



## Village of Fox Lake

### PLANNING & ZONING COMMISSION MEETING MINUTES

March 9, 2022, 6:30pm

66 Thillen Drive, Fox Lake, IL

This meeting was held in-person and via Zoom

#### I. Call To Order

Chairman Gauger opened the meeting at 6:33pm.

#### II. Pledge Of Allegiance

#### III. Roll Call

Present: Commissioner Schultz, Commissioner LaPiana, Commissioner Legge, Commissioner Foster, Commissioner VanderWeit, Commissioner Nakanishi and Chairman Gauger.

A quorum was established.

Also in attendance: Economic Development Director Donovan Day

#### IV. Approval of Minutes From February 9, 2022

Commissioner Nakanishi made a motion to approve the meeting minutes as submitted, seconded by Commissioner Vander Weit.

Roll Call:

Commissioner Schultz	Aye
Commissioner LaPiana	Abstain
Commissioner Legge	Aye
Commissioner Foster	Aye
Commissioner Vander Weit	Aye
Commissioner Nakanishi	Aye
Chairman Gauger	Aye

Motion passed.

#### V. New Business

1) **Petition for a Special Use Permit to Allow for the Sale, Storage, Service**

### **and Detailing of Motor Vehicles**

Chairman Gauger opened the petition for a Special Use Permit to allow for the sale, storage, service and detailing of motor vehicles at 16 N Route 12 at 6:37pm.

Petitioner Ray Scarpelli was sworn in.

The petitioner, after purchase, plans to use the property for sale, storage, service and detailing of motor vehicles.

### **Commission Questions**

Chairman Gauger asked if there were plans of rebranding or making improvements.

Mr. Scarpelli stated the short-term plan will include lighting for safety and new blacktop.

Commissioner Legge addressed the trespassing concerns from adjacent property owner at 12 N Route 12.

Mr. Scarpelli assured the commission and neighboring property owner that he and his staff would be respectful of his property. The property has plenty of room for his technicians to operate in the matter that they need to without encroaching onto the neighbor's property.

Commissioner LaPiana asked the petitioner if he planned to use the pole sign currently installed on the property.

Mr. Scarpelli does not have the sign included in the short-term plan, but when the time comes, the sign ordinance will be followed.

### **Public Comment**

None

### **Motion of Recommendation**

Commissioner LaPiana made a motion to approve the petition for a special use permit to allow the sale, storage, service and detailing of motor vehicles in accordance with the Village of Fox Lake Zoning Ordinance 9-1-6-10, Section C, Items 1,2,3,4,5, and 6 satisfied.

Commissioner Nakanishi seconded the motion.

### **Discussion**

None

All in favor.

Motion passed.

Chairman Gauger closed the hearing at 6:54pm.

**VI. Old Business**

- 1) **Petition for a Special Use Permit to Allow Boat, Pier and Boat Lift Sales and Storage at Lots 10, 11, 12, and 13 in the Meyers Bayview Terrace Subdivision.**

Table to next meeting.

**VII. Public Comment**

None

**VIII. Adjournment**

Commissioner LaPiana made a motion, followed by Commissioner Vander Weit, the Commission voted unanimously to adjourn the meeting at 6:55pm.

Respectfully submitted by,

  
\_\_\_\_\_  
Brigitte Weber  
Deputy Clerk



**Planning & Zoning Commission Meeting**

**March 9<sup>th</sup> 2022 Sign In Sheet**

**Please Print Name:**

*Raymond Scarpelli - RA/CHAIR/RA/CDJR*

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