

**City of Fox Lake**  
**Planning Commission Minutes**  
**June 10, 2020**

The June 10, 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 community center. Roll call was taken with Peter Hartzheim, Gordon Gossink, Dan Casey, and Tom Bednarek present. Absent: Joshua Meyer, Kurtis Mersch, and Giorgio Mazzolari. Also attending were city administrator Dean Perlick and city clerk Susan Hollnagel.

In the audience was Jenny Quirk.

**Public comments**

No public comments were made.

**Minute approval**

Motion by Hartzheim, seconded by Casey to approve the minutes of the March 11, 2020 Planning Commission, as typewritten. Motion carried with a voice vote.

**CSM – parcel 226-1313-3524-005**

Motion by Hartzheim, seconded by Casey to approve a two-lot certified survey map, being a resurvey of Lot 2 of CSM #3760, located on the north side of Industrial Drive. (parcel #226-1313-3524-005) Perlick said this CSM is of the lot between Jen-Ter and Riverstone Machining. He said when the survey was being done, it was found the Jen-Ter parking lot was on the city owned lot by about 30 feet. Perlick said the survey was being done to split the lot so Jen-Ter could expand and possibly Sally Tomato locate in the other half. He said Jen-Ter was looking to put on a large addition. Casey asked if they would have enough room for parking. Bednarek said they should have enough. Gossink asked what Sally Tomato was. Bednarek said it's like Nancy's Notions where they sell patterns, repair sewing machines and do on-line sales. He said they plan on keeping the old clinic property, at the corner of Spring and Cherry Street, for their office and showroom, with the building in the industrial park their warehouse. Bednarek said they feel that within 5 years, they will probably expand again. Bednarek said there is a lot of stuff going on, a lot of positive things happening. He said if everything happens, the city could be looking at a \$1 million increase in valuation. Vote in favor: Casey, Hartzheim, Gossink and Bednarek. Motion carried.

### **Rezone parcel #226-1313-2632-001 (Algonquin Hills subdivision)**

Motion by Hartzheim, seconded by Casey to approve the petition of the City of Fox Lake Planning Commission to rezone parcel #226-1313-2632-001 (Lot 10, Algonquin Hills subdivision) from R-1 one family residence district to B-2 business district. This parcel is owned by Paul and Debbie Studtmann and is located at the northeast corner of STH 33 and Linden Lane. Gossink asked what the other lots are zoned as. Bednarek said they are R-1, single family district. Perlick said changing the zoning would extend the commercial area from Brower Boulevard to Linden Lane. Gossink said he was concerned with the other lots being R-1, and this being commercial. Bednarek said Studtmann is aware of the zoning. Perlick said Studtmann owes the city for his share of the water/sewer extension, on Linden Lane, so a trade was suggested where the city would subtract what Studtmann owes on the water/sewer installation to get the lot.

Bednarek said he feels it is the best lot. He said Subway will not be coming to Fox Lake and they will be getting that property back from Subway, according to their agreement with the city. Perlick said the Planning Commission can petition the council for a rezoning and this is the start of the rezoning change. Gossink said there is a piece of land, 45' X 40', near the corner of the parcel. He asked what that is. Hartzheim said it is the lift station. Hartzheim said when the water/sewer was installed out there it opened up 8 lots to build homes on for Studtmann. Vote in favor: Hartzheim, Gossink, Casey, and Bednarek. Motion carried.

With no other business to come for the Planning Commission, motion by Hartzheim, seconded by Casey to adjourn. Motion carried with a voice vote. Meeting adjourned at 6:43 p.m.