



# Village of Fox River Grove

## MINUTES OF THE PLANNING & ZONING COMMISSION MEETING THURSDAY, OCTOBER 3, 2019

### **CALL TO ORDER**

Chairman Celske called the meeting to order at 7:01 p.m.

### **ROLL CALL**

Present were Chairman Dan Celske and members Cramer, Dimmick, Murren and Riley. Also present were Village President Nunamaker, Village Administrator Soderholm and Assistant to the Village Administrator Bechler. Member McLaughlin was absent.

### **APPROVAL OF THE AUGUST 27, 2019 MINUTES**

A MOTION was made by Murren and seconded by Cramer to approve the August 27, 2019 minutes. All were in favor. Motion Carried.

Chairman welcomed new member Paul Dimmick to the Commission.

### **ZONING CASE 2019-05: 1003 ROUTE 22, VARIANCE**

Chairman Celske opened the public hearing for zoning case 2019-05 and accepted the proof of mailing certificates as well as a picture of the required posting. He explained that Petitioner Patrick Hurst had previously been granted a variance to construct an accessory structure of 2,700 square feet. However, as the Petitioner explained, the constructed building is 3,270 square feet.

Member Murren asked if the Petitioner had sought a building permit for the structure. The Petitioner responded that he had not, and that there had been a misunderstanding about the building being approved following the grant of the variance in 2018.

Member Cramer inquired how the Village had determined that the building was out of compliance with the issued variance. The Petitioner responded that he had made the Village aware of the dimensions.

Member Murren asked when the building was completed, and whether or not it had utilities. The Petitioner responded that it was completed in March 2019 and had no utilities.

**A MOTION was made by Chairman Celske and seconded by Cramer to approve the request for a variance to permit the accessory structure as constructed to remain at 1003 Route 22. The findings of fact, as well as factual assertions as presented are adopted into this motion. A voice vote was taken. Cramer—yes, Celske—yes, Dimmick—yes, Murren—yes, Riley—yes. Motion Passed.**

President Nunamaker noted that McHenry County had contacted the Village about stormwater concerns prior to permit issuance.

The public hearing for zoning case 2019-05 was closed at 7:20 p.m.

**OTHER BUSINESS**

Chairman Celske explained that the Commission had been tasked with the review and update of the Village’s Comprehensive Plan. President Nunamaker further explained the need to review the vision. He noted the importance of this vision in promoting the Village and identifying elements to include in future redevelopment.

Administrator Soderholm explained the Village would need to review a draft text amendment related to zoning for recreational cannabis-related businesses. President Nunamaker further explained that the zoning ordinance would have to be updated with this language before the end of the year.

Member Murren asked for an update on the downtown. President Nunamaker explained that the Village is still attempting to secure the properties in “Block B”. He noted that a new Culver’s restaurant is under construction. He also reported that apartments are being pursued by a developer through the use of Property Assessment Clean Energy funding.

**ADJOURNMENT**

A motion was made by Murren and seconded by Riley to adjourn the meeting. All were in favor. The meeting adjourned at 7:44 p.m.

**CERTIFICATION**

**I, Derek Soderholm, Administrator for the Village of Fox River Grove, McHenry and Lake Counties, Illinois, DO HEREBY CERTIFY that these minutes are true and correct.**

\_\_\_\_\_  
**Derek Soderholm**  
**Administrator**  
**Village of Fox River Grove**

\_\_\_\_\_  
**Date**