



Village of Fox River Grove

PUBLIC MEETING PLANNING & ZONING COMMISSION MEETING TUESDAY, AUGUST 27, 2019

CALL TO ORDER

Chairman Celske called the meeting to order at 7:00 p.m.

ROLL CALL

Present were Chairman Dan Celske and members Cramer, McLaughlin, Murren, and O'Meara. Also present were Village Administrator Soderholm and Assistant to the Village Administrator Bechler. Members Hartshorn and Riley were absent.

APPROVAL OF THE MAY 22, 2019 MINUTES

A MOTION was made by McLaughlin and seconded by O'Meara to approve the May 22, 2019 minutes. All were in favor. Motion Carried.

APPROVAL OF THE JULY 27, 2019 MINUTES

A MOTION was made by O'Meara and seconded by Cramer to approve the July 27, 2019 minutes. All were in favor. Motion Carried.

ZBA CASE 2019-07—416-418 CONCORD, SPECIAL USE & VARIANCES FOR HOME TOURS AND EVENTS

Chairman Celske opened the public hearing for zoning case 2019-07 and accepted the proof of mailing certificates as well as a picture of the required posting. Letters and documentation from Karen Wrobbel, Jennifer Long, Therese and Giuseppe Perna, Gus Brau, and Anastasia Brau were noted and are hereto attached to these minutes.

Petitioners Michael and Judy Strohl were represented by Attorney Joseph Gottemoller. Attorney Gottemoller explained that the Petitioners were seeking adjustments to their special use permit in regards to number of tours / events, number of attendees, use of amplified sound for directions, parking, ticketing, food / beverage sales, and transferability.

Resident Jennifer Long expressed that the circumstances surrounding the original request had not changed. As such, when thinking of the community as a whole, she expressed that the requests to expand the business under the special use permit had no merit.

Resident Kevin Long expressed that although traffic had increased due to the tours to date, there had not been a huge impact as most had been held during the day on weekdays. He explained that the additional requests would turn the castle from a residence to a business, and as such the property would have to be rezoned to allow the changes.

Resident Julie Tasic spoke in favor of the requests, as the tours to date had not been a large inconvenience.

Resident Paul Wrobbel explained that the requested changes to the special use permit would turn the castle into more of a business than it already is.

Member O'Meara expressed that he was not in favor of the requests as they are not in accordance with the residential character of the neighborhood.

Member McLaughlin asked how weddings and receptions would be facilitated onsite. Attorney Gottemoller clarified that the Petitioners were not seeking receptions as part of the requested changes, despite them being listed in their application.

Member Murren expressed concerns with amplified sound and food waste.

Chairman Celske explained that the unique nature of the castle makes it something people want to see, and thus residents' concerns need to be balanced with that nature. He expressed that he was against any expansion of the special use permit to make it easier for the Petitioners to make more money.

A MOTION was made by McLaughlin and seconded by O'Meara to approve the special use permit request as presented with the following conditions:

- Marked handicapped parking would be permitted onsite.
- One (1) Halloween event would be permitted, subject to the same restrictions as the Easter egg hunt
- Amplified sound would be permitted, but only to direct tour / event attendees.
- Boxed lunches would be permitted for tours / events, but no other food would be permitted.
- Special use permit is transferrable to petitioners' children
- Events would be permitted, but would be subject to all existing limitations for tours under the current special use permit.
- Tour / event definition does not include Easter egg hunts (2) or Halloween event (1).

The findings of fact, as well as factual assertions as presented are adopted into this motion. A voice vote was taken. Celske—yes, Cramer—yes, McLaughlin—yes, Murren—yes, O'Meara—yes. Motion Carried.

The public hearing for zoning case 2019-07 was closed at 8:38 p.m.

OTHER BUSINESS

None

ADJOURNMENT

A motion was made by Murren and seconded by McLaughlin to adjourn the meeting. All were in favor. The meeting adjourned at 8:39 p.m.