



PLANNING & ZONING COMMISSION MINUTES

August 14, 2024, 6:30pm

66 Thillen Drive, Fox Lake, IL

Also Available Virtually Through Zoom

Open: 6:30 PM Closed: 6:50 PM

I. Call To Order

II. Pledge Of Allegiance

III. Roll Call

		Present	Absent
Commissioner:	Joe Bongiovanni	<u> x </u>	_____
	Stephen Legge	<u> x </u>	_____
	Eric Swanson	<u> x </u>	_____
	Barbara Nakanishi	<u> x </u>	_____
	Jeff Bell	<u> x </u>	_____
	Michelle Stewart	<u> x </u>	_____ arrived 6:40
Chairman:	David Gauger	<u> x </u>	_____

A quorum was established.

Also in attendance: Patricia Russell, Jodi Luka, Jake Boxrud

IV. Approval of July 10, 2024, Regular Meeting Minutes

A motion was made by Commissioner Swanson to approve the minutes of July 10, 2024, as submitted. This was seconded by Commissioner Bell.

Affirmative Vote: All in Favor. Motion Passed

V. Old Business

1) 92 E Grand Ave - Special Use Permit to Operate Short-term Rental

Open: 6:32PM Closed: 6:40PM

Jason Justen was sworn in.

This petition was presented previously but property was not ready at that time. Mr. Justen is upgrading the building. Chairman Gauger commented that this

submission was the best he has seen in a long, long time. Mr. Justen credited his management team, Steve and Willow Jergensen, for that.

There are 2 bedrooms and 2 baths on the first floor and 1 bedroom and 1 full bath and a half-bath on the second floor of this building (all 1 unit). The garage will be used for storage as well as parking for the STR. This property also has a bar (92 East). If ever sold, the bar and the subject building would be sold as one.

Audience Comments

Steve Jergensen was sworn in. Steve and Willow will be managing this property. They have put in noise meters and decibel level monitors and set up automated alerts, etc. They live in the vicinity and manage other STR's in the village.

Chairman Gauger stated that we do not need to go through the 6 qualifying questions for this petition as the written responses to the standard questions in the application far exceed what is needed to meet the conditions.

Motion to Approve

Commissioner Nakanishi made a motion to approve the Special Use Permit to operate a Short-Term Rental, as presented in the petition, for the property commonly known as 92 East Grand Avenue, Fox Lake, in Lake County, IL, in accordance with Village of Fox Lake Zoning Code 9-1-6-10, Subsection C. By ordinance, 6 standards need to be satisfied; they are 1,2,3,4,5 and 6. There are no additional conditions. The motion was seconded by Commissioner Legge.

Discussion

Commissioner Legge commented that, based upon support from the neighborhood, Mr. Justen is apparently doing a lot of the "right things" with this property.

	Yea	Nay
Commissioner:	Bongiovanni <input checked="" type="checkbox"/>	<input type="checkbox"/>
	Legge <input checked="" type="checkbox"/>	<input type="checkbox"/>
	Swanson <input checked="" type="checkbox"/>	<input type="checkbox"/>
	Nakanishi <input checked="" type="checkbox"/>	<input type="checkbox"/>
	Bell <input checked="" type="checkbox"/>	<input type="checkbox"/>
	Stewart <input checked="" type="checkbox"/>	<input type="checkbox"/>
Chairman:	Gauger <input checked="" type="checkbox"/>	<input type="checkbox"/>

Motion Passed

2) 1284 S Route 12 - Special Use Permit to Operate Foot Massage Therapy & Spa

Open: 6:41PM Closed: 6:48 PM

Mr. Hu was sworn in.

His mother will run the business which is a foot and body massage Spa. There will be 4 foot chairs and 2 body massage rooms. There will be several massage people as well as the owner of the company who will be doing the massages and all are required to be licensed. The property is owned by Gary Wool and the family already has a restaurant (China City) in another unit of the same shopping center. There will be 2 rooms created for the body massages. The hours will be from 11 AM to 8 or 9 PM.

The commissioners feel that the written answers to the Response to Standards for Special Use are sufficient and do not need to be restated. Jodi Luca said that she has spoken to Gary Wool who has told her that the applicants have been great tenants to work with and he welcomes them to occupy a second location within his plaza.

Audience Comments

None.

Motion to Approve

Commissioner Nakanishi made a motion to approve the Special Use Permit to operate a Massage Therapy business as presented in the petition, for the property commonly known as 1284 S Route 12, Fox Lake, in Lake County, IL, in accordance with Village of Fox Lake Zoning Code 9-1-6-10, Subsection C. By ordinance, 6 standards need to be satisfied; they are 1,2,3,4,5 and 6. There are no additional conditions. The motion was seconded by Commissioner Bongiovanni.

Discussion

None

	Yea	Nay
Commissioner:	Bongiovanni <u>x</u>	_____
	Legge <u>x</u>	_____
	Swanson <u>x</u>	_____
	Nakanishi <u>x</u>	_____
	Bell <u>x</u>	_____
	Stewart <u>x</u>	_____
Chairman:	Gauger <u>x</u>	_____

Motion Passed

VI. New Business

None.

VII. Discussion

Jodi Luka introduced Jake Boxred. Jake is a new member of the Community Development Department.

VIII. Public Comment

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

None.

IX. Adjournment

Motion to adjourn was made by Commissioner Stewart and seconded by Commissioner Bell.

Affirmative Vote: All in Favor. Motion Passed.

Adjourned at 6:50 PM

Respectfully Submitted,



Patricia Russell, Deputy Clerk