

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

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

- 1 CALL TO ORDER
- 2 PLEDGE OF ALLEGIANCE
- 3 APPROVAL OF MINUTES
 - 3.1 Approve the Meeting Minutes of January 26, 2016
- 4 PUBLIC COMMENT
- 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
 - 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
 - 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
- 6 OLD BUSINESS
- 7 COMMISSIONER'S COMMENTS
- 8 ADMINISTRATOR COMMENTS
- 9 ADJOURN – Next Scheduled Meeting is April 26, 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
MINUTES
January 26, 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-present, Gutknecht-absent, Mazzanti-present, Waller-absent, Silvestri-present, Duax-present

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

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

Motion passed.

2 PLEDGE OF ALLEGIANCE

3 APPROVAL OF MINUTES

3.1 Approve the Meeting Minutes of November 24, 2015

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

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

Motion passed.

4 PUBLIC COMMENT - None

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.

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

Roll Call: Monaco-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 Maria Hidrogo, Misael Hidrogo, Sr. and Misael Hidrogo, Jr. of 158 Dartmoor, Round Lake Park, IL

Mr. Hidrogo, Jr. stated that his parents want to use the property to rent out for storage and parking to others in order to have income to offset the taxes on the property each year.

Discussion with the PCZBA

It was stated that vehicles should be in running condition to prevent an accumulation of junk cars.

The Hidrogos agreed to that requirement.

Discussion was had on the possibility of other businesses desiring outdoor storage and the necessity of a special use and clarification on text amendments.

It was questioned regarding who installed the fence. The Hidrogo's stated that they had it installed.

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

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

Motion passed.

Due to continual discussion and the need to question the petitioner further, a motion was made to reopen the hearing.

Motion by Duax, seconded by Silvestri to re-open the public hearing.

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

Motion passed.

Continued Discussion with the PCZBA

Safety was discussed and the Hidrogo's stated that they have security cameras installed and assured the Board that the lot would be kept clean.

PC/ZBA MEETING MINUTES 1/26/16

It was stated that if cars are to be parked, mechanical work cannot be done. Also, there needs to be a plan of action for fluid leakage for cars that are to be stored.

It was stated that storage of equipment should be limited also.

The Hidrogo's responded that they would abide by all requirements.

It was questioned as to whom would be leasing space from them. The Hidrogo's response was that it would be local folks.

It was questioned if there would be a benefit to the Village financially. Administrator Shields answered that there would not be any financial gain for the Village.

There was no public comment.

Motion to close the public hearing by Duax, seconded by Silvestri

Roll Call: Monaco=yes, Mazzanti=yes, Silvestri=yes, Duax=yes

Motion passed.

Discussion was had on the restrictions and conditions for the text amendment. Water and environmental concerns were discussed. It was asked if this text amendment would allow for others to apply for the same. The answer given was, a petition must be made and it is at the discretion of the PCZBA to approve or not.

Motion to approve the text amendment as presented by Silvestri, seconded by Duax.

Roll Call: Monaco=no, Mazzanti=yes, Silvestri=yes, Duax=yes

Motion passed.

Motion by Duax, seconded by Silvestri, to direct the Village Attorney to prepare the findings and recommendations to the Mayor and Board of Trustees.

Roll Call: Monaco=yes, Mazzanti=yes, Silvestri=yes, Duax=yes

Motion passed.

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.

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

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

Motion passed.

There were no further comments or questions.

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

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

Motion passed.

Motion by Duax, seconded by Silvestri, to approve the special use as presented.

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

Motion passed.

Motion by Duax, seconded by Silvestri, to direct the Village Attorney to prepare the findings and recommendations to the Mayor and Board of Trustees.

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

Motion passed.

5.3 2016 Meeting Schedule

Motion by Monaco, seconded by Mazzanti to approve the meeting schedule as presented.

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

Motion passed.

6 OLD BUSINESS: None

7 COMMISSIONER'S COMMENTS

PC/ZBA MEETING MINUTES 1/26/16

Commissioner Duax announced that he would not be present for the February meeting.

8 ADMINISTRATOR COMMENTS: None

9 ADJOURN

Motion to adjourn at 8:01 by Duax, seconded by Mazzanti, all in favor, none opposed.

Date Minutes Approved:

Kate Kristan, Chair Tempore

PUBLIC HEARING NOTICE

PUBLIC NOTICE IS HEREBY GIVEN that on March 29, 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 to allow for outdoor parking and storage of semi-trucks, trailers, box trucks and outdoor storage of scrap wood and wood pallets.

Petitioner: Round Lake Pallets

2. A Special Use Permit Petition to allow for the outdoor storage of pallets and scrap wood used in pallet building and repair, and for the outdoor parking and storage of semi-trucks, trailers and box trucks used for pick-up and delivery to customers for the property at 740 Sunset Drive, Lot 6, Round Lake, IL (pin#06-20-301-005)

Petitioner: Round Lake Pallets

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

**Village of Round Lake
Text Amendment Application**

Please Type or Print



OFFICE USE ONLY
Date Received: <u>3/4/16</u>
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: Round Lake Pallets, Inc., Juvenal Garcia - owner
Address: 740 Sunset Dr., Round Lake

Date: 3/02/2016
Phone: 847 637 6162
Email: info@roundlakepallets.com

Property Owner: Rosalio Acosta, Acosta Enterprises Ltd.
Address: 1305 Spruce St., Morris, IL 60450

Phone: 815 255 2132

PIN: 06-20-301-005 Lot 6

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 to allow for the outdoor storage of pallets and scrap wood used in pallet building and repair, and for the outdoor storage of semi-trucks, trailers and box trucks used for pick-ups and deliveries to customers.

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

Current Use of Property: manufacturing of wood pallets

Requested Use of the Property: We request the outdoor storage of pallets and scrap wood used in pallet building and repair, and for the outdoor storage of semi-trucks, trailers and box trucks used for pick-ups and deliveries to customers.

Related Section of the Ordinance: Section 17.117.030 & 17.68.040 Lot Sq. Ft. 45,000 Bldg. Sq. Ft. N/A

Address of Property: ⁷⁴⁰ 800-Sunset Dr., Round Lake, Lot 6

Area of Subject Site: 1.033 acres

(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):

Per Section 17.117.030 & 17.68.040.

Our business of making, rebuilding and selling pallets expanded quickly to the point where more pallets and larger trucks were needed to service our customers. We did not know that we needed a text amendment. The text amendment should be granted because our company has grown to where the granting of the permit is necessary to continue our operation, and because continued growth allows our company to contribute to the health of the local economy, which provides more jobs and more revenue to the village. By rebuilding pallets, we divert pallets from the waste stream helping local companies keep costs down and also conserving landfill space which benefits all of society. Because our company employs local people, and our employees and their families do their shopping locally, we contribute to the health of the local economy. We also provide a needed service at a reasonable cost to many companies in the village. There will be no physical changes made to the property.

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 continued operation of our business is in the public interest because in a time of many businesses closing down or moving away we continue to grow and provide jobs and revenue for the village. Since we provide a needed service at reasonable cost to many companies, some of which are in the village, we help those companies to remain in operation. The zoning area we are in is an existing industrial area, and therefore our business is entirely within the character of and conforms to that area. There are other businesses in the immediate area that have outdoor storage similar to what we are requesting, and their equipment is visible above or through their fence line – AAA Safety Storage and Morrow Equipment (see Exhibits) – so granting the text amendment will not detract from the desirability of adjoining properties, and will be well within the character of the existing zoning of the area, and will conform to already existing uses of 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:

There will be no special design features needed because there are no detrimental effects on abutting properties or in the general vicinity of the site.

**Village of Round Lake
Text Amendment Application**

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)

The text amendment will not generate any difference in noise. Odor, vibration, light and particulate will not be a factor.

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

The text amendment is necessary to the continued operation of our business. Granting the text amendment benefits the village because in a time of many businesses closing down or moving away, we continue to grow and provide jobs and revenue for the village. Some of our customers are located in Round Lake, and we provide a needed service at a reasonable cost which helps those companies to keep costs down, a critical aspect to remaining in operation. Healthy businesses help the village economy, and provide a good example to other businesses which are considering a move to Round Lake.

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.

**Village of Round Lake
Text Amendment 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.

Wendy Garcia
Applicant(s)

[Signature]
Property Owner (mandatory)

Signed and subscribed before me on
this 11th day of March, 20 16
[Signature]
Notary Public



Office Use Only

Staff Checklist:	
<input type="checkbox"/>	Completed application (all fields have entries)
<input type="checkbox"/>	Required Fee has been paid
<input type="checkbox"/>	Site Plans are attached
<input type="checkbox"/>	Date of Public Hearing

Exhibit B
corner of Sunset Dr.
and Long Lake Rd.
- AAA SAFETY
STORAGE -



Exhibit B2

Looking west from
Sunset Dr. at Long
Lake Rd.

- AAA SAFETY STORAGE-
- MORROW EQUIPMENT-

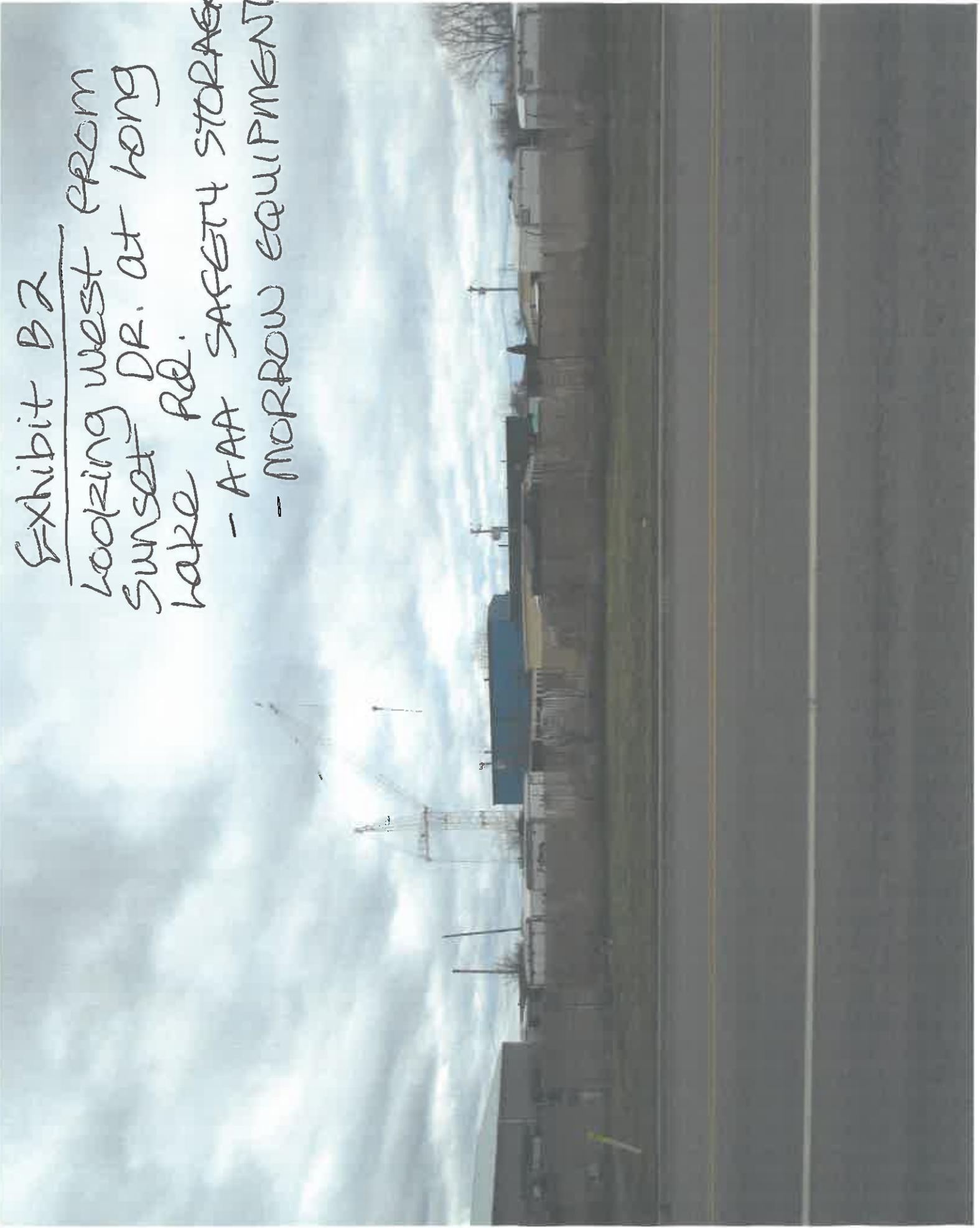


EXHIBIT B1
AAA SAFETY
STORAGE

MORROW
EQUIPMENT



Exhibit A
Long Lake Rd.
just west of
Sunset Dr.
- MORROW
EQUIPMENT -



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

Please Type or Print



OFFICE USE ONLY	
Date Received:	3/4/16
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

Applicant: Round Lake Pallets, Inc., Juvenal Garcia - owner
Address: 740 Sunset Dr., Round Lake

Date: February 17, 2016
Phone: 847 637 6162
Email: info@roundlakepallets.com

Property Owner: Rosalio Acosta, Acosta Enterprises Ltd.
Address: 1305 Spruce St., Morris, IL 60450

Phone: 815 255 2132

PIN: 06-20-301-005 Lot 6

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, “ L. outdoor parking and outdoor storage”

We are requesting a special use permit for the outdoor storage of pallets and scrap wood needed for pallet building and pallet repair, and for the outdoor storage of semi-trucks, trailers and box trucks necessary to our pallet business.

Current Zoning Classification of Property: I - 1

Current Use of Property: Outdoor storage of pallets and scrap wood used in pallet building and repair, and outdoor storage of semi-trucks, trailers and box trucks. We apologize for not knowing that a special use permit was needed.

Requested Use of the Property: We request the outdoor storage of pallets and scrap wood used in pallet building and repair, and for the outdoor storage of semi-trucks, trailers and box trucks used for pick-ups and deliveries to customers.

Related Section of the Ordinance: 17.100.030, 17.68.040.L. Lot Sq. Ft. 45,000 Bldg. Sq. Ft. N/A

Address of Property: ~~800~~⁷⁴⁰ Sunset Dr., Round Lake, Lot 6

Area of Subject Site: 1.033 acres

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

Revised 6/22/15

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

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.

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).:

The ordinance in which we are requesting a special use is Section 17.68.040.L

Our circumstances are that our business of making, rebuilding and selling pallets expanded quickly to the point where more pallets and larger trucks were needed to service our customers. We did not know that we needed a special use permit. The special use should be granted because our company has grown to where the granting of the permit is necessary to continue our operation. The special use should be granted because continued growth allows our company to contribute to the health of the local economy, which provides more jobs and more revenue to the village. By rebuilding pallets, we divert pallets from the waste stream helping local companies keep costs down and also conserving landfill space which benefits all of society. Because our company employs local people, and our employees and their families do their shopping locally, we contribute to the health of the local economy. We also provide a needed service at a reasonable cost to many companies in the Lake county area.

There will be no physical changes made to the property; if the special use is granted trucks will be parked away from the front lot line so that there will be minimal visibility of trucks and tractor trailers from the road. There will be some visibility of pallets from the road. Compacted asphalt crumble will continue to be used as a base in the special use area.

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 continued operation of our business is in the public interest because in a time of many businesses closing down or moving away we continue to grow and provide jobs and revenue for the village. Because we provide a needed service at reasonable cost to many companies, we help those companies to remain in operation. The zoning area we are in is an existing industrial area, and therefore our business is entirely within the character of and conforms to that area.

There are other businesses in the immediate area that have outdoor storage similar to what we are requesting, and their equipment is visible above or through their fence line – AAA Safety Storage and Morrow Equipment – so granting the special use permit will not detract from the desirability of adjoining properties, and is well within the character of the existing zoning of the area, and, conforms to already existing uses of the adjoining properties. Semi- trucks, trailers and box trucks will be parked away from the front lot line to decrease visibility. There is no existing structure on the property.

(Please see Exhibits)

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.

Village of Round Lake
Special Use Permit Application

At this time there will be no additional utilities needed to service the special use permit because there is no building on the property. We have already filed for a permit - #PDR16-0001 - with the building department for the driveway leading into the special use area. Our fence already has a gate at the driveway area. Since there is an existing curb cut at the driveway location, there will be no additional expense for the village.

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:

There will be no special design features needed because there is no detrimental effect on abutting properties or in the general vicinity of the site.

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)

The special use will not generate any difference in noise. Odor, vibration, light and particulate will not be a factor in the special use.

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

The special use will entail the storage of pallets, scrap pallets and the wood used for making and rebuilding pallets. The special use also will entail the storage of box trucks and semi-tractors and trailers for the pick-up and delivery of pallets and scrap pallets.

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:** Provide the application, and copies of any other plans 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 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.

**Village of Round Lake
Special Use Permit 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.

Wendy Garcia
Applicant

[Signature]
Property Owner (mandatory)

Signed and subscribed before me on
this 11th day of March, 2016

[Signature]
Notary Public



Office Use Only	
Staff Checklist:	
<input type="checkbox"/>	Completed application (all fields have entries)
<input type="checkbox"/>	Required Fee has been paid
<input type="checkbox"/>	Date of Publishing the Public Hearing Notice in the Newspaper
<input type="checkbox"/>	This application was filed with the Village Administrator on _____

Exhibit A
Long Lake Rd.
just west of
Sunset Dr.
- MORROW
EQUIPMENT -

Morrow Equipment
COMPANY LLC

ALL VISITORS MUST
REPORT TO OFFICE
ALL TRUCKS MUST
CALL IN
RESTRICTED

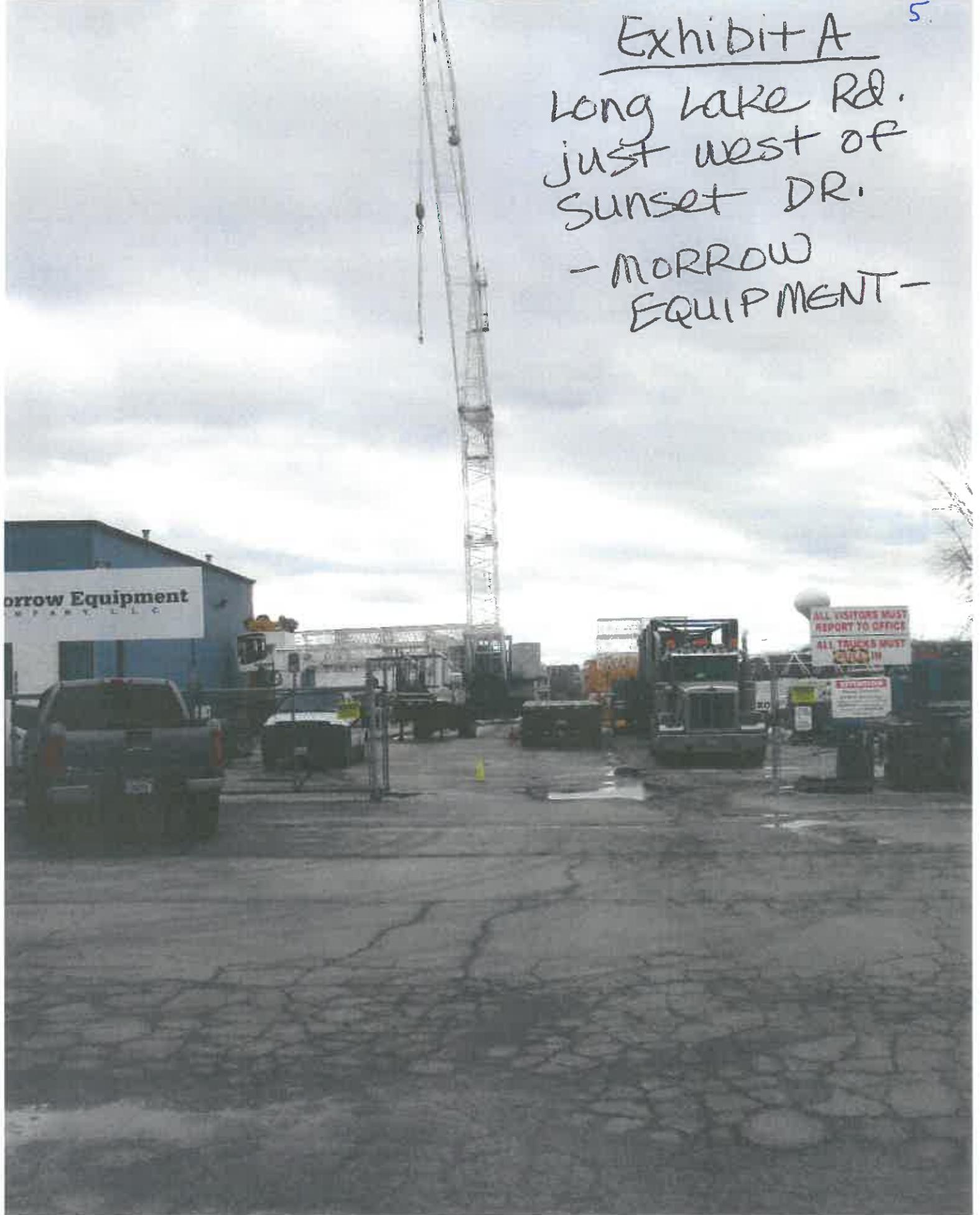


Exhibit B
corner of sunset DR.
and long lake Rd.
- AAA SAFETY
STORAGE -

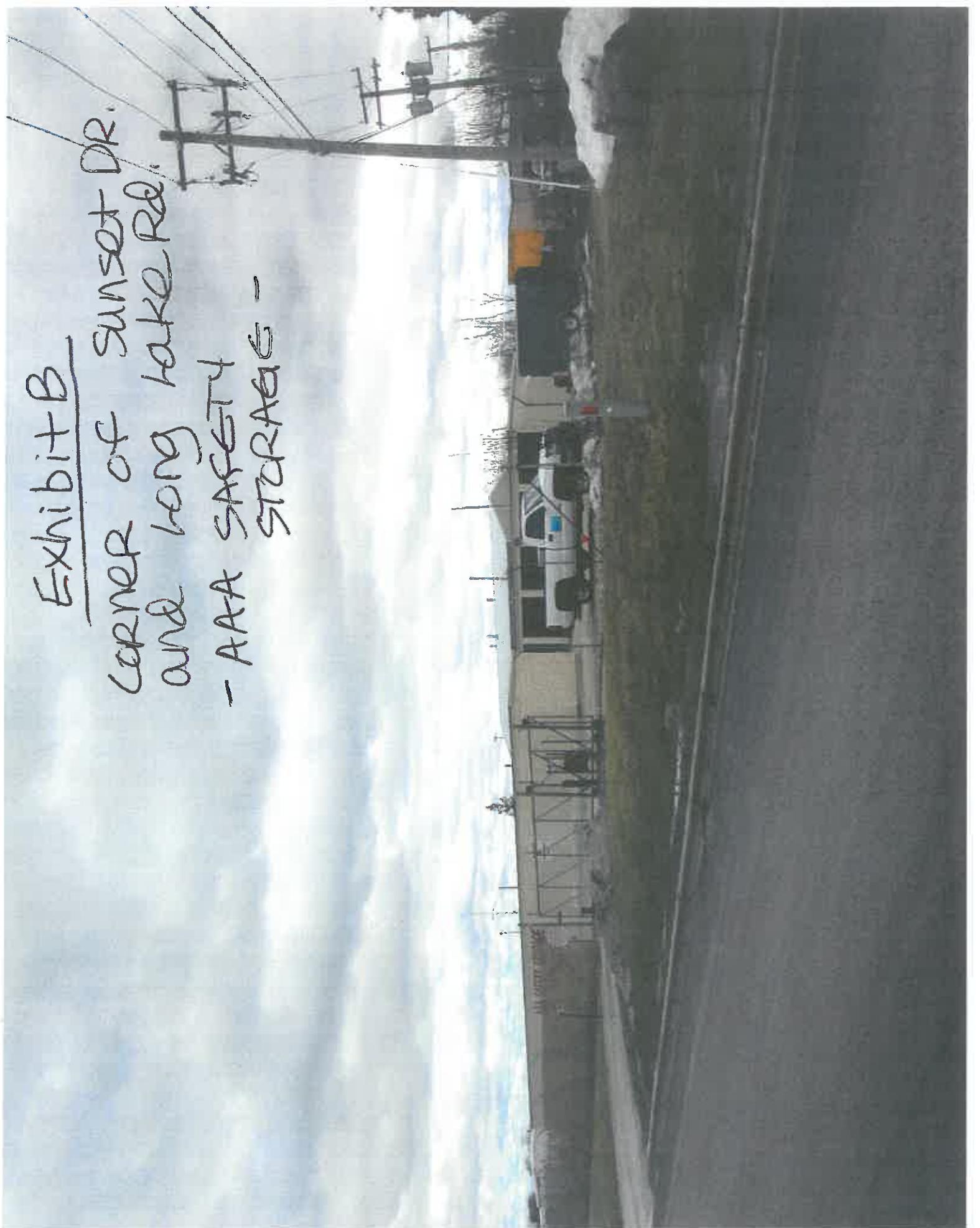


EXHIBIT B1
AAA SAFETY
STORAGE

MORROW
EQUIPMENT

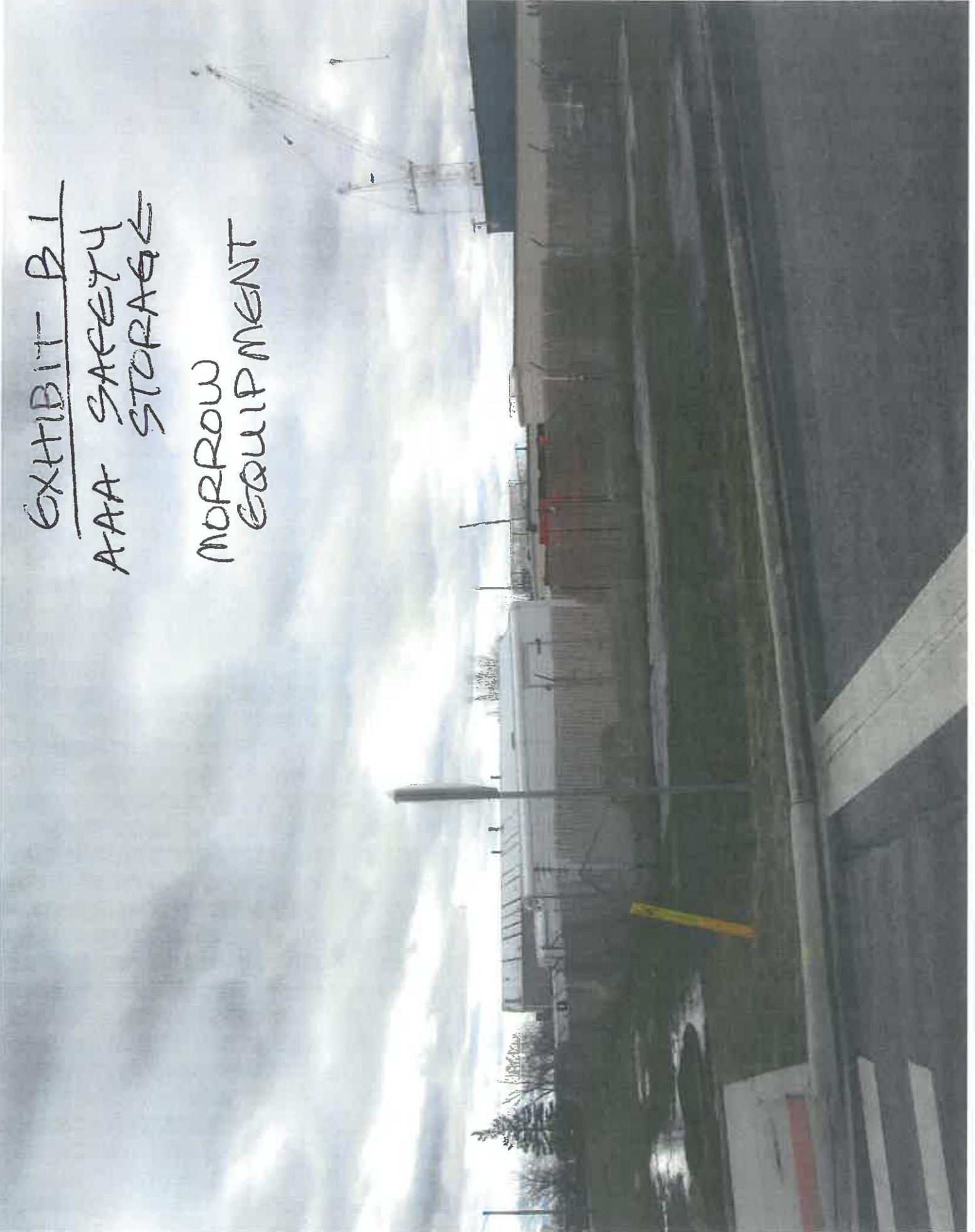
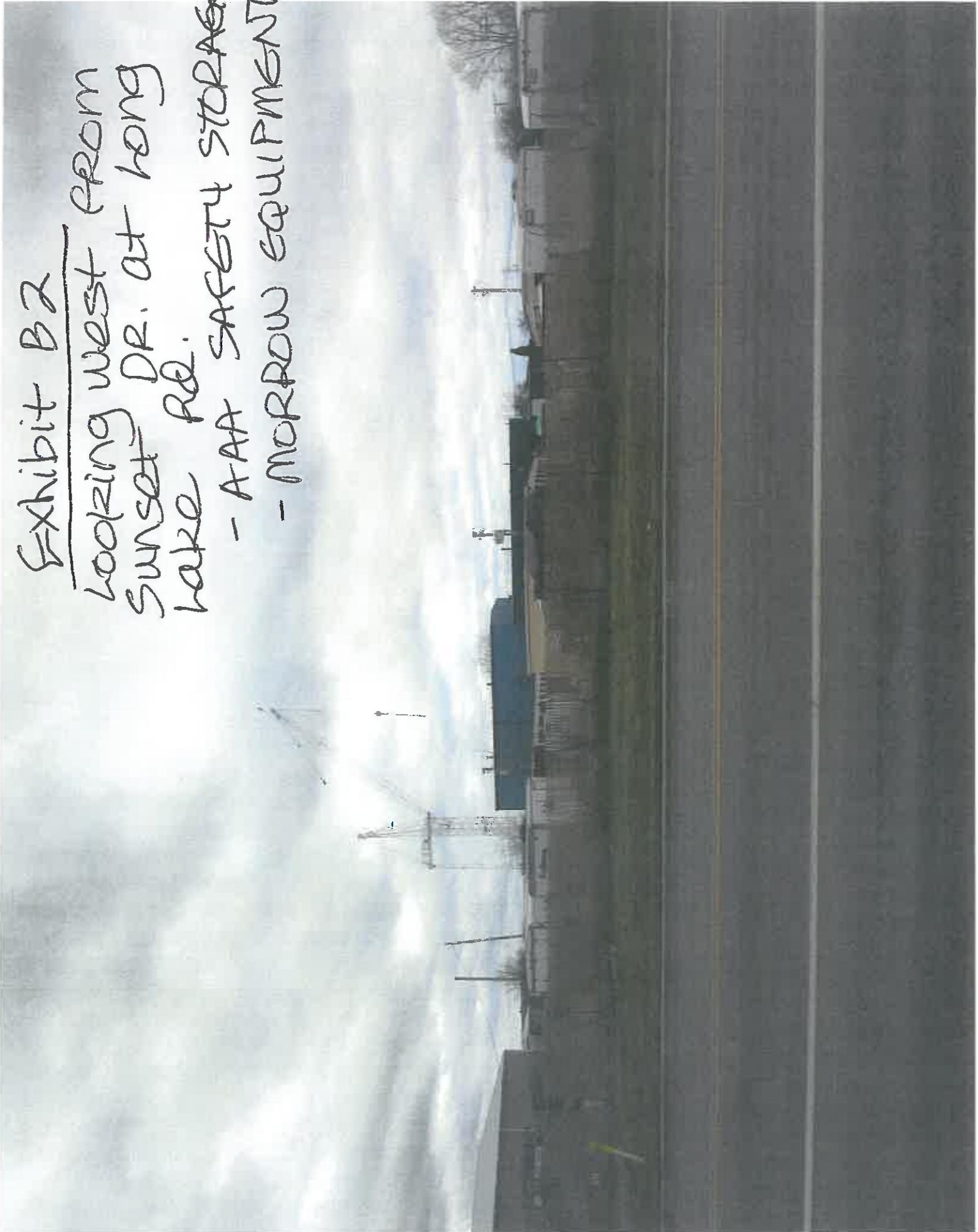


Exhibit B2

Looking west from
Sunset Dr. at Long
Lake Rd.

- AAA SAFETY STORAGE-
- MORROW EQUIPMENT-





BUILDING PERMIT APPLICATION VILLAGE OF ROUND LAKE

Village of Round Lake
442 N. Cedar Lake Road
Round Lake, IL 60073
Phone# 847-546-0963
Fax# 847-546-1872

10.

Please print all information

Township: Avon

Owner's Phone# <u>815 405 2790</u>	Alternate Phone# <u>773 512 5131</u>	Application Date: <u>11/23/2015</u>
Property Owner's Name: <u>Rosalio Acosta</u>		Sq. Ft. of Work: <u>1500</u>
Construction Site Address: <u>740 SUNSET DR. (Lot 6)</u>		Project Cost: <u>\$7500</u>
Property Owner's Mailing Address: <u>1305 SPRUCE ST., MORRIS IL 60450</u>		Permit Number: <u>PD16-1001</u>
Nature of Work: <input checked="" type="checkbox"/> New <input type="checkbox"/> Addition <input type="checkbox"/> Alterations <input type="checkbox"/> Repair <input type="checkbox"/> Grade Change <input type="checkbox"/> Other _____		HOA Approval: _____
Building Type: <input type="checkbox"/> Single Family <input type="checkbox"/> Multi-Family <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Industrial <input type="checkbox"/> Other _____		PCIZB Approval: _____
Electrician License#		Insurance: _____
Plumbing License#		Zoning Classification: <u>I-1</u>
Roofing License#		Waiver: _____
Bond or Letter of Credit		Permit Fee: _____
Description of Work: <u>Gravel Road bed, topped with sewer pipe. From fence to road, curb cut already in place.</u>		Plan Review Fee: _____
CHECK#:		Zoning Fee: _____
ACCT: BPF		Cash Bond: _____
		Other Fees: _____
		Total Due: _____

In consideration of this application and attached forms being made a part thereof and the issuance of permit, I will conform to the regulations set forth in the Village of Round Lake Codes and Ordinances.

I also agree that all work performed under said permit will be in accordance with the approved plans, specifications and plat diagram which accompanies the application, except for such changes as may be necessary and authorized or required by the Building Official.

I will submit this work for the required inspections and prohibit the occupancy of any space until a Certificate of Occupancy has been obtained from the Building Official.

[Signature]
Owner or Authorized Agent Signature

[Signature] 773 512 5131
General Contractor -Print Company Name Phone Number

This permit is granted upon express condition that Rosalio Acosta agrees to comply with rules and regulations established by the Building and Zoning Ordinances of the Village of Round Lake, that said improvements shall be conducted and completed with the above description. This permit covers construction described hereon only.

- Work to commence within 180 days of issuance.
- Permit expires if work is suspended or abandoned for a period of 180 days after work is commenced.
- Final inspection must be scheduled at completion.
- Call the Building Dept. at 847-546-0963 24 hours prior to inspection.
- Permit number and address are required when requesting an inspection.

Building Official

Date



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: Martha Koechig
FROM: William Donovan, Code Compliance Officer
DATE: 03/23/16
SUBJECT: 740 Sunset Dr 'Round Lake Pallets'

1. Height of stored materials cannot exceed 20' per code. Materials should be screened from view (no higher than fence).
2. Should be some limitation on maximum amount of materials stored (the amount of pallets has increased considerable since the business started). Past experience has shown that without stated limits businesses will proceed with what is best for business and not necessarily what meets the code.
3. Should be some limitation on number and types of vehicles stored on property. Again past experience has shown that without clear limitations on the number and types of vehicles stored it can turn into an overcrowded junk yard.
4. Should provide wording that clearly defines are of storage (for example no storage within 10 feet of all property lines).

PUBLIC HEARING NOTICE

PUBLIC NOTICE IS HEREBY GIVEN that on March 29, 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 a Special Use Petition, as required by Chapter 17.52.040 of the Village of Round Lake Zoning Code, for a child care nursery for the property commonly known as 219 Washington Street, Round Lake, IL. (Pin#0620417005)

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.

Petitioner: Rosa Maria Meza Lopez

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

Village of Round Lake
Special Use Permit Application

Please Type or Print



OFFICE USE ONLY

Date Received: 3/24/16
Hearing Date: 3/29/16
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

Applicant: Rosemary Meza Date: _____
Address: 319 Highland Rd Phone: 224 588 2971
Grayslake, IL 60030 Email: meza_rosy@yahoo.com

Property Owner: TAS PROPERTIES C/o Gary M. Adelman General Partner
Address: 615 Appletree Lane Phone: 847 444 0094
Deerfield, IL 60015

PIN: 06-20-417-005

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

Per section 17.100 and 17.52.040 of the Village Zoning Code, I am seeking a special use permit to operate a daycare center.

Current Zoning Classification of Property: C-2
Current Use of Property: Vacant
Requested Use of the Property: Day Care
Related Section of the Ordinance: 17.100 & 17.52.040 Lot Sq. Ft. appx 12,500 Bldg. Sq. Ft. appx 3950
Address of Property: 219 W Washington St
Area of Subject Site: appx 750 sq ft

(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):
Petitioner intends to operate a day care center for the benefit of the working families of the area. Service for not more that 25 children will be provided. Petitioner will have 3 employees. The facility will not provide overnight services. The facility will provide their services at reasonable rates for the residence of the community

The facility will not pose as a nuisance or danger to the community.

Parking for not less than six vehicles will be provided.

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 facility will provide a needed service to the community. At present there is a 2 bedroom apartment to the rear of the property. The remaining tenants are a pre paid cell phone service, currently requesting a business license, a real estate office, a pet humane service, which does not allow any animals on the premises, and an accounting service. The requested variance will not interfere with any of the existing tenants. As for the abutting property, to the rear is a large vacant area, to the East is a residential area which is at a lower elevation, to the west is an abandoned building, across the street is a single family residence and a strip mall. No modification to the unit is anticipated. The day care center would not interfere with the peaceful enjoyment of any surrounding tenants or neighbors. No physical modification to the unit is anticipated.

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

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:

None

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

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)

None

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

Day care service

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: Provide the application, and copies of any other plans 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 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.

**Village of Round Lake
Special Use Permit 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.

Rose Maria Meza
Applicant **ROSE MARY MEZA**

[Signature]
Applicant

Property Owner (mandatory)
**TAS Properties
by Gary M. Adelman
General Partner**

Signed and subscribed before me on
this 22ND day of March, 2016

Martha Koehig
Notary Public



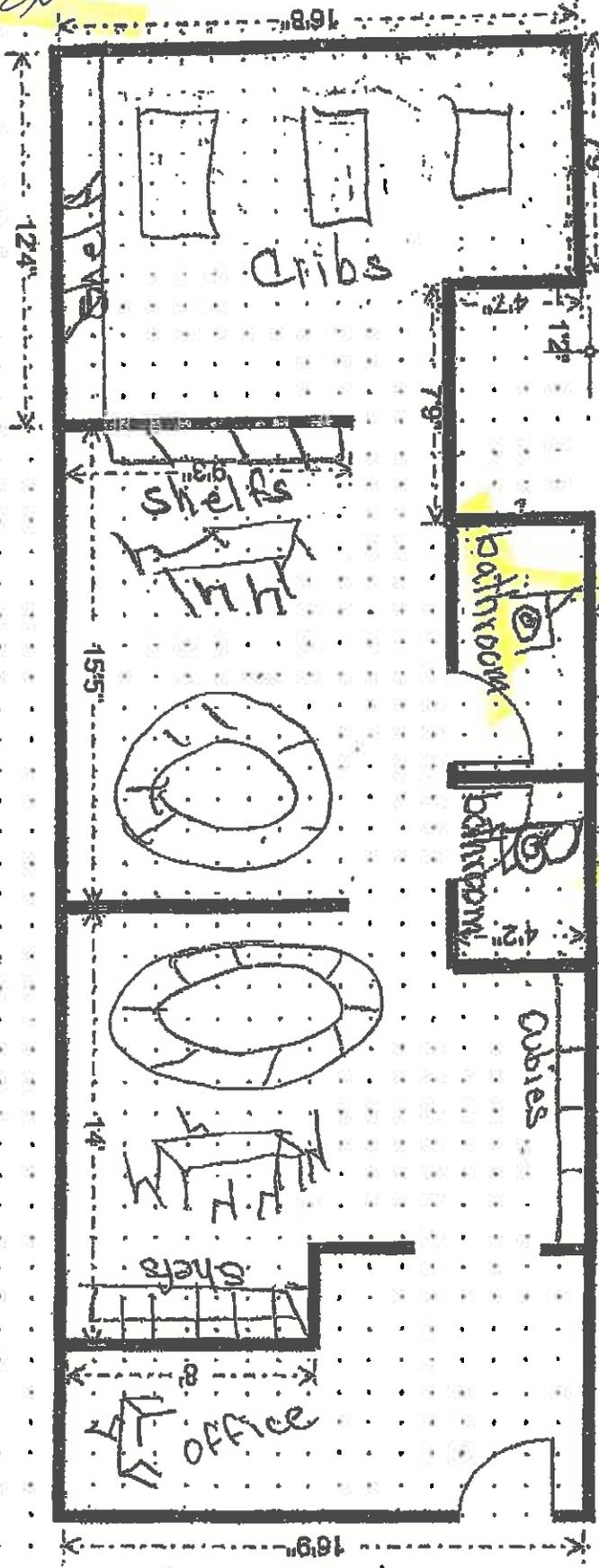
Office Use Only	
Staff Checklist:	
<input checked="" type="checkbox"/>	Completed application (all fields have entries)
<input type="checkbox"/>	Required Fee has been paid
<input type="checkbox"/>	Date of Publishing the Public Hearing Notice in the Newspaper
<input type="checkbox"/>	This application was filed with the Village Administrator on _____

219 W. WASHINGTON

WOODHALL BATHROOM MAIN BRASSIOL POSSIBLE

CONCRETE IN BATHROOM WOODHALL

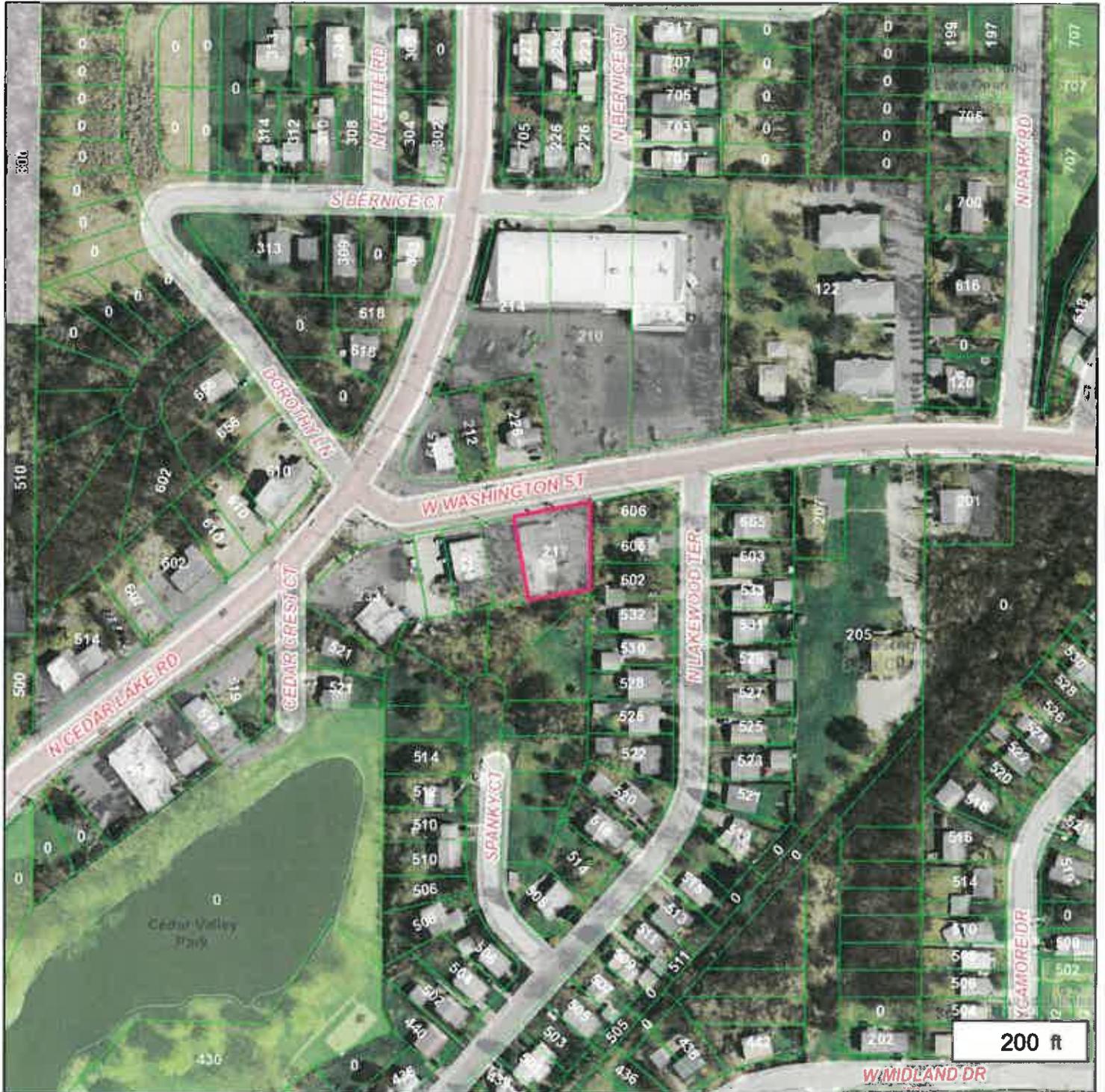
WASHINGTON ST



All other items are proposed;



Lake County, Illinois

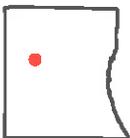


Lake County
Department of Information Technology
18 N County St
Waukegan IL 60085
(847) 377-2373

Map Printed on 3/9/2016
Parcel 0620417005 is outlined.



— Tax Parcels

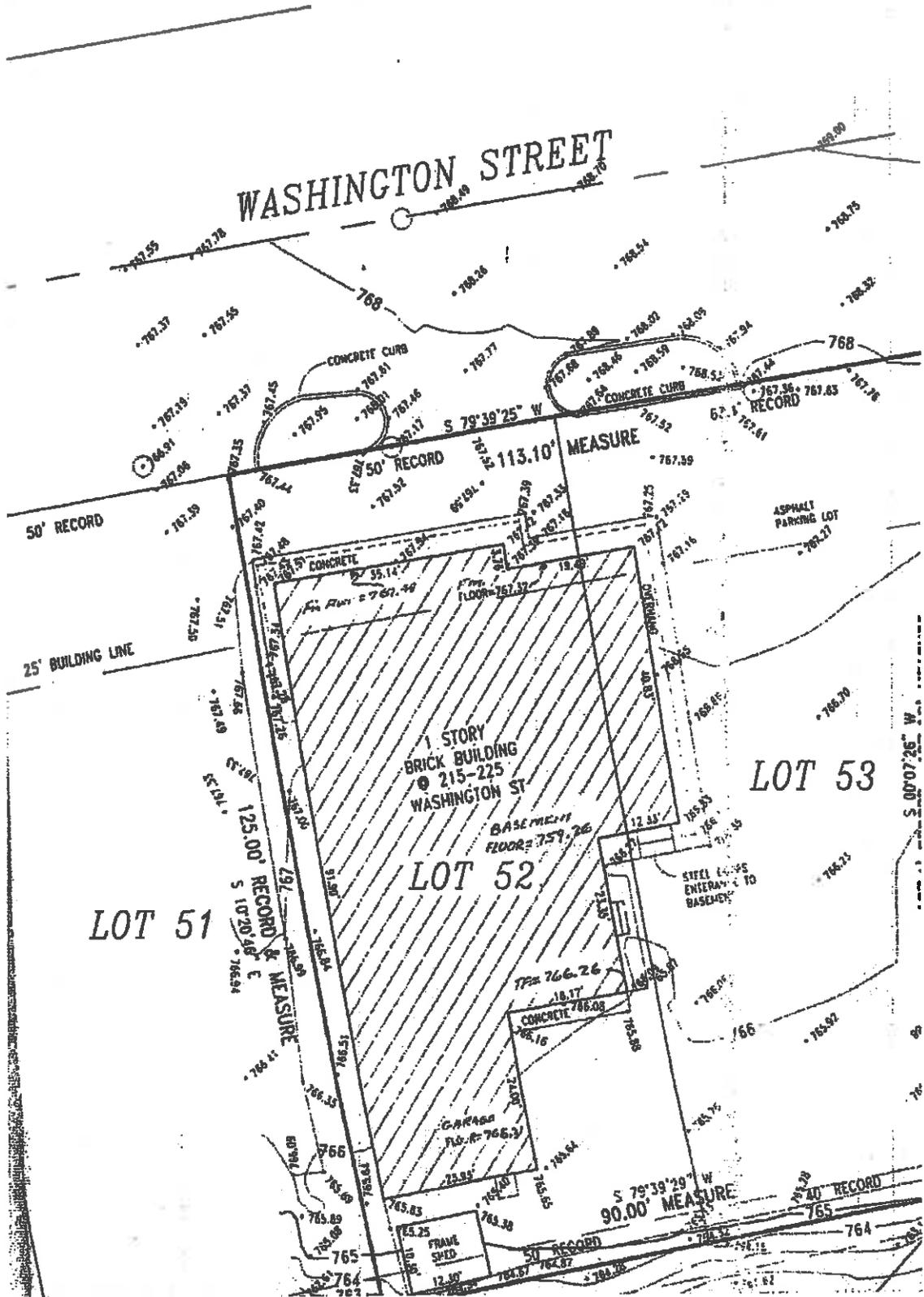


Disclaimer:

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.

TOPOGRAPHIC SUR

OF
LOTS 52 AND 53 IN BLOCK 207 IN ROUND LAKE BEACH GARDEN ADDITION, 1
SECTIONS 20 AND 29, TOWNSHIP 45 NORTH, RANGE 10, EAST OF THE THIRD
THE PLAT THEREOF, RECORDED SEPTEMBER 02, 1943 AS DOCUMENT NO. 532
AND 95, IN LAKE COUNTY, ILLINOIS.



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: Martha Koechig
FROM: William Donovan, Code Compliance Officer
DATE: 03/23/16
SUBJECT: 219 Washington St

1. The as submitted floor plan does not match the actual space. For example the submitted floor plan shows two bathrooms along the side wall when there is only one bathroom, in the rear.
2. Must provide letter from DCFS before final approval of any permits or C.O.
3. The parking lot is small and difficult to maneuver in, there is no easy way in and out. Six parking spaces are all of the parking spaces leaving none for the other businesses.

Koechig, Martha

From: Zeigler Doug <DZeigler@roundlakefire.org>
Sent: Wednesday, March 23, 2016 2:32 PM
To: Koechig, Martha
Subject: RE: Daycare at 219 Washington Stree

Martha, I don't know where this drawing came from but 219 West Washington is only 16' 9" X 26'. The bathroom is in the rear not on the side. Unit 219 does not have a second exit in the rear which is required. It has no fire alarm, which is required. Along with the fire alarm they would need a Knox key box and a Keltron radio for a direct connect to Cen Com. They don't show where the furnace room is, and that would need a one hour fire separation. We would need documentation showing there is a one hour fire separation on both sides of the wall between 219 and 221, and the rear wall adjacent to 215. We would need to know the type floor covering that will be installed. The occupant load would be a maximum of 12, which includes teachers. Are they going to remove the bathroom in the rear and add two new ones? The building is only 12 feet from Washington Street. I see a lot of issues here and I feel the special use should not be considered. All these requirements are out of chapter 16 of the 2000 NFPA 101 Life Safety Code which is the States minimum. The IBC may be more restrictive. If you have any questions please let me know. Thanks, Doug Zeigler

From: Koechig, Martha [mailto:mkoechig@eroundlake.com]
Sent: Wednesday, March 23, 2016 9:19 AM
To: Zeigler Doug; Breuscher Tony
Cc: Swensen, Marsha; Shields, Steven J.
Subject: FW: Daycare at 219 Washington Stree

Hi Doug and Tony,

I just received the attached yesterday. Please review the attached special use petition for a proposed daycare at 219 Washington Street. Please provide comments by end of business day tomorrow, Thursday, March 24, 2016. This is scheduled for a public hearing with the Plan Commission/Zoning Board of Appeals for 3/29/16.

Thank you,

Martha Koechig, Deputy Clerk
Freedom of Information Officer
Village of Round Lake
mkoechig@eroundlake.com
847-546-5400 ext. 3017