

**City of Fox Lake
Planning Commission Minutes
March 11, 2020**

The March 11, 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 Dan Casey, Kurtis Mersch, Pete Hartzheim, and Gordon Gossink present. Absent: Joshua Meyer and Giorgio Mazzolari. Also attending was City Administrator Dean Perlick. Others attending: John Lont, Jessica Selken, Karen Mulder, Marie Rechek, Jean Mierow, Madelyn Shea and Robert Ballweg.

The City Administrator certified the open meeting laws have been complied with.

Minutes approval

Motion by Hartzheim, seconded by Casey to approve the minutes of the January 8, 2020 meeting as submitted. Motion carried 4-0.

Public Comments-Agenda items

Motion by Hartzheim, seconded by Casey to open the meeting to public comments on agenda items. Motion carried 4-0. No comments were made.

Public Comments-Other matters

Motion by Hartzheim, seconded by Casey to open the meeting to public comments on other matters. Motion carried 4-0. No comments were made.

Motion to recommend/not recommend to the City Council an amendment to the city's Comprehensive Plan, Map 8-2, Future Land Use Map, changing 406 Wells Street (226-1313-2533-061) from single and two family residential to general residential.

Dean Perlick explained the request to the Commission. An existing 2.8-acre block of land is proposed to be developed for five apartment buildings. The property will also need to be rezoned to R-3 Multi-Family Residence. In order for the rezoning to be consistent with the Comprehensive Plan, the Future Land Use Map will need to be amended.

Motion by Hartzheim, seconded by Casey to recommend approval to the City Council of the amendment to the Comprehensive Plan Future Land Use Map. Motion carried 4-0.

Motion to open the public hearing on the request of the City of Fox Lake Redevelopment Authority to rezone the property located at 406 Wells Street (226-1313-2533-061) from R-1 One-Family Residence to R-3 Multi-Family Residence.

Motion by Hartzheim, seconded by Mersch to open the public hearing. Motion carried 4-0.

Chairman Bednarek pointed out that at least 80% of the renters will be seniors based on past experiences of similar developments. Several residents of the surrounding area had concern about

off-street parking and the water retention system planned for the property. Mr. Ballweg talked about the proposed development agreement for the property.

Motion to close the public hearing on the request of the City of Fox Lake Redevelopment Authority to rezone the property located at 406 Wells Street (226-1313-2533-061) from R-1 One-Family Residence to R-3 Multi-Family Residence.

Motion by Hartzheim, seconded by Gossink to close the public hearing. Motion carried 4-0.

Motion to recommend/not recommend to the City Council to rezone the property located at 406 Wells Street (226-1313-2533-061) from R-1 One-Family Residence to R-3 Multi-Family Residence.

Motion by Hartzheim, seconded by Mersch to recommend approval to the City Council of the rezoning of the property at 406 Wells Street to R-3 Multi-Family Residence. Motion carried 4-0.

With no other business to come before the Planning Commission, motion by Hartzheim, seconded by Gossink to adjourn. Motion carried 4-0. Meeting adjourned at 7:00 p.m.