



PLANNING & ZONING COMMISSION DRAFT MINUTES

September 11th, 2024th, 6:30pm

66 Thillen Drive, Fox Lake, IL

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

I.	Call To Order	Open: 6:32 PM	Closed: 8:09 PM
II.	Pledge Of Allegiance		
III.	Roll Call	Present	Absent
	Commissioner:	Joe Bongiovanni	<u> x </u>
		Stephen Legge	<u> x </u>
		Eric Swanson	<u> x </u>
		Barbara Nakanishi	<u> x </u>
		Jeff Bell	<u> x </u>
		Michelle Stewart	<u> x </u>
	Chairman:	David Gauger	<u> x </u>

A quorum was established.

Also in attendance: Patricia Russell, Jodi Luka, Jake Boxrud

IV. Approval of August 14th, Regular Meeting Minutes

A motion was made by Commissioner Legge to approve the minutes of August 14, 2024, as submitted. This was seconded by Commissioner Nakanishi.

Affirmative Vote: All in favor. Motion Passed

V. Old Business - None

VI. New Business

1) Subdivision of 1370 S Route 12 (PIN: 05-22-103-006) Into Two Parcels

Open: 6:34 PM

Commissioner Bell recused himself based upon having a financial interest in this matter.



Stan Latos was sworn in. He is a representative for the owners of the property. They are seeking a subdivision of approximately 1.25 acres so that they can sell off that piece of the property.

There were many questions about the parking lot (sewer access, shape, use by the Jewel).

Audience Comments - None

Motion to Approve

Commissioner Nakanishi made a motion to recommend approval of the petition presented for the property commonly known as 1370 South Route 12 in Fox Lake, in Lake County, Illinois (PIN: 05-22-103-006) to be subdivided into two parcels: Parcel/lot 1 is to be approximately 1 acre in size and Parcel/lot 2 is to be approximately 1.25 acres in size. This division will be in accordance with all Village of Fox Lake codes. There are no additional conditions.

The motion was seconded by Commissioner Stewart.

Discussion: None

Roll Call Vote	Yea	Nay
Commissioner:	Bongiovanni <input checked="" type="checkbox"/>	<input type="checkbox"/>
	Legge <input checked="" type="checkbox"/>	<input type="checkbox"/>
	Swanson <input checked="" type="checkbox"/>	<input type="checkbox"/>
	Nakanishi <input checked="" type="checkbox"/>	<input type="checkbox"/>
	Bell <input type="checkbox"/>	<input type="checkbox"/> Recused
	Stewart <input checked="" type="checkbox"/>	<input type="checkbox"/>
Chairman:	Gauger <input checked="" type="checkbox"/>	<input type="checkbox"/>

Motion Passed

2) 54 E Grand Ave – Amoco – Sign Variance

Open: 6:41 PM Closed: 6:55 PM

Jim Williams was sworn in.

Mr. Williams is with Image FX, the sign company representing the fuel provider and the owner of the gas station. The sign is changing from Shell to Amoco and will be retrofit. The owner has decided to make this change, and Amoco has been given the



measurements and made these suggestions for the retrofitted sign. There will be a backlit sign on the facia of the building.

There was discussion regarding the height of the sign and the height restrictions in the village. Mr. Williams agreed that lowering the sign so that there is 10 feet clearance from the bottom and the poles will be wrapped in brick. This takes into consideration sight lines and visibility concerns.

Audience Comments - None

Motion to Approve

Commissioner Nakanishi made a motion to recommend approval of the sign variances requested for the property commonly known as 52 East Grand Avenue, Fox Lake, in Lake County, Illinois. These will be variances of the Village of Fox Lake Sign Ordinance 10-1-8-B.

Additional Conditions:

- 1) Wrap the poles with materials congruent to what is being done
- 2) The absolute top of the sign will be no taller than 25 feet

The motion was seconded by Commissioner Bongiovanni.

Discussion

Commissioner Legge asked what is at the bottom of the sign. It is a message center.

Roll Call Vote	Yea	Nay
Commissioner:	Bongiovanni <input checked="" type="checkbox"/>	_____
	Legge <input checked="" type="checkbox"/>	_____
	Swanson <input checked="" type="checkbox"/>	_____
	Nakanishi <input checked="" type="checkbox"/>	_____
	Bell <input checked="" type="checkbox"/>	_____
	Stewart <input checked="" type="checkbox"/>	_____
Chairman:	Gauger <input checked="" type="checkbox"/>	_____

Motion Passed

3) 490 English Prairie Rd – Special Use Permit for the Development of a Commercial Solar Farm with Associated Access Road and Utilities



Open: 6:56PM

Closed: 8:07 PM

Ben Sych was sworn in. Later in the discussion, Alessandro Tartaglia was sworn in.

Mr. Sych represents New Leaf Energy and passed out a Power Point Presentation packet to each Commissioner.

The presentation showed details of the property, history, plans, and uses. The commissioners also asked about clearance of the panels, weather impacts on the panels, size of the project (about 35 acres), screening from view, distribution of the power, danger to trespassers (including wildlife), risk of fire, timeline for the project to be up and running. Would like to have 2 years but can get it done in 1 year. This depends in large part on getting materials, permitting, and other authorization processes.

This project has a life expectancy of 20-40 years and at the end of the project all racking and equipment will be removed, and the ground will be restored to an agricultural state.

Audience Comments

Mike Mihalo was sworn in. Mr. Mihalo asked about visibility from the road. It was concluded that the panels would, at times, be visible, but there would be trees and other vegetation used to screen as much as possible. He also spoke about impact on property values.

Jodi Luka introduced Andy Cross of The LaKota Group. Mr. Cross was sworn in. He is a former city planner in Minnesota and for Highland Park, Illinois. LaKota will be working for the village on larger projects and will be preparing reports for those projects. He will not recommend approval or denial of petitions but will point out items that might be discussed.

Chairman Gauger, based upon the presentation, by-passed the reading of the 6 conditions for special use.

Motion to Approval

Commissioner Nakanishi made a motion to recommend approval for the Special Land Use Permit to operate a Solar Energy Facility as presented in the petition, for the property commonly known as 490 English Prairie Road, Fox Lake, in Lake County, Illinois, in accordance with Village of Fox Lake Zoning Code 9-1-6-10, Subsection C. By ordinance, 6 standards need to be satisfied. They are 1, 2, 3, 4, 5, and 6. No additional conditions were applied. The motion was seconded by Commissioner Stewart.

**Roll Call Vote**

	Yea	Nay
Commissioner:	Bongiovanni <input checked="" type="checkbox"/>	<input type="checkbox"/>
	Legge <input checked="" type="checkbox"/>	<input type="checkbox"/>
	Swanson <input checked="" type="checkbox"/>	<input type="checkbox"/>
	Nakanishi <input checked="" type="checkbox"/>	<input type="checkbox"/>
	Bell <input checked="" type="checkbox"/>	<input type="checkbox"/>
	Stewart <input checked="" type="checkbox"/>	<input type="checkbox"/>
Chairman:	Gauger <input checked="" type="checkbox"/>	<input type="checkbox"/>

Motion Passed

VII. Discussion - None**VIII. 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

Commissioner Bongiovanni stated that some of the animated signs in town are getting out-of-hand. Specifically mentioned was the speed of changing and blinking lights. The McDonalds sign is still being worked on.

IX. Adjournment

Motion to adjourn was made by Commissioner Swanson and seconded by Commissioner Bongiovanni.

Affirmative Vote

All in favor - Adjourned at 8:09 PM

Respectfully Submitted,

A handwritten signature in blue ink that reads "Patricia Russell".

Patricia Russell, Deputy Clerk