

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

**PLAN COMMISSION/ ZONING BOARD OF APPEALS
AGENDA**

**January 31, 2017
7:00 P.M.**

- 1 CALL TO ORDER
- 2 PLEDGE OF ALLEGIANCE
- 3 APPROVAL OF MINUTES
 - 3.1 Approve the Meeting Minutes of December 27, 2016
- 4 PUBLIC COMMENT
- 5 OLD BUSINESS
- 6 NEW BUSINESS
 - 6.1 Public Hearing: Zoning Case 17-1, Petition for map amendment to rezone the property located at 213 Goodnow Boulevard, Round Lake, IL to the Local Shopping District (C-1) pursuant to Chapter 17.112 of the Municipal Ordinance. PIN: 06-29-109-003 Petitioner: Yolanda Lomeli
 - 6.2 Public Hearing: Zoning Case 17-2, Petition for variance for the property located at 213 Goodnow Boulevard, Round Lake, IL, to permit the extension of a less intensively zoned land and for relief of lot size requirements in the (C-1) Zoning District to allow for the construction of a parking lot pursuant to Chapter 17.96 of the Municipal Ordinance. PIN: 06-29-109-003 Petitioner: Yolanda Lomeli
 - 6.3 Public Hearing: Zoning Case 17-3, Petition for Text Amendment to the Zoning Ordinance, amending various sections of Chapter 17 in regards to accessory structures and bulk regulations, pursuant to section 17.112 of the Village Municipal Code. Petitioner: Village of Round Lake
- 7 COMMISSIONER'S COMMENTS
- 8 ADMINISTRATOR COMMENTS
- 9 ADJOURN – Next Scheduled Meeting is February 28, 2017 at 7:00 p.m.

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

PLAN COMMISSION/ZONING BOARD OF APPEALS
MINUTES
December 27, 2016
7:00 P.M.

1 CALL TO ORDER

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

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

In the absence of Chairman Gutknecht, a motion was made by Duax, seconded by Monaco to elect Kristan to Chair Pro Tempore.

Roll Call: Duax- yes, Monaco-yes, Boyk- yes, Waller-yes, Silvestri- yes

Motion passed.

2 PLEDGE OF ALLEGIANCE

3 APPROVAL OF MINUTES

3.1 Approve the Meeting Minutes of September 27, 2016.

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

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

Motion passed.

4 PUBLIC COMMENT: None

5 OLD BUSINESS: None

6 NEW BUSINESS

6.1 Public Hearing: Zoning Case 16-11, Petition by Village of Round Lake for a Text Amendment to the Zoning Ordinance, amending sections 17.48.020, 17.52.020, 17.56.020, and 17.64.020 to allow Massage

PC/ZBA MEETING MINUTES 12/27/2016

Establishments as a permitted use in zoning districts C-1, C-2, C-3, and C-5, pursuant to section 17.112 of the Village Municipal Code.

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

Roll Call: Duax- yes, Monaco-yes, Boyk- yes, Waller-yes, Silvestri- yes

Motion passed.

The certificate of publication was presented.

Chairman Kristan swore in Steve Shields, Village Administrator, 442 N. Cedar Lake Rd., Round Lake, IL 60073.

Mr. Shields stated that during staff review of the massage parlor code, it was found that massage was not listed as an allowed use in any district and the goal is to add as a permitted use in the commercial districts. He also stated that additional requirements have been added to the application process, including criminal background checks.

It was asked if massage therapists are licensed by the state, Mr. Shields answered yes.

It was asked if there is defined criteria as to what constitutes as a failure to obtain the license and asked Mr. Shields to consult with Village Attorney on this aspect.

It was asked if other villages have similar ordinances in place, Mr. Shields stated yes.

There was no public comment.

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

Roll Call: Duax- yes, Monaco-yes, Boyk- yes, Waller-yes, Silvestri- yes

Motion passed.

PCZBA Comments: None

Motion by Waller to approve the Text Amendment to allow Massage Establishments as a permitted use in zoning districts C-1, C-2, C-3 and C-5, seconded by Duax.

Roll Call: Duax- yes, Monaco-yes, Boyk- yes, Waller-yes, Silvestri- yes

PC/ZBA MEETING MINUTES 12/27/2016

Motion passed.

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

Roll Call: Duax- yes, Monaco-yes, Boyk- yes, Waller-yes, Silvestri- yes

Motion passed.

6.2 Approval of the 2017 Plan Commission/ Zoning Board of Appeals Meeting Schedule.

Motion by Duax to approve the 2017 Meeting Schedule, seconded by Monaco.

Roll Call: Duax- yes, Monaco-yes, Boyk- yes, Waller-yes, Silvestri- yes

Motion passed.

7 COMMISSIONER'S COMMENTS: None

8 ADMINISTRATOR COMMENTS: None

9 ADJOURN

Motion by Silvestri, seconded by Monaco to adjourn at 7:13 p.m. All ayes, motion passed.

Minutes Approved:

Kate Kristan, Chair Pro Tempore

NOTICE OF PUBLIC HEARING

PUBLIC NOTICE IS HEREBY GIVEN that on January 31, 2017 at 7:00pm, the Plan Commission/Zoning Board of Appeals of the Village of Round Lake will hold a public hearing on the following:

Petition for map amendment to rezone the property located at 213 Goodnow Blvd, Round Lake, IL to the Local Shopping District (C-1) pursuant to Chapter 17.112 of the Municipal Ordinance. PIN: 06-29-109-003 Petitioner: Yolanda Lomeli

Petition for variance for the property located at 213 Goodnow Blvd, Round Lake, IL, to permit the extension of a less intensively zoned land and for relief of lot size requirements in the (C-1) Zoning District to allow for the construction of a parking lot pursuant to Chapter 17.96 of the Municipal Ordinance. PIN: 06-29-109-003 Petitioner: Yolanda Lomeli

Petition for Text Amendment to the Zoning Ordinance, amending various sections of Chapter 17 in regards to accessory structures and bulk regulations, pursuant to section 17.112 of the Village Municipal Code. Petitioner: Village of Round Lake

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

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 4:00pm 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

Order ID: 4713857

* Agency Commission not included

GROSS PRICE * : \$56.80

PACKAGE NAME: IL Govt Legal Lake County

NOTICE OF PUBLIC HEARING
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Petition for map amendment to rezone the property located at 213 Goodnow Avenue, Round Lake, IL to the Local Shopping District (C-1) pursuant to Chapter 17.112 of the Municipal Ordinance. PIN: 06-29-109-003
Petitioner: Yolanda Lomeli

Petition for variance for the property located at 213 Goodnow Ave, Round Lake, IL, to permit the extension of a less intensively zoned land and for relief of lot size requirements in the (C-1) Zoning District to allow for the construction of a parking lot pursuant to Chapter 17.96 of the Municipal Ordinance. PIN: 06-29-109-003
Petitioner: Yolanda Lomeli

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

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 4:00pm 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
1/13/2017 4713857

Village of Round Lake
Text Amendment Application

Please Type or Print



OFFICE USE ONLY
Date Received: <u>1-10-17</u>
Hearing Date: <u>1-31-17</u>
Case Number: <u>17-1</u>

VILLAGE OF ROUND LAKE
442 N. Cedar Lake Road
Round Lake, IL 60073
(847) 546-5400 – PHONE
(847) 546-5405 – FAX

PETITION FOR A TEXT AMENDMENT

Applicant: NEAL GERDES Date: 11/1/16
Address: 1102 WILSHIRE LN. Phone: (847) 356-8025
LAKE VILLA, IL 60046 Email: NEALGERDES@ACLARCH.COM

Property Owner: YOLANDA LOMELI
Address: 26438 N. ORCHARD RD. Phone: (773) 491-6874
NORTH BARRINGTON, IL 60010

PIN: 06-29-109-003

Detailed zoning relief being requested (please specify applicable Section of the Zoning Ordinance): _____

TO PERMIT THE EXTENSION OF A ZONING DISTRICT TO INCLUDE A
LESS INTENSIVELY ZONED LAND WHERE THE BOUNDARY LINES OF SUCH
DISTRICT DIVIDES A LOT OR TRACT HELD IN SINGLE OWNERSHIP...
PROVIDED THE LAND IS LESS THAN 8,000 S.F. IN AREA.

Current Zoning Classification of Property: R-2

Current Use of Property: RESIDENTIAL

Requested Use of the Property: RETAIL PARKING LOT

Related Section of the Ordinance: F Lot Sq. Ft. 7,000 Bldg. Sq. Ft. N/A

Address of Property: 213 GOODNOW BLVD.

Area of Subject Site: 7,000 S.F.

(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):

WE ARE REQUESTING THAT THIS LOT BE RE-ZONED TO C-1 TO MATCH THE ZONING OF LOMELI'S INTERNATIONAL SUPERMARKET AND THE SURROUNDING AREA SO THAT THIS PROPERTY CAN BE USED FOR ADDITIONAL PARKING FOR THE GROCERY. IF GRANTED, THIS PARKING LOT WILL ALLEVIATE SOME OF THE TRAFFIC CONGESTION AT THE FRONT OF THE STORE ON CEDAR LAKE ROAD.

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):

213 GOODNOW HAD AN ABANDONED HOUSE WHICH HAS BEEN DEMOLISHED TO SOLVE A VAGRANCY PROBLEM AS WELL AS TO MAKE ROOM FOR THIS PARKING LOT. IMMEDIATELY TO THE NORTH IS THE LIVING WORD CHURCH WHICH WILL SHARE THIS LOT ON DAYS OF WORSHIP, MAKING THIS PARKING AREA SEEM AN EXTENSION OF THE CHURCH PROPERTY. ONLY ONE OTHER LOT ON THE EAST SIDE OF GOODNOW REMAINS RESIDENTIAL.

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:

WE WILL PROVIDE A 6' TALL CEDAR FENCE ON THE SOUTH PROPERTY LINE TO SHIELD THIS NEIGHBOR FROM VIEW, ALL LIGHTING WILL BE SHIELDED TO AVOID LIGHT POLLUTION TO NEIGHBORING LOTS.

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)

ONLY LIGHT WILL BE GENERATED AS REQUIRED BY CODE WHICH WILL BE SHIELDED AS REQUIRED.

**Village of Round Lake
Text Amendment Application**

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

IF GRANTED THIS TEXT AMENDMENT WILL ALLOW FOR ADDITIONAL
PARKING WHICH WILL ALLEVIATE SOME OF THE TRAFFIC
CONGESTION ON CEDAR LAKE ROAD.

B. Additional Information

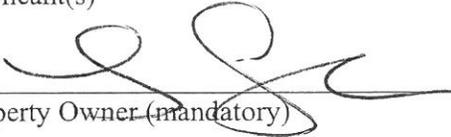
1. Attach any related plans of the property (for amendments not involving an entire district) drawn to scale.
2. **Exhibits/Other Information Required:** Provide copies of any additional exhibits or information. The aforementioned information is requested to assist Village staff, Plan Commission/Zoning 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.

NEAL GERDES

Applicant(s)



Property Owner (mandatory)

Signed and subscribed before me on

this 10 day of November, 2016

Luz M. Rodriguez
Notary Public



Village of Round Lake
Text Amendment Application

Office Use Only

Staff Checklist:

- Completed application (all fields have entries)
- Required Fee has been paid
- Site Plans are attached
- 1-31-17 Date of Public Hearing

 [Print This Page](#)



DAVID STOLMAN
LAKE COUNTY COLLECTOR

PAYMENT COUPON

Tax Year 2015

PIN: 06-29-109-003



Pin 06-29-109-003
YOLANDA LOMELI
230 N CEDAR LAKE RD
ROUND LAKE, IL 60073-3204

BALANCE DUE: \$0.00

PAYABLE TO THE LAKE COUNTY COLLECTOR
0629109003000000000000000201520

Please Remit Payment To:

Lake County Collector
18 N. County Street
Waukegan, IL 60085

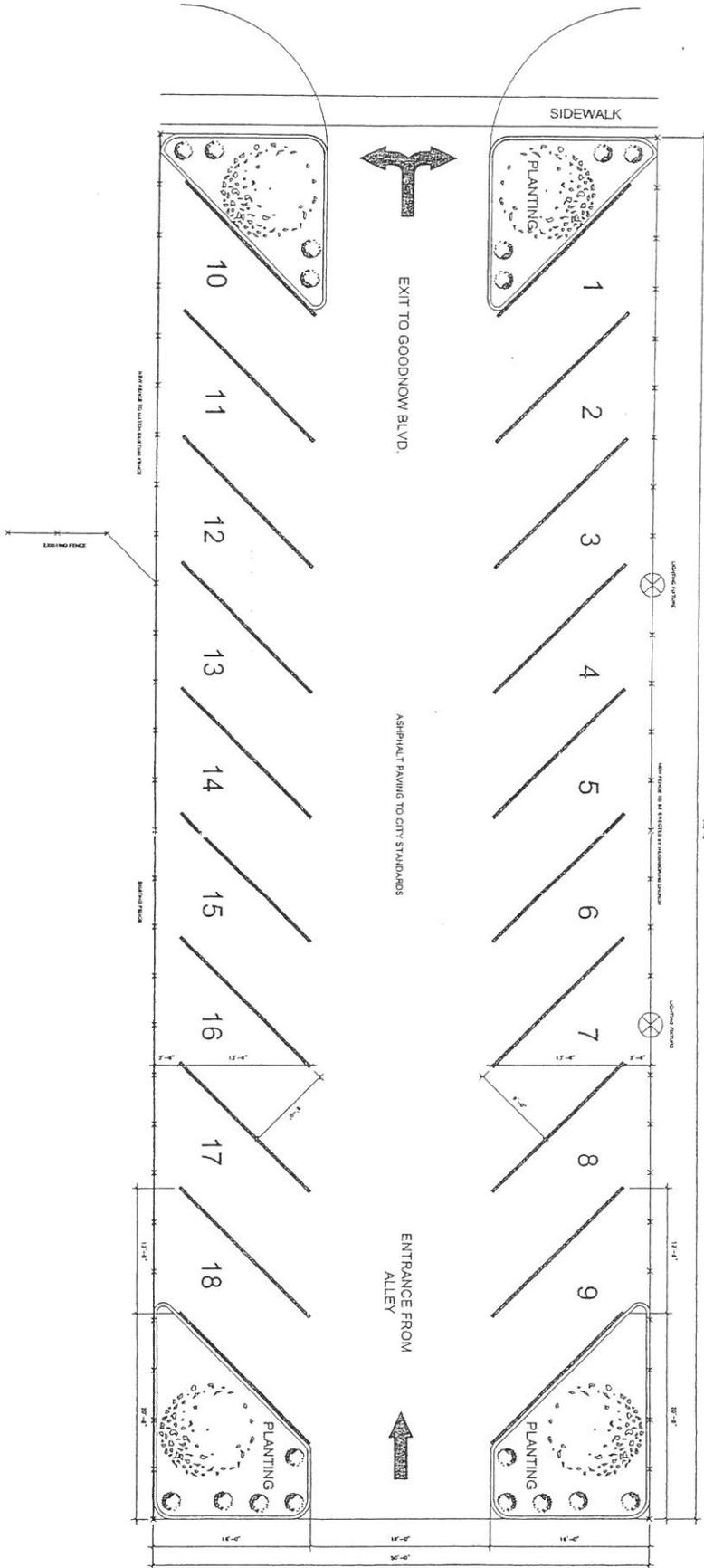
Property Location:	Tax Year	Pin Number	Tax Code	Acres
213 GOODNOW BLVD ROUND LAKE	2015	06-29-109-003	07003	0

Legal Description: ROUND LAKE
LOT 12 BLOCK 2

Taxing Body	Rate		
COUNTY OF LAKE	0.531816	Land Value	\$6,613
COUNTY OF LAKE PENSION	0.130992	+ Building Value	\$10,648
VIL OF ROUND LAKE	1.077108	x State Multiplier	1.0000
VIL OF ROUND LAKE PENSION	0.310581	= Equalized Value	\$17,261
ROAD AND BRIDGE-AVON	0.009430	+ Farm Land and Bldg Value	
ROAD AND BRIDGE-AVON GRAVEL	0.095999	+ State Assessed Pollution Ctrl.	
GREATER ROUND LAKE FIRE PROT DIST	1.031258	+ State Assessed Railroads	
GREATER ROUND LAKE FIRE PROT DIST PENSION	0.139248	= Total Assessed Value	\$17,261
ROUND LAKE AREA LIBRARY DIST	0.635604	- Fully Exempt	
ROUND LAKE AREA LIBRARY DIST PENSION	0.073858	- Senior Freeze	
ROUND LAKE AREA PARK DIST	0.773398	- Home Improvement	
ROUND LAKE AREA PARK DIST PENSION	0.075460	- General Homestead	
ROUND LAKE AREA SCHOOL DISTRICT #116	9.742805	- Senior Homestead	
ROUND LAKE AREA SCHOOL DISTRICT #116 PENSION	0.687225	- Veterans/Disabled	
COLLEGE OF LAKE COUNTY #532	0.299388	- Returning Veteran	
ROUND LAKE SAN DIST	0.000000	= Taxable Valuation	\$17,261
ROUND LAKE SAN DIST PENSION	0.000000	x Tax Rate	15.956822
FOREST PRESERVE	0.196682	= Real Estate Tax	\$2,754.31
FOREST PRESERVE PENSION	0.011242	+ Special Service Area	
CEN LK COUNTY JOINT ACTION WATER AGENCY	0.054057	+ Drainage	
TOWNSHIP OF AVON	0.080671	= Total Current Year Tax	\$2,754.31
Totals	15.956822		

+ Omitted Tax	
+ Forfeited Tax	
= Total Tax Billed	\$2,754.31
+ Interest Due as of	1/9/2017
+ Cost	
= AMOUNT BILLED	\$2,754.31
Fair Market Value	\$51,783
Total Due	1/9/2017 \$0.00

GOODNOW BLVD.



NEW PARKING LOT PLAN

NOT TO SCALE

DATE	REVISION

BUILDING DEMOLITION & NEW PARKING LOT
 213 GOODNOW BLVD., ROUND LAKE, ILLINOIS

COAN architect
 ARCHITECTURAL PLANNING

200 N. County Street Waukegan, Illinois 60055
 tel 847.662.8095 fax 847.223.7191

PLAT OF SURVEY

OF
 LOT 12 IN BLOCK 2 IN ROUND LAKE, BEING A SUBDIVISION OF A PART OF THE NORTHWEST QUARTER OF SECTION 29, TOWNSHIP 45 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF, RECORDED SEPTEMBER 4, 1901 AS DOCUMENT NUMBER 83033 IN BOOK "E" OF PLATS, PAGE 52, IN LAKE COUNTY, ILLINOIS.

GOODNOW BOULEVARD

LOT 10

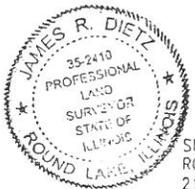
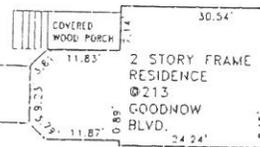
LOT 11

LOT 12

LOT 13

BLOCK 2

LOT 14



STATE OF ILLINOIS)
)SS
 COUNTY OF LAKE)

On behalf of, DIETZ SURVEYING, INC., I hereby state that the lands or lots described in the above caption were surveyed by me or under my direction and that the plat hereon drawn is a representation of said survey.

Dated of Round Lake, Illinois, this 17th day of JUNE A.D., 2005.

[Signature]
 Professional Illinois Land Surveyor No. 35-2410 My License expires 11/30/2006.

Fieldwork performed: 6-10-2005.

SURVEYED FOR:
 ROUND LAKE COMMUNITY CHURCH
 217 GOODNOW BOULEVARD
 ROUND LAKE, IL 60073

PROFESSIONAL DESIGN FIRM LAND SURVEYING CORPORATION License No. 184-004285
 This professional service conforms to the current Illinois minimum standards for a Boundary Survey.
 NOTE: Before building, compare all points and dimensions and immediately report any discrepancy. Measurements are given in feet and decimal parts thereof, except as otherwise noted. Easements and building setback lines are hereon shown per the recorded Plat of Subdivision. A title report was not provided for this professional service and there may be additional easements or building setbacks that a title report would disclose.

DIETZ SURVEYING, INC.
 PROFESSIONAL LAND SURVEYORS
 519 N. Cedar Lake Road
 Round Lake, IL 60073
 (847) 546-9411
 SCALE: 1"=20' JOB NO.: RL-05-250

16.00' R & M

100.00' MEASURE

ALLEY

54.7' RECORD

50.00' RECORD

50.00' REC. & MEAS.

50' RECORD

50' RECORD

FOUND STEEL ROD

50' RECORD
50.00' MEASURE

FOUND STEEL PIPE
0.13' E. & 0.35' N

50.00' REC. & MEAS.

FOUND STEEL ROD

50.00' REC. & MEAS.

FOUND STEEL PIPE
0.05' E. & 0.05' S

50' RECORD
50.00' MEASURE

FOUND STEEL PIPE
0.05' E

FOUND STEEL PIPE
0.05' E

FOUND STEEL ROD

50' RECORD

50' RECORD

FOUND STEEL ROD

50' RECORD

50.00' REC. & MEAS.

FOUND STEEL ROD

50.00' RECORD

50.00' RECORD

54.7' RECORD

50.00' RECORD

50.00' RECORD

50.00' RECORD

50.00' RECORD

Village of Round Lake
Variance Application

Please Type or Print



OFFICE USE ONLY
Date Received: 1-6-17
Hearing Date: 1-31-17
Case Number: 17-2

VILLAGE OF ROUND LAKE

442 N. Cedar Lake Road
Round Lake, IL 60073
(847) 546-5400 – PHONE
(847) 546-5405 – FAX
www.eroundlake.com

PETITION FOR A VARIANCE

Applicant: NEAL GERDES
Address: 1102 WILSHIRE LANE
LAKE VILLA, IL 60046

Date: 11/1/16
Phone: (847) 356-8025
Email: NEALGERDES@AKLARCH.COM

Property Owner: YOLANDA LOMELI
Address: 26438 N. ORCHARD RD.
NORTH BARRINGTON, IL 60010

Phone: (773) 491-6874

PIN: 06-29-109-003

Detailed zoning relief being requested (please specify applicable Section of the Zoning Ordinance):

TO PERMIT THE EXTENSION OF A ZONING DISTRICT TO INCLUDE
A LESS INTENSIVELY ZONED LAND WHERE THE BOUNDARY LINES
OF SUCH DISTRICT DIVIDES A LOT OR TRACT HELD IN SINGLE OWNERSHIP...
PROVIDED THE LAND IS LESS THAN 8,000 S.F. IN AREA.

Current Zoning Classification of Property: R-2

Current Use of Property: RESIDENTIAL

Requested Use of the Property: RETAIL PARKING LOT

Related Section of the Ordinance 17.96.040 Lot Sq. Ft. 7,000 Bldg. Sq. Ft. N/A

Address of Property: 213 GOODNOW BLVD.

Area of Subject Site: 7,000 S.F.

(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: Residential Districts: \$350.00 per variance request and \$50.00 for each additional request
All other districts – \$500.00 per variance request and \$50.00 each additional request. Filing fee must
be submitted with the application. Please make checks payable to the Village of Round Lake.**

ZONING RELIEF REQUESTED - CONTINUED

IN ADDITION TO THE ZONING CHANGE WE ARE REQUESTING A VARIATION FOR THE MINIMUM LOT AREA TO BE REDUCED FROM 10,000 S.F. TO THE CURRENT TOTAL LOT AREA OF 7,000 S.F.

Village of Round Lake
Variance 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 variance. (Please be specific, state the ordinance in which you are requesting a variance, the reasons why the variance should be granted, and if the variance is granted state the changes that will be made in the property.):

WE ARE REQUESTING THAT THIS LOT BE RE-ZONED TO C-1 TO MATCH THE ZONING OF LOMELI'S INTERNATIONAL SUPERMARKET AND THE SURROUNDING AREA SO THAT THIS PROPERTY CAN BE USED FOR ADDITIONAL PARKING FOR THE GROCERY. IF GRANTED, THIS PARKING LOT WILL ALLEVIATE SOME OF THE TRAFFIC CONGESTION AT THE FRONT OF THE STORE ON CEDAR LAKE ROAD.

2. Explain the reasons why the granting of this Variance 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 variance will effect the existing structure and will conform to the adjoining properties):

213 GOODNOW HAD AN ABANDONED HOUSE WHICH HAS BEEN DEMOLISHED TO SOLVE A VAGRANCY PROBLEM AS WELL AS TO MAKE ROOM FOR THIS PARKING LOT. IMMEDIATELY TO THE NORTH IS THE LIVING WORD CHURCH WHICH WILL SHARE THIS LOT ON DAYS OF WORSHIP, MAKING THIS PARKING AREA SEEM AN EXTENSION OF THE CHURCH PROPERTY. ONLY ONE OTHER LOT ON THE EAST SIDE OF GOODNOW REMAINS RESIDENTIAL.

3. Will additional utilities or roadway improvements, right of way acquisitions, enlarged floodplains, need to be provided to service the variance? Please explain Why or why not.

THIS NEW PARKING LOT WILL INCLUDE STORM DRAINAGE AS REQUIRED TO MEET CODES AND IS PLANNED TO TIE INTO THE EXISTING STORM SEWER LINE. ELECTRIC REQUIREMENTS ARE MINIMAL AND NO WORK IS EXPECTED THAT WILL AFFECT EXISTING INFRASTRUCTURE.

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? If so, please explain:

WE WILL PROVIDE A 6' TALL CEDAR FENCE ON THE SOUTH PROPERTY LINE TO SHIELD THIS NEIGHBOR FROM VIEW, ALL LIGHTING WILL BE SHIELDED TO AVOID LIGHT POLLUTION TO NEIGHBORING LOTS.

**Village of Round Lake
Variance Application**

5. Will the variance generate any odor, noise, vibration, light or particulate that will negatively impact surrounding land-uses?

ONLY LIGHT WILL BE GENERATED AS REQUIRED BY CODE
WHICH WILL BE SHIELDED AS REQUIRED.

6. Can you state that the characteristics impeding the property are not the result of actions by anyone with a property interest in land after the Zoning Ordinance or applicable section thereof were adopted. If cannot state this, please indicate why you feel those characteristics should not be regarded as self imposed?

NOT APPLICABLE FOR THIS REQUEST

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 Required:** Provide ten (10) copies entire package including but not limited to the Site Plan, drawn to scale, referenced in paragraph 1, as well as ten (10) copies of any other data or materials submitted as exhibits. 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 variance. 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.

**Village of Round Lake
Variance Application**

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.

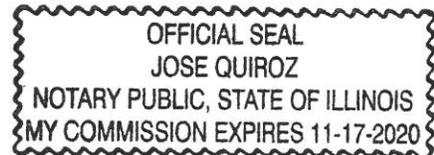
I (We) hereby acknowledge my (our) obligation to reimburse the Village of Round Lake for all necessary and reasonable expenses incurred by the Village in the review and certification of any documents submitted in conjunction with this application.

Janida Londi
Applicant

Applicant
Paul Lombardi
Property Owner (mandatory)

Signed and subscribed before me on
this 9th day of January, 2017

Jose Quiroz
Notary Public



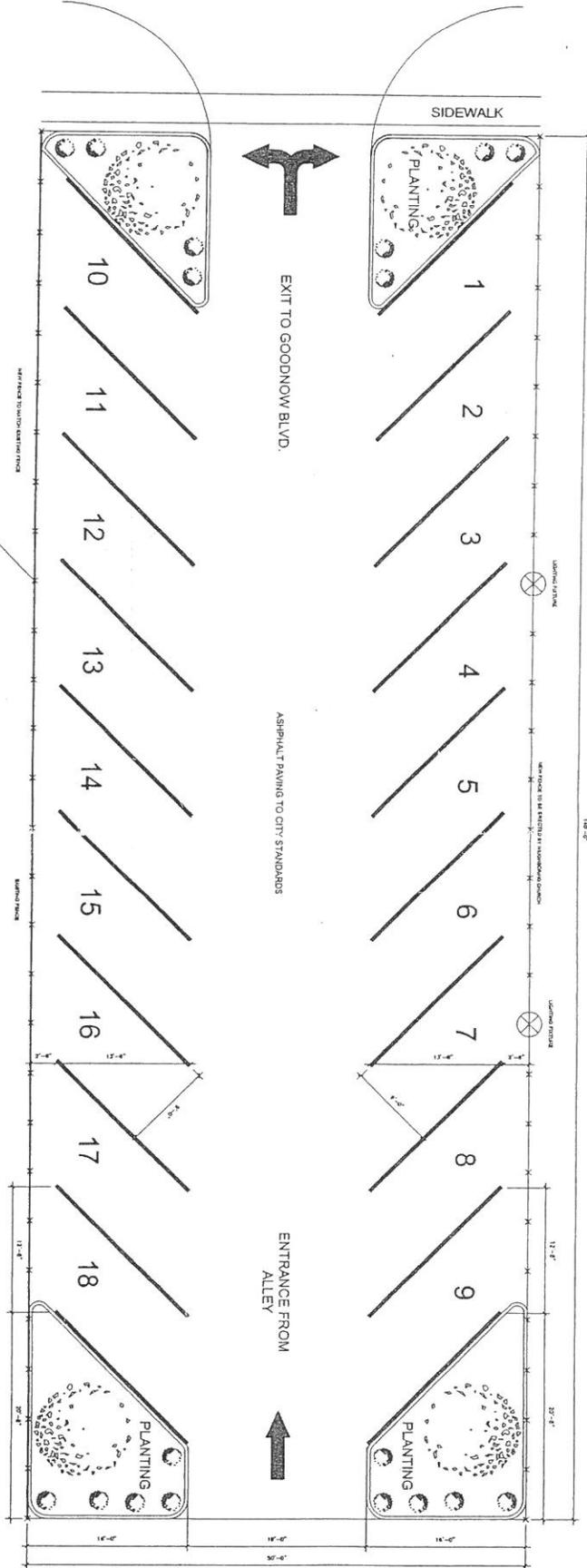
Office Use Only	
Staff Checklist:	
<input checked="" type="checkbox"/>	Completed application (all fields have entries)
<input checked="" type="checkbox"/>	Required Fee has been paid
<input checked="" type="checkbox"/>	Site Plans are attached
Date of Public Hearing:	<u>1-31-17 CB</u>



213 Goodnow legal description

Lot 12 in block 2 in Round Lake, being a subdivision of a part of the northwest quarter of section 29, township 45 north, range 10, east of the third principal meridian, according to the plat thereof, recorded September 4, 1901 as document number 83033 in book "E" of plats, page 52, in Lake County, Illinois.

GOODNOW BLVD.



NEW PARKING LOT PLAN

NOT TO SCALE

DATE	REVISION

BUILDING DEMOLITION & NEW PARKING LOT
213 GOODNOW BLVD., ROUND LAKE, ILLINOIS

COAN architect
ARCHITECTURE
PLANNING

200 N. County Street Waukegan, Illinois 60055
tel 847 662.8595 fax 847 223.7791

PLAT OF SURVEY

OF
 LOT 12 IN BLOCK 2 IN ROUND LAKE, BEING A SUBDIVISION OF A PART OF THE NORTHWEST
 QUARTER OF SECTION 29, TOWNSHIP 45 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL
 MERIDIAN, ACCORDING TO THE PLAT THEREOF, RECORDED SEPTEMBER 4, 1901 AS DOCUMENT
 NUMBER 83033 IN BOOK "E" OF PLATS, PAGE 52, IN LAKE COUNTY, ILLINOIS.

GOODNOW BOULEVARD

LOT 10

LOT 11

LOT 12

LOT 13

BLOCK 2

LOT 14

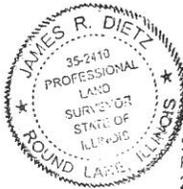
ALLEY

STATE OF ILLINOIS)
)SS
 COUNTY OF LAKE)

On behalf of, DIETZ SURVEYING, INC., I hereby state that the lands or lots described
 in the above caption were surveyed by me or under my direction and that the plat
 hereon drawn is a representation of said survey.

Dated of Round Lake, Illinois, this 17th day of JUNE A.D., 2005.

Professional Illinois Land Surveyor No. 35-2410 Fieldwork performed: 6-10-2005.
 My License expires 11/30/2006



SURVEYED FOR:
 ROUND LAKE COMMUNITY CHURCH
 217 GOODNOW BOULEVARD
 ROUND LAKE, IL 60073

PROFESSIONAL DESIGN FIRM LAND SURVEYING CORPORATION License No. 184-004285
 This professional service conforms to the current Illinois minimum standards for a Boundary Survey.
 NOTE: Before building, compare all points and dimensions and immediately report any discrepancy.
 Measurements are given in feet and decimal parts thereof, except as otherwise noted.
 Easements and building setback lines are hereon shown per the recorded Plat of Subdivision.
 A title report was not provided for this professional service and there may be additional easements or
 building setbacks that a title report would disclose.

DIETZ SURVEYING, INC.
 PROFESSIONAL LAND SURVEYORS
 519 N. Cedar Lake Road
 Round Lake, IL 60073
 (847) 546-9411
 SCALE: 1"=20' JOB NO.: RL-05-250

 [Print This Page](#)



LakeCounty
 DAVID STOLMAN
 LAKE COUNTY COLLECTOR

PAYMENT COUPON

Tax Year 2015
 PIN: 06-29-109-003



Pin 06-29-109-003
 YOLANDA LOMELI
 230 N CEDAR LAKE RD
 ROUND LAKE, IL 60073-3204

BALANCE DUE: \$0.00

PAYABLE TO THE LAKE COUNTY COLLECTOR
 062910900300000000000000201520

Please Remit Payment To:

Lake County Collector
 18 N. County Street
 Waukegan, IL 60085

Property Location:	Tax Year	Pin Number	Tax Code	Acres
213 GOODNOW BLVD ROUND LAKE	2015	06-29-109-003	07003	0

Legal Description: ROUND LAKE
 LOT 12 BLOCK 2

Taxing Body	Rate	Land Value	Acres
COUNTY OF LAKE	0.531816	+ Building Value	\$6,613
COUNTY OF LAKE PENSION	0.130992	x State Multiplier	\$10,648
VIL OF ROUND LAKE	1.077108	= Equalized Value	1.0000
VIL OF ROUND LAKE PENSION	0.310581	+ Farm Land and Bldg Value	\$17,261
ROAD AND BRIDGE-AVON	0.009430	+ State Assessed Pollution Ctrl.	
ROAD AND BRIDGE-AVON GRAVEL	0.095999	+ State Assessed Railroads	
GREATER ROUND LAKE FIRE PROT DIST	1.031258	= Total Assessed Value	\$17,261
GREATER ROUND LAKE FIRE PROT DIST PENSION	0.139248	- Fully Exempt	
ROUND LAKE AREA LIBRARY DIST	0.635604	- Senior Freeze	
ROUND LAKE AREA LIBRARY DIST PENSION	0.073858	- Home Improvement	
ROUND LAKE AREA PARK DIST	0.773398	- General Homestead	
ROUND LAKE AREA PARK DIST PENSION	0.075460	- Senior Homestead	
ROUND LAKE AREA SCHOOL DISTRICT #116	9.742805	- Veterans/Disabled	
ROUND LAKE AREA SCHOOL DISTRICT #116 PENSION	0.687225	- Returning Veteran	
COLLEGE OF LAKE COUNTY #532	0.299388	= Taxable Valuation	\$17,261
ROUND LAKE SAN DIST	0.000000	x Tax Rate	15.956822
ROUND LAKE SAN DIST PENSION	0.000000	= Real Estate Tax	\$2,754.31
FOREST PRESERVE	0.196682	+ Special Service Area	
FOREST PRESERVE PENSION	0.011242	+ Drainage	
CEN LK COUNTY JOINT ACTION WATER AGENCY	0.054057	= Total Current Year Tax	\$2,754.31
TOWNSHIP OF AVON	0.080671		
Totals	15.956822		

+ Omitted Tax	
+ Forfeited Tax	
= Total Tax Billed	\$2,754.31
+ Interest Due as of	1/9/2017
+ Cost	
= AMOUNT BILLED	\$2,754.31
Fair Market Value	\$51,783
Total Due	1/9/2017 \$0.00

Village of Round Lake Building Department

442 North Cedar Lake Road • Round Lake, IL 60073 • 847-546-0963 • Fax 847-546-1872

INTEROFFICE MEMO

TO: Christine Baker, Executive Support Assistant
FROM: William Donovan, Plan Reviewer/Code Compliance Officer
DATE: 01/20/17
SUBJECT: PCZBA Packet for 213 Goodnow

Response To
Proposed parking lot

Chapter 17.88 B. Location. Off-street parking spaces, open to the sky, may be located in any yard, except the required front yards in a residential district.

213 Goodnow is zoned R-4 which requires a minimum front yard (for other permitted uses or special uses) of 50 feet. This is not shown on the plans and will substantially reduce the number of parking spaces.

Chapter 17.88.010 General Requirements. H. Design & Maintenance. 4. Screening and Landscaping. All open automobile parking areas containing more than three parking spaces shall be effectively screened on each side. A landscaped planting strip of seven feet is required between the property line and the area devoted to parking.

The plans do not show the required seven foot landscape planting strip which will substantially reduce the number of parking spaces.

OFFICE USE ONLY

Hearing Date: 1/31/2017

Case Number: 17-3

Date Published: 1/13/2017



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: Village of Round Lake

Date: 1/12/2017

Address: 442 N. Cedar Lake Road
Round Lake, IL 60073

Detailed zoning relief being requested:

The Village of Round Lake is requesting a text amendment to the Zoning Ordinance, amending Chapter 17.12 – General Regulations, in regards to accessory structures and uses and bulk regulations for accessory structures and uses, pursuant to section 17.112 of the Village Municipal Code.

Ordinances Affected:

- Chapter 17.12.120 - Accessory uses generally.
- Chapter 17.12.130 - Permitted accessory uses.
- Chapter 17.12.140 - Accessory uses—Bulk regulations.
- Chapter 17.12.150 - Accessory uses—Use limitations.

Background Information:

The building department has received multiple permit applications for construction of detached garages and pole barns. The current ordinance states accessory structures over one hundred twenty (120) square feet are not permitted. The proposed amendment will allowing construction of detached garages and/or pole barns, while also amend other various sections in relation to accessory structures.

Christa Baker
Village of Round Lake, Deputy Clerk
Applicant

Signed and subscribed before me on

this 13th day of January, 2017.

Janet Nelson
Notary Public



Chapter 17.12 - GENERAL REGULATIONS

Sections:

17.12.120 - Accessory uses generally.

- A. Accessory uses are permitted in any zoning district in connection with any principal use which is permitted within such district.
- B. An accessory use is a structure or use which:
 1. Is subordinate to and serves a principal structure or principal use;
 2. Is subordinate in area, extent or purpose to the principal structure or principal use served;
 3. Contribute to the comfort, convenience or necessity of the occupants of, or the business or industry located in, the principal structure or principal use served;
 4. Is located on the same lot as the principal structure or principal use served; and
 5. **Is under the same ownership and control as such principal structure or use.**

(Zoning ord. § 3.16)

17.12.130 - Permitted accessory uses.

Any structure or use that complies with the terms of Section 17.12.120 may be allowed as an accessory structure or use.

- A. Accessory structures and uses include, but are not limited to, the following list of examples; provided, that in each case such structure must fit the general definition of "accessory use" contained in Section 17.12.120:
 1. ~~A structure for storage incidental to a permitted use, provided no structure that is accessory to a residential building shall exceed one hundred twenty (120) square feet in gross floor area;~~ **A garage, shed, or building for storage;**
 2. A child's playhouse or **play equipment, garden house, or private greenhouse;**
 3. Private **outdoor** swimming pools, **outdoor hot tubs**, and cabanas;
 4. Statuary, arbors, trellises, **permanent** barbecue stoves, and flag poles;
 5. Fences, **retaining** walls and hedges;
 6. Signs when permitted by this title, and other municipal ordinances;
 7. Off-street parking and loading spaces as regulated by Chapter 17.88;
 8. Storage of boats, boat trailers, camping trailers, and small house trailers, provided no part of such storage area is located on any front or side yard and no camping or house trailer is used for temporary or permanent occupancy, and subject to the provisions of this title.
 9. **A carport or trash enclosure;**
 10. **A patio, sidewalk or walkway; and**
 11. **A deck, gazebo, or pergola.**
- B. None of the following shall be permitted as accessory uses:
 1. Outdoor storage or overnight parking of trucks with a gross vehicle weight of eight thousand one (8,001) pounds or greater, or bearing a license plate having a gross vehicle weight in pounds including vehicle and maximum load of eight thousand one (8,001) pounds or greater;
 2. Any other outdoor storage, except as specifically permitted elsewhere in this title;

3. Trucks not bearing a valid license plate shall be prohibited.
(Zoning ord. § 3.16-1)

17.12.140 - Accessory uses—Bulk regulations.

- A. Accessory structures (excepting fence) and uses shall be set back ten (10) feet from the rear lot line.
- B. Accessory structures and uses shall maintain the same side transitional yard as is required for the principal structure located on the zoning lot.
- C. No part of any accessory structure shall be located closer than ten (10) feet to any principal structure, unless it is attached to or forms a part of such principal structure.
- D. The height of a detached accessory building or structure shall not exceed the height of the principal building or structure on the zoning lot;**
- E. No accessory building, other than a detached garage or pole barn, may exceed two hundred (200) square feet; No detached garage shall exceed seven hundred twenty (720) square feet;**
- F. Each accessory structure and use shall otherwise comply with the bulk regulations applicable in the district in which it is located.

(Zoning ord. § 3.16-2)

17.12.150 - Accessory uses—Use limitations.

Each accessory structure and use shall comply with the use limitations applicable in the zoning district in which it is located and in addition:

- A. No accessory structure shall be constructed or occupied on any lot prior to the completion of the principal structure to which it is accessory.
- B. No accessory structure or use shall be permitted in any front yard unless specifically permitted.