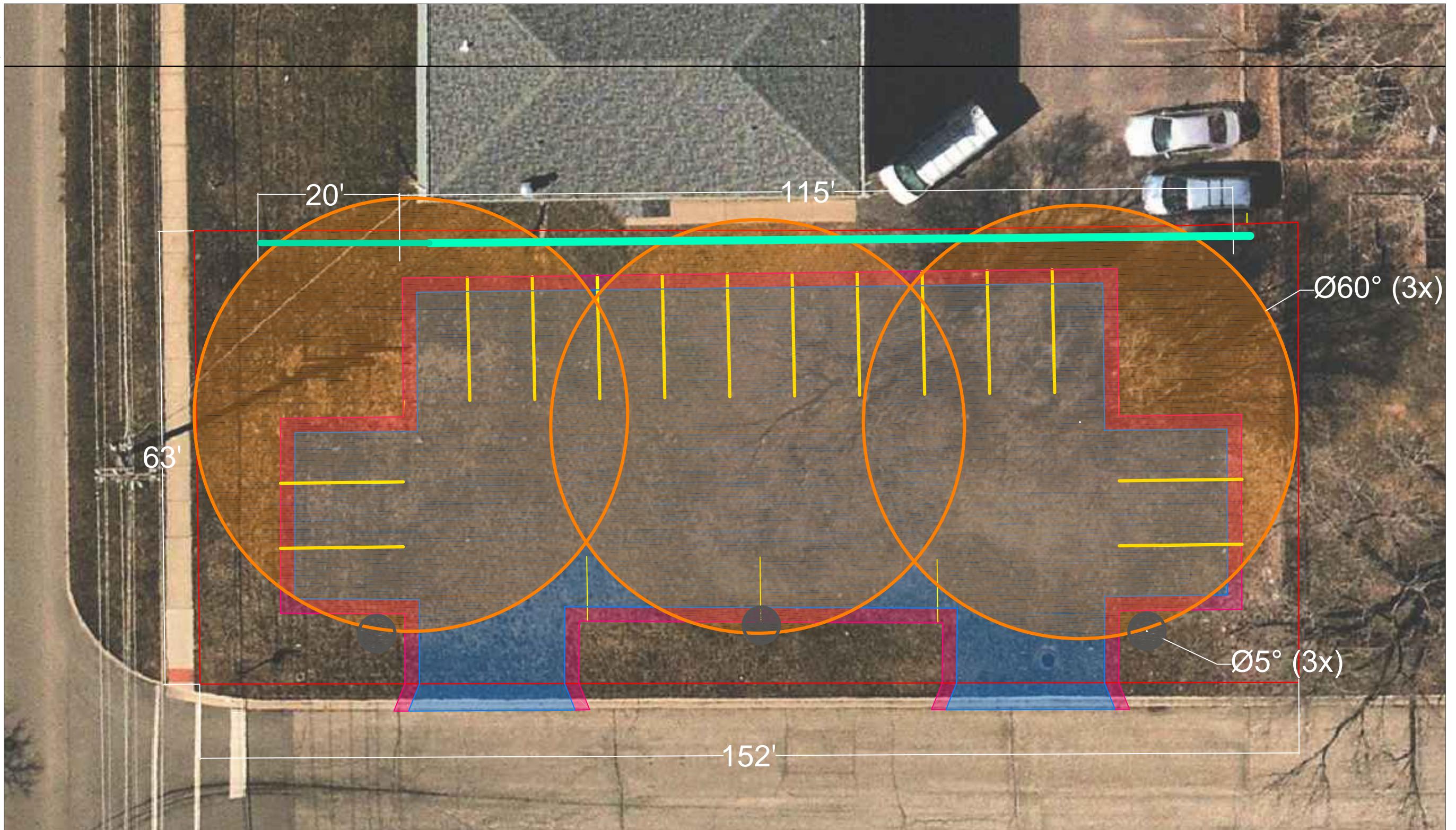
**RABINE**



Sheet No. 1 of 4

## Legend

- Light Posts (200 watt, 20 ft tall)
- Light Diameter (60 ft)
- Property Lines
- Concrete Curb
- Asphalt Parking Lot
- Fencing (50% open, 4 ft high first 20 ft then 6 ft high privacy fence)
- Parking Stalls (17 Single, 2 Parallel)



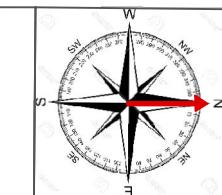
**Revision:**  
New Parking Lot:  
Lighting and Fence Dimensions

**Client:**  
Pug Mahones

**Drawn By:**  
Tanner Kreassig  
- Jr. Civil Engineer  
4/11/2021

**Project:**  
264 E Grand Ave,  
Fox Lake, IL 60020

**RABINE**



Sheet No. 2 of 4

## Legend

- Light Posts (200 watt, 20 ft tall)
- Bushes (5 Total)
- Trees (2 Total)
- Hedges (3 areas)
- Property Lines
- Concrete Curb
- Asphalt Parking Lot
- Fencing (50% open, 4 ft high first 20 ft then 6 ft high privacy fence)
- Parking Stalls (17 Single, 2 Parallel)
- Drainage Route



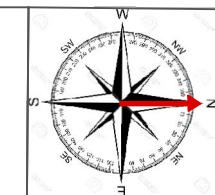
Revision:  
New Parking Lot:  
Landscaping Dimensions

Client:  
Pug Mahones

Drawn By:  
Tanner Kreassig  
- Jr. Civil Engineer  
4/11/2021

Project:  
264 E Grand Ave,  
Fox Lake, IL 60020

**RABINE**



Sheet No. 4 of 4











To: Chairman Gauger and Planning & Zoning Commission Members

From: Donovan Day, Economic Development Director

Date: June 9, 2021

Subject: Petition for Front & Side Yard Setbacks and Total Side Yard Variances at 23 Rushmore Road

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**PURPOSE AND ACTION REQUESTED:**

The Petitioner, Steven Gedemer, will appear before the Planning and Zoning Commission to request variances from the following:

1. To reduce the front yard setback to allow placement of an addition on the front of the house to be 16.5 feet from the front property line (Rushmore Road) instead of 25 feet as required by the Zoning Ordinance; and,
2. To reduce the side yard setback to allow placement of a two-story addition on the side of the house to be 3 feet from the side property line (Rushmore Road) instead of 5 feet as required by the Zoning Ordinance.
3. To allow a reduction in the total side yard setback to allow placement of an addition on the side of the house to be 6.25 feet instead of 13 feet for a non-conforming structure as required by the Zoning Ordinance

**BACKGROUND/DISCUSSION:**

The Petitioner is requesting approval to construct a new front porch and stairs onto the front (west side) of the existing home. He is also proposing to construct an addition onto the north side of the home which will contain a new garage and second floor living area. The existing home is non-conforming in that it does not meet the required setbacks and lot width requirements for the R-2, One-Family District.

The Petitioner demolished the existing garage which was on the north side of the home. A portion of the former garage structure was located on the property line. The new garage will decrease the degree of non-conformity that existed prior to the demolition.

The width of the proposed addition allows for a new two-car garage and storage on the ground floor and a master bedroom and bath on the second floor. The architectural style of the proposed addition will be in keeping with the existing character of the home.

**RECOMMENDATION:**

Staff feels the requested variances are appropriate and recommends the following:

1. A motion recommending approval to reduce the Front Yard setback to allow placement of an addition on the front of the house to be 16.5 feet from the front property line (Rushmore Road) instead of 25 feet as required by the Zoning Ordinance and generally consistent with the Proposed Site Plan identified as Exhibit A ; and,
2. A motion recommending approval to reduce the Side Yard setback to allow placement of a two-story addition on the side of the house to be 3 feet from the side property line (Rushmore Road) instead of 5 feet as required by the Zoning Ordinance and generally consistent with the Proposed Site identified as Exhibit A; and.
3. A motion recommending approval to allow a reduction in the Total Side Yard setback to allow placement of an addition on the side of the house to be 6.25 feet instead of 13 feet for a non-conforming structure as required by the Zoning Ordinance and generally consistent with the Proposed Site plan identified as Exhibit A .

**ATTACHMENTS:**

- 1) Petition Application
- 2) Petition
- 3) Plat of Survey
- 4) Proposed Site plan
- 5) Floor plans and Rendering

# Application for Public Hearing

## LOCATION INFORMATION

Address: 23 RUSHMORE RD

City: FOX LAKE

State: IL

Zip: 60020

PIN(S): 05-11-104-013

Legal Description (Found on Plat of Survey):

LOT 14 IN RUSHMORE'S SUBDIVISION OF PART OF THE NORTHWEST FRACTIONAL QUARTER OF FRACTIONAL SECTION 11, TOWNSHIP 45 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 12, 1920 AS DOCUMENT 196650, IN BOOK "K" OF PLATS, PAGE 45, IN LAKE COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 23 RUSHMORE RD, FOX LAKE, ILLINOIS

Type text here

## PROPERTY DESCRIPTION

Existing Zoning:

Existing Use: RESIDENTIAL

Surrounding Zoning:

Surrounding Use: RESIDENTIAL

Lot Size (SQ FT):

## PETITIONER INFORMATION

Name: STEVEN MICHAEL GEDEMER

Address: 23 RUSHMORE RD

City: FOX LAKE

State: IL

Zip: 60020

Phone: 910-494-6843

Email Address: stevegedemer@hotmail.com

Petitioner is:

Property Owner

Lessee

Contract Purchaser

## PROPERTY OWNER INFORMATION

Name: STEVEN MICHAEL GEDEMER

Address: 23 RUSHMORE RD

City: FOX LAKE

State: IL

Zip: 60020

Phone: 910-494-6843

Email Address: stevegedemer@hotmail.com

## REQUESTED ACTIONS

Approval of Variance to allow building of an attached garage. Previous detached garage was within .37" of said property line and was demolished as a result of being damaged and being unable to be repaired.

## REQUIRED SIGNATURES

The undersigned states under oath that they are the Legal Owner / Contract Purchaser / Lessee of record as described in this application. The statements made in foregoing application are true in substance and fact.

Signature:

Date:

4 MAY 2021

STATE OF ILLINOIS }

} SS.

COUNTY OF LAKE }

BEFORE THE PLANNING & ZONING COMMISSION  
VILLAGE OF FOX LAKE

TO: HONORABLE CHAIRPERSON AND  
MEMBERS OF THE  
PLANNING & ZONING COMMISSION

PETITION FOR VARIATION

NOW comes STEVEN M GEDEMER, owner of the following described real estate, to wit:  
Legal Description:

SEE ATTACHED PAGE

The property is presently zoned under the Village Ordinance as  
and the property is currently used as: AN OWNER OCCUPIED "RESIDENCE"

The Petitioner plans on using the property for "OWNER OCCUPIED" property and requests the  
following: VARIANCE TO FRONT, AND SIDE SETBACK, INCLUDING "TOTAL"

"SEE ATTACHED PAGE"

The Petitioner stated the following in support of their request:

PREVIOUS STRUCTURE (garage) WAS DAMAGED AND REBUILT UNPERMITTED  
BY THE VILLAGE, NEW "FRONTED" GARAGE AND BUILT UNPERMITTED  
WILL INCREASE VALUE FOR THE OVERALL RESIDENTIAL PROPERTY

WHEREFORE, your Petitioner requests that your Honorable Body, pursuant to your rules and regulations, will hold a public hearing as provided for by the Statutes and as a reason of said hearing recommend to the Village Board of Trustees, that the Village of Fox Lake Zoning Ordinance be so amended to grant the Petitioner's request.

Common Address of Property:

PIN(S): 05-11-104-013

I, STEVEN M. GEDEMER, depose and say that the above statements are true and correct to the best of my knowledge and belief. I agree to be present in person or by representation when this petition is heard before the Planning & Zoning Commission.

Dated this 4<sup>th</sup> Day of MAY, 2021.

Brigitte N. Weber  
SIGNATURE OF PETITIONER

Subscribed and sworn to before me

Dated this 4<sup>th</sup> day of May, 2021.

Brigitte N. Weber  
NOTARY PUBLIC



Setback	Current	Required	Requested Setback Variance	Notes
North-Side	.37" (Previous Structure")	8'	Decrease of 8' to 3'	New Attached Garage
South-Side	3.19	5'	Decrease of 1.81'	No Actual change to Existing Structure
<b>Total</b>	3.56	13'	6.81'	This is an Increase of 3.25', from the Existing Setback
Front-Street	23.62'	25'	Decrease of 8.5'	For "New" Front Entry Only
Rear-Lake	≥30'	30'	No Change	No Change

The Petitioner states the current Front Yard Set Back is 23.62 inches. The petitioner would like to have a front entry way, porch, and overhang that would result in a setback ranging from 16.5 inches measured from the proposed "first front step"

Petitioner respectfully requests that a variance to the front set back ordinance be approved allowing for this structural modification. Petitioner's, proposed design considers the landscaping requirements set forth by the village ordinances as well, and this will actually return previous paved areas, back into "green areas"

Petitioner, states that the current Side Yard Set Back of the previous detached structure was from one-third of inch to just over one-half inch. The previous detached garage/structure was deemed a "non-conforming" structure that was unrepairable. It was subsequently demolished under Permit P2012-024 this year.

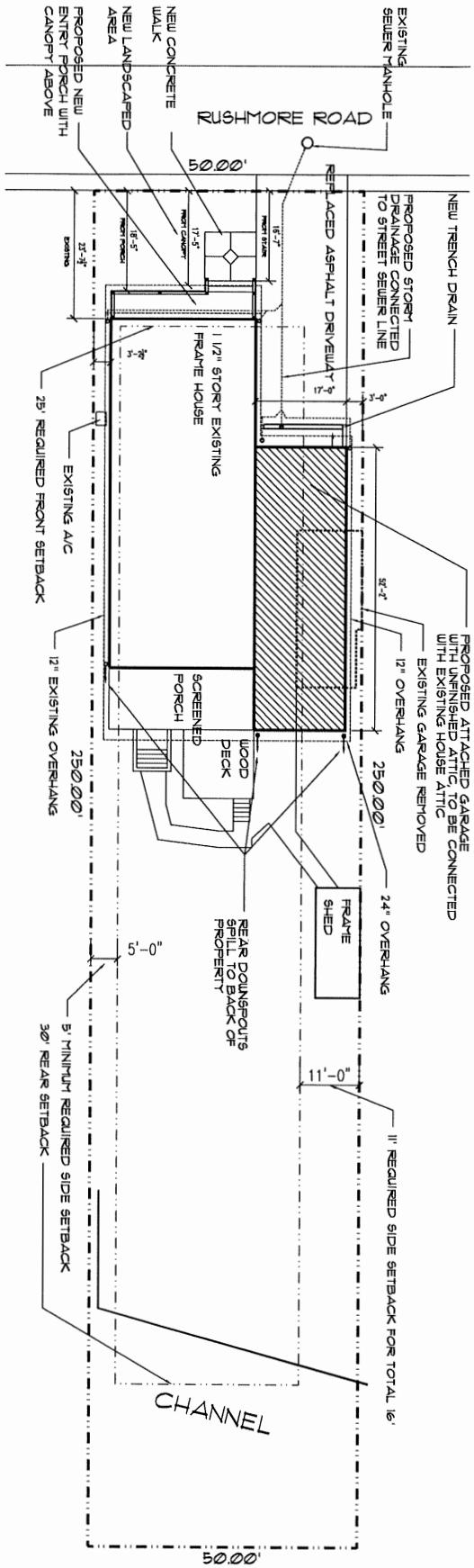
Petitioner respectfully requests side yard setback variance (s) as indicated in the table above, to allow for the structural addition of a two-car garage. This is an actual increase of over two and one-half feet from what the previous set back was. The new "total side yard" variance is requested as well, to bring the property into compliance, through approval of this request.

The benefits of approving these variance (s), go beyond aesthetics and personal use of the petitioner. The proposed changes will allow will also bring a substantial increase in property value benefiting the entire neighborhood.

It should be noted that any drainage concerns and issues will be addressed and finalized prior to the issuance of building permits. The Petitioner is working with the Village of Fox Lake, to ensure a satisfactory plan is executed for storm water runoff.



**EXHIBIT A**



1 23 RUSHMORE ROAD - PROPOSED SITE PLAN

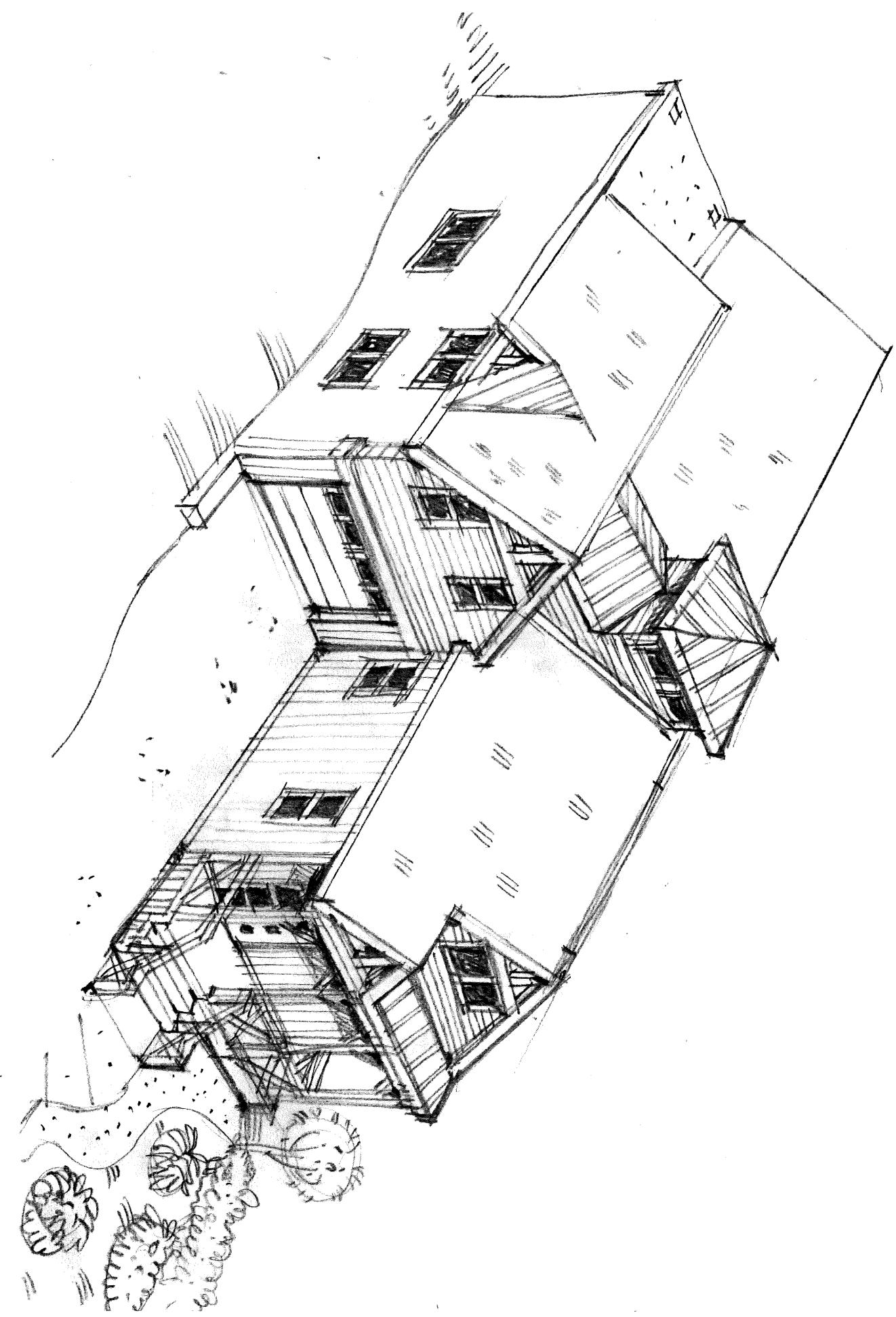
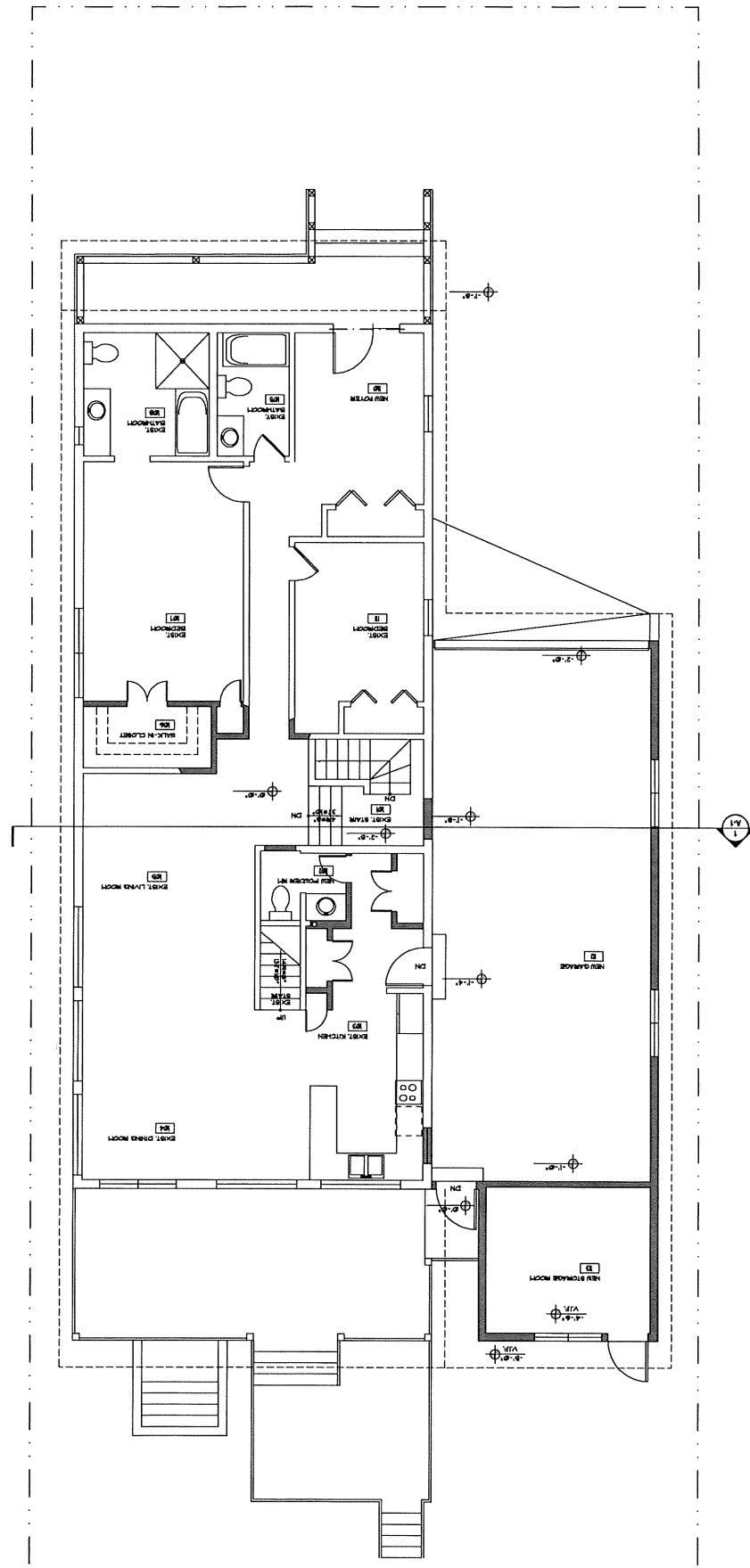


EXHIBIT A

# EXHIBIT A



# EXHIBIT A

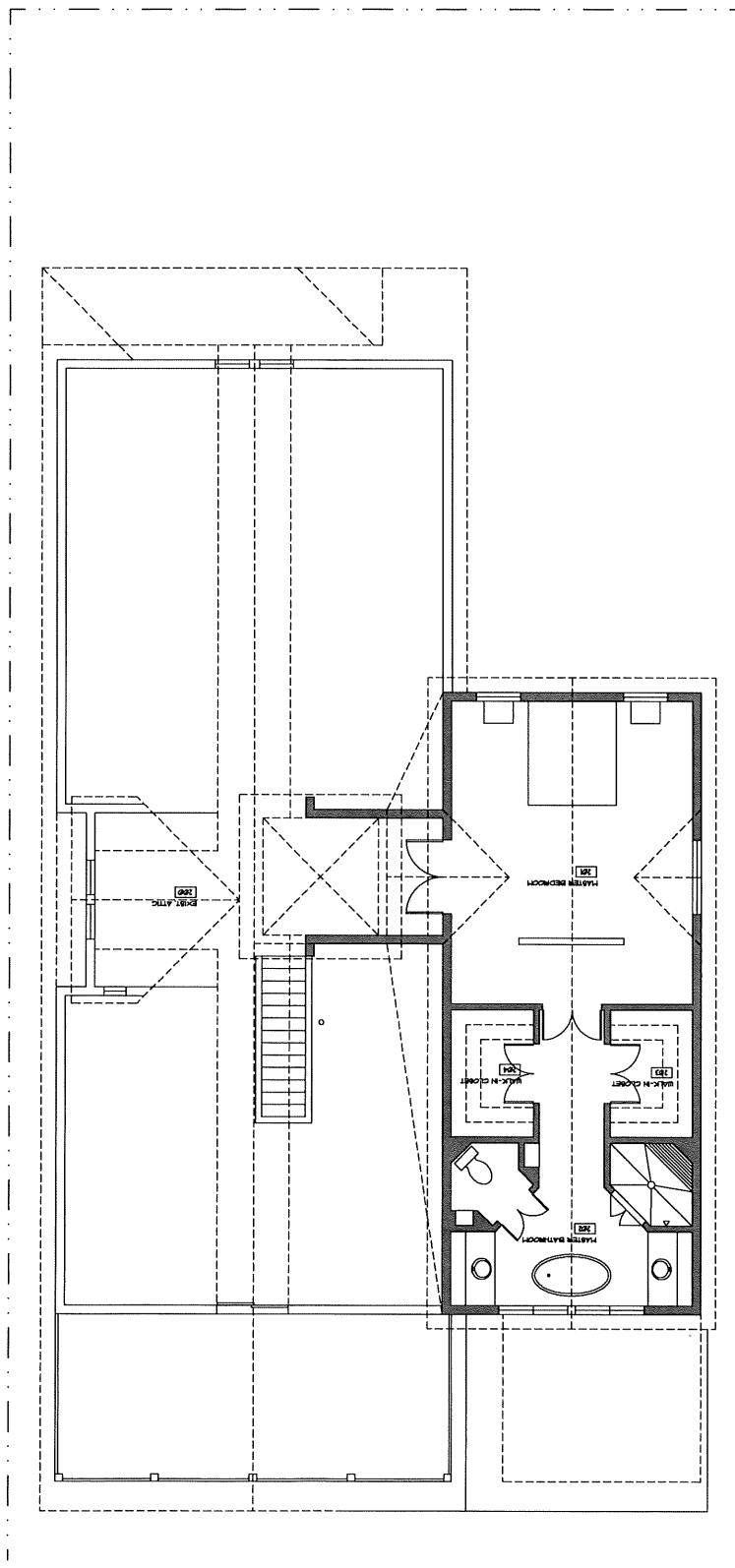


EXHIBIT A

