

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

**PLAN COMMISSION/ZONING BOARD OF APPEALS
AGENDA
January 26, 2016
7:00 P.M.**

- 1 CALL TO ORDER
- 2 PLEDGE OF ALLEGIANCE
- 3 APPROVAL OF MINUTES
 - 3.1 Approve the Meeting Minutes of November 24, 2015
- 4 PUBLIC COMMENT
- 5 NEW BUSINESS
 - 5.1 Public Hearing: Zoning Case 16-01, Petition by Misael and Maria Hidrogo for a Text Amendment to add "Outdoor Parking and Outdoor Storage" to the Special Uses Section 17.68.040 of the Village Code.
 - 5.2 Public Hearing: Zoning Case 16-02, Petition by Misael and Maria Hidrogo for a Special Use Permit for Outdoor Parking and Outdoor Storage in the I-1 Limited Industrial District for 0 Valentin Drive, PIN#06-20-303-008, Round Lake, IL.
 - 5.3 2016 Meeting Schedule
- 6 OLD BUSINESS
- 7 COMMISSIONER'S COMMENTS
- 8 ADMINISTRATOR COMMENTS
- 9 ADJOURN – Next Scheduled Meeting is February 23, 2016 at 7:00 p.m.

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

**PLAN COMMISSION/ZONING BOARD OF APPEALS
MEETING MINUTES
November 24, 2015
7:00 P.M.**

1 CALL TO ORDER

Chairman Gutknecht called the meeting to order at 7:05 p.m.

The start of the meeting was delayed due to the late arrival of Martha Koechig, Recording Secretary who arrived at 7:04 p.m.

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

2 PLEDGE OF ALLEGIANCE

3 APPROVAL OF MINUTES

3.1 Approve the Meeting Minutes of September 29, 2015

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

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

Motion passed.

4 PUBLIC COMMENT - None

5 NEW BUSINESS

5.1 Public Hearing (7:00 p.m.): Zoning Case 15-15, Petition by Chicagoland HXL for a Text Amendment and Special Use Permit for a, "Tow Truck Recovery Service" in the I-1 Limited Industrial District for 810 Sunset Drive.

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

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

Motion passed.

The certificate of publication for the public hearing notice was presented.

PC/ZBA MEETING MINUTES 11/24/15

Village Attorney Glisan provided an overview of the text amendment process and explained that the text amendment, if recommended for approval, would be then be added to the Special Uses for the I-1 Limited Industrial Zoning District.

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

Attorney Glisan then swore in the applicant Anthony Pena, of 3822 Magnolia Drive, Spring Grove, IL.

Mr. Pena stated that he owns 22 oil exchange locations and that the tow truck service is an essential element of his business. If the special use is granted, it would allow an expansion of his operations. Also, he stated that he believes that his tow truck service is not in conflict with the surrounding businesses and assured the Board that he is bringing business into the Village of Round Lake.

There was no public comment.

There were no issues or concerns from Village Staff.

Discussion with the PCZBA:

It was questioned approximately how long vehicles are to be stored. The answer given was that it would be approximately for a 24 hour period.

It was questioned if there would be automotive repair done also and if fuel pumps will be there. No, no auto repair, no fueling either was the answer given.

It was asked if the existing fence was high enough with barbed wire on top. Mr. Pena answered that there is an 8' fence which has a gate and video surveillance and appropriate lighting.

It was questioned if a tow truck accessing the location during the night hours would disturb the neighbors. The answer given was that most of the recovery is to occur during daytime hours.

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

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

Motion passed.

Commissioner Kristan asked if there are other zoning districts that need to have the tow truck recovery service added as a special use. Administrator Shields answered no, there were no others.

PC/ZBA MEETING MINUTES 11/24/15

Motion by Kristan, seconded by Monaco, to recommend approval of a text amendment to the I-1 Zoning District to add "Tow Truck Recovery Service" to the special uses and recommend approval of a Special Use to Chicagoland HXL for Tow Truck Recovery Services.

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

Motion passed.

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

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

Motion passed.

- 5.2 Public Hearing (7:10 p.m.): Zoning Case 15-16, Petition by Don Luis Catering for a Text Amendment and Special Use Permit for a "Catering Facility in which Food is Prepared on Premises for Serving Elsewhere with the Option to Serve Alcoholic Beverages as an Incidental and Complementary Part of the Food Catering Service" in the I-1 Limited Industrial District for 758 Magna Drive, Unit D.

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

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

Motion passed.

The certificate of publication for the public hearing notice was presented.

Village Attorney Glisan provided an overview of the text amendment process and explained that the text amendment, if recommended for approval, would be then be added to the Special Uses for the I-1 Limited Industrial Zoning District.

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

Attorney Glisan then swore in the applicants Gema Mariscal of 24487 W. Forest Ave, Round Lake, IL and Luis Mariscal of 917 Southmoor Lane, Round Lake Beach, IL.

Gema Marsical, daughter of Luis Mariscal stated that her family business, Don Luis Catering, needs a liquor license in order to expand their offerings to their clients. Specifically, banquet facilities have requested them to provide liquor as part of their catering service.

PC/ZBA MEETING MINUTES 11/24/15

There was no public comment.

There were no issues or concerns from Village Staff.

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

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

Motion passed.

Motion by Kristan, seconded by Waller, to recommend approval of a text amendment to the I-1 Zoning District to revise the Special Use "I. Catering Facility" to allow for the option to serve alcoholic beverages as an incidental and complementary part of the food catering service and recommend approval of a Special Use to Don Luis Catering for the sale and serving of alcoholic beverages.

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

Motion passed.

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

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

Motion passed.

5.3 Public Hearing (7:20 p.m.): Zoning Case 15-17, Petition by Shrijala 2016, Inc. d.b.a. Lucky Slots for a Special Use Permit for the Sale of Alcoholic Beverages for 401 N. Wilson Road.

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

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

Motion passed.

The certificate of publication for the public hearing notice was presented.

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

Attorney Glisan then swore in the applicant Sam Desai of 36360 N. Yew Tree Drive, Lake Villa, IL.

PC/ZBA MEETING MINUTES 11/24/15

Mr. Desai stated that he is proposing a bar with video gaming and catered in food from the surrounding food establishments, as well as packaged snacks.

Discussion with the PCZBA:

Village Administrator stated that this business is being proposed at the same location that Island Café was to open at.

It was asked if Mr. Desai is familiar with this type of business. In answer, Mr. Desai stated that he has been in the bar business for over 15 years now and was recently approved by the Village of Round Lake for a video gaming bar at Cedar Lake Plaza, Sam's Blue Moon Café.

It was asked if parking would be an issue. The answer given was that it is a large shared parking lot and that there would not be an issue.

It was asked what the capacity would be. 45 patrons was the answer given.

It was stated that this type of business at the Valley Lake Plaza would stand out.

Discussion occurred regarding the possible preference to have video cafes to have a full service kitchen; however, that is to be discussed further in the future.

It was asked what the business hours are to be. The answer given was 10:00 a.m. – 9:00 p.m.

It was asked if Mr. Desai looked at other locations in Round Lake. He answered, yes, he did.

Public Comment:

Attorney Glisan sworn in Mr. Dave Martens, 25518 W. Foxtail Road, Round Lake, IL. Mr. Martens objected to the petition, but said he welcomed businesses into that plaza, then gave a background on some of the businesses that have been in the Valley Lakes Plaza that were very much welcomed such as restaurants, and stated that he did not agree with the alcohol and video gaming aspect of the proposed business. His opinion is that this type of business in this part of the community would not be beneficial for the community as a whole.

Attorney Glisan sworn in Lori Santos, 1978 Lily Lane, Round Lake, IL. Ms. Santos objected to the petition and stated that she is not concerned with the video gaming aspect; however is concerned that a bar is not conducive to a neighborhood plaza. Also, her children walk to that plaza, as well as other pedestrians; therefore, safety is another concern. She stated that she does support new business in that plaza, but not the type that would be operating as a bar in the neighborhood she chose to raise her family.

PC/ZBA MEETING MINUTES 11/24/15

In response, Mr. Desai stated that in the same plaza, there has been a liquor store for years, and that there should not be a concern for safety for his business.

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

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

Motion passed.

Motion by Kristan, seconded by Monaco to approve the Special Use Permit for Shrijala 2016, Inc. d.b.a. Lucky Slots for the Sale of Alcoholic Beverages for 401 N. Wilson Road.

Roll Call: Silvestri-no, Monaco-no, Kristan-abstain, Duax-no, Mazzanti-no, Waller-no

Motion failed.

Motion by Silvestri, seconded by Monaco, to direct the Village Attorney to prepare the Facts and Findings to the Board of Trustees.

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

Motion passed.

5.4 Public Hearing (7:30 p.m.): Zoning Case 15-18, 2015 Comprehensive Plan

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

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

Motion passed.

Attorney Glisan swore in Michael Blue of Teska Associates and Village Administrator Shields.

Mr. Blue provided an overview of the draft Comprehensive Plan.

Emphasis was made that the Comp. Plan is to be used as a guide and planning tool. The Metra Train Station, the possible relocation of the Library to the Downtown, the future Route 53/120 extension, the Cedar Lake Road Realignment, these are amenities for the Village that will assist in drawing development.

PC/ZBA MEETING MINUTES 11/24/15

Comments from PCZBA:

Commissioner Monaco stated that the projected population increase of 50% by year 2040, which is referenced in the comp. plan draft from the Chicago Metropolitan Agency for Planning (CMAP) studies is not a correct projection.

Mr. Blue responded that projections are not actual numbers, but rather what is possible. CMAP uses these numbers for planning purposes for expending funds in various regions.

Commissioner Silvestri asked if the Village has pursued annexations. Mr. Blue was unsure. Commissioner Silvestri noted that on the Land Use Plan, there is a lot of open space and residential zones and not a significant designation for commercial. He encouraged pursuing annexations.

Administrator Shields spoke in regards to the Route 53/Route 120 Extension expressing that the Comp. Plan will assist the Village regardless of the final chosen placement.

Mr. Blue thanked the PCZBA and members of staff for their participation and assistance with the Comp. Plan.

Chairman Gutknecht, spoke as a resident, thanked Mr. Blue and Mr. Shields for their work on the Comp. Plan.

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

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

Motion passed.

Motion by Silvestri, seconded by Waller to recommend approval of the Draft Comprehensive Plan to the Mayor and Board of Trustees.

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

Motion passed

- 6 OLD BUSINESS - None
- 7 COMMISSIONER'S COMMENTS - None
- 8 ADMINISTRATOR COMMENTS

Administrator Shields distributed the M.O.V.E. memo to the PCZBA, stating that it was provided previously to the Mayor and Board of Trustees. Mr. Shields asked the PCZBA to review the memo and to provide comments to him.

PC/ZBA MEETING MINUTES 11/24/15

Mr. Shields spoke about a possible annexation of the former Synnestvedt property off Route 120 and Fairfield. Mr. Wayde Light, owner, has met with Village staff and plans are to keep the conversation open with Mr. Light.

- 9 ADJOURN – Next Scheduled Meeting is December 29, 2015 at 7:00 p.m.

Chairman Gutknecht reminded all of the Christmas Tree Lighting Ceremony.

Motion to adjourn at 8:33 p.m. by Silvestri, seconded by Kristan, all ayes, none opposed.

Date Minutes Approved:

John Gutknecht, Chairman

PUBLIC HEARING NOTICE

PUBLIC NOTICE IS HEREBY GIVEN that on January 26, 2016 at 7:00 p.m., the Plan Commission/Zoning Board of Appeals of the Village of Round Lake will hold a public hearing on the following:

1. A Text Amendment to the Village of Round Lake Zoning Code, Section 17.68.040 - Special Uses - add a new subsection "M. Outdoor Parking and Outdoor Storage."

Petitioner: Misael and Maria Hidrogo

2. A Special Use Permit Petition to allow for outdoor parking and outdoor storage for the property commonly known as O Valentin Drive, Round Lake, IL (pin#06-20-303-008)

Petitioner: Misael and Maria Hidrogo

Time and Place of Hearing:
Round Lake Village Hall, Council Room - 2nd Floor, 442 N. Cedar Lake Road, Round Lake, Illinois 60073, 7:00 p.m.

The Plan Commission/Zoning Board of Appeals will hear testimony from Village Staff and the public, and will consider any evidence presented related to this matter. Written objections and other comments, if any, relating to the petition, may be made in writing and filed with the Village Administrator prior to 4:00 p.m. the day of the public hearing. All persons in attendance at the hearing shall have an opportunity to be heard. The public hearing may be continued from time to time without further notice, except as otherwise required under the Illinois Open Meetings Act. All interested parties are invited to attend.

Village of Round Lake
John Gutknecht, Chairman
Plan Commission/Zoning Board of Appeals
1/11/2016 3882195

3882195

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Village of Round Lake
John Gutknecht, Chairman
Plan Commission/Zoning Board of Appeals

**Village of Round Lake
Text Amendment Application**

Please Type or Print



OFFICE USE ONLY

Date Received: _____

Hearing Date: _____

Case Number: _____

VILLAGE OF ROUND LAKE

442 North Cedar Lake Road

Round Lake, IL 60073

(847) 546-5400 – PHONE

(847) 546-5405 – FAX

PETITION FOR A TEXT AMENDMENT

Applicant: Misael and Maria Hidrogo Date: 11/9/15

Address: 158 Dartmoor Phone: 847-942-6783
Round Lake Park, IL 60073

Property Owner: Misael and Maria Hidrogo

Address: 0 Valentin Drive Phone: 847-942-6783
Round Lake, IL 60073

PIN: 06-20-303-008

Detailed zoning relief being requested (please specify applicable Section of the Zoning Ordinance): Text Amendment per Section 17.112.030 of the Village of Round Lake Zoning Code to add to the Special Uses in I-1, Limited Industrial District, Section 17.68.040 - Special uses, add a subcategory M. outdoor parking and outdoor storage.

Current Zoning Classification of Property: I-1 Limited Industrial District

Current Use of Property: parking and storage of vehicles

Requested Use of the Property: to allow for the parking of personal landscape work vehicles and equipment and rent out space to others

Related Section of the Ordinance: Section 17.117.030 & 17.68.040 Lot Sq. Ft. _____ Bldg. Sq. Ft. _____

Address of Property: 0 Valentin Drive, Round Lake

Area of Subject Site: 40996.4336

(Stated in square feet if the area is less than one acre, and in acres and fractions thereof if one acre or more.)

Legal Description of Property: Please attach to this application.

Filing Fee: **\$350. Fee must be submitted with the application**

Village of Round Lake
Text Amendment Application

PLEASE ANSWER ALL QUESTIONS THOROUGHLY, FAILURE TO PROVIDE DETAILED INFORMATION WILL RESULT IN A DELAY IN PROCESSING YOUR APPLICATION

A. Background information

1. Statement of the circumstances, factors and arguments that the petitioner offers in support of the proposed text amendment (Please be specific, state the ordinance in which you are requesting a text amendment for, the reasons why it should be granted, and if granted, state the changes that will be made in the property):

I originally purchased this vacant lot with the intention of using it for storage, but did not know that it would not be permitted; however, I was given a building permit for the installation of a fence on the vacant lot. The text amendment will allow me to use the vacant lot and since there are other businesses with outdoor storage in the Industrial Park, it would be appropriate and would benefit me greatly. There are no proposed changes to the property; since the solid fence is already in, items are and will be out of sight.

2. Explain the reasons why the granting of this text amendment will not be contrary to the public interest; character of the existing zoning of the area; and the proposed use will not detract from the desirability of using adjoining properties for their present uses due to the following conditions (Please be specific by explaining how the amendment will effect the existing structure and will conform to the adjoining properties):

The granting of this text amendment will not be contrary to the public interest or the character of the existing zoning of the area as there are other businesses that have outdoor storage. My neighbor to the north is Obenauf Auction and they also have a solid fence. The property to the south is vacant, and I own the building to the east adjoining this parcel. Therefore, the amendment will allow conformance to the adjoining properties.

3. Will special design features be included in the plans to prevent any detrimental effect on abutting properties or the general vicinity of the site in question, including but not limited to increased density? If so, please explain:

No. A fence has been installed which provides privacy and does not cause detrimental effects on the abutting properties.

4. Will the text amendment generate any odor, noise, vibration, light or particulate that will negatively impact surrounding land-uses or individuals? (Please explain why or why not)

No, no odor, noise, vibration, light or other nuisances will be generated or impact the surrounding land uses since this type of use is seen throughout the Industrial Park. Also, my fence is solid, so it looks better than it would if it were a chain link fence.

5. How will the text amendment benefit the Village of Round Lake?

N/A

**Village of Round Lake
Text Amendment Application**

B. Additional Information

1. Attach any related plans of the property (for amendments not involving an entire district) drawn to scale.
2. **Exhibits/Other Information Required:** Provide copies of any additional exhibits or information. The aforementioned information is requested to assist Village staff, Plan Commission/Zoning Board of Appeals, and the Village Board in determining the impact appropriateness of the requested special use. Please type or neatly write as much detailed information to ensure an effective evaluation of the petition. If additional space is necessary, please write on the back of the appropriate sheet.
3. The application fee must be submitted with the aforementioned to cover administrative costs associated with the petition review. All checks must be made payable to the Village of Round Lake.

I (We) hereby affirm that all of the above statements and the statements contained in any papers or plans submitted herewith are true to the best of my (our) knowledge and belief.

I (We) hereby acknowledge my (our) obligation to reimburse the Village of Round Lake for all necessary and reasonable expenses incurred by the Village in the review and certification of any documents submitted in conjunction with this application.

Misael Maria Hidrogo
Applicant(s)

Misael Maria Hidrogo
Property Owner (mandatory)

Signed and subscribed before me on
this 14th day of December, 2015

Martha Koehig
Notary Public



**Village of Round Lake
Special Use Permit Application**

Please Type or Print



OFFICE USE ONLY

Date Received: _____
Hearing Date: _____
Case Number: _____

VILLAGE OF ROUND LAKE

442 North Cedar Lake Road
Round Lake, IL 60073
(847) 546-5400 – PHONE
(847) 546-5405 – FAX

PETITION FOR A SPECIAL USE PERMIT

(PUBLIC HEARING REQUIRED BEFORE THE PLAN COMMISSION/ZONING BOARD OF APPEALS)

Applicant: Misael and Maria Hidrogo Date: 11/9/15
Address: 158 Dartmoor Phone: 847-942-6783
Round Lake Park, IL 60073

Property Owner: Misael and Maria Hidrogo
Address: 0 Valentin Drive Phone: 847-942-6783
Round Lake, IL 60073
PIN: 06-20-303-008

Detailed zoning relief being requested (please specify applicable Section of the Zoning Ordinance):
Requesting a Special Use per the Village of Round Lake Zoning Code, I-1 Limited Industrial District, Section
17.68.040 – Special Uses, “ M. outdoor parking and outdoor storage”

Current Zoning Classification of Property: I-1 Limited Industrial District

Current Use of Property: parking and storage

Requested Use of the Property: to allow for the parking of personal landscape work vehicles and equipment and rent
out space to others

Related Section of the Ordinance: 17.68.040 Lot Sq. Ft. _____ Bldg. Sq. Ft. _____

Address of Property: 0 Valentin Drive

Area of Subject Site: 40996.4336

(Stated in square feet if the area is less than one acre, and in acres and fractions thereof if one acre or more.)

Legal Description of Property: Please attach to this application.

Filing Fee: \$500.00/acre and \$200.00 each additional acre. Must be submitted with the application. Please make checks payable to the Village of Round Lake.

**Village of Round Lake
Special Use Permit Application**

PLEASE ANSWER ALL QUESTIONS THOROUGHLY. FAILURE TO PROVIDE DETAILED INFORMATION WILL RESULT IN A DELAY IN PROCESSING YOUR APPLICATION

A. Background information

1. Statement of the circumstances, factors and arguments that the petitioner offers in support of the proposed special use permit (Please be specific, state the ordinance in which you are requesting a special use, the reasons why the special use should be granted, and if the special use is granted, state the changes that will be made in the property):

I originally purchased this vacant lot with the intention of using it for storage, but did not know that it would not be permitted; however, I was given a building permit for the installation of a fence on the vacant lot. The special use permit will allow me to use the vacant lot and since there are other businesses with outdoor storage in the Industrial Park, it seems appropriate and would benefit me greatly. There are no proposed changes to the property; however, since the solid fence is already in, items are and will be out of sight.

2. Explain the reasons why the granting of this Special Use Permit will not be contrary to the public interest; character of the existing zoning of the area; and the proposed use will not detract from the desirability of using adjoining properties for their present uses due to the following conditions (Please be specific by explaining how the special use will effect the existing structure and will conform to the adjoining properties):

The granting of this special use permit will not be contrary to the public interest or the character of the existing zoning of the area as there are other businesses that have outdoor storage. My neighbor to the north is Obenauf Auction and they also have a solid fence. The property to the south is vacant, and I own the building to the east adjoining this parcel. Therefore, the special use permit will allow conformance with the adjoining properties.

3. Will additional utilities or roadway improvements need to be provided to service the special-use permit? Please explain why or why not. Please submit any detailed information regarding ingress/egress from the property.

None needed. All improvements are there. Please refer to the concept plan attached.

4. Will special design features be included in the plans to prevent any detrimental effect on abutting properties or the general vicinity of the site in question, including but not limited to increased density? If so, please explain:

No, no special design features are proposed.

5. Will the special-use generate any odor, noise, vibration, light or particulate that will negatively impact surrounding land-uses or individuals? (Please explain why or why not)

No, the special use will not produce anything negative to impact surrounding land uses or individuals because it is the same type of use as seen through out the Industrial Park.

6. What type of goods and services, manufacturing, or processing will the special-use entail?

None. N/A

**Village of Round Lake
Special Use Permit Application**

B. Additional Information

1. Attach a Site Plan of the property drawn to scale and pictures showing the dimensions and square footage of the proposed use. The accuracy of the Site Plan is vital to the effectiveness of the plan review and will not be accepted if it cannot be easily read and evaluated.

2. **Exhibits Exhibits/Other Information Required:** Provide copies of any additional exhibits or information. The aforementioned information is requested to assist Village staff, Plan Commission/Zoning Board of Appeals, and the Village Board in determining the impact appropriateness of the requested special use. Please type or neatly write as much detailed information to ensure an effective evaluation of the petition. If additional space is necessary, please write on the back of the appropriate sheet.

3. The application fee must be submitted with the aforementioned to cover administrative costs associated with the petition review. All checks must be made payable to the Village of Round Lake.

I (We) hereby affirm that all of the above statements and the statements contained in any papers or plans submitted herewith are true to the best of my (our) knowledge and belief.

I (We) hereby acknowledge my (our) obligation to reimburse the Village of Round Lake for all necessary and reasonable expenses incurred by the Village in the review and certification of any documents submitted in conjunction with this application.

Misael Hidrogo
Applicant

María Hidrogo
Applicant

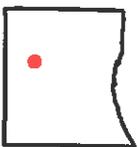
Misael Hidrogo
Property Owner (mandatory)

Signed and subscribed before me on
this 14th day of December, 20015

Marta Koehig
Notary Public



Lake County, Illinois



 **LakeCounty**
Geographic Information System

Lake County
Department of Information Technology
18 N County St
Waukegan IL 60085
(847) 377-2373

Map Printed on 1/7/2016
Parcel 0620303008 is outlined.



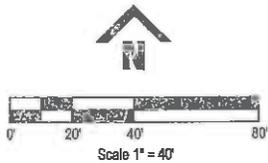
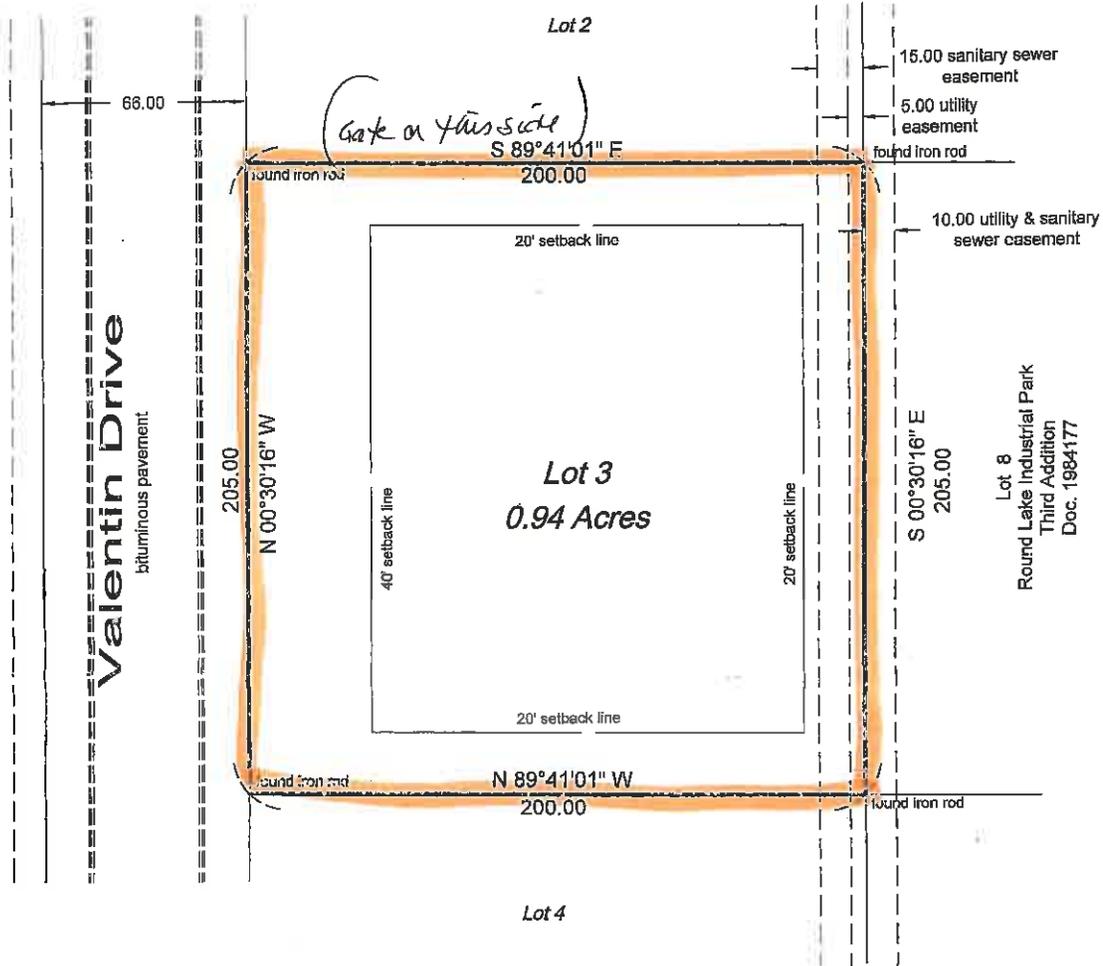
 Tax Parcels

Disclaimer:

The selected feature may not occur anywhere in the current map extent. A Registered Land Surveyor should be consulted to determine the precise location of property boundaries on the ground. This map does not constitute a regulatory determination and is not a base for engineering design. This map is intended to be viewed and printed in color.

PLAT OF SURVEY

LOT 3 IN ROUND LAKE INDUSTRIAL PARK - FOURTH ADDITION BEING A SUBDIVISION IN THAT PART OF THE SOUTHWEST QUARTER OF SECTION 20, TOWNSHIP 45 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 8, 1989 AS DOCUMENT 2818326, IN LAKE COUNTY, ILLINOIS.



PLAT IS VOID IF IMPRESSED SEAL DOES NOT APPEAR

STATE OF ILLINOIS)
COUNTY OF LAKE) S.S.

NOTE: ONLY THOSE BUILDING LINES OR EASEMENTS SHOWN ON THE RECORDED SUBDIVISION PLAT ARE SHOWN HEREON; CHECK LOCAL ORDINANCES BEFORE BUILDING. COMPARE YOUR DESCRIPTION AND SITE MARKINGS WITH THIS PLAT AND AT ONCE REPORT ANY DISCREPANCIES WHICH YOU MAY FIND.

ON BEHALF OF BLECK ENGINEERING COMPANY, INC., I, JACK R. BLECK, DO HEREBY CERTIFY THAT THE PROPERTY DESCRIBED IN THE ABOVE CAPTION WAS SURVEYED AND STAKED BY ME, OR UNDER MY DIRECTION, AND THE PLAT DRAWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF SAID SURVEY. MEASUREMENTS ARE GIVEN IN FEET AND DECIMAL PARTS THEREOF. THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

DATED AT LAKE FOREST, ILLINOIS, THIS 1ST DAY OF OCTOBER A.D., 2013.

BY Jack R. Bleck
REGISTERED ILLINOIS LAND SURVEYOR NO. 3591



Job No. 140-250



Bleck Engineering Company, Inc.
1375 North Western Avenue
Lake Forest, Illinois 60045

T 847.295.5200 F 847.295.7081
www.bleckeng.com

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Report Date: 1/7/2016

Property Index Number: 0620303008

Property Location:

0 Valentin Dr

Round Lake, ILL 60073

Taxes Billed to: Misael & Maria Hidrogo

Tax Description: ROUND LAKE INDUSTRIAL PARK-FOURTH ADD; LOT3

Township: Avon

Municipality: Round Lake

This municipality participates in the
[National Flood Insurance Program](#).

Zoning:

This parcel is not subject to County zoning. Contact the municipality named above for zoning information.

District Information

Assessment Information

Property Characteristics

Environmental Summary

Additional Parcel Info

View Tax Map

Property Assessment Info

Tax Bill Information

Street View / Oblique View

**PLAN COMMISSION/ZONING BOARD OF APPEALS
2016 MEETING SCHEDULE**

*Meetings are held at the Village Hall, Council Room - 2nd Floor at 7 pm
Last Tuesday of the Month*

January 26
February 23
March 29
April 26
May 31
June 28
July 26
August 30
September 27
October 25
November 29
December 27