

City of Fox Lake
Planning Commission Minutes
January 8, 2020

The January 8, 2020 meeting of the City of Fox Lake Planning Commission was called to order by Chairman Tom Bednarek, at 6:30 p.m., in the Council Chambers. Roll call was taken with Joshua Meyer, Peter Hartzheim, Gordon Gossink, Dan Casey and Kurtis Mersch present. Absent: Giorgio Mazzolari. Also attending was municipal clerk Susan Hollnagel.

Clerk certified open meeting laws have been complied with.

Minute approval

Motion by Hartzheim, seconded by Meyer to approve the minutes of the July 10, 2019 Planning Commission, as typewritten. Motion carried with a voice vote.

Public comments-agenda items

Motion by Meyer, seconded by Hartzheim to open the meeting to public comments on agenda items. Motion carried with a voice vote. No comments were made.

Public comments-other matters

Motion by Hartzheim, seconded by Meyer to open the meeting to public comments on other matters. Motion carried with a voice vote. No comments were made.

Review/discuss conditional use application

The clerk explained the city had received a conditional use application from LCJ Properties LLC, who purchased the property at 221 W. State Street. She said the owners would like to construct two one-bedroom apartments upstairs, where there is currently one apartment. The clerk said in the B-1, downtown zoning, it allows all uses in R-1, R-2 and R-3 districts with a conditional use permit. Gossink said there are other businesses that have multiple apartments on the second floor in the downtown area. Hartzheim said he didn't see a problem granting the permit. Meyer and Casey agreed.

Motion by Gossink, seconded by Casey to recommend to the City Council approval of a conditional use permit to LCJ Properties LLC, to construct two one-bedroom apartments at **221 ½ W. State Street**. Vote in favor: Meyer, Hartzheim, Gossink, Casey and Mersch. Motion carried. Hartzheim said he hoped they would have a hallway wide enough to get a gurney up there in case of an EMS call.

With no other business to come before the Planning Commission, motion by Meyer, seconded by Hartzheim to adjourn. Motion carried with a voice vote. Meeting adjourned at 6:37 p.m.