



PLANNING & ZONING COMMISSION DRAFT MINUTES

September 10, 2025, 6:30pm

66 Thillen Drive, Fox Lake, IL

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

I.	Call To Order	Open: 6:30 PM	Close: 9:04 PM
II.	Pledge Of Allegiance		
III.	Roll Call	Present	Absent
	Commissioner:	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> _____
		Nancy Rodriguez	<u>x</u> _____
	Chairman:	Joe Bongiovanni	<u>x</u> _____

A quorum was established.

Also in attendance: Patricia Russell, Jodi Luka

IV. Approval of August 13, 2025 Regular Meeting Minutes

A motion was made by Commissioner Legge to approve the minutes of the August 13, 2025, meeting, as submitted. This was seconded by Commissioner Nakanishi.

		Yea	Nay	Abstain
Commissioner:	Stephen Legge	<u>x</u>	_____	_____
	Eric Swanson	<u>x</u>	_____	_____
	Barbara Nakanishi	<u>x</u>	_____	_____
	Michelle Stewart	<u>x</u>	_____	_____
	Nancy Rodriguez	_____	_____	<u>x</u>
Chairman:	Joe Bongiovanni	<u>x</u>	_____	_____

Motion Passed.

V. Old Business

1) Residential Zoning Reform Discussion – Continue to October meeting.



VI. New Business

1) Public Hearing - Fox Lake Comprehensive Plan, Community Reflections, Presentation by The Lakota Group

Open: 6:32 PM Close: 8:15 PM

Jodi Luka introduced this hearing as a high-level discussion of Fox Lake Comprehensive Plan presented by representatives of The Lakota Group, SB Friedman and Kimley Horn Companies. She expressed thanks to all for the hard work involved for the last 18 months in getting these plans together.

The discussion began with background of the process, how we got to this point and what the different phases encompass. The bulk of the presentation is going through the planning framework and some of the opportunity sights, using a power point presentation. The plan is meant to be an evolving and flexible document and is intended to be updated and revised as ideas, resources and/or staff change year after year. Jodi stressed that the opportunity sites contained in the Comp Plan are not “set in stone”. The document is an overall concept, a vision.

Commissioner Legge asked about creating more parks and open space. It was pointed out that a lot of the opportunity sites identified are privately owned. Several properties were discussed. There was also discussion around bringing younger age groups into the Village and the school systems. The value of our downtown district and how to “get the word out” about it was also discussed.

It was recommended that a “Park Foundation” be created to support the parks in town. Such a foundation would consist of a “grass roots” situation. It cannot include anyone currently on a village board or commission. The main function would be funding raising and then making the funds available to support our parks (acquisition, improvements, capital projects).

The implementation of the Comprehensive Plan was discussed. It will be up to the village leaders to prioritize the steps identified in the Comp Plan. This is a “road map” and will be up to the Planning Commission to guide village departments in prioritizing and implementing this plan. This is accomplished by leading and working with department heads.

There was much discussion of residential/commercial/industrial use potential in the North End area (Route 173 corridor).



Audience Comment:

Michael Lescher was sworn in. He suggested that Thelen (regarding the area around 173 and Wilmot Road) Thelen had presented a plan for use of this area about 20 years ago. Jodi acknowledged that The Lakota Group have seen this proposal. Also, Route 134 and Route 12 had a demographic study, and we need more housing to draw large stores. The updating and decoration in the downtown area is a great improvement.

Nancy Rogers was sworn in. She agreed with Mr. Lescher. She feels that Fox Lake should be a "mini-Lake Geneva". She also mentioned how clean the downtown area is. She suggested that we need a good hotel in town for people coming into town to stay.

Motion to Approve: No motion was made. The agenda item was tabled for further discussion at the October meeting.

Commissioner Nakanishi made a motion to close the hearing on the Comprehensive Plan. This was seconded by Commissioner Stewart.

Discussion: None.

Affirmative Vote:

All in Favor.

Motion Passed.

2) Public Hearing – Fox Lake Downtown Master Plan Presentation presented by The Lakota Group

Open: 8:21 PM **Close:** 9:02 PM

There was discussion of opportunity sites and the vision of mixed-use areas for the downtown area. Much of the discussion included mix-use properties, retail/commercial at ground level with residential above. Also, creating a more walkable environment by adding green spaces and putting parking behind buildings. The purpose is to bring more residents into the downtown area while increasing shopping, restaurants, retail, commercial to make the downtown more vibrant. The commission members stated their support and preference for the higher density concepts as presented in the plan. Overall, the plan is a guide and it is the commissioner's job to regulate what is implemented.

Jodi suggested that there are no recommendations made to the Village Board at this time. The Lakota Group will make revision to the Plan based upon what was discussed tonight and will bring the plan before this commission again next month.



Audience Comment:

Tracy Stella was sworn in. She is a local realtor. She feels that the school districts are very important. Home buyers understand that the school districts will affect their resale value even if they don't have children. She also suggested that a foundation could help the schools.

In order to attract more residential buyers, perhaps the village could offer an incentive.

Michael Lescher was sworn in. He spoke about schools. Mr. Lescher is also a realtor in town and said that home buyers with children ask about the schools but it does not deter sales. There is a foundation for the District 114 elementary schools. Also, he feels that increased density is a must for the downtown area if you are increasing the retail. We need density within walking distance of the trains. Also, we need elevator buildings with parking underneath.

Lisa Lamantia was sworn in. Lisa is the Grant Township Assessor. She appreciates all the attention to detail in reviewing this plan. She reminded us that the parking lot by the theater was formerly a lake. She recommended the Village of Fox Lake offer incentives to potential businesses looking to come to Fox Lake. The business owners tend to not be doing much to promote their businesses. She does all she can to assist them. Lisa thanked Jodi Luka. She has seen a huge difference in getting things done in a visible and viable way for this community since Jodi has been here.

Regarding the downtown area of Grand Avenue, Lisa would like to see the village put pressure on the property owners to move forward and develop vacant spaces in a timely manner.

Motion to Approve: No motion on the agenda item was made. The item was tabled for further discussion at the October meeting.

Commission Swanson made a motion to close the public hearing for the Downtown Master Plan. This was seconded by Commissioner Nakanishi.

Discussion: None.

Affirmative Vote:

All in favor.

Motion passed.



3) Motion to Approve a Change of Date for the October Planning & Zoning Commission Meeting Date from October 8th, 2025 to October 22nd, 2025

Jodi Luka said that the village staff as well as The Lakota Group will be at the Illinois Planning Conference and so are seeking to move the next meeting date. The majority of the commissioners will be available on October 22nd.

Audience Comment: None.

Motion to Approve:

Commissioner Nakanishi made a motion to approve the change of date for the October, 2025 Planning and Zoning Commission Meeting. This was seconded by Commissioner Swanson.

Discussion: None.

Affirmative Vote:

All in favor.

Motion passed.

VII. Discussion:

Chairman Bongiovanni thanked The Lakota Group for all of the hard work the last 18 months in putting together the plans discussed tonight. Its great to see all the implementation steps and the visuals of what could be done with these opportunity sites.

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 Legge.

Affirmative Vote



All in favor - Adjourned at 9:04 PM.

Respectfully submitted,

Patricia Russell

Patricia Russell

Sunni Butler

Sunni Butler
Deputy Clerk