

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

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

- 1 CALL TO ORDER
- 2 PLEDGE OF ALLEGIANCE
- 3 APPROVAL OF MINUTES
 - 3.1 Approve the Meeting Minutes of September 27, 2016
- 4 PUBLIC COMMENT
- 5 OLD BUSINESS
- 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 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.
 - 6.2 Approval of the 2017 Plan Commission/ Zoning Board of Appeals Meeting Schedule.
- 7 COMMISSIONER'S COMMENTS
- 8 ADMINISTRATOR COMMENTS
- 9 ADJOURN – Next Scheduled Meeting is January 31, 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
September 27, 2016
7:00 P.M.**

1 CALL TO ORDER

The meeting was called to order at 7:01 p.m.

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

2 PLEDGE OF ALLEGIANCE

3 APPROVAL OF MINUTES

3.1 Approve the Meeting Minutes of May 31, 2016

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

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

Motion passed.

4 PUBLIC COMMENT: None

5 OLD BUSINESS: None

6 NEW BUSINESS

6.1 Public Hearing: Zoning Case 16-10, Petition by Ahmed Alam for a Special Use to allow liquor sales at Bella's Bistro, located at 744 Fairfield Road, Round Lake, IL (pin 06-19-310-001).

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

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

Motion passed.

The certificate of publication was presented.

PC/ZBA MEETING MINUTES 9/27/2016

The Village Attorney swore in Rocky Bhalla of 11 S. Meadow Court, South Barrington, Illinois, 60010 and Ahmed "Alex" Alam of 4 Arden Ct. Oak Brook, IL 60523

Village Attorney Glisan explained the special use process.

Mr. Bhalla provided a background of the business partnership with Alex Alam, including ownership of more than 20 truck stops, in which they employ over 200 employees. He explained they want to expand into the food business, chose Round Lake due to Mr. Bhalla's family connections with the community.

Mr. Bhalla gave an overview of the proposed business. He stated they are proposing an upscale bistro/wine bar which would provide a relaxing environment for it's patrons to enjoy Italian wine and offerings from a small plate food menu. Mr. Bhalla also stated there would also be a grocery section where people can purchase wines and grocery to go.

There was no public comment.

It was asked if the request is for sale of alcoholic beverages, on premise and to go. Mr. Bhalla answered yes, depending on what licensing is allowed. Mr. Bhalla stated in addition to the wine bar, they will also offer grocery and eventually would like to offer a monthly wine membership.

It was asked if the unit has enough space for what is proposed. Mr. Bhalla answered yes, and stated they may expand to additional units if they become available and the need is there. Mr. Bhalla stated the floor plan included is conceptual and no structural changes will be required at this time.

It was asked what the expected capacity is. Mr. Bhalla confirmed this question was in regards to parking and stated they are expecting 10-15 patrons at a time.

It was asked what the hours of operation will be. Mr. Bhalla stated 9:00 a.m. to 11:00 p.m., later on the weekends. Chairman Gutknecht stated hours of operation will be determined by liquor license regulations.

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

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

Motion passed.

PCZBA Comments

The parking was discussed. Chairman Gutknecht stated when the building was built the parking was determined by code as if the building were at full capacity. He also stated he recalled a previous potential tenant whose needs would have exceeded parking capacity.

Motion by Silvestri to approve the Special Use for sale of liquor to Ahmed Alam, seconded by Duax.

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

Motion passed.

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

Roll Duax- yes, Boyk- yes, Waller-yes, Silvestri- yes

Motion passed.

7 COMMISSIONER'S COMMENTS:

Chairman Gutknecht welcomed new commissioner, John Boyk. Mr. Boyk provided a brief statement of his background.

8 ADMINISTRATOR COMMENTS: None

9 ADJOURN

Motion by Silvestri, seconded by Duax to adjourn at 7:24 p.m. All ayes, motion passed.

Minutes Approved:

John Gutknecht, Chairman

Hearing Date: 12-27-16
Case Number: 16-11
Date Published: 12-9-16



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: 12/8/2016
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 in accordance to allow massage establishments in the C-1 Local Shopping District, C-2 Community Shopping District, C-3 General Business District, and the C-5 Office/ Transitional District, pursuant to Section 17.112 of the Round Lake Municipal Code.

Ordinances Affected:

- Chapter 17.48.020 C-1 Local Shopping District, Permitted Uses
- Chapter 17.52.020 C-2 Community Shopping District, Permitted Uses
- Chapter 17.56.020 C-3 General Business District, Permitted Uses
- Chapter 17.64.020 C-5 Office/ Transitional District, Permitted Uses

Background Information:

In reviewing Massage Parlor regulations, it has come to light that Massage Establishments are not listed as a permitted or special use in any district. The proposed amendment will correct an existing error in the Zoning Ordinance.

Christa Baker
Village of Round Lake, Deputy Clerk
Applicant

Signed and subscribed before me on

this 8th day of December, 2016.



Janet Nelson
Notary Public

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media group

Sold To:
VILLAGE OF ROUND LAKE - CU00410462
442 North Cedar Lake Road
Round Lake, IL 60073

Bill To:
VILLAGE OF ROUND LAKE - CU00410462
442 North Cedar Lake Road
Round Lake, IL 60073

Certificate of Publication:

Order Number: 4636455
Purchase Order: N/A

State of Illinois - Lake

Chicago Tribune Media Group does hereby certify that it is the publisher of the Lake County News Sun. The Lake County News Sun is a secular newspaper, has been continuously published Daily for more than fifty (50) weeks prior to the first publication of the attached notice, is published in the County of Lake, State of Illinois, is of general circulation throughout that county and surrounding area, and is a newspaper as defined by 715 IL CS 5/5.

This is to certify that a notice, a true copy of which is attached, was published 1 time(s) in the Lake County News Sun on Dec 09, 2016.

This notice was also placed on a statewide public notice website as required by 5 ILCS 5/2.1.

PUBLICATION DATES: Dec 09, 2016.

Lake County News Sun

Executed at Chicago, Illinois on this

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NOTICE OF PUBLIC HEARING
PUBLIC NOTICE IS HEREBY GIVEN that on December 27, 2016 at 7:00pm, the Plan Commission/Zoning Board of Appeals of the Village of Round Lake will hold a public hearing on the following:

A. Petition for Text Amendment to the Zoning Ordinance, amending sections 17.48.020, 17.56.020, 17.64.20, and 17.64.020 to allow Massage 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.

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
12/9/2016 4636455

4636455

VILLAGE OF ROUND LAKE
PLAN COMMISSION/ZONING BOARD OF APPEALS
2017 MEETING SCHEDULE

Meetings are held at the Village Hall, Council Room - 2nd Floor
At 7:00 pm on the Last Tuesday of the Month

January 31, 2017
February 28, 2017
March 28, 2017
April 25, 2017
May 30, 2017
June 27, 2017
July 25, 2017
August 29, 2017
September 26, 2017
October 31, 2017
November 28, 2017
December 28, 2017

*Please note that December 26, 2017 is a Village Holiday. Therefore, the December meeting will be held on Thursday, December 28, 2017.