

**I. CALL TO ORDER**

A: David Gauger called the Planning and Zoning Commission Regular Meeting to order at 7:14pmp.m.

**II. ROLL CALL**

A: Present

- 1: Stephanie Vermillion
- 2: Niki Warden
- 3: David Schultz
- 4: Tim Foster
- 5: Debra Vander Weit
- 6: Peter Fenneman
- 7: David Gauger
- 8: Donovan Day Director of Community Development

**III. APPROVAL OF MINUTES**

A: Stephanie Vermillion made a motion to approve the minutes of the July 12, 2017 Public Hearing for M & C Development LLC as corrected

**DISCUSSION**

Corrections

Tim Foster seconded the motion

Ayes: David Schultz, Tim Foster, David Gauger, Stephanie Vermillion, Niki Warden, Debra Vander Weit, Peter Fenneman

Nays: None

Minutes approved as corrected

B: Niki Warden made a motion to approve the minutes of the July 12, 2017 Public Hearing for FNC Real Estate as corrected

**DISCUSSION**

Corrections

Stephanie Vermillion seconded the motion

Ayes: David Schultz, Tim Foster, David Gauger, Stephanie Vermillion, Niki Warden, Debra Vander Weit, Peter Fenneman

Nays: None

Minutes approved as corrected

C: Niki Warden made a motion to approve the minutes of the July 12, 2017 Public Hearing for FNC Real Estate as corrected

**DISCUSSION**

Corrections

Stephanie Vermillion seconded the motion

Ayes: David Schultz, Tim Foster, David Gauger, Stephanie Vermillion, Niki Warden, Debra Vander Weit, Peter Fenneman

Nays: None

Minutes approved as corrected

D: Peter Fenneman made a motion to approve the minutes of the July 12, 2017 Public Hearing for Double S Ranch as corrected

**DISCUSSION**  
Corrections

Debra Vander Weit seconded the motion

Ayes: David Schultz, Tim Foster, David Gauger, Stephanie Vermillion, Niki Warden,  
Debra Vander Weit, Peter Fenneman

Nays: None

Minutes approved as corrected

E: Tim Foster made a motion to approve the minutes of the July 12, 2017 Plan Commission Regular Meeting as corrected

**DISCUSSION**  
Corrections

Debra Vander Weit seconded the motion

Ayes: David Schultz, Tim Foster, David Gauger, Stephanie Vermillion, Niki Warden,  
Debra Vander Weit, Peter Fenneman

Nays: None

Minutes approved as corrected

**IV. OLD BUSINESS**

A: Draft of the amended Village Sign Ordinance

1: Members and Mr. Day discussed

- Members to read draft and make comments
- Hopefully have a recommendation to the Board in October/to be adopted in November
- No Public Hearing at this level since it is in the Village Code/Public Hearing to be held at the Board level
- Changing old signs to comply with the new regulations
- Sub-Committee gave responsibility to Mr. Day for revisions/Mr. Day and staff reviewed ordinances of other communities
- Biggest issue is with temporary signage /lack of enforcement
  - Banners/feather signs prohibited
  - Permanent frame ground sign, interchange with current promotion/size restrictions on permanent substantial frame
- Permanent signs
  - Restrictions on pole signs
  - Monuments signs required on Rte. 12 and Downtown
  - Maximum height 8' for businesses with not enough room for a monument sign
  - Size of sign must fit size of building/reduced allowable sign area on buildings
  - No pole sign, LED message boards, back lite signage/channel letters in Downtown/LED signs cannot scroll, be animated, etc.
  - Looking for signs with overhanging lights

- Compliance of older signs under current ordinance/will follow same guidelines
  - Will help with funds for changes/part of Façade program
- Temporary signs, ground signs, wall signs on building have all been addressed
  - Wall sign are a problem/no consistency/no more side or rear wall signs/restrictions for businesses on the lake

## 2: Business Development Districts

- Adopted last night
- 1% increase on sales taxes for 2 districts created
  - Central District, from Marine Grill all the way to Marine Drive by Moretti's
  - South District 134/12 intersection
  - 23 year tax/can be stopped at any point
  - Village may receive about \$23m with the status quo
  - Revenue has to be spent in that district/sidewalks, mediums, landscaping
  - Can be used on private property/business applications for improvements
- State Law criteria must be met for implementation of BDDs
- Will be enacted in January 2018/start receiving revenue in April, 2018
- Revenue can be used for property acquisitions

## 3: Continued discussion on signs

- LED message restrictions on changing/must be an accessory to the new ground sign
- Making businesses aware of change coming in the ordinance
- New ownership of business must come into compliance with ordinance
- Limitation on height of signs on buildings
- Requirements on uniformity of color scheme of signs/not yet addressed
- Approval of applications for signage
- Email suggestions/questions to Director Day/log to be kept of suggestion for discussion
- Replies can only be made to Director Day in compliance with the Sunshine Act
- Strategic Planning Teams suggestions
- Goal is for approval of new ordinance by January, 2018

V: NEW BUSINESS

## A: Design Guidelines

## 1: Director Day

- Change the process for informing new builders of Village requirements in Fox Lake Design Guidelines
- Fox Lake guidelines modeled after Naperville's guidelines
- Parking Lot, Landscaping Design Guidelines/specific requirement for landscaping, buffering zones, islands within the parking lot/goal is not to see cars in a parking lot

B: Strategic Planning Document/Executive Service Corps

1: Director Day

- Chicago Firm hired to redesign the working of our government
- Trustee liaisons eliminated/Strategic Planning Teams implemented
  - Economic Development chaired by Director Day
  - Marketing
  - Technology
  - Public Relations
  - Parks and Recreation
  - Infrastructure
- Laura Linehan driving force in the creation of this document
- Objective and tactic of each planning item included in the document/five year goals set
- Monthly meetings open to the public

VI: PUBLIC COMMENT

A: Bonnie Mitchell

- Concerned about noise coming from business at the end of the channel where she lives/liquor license allowing them to stay open until 3:00am in a residential area
- Called the police on numerous occasions regarding the motorcycles revving up their engines and running through Downtown
- Hesitates to complain to this commission but the noise is getting worse
  - 1: David Gauger
    - Short term rental regulations in place because neighbors complained about a party house on their block
    - This is the place to start regarding disruptive problems
  - 2: Members and Ms. Mitchell discussed
    - External speakers on building
    - Open doors
    - Noise ordinance
    - Email the Mayor who is the Liquor Commissioner and Chief of Police/sit down in a meeting with everyone and voice concerns/ Director Day will help facilitate this meeting
    - Address concerns at yearly renewal of liquor license

B: Bonnie Evanson

- Auto shop noise
  - 1: Director Day
    - Allowable Uses in zoning table/neighbors' comments taken into consideration when reviewing the table

VII: COMMENTS

A: Nike Warden

- ID tags for members when going to look at properties in petitions

B: David Gauger

- Need updated Zoning codes

C: Director Day

- Member Compensation

VII: ADJOURNMENT

A: Debra Vander Weit made a motion to adjourn the Planning and Zoning Commission Regular Meeting at 8:08pm.

Nike Warden seconded the motion.

DISCUSSION:

None

Ayes: Stephanie Vermillion, Niki Warden, David Schultz, Tim Foster, Peter Fenneman,  
Debra Vander Weit, David Gauger

Nays: None

Meeting adjourned at 8:08pm.

Respectfully submitted by,  
Sue Langowski  
Secretary

Copies of the ordinance discussed is available for review at the Village Hall or on our website at [www.foxlake.org](http://www.foxlake.org)