



PLANNING & ZONING COMMISSION MEETING MINUTES

December 8th, 2021, 6:30pm

66 Thillen Drive, Fox Lake, IL

This meeting was held in-person and via Zoom

I. CALL TO ORDER

Chairman Gauger opened the Planning & Zoning Commission meeting at 6:30pm.

II. PLEDGE OF ALLEGIANCE

III. ROLL CALL

Present: Commissioner LaPiana, Commissioner Foster, Commissioner Legge, and Chairman Gauger.

Absent: Commissioner VanderWeit, and Commissioner Schultz.

A quorum was established.

Also in attendance: Economic Development Director Donovan Day

IV. APPROVAL OF MINUTES FROM NOVEMBER 10, 2021

Commissioner Legge made a motion to approve the November 10th meeting minutes as submitted, Seconded by Commissioner LaPiana.

Roll Call:

Commissioner Schultz Absent

Commissioner LaPiana Aye

Commissioner Foster Aye

Commissioner Vander Weit Absent

Commissioner Legge Aye

Chairman Gauger Aye

Motion passed

V. NEW BUSINESS

1.) Petition for Special Use Permit to Operate a Tattoo and Piercing Parlor at 208 S. Route 12

All persons providing testimony for the public hearing were sworn in: Audrey Santiago, Sam Santiago, and Alan Travis.

Chairman Gauger opened the public hearing at 6:34pm.

Petitioner, Audrey Santiago, presented the petition requesting a Special Use Permit to operate a tattoo and piercing parlor. Audrey has been in the body art industry for near a decade. She shared photos of some her work and a draft of the proposed business sign. The planned aesthetic is clean, simple and classy for both inside and outside of the studio. There will not be any neon lights or flashing signs. Unfortunately, the body art industry is often looked at in a bad light. For this reason, the goal is to make their clients feel welcomed, and not intimidated. Audrey stated the studio will not be a 'pick off the wall' shop. They will be offering custom work, mostly by appointment only minimizing walk-in traffic. Parking will only be available in the front of the building in the designated parking spots. This is a family-owned business and 'late nights' will not be held at the shop. Audrey and husband Sam want to update the property, landscaping and curb appeal. Audrey also shared an image of their vision for the interior of the building. This location was chosen by the petitioners because they are a part of the community. Sam has been serving the Village of Fox Lake for fifteen (15) years and currently holding the lieutenant position with the Fox Lake Fire Department. Petitioners want to be involved with the community, charity events, donating to benefits, pass out Halloween candy and will offer discounts for fire, police and military personnel.

Commission Questions

Commissioner Legge asked about walk-in clients, proposed outside signage.

Petitioner replied, generally clients will be seen by appointment only. Walk-in clients would mostly consist of consultations. They plan on only having the one (1) sign, using the existing hardware.

Chairman Gauger asked what the business hours will be and why this location was picked instead of a permitted use zoning location.

Petitioner replied, Business hours will be seven (7) days a week 10am-6pm. Audrey was drawn to the property, likes the big trees on the land and the layout of the shop with the two (2) existing sinks in the two (2) rooms which is needed for a tattoo shop.

Public Comment

Alen Travis, president of the Meyers Bay Property Homeowners Association, reported the boards concern of the Special Use Permit petition. The board is against the Special Use Permit for the following reasons: Children's Daycare

Center less than a block away, residential house next door, increased traffic, loss of their neighborhood character, possible late hours, bright neon signs, parking, and Exploited Tattoo is a short distance north located on Route 12 not on Frontage Rd.

Commissioner LaPiana asked to expand on the concern of loss of neighborhood character.

Alen responded, the concern is having a tattoo and piercing salon in their residential neighborhood. He also stated he never knew that there was a dentist office there previously.

Commissioner LaPiana pointed out the property is zoned business.

Commissioner Foster asked if there were any restrictions with the homeowners associations.

Alen replied that there are no restrictions as other businesses are currently within the homeowners association.

Chairman Gauger went through the homeowners association concerns with petitioner.

Children's daycare less than a block away – The daycare is a business. Possible increase of traffic – Only five (5) available parking spots and would not be full at one time. Late hours – 10am-6pm business hours were confirmed. Neon signage or flashing lights will not be used and when the business is closed the lights of the sign will be off. Director Day confirmed there is currently one tattoo shop in the Village of Fox Lake, and Exploited Tattoo on Route 12 closed in 2019.

Petitioner, Sam Santiago, reviewed the building inspection report with the commission board. Petitioners are holding for approval before submitting remodeling permits.

Commissioner LaPiana made a motion recommending approval for Special Use Permit to Operate a Tattoo and Piercing Parlor at the property commonly known as 208 S. Route 12 in accordance to Village Code 9-1-6-10, Subsection C, and Items 1-6 being satisfied with the following conditions:

1. All requirements of the permit approval need to be completed before business opening.

Seconded by Commissioner Legge

Roll Call Vote:

Commissioner Schultz	Absent
Commissioner LaPiana	Aye
Commissioner Foster	Aye
Commissioner Vander Weit	Absent

Commissioner Legge	Aye
Chairman Gauger	Aye
<i>Motion passed</i>	

Chairman Gauger closed the hearing at 7:08pm.

VI. OLD BUSINESS

- 1.) Petition for a Special Use Permit for 133 Cora Avenue to Operate a Short-term Rental - Continued to next Planning & Zoning meeting.

VII. PUBLIC COMMENT

Director Day and the Commission discussed annual / summertime analytics of the Chain O Lakes. Contracted company Placer.ai provides location intelligence and foot traffic data.

VIII. ADJOURNMENT

Commissioner Foster made a motion, followed by Commissioner Legge, the Commission voted unanimously to adjourn the meeting at 7:26pm.

Respectfully submitted by,

Brigitte Weber
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Deputy Clerk