

PLANNING AND ZONING COMMISSION MINUTES

Thursday, June 4, 2020 at 7:00 p.m.

Village Hall Chambers

1937 North Municipal Way

Round Lake Beach, Illinois 60073

I. **Opening Protocol** – Acting Chairman Vargo explained that the meeting is being held as a telephone call-in meeting as arranged by Village Attorney David Silverman and asks Planner Heinen to call the roll.

A. **Roll Call**

	<b>Present</b>	<b>Excused</b>
Audrie Parker		x
Lee Benedict	x	
George Steinberg	x	
Pat Vargo	x	
Hal Davis	x	

Also in present at the meeting or on the conference phone call: David Silverman, Village Attorney, Chris Heinen, Senior Planner, and David Kilbane, Village Administrator

B. **Approval of Agenda**

Motion to approve the agenda by Lee Benedict, second by Hal Davis – All voted in favor; none opposed. Motion approved.

C. **Approval of Minutes – March 5, 2020 and April 2, 2020.**

Motion to approve the minutes as amended by George Steinberg, second by Lee Benedict – All voted in favor; none opposed. Motion approved.

II. **Public Hearings**

A. Petition request from Sonia Venegas and Marcos Davila the property owners of 321 and 323 W. Rollins Road and 1627 N. Channel Drive for a Zoning Map Amendment for 1627 N. Channel Drive from the existing R-3 Single Family Residential District to the C-3 General Business District and certain variances for the front and landscape setback requirements, or other variances and such other relief deemed appropriate by the Planning & Zoning Commission.

The Applicant provided details on the project referencing the overall site plan and additional parking lot construction toward the South of the property.

Planner Heinen provided a brief summary of the requests from the Applicant and touched on additional items outlined in a staff memo. Planner Heinen also read into the record a correspondence he received from the property owner at 1625 N. Channel Drive.

Based on the review of the standards by the Planning and Zoning Commission, a Motion was made by Lee Benedict and seconded by Hal Davis to recommend the approval with certain conditions. Commissioner Vargo called for a Roll call vote: 4 Aye, 0 Nay. Motion approved.

B. Petition request to consider a text amendment to the Village of Round Lake Beach Zoning Code, and such other relief as the Planning & Zoning Commission deems necessary and appropriate. A text amendment will be considered to modify temporary uses within the C-3 General Business District, C-2 Central Commercial District, and C-1 Local Business District and a text amendment will be considered to modify Sections 1600.1 and 1600.2 of the Zoning Ordinance.

Planner Heinen outlined the two zoning ordinance text amendments and answered questions from the PZC members.

Based on the review of the standards by the Planning and Zoning Commission, a Motion was made by Lee Benedict and seconded by George Steinberg to recommend the approval. Commissioner Vargo called for a Roll call vote: 4 Aye, 0 Nay. Motion approved.

**III. Other Business/Discussion**

None.

**IV. Audience Participation**

None

**V. Adjournment**

Lee Benedict made a motion to adjourn, seconded by Hal Davis – All voted in favor; none opposed and the Meeting was adjourned at 8:06 pm.