



PLANNING & ZONING COMMISSION MEETING MINUTES

66 Thillen Drive, Fox Lake, IL 60020

December 12th, 2018 6:30pm

Public Hearing for the Petition submitted by Kirti Patel requesting a Special Use Permit to construct a drive-up window at 19 S. Route 12

I. Call to Order

Chairman Gauger called to order the Public Hearing for the Petition submitted by Kirti Patel requesting a Special Use Permit to construct a drive-up window at 19 S. Route 12 7:38pm.

II. Roll Call

Present

Commissioner David Schultz

Commissioner Stephanie Vermillion

Commissioner Niki Warden

Commissioner Debra Vander Weit

Commissioner Peter Fenneman

Chairman David Gauger

Staff Present

Community Development Director Donovan Day

Absent

Commissioner Tim Foster

III. Hearing

Petitioner Kirti Patel is seeking Planning & Zoning Commission's consideration for a Special Use Permit to construct a drive-up/through window at Fox Lake Liquor & Tobacco, 19 S. Route 12.

Mr. Patel explained how the drive-up/through window will provide convenience to customers and minimize the demand for a parking space. Mr. Patel presented the signed agreement from the owner of 23 S. Route 12. The agreement gives permission to Fox Lake Liquor & Tobacco customers to exit the drive-through window and proceed around the commercial building at 23 S. Route 12 and exit to Route 12. Mr. Patel stated he will be adding a monument sign for the drive-up window, directional signs, marked lanes and new asphalt.

IV. Commission Comments

Commission addressed the concerns of possible backed-up traffic on Route 12.

Mr. Patel explained the differences between the needs of a restaurant drive-through and his store.

- Customers know what they want already.
- A counter will be installed in the store at the window for efficiency.
- No food preparation or menu.
- An attendant would be notified of a customer via a signaling device who would take the customer's order at the window.
- There will not be a speaker used that would create additional noise.
- There will not be additional distracting lighting installed.
- Fox Lake Liquor & Tobacco closes at 10pm.
- If a drive-up customer should take longer than expected they will be directed to move up to eliminate a possible back-up of traffic.

V. Commission Questions

There are none.

VI. Public Comment

Resident Emina Rahmani stated her concern of noise level and lighting being installed.

Chairman Gauger explained that Mr. Patel would submit building/construction plans and be in compliance to the Village Code in order to be approved for the building permit.

Resident Russ Xhavoili stated his concern that this could create more disruptive people hanging around the back parking lots and walking up into his yard.

Chairman Gauger and Commissioner Warden responded that the drive-up window would eliminate people hanging around the store and parking lots.

Director Day encouraged the residents to contact him so he could set up a meeting with the Police Chief and address their concerns and the current problems they have been having.

VII. Motion

Commissioner Fenneman made a motion to approve the Special Use Permit to install a drive-up window at 19 S. Route 12 in accordance with 9-1-6-10, 1-6, with two (2) conditions.

1. *The Special Use Permit is valid for one (1) year and reevaluated by the Community Development Department with the yearly agreement for the parking that was submitted.*
2. *The queue has to be a minimum of four (4) cars off of Route 12 to the window.*

Seconded by Commissioner Warden

Discussion: None

Roll Call Vote:

Commissioner Schultz	Aye
Commissioner Vermillion	Abstain
Commissioner Warden	Aye
Commissioner Foster	Absent
Commissioner Vander Weit	Abstain
Commissioner Fenneman	Aye

Chairman Gauger

Aye

VIII. Adjournment

Chairman Gauger closed the hearing at 8:16pm.

Respectfully submitted by,

Brigitte Weber

Brigitte Weber
Deputy Clerk