

- I. CALL TO ORDER: David Gauger called the Plan Commission Public Hearing of Double S. Ranch LTD request for a Special Use on property at 517 Rte. 12, Fox Lake, IL at 6:33pm.

II. ROLL CALL

A. Present

- 1: Jeff Bell
- 2: Danice Moore (arrived at 6:35)
- 3: David Schultz
- 4: Rick LaPiana
- 5: Judy Martini
- 6: David Gauger
- 7: Donovan Day, Community Development Director

B. Not Present:

- 1: Tim Foster
- 2: Brian Marr, Trustee

III. HEARING

A. Presentation by Joseph Kayne, attorney for Double S. Ranch

- Double S. Ranch has a contract with Mr. Helios to purchase the property
- Double S. Ranch will lease the property to Ray Chevrolet for new vehicle storage
- The property is currently used for the same purpose
- Long term plan may include a servicing center and detailing operation
- Minimal change to the property/just adding additional gravel behind existing gravel/19,000 sq. ft. which is under the requirement for further approval.
- Surrounding property is vacant or flood plain no negative impact on property values
- Chain link surrounds property/addition of screening would encourage theft from autos and prohibit police vision
- Ingres and egress will be the same

IV. BOARD QUESTIONS

A: David Gauger asked for clarification of the beginning and ending lots 9, 10 1nd 11

B: Mr. Gauger, Mike Hellios, Mr. Kayne, Tom Foster, Ray Scarpelli, Director Day and Board members discussed:

- The location of the lots
- Driveway access will be granted by Mr. Hellios /culvert will be added
- Surface of lot
- Number of trees to be taken down/trees left in wet land area
- Charts depicted property, wetland area and placement of additional gravel
- Homeowners' easement location
- Lighting plans/possible positioning of lighting computer store/final plan specifies installation of lights/future assessment of lighting for safety/consideration of neighbors when installing new lights
- Zoning Ordinance prohibitions for a Special Use for motor vehicle storage/petition may go against the ordinance/review original intent of ordinance/reliability of petitioner

- Conditions added to Special Use
- GM requirements for facility/current property meeting requirements
- Fluid leakage from vehicles into impervious soil near wet lands/buffer
- Environmental test required/WDO permit required when 5,000 sq. ft. of soil is disturbed/detention required when 1/2 acre is disturbed/ no issues found with an Environmental Phase 1 test
- Intent of detailing center/detailing trade-ins for resale or auction
- Number of vehicles to be stored
- Property falls within a subdivision with covenants and conditions
- Current plans for immediate improvement of property/landscaping on frontage road

V. AUDIENCE PARTICIPATION

A. None

VI. BOARD COMMENTS

A. None

VII. MOTION

A: Danice Moore made a motion to recommend approval for the petition of Double S. Ranch, Ltd., requesting a Special Use to allow storage, detail and service of motor vehicles on the property commonly known as 517 S. Route 12, in accordance with section 9-1-6-10C items 1- 6 of the Village of Fox Lake Zoning Ordinance with the following conditions:

- 1: Streetscaping along frontage road.
- 2: Non operable vehicles will not be stored on premises.

Judy Martini seconded the motion.

DISCUSSION:

A: None

Ayes: Jeff Bell, Danice Moore, Rick LaPiana, David Schultz, Judy Martini, David Gauger

Nays: None

Motion passes.

VIII. ADJOURNMENT

A: David Gauger closed the Plan Commission Public Hearing of Double S. LTD request for Special Use on property at 517 Rte 12, Fox Lake, IL at 7:05pm.

Respectfully submitted by,
Sue Langowski
Secretary