



**MINUTES OF A REGULAR MEETING OF THE PLANNING & ZONING  
COMMISSION**

**July 14, 2021, 6:30pm**

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

**This meeting was held in-person and via Zoom**

**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 Foster,  
Commissioner Legge, Chairman Gauger.

Absent: Commissioner Warden, Commissioner Vander Weit.

A quorum was established.

Also in attendance: Economic Development Director Donovan Day.

**IV. APPROVAL OF MINUTES FROM JUNE 9, 2021**

**June 9<sup>th</sup>, 2021 Planning & Zoning Regular Meeting Minutes**

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

Ayes: Commissioner Schultz, Commissioner LaPiana, Commissioner Foster, Commissioner Legge, Chairman Gauger.

Nays: None.

Absent: Commissioner Warden, Commissioner Vander Weit.

Abstain: None.

**V. NEW BUSINESS**

**1) Public Hearing-Special Use Permit for a Short-term Rental at 163 Arthur Avenue.**

Chairman Gauger opened the public hearing of the petition requesting recommendation to operate a short-term rental at property commonly known as 163 Arthur Ave at 6:34pm.

No one was in attendance representing the petitioner.

Commissioner Legge made a motion, seconded by Commissioner Schultz to table the petition to the next regular scheduled meeting.

DISCUSSION: None.

All in favor.

Chairman Gauger closed the public hearing at 6:35pm.

## **2) Public Hearing-Special Use Permit for a Short-term Rental at 27 N. York Street.**

Chairman Gauger opened the public hearing of the petition requesting recommendation to operate a short-term rental at property commonly known as 27 N York St. at 6:37pm.

### **All persons providing testimony were sworn in:**

Petitioner(s): Bill Coopridner.

Public in attendance: None.

Petitioner Bill Coopridner presented his petition to the Commission requesting recommendation to operate a short-term rental at property commonly known as 27 N York St. Petitioner wants to allow others to enjoy the property as he has for 27 years. The single-family home has three (3) bedrooms allowing for a total occupancy of six (6) guests and two (2) car maximum. Rules and regulations will be followed as a short-term rental dictates. Petitioners will be living across the lake at Vacation Village, when it isn't rented, or at their house in Zion, IL.

### **COMMISSION QUESTIONS**

The Commission reviewed the Response to Standards for Special Use submitted by the petitioners.

Commissioner Legge asked if the petitioners had communication with the neighbors.

The petitioners confirmed they have good communication with their close neighbors/friends and intend to reach out to the neighbors they have not met yet.

The Commission discussed and requested clarification of the available parking, size of the house and the maximum number of guests.

The petitioners confirmed there is a two (2) car maximum parking in the driveway, and off-street parking is not allowed. The house is fifteen hundred square feet (1500sqft) with three (3) bedrooms allowing for a total occupancy of six (6) guests.

The Commission raised questions of security systems, cameras, audio; etc.

The petitioners stated they currently did not have a security system but their neighbors would

contact them if something was going on.

#### **COMMISSION COMMENTS**

Commissioner Schultz offered advice to the petitioners to be cautious of first time renters and suggested exterior Wi-Fi cameras.

The petitioners were receptive to the suggestions.

Commissioner LaPiana made a motion, seconded by Commissioner Legge to approve the petition of William Coopridier, requesting a Special Use Permit to operate a short-term rental at property commonly known as 27 N. York Street in accordance with the standards set forth in Section 9-1-6-10-C of the Fox Lake Zoning Ordinance.

DISCUSSION: None.

All in favor.

Chairman Gauger closed the public hearing at 6:48pm.

#### **3) Public Hearing-Special Use Permit for a Short-term Rental at 12 Hilltop Avenue.**

Chairman Gauger opened the public hearing of the petition requesting recommendation to operate a short-term rental at property commonly known as 12 Hilltop Ave. at 6:50pm.

No one was in attendance representing the petitioner.

Commissioner Legge made a motion, seconded by Commissioner LaPiana to table the petition to the next regular scheduled meeting.

DISCUSSION: None.

All in favor.

Chairman Gauger closed the public hearing at 6:51pm.

#### **VI. OLD BUSINESS**

##### **1) Signage at 44 S. Route 12**

Chairman Gauger opened old business at 6:52pm.

Director Day addressed the signage at 44 S. Route 12 questioned by Commissioner Legge. The store front, left to right including the glass enclosure, multiplied by 1.5 equals the total square footage allowed and the sign at 44 S Route 12 is still under the maximum allowed. Brief discussion of reviewing the sign ordinance was revisited.

#### **VII. PUBLIC COMMENT**


Director Day briefed the Commission on Village updates.

- Sidewalk along Route 12 will be starting soon.
- The Gewalt Hamilton Associates, Inc. (GHA) contract was approved for dredging the channel behind Culver's. Proposed start time is spring of 2022.
- Several restaurant tours have been looking at Fox Lake properties, including the downtown area.
- Working towards getting a brewery in town, possibly along the lake.
- The first Economic Newsletter was sent out to all the Fox Lake businesses and will continuously be sent out once a month.
- Discussions of a comedy venue.
- The shortage of steel has caused delay for the retaining wall project by the train station.
- Many businesses have been negatively affected by food and supply price inflation, and labor shortage.
- Creation of two (2) TIF districts.

#### **VIII. ADJOURNMENT**

Commissioner LaPiana made a motion, seconded by Commissioner Schultz, the Commission voted unanimously to adjourn the meeting at 7:05pm.

Respectfully submitted,

  
Brigitte Weber

Deputy Clerk



## Village of Fox Lake Board Meeting

Meeting Sign In

July 14, 2021 Meeting

Printed Name

Bill Looprider  
Sonya Looprider