



PLANNING & ZONING COMMISSION MINUTES
June 11th, 2025, 6:30pm
66 Thillen Drive, Fox Lake, IL
Also Available Virtually Through the Link Below

I. Call To Order **Open: 6:30 PM** **Close: 7:31 PM**

II. Pledge Of Allegiance

III. Roll Call		Present	Absent
Commissioner:	Stephen Legge	__x__	_____
	Eric Swanson	__x__	_____
	Barbara Nakanishi	__x__	_____
	Jeff Bell	__x__	_____
	Michelle Stewart	__x__	_____
Chairman:	Joe Bongiovanni	__x__	_____

A quorum was established.

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

IV. Approval of May 14th 2025 Regular Meeting Minutes

A motion was made by Commissioner Bell to approve the minutes of the May 14, 2025 meeting, as submitted. This was seconded by Commissioner Stewart.

		Yea	Nay	Abstain
Commissioner:	Stephen Legge	__x__	_____	_____
	Eric Swanson	_____	_____	__x__
	Barbara Nakanishi	_____	_____	__x__
	Jeff Bell	__x__	_____	_____
	Michelle Stewart	__x__	_____	_____
Chairman:	Joe Bongiovanni	__x__	_____	_____

Motion Passed.

V. Old Business None.



VI. New Business

1) Planned Unit Development (PUD) Final Engineering Plans- 0 Big Hollow/ Route 12- Gary J. Wool

Open: 6:33 PM

Close: 6:40 PM

Jodi Luka introduced the item. This is the final plan for the apartment complex on the Northwest corner of Routes 12 and 134. Final plans for the entire development have been submitted and is the same as what was previously submitted and approved before the Planning and Zoning Commission and Village Board. No permits will be issued until all regulatory requirements have been met.

Audience Comments: None.

Motion to Approve: All plans submitted are in substantial conformance to the approved preliminary Planned Unit Development. Commissioner Nakanishi made a motion to recommend approval of the final Planned Unit Development as proposed in the submitted documents at the property at the northwest corner of Route 12 and Big Hollow Road (Route 134), in Fox Lake, in Lake County, Illinois, in accordance with Village of Fox Lake Zoning Code 9-1-6-11. The motion was seconded by Commissioner Legge.

Conditions:

- 1) No grading or construction permits will be issued until Final Plat of Subdivision is reviewed and approved by Village's Community Development and Engineering staff prior to recording the Plat with the Lake County Recorder's Office.
- 2) No permits will be issued until regulatory requirements with the third-party agencies have been met.

Discussion: None.

Roll Call Vote:

		Yea	Nay
Commissioner:	Stephen Legge	<u> x </u>	<u> </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:	Joe Bongiovanni	<u> x </u>	<u> </u>

Motion Passed.



**2) Special Use Permit to Store Contractor Equipment as Part of a Resale Shop-
129 S Route 12- Lukas Tamonis**

Open: 6:40 PM

Closed: 6:44 PM

Jake Boxrud introduced the petition. The petitioner is asking for a Special Use permit for the contractor's storage. The resale store is a "use by right". A business license has been issued but they are not yet ready to open.

Edward Loughran (attorney) and **Lucas Tamonis** were sworn in.

Mr. Loughran stated that the vehicles in question are small box trucks – 26 feet long; 30 feet with the cab. They will not have any vehicles larger than that. The trucks are used for moving and transporting goods to be resold in the retail store which will open in the next several weeks.

Mr. Tamonis has been in this business for about 10 years in other locations.

Audience Comments: None.

Motion to Approve: Commissioner Bell made a motion to recommend approval to the Village Board for the granting of a Special Use Permit to store up to four moving trucks at the property commonly known as 129 S. Route 12, Fox Lake, in Lake County, Illinois. The standards for the Special Use satisfied are 1, 2, 3, 4, 5, and 6. The motion was seconded by Commissioner Legge.

Conditions: The moving trucks must be stored in the rear area of the property when not in active use.

Discussion: None.

Roll Call Vote:

		Yea	Nay
Commissioner:	Stephen Legge	___x___	_____
	Eric Swanson	___x___	_____
	Barbara Nakanishi	___x___	_____
	Jeff Bell	___x___	_____
	Michelle Stewart	___x___	_____
Chairman:	Joe Bongiovanni	___x___	_____

Motion Passed.



2) Zoning Ordinance Workshop- Addressing Legal Non-Conformities

Open: 6:45 PM

Closed: 7:21 PM

Jake Boxrud lead the discussion regarding changes to some of our zoning requirements for our residential legal non-conforming. The restrictions on making changes to these properties have a negative effect on our residents and on our ability to draw new residents. It was discussed that legal non-conforming properties make it more difficult to secure financing in order to improve the property. Most of the concerns involve set-backs on the properties.

The Commissioners agreed that Staff should go ahead and create a draft of suggested changes to the Zoning Code.

Jodi Luka also mentioned that the Village has secured a CMAP grant. This grant will provide technical assistance with plan implementation, concentrating on our downtown Comp Plan.

VII. Discussion

Commissioner Bell asked when work will begin at the new car dealership (Honda). We are progressing but not all aspects have been approved by other agencies.

Jodi updated the status and progress of several businesses. Also, WGN interviews were broadcast and were very well received. The Lake Front Park is a main driver in the recent uptick in business interest in Fox Lake.

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 Nakanishi and seconded by Commissioner Stewart.

Affirmative Vote

All in favor - Adjourned at 7:31 PM



Respectfully Submitted,

A handwritten signature in blue ink that reads "Patricia Russell". The signature is written in a cursive, flowing style.

Patricia Russell