



PLANNING & ZONING COMMISSION MEETING MINUTES

February 9, 2022, 6:30pm

66 Thillen Drive, Fox Lake, IL

This meeting was held in-person and via Zoom

I. Call To Order

Chairman Gauger opened the Planning & Zoning Commission meeting at 6:30pm.

II. Pledge Of Allegiance

III. Roll Call

Present: Commissioner Schultz, Commissioner Legge, Commissioner Foster, Commissioner VanderWeit, Commissioner Nakanishi and Chairman Gauger.

Absent: Commissioner LaPiana.

A quorum was established.

Also in attendance: Economic Development Director Donovan Day

IV. Approval Of Minutes From January 12, 2022

Commissioner Vander Weit made a motion to approve the meeting minutes as submitted, seconded by Commissioner Nakanishi.

Roll Call:

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

Motion passed.

V. New Business

1.) Petition for a Special Use Permit to Allow Boat, Pier and Boat Lift Sales and Storage at 500 S. Route 12.

Chairman Gauger opened the public hearing at 6:34pm.

Petitioner Ron Boesch was sworn in.

Petitioner's, Ron Boesch, owner of Bub's Pier Service and Warren Moulis owner of

Fox Lake Harbor are requesting a Special Use Permit to allow for the sale and storage of boats, boat lifts and piers. Petitioner, Ron Boesch, presented the petition to the Planning & Zoning Commission. The petitioner's intent on remodeling the existing building. The complete exterior restoration scope of work includes: Roof, fascia, soffits, gutters and down spouts, siding, steel awning, column or awning supports, concrete foundation or sign base white and removing two (2) attached storage sheds.

Commission Questions

Commissioner Foster shared his approval of the petition and appreciation for Ron being in Fox Lake.

Commissioner Legge requested confirmation of the landscaping illustration.

Ron confirmed landscaping boxes planted with perennials will be placed down the four hundred (400) foot fence as illustrated by the landscaping architect.

Director Day confirmed the landscaping will be placed in the area between Frontage Rd. and fence.

Ron added that they straightened, tied back and painted the chain link fence.

Chairman Gauger questioned the parking with potential concern of vehicles backing out onto the public street near the daycare driveway.

Ron stated there is room for seven cars, he parks a twenty-five (25) foot truck there and he has not seen any issues.

Chairman Gauger asked if something different will be done with the privacy fence along the Marine Dr. resident side and the chain link fence on the east side of property.

Ron said they will replace the five or six panels that are currently down. They will address fence along Marine Dr. in the next couple years and there will be complete privacy there. The chain link fence is four-hundred (400) feet and a large expense.

Repairs were done to straighten and tie back the fence and painted it black. Ron said they are unsure about replacing the chain link fence.

Chairman Gauger asked if there were any plans of paving the lot and changing the sign.

Ron said they currently do not have any plans for paving the lot. The area is low and unsure how asphalt would do be submerged under water. Their main concern is to get the building looking great, and make repairs as they go along. After meeting with staff on-site, it was determined there is no room for a monument sign. The pole sign will remain. The pole sign will be repainted and panels replaced.

Chairman Gauger asked the Commission after hearing Ron's testimony, should any conditions in the motions be removed.

Commissioner Legge suggested the paving condition.

Commissioner Schultz, neighbor of the property, stated paving in the floodplain will not be welcomed by the neighborhood. Commissioner Schultz added the bigger concerns are of extended parking on Harbor Dr., replacement of the dilapidated fence, the improvements of the building, and landscaping. Commissioner Schultz commended Ron for trying to keep it neat and clean but is concerned of the lenient time line of the improvements.

Ron addressed the extended parking issue on Harbor Dr. with the dilapidated boat and trailer full of tires, saying they were "gifted", they were not theirs.

The Commission discussed the paving condition. Commissioner Legge shared his concern with the time line of the improvements. Instead of twenty four months, maybe change it to twelve months.

Ron stated they would like to have it completed in six months, but they are under the mercy of the contractors. They currently have two bids and looking for a third. Ron asked if it would

be acceptable to put white stone down on the non-asphalt area to help draining and make it look better.

Director Day responded that if the Village Board agrees to leave it as gravel then they would be able to maintain it as gravel but would need to follow the requirements for filling in the floodplain.

The Commission asked if the wood fence along Marine Dr. and the chain link fence along Route 12 would be replaced with six (6) foot privacy fences.

Ron stated they would get the fence along Marine Dr. back up and will revisit it at a future date. He believes it is currently six (6) feet. Ron said the four hundred (400) foot chain link fence will not be replaced.

Commissioner Foster and Commissioner Vander Weit referenced the parking condition with Harbor Ln. agreeing that there is plenty of room.

Director Day informed the Commission when there is opportunity to restrict traffic from backing out from a commercial property onto a public street, staff will recommend consideration of it.

The Commission reopened discussion of the fences along Route 12 and Marine Dr. Replacing the chain fence along Route 12 with a six foot privacy fence would not be beneficial for the business. The Marine Dr. privacy fence faces residential property, provides security for the business and should be repaired or replaced. Commissioner Schultz suggested a six (6) month time limit for the Marine Dr. privacy fence if it will only need to be repaired, and not replaced.

Public Comment

None

Motion of Recommendation

Commissioner Nakanishi made a motion of the approval of the petition for a Special Use Permit for 500 S Route 12, Fox Lake allowing for the sale and storage of boats/piers/lifts in accordance with the Village of Fox Lake Zoning Ordinance 9-1-6-10 Section C, Standards 1, 2, 3, 4 and 6 satisfied.

The following conditions will apply:

- 1.) The privacy fence along Marine Drive is falling down in several areas and/or missing sections of fencing. This needs to be addressed by replacing or repairing the fence with a privacy fence that meets Village code within 6 months from the date of the Special Use Permit being issued.

Commissioner Legge seconded the motion.

Discussion

None

Roll Call Vote:

Commissioner Schultz	Aye
Commissioner Legge	Aye
Commissioner Foster	Aye
Commissioner Vander Weit	Aye
Commissioner Nakanishi	Aye
Chairman Gauger	Aye

Motion passed.

Chairman Gauger closed the hearing at 7:11pm.

Chairman Gauger raised a point of order to realign the agenda items. The second item on the

agenda was moved to be the last item under New Business.

2.) Petition for a Special Use Permit to Construct a 4-unit multi-family Residential Dwelling within the Washington Street Business District at 130 Washington St.

Chairman Gauger opened the public hearing at 7:12pm.

Petitioner Daniel Rippel was sworn in.

Daniel Rippel, owner of the property, presented his petition to the Commission requesting approval to construct a four-unit multi-family residential dwelling at 130 Washington St., Ingleside.

Commission Questions

The Commission raised the question of available parking. The site plan depicts a total of four parking spaces. Multi-family dwellings require two parking spaces per 1 and 2 bedroom units.

Daniel was unaware 1 bedroom units also required two parking spaces, but would inform his engineer.

Commissioner Nakanishi suggested the possibility of diagonal parking.

Commissioner Vander Weit asked the proposed time-frame.

Daniel said after getting the approvals, he would start the architecture part of it and get the permits and fees in. He plans to start this year.

Public Comment

None

Motion of Recommendation

Commissioner Nakanishi made a motion to approve the petition for a Special Use Permit for erecting a four-unit multi-family residential dwelling at 130 Washington St, Ingleside in accordance with Village of Fox Lake Zoning Ordinance 9-1-6-10 Section C, Standards 1, 2, 3, 4, 5 and 6 satisfied.

The following conditions will apply:

1.) The parking lot needs to be reconfigured to allow for eight cars per Village Code.
Commissioner Vander Weit seconded the motion.

Discussion

None

Roll Call Vote:

Commissioner Schultz	Aye
Commissioner Legge	Aye
Commissioner Foster	Aye
Commissioner Vander Weit	Aye
Commissioner Nakanishi	Aye
Chairman Gauger	Aye

Motion passed

Chairman Gauger closed the hearing at 7:18pm.

3.) Petition to Rezone 0 Chris Larkin Road to R2-One-family Residence District.

Chairman Gauger opened the public hearing at 7:19pm.

Petitioner Peter Otis was sworn in.

Peter Otis presented the petition requesting to rezone the property commonly known as 0 Chris Larkin Rd. from B3-Commercial Service and Wholesale District to R2-One-family Residence District. Peter would like to build a single-family home on the four acre property.

Commission Questions

Commissioner Legge asked if there was a reason for requesting R2.

Director Day responded, R2 zoning setback requirements offer a little more leeway.

Public Comment

None

Motion of Recommendation

Commissioner Nakanishi made a motion to approve the petition for rezoning the property commonly known as 0 Chris Larkin Road to R2 – One family residence from B3 Commercial Service and Wholesale District in accordance with Village of Fox Lake Zoning Code 9-1-6-9 Section C, Items 1-4 satisfied.

Commissioner Legge seconded the motion.

Roll Call Vote:

Commissioner Schultz Aye

Commissioner Legge Aye

Commissioner Foster Aye

Commissioner Vander Weit Aye

Commissioner Nakanishi Aye

Chairman Gauger Aye

Motion passed

Chairman Gauger closed the hearing at 7:23pm.

4.) Sign Variance for Fox Lake Motel.

Chairman Gauger opened the public hearing at 7:25pm.

Applicant Krzysztof Kulasik, wife Danuta Kulasik and daughter Monika Kulasik were present.

Monika presented the request for a seven foot setback instead of the required ten feet in order to remain in the landscaped area and to avoid potential safety and parking lot traffic issues. They are also requesting a two foot variance for a total height of ten feet instead of the required eight feet to gain visibility.

Commission Questions

Commissioner Legge mentioned the long term plan of a possible sidewalk being installed on that side of Route 12 and questioned if the proposed variance would cause an encumbrance.

Director Day replied that it would not, it is on private property. Based on where the right-of-ways' fall with the Route 12 expansion, the sidewalk option is unlikely.

Commissioner Foster asked what the height of the current sign is.

Applicants believe its current about fifteen or sixteen feet.

Commissioner Foster, Vander Weit and Chairman Gauger agreed the proposed monument sign would provide greater visibility.

Public Comment

None

Motion of Recommendation

Commissioner Foster made a motion to approve the petition for a sign setback and height variance for the property commonly known as the Fox Lake Motel, 25 S Route 12, Fox Lake, IL. The front yard setback variance will be three feet allowing the new monument sign to be seven feet from the property line. The height variance will be an additional two feet for a total of ten feet instead of the maximum of eight feet as indicated in the Village of Fox Lake Sign ordinance 10-1-3-4.

Commissioner Vander Weit seconded the motion.

Roll Call Vote:

Commissioner Schultz	Aye
Commissioner Legge	Aye
Commissioner Foster	Aye
Commissioner Vander Weit	Aye
Commissioner Nakanishi	Aye
Chairman Gauger	Aye

Motion passed

Chairman Gauger closed the hearing at 7:30pm.

5.) Approval of the 2022 Meeting Dates.

Chairman Gauger opened the public hearing at 7:30pm.

Commissioner Legge approved the 2022 meeting dates, seconded by Commissioner Nakanishi.

All in favor; 2022 meeting dates approved.

Chairman Gauger closed the hearing at 7:31pm.

6.) Petition for a Special Use Permit to Allow Boat, Pier and Boat Lift Sales and Storage at Lots 10, 11, 12, and 13 in the Meyers Bayview Terrace Subdivision.

Chairman Gauger opened the public hearing at 7:31pm.

Petitioners, Ron Boesch, owner of Bub's Pier Service and Warren Moulis, owner of Fox Lake Harbor and Inland Harbor are requesting a Special Use Permit to allow sales and storage of boats, boat lifts and piers on existing vacant lots 10, 11, 12, and 13.

Petitioner, Warren Moulis, presented the petition to the Commission. They intend to construct 75' x 100' metal building for sales, repairs and storing of boats.

Commission Questions

Chairman Gauger indicated a metal building along Route 12 is not generally favored. He asked what plans were in place to make the proposed metal building look more attractive.

Mr. Moulis plans to have windows and stone work on the front of the building facing Route 12. The property will be cleared and cleaned up with landscaping.

Depending on which building is may have a pitched roof with some dormers.

The proposed size exceeds the allowable lot coverage of 20% by 3%.

Chairman Gauger and Director Day explained that to meet the allowable lot coverage, the building will need to be reduced to 70' x 90'. If they want to go with the 75' x 100' they could present another petition for a variance.

Public Comment

None

Commissioner Nakanishi made a motion to table the petition to the following meeting, seconded by Commissioner Vander Weit.

All in favor.

Chairman Gauger closed the hearing at 7:45pm.

VI. Old Business

1.) Petition for a Special Use Permit for 133 Cora Avenue to Operate a Short-term Rental

The petition for a Special Use Permit for 133 Cora Ave was brought back from the table at 7:46pm.

Jorge Figueroa, representing petitioner Omar Bibian, was sworn in.

All violations from the short-term rental inspection report dated November 2, 2021 have been abated.

Commissioner Nakanishi made a motion to approve the petition for a Special Use Permit for 133 Cora Ave to operate a short-term rental in accordance with the standards set forth in the Village of Fox Lake Zoning Ordinance 9-1-6-10-C, Items 1-6. Commissioner Schultz seconded the motion.

Roll Call Vote:

Commissioner Schultz Aye

Commissioner Legge Aye

Commissioner Foster	Aye
Commissioner Vander Weit	Aye
Commissioner Nakanishi	Aye
Chairman Gauger	Aye

Motion passed

Chairman Gauger closed the meeting at 7:50pm.

VII. Public Comment

None

VIII. Adjournment

Commissioner Schultz made a motion, followed by Commissioner Nakanishi, the Commission voted unanimously to adjourn the meeting at 7:51pm.

Respectfully submitted by,



Brigitte Weber
Deputy Clerk



Planning & Zoning Commission Meeting

February 9th 2022 Sign In Sheet

Please Print Name:

Con Buresh

Dan Rypel

PHD

Krystof Kacheflik Monika Kulasik

Warren Munro

Jorge Figueiroa