



## MINUTES OF A REGULAR MEETING OF THE PLANNING & ZONING COMMISSION OF THE VILLAGE OF FOX LAKE

MARCH 10, 2021

66 Thillen Drive, Fox Lake via ZOOM 6:30pm

### I. Call to Order

Chairman Gauger called the Planning & Zoning Commission Meeting to order at 6:30pm.

### II. Pledge of Allegiance

### III. Roll Call

Present: Commissioner Schultz, Commissioner LaPiana, Commissioner Warden, Commissioner Foster, Commissioner Vander Weit, Commissioner Legge and Chairman Gauger. Absent: None. A quorum was established.

Also in Attendance: Trent Turner, John Kalmar and Brigitte Weber.

### IV. New Business

None.

### VII. Old Business

#### 1) 2<sup>nd</sup> Continuation of Public Hearing - Petition for a Planned Unit Development Encompassing Parcels on Matts Road.

##### All persons providing testimony by virtual telecommunications were sworn in:

Representing the petitioner(s) in attendance were Attorney Kelly Cahill, Architect Chris Russo, and petitioner and property owner Ellen Allen. Public in attendance were Mike Kochenesh, Gary Garner, Russ & Christine Mick, Rhonda Howard and Becky Zinke.

Chairman Gauger reopened the public hearing for the petition for a planned unit development encompassing parcels on Matts Road

The Petitioners, Gregory Fry and Ellen Allen, are seeking Planning and Zoning Commission consideration to consolidate six existing parcels located between Matts Road and Lagoon Road into a Planned Unit Development (PUD) with five (5) units of residential duplex homes for a total of ten (10) dwelling units and a 19 stall parking area. The final plans will incorporate any changes and recommendations made by this body, and the Petitioners will be appearing before the Commission for a final review and approval before presenting to the Village Board.

The issues concerning the Planning & Zoning Commission from the previously held public hearing meeting were density, traffic, parking, and drainage issues. To address those concerns, petitioners

eliminated one (1) building containing two (2) units and added a parking lot consisting of nineteen (19) parking spaces with a one (1) way in and one (1) way out pattern. The proposed parking lot is designed to maintain the existing grade to prevent floodwater issues. A preliminary site plan was presented containing native planted compensatory storage basin recommended by their engineer. Engineering site reviews and storm water calculations will not be completed and confirmed unless approved. Updated elevations were also presented.

#### **Commission Questions**

Opposing points of view of the use of the proposed parking lot raised questions with the commission. Allowing boats and trailers to use the extra spaces in proposed parking lot and whether or not there would be parking space limits to residents were main concerns. In response to the commission's questions and concerns, Attorney Cahill stated a solution would be to add conditions and restrictions in the HOA covenants and the PUD ordinance.

Commission raised questions and concerns of the safety of the retention pond, floodplain issues and soil boring. Building Inspector Turner informed the commission that the size, detention and construction method of the retention pond would all be determined by the village engineer in accordance with Lake County Storm Water Management. Architect Russo explained the purpose of the flow through foundation is designed to improve the situation of the property being in the floodplain. Grading plans, engineering, and soil boring would be executed with approval of the PUD.

#### **Public Comment**

At this point, discussions of sanitary sewers, storm sewers, flooding, density, traffic and parking concerns were revisited.

**The Chairman closed the public hearing**

#### **Motion of Recommendation to Village Board**

Commissioner Warden made a motion, seconded by Commissioner Legge to recommend approval of the revised petition to consolidate six existing parcels located between Matts Road and Lagoon Road into a Planned Unit Development (PUD) with five (5) units of residential duplex homes for a total of ten (10) dwelling units and a 19 stall parking area, with the condition of a minimum of ten (10) auto vehicle parking spaces and one (1) handicap parking space available in the parking lot.

Ayes: Commissioner Schultz, Commissioner LaPiana, Commissioner Warden, Commissioner Foster, Commissioner Vander Weit, Commissioner Legge, and Chairman Gauger  
Nays: None. Absent: None.

Chairman Gauger closed the public hearing at **7:73pm**. 7:37pm.

## **VI. Regular Meeting**

#### **Approval of Minutes**

##### **1) February 10, 2021 1<sup>st</sup> Continued Petition for a Planned Unit Development Encompassing Parcels on Matts Road**

Commissioner Legge made a motion to approve the minutes as presented, seconded by Commissioner Schultz.

Ayes: Commissioner Schultz, Commissioner Foster, Commissioner Legge, and Chairman Gauger  
Nays: None. Abstain: Commissioner LaPiana, Commissioner Warden, and Commissioner Vander Weit  
Absent: None

##### **2) Commissioner Legge made a motion to approve the minutes as presented of the February 10,**

2021 regular meeting, seconded by Commissioner Foster.

Ayes: Commissioner Schultz, Commissioner Foster, Commissioner Legge, and Chairman Gauger  
Nays: None. Abstain: Commissioner LaPiana, Commissioner Warden, and  
Commissioner Vander Weit Absent: None

**VII. Public Comment**

Vacant property by storage facility, sidewalk along Route 12 and TIF District, and Cannabis dispensary updates were briefly discussed by the commission.

**VIII. Adjournment**

Commissioner Warden made a motion, seconded by Commissioner Foster, the Commission voted unanimously to adjourn the meeting at 7:50pm.

Respectfully submitted,

  
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Brigitte Weber  
Deputy Clerk