



PLANNING & ZONING COMMISSION MEETING MINUTES

August 11, 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 6:32pm.

II. PLEDGE OF ALLEGIANCE

III. ROLL CALL

Present: Commissioner Schultz, Commissioner LaPiana, Commissioner Warden, Commissioner Foster, Commissioner Legge, Chairman Gauger.

Absent: Commissioner Vander Weit.

A quorum was established.

Also in attendance: Economic Development Director Donovan Day.

IV. APPROVAL OF MINUTES FROM JULY 14, 2021

July 14th, 2021 Planning & Zoning Regular Meeting Minutes

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

Roll Call Vote:

Commissioner Schultz	Aye
Commissioner LaPiana	Aye
Commissioner Warden	Abstain
Commissioner Foster	Aye
Commissioner Vander Weit	Absent
Commissioner Legge	Aye
Chairman Gauger	Aye

Motion Carried

V. NEW BUSINESS

Chairman Gauger opened new business at 6:35pm.

1.) Sign Variance at 40 E. Grand Ave, Huber Construction

Chairman Gauger opened the public hearing of the petition requesting a sign variance for two (2) window signs at 40 E. Grand Ave for Huber Construction at 6:36pm.

Petitioner Chris Huber was sworn in.

Chris presented his petition requesting a sign variance at 40 E. Grand Ave. to the Commission. Huber Construction is a new general contracting business in Fox Lake. The Sign Ordinance 2017-54, 11-28-2017, Section 10-1-6 states that window signs may not exceed twenty-five percent (25%) of the window to which it is applied. Petitioner is requesting a ten-percent (10%) increase making it thirty-five (35%) to be more visible to the public to gain business.

Commission Questions

Commissioner Legge asked for confirmation of the variance requested is to install only the two (2) signs on the two (2) windows or if there would be a sign installed on the door window as well.

Chris confirmed the sign variance request is to install the two (2) signs on the two (2) windows only, not on the door.

Public Comment

None

Motion of Recommendation to the Village Board

Commissioner LaPiana made a motion to approve the petition of Chris Huber, owner of Huber Construction located at 40 E. Grand Ave., requesting a sign variance to increase the maximum allowable window coverage from twenty-five percent (25%) to thirty-five percent (35%), as stated in Village of Fox Lake Sign Ordinance 2017-54, 11-28-2017, Section 10-1-6, seconded by Commissioner Schultz.

Roll Call Vote:

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

Motion Carried

Chairman Gauger closed the hearing at 6:40pm.

2.) Special Use Permit for 49 N. Lake Ave. to Operate a Short-term Rental

Chairman Gauger opened the public hearing of the petition requesting a special use permit to operate a short-term rental at 49 N. Lake Ave at 6:41pm.

Petitioner Dahlia Fahmy was sworn in.

All persons providing testimony for the public hearing of 49 N. Lake Ave were sworn in: Kelly Kelleher, Glen Grossklags, Eric Punnett, Michael Lescher, Patricia Stochl, Wanda Gatsis and Kevin Mueller.

Dahlia, resident of Northbrook, physical therapist, and owner of a physical therapy clinic, presented her petition to the Commission. She currently has been operating a short-term rental lake house in Wonder Lake, IL and decided to get another one. Before buying another lake house, she knew she would want to Airbnb (*short-term rental*) it to help with the expenses. She said she researched Airbnb's (*short-term rentals*) in Fox Lake and found a Chicago Tribune article stating Fox Lake welcomed Airbnb's (*short-term rentals*) to help promote tourism. Dahlia said she mistakenly did not realize she needed a Special-Use Permit and after purchasing the home, she listed it as a short-term rental. Dahlia apologized to her neighbors and informed the Commission that the first short-term renters she had, brought a boat and tied it to the neighbors' dock. Soon after that incident, she received a violation notice from the Village and removed the listing from Airbnb. Dahlia stated she recognizes the neighbors' concerns and only wants to rent to families and is not looking to rent to "partiers". She does not want to upset her neighbors.

Commission Questions

Commissioner Schultz asked Dahlia how long she has been renting the Fox Lake property on Airbnb.

Dahlia said she received the violation letter from the Village after the first time she rented it and stopped.

Chairman Gauger asked if the walkway in the photos going down to the lake was her property.

Dahlia confirmed the walkway down to the lake is her property even though the house sits across the street.

Commissioner LaPiana noticed a dock in the yard and asked if she was planning to install a dock for boats.

Dahlia responded that she was not planning to install a dock for boats. She would like to have a pier.

Dahlia offered her employees and their families with small children to stay at her home for the weekend. During that weekend, while trying to help the children into the water safely and avoid the rocks, the guests had stepped onto her neighbor's property. Having a pier would ensure safety and help prevent her guests going onto her neighbor's property. Dahlia contacted IDNR (Illinois Department of Natural Resources) and was told she has the right to have a permitted pier. Before she was aware she needed a permit, she had installed the pier that was left on the property from the previous owner and her neighbors told her she could not have the pier.

Commissioner Warden asked for the width of the walkway going to the lake.

Dahlia said the walkway was three feet (3ft) wide and extends from the street to the lake. Director Day referenced the plat of survey which shows the width of the walkway is four point one four feet (4.14ft).

Dahlia knows her neighbors concern is the pathway going to the lake and she would be more than happy to install a fence to prevent people from going onto her neighbor's property.

Commissioner Warden asked if the property was advertised as "waterfront" or just "lake access". She also questioned how guests are to differentiate her walkway from her neighbor's property.

Dahlia answered just "lake access" and would not advertise the property as "waterfront". The neighbor to the left has a fence along the walkway and she would be willing to install a fence along the right side.

Chairman Gauger asked about the security in place.

Dahlia said her neighbor, Eric, is a retired police officer and offered to look after her house when she could not be there. She added that she does not want to rent to non-families or people who want to throw parties potentially ruining her house. Through Airbnb she is able to decide who she wants to rent to.

Commissioner LaPiana asked if the police have ever been called to the property.

Dahlia said she believes they were called when the first renters had tied their boat to the neighbors dock. She was unaware that they had brought a boat. Dahlia informed the Commission her agreement states that guests not abiding by the rules & regulations would result in a one hundred fifty dollar (\$150.00) fine that would go directly to the neighbors.

Commissioner Foster asked if there was any discussion with the previous owner regarding the usage of the walkway.

Dahlia only knew it was described as having lake access. She was also told that the previous owners would have parties and believes it may have left a negative feeling with the neighbors.

Public Comment

Kelly Kelleher, owner of 48 N. Lake Ave, and neighbor across the street, adjacent to the walkway without the fence.

On May 28, 2021 Kelly said there were eight (8) vehicles in the driveway of 49 N. Lake Ave. Kelly's neighbor Mike told her in that in addition to the eight (8) cars, he saw two (2) taxi vans dropping people off. Kelly stated that the guests did not appear to be family and looked like college kids.

On May 31, 2021 Mike told Kelly he was speaking to the kids and asked them if they were the new owners. They responded saying nobody knows the new neighbors. Kelly found the property on Airbnb that was advertised with occupancy of fourteen (14) people and private parcel on the lake for three hundred thirty seven dollars (\$337.00) a night.

On June 4, 2021 Kelly was informed that at nine o' clock at night (9:00pm) Mike had spoken to a man who stated he was hired to install the pier. The man asked about the section of beach and was told by Mike that the section of the beach was Kelly's property and to stay away from it. Kelly then emailed Mayor Schmit and the Fox Waterway agency as it was a Friday night after business hours and the man was going to stay at the house overnight and install the pier the following morning.

Kelly then told the Commission that according to IDNR Statewide Permit 5 a pier cannot be installed there.

On the morning of June 5, 2021, Kelly spoke to the handyman and told him he could not install a pier there. The man told Kelly that the owner told him it was okay because she was going to the village on Monday to apply for the permit so he should go ahead and install it to save time.

On June 12, 2021 Kelly called the police because the two (2) young men staying at the house tied their boat to her pier, cut through her yard and up the sidewalk. The two (2) men apologized, said they were friends of the owner and didn't realize they couldn't tie the boat there. They were asked to move their boat and they did.

This past Saturday August 8, 2021 Kelly saw seventeen (17) people walking across the street from 49 N Lake Ave with small children, fishing poles, and large rafts. The group of people cut through onto her neighbor's property and her own and proceeded to set up on her beach. Kelly was concerned of the large group without masks and lack of social distancing. Kelly took photos and told them they were trespassing and had to leave. One of the guests told Kelly they were employees of Dahlia.

Concerns:

1. Public health with the rise of COVID
2. Frequent trespassers
3. Liability
4. Safety
5. Nuisance
6. Burden having to install a fence

The Commission revisited the discussion of walkway. Commissioner LaPiana asked if the walkway was there when Kelly moved in and she said it was as a village easement. Director Day and Commissioner Legge confirmed the walkway is a village easement and owned by the property owner of 49 N Lake Ave.

Commissioner Foster asked what the prior usage of the walkway and lake access was with the previous owner(s).

Kelly responded that when they first moved in, the owners at that time windsurfed. The following owners installed a pier that they were not allowed to do and didn't take care of it.

Glenn Grossklags resident and neighbor at 52 N. Lake Ave said Kelly pretty much covered everything and shares the same concerns. Glenn does not want the special use permit to be approved.

Director Day confirmed Kelly's statement regarding the IDNR Statewide Permit 5.

Eric Punnett is a retired police officer who lives across the street at 50 N. Lake Ave and is also the person who has been watching over Dahlia's property. Eric stated Dahlia is very conscious and concerned about getting along with the neighbors. Eric thinks the lake access issue has turned into a debacle because of lack of communication. If the short-term rental is approved, Eric would be responsible for meeting all guests at arrival and checking the property after they leave. Eric also plans on giving all the neighbors his personal phone number. Eric believes Dahlia deserves a chance.

Michael Lescher lives at 113 Arthur Ave, realtor of thirty-three (33) years and former member of the commission. Michael spoke of issues he had with neighbors and a permitted pier and feels this situation would be a problem as well. Michael referred to Dahlia saying she researched Airbnb's (*short-term rentals*) in Fox Lake and feels this was untrue because it would have been discovered that a Special-Use Permit was required to operate a short-

term rental. Michael stated the walkway was never a village easement. He believes it would be unclear what was allowed to do on the property for the majority of guests who would stay there. He does not think it should be the obligation of the neighbors to have to install a six foot (6ft) privacy fence. Michael would recommend against it.

Director Day confirmed to the Commission that a village storm sewer easement does exist under the walkway.

Patricia Stochl, resident for over 30 years and lives at 44 N. Lake Ave. Patricia said the concern is not just about the lakeside but also the other side. Patricia has watched the drain, and sidewalk go in. Patricia said it takes a lot of neighbors to clean the sewers to be sure the water runs where it should run. Patricia agreed with promoting tourism but not in a residential area. She is concerned with increased traffic, not knowing who would be staying there and that the petitioner never introduced herself to the neighbors. Patricia does not think Fox Lake needs Airbnb's (*short-term rentals*) in residential areas.

Wanda Gatsis is a neighbor of Dahlia's short-term rental in Wonder Lake. Wanda offered to answer any questions of the current short-term rental. She said confusion does come up regarding property boundaries by the lake. She added that it helps that signage is place and that the neighbors there work together. There is also a booklet for the short-term renters of the 'Do's and Don'ts'. The Wonder Lake property is located on the lake but confusion still occurs. Wanda said Dahlia has had the Wonder Lake short-term rental for a couple years and the majority of people that have stayed there have been families.

Dahlia told the Commission that she never said she was applying for a permit for the pier because she did not know she needed a permit. The pier was left on her property from the previous owner and assumed she was allowed to have it.

Chairman Gauger asked Dahlia what would happen if it was confirmed that a pier was not allowed. Dahlia answered that she would be happy to list the property without available lake access.

Commissioner LaPiana asked Dahlia is she was aware of the allowed occupancy for a short-term rental. Dahlia said at first she was not but after being made aware, the allowed occupancy for the short-term rental has been corrected. Dahlia added that she will still allow her family, friends and co-workers to stay there.

Commissioner Legge mentioned that being respectful to the neighbors and their properties should still be a concern even if it is family and friends staying at the property.

Commissioner Foster stressed the liability concerns of the neighbor's and the importance of being mindful. He explained some of the situations that occurred with previous short-term rentals in the Village of Fox Lake. Dahlia said she understood and was willing to pay for the fence and was more than happy to work with her neighbors. Commissioner Foster recommended removing lake access on the short-term rental listing, and instead offer other things to do for guests such as public parks, boat rental information; etc.

Commissioner Legge agreed with Commissioner Foster pointing out the unique situation of this property. Previous short-term rental petitions have either been on the lake or not on the lake. He suggested to Dahlia to strongly consider removing "lake access" verbiage from the short-term rental listings.

Commissioner Schultz stated that operating a short-term rental is like operating a business and the proper 'homework' needs to be done. The major concerns of respecting neighbors

privacy and not obtaining the required Special Use Permit before listing the property as a short-term rental could have been avoided if the proper ‘homework’ was done. He added that reaching out to the surrounding neighbors may have also been helpful before starting the process.

Resident Kevin Mueller shared his concerns of increased traffic and speeding caused by allowing the short-term rental.

Motion of Recommendation to Village Board

Commissioner Legge made a motion to approve the petition of Dahlia Fahmy, owner of 4TYM2 South Loop Services and of the property, requesting a special use permit to operate a short-term rental at 49 N. Lake Ave in accordance with the Standards set forth in the Village of Fox Lake Zoning Ordinance Section 9-1-6-10- C, items 1-6 with the following conditions:

1. Lake access to be restricted by any renter.

Commissioner Foster seconded the motion.

Roll Call Vote:

Commissioner Schultz	Nay
Commissioner LaPiana	Nay
Commissioner Warden	Nay
Commissioner Foster	Nay
Commissioner Vander Weit	Absent
Commissioner Legge	Aye
Chairman Gauger	Nay

Motion Failed

Chairman Gauger closed the public hearing at 7:51pm.

3.) Special Use Permit for 95 Hillside Ct. to Operate a Short-term Rental

Chairman Gauger opened the petition of 95 Hillside Ct. requesting a Special Use Permit to operate a short-term rental at 7:54pm.

All persons providing testimony for the public hearing of 95 Hillside Ct. were sworn in: Adam Wozny.

Petitioner and contractor purchaser, Adam Wozny was in attendance to present the petition to the Commission.

The single family home consists of two (2) bedrooms, one (1) parking space and has a total square footage of six hundred thirty (630 square feet). The property was previously approved by the Village Board as a short-term rental.

Adam stated that cameras will be installed to monitor the parking since there is only one available parking spot.

Commission Questions

Commissioner Schultz asked if this was Adams first rental property.

Adam stated that this would be his first short-term rental property but has had a long term rental property in Harwood Heights for two (2) years.

Public Comment

None

Motion of Recommendation to the Village Board

Commissioner LaPiana made a motion to approve the petition of Adam Wozny requesting a Special Use Permit to continue operating a short-term rental at the property commonly known as 95 Hillside Ct. in accordance with the Standards set forth in Section 9-1-6-10- C, 3 out of the 5 conditions in the Village of Fox Lake Zoning Ordinance.

Commissioner Foster seconded the motion.

Roll Call Vote:

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

Motion Passed

Chairman Gauger closed the public hearing at 8:00pm.

4.) Annexation for 27430 W. Nippersink Rd. – CrossPoint Church

Chairman Gauger opened the public hearing of the petition filed by CrossPoint Church at 27430 W. Nippersink Rd. requesting annexation into the Village at 8:01pm.

All persons providing testimony for the public hearing of CrossPoint Church at 27430 W. Nippersink Rd. were sworn in: Dan Baright, Edward Fojtik, Judy Carlson, Donald Glashagel, Robert Thormo and Ed Fojtik.

Dan Baright was in attendance representing CrossPoint Church. Dan presented the petition to the Commission. Dan stated CrossPoint Church would feel more comfortable and receive better services if they were in the Village of Fox Lake opposed to Lake County.

Chairman Gauger asked what services they were referring to.

Dan said better services would include police protection and public works maintenance. They also want to be a part of a community as they feel they do not have an identity being in the county.

Director Day explained that the county has lot coverage restrictions that prevent any future growth for the building or parking lot of the church. The Village does have the flexibility to offer future growth for the church.

Commission Questions

Commissioner Warden asked for clarification of the annexation process and if there is any burden for the village.

Director Day explained the annexation process. Any concerns and comments being made during the Planning & Zoning public hearing will be forwarded to the Village Board.

Public Comment

Edward Fojtik lives on the farm behind the church and owns properties in both the county and Fox Lake. He doesn't feel it matters what the church's address is and doesn't see what benefit it would offer for the Village of Fox Lake. Edward explained that his family has had a close relationship with the church for 55 years and they have been good neighbors. Edward stated he doesn't believe the church is being completely truthful. Edward spoke of rumors he has heard of the church's intentions to buy a vacant lot in Oaks of the Hollow and turn it into a parking lot. Edward does not agree with allowing future growth of the church which would cause increased traffic and negatively impacting the surrounding property values.

Commissioner Schultz asked Edward if he was aware of any covenants/restrictions in place with Oaks of Hollow restricting parking lots on vacant lots. Edward said that it is forbidden but they are able to go through the petition process.

Director Day spoke of the original discussion with the church. Director Day clarified that the village's lot coverage requirements are less than the county's. He also said it was very unlikely the Village would take a residential lot in a subdivision with covenants and restrictions and to allow grown trees to be mowed down to be turned into a parking lot.

Judy Carlson neighbor of CrossPoint Church is against any expansion of the church or parking lot because she does not want to live next to a mega church. Judy also said that the current parking lot has never been full except for voting.

Donald Glashagel voiced his opinion that the petition should not be passed. He has lived in unincorporated Lake County for 40 years and never had any problems with the services provided by the county or township.

Robert Thormo agrees with all the concerns previously mentioned and added that he sees police presence in the parking lot all the time.

Dan Baright said he was surprised. He thanked everyone for saying what good neighbors they have been but seems the neighbor's do not trust them. Dan stated they currently do not have plans to expand the parking lot or to buy the vacant lot. Dan said they want to be annexed into the village to be part of the community. He added that it is fair to say that if they stayed in the county, it would be cost prohibited to ever expand the parking lot. He also added that it is fair to say if they were in the village and wanted to expand the parking lot they would still need to get approval.

The Commission asked for clarification of when the conversation with the church and village staff started. Director Day confirmed the first email received was December 8th, 2020.

Commissioner Foster shared his concern if the annexation was approved. If the church decided to expand the parking lot, would it be required to go before the Planning & Zoning Commission? Director Day explained that unless they were asking for a variance they would not be required to go before the Planning & Zoning Commission but it can be added into the annexation agreement.

Intentions of the annexation and future expansion continued to be discussed and questioned by the Commission. Commissioner Foster addressed the conflicting answers regarding the past discussions between the church and county and the church with the village.

Dan said in the past when they were growing, yes they did ask about expanding the parking lot. 1. They do not have the need now. 2. They would have to go to two services before expanding the parking lot. 3. If they wanted to expand the parking lot they would need approval by the village first.

Ed Fojtik informed the Commission of a conversation he had in the past with a former pastor. Ed said the pastor had changed the name of the church to draw more people.

Motion of Recommendation to the Village Board

Commissioner Legge made a motion to approve the petition of CrossPoint Church at 27430 W. Nippersink Rd. requesting to annex their property to the Village of Fox Lake with the following condition(s):

- 1.) Any additions to pervious surfaces or additions to building footprint must come before the Planning and Zoning Commission for review and recommendation.

Commissioner LaPiana seconded the motion.

Roll Call Vote:

Commissioner Schultz	Nay
Commissioner LaPiana	Nay
Commissioner Warden	Aye
Commissioner Foster	Nay
Commissioner Vander Weit	Absent
Commissioner Legge	Aye
Chairman Gauger	Aye

Split Vote; Motion Failed

Chairman Gauger closed the hearing at 8:51pm.

OLD BUSINESS

1. Consideration of a Petition filed by the owners of 12 Hilltop Ave requesting a Special Use Permit to operate a short-term rental

Chairman Gauger reopened the public hearing of the petition filed by the owners of 12 Hilltop Ave requesting a Special Use Permit to operate a short-term rental at 8:54pm.

All persons providing testimony for the public hearing of 12 Hilltop Ave were sworn in: Fabiola Delgado, Mr. Thompson, Debra Jimenez, Louis Jimenez. Fabiola and her family have been living in the home for the past year. They would like to use the property as a short-term rental for a portion of the year to help with the mortgage. This is a single-family home which has five (5) bedrooms allowing for a total occupancy of ten (10) adults. Off-street parking is available for up to six (6) vehicles maximum. They have already reached out to their immediate neighbors.

Commission Questions

Chairman Gauger questioned the distance of Shorewood Manor from 12 Hilltop Ave. Commissioner Warden pointed out that Dick's Marine building and property is located between 12 Hilltop and Shorewood Manor.

Public Comment

Debra Jimenez, owner at 24 N. Pistakee Lake Rd and secretary of the Shorewood Manor Association. Debra stated that they are opposed to allowing the short-term rental at 12 Hilltop Ave. Debra said the past couple years there have been problems with big bon-fires and loud fireworks. Debra presented the petition of opposition signed by 38 residents of Shorewood Manor.

Louis Jimenez said that they were unsure of the situation with the current owners but wanted to go on record saying he is opposed to the short-term rental.

Fabiola stated since they have lived there, they have not set off fireworks. They do not want to allow fireworks on their property either and will add that into their rules and regulations.

Motion of Recommendation to the Village Board

Commissioner Foster made a motion to approve the petition of Fabiola Delgado requesting a Special Use Permit to operate a short term rental at 12 Hilltop Ave in accordance with the Standards set forth in Section 9-1-6-10- C, accommodating items 1-6 in the Village of Fox Lake Zoning Ordinance.

Commissioner Warden seconded the motion.

Roll Call Vote:

Commissioner Schultz	Aye
Commissioner LaPiana	Aye
Commissioner Warden	Aye
Commissioner Foster	Aye

Commissioner Vander Weit	Absent
Commissioner Legge	Aye
Chairman Gauger	Aye
Motion Passed.	

Chairman Gauger closed the hearing at 9:20pm.

2. Consideration of a Petition filed by the owners of 163 Arthur Ave requesting a Special Use Permit to operate a short-term rental

Chairman Gauger reopened the public hearing of a petition requesting a Special Use Permit to operate a short-term rental at 163 Arthur Ave. at 9:21pm.

All persons providing testimony for the public hearing of 95 Hillside Ct. were sworn in: Nick Kutsch, Joseph Zilka and Jianhua Guo.

Petitioner Nick Kutsch presented his petition to Commission. He has been visiting the area for many years and after becoming a new father decided on getting a lake house. They want to use the property as a short-term rental when they are not able to stay there.

Commission Questions

Chairman Gauger asked what the major focus of the property would be and how the neighbors feel about the short-term rental.

Nick stated the major focus is for his family to stay there and rent out when they can't be there. They have made good friends with neighbors.

Commissioner Legge asked how long they have owned the property.

Nick said they have owned it since February.

Commissioner Schultz asked if this is their first rental.

Nick stated they have a long-term rental in McHenry and a short-term rental in Florida.

Commissioner Warden and LaPiana questioned how the property would be monitored with the owner living in Arlington Heights.

The cameras being installed will be covering the deck, parking area and lakefront. Noise monitoring software will also be installed. Nicks cousin who lives in the area will be the property caretaker when Nick can't get there.

Public Comment

Joseph Zilka neighbor of 163 Arthur Ave said he is against the short-term rental because of increased garbage and traffic. He also said the previous week there were four (4) cars in the driveway but they could have been his friends.

Commissioner Schulz and Chairman Gauger asked Nick if he was willing to give his neighbors his number and his cousin's number. Nick said he would.

Jianhua Guo neighbor of 163 Arthur Ave and is concerned that they didn't even know who the property owner was.

Commissioner Warden shared concern of the close proximity of the neighboring home.

Motion of recommendation to the Village Board

Commissioner LaPiana made a motion to approve the petition requesting a Special Use permit to operate a short-term rental at 163 Arthur Ave in accordance with the Standards set forth in Section 9-1-6-10- C, all conditions met in the Village of Fox Lake Zoning Ordinance.

Motion seconded by Commissioner Foster.

Roll Call Vote:

Commissioner Schultz	Aye
Commissioner LaPiana	Nay
Commissioner Warden	Nay
Commissioner Foster	Aye
Commissioner Vander Weit	Absent
Commissioner Legge	Aye
Chairman Gauger	Aye

Motion Passed.

Chairman Gauger closed the hearing at 9:42pm.

VI. PUBLIC COMMENT

None.

ADJOURNMENT

Commissioner LaPiana made a motion, seconded by Commissioner Foster, the Commission voted unanimously to adjourn the meeting.

Respectfully submitted by,



Brigitte Weber
Deputy Clerk