

PLANNING & ZONING COMMISSION MINUTES
 Thursday, July 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
 Chris Heinen, Planning Consultant from Rolf C. Campbell and Associates
 Gregory Jones, Village Attorney

B. Approval of Agenda

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

C. Approval of Minutes – May 12th, 2016

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

II. PUBLIC HEARINGS

- A. *Petitioner has requested to continue public hearing to September 8th, 2016.***
Continued 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 additional single story self-storage buildings and outdoor storage on 2 vacant acres immediately west of the existing self-storage buildings.

Chairman Bailey requests a motion to continue this public hearing to the September 8th, 2016 Planning and Zoning Commission Meeting.
 Motioned by Commissioner Barr
 Seconded by Commissioner Vargo
 All in favor, the motion passes.

The public hearing will be rescheduled for September 8th, 2016.

B. Petition request of GreenbergFarrow as agent of Meijer Stores Limited Partnership to amend a final development plan for a Special Use Planned Development authorized by Ordinance No. 14-09-03. The amendments propose to add approximately 209 square feet of wall signage to the main store building located at 750 E. Rollins Road.

Chairman Bailey swears in anyone wishing to speak at the public hearing.

Matt Walsh, from GreenbergFarrow representing Meijer, explains that two (2) additional wall signs are being proposed on the recently completed Meijer store. One sign will be a 200 square foot sign along the east wall and the Starbucks logo above the 3rd vestibule on the store. Mr. Walsh states the reasoning for the east wall sign is because the construction had not yet been completed along Route 83 and Meijer wanted to wait until the work was completed to add the sign so there would not be any sight issues.

Comments from the Commissioners include if the location of Starbucks logo is changing and if this requires an amendment to the PUD for the sign adjustments.

Mr. Walsh mentions that the location of the existing Starbucks sign will be moved to comply with the plans that were previously approved.

Jon Wildenberg, Director of the Economic Development Department, states that an amendment is needed to the PUD for the additional sign changes.

Al Maiden, Planning Consultant from Rolf C. Campbell and Associates, gives the staff report and mentions that they looked at all the previous signage on the property and adding these two additional signs should not be problem with the zoning restrictions. Mr. Maiden mentions that the only change to the Starbucks sign will be the logo medallion and explains that the signage was added due to the changes in elevation to the underpass.

Chairman Bailey asks if the Economic Development Department received mailings, posting of signs and newspaper notification.

Mr. Wildenberg mentions that he did receive a list of notifications from the adjacent properties, confirmation of sign postings and that was published in the Lake County News-Sun on June 20th, 2016.

Seeing no public comments and no additional comments from the Commissioners, Chairman Bailey moves to the Findings of Fact.

Chairman Bailey mentions that because of the work-in-progress of the underpass, the sign change is in agreement with the ordinance; that the signs meet the setback requirements completely; that there are no departures from the ordinance needed for the added signage; that the sign is beneficial to other businesses regarding awareness of location and conforms to the Comprehensive Plan.

Chairman Bailey requests a motion to recommend approval of the amendment to the PUD as submitted.

Motioned by Commissioner Vaughn

Seconded by Commissioner Barr

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

All in favor, none opposed.

C. Petition request of Teresa Figueroa (Del Sol Auto Mart, lessee) to amend an existing Special Use Permit for a Used Car Lot authorized via Ordinance No. 11-12-03, December 12, 2011 and Ordinance No. 09-10-08, October 26, 2009 on property located at 1610 N. Cedar Lake Road. The amendments include a change of business entity name and business entity ownership for the used car lot facility.

Chairman Bailey mentions that Ms. Figueroa is requesting a change in ownership and no other variations to the Used Car Lot at 1610 N. Cedar Lake Road.

Cuauhtémoc Yin explains that his wife, Teresa Figueroa, and he are purchasing the business from Ignacio Yin, the previous owner of the business.

Mr. Wildenberg explains that the previous Special Use Permit was tied to the owner of the business, therefore when the Used Car Lot changed owners, the Special Use Permit was no longer valid and why the new owners have to come back to the Planning and Zoning Commission for a new Special Use Permit.

Mr. Maiden explains that since there are no other variations being requested it is just a simple change and that the new Special Use Permit will be tied to the owner as well.

Concerns of the Commissioners include if any problems have arisen from the property due to the number of excessive cars in the Car Lot and if any changes are needed for the signage on the site.

Mr. Wildenberg explains that there have been issues from the previous owner of the Used Car Lot with the excess of cars in the parking lot, however this is a new owner of the Car Lot.

Chairman Bailey confirms that the only change to the sign will be a lettering change, but no change to the sizes of sign.

Gregory Jones, Village Attorney, explains that it is typical practice to tie the corporation name to the Special Use Permit.

Seeing no public comments or any additional comments from the Commissioners, Chairman Bailey moves to the Findings of Fact for a Special Use Permit and finds that it will not be detrimental to the general welfare; that there are no issues with the appearance and noise of cars from residents, just the overcrowding of cars in the parking lot, that the Car Lot is in the business district, and that the other conditions are not applicable.

Chairman Bailey adds a comment that the amount of cars on the Used Car Lot can only be the same number of striped spaces on the parking lot. Chairman Bailey makes a notice to the Village Board about the possible problems with excess cars on the property in the past.

Chairman Bailey requests a motion to recommend approval of the amendment to the Special Use Permit as modified above.

Motioned by Commissioner Vargo

Seconded by Commissioner Vaughn

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

All in favor, none opposed.

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 Vaughn

Seconded by Commissioner Barr

All in favor none opposed.