

PLANNING AND ZONING COMMISSION MINUTES

Thursday, October 7, 2021 at 7:00 p.m.

Village Hall Chambers

1937 North Municipal Way

Round Lake Beach, Illinois 60073

- I. **Opening Protocol** – Chairman Davis opened the meeting at 7:04 p.m. Commissioner Parker called the roll.

A. **Roll Call**

	<b>Present</b>	<b>Excused</b>
Audrie Parker	x	
Lee Benedict	x	
Pat Vargo	x	
Hal Davis	x	
Nancy Radford	x	

Also in attendance:

Kate Portillo, Staff Planner, and Megan Mack, Ancel Glink, Village Attorney.

B. **Approval of Agenda**

Motion to approve the agenda by Audrie Parker, second by Patrick Vargo – Roll call vote 5 Aye, 0 Nay. Motion approved.

C. **Approval of Minutes – September 2, 2021.**

Motion to approve the minutes by Nanci Radford, second by Lee Benedict – Roll call vote 5 Aye, 0 Nay. Motion approved.

II. **Public Hearing**

Motion to open the Public Hearing by Audrie Parker, second by Nanci Radford – Roll call vote 5 Aye, 0 Nay. Motion approved.

- A. Petition request from Chirag Patel for zoning variances related to a dog kennel use at 715 W. Rollins Road.

**Presentation:**

Chirag Patel introduced himself, Tushar Mehta, and Gina Sous. He presented the building and exterior plans, safety and sanitation practices, and the petition for variances related to the proposed dog kennel permitted use in the C-3 zoning district.

Commissioner Vargo asked questions related to the building interior. Petitioner’s team responded.

Chairman Davis requested that the petitioner’s team state their names for the record as they speak.

Commissioner Vargo asked for information relating to cleaning and drainage of the outdoor dog runs. Tushar Mehta and Chirag Patel responded.

Commissioner Vargo asked if the petitioner had any data on dog kennel noise. They did not.

Commissioner Parker asked a follow-up question related to noise, and the petitioner indicated that the kennels have been placed in the northern quadrant of the building closest to Rollins Road, and three walls will serve as a buffer between the interior kennels and the exterior wall closest to abutting residential property.

Attorney Mack and Staff Planner Portillo provided clarification that the Petitioner is requesting variances related to the subject site and not a special use permit because a dog kennel is a permitted use.

Commissioner Parker asked clarifying questions related to signage shown in the presentation. Staff Planner Portillo responded that a sign package was not included in the application, and the applicant will need to submit a sign permit to the Village for all signage.

Commissioner Radford asked for background information on the business vision. Tushar Mehta explained that the group has been working on the concept for over a year, and considered franchising but to achieve their holistic mission it made the most sense to be an independent operation.

Commissioner Vargo asked about the zero landscape setbacks on the south and east of the property. Staff Planner Portillo also referenced the Building Code related to dog runs. Mr. Patel responded that they would adjust the plans to include landscaping on the south and east portions of the parcel abutting residential.

Staff Planner Portillo presented the staff report. Required setbacks, landscape yards, signage setbacks, and required parking were reviewed and the related variances covered. Ms. Portillo indicated that the dog runs fall under Building Department regulations and the PZC is not able to grant a variance related to utility easements, and odor and noise fall under Police Regulations.

Chairman Davis asked for clarification on which parking spaces the petitioner is requesting to eliminate. Staff Planner Portillo clarified that the parking spaces being omitted are on the south end of the property.

Commissioner Vargo asked for confirmation that the minimum width for fire lanes has been met. Staff Planner Portillo confirmed that the subject site complies with fire lane standards.

Commissioner Vargo asked for confirmation that the two-hour fire wall standard will be met, and the Petitioner responded that the walls do meet the standard.

**Public Comments:**

Chairman Davis asked if there was anyone from the public that wanted to speak on this matter and an individual who identified himself as Robert Frank came forward. Mr. Frank explained he is the broker who brought the petitioner into the building. Mr. Frank stated that the Drover family (property owner) who also owns the Dairy Queen on the adjoining parcel to the east, authorized Mr. Frank to speak on their behalf this evening and state they have no objection to the requested variances.

An individual who identified himself as Raul Falcon came forward. Mr. Falcon has been the owner of the residential property to the east of this site for 27 years. He expressed his support for the new business.

Staff Planner Portillo stated that the Planning Department received letters of support via email from the petitioner. The petitioner agreed to supply the hard copies for the Village file. Ms. Portillo also stated that she has not received any comment by phone or email in opposition to the variances.

**Planning and Zoning Commission Review and Recommendations:**

Findings of Fact: Chairman Davis reviewed the Findings of Fact for Variances with the Commission. A Motion was made by Nanci Radford and seconded by Patrick Vargo to recommend the approval of the requested variances with the modification of presenting a landscape plan to the Village Board.

Chairman Davis called for a Roll call vote: 4 Ayes and 1 Nay. Chairman Davis announced the Motion carries.

Chairman Davis asked for a motion to close the Public Hearing. Motion to close the Public Hearing by Lee Benedict, second by Nanci Radford– Roll call vote 5 Aye, 0 Nay. Motion approved.

**III. Other Business/Discussion**

**IV. Audience Participation**

None

**V. Adjournment**

Nanci Radford motioned to adjourn. Seconded by Audrie Parker. Roll call vote 5 Aye, 0 Nay. Meeting was adjourned at 8:12 pm.

Respectfully submitted by Kate Portillo, Staff Planner