

**City of Fox Lake  
Planning Commission Minutes  
Aug 12, 2020**

The Aug 12, 2020 meeting of the City of Fox Lake Planning Commission was called to order by Chairman Tom Bednarek, at 6:30 p.m., in the community center. Roll call was taken with Peter Hartzheim, Gordon Gossink, Dan Casey, Kurtis Mersch, Giorgio Mazzolari and Tom Bednarek present. Also attending were city administrator Dean Perlick and city clerk Jenny Quirk.

The clerk certifies all open meeting laws have been complied with.

**Minute approval**

Motion by Hartzheim, seconded by Gossink to approve the minutes of the July 8, 2020 Planning Commission, as typewritten. Motion carried with a voice vote.

**Public comments**

The Chairman opened the meeting to public comments on agenda items and other matters. No public comments were made by the public in the audience.

**Site plan approval – Kwik trip located at 701 W. State St.:**

Site plan approval for the addition to the north side of the existing Kwik Trip building located at 701 W. State St. Dean Schultz from Excel Engineering and Jessica the district leader from Kwik Trip spoke regarding the proposed site plan details. It was explained that the kitchen would be made larger for safety and better workflow for the employees. The outside of the building will only be extending over the current green space to the existing driveway. The back of the building will be constructed to match the existing exterior of the building. This is not meant to add any additional services or foot traffic into the building, but rather to make it more functional for staff. Motion by Casey, seconded by Mazzolari to approve the presented site plan for the addition. Vote in favor: Mersch, Hartzheim, Gossink, Bednarek, Casey and Mazzolari. Motion carried.

**Site plan approval – Cedar Ridge Apartment located on 406 Wells St. parcel number 226-1313-2533-061**

Site plan approval for the Cedar Ridge Apartment located on 406 Wells St. parcel number 226-1313-2533-061. Perlick presented the proposed site plan. Citizens of the

neighborhood voiced concerns on road parking and flow of traffic on the narrow existing street. The Mayor explained that if issues arise regarding problems with road parking and narrow existing streets the situation would be evaluated at that time. The citizens also, noted concerns for the rainwater flowing to the proposed retention pond that will be placed in the center of the lot. Perlick noted that there are a number of catch basins located along Wells St. to handle the waterflow. Motion by Hartzheim, seconded by Casey to approve the presented site plan for the Cedar Ridge Apartment. Vote in favor: Casey, Hartzheim, Meyer, Gossink and Bednarek. Motion carried.

**Approval to recommend to City Council a 1 lot CSM located Karavan Dr. for benefit of R&B Electric, LLC**

Approval to recommend to City Council a one lot certified survey map for land owned by the City of Fox Lake, located at the end of Karavan Dr. in the Industrial Park, for the benefit of R & B Electric, LLC. Perlick spoke regarding the need to create more space in the Industrial Park. This CSM will allow the City to create an additional lot out of city property, within the Industrial Park, for another business. Motion by Hartzheim, seconded by Mazzolari to approve the recommendation of the 1 lot CSM to the city council. Vote in favor: Gossink, Bednarek, Casey, Mazzolari, Mersch and Hartzheim. Motion carried.

With no other business to come for the Planning Commission, motion by Hartzheim, seconded by Gossink to adjourn. Motion carried with a voice vote. Meeting adjourned at 7:02 p.m.