



PLANNING & ZONING COMMISSION MINUTES

January 8th, 2025, 6:30pm

66 Thillen Drive, Fox Lake, IL

The meeting was held via in-person and via Zoom conference

I.	Call To Order	Open:	6:30 PM	Close:	7:02 PM
II.	Pledge Of Allegiance				
III.	Roll Call		Present		Absent
	Commissioner:	Joe Bongiovanni	_____x_____		
		Stephen Legge	_____x_____		
		Eric Swanson	_____	_____x_____	
		Barbara Nakanishi	_____x_____		
		Jeff Bell	_____x_____		
		Michelle Stewart	_____x_____		
	Chairman:	David Gauger	_____x_____		

A quorum was established.

Also in attendance: Patricia Russell, Jodi Luka, Jake Boxrud

IV. Approval of December 11th 2024 Regular Meeting Minutes

A motion was made by Commissioner Bongiovanni to approve the minutes of December 11, 2024, as submitted. This was seconded by Commissioner Stewart.

Discussion

Commissioner Legge asked about the bright lights on the ends of the Amoco sign. Jodi said that we are in discussion with the owners of the Amoco station in this regard.

		Yea	Nay	Abstain
Commissioner:	Bongiovanni	<u> x </u>	_____	_____
	Legge	_____	_____	<u> x </u>
	Nakanishi	_____	_____	<u> x </u>
	Bell	_____	_____	<u> x </u>
	Stewart	<u> x </u>	_____	_____
Chairman:	Gauger	<u> x </u>		

Motion Passed



V. Old Business None

VI. New Business

1) Sign Variation - 2 W Grand Ave Suite 112 - Cloudy Lake & Vape Shop

Open: 6:34 PM **Close:** 6:45 PM

Rayan Alhourani was sworn in.

Mr. Alhourani is the new owner of the Cloudy Lake & Vape Smoke Shop. Visibility is essential for the business . The business is intending to create local jobs and sponsor or otherwise support local activities. This is a back-lit LED sign which has been allowed in the area. Mr. Alhourani has 2 other stores open; one in Buffalo Grove and one in Carpentersville.

Ernesto Reyes was sworn in.

Mr. Reyes is the sign contractor. He showed an example of the sign to the commissioners and explained how it works.

Audience Comments None

Motion to Approve:

Commissioner Nakanishi made a motion to approve a variation of the Village of Fox Lake Sign Regulations as requested for 2 West Grand Avenue, Suite 112, Fox Lake in Lake County, Illinois. The variation request is for an internally illuminated channel letter sign in the downtown zoning district as covered in Village of Fox Lake Sign Regulations, Code 10-1-8-B. Seconded by Commissioner Legge.

Discussion: None

Affirmative Vote:

All in favor. Motion Passed

2) Sign Variation – 10 Riverview Ave – Lakefront Park

Open: 6:46 PM **Closed:** 6:50 PM

Jake Boxrud was sworn in.

Mr. Boxrud said the maximum height for monument signs by ordinance is 8 feet and the



Village is asking for a variance to increase the height for this sign to 12 feet. The proposed sign will be located along Lake Front Park a little east of the intersection of Oak Street and Nippersink, in front of the playground area on the north side of the road. Jodi Luka said that the engineers determined that the sign will not impede traffic. The new sign will be significantly smaller and more narrow than the original and it will be taller. The sign will have an electronic message center (EMC) component.

Audience Comments: None

Motion to Approve:

Commissioner Nakanishi made a motion to approve a height variation of the Village of Fox Lake Sign Ordinance 10-1-6-B-3-a, allowing an additional 4 feet in height for the monument sign located at 10 Riverview Avenue, Fox Lake, in Lake County, Illinois, in accordance with the petition request submitted.

Discussion: None

Affirmative Vote

All in favor. Motion Passed.

VII. Discussion

Jodi Luka gave updates on several exciting Economic Development happenings:

- 1) The apartment complex at Route 12 and Route 134 is in full swing. They expect to be back before this board in March and hope to break ground this spring.
- 2) The "This is the Life" campaign is getting ready to kick-off in a few weeks.
- 3) The Comprehensive Plan is moving along. The next event will be an open house on January 21st, from 5 PM to 6:30 PM at Lake Front Park.
- 4) The Village Board approved a Downtown Master Plan. This will help the village to set a vision for what we would like to see in the downtown area.

Commissioner Nakanishi asked about water softeners in the new complex at Routes 12 and 134. Jodi said this has been part of the discussions with the developers.

Commissioner Nakanishi also asked about the status of the Short-term Rental discussions. She was brought up-to-date regarding changes and discussion that occurred

Commissioner Bongiovanni asked about video signs and if they need approval from the



zoning board. There are a couple of signs in town that are new or different. We will look into the records to see if permits were issued. Also, signs for companies that are no longer located at a site need to be removed.

VIII. Public Comment

In accordance with the Illinois Open Meeting Act, the public may address the Commission regarding any matter on the agenda or not on the agenda.

None

IX. Adjournment

Motion to adjourn was made by Commissioner Nakanishi and seconded by Commissioner Bell.

Discussion None

Affirmative Vote

All in favor - Adjourned at 7:02 PM

Respectfully Submitted,

Patricia Russell

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