



PLANNING & ZONING COMMISSION MEETING MINUTES

February 8, 2023, 6:30pm

66 Thillen Drive, Fox Lake, IL

Also Available Virtually Through the Link Below

I. Call To Order

Chairman Gauge called the meeting to order at 6:30 PM.

II. Pledge Of Allegiance

III. Roll Call

		Present	Absent
Commissioner:	LaPianna	_____	__X__
	Bongiovanni	__X__	_____
	Legge	__X__	_____
	Swanson	__X__	_____
	VanderWeit	__X__	_____
	Nakanishi	__X__	_____
Chairman:	Gauger	__X__	_____

A quorum was established.

Also in attendance: Patricia Russell, Director Donovan Day (by zoom)

IV. Approval of Minutes From January 11, 2023

Commissioner Nakanishi made a motion to approve the meeting minutes of the January 11, 2023 meeting, as submitted, seconded by Commissioner Swanson.

		Aye	Nay	Abstain
Commissioner:	Bongiovanni	__X__	_____	_____
	Legge	__X__	_____	_____
	Swanson	__X__	_____	_____
	VanderWeit	_____	_____	__X__
	Nakanishi	__X__	_____	_____
Chairman:	Gauger	X	_____	_____

The motion passed.

V. New Business

1) 81 E. Grand Avenue – Petition for a Special Use Permit to Operate a Meeting Hall

Chairman Gauger opened the hearing at 6:31PM

Petitioner Javier Montes was sworn in.

Mr. Montes stated that his idea is to have a small meeting hall on this property to house small gatherings and bring more business into the city. He hopes to help the businesses around the 81 E Grand Avenue location by bringing in more buyers to places like the Dollar Store. He does not want to deal with food; he wants his customers to have food catered by local restaurants.

Chairman Gauger asked what Mr. Montes thinks would be the largest group that the facility could handle. Mr. Montes said that would be for the Village to determine but his guess would be 60 to 80 people.

Chairman Gauger asked, "What about the parking?" There is a restaurant right next door that he would be sharing the parking lot with. That should accommodate about 40 cars. There is also a Dollar General nearby and Mr. Montes thinks they might allow his customers to park there. Chairman Gauger stated that one of the problems with this property has always been the shared use of the parking lot. It is very small and very tight area. Mr. Montes stated that he has not spoken with the new owners of Johnny's yet. He doesn't own this property and his potential purchase depends on being approved for this Special Use Permit. If it is approved, he will contact his neighbor.

Mr. Montes said that he is hoping to have some small birthday type parties, baby showers, small fundraisers, etc. He does not plan to need a liquor license as he does not plan to sell anything. His company will only offer the hall, any food or drink will have to be catered in by the customer and the customer would have to arrange for any required licensing. Mr. Montes said that they will have to do some renovations to the current building to open up the room. They will have tables to put food on (he is assuming that the caterers will supply trays of food and tea lights to keep warm food heated. The plan is to offer a small oven and a microwave to heat (or reheat) food and a small refrigerator to keep cold food cold – but no actual cooking.

Commissioner Legge asked if Mr. Montes has rented or owned a similar operation. Mr. Montes stated that he has rented such facilities in Des Plaines but never owned anything like this. He already owns a property at 34 W Grand and hopes to purchase a second property and eventually move out this way and invest in the city. The main goal is to also own a restaurant in the village.

Commissioner Legge asked what would be the anticipated frequency of occupancy needed to meet his financial requirements. Depending on the price that he will have to pay to purchase the location, he anticipates only needing to rent the facility a couple of times per month to cover expenses.

Commissioner VanderWeit asked about promotions for the business. Mr. Montes has seen advertisements for similar businesses on Facebook. Commissioner VanderWeit then asked if he has looked into the question of needing a liquor license so that people can bring in their own liquor or any other such laws in Fox Lake. Mr. Montes says he hasn't checked into this yet. Commissioner Legge asked Director Day about the Village regulations concerning having people bringing in alcohol for consumption only. Director Day will check on this.

Mr. Montes said that he doesn't think the venue would be large enough to host weddings, only small parties like birthdays or fund raisers. Hours of operations would be determined by the Village, but he is thinking of running as late of 12 or 12:30 AM, if that is allowed.

Mr. Legge suggested that this would be a "neat little niche here". Mr. Montes stated again that he wants to reach out to other local businesses for supplies, catering, etc. He wants to create a business for the whole community where everyone can pitch-in and the different businesses can grow together.

Mr. Montes intends to improve the outside of the property (building and landscaping), eventually. He has some ideas about "making it really nice" down-the-road. His former profession is a contractor (roof, siding, fascia, gutters) so he feels he can do something to improve the building. For now, he plans to clean up the siding with the main work being the interior.

There was much discussion about the parking situation with this building. Mr. Montes said that he intends to reach out to Dollar General, the owners of Dino's, and others to make agreements regarding parking. He wants to get approval from the Village first, then he will purchase the building and then he will reach-out to his neighbors and try to make agreements with them.

Chairman Gauger said that the Fire Department will determine occupancy limit. We will not comment on that subject. Hours of operations are not defined in the Village Code for a business such as this (not a restaurant). Mr. Montes suggested that he would want to close by 11:00, maximum 12 AM.

Public Comment

None.

Motion of Recommendation

Commissioner Nakanishi made a motion to approve the petition for 81 E. Grand Avenue seeking a Special Use Permit to operate a meeting hall at the property commonly known as 81 E. Grand Avenue, in accordance with The Village of Fox Lake zoning codes 9-6-1-10, section C, of which items 1, 2, 3, 4, 5, and 6 have been satisfied. The motion was seconded by Commissioner Bongiovanni.

Discussion

None

Roll Call Vote

		Aye	Nay	Abstain
Commissioner:	Bongiovanni	<u> X </u>	<u> </u>	<u> </u>
	Legge	<u> X </u>	<u> </u>	<u> </u>
	Swanson	<u> X </u>	<u> </u>	<u> </u>
	VanderWeit	<u> X </u>	<u> </u>	<u> </u>
	Nakanishi	<u> X </u>	<u> </u>	<u> </u>
Chairman:	Gauger	<u> X </u>	<u> </u>	<u> </u>

Motion passed.

Mr. Montes suggested that if the Farmers Market were to be rained out, his facility might be useful. Chairman Gauge said that Mr. Montes would need to speak with The Village in that regard.

Chairman Gage closed the hearing at 6:51 PM

VI. Old Business

None

VII. Public Comment

Chairman Gauger said that he went to the last Village Board Meeting (January 24th) to see how our short-term housing rental recommendations fared. It was a very interesting conversation. The Board is still “mystified” as to making a decision on this topic. Chairman Gauger will also be at the next Village Board Meeting (February 14th) to correct some misconceptions of our (PZC) intentions with what we put together.

Commissioner Legge asked what the points of contention are. Chairman Gauger said the recommendations regarding space between rentals, cap of 60 rentals in different zones, annual reviews, identifying plaques on premises are points that need to be made more concise.

In accordance with the Illinois Open Meeting Act, the general public may address the Commission regarding any matter on the agenda or not on the agenda.

VIII. Adjournment

Commissioner Legge made a motion to adjourn, seconded by Commissioner VanderWeit. The Commissioners voted unanimously to adjourn the meeting at 6:57 PM.

All in Favor.

Respectfully submitted by,



Patricia A Russell
Interim Secretary

Click the following link to attend this meeting via Zoom:

<https://us06web.zoom.us/j/83221869982?pwd=QnpxbXcwNnhHMWcvajVMa3k4bVRRUT09>

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