

PLANNING AND ZONING COMMISSION MINUTES

Thursday, March 5, 2020 at 7:00 p.m.

Village Hall Chambers

1937 North Municipal Way

Round Lake Beach, Illinois 60073

I. Opening Protocol – Commissioner Vargo calls the roll.

A. Roll Call

	Present	Excused
Audrie Parker	x	
Lee Benedict	x	
George Steinberg	x	
Pat Vargo	x	
Jim Fisherkeller		x
Hal Davis	x	

Also in attendance:

Al Maiden, Senior Planner, Kate Portillo, Staff Planner, Megan Mack, Ancel Glink, Village Attorney and Village Administrator, Dave Kilbane.

B. Approval of Agenda

Motion to approve the agenda by Lee Benedict, second by Hal Davis – Voice vote 5 Aye, 0 Nay and 1 absent. Motion approved.

C. Approval of Minutes – February 6, 2020.

Motion to approve the minutes as amended by Audrey Parker, second by Lee Benedict – Voice vote 5 Aye, 0 Nay and 1 absent. Motion approved.

II. Public Hearings

- A. Petition request from Co-Applicants, James Price for Metro Self-Storage, 5807 Harbour Circle, Cape Coral, FL; and by SIDA Enterprises, Ltd., 12011 San Vicente Blvd., Suite 700, Los Angeles, CA. the owners of the Jewel shopping center property, have requested a special use permit to allow for an Off-Site Directional and Business SIGN for Metro Self-Storage at 880 E Rollins Road to be located on the Jewel Shopping Center property at 818 & 900 E. Rollins Road.

Presentation:

David Meek, Esq. attorney for James Price (Metro Storage) presented the above petition regarding the off-site internally illuminated directional and business signage, including a new driveway for access to the Metro Self –Storage facility to provide better access control on the Jewel shopping center property and also some related drainage improvements. Mr. Meek provided documentation regarding the required mailing to adjacent property owners and the posting of the sign on the property with information for tonight’s Public Hearing.

Village Sr. Planning & Zoning Consultant, Al Maiden, noted that the Public Notice for the Public Hearing was published in the local newspaper on February 18, 2020. Mr. Maiden also reviewed the background of the 2017 Special Use that the Village approved for the Metro Self –Storage facility and noted the past sign for the Metro Self-Storage facility on Rte. 83 that has since been removed. Mr. Maiden further noted that at the time of the review for the 2017 Special Use there had been objections from the property owners for the Jewel shopping center property regarding better access control across their property for patrons trying to access the Metro Self –Storage facility. At that time the Village encouraged the two property owners to try to work out a mutually agreeable plan to address these access control issues. While it has taken the property owners two years to come up with a mutually agreeable plan to address these access control issues, the joint application for this