

PLANNING & ZONING COMMISSION MINUTES
 Thursday, March 10th, 2016 at 7:00 p.m.
 Village Hall Chambers
 1937 North Municipal Way
 Round Lake Beach, Illinois 60073

I. OPENING PROTOCOL – Commissioner Vargo is elected to Acting Chairman for this meeting due to the absence of Chairman Bailey.

Acting Chairman Vargo explains the process and welcomes all to the meeting.

A. Roll Call

	Present	Excused
Mark Bailey		x
Patrick Vargo	x	
Steve Vaughn	x	
Erica Lopez		x
Audrie Parker	x	
Hal Davis	x	
Richard Barr	x	

Also in attendance:

Jon Wildenberg, Director of Economic Development

Al Maiden, Planning Consultant from Rolf C. Campbell and Associates

B. Approval of Agenda

Acting Chairman Vargo requests a motion to approve the agenda as submitted.

Motioned by Commissioner Davis

Seconded by Commissioner Vaughn

All in favor, none opposed.

C. Approval of Minutes – February 11, 2016

Acting Chairman Vargo requests a motion to approve the minutes as submitted.

Motioned by Commissioner Vaughn

Seconded by Commissioner Barr

All in favor, none opposed.

II. PUBLIC HEARINGS

- A. Consideration of text amendments to the Round Lake Beach Zoning Code to possibly create a new definition for private free libraries within Section 1600, Definitions, of the Zoning Code and to possibly establish a new accessory use along with development and use standards for private free libraries within Section 215, Accessory Uses, of the Zoning Code.**

Mr. Wildenberg, Director of Economic Development, mentions that late last year at a committee meeting, a residential community explained their interest in a little free library in their neighborhood. Over the past few Planning and Zoning Commissions, there have been workshops where the Commissioners could express their ideas on what they would like to see as a text amendment for the little free library and possible regulations on the little free library. After making suggestions from the Planning and Zoning Commission, submitted for public hearing is the final draft with only one minor change. In section G, wording is provided to potentially allow a little free library on the grounds of the Civic Center.

The Commissioners discuss and agree with the changes provided for the text amendment. One of the Commissioners questions are if the free library happens to be located inside the

structure of the Civic Center instead of outside. The Commissioners discuss, and mention that they don't really have the ability to regulate what they do inside the buildings.

After seeing no further comments, Acting Chairman Vargo moves to the Findings of Fact for a text amendment on the little free library. Acting Chairman Vargo, along with the Commission, finds the following: it is limited to residential properties and municipal properties only and not commercial; the zoning is stated as is; the trend is established as residential; that it does conform to the municipal plans, there are adequate facilities for the proposed changes; that drainage is not impeded during construction, and for public benefit including community enrichment and increased education/literacy.

Additional comments from the Commissioners include how to address little free libraries in a multi-family development where several tenants wish to place a different structure on their property; and if any wording should be mentioned about mobile little free library vehicles.

The Commissioners discuss and agree that most multi-family residential developments are owned by either an association or by one owner which would allow the little free library on their common area property. In terms of the mobile private little free library, that would be considered a solicited vehicle which would not be allowed in the Village.

Acting Chairman Vargo requests a motion to approve the text amendment for the Little Free Library for recommendation to the Village Board.

Motioned by Commissioner Parker

Seconded by Commissioner Barr

	Aye	Nay
Patrick Vargo	x	
Steve Vaughn	x	
Audrie Parker	x	
Hal Davis	x	
Richard Barr	x	

All in favor, none opposed.

III. OTHER BUSINESS/DISCUSSION

Commissioner Barr explains the possibility of providing a text amendment to include bicycle racks in the Village and to improve walkability through the Village.

Mr. Wildenberg mentions it would be similar to the same process as the little free library text amendment. Mr. Wildenberg explains that there are a variety of ways that the process of developing a text amendment can be introduced from committee meetings to discussing the idea with a group of fellow Commissioners.

Al Maiden, Planning Consultant from Rolf C. Campbell and Associates, explains that it just depends on how much and how far the Commission wants to go with regulating it. Mr. Maiden states that if you are looking at all the businesses in the Village and figuring out which businesses need bicycle racks and which ones don't, it can be pretty arduous.

IV. AUDIENCE PARTICIPATION

No one indicated that they wanted to speak.

V. ADJOURNMENT

Acting Chairman Vargo requests for a motion to Adjourn

Motioned by Commissioner Vaughn

Seconded by Commissioner Barr

All in favor none opposed.