



PLANNING & ZONING COMMISSION MEETING MINUTES

66 Thillen Drive, Fox Lake, IL 60020

December 18th, 2019 6:30pm

Special Meeting (Continued)

I. Call to Order

Chairman Gauger called to order the Special Meeting of December 18th, 2019 at 6:30pm.

II. Roll Call

Present

Commissioner David Schultz

Commissioner LaPiana

Commissioner Tim Foster

Commissioner Legge

Chairman David Gauger

Absent

Commissioner Niki Warden

Commissioner Debra Vander Weit

Staff Present

Community Development Director Donovan Day

III. Old Business

Chairman Gauger opened the application for a sign variance for Cigarette Depot located at 23 S. Route 12 at 6:33pm.

Deepti Shah, owner of Cigarette Depot, presented the sign variance request to the Planning & Zoning Commission, requesting approval for the installation of a sidewall sign.

The proposed sidewall sign equals thirty two (32) square feet. The building façade is twenty one (21) feet wide which allows for a primary wall sign to be no larger than thirty one and one-half (31.5) square feet. Sidewall signage should be accessory to a primary wall sign and not be larger than the primary wall sign.

Staff recommends approving a variance for a sidewall sign, but recommends reducing the size of the sign to no larger than twenty one (21) square feet. Staff also recommends the sign be placed no higher than the existing primary wall sign on the façade of the building. After discussion with Director Day, Ms. Shah is in agreement with the proposed changes being recommended by staff.

Commissioner Foster made a motion to approve the application for a sign variance at 23 S. Route 12, Cigarette Depot, as redefined sizing and placement according to staff's recommendations, Seconded by Commissioner Legge.

<i>Commissioner Schultz</i>	<i>Aye</i>
<i>Commissioner LaPiana</i>	<i>Aye</i>
<i>Commissioner Warden</i>	<i>Absent</i>
<i>Commissioner Foster</i>	<i>Aye</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 6:39pm.

Chairman Gauger opened the application for a sign variance at 44 S. Route 12, Studio Hotrods Roadhouse at 6:40pm.

Harry Nicodem, owner of Studio Hotrods Roadhouse, presented the sign variance request to the Planning and Zoning Commission, requesting approval for the installation of a wall sign. Mr. Nicodem stated they have received feedback from customers regarding the nature of the business not being clearly stated on the existing exterior signage. The intent of the proposed wall sign is to highlight the nature of the business as a BAR & GRILL.

Commissioner Legge suggested alternative ideas to market Studio Hotrods Roadhouse as a restaurant.

Commissioner Foster & Commissioner LaPiana both supported the proposed wall sign and believe it will help eliminate the confusion of the nature of the business.

Commissioner LaPiana made a motion to approve the application for sign variance as presented for 44 S. Route 12, Studio Hotrods Roadhouse, Seconded by Commissioner Foster.

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

Chairman Gauger closed the special meeting at

IV. Public Comment

None

V. Adjournment

Chairman Gauger closed the Special Meeting at 7:13pm.

Discussion: None

<i>Commissioner Schultz</i>	<i>Aye</i>
<i>Commissioner LaPiana</i>	<i>Aye</i>
<i>Commissioner Warden</i>	<i>Absent</i>
<i>Commissioner Foster</i>	<i>Aye</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.

Respectfully submitted by,



Brigitte Weber
Deputy Clerk