

Planning & Zoning Commission
Sign Variance at 44 S. Route 12,
Studio Hotrods Roadhouse
August 8th, 2018

I. CALL TO ORDER

Chairman David Gauger called the Planning & Zoning Commission Meeting for the Village of Fox Lake to order at 6:30pm.

II. ROLL CALL

Present

Commissioner David Schultz
Commissioner Stephanie Vermillion
Commissioner Niki Warden
Commissioner Tim Foster
Commissioner Debra Vander Weit
Commissioner Peter Fenneman
Chairman David Gauger

Staff Present

Community Development Director Donavon Day

III. PUBLIC HEARING

Petitioner, Harry Nicodem, owner of Studio Hotrods Roadhouse at 44 S. Route 12 is requesting a sign variation to:

- A) To permit the sign on top of the roof to include an attention getting device (dragster) where the engine will emit smoke and low-decibel engine sounds each hour of the day/night.
- B) To permit the existing Lagoon Lounge, Patio Motel and Motel Office signs to remain in place.
- C) To permit removable signage on the first floor exterior façade facing Route 12 of the principal structure, and the garage in the rear of the property.
- D) To permit interchangeability signage in each section of the railing along the second story balcony facing Route 12.
- E) To permit two (2) primary side wall signs facing Lagoon Road that exceed the maximum area for primary side wall signs (1.5 times the length of the architectural front. $1.5 \times 54' = 81 \text{ sqft}$) by no more than ten (10) percent.
- F) To permit one (1) primary wall sign on the accessory structure (Harry's Garage) in the rear of the property facing Route 12.

IV. COMMISSION QUESTIONS (A-F)

A) Roof Top Sign/Dragster :

Commissioner Vermillion was concerned the height of dragster on top of the roof.
Mr. Nicodem stated that there would be a parapet installed.

Commissioner Warden questioned the decibel level allowed in the village.

Community Development Director Donovan Day stated it was 70db.

Harry Nicodem confirmed it would be under the allowable decibel level. Their idea is to have the people on the property hear the dragster.

Commissioner Schultz questioned the safety and weight of the dragster being on top of the roof.

Mr. Nicodem explained that the dragster was very light in weight due to the fact that the engine is made of plastic and has a chromoly frame. He also added that

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the engineering plan around it has been submitted to FSCI for review and will be in compliance.

B) Lagoon Lounge/Patio Motel sign to remain in place:

No discussion.

C) Removable Signage/Vinyl wrap on first floor exterior façade facing Route 12 & the garage in the rear of property:

Commission Board discussed the difference of iconic images/murals vs. advertising & promoting brands.

D) Interchangeable Signage in each section of the railing along the second story balcony:

Mr. Nicodem pointed out this would be a decoration not a sign.

Commissioner Foster offered consideration of changing the ordinance and adding a new category that this would be able to comply to. Commissioner Foster clarified a sign is used to advertise your business or promote something you do or sell.

Commissioner Schultz agreed that this is a special project and creative new ideas need to be taken in consideration.

Commission Board agreed that without advertising the business or promoting something you do or sell, it would be considered decoration.

E) Two (2) primary side wall signs facing Lagoon Road that exceed the maximum area for primary side wall signs:

Commission Board stressed that if the Studio Hotrods Roadhouse name was not attached to the image it is considered decoration. If Mr. Nicodem chooses to attach the name Studio Hotrods Roadhouse to the image, he would have to petition for a variance.

F) One (1) primary wall sign on accessory structure (Harry's Garage) in the rear of the property:

No discussion.

VI. PUBLIC COMMENTS

None

VII. MOTION

Commissioner Schultz made a motion to approve petitioners request for the sign variance of 44 S. Route 12, Studio Hotrods Roadhouse.

- A) To permit the sign on top of the roof to include an attention getting device (dragster) where the engine will emit smoke and low-decibel engine sounds each hour of the day/night.

a. Condition: Operating only while the business is operating and no later than 11pm Friday – Saturday and 9pm Sunday – Thursday.

- B) To permit the existing Lagoon Lounge, Patio Motel and Motel Office signs to remain.

- C) To permit removable vinyl images on the first floor exterior façade facing Route 12 of the principal structure, and the garage in the rear of the property.

Condition: Cannot include advertising of products, events or brands.

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- D) To permit interchangeable images in each section of the railing along the second story balcony facing Route 12.
 - Condition: Cannot include advertising of products, events or brands.
 - Condition: If any portion includes the name of the business it must comply with the regulations for a primary wall sign.
- E) To permit two (2) primary side wall signs facing Lagoon Road that exceed the maximum area for primary side wall signs (1.5 times the length of the architectural front. $1.5 \times 54' = 81\text{sqft}$) by no more than ten (10) percent.
 - Condition: If any portion includes the name of the business it must comply with the regulations for a primary wall sign.
- F) To permit one (1) primary wall sign on the accessory structure (Harry's Garage) in the rear of the property facing Route 12.

Commissioner Vermillion seconded the motion.

Discussion: None

Ayes: Commissioner Schultz, Commissioner Vermillion, Commissioner Warden, Commissioner Foster, Commissioner Vander Weit, Commissioner Fenneman, Chairman Gauger
Nays: None

VIII. ADJOURNMENT

Chairman David Gauger closed the hearing at 7:43pm.

Respectfully submitted by,



Brigitte Weber, Administrative Assistant

Copies of the ordinance discussed is available for review at the Village Hall or on our web site at www.foxlake.org

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