

**VILLAGE OF ROUND LAKE
442 NORTH CEDAR LAKE
ROUND LAKE, IL 60073**

**PLAN COMMISSION/ ZONING BOARD OF APPEALS
MINUTES
May 31, 2016**

1 CALL TO ORDER

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

Roll Call: Kristan-present, Monaco-present, 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 March 29, 2016

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

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

Motion passed.

3.2 Approve the Meeting Minutes of April 26, 2016

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

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

Motion passed.

4 PUBLIC COMMENT: None

5 OLD BUSINESS: None

6 NEW BUSINESS

6.1 Public Hearing: Zoning Case 16-08, A Text Amendment to the Village of Round Lake Zoning Code, Section 17.52.040 - Special Uses – add a new subsection to allow for the outdoor parking and storage of boats

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

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

Motion passed.

The certificate of publication was presented.

Village Attorney Glisan explained the text amendment and special use process.

Attorney Glisan swore in the petitioner Patrick Bicianic of 31559 Tallgrass Court, Lakemoor, IL.

Mr. Bicianic provided a background of his career and gave an overview of his business operations expressing the need of outdoor parking and storage of boats.

PCZBA Comments:

It was asked about the number of boats to be parked and stored outdoors. Mr. Bicianic stated that it would be 2-3, depending on the job size. The size of the boats are limited because the garage bays will not allow for larger sized boats.

It was asked how long had the business been in operation. The answer given was since February of this year.

It was asked if work was being done outside. Mr. Bicianic stated that there is minor work being done such as the removal or replacement of fabric and other non-mechanical components. Business hours are 10:00 a.m. – 6:00 p.m.

It was asked how many employees are currently employed and how many future employees are expected. Mr. Bicianic responded saying that there are 3 current employees, and 3-5 if business grows. Parking for employees and customers would be shared with the apartment complex when needed.

Discussion occurred on the asphalt parking area and how that was approved in the past. Variations from the required setbacks might have been granted. A petition for a variance was not submitted and was unknown that it might have been required by the applicant. If the setbacks for the C-2 district are to be complied with, it would leave an area of approximately 8' for the outside parking and storage of boats. Mr. Bicianic stated that if that is the case, he would have to relocate.

Discussion occurred on the Building Department's review memo of the special use application.

In response to the complaint from the neighboring property regarding noise from working on the boats for late hours – Mr. Bicianic stated that there was another neighboring property that had installed a fence and were the ones making that noise at night, not him. Also, he pointed out that there should be a police report on the noise complaint.

In response to the impact on the neighboring properties, Mr. Bicianic spoke in regards to the impact that has occurred already, whereby a teenage boy inquired about employment, and also, a mother and young daughter asked him to repair the child's bicycle seat.

He also spoke about the impacts from other neighboring businesses, for comparison purposes, but was told that the business type is not in question.

It was stated that if a fence were required for screening, the fence would have to be at the property line.

In response to the work done outside, Mr. Bicianic clarified that there would be no repairs at all to boats or painting, but only the sewing of fabrics. He also stated that it is necessary to perform certain tasks outside and understands that if after this process, if the direction is to not allow the outdoor parking and storage of boats and the minor (non-mechanical) work done outside, he must move to a community that would welcome his business.

Mr. Bicianic stated that since there were no members of the public nor opposing public for the hearing, it may reflect that his businesses' impact is not negative.

Mr. Bicianic stated that when he spoke with the landlord, both the landlord and he assumed that his business would be permitted since in the past a car detailing business operated there. He further stated that his intention is to locate elsewhere in Round Lake such as the Industrial Park if his business grows as he intends to work on RV's

eventually. He would be looking for a larger facility with a building big enough to be able to do all work inside.

The zoning of C-2 was discussed, being that it is generally retail uses that are seen in C-2. Mr. Bicianic stated that the zoning is not right for that property.

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

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

Motion passed.

Chairman Gutknecht asked Attorney Glisan if the yard requirements would need to be applied to this parcel. Attorney Glisan responded that the any zoning relief should have been addressed with a variance petition.

Motion by Kristan, seconded by Silvestri to approve the text amendment to the Village of Round Lake Zoning Code, Section 17.52.040 - Special Uses – add a new subsection to allow for the outdoor parking and storage of boats.

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

Motion **not** passed.

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

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

Motion passed.

6.2 Public Hearing: Zoning Case 16-09, A Special Use Permit Petition to allow for the outdoor parking and storage of boats at 306 W. Park Road, Round Lake, IL (pin #s 0620401014,0620401013)

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

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

Motion passed.

The Village Attorney swore in the applicant, Mr. Bicianic.

Chairman Gutknecht asked Mr. Bicianic asked if he had any other statement. Mr. Bicianic said that he will be in full compliance regardless of the decision made tonight.

Motion by Monaco, seconded by Silvestri to include the testimony of the public hearing for item 6.1 in 6.02

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

Motion passed.

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

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

Motion passed.

PCZBA Comments

It was stated that there should be a limit of the number of boats to be parked and stored.

Mr. Bicianic stated that the total he is requesting is 3, and that he has 2 bays where he can place boats under 20 feet in.

Motion by Silvestri, seconded by Kristan subject to following 3 conditions:

1. Any approval of a special use permit would be subject to all existing village codes, and if necessary, to require a variance.
2. No more than 3 boats shall be parked outside at any one time.
3. The Special Use Petition only mentions the parking and storage of boats outside, not the performance of any work to be done outside.

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

Motion passed.

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

PC/ZBA MEETING MINUTES 5/31/16

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

Motion passed.

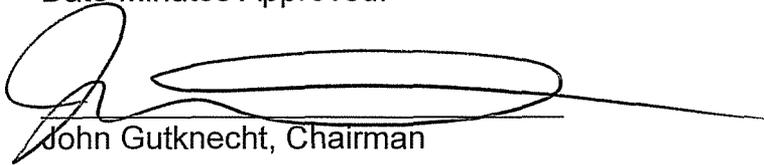
7 COMMISSIONER'S COMMENTS: None

8 ADMINISTRATOR COMMENTS: None

9 ADJOURN

Motion by Kristan, seconded by Silvestri to adjourn at 7:58 p.m. All ayes, none opposed.

Date Minutes Approved:



John Gutknecht, Chairman