

PLANNING AND ZONING COMMISSION MINUTES

Thursday, July 2, 2020 at 7:00 p.m.

Village Hall Chambers

1937 North Municipal Way

Round Lake Beach, Illinois 60073

- I. **Opening Protocol** – Acting Chairman Davis 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>
George Steinberg	x	
Audrey Parker	x	
Hal Davis	x	
Lee Benedict	x	
Martha Ibarra	x	
Patrick Vargo		x

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

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 – June 4, 2020.**

Motion to approve the minutes by Lee Benedict, second by Martha Ibarra – All voted in favor; none opposed. Motion approved.

II. **Public Hearings**

- A. Petition request from Los Comales located at 809 W Rollins Road, for certain variances from the C-3 zoning bulk regulations or other variances and such other relief deemed appropriate by the Planning & Zoning Commission.

Petitioner did not appear for meeting.

Based on the review of the standards by the Planning and Zoning Commission, a Motion was made by Audrey Parker and seconded by Lee Benedict to be continued to next meeting. Commissioner Davis called for a Roll call vote: 5 Aye, 0 Nay. Motion approved.

- B. Petition request from Black Lung Brewing Company for a Special Use Permit for a craft brewery with taproom or other relief deemed appropriate by the Planning & Zoning Commission located at 2207 Illinois Route 83.

Swearing in of representative for Black Lung Brewing Company and discussion on history and future of brewing company. The Applicant explained the business plan and hours of operation. Planner Heinen explained the parking for the site along with the exterior changes proposed and signage requirements.

Resident, Ron Goepfner of 2254 Masters Lane was sworn in to discuss his concerns regarding hours of operation.

Based on the review of the standards by the Planning and Zoning Commission, a Motion was made by Lee Benedict and seconded by Audrey Parker to recommend the approval with certain conditions. Commissioner Davis called for a Roll call vote: 5 Aye, 0 Nay. Motion approved.

### **III. Other Business/Discussion**

Petition request of Andrew Ptasienski for review of a new patio structure within the Lake Overlay District located at 225 E. Shorewood Drive.

Planner Heinen explained the criteria for the Lake Overlay District and the proposed project.

Based on the review of the standards by the Planning and Zoning Commission, a Motion was made by Lee Benedict and seconded by Martha Ibarra to recommend the approval. Commissioner Davis called for a Roll call vote: 5 Aye, 0 Nay. Motion approved.

Welcome new commissioner Martha Ibarra who has been involved with Round Police Commission.

### **IV. Audience Participation**

None

### **V. Adjournment**

Audrey Parker made a motion to adjourn, seconded by Martha Ibarra – All voted in favor; none opposed and the Meeting was adjourned at 7:38 pm.