



## **PLANNING & ZONING COMMISSION MEETING MINUTES**

**January 12, 2022, 6:30pm**

**66 Thillen Drive, Fox Lake, IL**

**This meeting was held in-person and via Zoom**

### **I. Call To Order**

Chairman Gauger opened the Planning & Zoning Commission meeting at 6:30pm.

### **II. Pledge Of Allegiance**

### **III. Roll Call**

Present: Commissioner Schultz, Commissioner LaPiana, Commissioner Legge, Commissioner Foster, Commissioner VanderWeit, Commissioner Nakanishi and Chairman Gauger.

A quorum was established.

Also in attendance: Economic Development Director Donovan Day

### **IV. Approval Of Minutes From December 8, 2021**

Commissioner LaPiana made a motion to approve the meeting minutes as submitted, seconded by Commissioner Foster.

#### **Roll Call:**

Commissioner Schultz	Abstain
Commissioner LaPiana	Aye
Commissioner Legge	Aye
Commissioner Foster	Aye
Commissioner Vander Weit	Abstain
Commissioner Nakanishi	Abstain
Chairman Gauger	Aye

***Motion passed***

### **V. New Business**

#### **1.) Petition for a Special Use Permit to Operate a Massage and Wellness Center at 62 E. Grand Avenue.**

Chairman Gauger opened the public hearing at 6:32pm.

*Petitioner Betty Jarvi was sworn in.*

Petitioner Betty Jarvi presented the petition to operate a therapeutic massage and

wellness center at 62 E Grand Ave to the Commission. Mrs. Jarvi is the current owner of 62 E Grand Ave. Chapel Hill Bodyworks Wellness Center has been in business for 15 years. The current Johnsburg location has ten (10) therapists. They partner with the community in wellness providing specialty therapeutic massage, acupuncture, biofeedback; etc. With the growing success of the current location and hiring a new staff, Mrs. Jarvi is looking to expand her business and therapeutic services in Fox Lake.

#### **Commission Questions**

Commissioner LaPiana asked if there were certifications required for being a therapeutic massage therapist.

Mrs. Jarvi replied to become a certified licensed massage therapist requires completion of training from an approved massage trade school program. In Illinois, it is required to be a licensed and insured massage therapist. All therapists' licenses must be displayed as well. Mrs. Jarvi is also nationally board certified and receives many referrals from medical doctors, chiropractors and physical therapists.

Commissioner Schultz asked what the business hours planned to be.

Mrs. Jarvi is planning to start with Monday – Saturday 9am-7pm, Saturday's being ½ day. The acupuncturist hours will likely be Noon-6pm. The property has adequate parking and the building contains only three (3) treatment rooms.

#### **Public Comment**

None

#### **Motion of Recommendation to the Village Board**

Commissioner Vander Weit made a motion recommending approval for a Special Use Permit for the operation of a wellness and therapeutic massage center at the property commonly known as 62 East Grand Ave in Fox Lake. In accordance with the Village of Fox Lake Zoning Ordinance 9-1-6-10 Section C, subsection items 1-6 satisfied.

Motion seconded by Commissioner Foster.

*All in favor, motion passed*

Chairman Gauger closed the meeting at 6:42pm.

### **VI. Old Business**

#### **1.) Application of Standards for 35 Hillcrest Avenue**

Chairman Gauger opened the hearing to identify standards for the variances at 35 Hillcrest Ave at 6:44pm.

#### **Motion of Recommendation to the Village Board**

Commissioner Foster made motion recommending approval to reduce the Side Yard setback to allow placement of a non-conforming structure to be three (3) feet from the side property line (Hillcrest Avenue) instead of the five (5) feet as required by the

Zoning Ordinance and generally consistent with the Proposed site plan identified as Exhibit A for the property commonly known as 35 Hillcrest Ave, Fox Lake IL in accordance with Village of Fox Lake Zoning Ordinance 9-1-6-8 Section C, subsection items 1-6 satisfied; and,

A motion recommending approval to reduce the Rear yard setback to allow placement of a non-conforming pool deck on the back of the property to be one (1) feet from the rear property line (Hillcrest Avenue) instead of the five (5) feet as required by the Zoning Ordinance and generally consistent with the Proposed site plan identified as Exhibit A for the property commonly known as 35 Hillcrest Ave, Fox Lake IL in accordance with Village of Fox Lake Zoning Ordinance 9-1-6-8 Section C, subsection items 1-6 satisfied.

Motion seconded by Commissioner Vander Weit.

*All in favor, motion passed*

Chairman Gauger closed the meeting at 6:46pm.

**2.) Petition for a Special Use Permit for 133 Cora Avenue to Operate a Short- term Rental-Request by Petitioner**

Chairman Gauger opened the public hearing at 6:48pm.

*Petitioner Jorge Figueroa was sworn in.*

Jorge Figueroa is currently working towards obtaining a Special Use Permit to operate a short-term rental. Mr. Figueroa has been working on correcting the items not up to code listed in the failed inspection. With the weather getting colder and making additional work more difficult, Mr. Figueroa is requesting use of the rental until the weather warms up to complete the work.

**Commission Questions**

Director Day provided the inspection report list performed on 1/4/2022.

1. Needs continuous graspable handrail along stairs
2. Handrail not required height
3. Need to adequately secure rail
4. Railing needed at stairs with drop off more than 30 inches
5. Gate/block off by steps leading to the lake
6. Need bottom and middle rails

The Commission discussed the remaining items and life safety issue concerns. The Commission agreed that they could not approve with life safety measures at risk. The petition will remain as old business.

**Motion of Recommendation to the Village Board**

Commissioner Nakanishi made a motion to move the petition to the next month's

meeting.

Motion seconded by Commissioner LaPiana

*All in favor, motion passed*

Chairman Gauger closed the public hearing at 6:54pm.

**VII. Public Comment**

Chairman Gauger welcomed Commissioner Nakanishi.


Director Day provided updates to the Commission

- The 2022 Planning & Zoning meeting dates will be on next month's agenda for approval.
- Lakefront Park Redevelopment
- Cannabis Dispensary

**VIII. Adjournment**

Commissioner Schultz made a motion, seconded by Commissioner Vander Weit, the Commission voted unanimously to adjourn the meeting at 7:06pm.

Respectfully submitted by,

  
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Brigitte Weber  
Deputy Clerk

Next Scheduled Village Board Meeting January 25<sup>th</sup>, 2022

Next Scheduled Planning & Zoning Commission Meeting February 9<sup>th</sup>, 2022



## Planning & Zoning Commission Meeting

### January 12<sup>th</sup> 2022 Sign In Sheet

Please Print Name:

BETTY JARVI

Jorge Figueroa