



PLANNING & ZONING COMMISSION MEETING MINUTES

66 Thillen Drive, Fox Lake, IL 60020

March 13th, 2019 6:30pm

Regular Meeting

I. Call to Order

Commissioner Foster called to order the Regular Meeting of March 13th, 2019 at 7:53pm.

II. Roll Call

Present

Commissioner David Schultz

Commissioner Niki Warden

Commissioner Tim Foster

Commissioner Debra Vander Weit

Commissioner Peter Fenneman

Staff Present

Community Development Director Donovan Day

Absent

Commissioner Stephanie Vermillion

Chairman David Gauger

III. Discussion

Petition for Sign Variance at 13 East Grand Avenue

Petitioner, Ron Stochl, owner of 13 E. Grand Ave. is requesting Planning & Zoning Commission's consideration to allow for the installation of a backlit primary wall sign with an opaque background.

Owner of The American Dream Mattress Store Robert Clarke apologized to the Planning & Zoning Board stating he was only made aware of the meeting 30 minutes prior. Mr. Clarke said he is not familiar with the Village's Sign Ordinance; he just wants to get a sign up on the building. The owner of the building will be paying for the sign and Mr. Clarke will be paying for the vinyl lettering.

Based on the discussion and feedback from the Planning and Zoning Board, Community Development Director Donovan Day stated it would be inappropriate to have a backlit sign in the Downtown Zoning District with the sign ordinance that is currently in place. Commissioner Warden agreed.

Commissioner Foster addressed the Fox Lake Sign Ordinance and the intent for the Downtown Zoning District was to create signage that projects a historic type of look that compliments the historic look of the downtown. Internally lit (backlit) primary wall signs are not permitted.

Robert Clarke agreed with the intent of the Fox Lake Sign Ordinance. Mr. Clarke stated he wasn't opposed to any ideas for signage and welcomed all suggestions. Director Day suggested that adding gooseneck lighting and removing the backlit would meet the regulations for the downtown. Commissioner Fenneman agreed.

Commissioner Schultz made a motion to approve the petitioners request for a sign variance at 13 East Grand Avenue, Seconded by Commissioner Vander Weit.

<i>Commissioner Schultz</i>	<i>Nay</i>
<i>Commissioner Vermillion</i>	<i>Absent</i>
<i>Commissioner Warden</i>	<i>Nay</i>
<i>Commissioner Foster</i>	<i>Nay</i>
<i>Commissioner Vander Weit</i>	<i>Nay</i>
<i>Commissioner Fenneman</i>	<i>Nay</i>
<i>Chairman Gauger</i>	<i>Absent</i>

Not approved.

IV. Approval of Minutes

*Commissioner Warden made a **motion** to approve the December 12th, 2018 Public Hearing for a Special Use Permit for Thelen Sand & Gravel, Inc. to Install a Solar Farm at 28955 W. Rt 173, Antioch, Illinois Meeting Minutes, Seconded by Commissioner Vander Weit..*

Discussion: None

<i>Commissioner Schultz</i>	<i>Aye</i>
<i>Commissioner Vermillion</i>	<i>Absent</i>
<i>Commissioner Warden</i>	<i>Aye</i>
<i>Commissioner Foster</i>	<i>Abstain</i>
<i>Commissioner Vander Weit</i>	<i>Aye</i>
<i>Commissioner Fenneman</i>	<i>Aye</i>
<i>Chairman Gauger</i>	<i>Absent</i>

Minutes Approved.

*Commissioner Warden made a **motion** to approve the December 12th, 2018 Public hearing for the Petition of Sean Stochl and Erin Thomas requesting a side yard setback variance to reduce the total side yard setback from 13 feet 7.72 feet Meeting Minutes, Seconded by Commissioner Vander Weit.*

Discussion: None

<i>Commissioner Schultz</i>	<i>Aye</i>
<i>Commissioner Vermillion</i>	<i>Absent</i>
<i>Commissioner Warden</i>	<i>Aye</i>
<i>Commissioner Foster</i>	<i>Abstain</i>
<i>Commissioner Vander Weit</i>	<i>Aye</i>
<i>Commissioner Fenneman</i>	<i>Aye</i>
<i>Chairman Gauger</i>	<i>Absent</i>

Minutes Approved.

*Commissioner Schultz made a **motion** to approve the December 12th, 2018 Public hearing for the Petition of the Village of Fox Lake to amend Section 9-1-5-1C of the Zoning Ordinance regarding legal non-conforming structures meeting Minutes, Seconded by Commissioner Fenneman.*

Discussion: None

<i>Commissioner Schultz</i>	<i>Aye</i>
<i>Commissioner Vermillion</i>	<i>Absent</i>
<i>Commissioner Warden</i>	<i>Aye</i>
<i>Commissioner Foster</i>	<i>Abstain</i>
<i>Commissioner Vander Weit</i>	<i>Aye</i>
<i>Commissioner Fenneman</i>	<i>Aye</i>
<i>Chairman Gauger</i>	<i>Absent</i>

Minutes Approved.

*Commissioner Fenneman made a **motion** to approve the December 12th, 2018 Public Hearing for the Petition submitted by Kirti Patel requesting a Special Use Permit to construct a drive-up window at 19 S. Route 12, Seconded by Commissioner Warden.*

Discussion: None

<i>Commissioner Schultz</i>	<i>Aye</i>
<i>Commissioner Vermillion</i>	<i>Absent</i>
<i>Commissioner Warden</i>	<i>Aye</i>
<i>Commissioner Foster</i>	<i>Abstain</i>
<i>Commissioner Vander Weit</i>	<i>Aye</i>
<i>Commissioner Fenneman</i>	<i>Aye</i>
<i>Chairman Gauger</i>	<i>Absent</i>

Minutes Approved.

*Commissioner Vander Weit made a **motion** to approve the December 12th, 2018 Public Hearing for the Petition submitted by Kelly Ellis requesting a Special Use Permit to operate a short-term rental at 182 Howard Ct, Seconded by Commissioner Fenneman.*

Discussion: None

<i>Commissioner Schultz</i>	<i>Aye</i>
<i>Commissioner Vermillion</i>	<i>Absent</i>
<i>Commissioner Warden</i>	<i>Aye</i>
<i>Commissioner Foster</i>	<i>Abstain</i>
<i>Commissioner Vander Weit</i>	<i>Aye</i>
<i>Commissioner Fenneman</i>	<i>Aye</i>
<i>Chairman Gauger</i>	<i>Absent</i>

Minutes Approved

Commissioner Warden made a motion to approve the December 12th, 2018 Regular Meeting Minutes, Seconded by Commissioner Vander Weit.

Discussion: None

<i>Commissioner Schultz</i>	<i>Aye</i>
<i>Commissioner Vermillion</i>	<i>Absent</i>
<i>Commissioner Warden</i>	<i>Aye</i>
<i>Commissioner Foster</i>	<i>Abstain</i>
<i>Commissioner Vander Weit</i>	<i>Aye</i>
<i>Commissioner Fenneman</i>	<i>Aye</i>
<i>Chairman Gauger</i>	<i>Absent</i>

Minutes Approved

V. New Business

Director Day presented the Commission Board with Village updates.

- **Village of Fox Lake website www.foxlake.org**
 - Meetings & Minutes for all commissions
 - Strategic Planning Teams
 - Applications & Forms
 - Permits & Licensing
 - Village Code
- **Public Works/Streets**
 - Frontage Road will be starting this year
 - Engineering finished for Grand Ave to 59
 - New ornamental street lighting with flower baskets
 - Downtown lighting moved to Millennial Park
 - Public Works won a \$25,000 Grant from SMC to do major work at Millennial Park such as adding walking trails and have an event space.
- **Master Parks Plan**
 - Main focus is Lakefront Park
 - Purchasing properties
 - Looking into adding a beach and boardwalk
 - Adding more things to do for kids
- **Nippersink Blvd. (in front of the train station)**
 - Redone in 2021
 - New, taller retaining wall
 - Connecting bike lanes to Lakefront Park
- **Murals**
 - The Village won a \$30,000 Lake County CDBG Grant
 - Vintage Murals related to the Village of Fox Lake will be installed in the downtown
 - Development of a Fox Lake Arts Council

VI. Public Comment

None

VII. Adjournment

Commissioner Schultz made a motion to adjourn the Planning & Zoning Commission Meeting,
Seconded by Commissioner Vander Weit.

Discussion: None

<i>Commissioner Schultz</i>	<i>Aye</i>
<i>Commissioner Vermillion</i>	<i>Absent</i>
<i>Commissioner Warden</i>	<i>Aye</i>
<i>Commissioner Foster</i>	<i>Aye</i>
<i>Commissioner Vander Weit</i>	<i>Aye</i>
<i>Commissioner Fenneman</i>	<i>Aye</i>
<i>Chairman Gauger</i>	<i>Absent</i>

Commissioner Foster closed the Planning & Zoning Commission Meeting at 8:35pm.

Respectfully submitted by,



Brigitte Weber
Deputy Clerk