



## PLANNING & ZONING COMMISSION MEETING MINUTES

February 14, 2024, 6:30pm

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

*The meeting was held via in-person and via Zoom conference.*

<b>I.</b>	<b>Call To Order</b>	<b>Open: 6:30 PM</b>	<b>Closed: 7:16 PM</b>
<b>II.</b>	<b>Pledge Of Allegiance</b>		
<b>III.</b>	<b>Roll Call</b>	<b>Present</b>	<b>Absent</b>
	Commissioner:	Joe Bongiovanni	<input checked="" type="checkbox"/> _____
		Stephen Legge	<input checked="" type="checkbox"/> _____
		Eric Swanson	<input checked="" type="checkbox"/> _____
		Barbara Nakanishi	<input checked="" type="checkbox"/> _____
		Jeff Bell	<input checked="" type="checkbox"/> _____
		Michelle Stewart	<input checked="" type="checkbox"/> _____
	Chairman:	David Gauger	<input checked="" type="checkbox"/> _____

A quorum was established.

Also in attendance: Patricia Russell, Jodi Luka, Kyle Legge

#### IV. Approval of January 10, 2024, Regular Meeting Minutes

A motion was made by Commissioner Nakanishi to approve the minutes of January 10, 2024, as submitted. This was seconded by Commissioner Bell.

**Affirmative Vote:** all in favor. Motion passed.

## **V. Old Business - None**

## VI. New Business

## 1) 152 Eagle Point Rd – Variance

**Open:** 6:38PM      **Close:** 6:40PM

Marc Gajdos was sworn in.

Mr. Gajdos has decided to remove this petition from consideration and will not be moving forward with this project. He apologized for any inconvenience.

**2) 156 Eagle Point Rd – Special Use Permit to Operate a Short-term Rental**  
**Open: 6:41PM      Close: 7:08PM**

Sandy Arneson was sworn in.

The main goal is to have a short-term rental for families for 2 to 7 days. Ms. Arneson stated that all village guidelines will be followed. The property will not be rented for parties, weddings, conferences or other types of events (according to village rules). This will be the first short-term rental for Ms. Arneson. Ms. Arneson her daughter will work together to manage the property. There was discussion regarding parking availability and that the parking area must have an impervious surface. Also, the property is on a well for water and has city sewer.

Several suggestions to make the petition more complete were presented by the commissioners and Chairman Gauger suggested that Ms. Arneson confer with the Director of the Community Development (Jodi Luka) and others in the Building Department to expand on the information in the petition packet before the future Village Board meeting where her petition will be considered.

All six condition questions were asked and answered.

**Audience Comments**

Michele Kudelas was sworn in.

Ms. Kudelas stated that her main concerns are strangers, crime, and safety in the neighborhood. She is also concerned about noise, the cohesion of the neighborhood and uncontrolled garbage. She also noted that STR properties help to create a shortage of housing in the area for people looking for a full-time residence.

**Motion of Recommendation**

Commissioner Bongiovanni made a motion to approve the Special Use Permit for a Short-term Rental as presented, for the property commonly known as 156 Eagle Point Road (Fox Lake, IL) in accordance with Village of Fox Lake Zoning Code 9-1-6-10, subsection C. By ordinance, six standards need to be satisfied; they are 1, 2, 3, 4 5, and 6. There is one additional condition: parking for only 4 vehicles in the driveway. This was seconded by Commissioner Bell.

**Discussion**

None.

<b>Roll Call Vote</b>	<b>Yea</b>	<b>Nay</b>
Commissioner: Bongiovanni	<u>  x  </u>	_____
Legge	<u>  x  </u>	_____
Swanson	<u>  x  </u>	_____

	Nakanishi	<u>  x  </u>	_____
	Bell	<u>  x  </u>	_____
	Stewart	<u>  x  </u>	_____
Chairman:	Gauger	<u>  x  </u>	_____

Motion Passed.

### 3) 282 E Grand Ave – Sign Variance

**Open:** 7:09PM      **Close:** 7:18PM

John Burgess was sworn in.

The sign would be for Pug Mahones Irish Bar & Grill (they also own The Playground Resort). The signage at Pug Mahones' is outdated. The plan is to remove the old pole signs and old marquee and install new marquee signs. Commissioners all agreed that this would be a big improvement.

#### **Motion of Recommendation**

Commissioner Nakanishi made a motion to approve the sign variation petition, as presented, for the property commonly known as 282 E Grand Avenue, Fox Lake, IL. The specific variations are: ordinance 10-1-2, increase the allowed height of this sign by 5'7" over the ordinance height of 10 foot; ordinance 10-01-6-d, to allow an EMC to be mounted on poles in as well as having this EMC to be an accessory to a sign type other than the permitted monument sign; and ordinance 10-1-8-b, permits pole sign with integrated LED message screen on Grand Avenue. Seconded by Commissioner Bell.

#### **Discussion**

None.

<b>Roll Call Vote</b>	<b>Yea</b>	<b>Nay</b>
Commissioner: Bongiovanni	<u>  x  </u>	_____
Legge	<u>  x  </u>	_____
Swanson	<u>  x  </u>	_____
Nakanishi	<u>  x  </u>	_____
Bell	<u>  x  </u>	_____
Stewart	<u>  x  </u>	_____
Chairman: Gauger	<u>  x  </u>	_____

Motion Passed.

## **VII. Public Comment**

*In accordance with the Illinois Open Meeting Act, the public may address the Commission regarding any matter on the agenda or not on the agenda.*

None.

### **VIII. Adjournment**

Motion to adjourn at 7:16 PM was made by Commissioner Swanson and seconded by Commissioner Bongiovanni.

**Affirmative Vote:** all in favor. Motion passed.

A handwritten signature in blue ink that reads "Patricia Russell". The signature is fluid and cursive, with "Patricia" on the first line and "Russell" on the second line.

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Patricia Russell, Deputy Clerk