

**VILLAGE OF ROUND LAKE
442 N. CEDAR LAKE ROAD
ROUND LAKE, IL 60073**

**PLAN COMMISSION/ ZONING BOARD OF APPEALS
MINUTES
March 29, 2016
7:00 P.M.**

1 CALL TO ORDER

The meeting was called to order at 7:00 p.m.

Roll Call: Kristan-present, Monaco-absent, Gutknecht-present, Mazzanti-present, Waller-absent, Silvestri-present, Duax-present

2 PLEDGE OF ALLEGIANCE

3 APPROVAL OF MINUTES

3.1 Approve the Meeting Minutes of January 26, 2016

Motion by Kristan, seconded by Silvestri to approve the minutes as presented.

Commissioner Mazzanti stated that she thought she voted differently for the vote on Case 16-02. The minutes state that she voted to abstain. The audio file is to be reviewed to confirm. Item was tabled.

Motion by Mazzanti, seconded by Kristan, to table the vote on the minutes until the next meeting.

Roll Call: Kristan-yes, Mazzanti-yes, Silvestri-yes, Duax-yes

Motion passed.

4 PUBLIC COMMENT - None

5 NEW BUSINESS

5.1 Public Hearing: Zoning Case 16-03, Petition by Round Lake Pallets for a Text Amendment to add Outdoor Parking and Storage of Semi-trucks, Trailers, Box Trucks and Outdoor Storage of Scrap Wood and Wood Pallets to the Special Uses Section 17.68.040 of the Village Zoning Code

Motion by Kristan, seconded by Silvestri to open the public hearing.

Roll Call: Kristan-yes, Mazzanti-yes, Silvestri-yes, Duax-yes

Motion passed.

The certificate of publication for the public hearing was presented.

Village Attorney Glisan provided an overview of the text amendment process and the special use process.

Attorney Glisan then swore in the applicants: Katana Lee of 912 N. Cedar Lake Road, Round Lake Beach, IL and Juvenal Garcia of 1629 Melrose Avenue, Round Lake Beach, IL.

Commissioner Monaco arrived at 7:07 p.m.

Katana Lee presented to the PCZBA Board that the Round Lake Pallets' Business has grown quickly and has been quick to respond to the Code Enforcement notification regarding the outdoor storage of pallets and semi-trucks. They are seeking a Text Amendment to add to the special uses to Section 17.68.040 of the Village Zoning Code for the outdoor storage of pallets, pallet materials, box trucks and semi-trucks.

There was no public comment.

Discussion with the PCZBA:

The height of the stacks of pallets was discussed and found that because the pallets are made out of stout wood, and the fact that they are bound, makes the stacks hard to be blown down by winds. Round Lake Pallets stated that the height of the stacks are 18'. Village Code states that 20' is the maximum height allowed.

Ms. Lee also stated that they recycle pallets and they have a system in place for that and new wood is stored briefly outside within a 4'x5' container.

It was asked if there would be a gate. The answer given was yes, there is a gate.

It was asked if space will be rented out to others. Ms. Lee answered that they would not rent out to others.

Discussion was had on the trucks that are used in their operation. Ms. Lee stated that there is a combination of box trucks and semis. The box trucks are parked there at night, trailers get packed once a week. The numbers fluctuate. The number is approximately 7- 9 of a combination of both types of trucks.

It was asked what the plan is in the event that expanding is needed. Ms. Lee stated that they have considered that fact and have looked at a 2nd location.

Chairman Gutknecht, advised by Counsel, recommended that the text amendment be split into 2 text amendments and 2 special uses. One of each for the outdoor parking and storage of trucks, the other for outdoor storage of pallets, lumber, and recycled wood for the construction of pallets.

Motion to close the public hearing by Kristan, seconded by Mazzanti.

Roll Call: Kristan-yes, Mazzanti-yes, Monaco-yes, Silvestri-yes, Duax-yes

Motion passed.

Motion to close the public hearing by Kristan, seconded by Mazzanti.

Roll Call: Kristan-yes, Mazzanti-yes, Monaco-yes, Silvestri-yes, Duax-yes

Motion passed.

Motion by Kristan, seconded by Silvestri to approve the text amendment to allow for the outdoor parking and storage of semi trucks, trailers, and box trucks.

Roll Call: Kristan-yes, Mazzanti-yes, Monaco-yes, Silvestri-yes, Duax-yes

Motion passed.

Motion by Silvestri, seconded by Kristan to approve the text amendment to allow for the outdoor storage of pallets, lumber, and recycled wood for the construction of pallets.

Roll Call: Kristan-yes, Mazzanti-yes, Monaco-yes, Silvestri-yes, Duax-yes

Motion passed.

Motion by Kristan, seconded by Mazzanti to direct the Village Attorney to prepare the Facts and Findings to the Mayor & Board of Trustees.

Roll Call: Kristan-yes, Mazzanti-yes, Monaco-yes, Silvestri-yes, Duax-yes

Motion passed.

5.2 Public Hearing: Zoning Case 16-04, Petition by Round Lake Pallets for a Special Use Permit for Outdoor Parking and Storage of Semi-trucks, Trailers, Box Trucks and Outdoor Storage of Scrap Wood and Wood Pallets for 740 Sunset Drive, Lot 6, Round Lake, IL. PIN#06-20-301-005

Motion by Kristan, seconded by Mazzanti to open the public hearing.

Roll Call: Kristan-yes, Mazzanti-yes, Monaco-yes, Silvestri-yes, Duax-yes

Motion passed.

The certificate of publication for the public hearing was presented.

Attorney Glisan then swore in the applicants: Katana Lee of 912 N. Cedar Lake Road, Round Lake Beach, IL and Juvenal Garcia of 1629 Melrose Avenue, Round Lake Beach, IL

Upon further discussion with the applicant regarding the outdoor storage of the pallet materials and the outside storage and parking of trucks, a motion was made to continue the public hearing in order for the applicant to provide further information on the locations in the property and the appropriate number of trucks.

Motion by Kristan, seconded by Silvestri to continue the public hearing to April 26, 2016.

Roll Call: Kristan-yes, Mazzanti-yes, Monaco-yes, Silvestri-yes, Duax-yes

Motion passed.

5.3 Public Hearing: Zoning Case 16-05, Petition by Rosa Maria Meza Lopez for a Special Use Permit for a Child Care Nursery per Section 17.52.040 of the Village Zoning Code for 219 Washington Street, Round Lake, IL, Pin#06-20-417-005

Motion by Kristan, seconded by Mazzanti to open the public hearing.

Roll Call: Kristan-yes, Mazzanti-yes, Monaco-yes, Silvestri-yes, Duax-yes

Motion passed.

The certificate of publication for the public hearing was presented.

Attorney Glisan swore in the applicants, Leticia Ruiz and Rosamaria Meza Lopez of 319 Highland Road, Grayslake, IL, and Gary Adelman owner of the property.

Ms. Ruiz stated that she and Ms. Lopez are partners in this endeavor and that they intend on opening a daycare for children 6 weeks to 12 years old. Ms. Lopez stated that the Department of Child and Family Services (DCFS) requirement is to obtain a suitable location first, prior to issuing their license.

Mr. Adelman stated that the petition had the incorrect address of 219 W. Washington Street and that the correct address is 217 W. Washington Street.

Discussion the PCZBA:

It was asked if DCFS has given approval at all. The answer given was that the approval of the location must be obtained first. Parking was discussed, and Mr. Adelman assured that there was sufficient parking as one of his tenants was to move out soon.

Another concern cited was the traffic to and out of that plaza and whether a 2nd entrance can be placed. Mr. Adelman said that a second entrance can be constructed.

There was no public comment.

Motion to close the public hearing by Duax, seconded by Kristan.

Roll Call: Kristan-yes, Mazzanti-yes, Monaco-yes, Silvestri-yes, Duax-yes

Motion passed.

Motion by Kristan, seconded by Mazzanti to approve the special use for Rosamaria Meza Lopez for the operation of a daycare at 217 W. Washington Street, Round Lake, IL.

Roll Call: Kristan-yes, Mazzanti-yes, Monaco-yes, Silvestri-yes, Duax-no

Motion passed.

6 OLD BUSINESS: None

7 COMMISSIONER'S COMMENTS:

Commissioner Monaco apologized for his late arrival as he had confused this meeting with another meeting.

8 ADMINISTRATOR COMMENTS: None

9 ADJOURN – Next Scheduled Meeting is April 26, 2016 at 7:00 p.m.

Motion to adjourn by Kristan, seconded by Silvestri. Meeting adjourned at 8:22 p.m.

Roll Call: Kristan-yes, Mazzanti-yes, Monaco-yes, Silvestri-yes, Duax-yes

Motion passed.

Date Minutes Approved:



John Gutknecht, Chairman