

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

**PLAN COMMISSION/ZONING BOARD OF APPEALS
AGENDA
May 31, 2016
7:00 P.M.**

- 1 CALL TO ORDER
- 2 PLEDGE OF ALLEGIANCE
- 3 APPROVAL OF MINUTES
 - 3.1 Approve the Meeting Minutes of March 29, 2016
 - 3.2 Approve the Meeting Minutes of April 26, 2016
- 4 PUBLIC COMMENT
- 5 OLD BUSINESS
- 6 NEW BUSINESS
 - 6.1 Public Hearing: Zoning Case 16-08, A Text Amendment to the Village of Round Lake Zoning Code, Section 17.52.040 - Special Uses – add a new subsection to allow for the outdoor parking and storage of boats
 - 6.2 Public Hearing: Zoning Case 16-09, A Special Use Permit Petition to allow for the outdoor parking and storage of boats at 306 W. Park Road, Round Lake, IL (pin #s 0620401014,0620401013)
- 7 COMMISSIONER'S COMMENTS
- 8 ADMINISTRATOR COMMENTS
- 9 ADJOURN – Next Scheduled Meeting is June 28, 2016 at 7:00 p.m.

CHICAGO TRIBUNE

media group

PUBLIC HEARING NOTICE
PUBLIC NOTICE IS HEREBY GIVEN that on May 31, 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 17.52.040 - Special Uses – add a new subsection to allow for the outdoor parking and storage of boats.

Petitioner: Interior Outfitters
d.b.a. Big Bike Outfitters

2. A Special Use Permit Petition to allow for the outdoor parking and storage of boats at 306 W. Park Road, Round Lake, IL (pin #s 0620401014,0620401013)

Petitioner: Interior Outfitters
d.b.a. Big Bike Outfitters

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 Gutkrecht, Chairman
Plan Commission/Zoning Board of Appeals
5/13/2016 4184817

4184817

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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

RECEIVED
MAY 09 2016
VILLAGE OF ROUND LAKE



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

OFFICE USE ONLY

Date Received: 5-9-16
Hearing Date: _____
Case Number: _____

PETITION FOR A TEXT AMENDMENT

Applicant: PATRICK BICANIC
Address: 31559 TALLGRASS CT
LAKEMOOR IL 60051

Date: 5/9/2016
Phone: 847 406 0121
Email: bicanic904@comcast.net

Property Owner: JCF REAL ESTATE LLC
Address: 8618 WEST CATALPA
SUITE 1106
CHICAGO IL 60656

Phone: 773 444 0900

PIN: 0620401014, 0620401013,

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

TO ALLOW SPECIAL USE PERMIT TO
PARK BOATS ON ASPHALT SURFACE FACING
PARK RD

Current Zoning Classification of Property: RETAIL C-2

Current Use of Property: RETAIL

Requested Use of the Property: RETAIL

Related Section of the Ordinance 17.52.040 Lot Sq. Ft. 5,952 Bldg. Sq. Ft. 1,920

Address of Property: 306 W PARK RD ROUND LAKE IL

Area of Subject Site: 5,952

(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):

SEE ATTACHMENT

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):

SEE ATTACHMENT

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:

SEE ATTACHMENT

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)

SEE ATTACHMENT

**Village of Round Lake
Text Amendment Application**

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

SEE ATTACHMENT

B. Additional Information

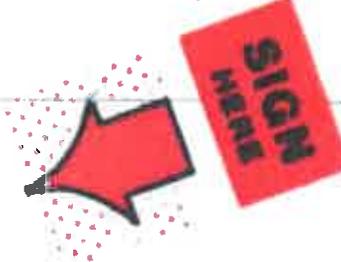
1. Attach any related plans of the property (for amendments not involving an entire district) drawn to scale.
2. **Exhibits Required:** Provide 1 copy of any exhibits and information. The aforementioned information is requested to assist Village staff, Plan Commission/Zoning Board of Appeals, and the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

Applicant(s)

Paul B. Albert
Property Owner (mandatory)



Signed and subscribed before me on

this _____ day of _____, 20____

Notary Public

**Village of Round Lake
Text Amendment Application**

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

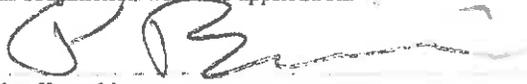
SEE ATTACHMENT

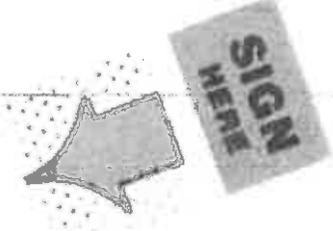
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Applicant(s)



Property Owner (mandatory)

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Notary Public

**Village of Round Lake
Text Amendment Application**

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Applicant(s)

Property Owner (mandatory)

Signed and subscribed before me on
this _____ day of _____, 20____

Notary Public

A. Background Information

The building is a 3 bay commercial steel constructed building. The lot has asphalt parking the entire frontage width of the building facing Park Rd as well as an asphalt driveway permitting door access to the shop area and the office / retail area. The driveway separates the building from a 4 unit residential rental complex adjacent to the building. Both properties are owned by the same party. Currently the property is zoned retail and the text amendment would allow for the special purpose to park boats on the hard asphalt surface facing Park Rd. The vacant lot directly across the street on Park Rd is also zoned retail. The changes to the property will be entirely cosmetic and will be a vast improvement over the current appearance. Prior to my occupancy the building has been vacant for several years. It is my understanding that past businesses that have operated at that location included automotive detailing and repair.

Question 2

The adjoining properties are residential. The 4 unit rentals are owned by the same owners as the subject property. Prior to signing the lease I spoke with the owner of the adjoining single family residence about the nature of my business, the impact it would have during hours of operation and to see if he had any concerns. He stated he has no concerns what so ever and our relationship has been very positive since my occupancy in February 2016. The vacant lot directly across the street is zoned retail as well. The only notable difference in the operation of this business and the past businesses that have operated out of this location will be the parking of boats on the asphalt surface facing Park Rd. The boats will be frequently rotated with no long term storage. The parking of the boats will in no way limit access to the subject property or adjacent residences. The operation of this business will in no way implead traffic on Park Rd and all boats will be parked well away from the village easement and adjacent property lines.

Question 3

The nature of the business, the hours of operation and the proposed amendment that would allow special use to park boats on the asphalt surface facing Park Rd have no design features that would cause detrimental effect.

Question 4

The text amendment that would allow special purpose to park boats on the asphalt surface facing Park Rd will not generate negative condition(s).

Question 5

If successful the business will provide skilled job opportunities and bring unique services to area consumers that are in demand due to the abundant recreational water resources prevalent in this and surrounding communities. Additionally, the clientele come from the entire Chicago area and Southeast Wisconsin due to the limited number of businesses that provide these types of services. Typically the clientele is upper income consumers with discretionary income, many of which might not travel to Round Lake otherwise.

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

Please Type or Print

PAID
MAY 09 2016



OFFICE USE ONLY

Date Received: 5-9-16
Hearing Date: _____
Case Number: _____

VILLAGE OF ROUND LAKE

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

\$ 168⁰⁰

PETITION FOR A SPECIAL USE PERMIT

Applicant: PATRICK BICANIK Date: 5/9/2016
Address: 31559 TALL GRASS CT Phone: 847 406-0121
LAKEMOOR IL 60051 Email: bicanik904@
comcast.net

Property Owner: JCF REAL ESTATE
Address: 8618 WEST CATALPA Phone: 773 441-0900
SUITE 1106
CHICAGO IL 60656

PIN: 0620401014, 0620401013

Detailed zoning relief being requested (please specify applicable Section of the Zoning Ordinance):
SPECIAL USE PERMIT TO PARK BOATS
ON ASPHALT SURFACE FACING PARK
RD

Current Zoning Classification of Property: RETAIL C-2

Current Use of Property: RETAIL

Requested Use of the Property: ~~RETAIL~~ To service boats by providing

Related Section of the Ordinance: 17.52.040 Lot Sq. Ft. 5,952 upholstery

Bldg. Sq. Ft. 1,920 \$

Address of Property: 306 W PARK RD ROUND LAKE non-

Area of Subject Site: 5,952 mechanical

(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.

Revised 6/22/15

**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).:

SEE ATTACHMENT

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).:

SEE ATTACHMENT

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.

SEE ATTACHMENT

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:

SEE ATTACHMENT

**Village of Round Lake
Special Use Permit 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)

SEE ATTACHMENT

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

SEE ATTACHMENT

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.

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

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Applicant

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Property Owner (mandatory)



Signed and subscribed before me on

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Office Use Only

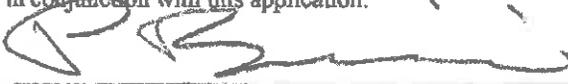
Staff Checklist:

- _____ Completed application (all fields have entries)
- _____ Required Fee has been paid
- _____ Date of Publishing the Public Hearing Notice in the Newspaper
- _____ This application was filed with the Village Administrator on _____

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

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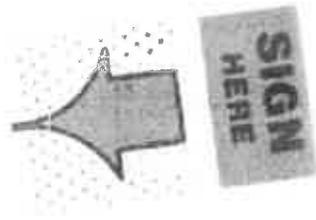
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Notary Public

Office Use Only	
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Question 3

No additional utilities or roadway improvements are needed to service the special use permit to park boats on the asphalt surface facing Park Rd

Question 4

The nature of the business, the hours of operation and the proposed special use permit to park boats on the asphalt surface facing Park Rd have no design features that would cause detrimental effect.

Question 5

The text amendment that would allow special purpose to park boats on the asphalt surface facing Park Rd will not generate negative condition(s).

Question 6

The special use permit would allow for boats to be parked on the asphalt surface facing Park Rd while seating fixtures and other upholstered pieces in the boats interior can be removed and restored in the shop area of the building. Other light tasks include fitting boat covers and performing minor non mechanical repairs.

EX 17131T B



- LEGEND**
- ACU = AIR CONDITIONER UNIT
 - BL = BUILDING LINE
 - BSL = BUILDING SETBACK LINE
 - CMR = CORRUGATED METAL ROOF
 - CON = CONCRETE
 - CONC = CONCRETE WINDOW WELL
 - CC = DEPRESSION CURB
 - DL = DEEP TRENCH LINED WITH
 - EM = ELECTRIC METER
 - EW = ESCAPE WINDOW WELL
 - GM = GAS METER
 - ME = MEASURED
 - ML = MAILBOX
 - OW = OVERHEAD WIRE
 - PLU = PUBLIC UTILITY EASEMENT
 - PLC = PUBLIC UTILITY & DRAINAGE EASEMENT
 - RE = RECORD
 - UE = UTILITY EASEMENT
 - UP = UTILITY POLE
 - WW = WINDOW WELL
 - = MANHOLE
 - ⊙ = ROUND OPEN GRATE MANHOLE
 - ⊕ = VALVE VAULT
 - ⊗ = SQUARE OPEN GRATE MANHOLE
 - ⊖ = FIRE HYDRANT
 - ⊘ = B-SIGN
 - ⊙ = CLEAN-OUT
 - ⊙ = SIGN WITH SIGN NOTE
 - ▭ = CONCRETE
 - ▭ = CONCRETE CURB



- SIGN NOTES**
1. SNOW ROUTE & DEAD END
 2. STREET SIGN - PARK ROAD
 3. SPEED LIMIT 30

NOTE 1. ONLY THOSE LANDSCAPE TIMBERS IN CLOSE PROXIMITY OF THE PROPERTY LINE ARE SHOWN. ADDITIONAL LANDSCAPE TIMBERS ARE SHOWN "I" IS UNKNOWN IF ASPHALT EXISTS UNDER "E" LANDSCAPE TIMBERS.

MONUMENT TIES ARE IN CARDINAL DIRECTION

TFW SURVEYING & MAPPING, INC.
 LAND SURVEYING • TOPOGRAPHIC MAPPING • CONSTRUCTION LAYOUT
 847-548-6600 • 847-548-6600 • FAX 548-8899
 www.tfwsurveying.com • www.tfwmapping.com

ALTA/ACSM LAND TITLE SURVEY OF

PARCEL 1: (SEE NOTE A)
 LOTS 38, 39 AND 40 IN ADJBERT J. SMITH'S ROUND LAKE SUBDIVISION IN THE SOUTH-EAST 1/4 OF SECTION 20, TOWNSHIP 45 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT "HEREOF" RECORDED JULY 17, 1928 AS DOCUMENT NO. 321303, IN BOOK Y OF PLATS, PAGE 13, IN LAKE COUNTY, ILLINOIS.

ADDRESS:
 828 N. CEDAR LAKE ROAD
 ROUND LAKE, ILLINOIS
 PH: 815-220-401-012, 815-220-401-013 & 815-220-401-014

NOTE A: THE TITLE COMMITMENT LISTED HEREON CONTAINS ADDITIONAL PROPERTY THAT IS NOT SURVEYED HEREON. THE PARCEL NUMBER REFERS TO THE TITLE COMMITMENT ONLY.

TITLE COMMITMENT NOTES:
 THIS SURVEY REFLECTS CERTAIN MATTERS OF TITLE AS INDICATED WITHIN:
 GREATER ILLINOIS TITLE COMPANY ALTA COMMITMENT
 FILE NO. 70001808 EFFECTIVE DATE: AUGUST 21, 2013
 TIA AS LISTED IN TITLE COMMITMENTS 08-20-401-012, 08-20-401-013 AND 08-20-401-014
 THIS PROPERTY MAY BE SUBJECT TO COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED WITHIN:
 DOCUMENT 321303, RECORDED JULY 17, 1928 (PLAT OF SUBDIVISION - SHOWN ON PLAT)
 DOCUMENT 377382 (COVENANTS, CONDITIONS AND RESTRICTIONS - NOT PLATTABLE)

TABLE A ITEM NOTES:
 ITEM 2: THE ADDRESS IS 828 CEDAR LAKE ROAD, ROUND LAKE, ILLINOIS.
 ITEM 3: SITE DOES NOT CONTAIN ANY STRIPED PARKING.

NO MALLEE LOCATE FOR THIS SITE WAS REQUESTED.
 UTILITY INFORMATION SHOWN IS BASED ONLY ON VISIBLE SURFACE EVIDENCE AND INFORMATION SUPPLIED BY OTHERS.
 BUILDING MEASUREMENTS AND PROPERTY LINE TIES, AS SHOWN HEREON ARE REFERENCED TO CORNERS OF BUILDING WITHIN.
 FENCE TIES ARE REFERENCED TO CENTER OF FENCE ONLY.
 NO DIMENSIONS TO BE ASSUMED FROM SCALE.
 MEASUREMENTS AND BUILDING LINES AS SHOWN HEREON (OR THE LOCATION OF THE SAME) ARE DERIVED FROM RECORD PLATS OF SUBDIVISION AND OTHER PUBLIC DOCUMENTS MADE AVAILABLE TO THE SURVEYOR. JOINTING, EASEMENTS, EJECTA, EASEMENTS AND OTHER RESTRICTIONS MAY EXIST OVER THE SUBJECT PROPERTY AND SHOULD BE DETERMINED BY A TITLE SEARCH. ZONING DISTRICT USE NOT BEEN DETERMINED FOR CURRENT ZONING RESTRICTIONS CONTACT LOCAL MUNICIPALITY.
 CONFIRM YOUR LEGAL DESCRIPTION AND BOUNDARY ADMINISTRATION WITH THIS PLAT AND IF NEEDED REPORT ANY DISCREPANCIES UPON THE DAY FILING.

NOTE:
 TFW SURVEYING & MAPPING, INC. HAS BEEN COMMISSIONED TO PERFORM AN ALTA SURVEY OF ONLY THAT REAL ESTATE AS LEGALLY DESCRIBED ABOVE. ALL DATA AS SHOWN HEREON, BUT LYING BEYOND THE BOUNDARY LINES AS LEGALLY DESCRIBED ABOVE, INCLUDING BUT NOT LIMITED TO LOT LINES, EASEMENTS AND SETBACK LINES IS UNWARRANTED AND INCOMPLETE AND IS SHOWN FOR INFORMATIONAL PURPOSES ONLY. THIS SURVEY DOES NOT INTEND TO VERIFY OR SUBSTANTIATE EASEMENTS OR BUILDING LINES (OR THE VACATION OF SAME) ON ADJOINING PROPERTIES UNLESS OTHERWISE SPECIFICALLY REFERENCED IN A TITLE COMMITMENT AS BEING BENEFICIAL TO OR AN ENCUMBRANCE ON THE PROPERTY AS LEGALLY DESCRIBED ABOVE). REFER TO A PLAT OF SURVEY BY OTHERS AND / OR SEE PUBLIC RECORD DOCUMENTS FOR COMPLETE DETAILS PERTINENT TO ALL ADJOINING PROPERTIES.

THE INTENT OF THIS SURVEY IS TO SHOW AT OR ABOVE GRADE IMPROVEMENTS ONLY. IF IT IS POSSIBLE THAT BELOW GRADE IMPROVEMENTS EXIST THAT THIS SURVEYOR IS NOT AWARE OF, IN SOME INSTANCES THIRD PARTY UTILITY LOCATING SERVICES HAVE PLACED WITNESS MARKERS AT GRADE TO INDICATE SOME BELOW GRADE IMPROVEMENTS OR UTILITIES. IF MARKED IN FIELD, SAID WITNESS MARKERS HAVE BEEN LOCATED AND ARE SHOWN HEREON. ADDITIONAL BELOW GRADE IMPROVEMENTS OR UTILITIES MAY ALSO EXIST THAT WERE NOT MARKED BY THIRD PARTY UTILITY LOCATING SERVICES FOR THE BENEFIT OF THIS SURVEY.

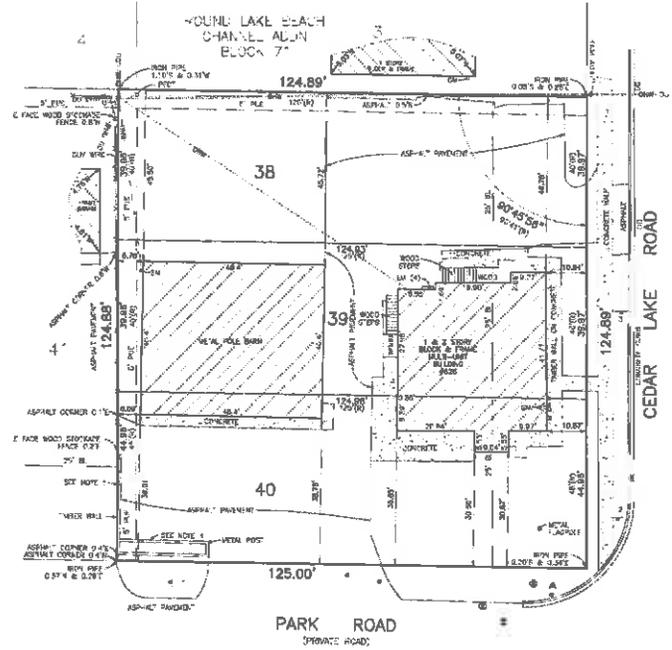
ALTA/ACSM LAND TITLE SURVEY

STATE OF ILLINOIS
 COUNTY OF LAKE
 THOMAS F. WOLFE, D.C. ILLINOIS PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY TO
 JCT ASSOCIATES, LLC
 DENVERSON STREET HOLDINGS, LLC - SERIES 1
 GREATER ILLINOIS TITLE COMPANY

"I" IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY OF WHICH IT IS MADE WERE MADE IN ACCORDANCE WITH THE 2011 ILLINOIS CHANGING DEEDAL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, AS AMENDED AND APPROVED BY ALTA AND ILLINOIS, AND INCLUDES THE 2, 3, 4, 7(a), 8 AND 9(b) TABLE A WITNESS. THE FIELD WORK WAS COMPLETED ON OCTOBER 6, 2013.



CONVEYED AT CHICAGO, ILLINOIS 10TH DAY OF OCTOBER 2013
 [Signature]
 ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 05-3816
 JONES EXPIRES NOVEMBER 30, 2014



FLOOD NOTE:
 A REVIEW OF THE NATIONAL FLOOD INSURANCE PROGRAM - FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 170970127K MAP REVISED: SEPTEMBER 18, 2013 INDICATES THAT THE TRACT SURVEYED FALLS WITHIN ZONE A (NO BASE FLOOD ELEVATION DETERMINED) AND ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN).
 NATIONAL FLOOD INSURANCE PROGRAM - FLOOD INSURANCE RATE MAPS DO NOT NECESSARILY SHOW ALL AREAS SUBJECT TO FLOODING. CLASSIFICATION IN ZONE "X" DOES NOT GUARANTEE THAT THE SURVEYED PROPERTY WILL OR WILL NOT FLOOD.

PORTS OF SULLIVAN LAKE RECORDED APRIL 18, 1965 AS DOCUMENT NO. 234770 AND CORRECTED BY CERTIFICATES OF CORRECTION RECORDED AS DOCUMENT NO. 2350345 AND AS DOCUMENT NO. 2375038 CONTAINS THE FOLLOWING NOTE:
 BASED UPON DATA AVAILABLE TO THE DOCUMENT, IT HAS BEEN DETERMINED THAT PORTIONS OF LOTS 1 THROUGH 18, 19 THROUGH 21, 24 THROUGH 26, 30 THROUGH 34, 37, 42 THROUGH 62, 77 THROUGH 82, 100, 117, 118, 119, 152, 153, 234 THROUGH 260, 289 THROUGH 276, 289 THROUGH 300 AND 310 ARE SUBJECT TO FLOOD RISK.

TOTAL AREA OF TRACT SURVEYED =
 15,603 SQUARE FEET OR 0.3582 ACRES

DATE: OCTOBER 16, 2013
 ORDER NO. 131046
 PLO NO. 1781
 FOR REAL ESTATE
 PLO: MANSUR, ADJBERT J. SMITH'S ROUND LAKE SUBDIVISION
 Registered Professional Surveyor & Mapper, Inc. 2013 All Rights Reserved.
 Professional Seal No. 05-3816-002228

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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: 05/24/16
SUBJECT: 306 Park Road

Response To Petition For Special Use

Question 2: States positive relationship with single family residence. The single family residence is the source of the original complaint that led to the discovery of this business (the business did not apply to the village until after I contacted them). They had complained about the boat storage, noise and working outside late at night. Hours of operation should be specified.

Question 4: Parking of boats outside is presented as having no impact to the neighbors. This property abuts residential areas on both sides (even if one side is owned by the same entity) and should be screened from view. A limit on the number of boats and their location should be specified.

Question 6: States that interiors will be removed, boat covers fitted and non-mechanical repairs made outside. Work outside the building is not allowed anywhere else. In addition non-mechanical work could include hull repair, deck repair or even painting. All work outside of the building should be prohibited.

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

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

1 CALL TO ORDER

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

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

2 PLEDGE OF ALLEGIANCE

3 APPROVAL OF MINUTES

3.1 Approve the Meeting Minutes of January 26, 2016

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

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

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

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

Motion passed.

4 PUBLIC COMMENT - None

5 NEW BUSINESS

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

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

PC/ZBA MEETING MINUTES 3/29/16

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

Motion passed.

The certificate of publication for the public hearing was presented.

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

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

Commissioner Monaco arrived at 7:07 p.m.

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

There was no public comment.

Discussion with the PCZBA:

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

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

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

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

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

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

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

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

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

Motion passed.

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

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

Motion passed.

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

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

Motion passed.

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

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

Motion passed.

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

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

Motion passed.

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

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

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

Motion passed.

The certificate of publication for the public hearing was presented.

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

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

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

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

Motion passed.

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

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

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

Motion passed.

The certificate of publication for the public hearing was presented.

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

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

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

Discussion the PCZBA:

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

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

There was no public comment.

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

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

Motion passed.

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

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

Motion passed.

6 OLD BUSINESS: None

PC/ZBA MEETING MINUTES 3/29/16

7 COMMISSIONER'S COMMENTS:

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

8 ADMINISTRATOR COMMENTS: None

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

Motion to adjourn by Kristan, seconded by Silvestri.

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

Motion passed.

Date Minutes Approved:

John Gutknecht, Chairman