

PLANNING & ZONING COMMISSION MINUTES
Thursday, April 14th, 2016 at 7:00 p.m.
Village Hall Chambers
1937 North Municipal Way
Round Lake Beach, Illinois 60073

I. OPENING PROTOCOL – Chairman Bailey 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
David Silverman, Village Attorney

B. Approval of Agenda

Chairman Bailey requests a motion to approve the agenda as submitted.
Motioned by Commissioner Vargo
Seconded by Commissioner Vaughn
All in favor, none opposed.

C. Approval of Minutes – March 10, 2016

Chairman Bailey requests a motion to approve the minutes as submitted.
Motioned by Commissioner Vaughn
Seconded by Commissioner Vargo
All in favor, none opposed.

II. PUBLIC HEARINGS

A. Public Hearing: petition request of James Price for a special use permit and zoning variations and departures within the applicable C-3 General Business Zoning District to expand an existing Self Storage site located at 880 E. Rollins Road. The proposed facilities include four (4) additional single story self-storage buildings and outdoor storage on 2 vacant acres immediately west of the existing self-storage buildings.

Variations and departures involved with the proposed plan include: parking and loading standards, masonry building material standards, Special Use Permit time limitations and other variations and departures as may be identified and considered as part of an overall development plan for the property.

Petitioner for Anchor Storage, David Meek, explains that he does have the notice of receipts for notification and notice of public hearing. Mr. Meek explains that the existing site to the east and the proposed site were always intended to be a nine (9) building configuration and his client now wishes to expand to four (4) additional buildings on the additional 2 acres of land to the west. Mr. Meek states that an existing stormwater detention area is located on the

south lot line of the property and was intended to provide stormwater storage for the additional buildings located on the proposed site. Mr. Meek is asking for two variations including a variation from the parking standard and the building material standard. Mr. Meek is also asking to allow for an extension from the 18 month window of construction and to allow work to be completed in separate phases depending on the demand of storage buildings. Mr. Meek explains that the masonry will be located on the buildings that face the residential area across from Hook Road and that the rest of the building material be metal clad construction, similar to the existing buildings. Mr. Meek mentions that a 20' landscape buffer has been added along the north of the property line along Hook Road. Mr. Meek states that while the phases of construction are going on, that the area be available to allow storage of vehicles on the site.

Jim Price, owner, shows examples of the types of building materials that will be constructed.

Mark Rooney, engineer for the project, indicates that the stormwater detention storage was constructed in 1996, which was after the most recent standards for construction were created for the stormwater detention areas in 1992. Mr. Rooney also addressed comments about keeping the existing landscaping located in the right-of-way along Hook Road.

Al Maiden, Planning Consultant from Rolf C Campbell and Associates, summarizes the planning review including providing sidewalks along the frontage of Hook Road, keeping the existing buffer of landscaping along Hook road, that the gap between the existing landscaping be closed with additional proposed landscaping, that one of the buildings have an east/west orientation instead of all of the buildings being north/south to add a better buffer between the site and the existing residential to the north, that a lighting plan be provided and capacity available for the interim parking use.

Jon Wildenberg, Director of Economic Development, states that there is existing gravel located on the plans, which are not an approved surface in the Village. The gravel areas will need to be either asphalt or concrete. Mr. Wildenberg explains that the 20' landscape buffer should extend across the entire property to the north, that sidewalks be provided on the property and that each phase of each building should be provided.

Questions from the Commissioners include the following: If this site is a legal non-conforming, if the Economic Development Department received a report from the Fire Department, if masonry relief has been granted on other sites in the Village, if sprinkler systems are required, and if security cameras are located on the site.

Mr. Wildenberg states that the site is a legal non-conforming, that they have not yet received a report from the Fire Department, that masonry relief has been granted to other areas of the Village, and that the sprinkler systems are based on the building size and building code.

Mr. Price explains that four (4) security cameras are located on the property including around the office building and two additional areas.

Chairman Bailey opens up the hearing for public comments.

Adam Kingsley, representing SIDA, which includes the Jewel-Osco store is concerned about entry into the storage facility off of Rollins Road and Route 83 and congestion it might cause. Mr. Kingsley also has concerns about the existing stormwater detention facility on the south lot line of the site.

Chairman Bailey explains that they would need additional information from the submittal to recommend to the Village Board including a phase development plan of each phase, parking standards and including surface run-off study, landscaping provided in the northwest corner

of the site of Lot 4, a sidewalk be installed on the site or a fee in lieu, that a lighting plan, landscape plan, traffic study, and fire department report be provided as well.

Mr. Meek responds stating that they will extend the landscaping east along Hook Road, and provide an access drive to the fire department. Mr. Meek states that if they construct the sidewalk there will still be gaps to the east and to the west on the fire department property. Mr. Meek questions the need for a traffic study based on the type of vehicles that will be stored on the lot are smaller than the semi-trucks that the grocery store has going through the access easement.

Chairman Bailey explains that they want to see the impact of the traffic for Route 83 and Rollins Road, and then states it is up to the Economic Development Department if a traffic study is needed.

Chairman Bailey requests a motion to continue the public hearing based on additional information that is needed.

Motioned by Commissioner Vaughn

Seconded by Commissioner Vargo

	Aye	Nay
Chairman Bailey	x	
Patrick Vargo	x	
Steve Vaughn	x	
Audrie Parker	x	
Richard Barr	x	

All in favor, none opposed.

Meeting will be continued to the next regularly scheduled meeting on May 12th.

III. OTHER BUSINESS/DISCUSSION

IV. AUDIENCE PARTICIPATION

No one indicated that they wanted to speak.

V. ADJOURNMENT

Chairman Bailey requests for a motion to Adjourn

Motioned by Commissioner Vargo

Seconded by Commissioner Vaughn

All in favor none opposed.