

**City of Fox Lake
Planning Commission Minutes
July 8, 2020**

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

The clerk certifies all open meeting laws have been complied with.

Minute approval

Motion by Hartzheim, seconded by Casey to approve the minutes of the June 10, 2020 Planning Commission, as typewritten. Motion carried with a voice vote.

Public comments

Motion by Hartzheim, seconded by Gossink to open the meeting to public comments on agenda items and other matters. No public comments were made, no public in the audience. Motion carried with a voice vote.

CSM for Louis DeBoer

Motion by Hartzheim, seconded by Casey to approve certified survey map for Louis DeBoer, under extraterritorial approval jurisdiction, in the Towns of Westford and Fox Lake. Perlick noted the Fox Lake Subdivision ordinance requires approval of land division made within 1 ½ miles of the City limits. It is the same process as if it were in the City. CSM is already prepared and needs approval from planning commission and the city council. Motion carried with a voice vote.

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

Motion by Hartzheim, seconded by Meyer to open the public hearing on 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. Bednarek noted that originally Studtmann

was going to build 2 houses there with a valuation of approximately \$400,000. However, that changed for Studtmann and the city wanted the corner lot. That corner lot will be used as partial payment for what is owed to the city for the expense of running the water and sewer through there. Studtmann does plan to start building homes on other lots in the next couple of years. Vote in favor: Casey, Hartzheim, Meyer, Gossink and Bednarek. Motion carried.

Motion by Meyer, seconded by Hartzheim to close the public hearing on 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. Motion carried with a voice vote.

Motion by Hartzheim, seconded by Gossink to recommend approval of 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. Vote in favor: Hartzheim, Meyer, Gossink, Bednarek and Casey. Motion carried.

With no other business to come for the Planning Commission, motion by Hartzheim, seconded by Meyer to adjourn. Motion carried with a voice vote. Meeting adjourned at 6:38 p.m.