



PLANNING & ZONING COMMISSION MINUTES

October 9th, 2024, 6:30pm

66 Thillen Drive, Fox Lake, IL

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

Open: 6:30 PM

Close: 7:26PM

I. Call To Order

II. Pledge Of Allegiance

III. Roll Call

		Present	Absent
Commissioner:	Joe Bongiovanni	<u> x </u>	<u> </u>
	Stephen Legge	<u> </u>	<u> x </u>
	Eric Swanson	<u> x </u>	<u> </u>
	Barbara Nakanishi	<u> x </u>	<u> </u>
	Jeff Bell	<u> x </u>	<u> </u>
	Michelle Stewart	<u> x </u>	<u> </u>
Chairman:	David Gauger	<u> x </u>	<u> </u>

A quorum was established.

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

IV. Approval of September 11th, Regular Meeting Minutes

Commissioner Bell noted an error in the minutes: in the first item under New Business, Motion to Approve, the address is stated as 137 South Route 12 and it should be 1370 South Route 12. A motion was made by Commissioner Bell to approve the minutes of September 11, 2024, as revised. This was seconded by Commissioner Nakanishi.

Affirmative Vote: All in favor.

Motion Passed

V. Old Business - None

VI. New Business

- 1) 0 Big Hollow Rd (PIN 05-22-102-002, 05-22-102-004, 05-22-102-009)
Zoning Map Amendment / Rezoning

Open: 6:32 PM

Close: 7:25 PM



Kevin Micheli and Gary Wool were sworn in.

Commissioner Nakanishi commented that the September 24, 2024 letter from Andy Cross that was submitted as part of this petition refers, in paragraph 1, to the Northeast quadrant of Route 12 and Route 134. This should be the Northwest quadrant.

Kevin addressed the Commissioners regarding the reasons for rezoning of the property. They are hoping to create a market-rate, multifamily community. They plan on 154 units (1 bedroom, 2 bedroom, and 2 bedroom with den). This first step is only for changing the zoning from B3 to R4.

Gary Wool acquired the property in December of 2018 and has been actively marketing the property. The major drawbacks to businesses are the topography of the site and lack of visibility from Route 12 and lack of access.

Kevin stated that this property was an old quarry the was not filled in properly. He also stated that there are no plans for “affordable or low-income housing” units. They do not have subsidized housing; they do not take vouchers. They do background checks, credit checks, and check employment records to insure that renters have the ability to afford their market-rate units.

Commissioner Bell asked about the school board; are there any issues because this is in a TIF District. Jodi stated that the school district is aware of the rezoning request and is in support of it.

Chairman Gauger asked if the presenters know of anything similar to what they are proposing within a radius of 20 miles or so. Morris Station in Mundelein is similar, 2 story units with direct entry.

Commissioner Stewart asked if the presenters have looked into the question of water softeners. Mr. Micheli said that they are looking into the water question and are looking into adding water filtration systems into each unit.

Audience Comment:

Dave Hurley was sworn in. He had several questions:

What income level is required and how would this affect Fox Lake demographics? Has there been a traffic impact study? Isn't there a right-of-way that would go all the way through to Big Hollow Road so that the traffic could avoid the current intersection.



John Zielinski was sworn in.

Mr. Zielinski asked how many total acres. What is total lot coverage? What is being done for water retention? What is water source, what about school impact and fees?

Jan Morgan was sworn in.

Ms. Morgan asked about impact studies regarding traffic, access/egress, parking. She also asked about the environmental impact. Impact on the schools, impact on the neighborhood (no ownership, police).

The Chairman and Jodi Luka said that most of these questions are part of the PUD process. Rezoning is only the first step and that is what this hearing is about. Jodi also said that this proposed project would connect to village water and the system has the capacity to accommodate an apartment complex of this size.

Brian Norlander was sworn in.

Mr. Norlander also stated his concerns about a traffic study. What time of day are these studies done. Has a study of the land itself been done?

Bill Vroman was sworn in.

Primary concerns are with the watershed and drainage for this property. Also, what about sewers; will this be on septic? He also has concerns about traffic (especially on weekends). Also mentioned TIF's; he thinks they are ridiculous.

Chairman Gauger stated that the roads in question are not governed by Fox Lake, one of the roads in question is a state road, the other is county.

Bob Lyons was sworn in.

Mr. Lyons said that this project doesn't affect Fox Lake, it affects Hilldale Manor. He also asked if TIF funds are federal money. He does not believe that this will not turn into subsidized housing.

Terri Meyers was sworn in.

Ms. Meyers asked about the time frame for this project. What is the goal? She also asked about notification to residents.

Dave Hurley returned to the podium.



He spoke about traffic again. He feels that more left-hand turning lanes are needed on Hartigan Road at Route 12. Also, the timing of the lights at Route 12 and Route 134 also needs to be addressed.

Charles Fletcher was sworn in.

There is a lot more housing now than there was when Dominick's was there which means more traffic now.

Mr. Fletcher asked, what guarantee is there that these units will be filled? At what point do you start letting in lower income tenants because that is the only way to keep your apartments full?

Gary Wool and Kevin Micheli returned to the podium.

Kevin said the goal is to present their PUD agreement and inducement resolution in December. If all goes well, all of the final plans will be submitted and permits secured in time to break ground in the spring of 2025.

Chairman Gauger asked about the traffic questions and asked if a more in-depth study will be done. Kevin said it has to be done as part of the PUD agreement. Commissioner Nakanishi asked if a traffic study can be coordinated to be at the times of heaviest traffic. Jodi responded that a traffic study is done by an independent party and follows standard practice guidelines set by IDOT. The guidelines are not set by the village. Commissioner Bell said that anywhere that you have big-box stores, restaurants, homes and other things that we want to see, the traffic can get bad at certain times of day.

Gary Wool said that he hears their concerns. Prior to the time he purchased the property, the Dominick's store had been vacant for 7 years and the property was in major disrepair. Now, it is significantly better. The quality of this property is very important to him and Kevin. They will take the questions and concerns brought up this evening into consideration.

Motion to Approve

Commissioner Bongiovanni made a motion to approve the rezoning petition for lots 2, 4, and 5 in the Fox Lake Crossing First Subdivision from the current B-3 to R-4, as well as an approximately 21, 780 square feet of Lot 1 as identified in the application dated September 6, 2024. This petition is in accordance with the Village of Fox Lake Zoning code 9-1-6-9, Section C with standards 1, 2, 3 and 4 met.

Conditions: The piece of Lot 1 of the "Fox Lake Crossing First Subdivision",



approximately 21,780 square feet in area, that the applicant is proposing to rezone into the R-4 zoning district must be subdivided to create a stand-alone lot as part of any future development proposal for this area.

The motion was seconded by Commissioner Stewart.

Discussion: none.

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

None.

IX. Adjournment

Motion to adjourn was made by Commissioner Bell and seconded by Commissioner Stewart.

Affirmative Vote

All in favor - Adjourned at 7:26 PM

Respectfully Submitted,

Patricia Russell, Deputy Clerk