

City of Fox Lake
Planning Commission Minutes
August 4, 2021

The August 4, 2021 meeting of the City of Fox Lake Planning Commission was called to order by Chairman Tom Bednarek, at 5:30 p.m., in the community center. Roll call was taken with Dan Casey, Peter Hartzheim, Giorgio Mazzolari, Kurtis Mersch, Josh Meyer and Tom Bednarek present. Gordon Gossink was absent. Also attending were city administrator Dean Perlick and City Clerk Jenny Quirk. In the audience was Jim Hartung, Marcy Benz and Jeff Thelen.

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 March 3, 2021 Planning Commission, as typewritten. Motion carried with a voice vote.

Public comments

The Chairman opened the meeting to public comments on agenda items and other matters. No public comments were made by the public in the audience.

Five Zero lot line/common wall duplexes on Linden Lane

Motion by Hartzheim, seconded by Casey to recommend approval to the City Council the development of five zero lot line/common wall duplexes along Linden Lane, within the R-1 One-Family Residence Zoning District. Vote in favor Casey, Hartzheim, Mazzolari, Mersch, Meyer and Bednarek. Motion carried.

Open the public hearing on Amendments to TID No. 2 and TID No. 3

Motion by Mazzolari, seconded by Hartzheim to open the Public Hearing on Amendments to TID No. 2 and TID No. 3. Motion carried by voice vote. Public hearing opened at 5:33 pm.

Review Draft Project Plan Amendments for TID No. 2 and TID No. 3

Jeff Thelen from MSA Professional Services presented handouts to the committee to show amendments that are proposed for both TID No. 2 and TID No. 3. He summerized additional territory is being added to TID No. 2 on W. Cordelia St. and Eggleston St. Additional territory is being added to TID No. 3 on Wikiup St. as well as removing a parcel along Oaks Rd.

Close the public hearing on Amendments to TID No. 2 and TID No. 3

Motion by Hartzheim, seconded by Mazzolari to close the Public Hearing on Amendments to TID No. 2 and TID No. 3. Motion carried by voice vote. Public hearing closed at 5:44 pm.

Resolution 7-2021 recommending approval of project plan and amendment to TIF No. 2 to the City Council

Motion by Hartzheim, seconded by Meyer to recommend Resolution 7-2021 recommending approval of project plan and amendment to TIF No. 2 to the City Council. Vote in favor: Hartzheim, Mazzolari, Mersch, Meyer, Bednarek and Casey. Motion carried.

Resolution 8-2021 recommending approval of project plan and amendment to TIF No. 3 to the City Council

Motion by Hartzheim, seconded by Meyer to recommend Resolution 8-2021 recommending approval of project plan and amendment to TIF No. 3 to the City Council. Vote in favor: Mazzolari, Mersch, Meyer, Bednarek, Casey and Hartzheim. 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 5:46 p.m.