



PLANNING & ZONING COMMISSION MEETING MINUTES

April 12, 2023, 6:30pm
66 Thillen Drive, Fox Lake, IL
Also Available Virtually Through the Link Below

I. Call To Order

The meeting was called to order by Commissioner VanderWeit at 6:30 PM

II. Pledge Of Allegiance

III. Roll Call

| | | Present | Absent |
|---------------|-------------|----------|-----------------|
| Commissioner: | LaPianna | <u>x</u> | _____ |
| | Bongiovanni | <u>x</u> | _____ |
| | Legge | <u>x</u> | _____ (By Zoom) |
| | Swanson | <u>x</u> | _____ |
| | VanderWeit | <u>x</u> | _____ |
| | Nakanishi | <u>x</u> | _____ |
| Chairman: | Gauger | _____ | <u>x</u> _____ |

A quorum was established.

Also in attendance: Director Day (by zoom)

IV. New Business

1) 40 S. Route 12 – Sign Variance – McDonald's

Commissioner VanderWeit opened the hearing at 6:31PM Closed 6:48PM

Petitioner John Witmer was sworn in.

Mr. Witmer said that his customer is trying to get the pylon sign raised to an overall height of 35 feet for better visibility. Also, they want a 3' x 5' electronic message center on the sign.

Commissioner LaPianna asked if Mr. Witmer is with the sign company and he verified that he is. Commissioner LaPianna asked if there is justification for needing such a tall sign. Mr. Witmer can't answer that question, he was just asked to be here. Commissioner LaPianna asked if they are willing to accept a lower height and Mr. Witmer said he is sure that they would. He also apologized that he was put into this at the last minutes and

doesn't have answers. Commissioner LaPianna stated that, in his opinion, this sign would be much too high for that stretch of road. Commissioner Bongiovanni agreed and said that Taco Bell and Walgreens are 25 feet and this is a race to see who can get their sign higher. Commissioner VanderWeit agreed that 35 feet is aggressive relative to the other signs in the area.

Mr. Witmer said that he will take this back to his customer and see where they stand. Commissioner Nakanishi suggested that it was too bad that they didn't come to the meeting tonight. Mr. Witmer said that he had expected other folks to be here. The set back is 10 feet from the road and it is suggested that the sign could be best placed farther north on the property. Mr. Witmer also said that they are looking for a message center.

Commissioner LaPianna pointed out that they are looking for 2 variances; one for the height of the sign and one for the pole. Director Day agreed with that statement and said that the staff is recommending a monument sign. Commissioner LaPianna suggested that if the sign variance is approved, there should be conditions attached that say the sign must be a monument and no more than 25 feet high. Commissioner Bongiovanni pointed out that this would be the third sign with a 25 foot variance and would encourage other businesses to come before the commission for similar variances.

Commissioner Legge added that the village went to extensive lengths to create the sign ordinances and the current objective is 15 feet. He feels that 25 feet is too high and makes our main road look like a highway. Director Day said that he has yet to see a 25 foot monument sign and the typical height is 10 to 15 feet.

Commissioner LaPianna asked Director Day about the Villages' request that says, "Pole size exceeding the maximum allowable height of 10 feet by 25 feet". Does that mean it is 10 feet wide by 25 feet tall? Director Day said the maximum height is 10 feet so the petitioner is asking for a variance of 25 feet. Commissioner VanderWeit said that the variance is for it to be a pole sign and it would be 25 feet higher than our highest allowable.

Public Comments

None

Motion of Recommendation

Commissioner LaPianna made a motion to continue the application for sign variance at 40 S Route 12 (McDonalds), seconded by Commissioner Swanson.

Discussion

Commissioner Legge restated that the objective of the sign ordinances was to change the completion and the look of our main drive areas. We should try as best we can to honor those requests, especially in high congestion areas. We need to start putting some kind of hold on these requests.

There was further discussion between the Commissioners and Director Day concerning possible conditions to be placed upon this variance, if approved. The other restaurants along Route 12 with signs higher than the current ordinance allows were "grand-fathered in" based on a previous sign ordinance except for Moretti's which was granted a variance and is 20 feet high. Commissioner Bongiovanni suggested that McDonalds should come

back to the Commission with actual proposal, based on comments made tonight, that includes a monument sign and the actual height that they are looking for. Otherwise, the commission is conditioning something when we don't know what it will look like.

Commissioner Legge commented that when previous sign variances were granted, there must have been a good reason and the objective is to have a long term perspective on the visual appearance of the Village. Commissioner Nakanishi agreed and said that we should stick with the height in the ordinance, thinking long-term. It was also stated that the location of the sign matters and the McDonalds is located in an area where there are a lot of other signs. The competition in that area is only going to have signs getting higher and higher whereas Moretti's is stand alone. The McDonalds should not be higher than any others that are currently in that area.

Director Day suggested that the Commissioners might want to deny the petition on its face and work with the owner and the sign company to find something else. If they need to go taller than the ordinance allows (8 feet), they can bring it back to the Commission. With this, the Commission can see the details before making a decision. Commissioner VanderWeit agreed that the Commission needs to see a rendering of what the sign would look like and the dimensions.

Roll Call Vote

| | Yea | Nay |
|---------------|----------|-------|
| Commissioner: | | |
| LaPianna | <u>x</u> | _____ |
| Bongiovanni | <u>x</u> | _____ |
| Legge | <u>x</u> | _____ |
| Swanson | <u>x</u> | _____ |
| Nakanishi | <u>x</u> | _____ |
| VanderWeit | <u>x</u> | _____ |

Motion Passed

2) 21 W. Grand Ave. – Sign Variance – The Coffee Shop

Commissioner VanderWeit opened the hearing at 6:48 PM Closed 6:50 PM

There is no one present to represent the petitioner.

Commissioner LaPianna made a motion for a continuance of the sign hearing at 21 W Grand Avenue (The Coffee Shop). The motion was seconded by Commissioner Swanson.

| | Yea | Nay |
|---------------|----------|-------|
| Commissioner: | | |
| LaPianna | <u>x</u> | _____ |
| Bongiovanni | <u>x</u> | _____ |
| Legge | <u>x</u> | _____ |
| Swanson | <u>x</u> | _____ |
| Nakanishi | <u>x</u> | _____ |
| VanderWeit | <u>x</u> | _____ |

Motion Passed

3) 14 N. Lake Ave – Special Use Permit - Short-term Rental

Commissioner VanderWeit opened the hearing at 6:50 PM Closed: 7:22 PM

Petitioner Jason Dutmers and Kelly Dutmers were sworn in.

Mr. Dutmers stated that they are not real estate people who are looking to rent every night. This is a second home for the Dutmers and they have friends and family who want to use the property. The Dutmers are committed to doing this according to the rules of the village.

Commissioner VanderWeit said that the petition showed 2 bedrooms that would be available for the short term rental. According to Village ordinance, two bedrooms would accommodate 4 persons but the petition states up to 8 adults. Only 4 adults would be allowed. Mr. Dutmers stated that the petition included 4 adults and is an area with bunk beds that would hold 4 children. Apparently, this was an error on the petition. There is a murphy bed in the basement that would accommodate 2 adults. Commissioner LaPianna noted that, unless there is a door, the area with the murphy bed would not qualify as a bedroom, so the limit would still be 4 adults.

Commissioner VanderWeit asked how this property would be managed when the Dutmers are not at the property. The Dutmers have other rental properties. He is “pretty good” at maintenance and will hire contractors if needed. Also, they are “pretty active” in making sure that they inspect their property. They have a good track record with other properties.

Commissioner LaPianna asked about an inspection report for this property, there was no documentation submitted. Director Day asked if the Dutmers had the report with them and Mr. Dutmers said he did not receive a copy of the report but he is aware that there were 4 items that needed to be addressed. Also, he has applied for a permit to move the hot water heater. Director Day agreed that, as of this time, the property has not passed inspection.

The Dutmers live in Chicago, by Harlem and Devon. Mr. Dutmers said that he would come out if there is a problem (even if it was midnight). He also stated that they would consider a professional management company. At this time, if a renter has an issue, they would call the Dutmers. Some of the neighbors have been contacted regarding the possible short-term rental of this property. One neighbor seems to be fine with it, another seems to be concerned. Mr. Dutmers has tried to establish a good relationship with her and she has been encouraging and very neighborly to them. The neighbors have contact information for the Dutmers. The neighbors also helped them with a contact for someone to help with setting up their pier.

Public Comments

All persons who wish to speak were sworn in.

Phillis Adler has lived at 7 N. Lake for 35 years has loved it because of the quiet, small neighborhood, great view and access to the train. Ms. Adler feels there are already too many short-term rentals approved in the area. This has happened in the past without zoning changes. This area is zoned single-family, residential.

Commissioner VanderWeit said that Fox Lake has a very strict ordinance on short-term

rentals. In some municipalities, you can have a short-term rental without any type of license. Short-term licenses in Fox Lake are reviewed once a year. They have to maintain their property and cannot be infringing on quiet enjoyment of their neighbors or they risk having their license revoked. If there is a problem with loud parties and such, it is recommended to call the police. We have not had any recent instances of the police being called. Ms. Adler stated some problems that the neighbors have had in the last several years.

Lawrence Tilli and his wife, Blanca Tilli came forward. They have owned the property at 1 N Lake Avenue for the last 12 years. This is a residential neighborhood where families grow up and kids play. We don't need strangers coming in, maybe the wrong element. Parking is an issue as this is a narrow street and this is not something that we need. You're going to start pushing out people on the lake front, getting rid of the residential homes and having party houses and that's not what we want to see. Commissioner LaPianna asked, if there is someone parking illegally on the street, what do you do about it? Mr. Tilli said they would call the police, but why would they want to go through that. Mr. Tilli agreed that he is making a lot of assumption about what will happen if this short-term rental is allowed in his neighborhood and said, "prove me wrong". It was then stated that we have about 40 short-term rentals in the Village at this time and have had no problems.

Kitty Mueller lives at 16 N Linden. She is concerned with the volume. The people who lived there before had a big parking area. She also questioned why the Dutmers need a short-term rental permit if all they will be having is family and friends there. If they are renting the property, Ms. Mueller is concerned about how many cars or trailers etc will be there. Also, there is another property (10 N Lake) that is short-term rental and that will mean 2 properties within a 3 property span in a residential neighborhood. It was noted that the property at 10 N Lake has not yet been approved for STR.

Commissioner LaPianna said that there is a clause in our ordinance about distance between properties for short-term rentals. Director Day said that the distance clause was not adopted by the Village Board of Trustees and therefore is not in the ordinance. The Board of Trustees added language that said that distance between properties could be a factor in determining recommendations.

Kevin Mueller lives at 15 Linden. He states that he has seen a lot of cars on Lake Street in the past. When they had the Fourth of July fireworks on the lake, it was a madhouse. This is a small street. Also, friends and family do not constitute an Air-B-and -B. That's the family fun house. There are enough short-term rentals in the area, we don't need any more. What are they adding to the village? Are they taxed at a higher rate? Are they a business? They are making money, is the village making money or is it just residential tax? There is a permit fee and 5% hotel/motel tax. It was suggested by the commissioners that Mr. Mueller should read the updated short-term rental ordinance on the Village website and most of his questions would be answered.

The Dutmers were asked by Commissioner VanderWeit what the parking situation would be at 14 N Lake Avenue. Mr. Dutmers said 6 cars would fit. However, he does not see an issue coming up regarding parking on the street. Commissioner VanderWeit also said that with a maximum of 4 adults, it seems unlikely that there would be more than 4 cars. The rental agreement stated that parking would be limited to 5 spaces and there would be no parking on the street. It was suggested to change that to a limit of 4 parking spaces and Mr. Dutmers agreed.

Commissioner Bongiovanni asked if there is any sound monitoring or video monitoring equipment installed. Mr. Dutmers said only the doorbell in the front. He verified that the doorbell is a camera.

Commissioner Bongiovanni stated that there is another short-term rental at 28 N Lake.

Commissioner LaPianna is uncomfortable passing this petition without the property passing a final inspection. Commissioner Nakanishi agreed. Commissioner LaPianna asked Director Day if the inspection not being done is a Village issue. Director Day stated that Patty has been out of town for a week and inspection reports have been delayed in being attached to the property records. He also said that the Village is trying to hire another Administrative Assistant to help with the paperwork processing. A permit to install a tank-less water heater was issued today but the work has not been done and there has not been an inspection.

Motion of Recommendation

Commissioner LaPianna made a motion to continue this hearing until permitted work is complete and passes inspection. Commissioner Nakanishi seconded.

| Roll Call Vote | Yea | Nay |
|-----------------------|------------|------------|
| Commissioner: | | |
| LaPianna | <u>x</u> | _____ |
| Bongiovanni | <u>x</u> | _____ |
| Legge | <u>x</u> | _____ |
| Swanson | <u>x</u> | _____ |
| Nakanishi | <u>x</u> | _____ |
| VanderWeit | <u>x</u> | _____ |

Motion Passed

4) 39487 N. Shore Drive, Spring Grove – Special Use Permit - Short-term Rental

Commissioner VanderWeit opened the hearing at 7:22PM Closed 7:31PM

Petitioners April Whitmer, Tracey Whitmer and Stephanie Welter were sworn in.

This home was primary residence of one of the sisters. She is going through a divorce and rather than let the property go, these three thought it would be an opportunity to go into business together. She is very clear that this is not a party house and that will be put into the language of their listing. It is a beautiful house and they want to protect it. They don't want parties in there for the sake of the neighborhood as well as for the sake of this home. They will have 4 cameras and decibel meters installed. The property has a view of the lake and one side abuts Chain of Lakes State Park. Also, there is a long, private drive to get to the house and there is a lot of parking so there would never be any parking on the street. It was confirmed that this property is under Fox Lake jurisdiction and has a Spring Grove address. The neighbors have not been approached about this specific issue but they do have a good relationship. Everyone has the phone numbers to contact owners.

Commissioner Bongiovanni asked the intended maximum occupancy for the house. There are 4 bedrooms for adults (including the basement and the “man cave”) and “nooks and crannies” for kids. Commissioner VanderWeit noted that, on the registration, the total number of bedrooms is 3. The “man cave” was not included as a bedroom. So, according to the registration, there will be a maximum of 6 adults. The petitioner agreed to 6 or less adults.

Public Comments

Ben Wallace (on zoom): His mother lives next door to this property. Mr. Wallace has no issues with the petitioners and what they are doing. He wants to have known that this is a great area for a short term rental.

Motion of Recommendation

Commissioner LaPianna made a motion to approve a Special Use Permit for Short Term Rental at the property commonly known as 39487 N Shore Drive, Spring Grove, Illinois, in accordance with the Village of Fox Lake zoning ordinance 9-1-6-10, subsection C, with standards 1, 2, 3, 4, 5, and 6 satisfied. The motion was seconded by Commissioner Swanson.

Discussion

Director Day confirmed that this property passed inspection.

| Roll Call Vote | Yea | Nay |
|-----------------------|------------|------------|
| Commissioner: | | |
| LaPianna | <u>x</u> | _____ |
| Bongiovanni | <u>x</u> | _____ |
| Legge | <u>x</u> | _____ |
| Swanson | <u>x</u> | _____ |
| Nakanishi | <u>x</u> | _____ |
| VanderWeit | <u>x</u> | _____ |

Motion Passed

5) 3 N. Maple Ave. – Special Use Permit - Short-term Rental

Commissioner VanderWeit opened the hearing at 7:32PM Closed 7:44PM

Petitioner Steven Jergensen and Willow Jergensen were sworn in. Audience members that intend to testify on behalf of or against this petition were also sworn in.

Mr. Jergensen stated that this would be their second short-term rental permit in Fox Lake, they also own 100 E Grand. This location has 2 bedrooms and sunset views of Lake Mineola. It is not big enough for parties or rowdiness. It has a maximum of 4 adults and is intended for 2 couples, a small family, or a honeymoon. It has 2 parking spaces. This will be listed as a quiet neighborhood with advisory to respect the neighbors. There are security cameras, they use Minute for sound pressure meters to detect excess wi-fi use and identify if too many people are in the house. The property is totally fenced in.

Commissioner VanderWeit asked Director Day to confirm the inspection status on this property. The petitioner has not yet closed on the purchase of the property and therefore has not had an inspection done. He will schedule the inspection as soon as the purchase is complete.

The commissioners discussed that they cannot approve a special use permit on a property that the petitioner does not own. Mr. Jergensen agreed but then stated that he didn't know that an inspection was required and the requirement is not stated in the application. Director Day said that we do tell the petitioners that an inspection is required. Mr. Jergensen said that he recalls there is a stated requirement for inspection prior to an Occupancy Permit is issued but he does not believe that this is part of the checklist for the Special Use Permit. Director Day read from the submittal checklist a line that says an inspection must be passed prior to the short-term rental hearing.

Motion of Recommendation

Commissioner Nakanishi made a motion to continue this hearing until short term rental inspection is passed. Commissioner LaPianna seconded.

| Roll Call Vote | Yea | Nay |
|-----------------------|------------|------------|
| Commissioner: | | |
| LaPianna | <u>x</u> | _____ |
| Bongiovanni | <u>x</u> | _____ |
| Legge | <u>x</u> | _____ |
| Swanson | <u>x</u> | _____ |
| Nakanishi | <u>x</u> | _____ |
| VanderWeit | <u>x</u> | _____ |

Motion Passed

6) 15 Atwater Pkwy – Special Use Permit - Short-term Rental

Commissioner VanderWeit opened the hearing at 7:44PM Closed 8:02PM

Director Day was asked if this property has passed inspection. The petitioner stated that his property passed inspection for long term rental back in October and passed with "flying colors".

A member of the audience asked if there would be notices mailed as to when the continued hearings are scheduled. Will the properties be posted with signs? Director Day said that notices will not be mailed out. The hearings will be continued to the next Planning and Zoning meeting on May 10th, at 6:30PM. The dates of the meetings and meeting agendas are listed on the Village website.

Petitioner Jeffery Tomcsik, owner of 15 Atwater Parkway, signed in.

Mr. Tomcsik stated that he and his family use the house as a weekend or summer home. There are about 4 weekends in the summer when they cannot use it so they would like to rent it out. It is a very well appointed home. It was inspected in October and he had a long term rental in there for several months. He added a door lock that notifies him whenever someone enters or leaves the house. He also has a ring video/sound at the front door and back door and a flood light ring camera over the garage. The garage holds 2 cars with 2 spaces in front of it. This is a 3 bedroom home and he plans to allow

6 adults plus children for short term rental.

Commissioner Swanson said that the lease agreement does not list how many guests are allowed – should state 6 adults maximum. Mr. Tomcsik stated that he will make that change. Mr. Tomcsik stated that he does not anticipate having any problems with the rentals but said that he works in Lake Zurich so he is pretty close by also that his neighbor, Blake, is aware of the rental (all of the neighbors are aware) and has access to the house to do repairs if needed.

Public Comment

Commissioner Legge asked if we have other short term rentals on Atwater. Commissioner VanderWeit said that we do. There are 3 short term rentals, 23 Atwater, 21 Atwater, and 9 Atwater.

Audience member who wish to comment were sworn in.

Al Knasel lives at 40 Atwater. He is also the president of the Park Association on Atwater. His concern is that there are several on the block, they are not being any problem as of yet but he wants to build one. There is a limit of how many will be allowed and there are only 20 spaces left. Mr. Knasel is waiting for something from Director Day to get going on this and what happens to him when 60 people are used up. He has lived here since 2004 and this is on his own property that he wants to build this home to use for income. Commissioner LaPianna said that it would be up to the Village Board to adjust the ordinance.

Mr. Knasel also questioned the requirement of 2 adults per bedroom. That is to sleep there, what about the people they invite over during the day? Commissioner VanderWeit state that the intent is for 2 adults per bedroom as a maximum occupancy. Commissioner LaPianna stated that there is no limitation regarding the number of guests at a home but only 2 adults per bedroom are allowed to stay overnight. Mr. Knasel said that there are more people staying at these places than what is on the rental agreements.

Tom (on zoom) said he has been listening to these discussions for a long time. He was sorry that the Village Board did not go along with the Commissions' recommendation regarding distance between short term rentals as this seems to be the point of most concern to the people, especially the cluster on and around Atwater. This lot is within 150 feet of the closest short term rental. Commissioner VanderWeit said that parking would create a restriction. Someone said that he has a cul-de-sac that does not allow parking but that doesn't stop people from parking there.

Motion of Recommendation

Commissioner LaPianna made a motion to approve a Special Use Permit Petition, as presented, for Short Term Rental at the property commonly known as 15 Atwater Parkway, Fox Lake, Illinois, in accordance with the Village of Fox Lake zoning ordinance 9-1-6-10, subsection C, with standards 1, 2, 3, 4, 5, and 6 satisfied. The motion was seconded by Commissioner Swanson.

Roll Call Vote

Yea

Nay

| | | | |
|---------------|-------------|----------|-------|
| Commissioner: | LaPianna | <u>x</u> | _____ |
| | Bongiovanni | <u>x</u> | _____ |

| | | |
|------------|--------------|--------------|
| Legge | <u> x </u> | _____ |
| Swanson | _____ | <u> x </u> |
| Nakanishi | <u> x </u> | _____ |
| VanderWeit | <u> x </u> | _____ |

Motion Passed

V. Old Business

1) 10 N. Lake Ave. – Special Use Permit - Short-term Rental

Commissioner VanderWeit opened the hearing at 8:04PM Closed 8:15 PM

Petitioner Jonathan Sheinkop was sworn in.

He has stayed in Air B&B's many times and has never seen the problems that many people have in mind. He also feels that if neighbors who are doing short term rentals are made to compete because of situational proximity seniority matters. Mr. Sheinkop lives in Highland Park and this is a vacation house. They have invested a lot in this area and in their home. There are 2 bedrooms on main floor and a bedroom for children on the top floor. There will be no bedroom area in the basement because there is no egress. This means rental for 4 adults maximum. Mr. Sheinkop was not aware of the inspection requirement. There was an inspection passed last summer. There is a ring doorbell and a camera that shows the parking area. They also have an on-line management company which has 24 hour service in case of an emergency.

Commissioner VanderWeit asked Director Day about the density of short term rentals on N Lake. There is one at 28 N Lake, 29 N Lake, and 46 N Lake (5 units) and one petition was continued early this evening. Commissioner LaPianna said that the only one that has been approved is 28 N Lake.

Commissioner LaPianna asked what is in the garage. Mr. Sheinkop stated that there are 2 designated parking spots along the white picket fence. Commissioner Legge asked about communication with neighbors. Mr. Sheinkop stated that his neighbors are aware and that the sign about the special use has been in front of his house for a couple of months. Commissioner Swanson suggested that the age of the renters should be raised. Director Day stated that an inspection was passed but not within the last 6 months.

Public Comment

None

Motion of Recommendation

Commissioner Nakanishi made a motion to continue this hearing until property passes rental inspection. Commissioner LaPianna seconded.

| Roll Call Vote | Yea | Nay |
|-----------------------|--------------|------------|
| Commissioner: | | |
| LaPianna | <u> x </u> | _____ |
| Bongiovanni | <u> x </u> | _____ |
| Legge | <u> x </u> | _____ |
| Swanson | <u> x </u> | _____ |
| Nakanishi | <u> x </u> | _____ |
| VanderWeit | <u> x </u> | _____ |

Motion Passed

VI. Approval of Minutes from March 8, 2023 as written

Commissioner Swanson made a motion to approve minutes of March 8, 2023, as written, and seconded by Commissioner Nakanishi.

| | | Yea | Nay | Abstain |
|---------------|-------------|----------|-------|----------|
| Commissioner: | LaPianna | <u>x</u> | _____ | _____ |
| | Bongiovanni | <u>x</u> | _____ | _____ |
| | Legge | <u>x</u> | _____ | _____ |
| | Swanson | <u>x</u> | _____ | _____ |
| | VanderWeit | _____ | _____ | <u>x</u> |
| | Nakanishi | <u>x</u> | _____ | _____ |

Motion Passed

Approval of Amended Minutes from March 20, 2023

Commissioner Bongiovanni made a motion to approve the minutes of March 20, 2023, as written, and seconded by Commissioner Swanson.

| | | Yea | Nay | Abstain |
|---------------|-------------|----------|-------|----------|
| Commissioner: | LaPianna | <u>x</u> | _____ | _____ |
| | Bongiovanni | <u>x</u> | _____ | _____ |
| | Legge | _____ | _____ | <u>x</u> |
| | Swanson | <u>x</u> | _____ | _____ |
| | VanderWeit | <u>x</u> | _____ | _____ |
| | Nakanishi | <u>x</u> | _____ | _____ |

Motion Passed

VII. Public Comment

Steve Jergensen asked if anything had changed in the process or the terminology of the inspections in regard to when to show up here? Commissioner Nakanishi stated that the rental inspection is part of the steps to check off before you appear here. Director Day said that this should be highlighted better in the packet so it is more obvious to the applicants. The Commissioners agreed that we have been doing this for several years and never had a problem until now. This requirement has not changed. It should be clarified for the future.

Phillis Adler stressed that the Commissioners should consider the number of applicants on North Lake Avenue. This is a small street with sharp curves in the road and a quiet neighborhood. Commissioner LaPianna stressed that we are just a recommending board, it is the Village Board of Trustees that approves or denies the petition. Mrs. Adler asked if the public could address the Board and was encouraged to do so.

Someone in the audience asked if flooding is considered. Atwater floods a lot especially the piers. He also, asked about an easement in Hillside Plaza. This matter should be taken to the Village Board.

The Commissioners asked Director Day about the news that he is leaving the Village. Donovan said that this is his last Planning and Zoning meeting. He said that he is moving to another municipality closer to his home in McHenry County. He stated that he is sincerely going to miss the commissioners and that it has been an honor to serve you all. This is the best commission he has ever served and the best group of people he has ever served so, thank you.

Commissioner LaPianna joked that this is the second strike for Donovan, then thanked him for his service and the commissioners agreed that they will miss Donovan. The commissioners wished Donovan luck.

VIII. Adjournment

Motion to adjourn was made by Commissioner LaPianna seconded by Commissioner Swanson.

Discussion

Commissioner VanderWeit thanked everyone for their patience tonight. All agreed that she did a fine job.

The Commissioners voted unanimously to adjourn the meeting.

Meeting Closed at 8:30PM

Respectfully submitted by,



Patricia Russell
Deputy Clerk

Click the following link to attend this meeting via Zoom:

<https://us06web.zoom.us/j/84858552986?pwd=Vk5Vc0d4QTQ2cU81eVpYV253MmNxdz09>

Meeting ID: 848 5855 2986
Passcode: 855129