



PLANNING & ZONING COMMISSION MEETING DRAFT MINUTES

July 9th, 2025, 6:30pm

66 Thillen Drive, Fox Lake, IL

The meeting was held via in-person and via Microsoft Teams

OPEN: 6:30 PM

CLOSE: 6:48 PM

I. Call To Order

II. Pledge Of Allegiance

III. Roll Call

Present

Absent

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>
	Nancy Rodriguez	<u> x </u>	<u> </u>
Chairman:	Joe Bongiovanni	<u> x </u>	<u> </u>

A quorum was established.

Also in attendance: Patricia Russell, Jake Boxrud

IV. Approval of June 11th 2025 Regular Meeting Minutes

A motion was made by Commissioner Stewart to approve the minutes of the June 11, 2025 meeting, as submitted. This was seconded by Commissioner Bell.

Yea

Nay

Abstain

Commissioner:	Stephen Legge	<u> x </u>	<u> </u>	<u> </u>
	Eric Swanson	<u> x </u>	<u> </u>	<u> </u>
	Barbara Nakanishi	<u> x </u>	<u> </u>	<u> </u>
	Jeff Bell	<u> x </u>	<u> </u>	<u> </u>
	Michelle Stewart	<u> x </u>	<u> </u>	<u> </u>
	Nancy Rodriguez	<u> </u>	<u> </u>	<u> x </u>
Chairman:	Joe Bongiovanni	<u> x </u>	<u> </u>	<u> </u>

Motion Passed.



V. Old Business None

VI. New Business

1) Re-subdivision (consolidation) of Two Parcels- 8764 Country Shire Lane- Mark and Jill Rhoderick

Open: 6:32 PM

Close: 6:35 PM

Jake Boxrud introduced the item. This is a single-family home on two lots and the main question today regards combining the lots.

Jill Rhoderick was sworn in. The existing home is ranch style and is too long for one plot. When the home was built the owners were advise by the builder and the HOA that, since they own both lots, there would not be a problem.

Audience Comment: None.

Motion to Approve: Commissioner Nakanishi made a motion to recommend approval to the Village Board of Trustees for the proposed re-subdivision consolidating two properties, designated lot 205 and 206 on the plat of survey, into one residential property at the property commonly known as 8764 Country Shire Lane, Spring Grove, in McHenry County, Illinois.

Seconded by Commissioner Legge.

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>
	Nancy Rodriguez	<u> x </u>	<u> </u>
Chairman:	Joe Bongiovanni	<u> x </u>	<u> </u>

Motion Passed.



2) Re-subdivision (consolidation) of Two Parcels- 13 Scenic Lane- Matt and Mary Zagorski

Open: 6:35 PM

Close: 6:41 PM

Jake Boxrud introduced this item. Due to fire damage of this legal non-conforming home, there is a need to combine two lots in order to rebuild.

Matt Zagorski was sworn in. The house was totally destroyed in a fire that was caused by an automobile hitting the house and causing a massive fire. The owners want to rebuild using the same footprint which spans two lots, both owned by the Zagorski family. Due to zoning changes, the two lots need to be combined.

Audience Comment: None.

Motion to Approve: Commissioner Nakanishi made a motion to recommend approval to the Village Board of Trustees for the proposed re-subdivision consolidating two properties, designated as lot 65 and tract A on the plat of survey, into one residential property at the property commonly known as 13 Scenic Lane, Fox Lake, in Lake County, Illinois.

Seconded by Commissioner Stewart.

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>
	Nancy Rodriguez	<u> x </u>	<u> </u>
Chairman:	Joe Bongiovanni	<u> x </u>	<u> </u>

Motion Passed.

VII. Discussion:

Chairman Bongiovanni said that the non-profit group, Promote Fox Lake, is holding a dinner to fund raise for Venetian Night on August 23rd. All proceeds will go to support the Venetian Night event at the National Athletic Club in Fox Lake.

Commissioner Nakinishi asked Jake for an update on some of the major projects in town. Jake updated the Honda project, the Big Hollow project, the south-east corner of



134 and Route 12.

There was discussion regarding changing from Zoom to Teams to access our meetings.

Commissioner Bell asked about the status of the Comprehensive Plan and future meetings.

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 Bell.

Affirmative Vote

All in favor - Adjourned at 6:48 PM

Respectfully Submitted,

Patricia Russell