



**PLANNING & ZONING COMMISSION MEETING MINUTES**  
66 Thillen Drive, Fox Lake, IL 60020  
December 4<sup>th</sup>, 2019 6:30pm

**Special Meeting**

- I. Call to Order**  
Chairman Gauger called to order the Special Meeting of December 4<sup>th</sup>, 2019 at 6:30pm.
- II. Roll Call**  
**Present**  
Commissioner David Schultz  
Commissioner LaPiana  
Commissioner Niki Warden  
Commissioner Legge  
Chairman David Gauger  
**Absent**  
Commissioner Tim Foster  
Commissioner Debra Vander Weit  
**Staff Present**  
Community Development Director Donovan Day
- III. Old Business**  
None.
- IV. Chairman Gauger opened the application for a Sign Variance at Studio Hotrods Roadhouse located at 44 S. Route 12 at 6:46pm.**

**Studio Hotrods Roadhouse at 44 S. Route 12 is requesting Planning & Zoning Commission's consideration for a sign variation to allow for the installation of a wall sign.**

Scott Murphy presented the sign variation request to the Planning & Zoning Commission, to allow for the installation of a wall sign to highlight the nature of the business being a BAR & GRILL. The applicant has stated the primary signage does not identify the bar and grill aspect of the business, and stated they have received feedback from customers regarding the nature of the business not being clearly stated on the exterior signage.

Commissioner Legge disapproves of the proposed 2 1/2ft. letters and presented alternative ideas to help identify the bar and grill aspect of the business, such as changing the words in the current neon *Lagoon Lounge Patio Motel* sign, or removing all together and replacing with new sign.

Commissioner LaPiana supported the petitioner's proposed BAR & GRILL side sign and believes it would help the current confusion regarding the nature of the business.

Commissioner Warden and Chairman Gauger supported the location of the proposed sign but disagree with the size.

Mr. Murphy agreed to hold the sign variance application for revision of the proposed side sign design until the January 2020 meeting.

*Commissioner Legge made a motion to table the application for sign variance at 44 S. Route 12, Studio Hotrods Roadhouse, Seconded by Commissioner LaPiana.*

<i>Commissioner Schultz</i>	<i>Aye</i>
<i>Commissioner LaPiana</i>	<i>Aye</i>
<i>Commissioner Warden</i>	<i>Aye</i>
<i>Commissioner Foster</i>	<i>Absent</i>
<i>Commissioner Vander Weit</i>	<i>Absent</i>
<i>Commissioner Legge</i>	<i>Aye</i>
<i>Chairman Gauger</i>	<i>Aye</i>

*All in favor.*

Chairman Gauger closed the meeting at 6:45 pm.

**Chairman Gauger opened the application of a sign variance at 82 N. Route 12, Arrow Marine at 6:46pm.**

**Applicant, Jack Irvin, tenant of 82 N. Route 12 is requesting Planning & Zoning Commission's consideration for a sign variance to allow for the installation of a sidewall sign.**

Jack Irvin, representing Arrow Marine, explained the ongoing recognition issues between 82 N. Route 12 and 100 N. Route 12. The proposed signage for the northwest side of the building will be the only signage installed on the building. There is a pole sign currently installed next to the southwest side of the building.

*Commissioner Warden made a motion to approve the application for sign variance at 82 N. Route 12, Arrow Marine, Seconded by Commissioner Legge.*

<i>Commissioner Schultz</i>	<i>Aye</i>
<i>Commissioner LaPiana</i>	<i>Aye</i>
<i>Commissioner Warden</i>	<i>Aye</i>
<i>Commissioner Foster</i>	<i>Absent</i>
<i>Commissioner Vander Weit</i>	<i>Absent</i>
<i>Commissioner Legge</i>	<i>Aye</i>
<i>Chairman Gauger</i>	<i>Aye</i>

*All in favor.*

Chairman Gauger closed the meeting at 6:53pm.

**Application for a Sign Variance at 23 S. Route 12, Cigarette Depot**

Applicant, Deepti Shah, was out-of-town and unable to be present at this date and time.

*Commissioner Warden made a motion to postpone the application for a Sign Variance at 23 S. Route 12, Cigarette Depot until January 2020 meeting, Seconded by Commissioner Schultz.*

<i>Commissioner Schultz</i>	<i>Aye</i>
<i>Commissioner LaPiana</i>	<i>Aye</i>
<i>Commissioner Warden</i>	<i>Aye</i>
<i>Commissioner Foster</i>	<i>Absent</i>
<i>Commissioner Vander Weit</i>	<i>Absent</i>
<i>Commissioner Legge</i>	<i>Aye</i>
<i>Chairman Gauger</i>	<i>Aye</i>

*All in favor.*

Chairman Gauger postponed the meeting at 6:56pm.

**V. New Business**

**Director Day informed the Planning & Zoning Commission of Village updates.**

- Los Magueyes Mexican Grill opened at 7221 N. State Park Rd., Fox Lake.
- Nippersink Title opened at 28 W. Grand Ave, Fox Lake.
- Liquor licenses are being reduced as liquor stores close.
- The Grace Ave fountain is complete.
- New street lighting on Grand Ave will be installed in spring 2020.
- Route 12 sidewalk will start in spring 2020.
- Phase I of the interconnect project should be completed by March 2020
- James Ferolo, Klein, Thorpe & Jenkins, Ltd. is working on a major code review/revision for the Village.
- CMAP (Chicago Metropolitan Agency for Planning) creating a form based code for Route 12 (16-18 month project).

**VI. Public Comment**

None

**VII. Adjournment**

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

Discussion: None

<i>Commissioner Schultz</i>	<i>Aye</i>
<i>Commissioner LaPiana</i>	<i>Aye</i>
<i>Commissioner Warden</i>	<i>Aye</i>
<i>Commissioner Foster</i>	<i>Absent</i>
<i>Commissioner Vander Weit</i>	<i>Absent</i>
<i>Commissioner Legge</i>	<i>Aye</i>
<i>Chairman Gauger</i>	<i>Aye</i>

*Chairman Gauger closed the Special Meeting at 7:06pm.*

Respectfully submitted by,



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Brigitte Weber  
Deputy Clerk