



PLANNING & ZONING COMMISSION MEETING MINUTES

66 Thillen Drive, Fox Lake, IL 60020

January 8th, 2020 6:30pm

Regular Meeting

I. Call to Order

Chairman Gauger opened the meeting of January 8th, 2020 at 6:32pm.

II. Roll Call

Present

Commissioner David Schultz

Commissioner Niki Warden

Commissioner Tim Foster

Commissioner Debra Vander Weit

Chairman David Gauger

Absent

Commissioner LaPiana

Commissioner Legge

Staff Present

Community Development Director Donovan Day

III. Old Business

None

IV. New Business

Presentation by Shadi Qattawi for a proposed development at 91 S. Route 12

Shadi Qattawi, introduced the proposed development to the Planning & Zoning Commission.

Shadi Qattawi has a contract to purchase the property once his proposed development is approved by the village. The development will consist of customized shipping containers housing different types of businesses under a single enclosed roof. Shipping container modifications are made according to the businesses' specific needs and desired user interactions. Businesses will own or lease the customized containers and lease the space from property owner. Mr. Qattawi has been in contact with several different types of shops, restaurants, a cigar lounge, farmers market and family friendly businesses to own or lease the containers. Eighteen (18) restaurants have given verbal agreement. Mr. Qattawi referenced the site renderings showing the two (2) story development with an open floor plan creating a food court layout on the first floor. One end of the building will consist of a stage for live music/entertainment and sand volleyball courts or an ice rink are proposed on the exterior. The upper level would consist of containers for shops, meetings, parties, workout classes and additional seating. Each end of the development will have

containers customized for men's and women's bathrooms. Security officer, Michael Krusza, provided an overview of the multi-layered security plan that will be in place. The new parking lot will have one hundred fifty eight (158) parking spaces, new parking lot lighting, and parking lot landscaping installed in compliance with the Village's Parking Lot Landscaping Guidelines. Sewer and Water will have to be brought into the site from the opposite side of Route 12. Jack Frost Lane will provide access to the property from Route 12. Mr. Qattawis' business partner, Mr. Alani, introduced himself to the Planning & Zoning Commission. Mr. Alani informed the commission he and Mr. Qattawis have over forty (40+) years' experience in retail and development. The projected completion time, after all approvals, is eighteen (18) months.

V. Public Comment

Resident, Michael Lescher, voiced some concerns of the landscaping layout in the artist's rendering of the proposed development and suggested review of the ingress and egress off Route 12. Off-site parking was also a concern.

Director Day informed the commission, staff is only looking for approval of the concept of the proposed development. A landscaping plan, in compliance with the Village's Parking Lot Landscaping Guidelines and site-plan will be presented to the Planning & Zoning Commission at later meeting.

Commissioner Foster made a motion to recommend approval of the presentation for the proposed development of 91 S. Route 12 presented by Fox Lake Food Court Corporation, seconded by Commissioner Vander Weit.

Discussion: None

Commissioner Schultz	<i>Aye</i>
Commissioner LaPiana	<i>Absent</i>
Commissioner Warden	<i>Aye</i>
Commissioner Foster	<i>Aye</i>
Commissioner Vander Weit	<i>Aye</i>
Commissioner Legge	<i>Absent</i>
Chairman Gauger	<i>Aye</i>

All in favor.

VI. Approval of Minutes

November 13th, 2019

Commissioner Warden made a motion to approve the meeting minutes as submitted, for the Petition of Jason Tippy & Amy Marek, requesting a Special Use Permit to operate a short-term rental at 95 Hillside Ct., seconded by Commissioner Schultz.

Discussion: None

Commissioner Schultz	<i>Aye</i>
Commissioner LaPiana	<i>Absent</i>
Commissioner Warden	<i>Aye</i>
Commissioner Foster	<i>Abstain</i>
Commissioner Vander Weit	<i>Abstain</i>

<i>Commissioner Legge</i>	<i>Absent</i>
<i>Chairman Gauger</i>	<i>Aye</i>

All in favor.

Commissioner Warden made a motion to approve the meeting minutes as submitted, for the Petition of the Village of Fox Lake, requesting a Text Amendment to the Zoning Ordinance allowing various types of Recreational Cannabis related businesses, seconded by Commissioner Schultz.

Discussion: None

<i>Commissioner Schultz</i>	<i>Aye</i>
<i>Commissioner LaPiana</i>	<i>Absent</i>
<i>Commissioner Warden</i>	<i>Aye</i>
<i>Commissioner Foster</i>	<i>Abstain</i>
<i>Commissioner Vander Weit</i>	<i>Abstain</i>
<i>Commissioner Legge</i>	<i>Absent</i>
<i>Chairman Gauger</i>	<i>Aye</i>

All in favor.

Commissioner Warden made a motion to approve the meeting minutes as submitted, for the Regular Meeting of November 13th, 2019, seconded by Commissioner Schultz.

Discussion: None

<i>Commissioner Schultz</i>	<i>Aye</i>
<i>Commissioner LaPiana</i>	<i>Absent</i>
<i>Commissioner Warden</i>	<i>Aye</i>
<i>Commissioner Foster</i>	<i>Abstain</i>
<i>Commissioner Vander Weit</i>	<i>Abstain</i>
<i>Commissioner Legge</i>	<i>Absent</i>
<i>Chairman Gauger</i>	<i>Aye</i>

All in favor.

December 4th, 2019 – Special Meeting

Commissioner Warden made a motion to approve the meeting minutes as submitted, for the Special Meeting on December 4th, 2019, seconded by Commissioner Schultz.

Discussion: None

<i>Commissioner Schultz</i>	<i>Aye</i>
<i>Commissioner LaPiana</i>	<i>Absent</i>
<i>Commissioner Warden</i>	<i>Aye</i>
<i>Commissioner Foster</i>	<i>Abstain</i>
<i>Commissioner Vander Weit</i>	<i>Abstain</i>
<i>Commissioner Legge</i>	<i>Absent</i>
<i>Chairman Gauger</i>	<i>Aye</i>

All in favor.

December 18th, 2019 – Special Meeting (continued)

Commissioner Schultz made a motion to approve the meeting minutes as amended, for the Special Meeting (continued) on December 18th, 2019, seconded by Commissioner Foster.

Discussion: None

<i>Commissioner Schultz</i>	<i>Aye</i>
<i>Commissioner LaPiana</i>	<i>Absent</i>
<i>Commissioner Warden</i>	<i>Abstain</i>
<i>Commissioner Foster</i>	<i>Aye</i>
<i>Commissioner Vander Weit</i>	<i>Abstain</i>
<i>Commissioner Legge</i>	<i>Absent</i>
<i>Chairman Gauger</i>	<i>Aye</i>

All in favor.

VII. Adjournment

Commissioner Warden made a motion to adjourn the Regular Meeting, seconded by Commissioner Foster at 7:52pm.

Discussion: None

<i>Commissioner Schultz</i>	<i>Aye</i>
<i>Commissioner LaPiana</i>	<i>Absent</i>
<i>Commissioner Warden</i>	<i>Aye</i>
<i>Commissioner Foster</i>	<i>Aye</i>
<i>Commissioner Vander Weit</i>	<i>Aye</i>
<i>Commissioner Legge</i>	<i>Absent</i>
<i>Chairman Gauger</i>	<i>Aye</i>

All in favor.

Chairman Gauger closed the Planning & Zoning Commission Meeting at 7:52pm.

Respectfully submitted by,



Brigitte Weber
Deputy Clerk