

PLANNING AND ZONING COMMISSION MINUTES

Thursday, August 6, 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 Commissioner Parker to call the roll.

A. **Roll Call**

	Present	Excused
George Steinberg	x	
Audrey Parker	x	
Hal Davis	x	
Lee Benedict	x	
Martha Ibarra	x	
Patrick Vargo		x

Also in present at the meeting; David Silverman, Village Attorney, and Chris Heinen, Senior Planner.

B. **Approval of Agenda**

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

C. **Approval of Minutes – July 2, 2020.**

Motion to approve the minutes by George Steinberg, second by Lee Benedict – 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 Hector Galvan 809 W Rollins Road, Los Comales. Petitioning for variance.

After Boards review of the request discussion was had on request for variance. Mr. Heinen states this property is a legal nonconforming building. Per statute the property owner cannot extend or expand the building without conforming to current zoning regulations. They are adding an exterior vestibule which will vary the C3 regulations. No parking will be reduced. Exterior vestibule will be on the east side of the building and made of stone/masonry and fully enclosed. It is under the required safety height. No additional signage.

Commissioner Parker asked questions regarding outdoor dining and parking for the site.

Planner Heinen responded that the applicant meets the temporary outdoor dining regulations and parking for the site.

Commissioner Parker asked if the seating close to new entrance and will the pass-by be close to tables?

Mr. Galvan: We can open a door through construction.

Planner Heinen: This vestibule will not affect seating, all seating is in parking lot and not on sidewalk.

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. Commissioner Davis called for a Roll call vote: 5 Aye, 0 Nay. Motion approved.

- B. Petition request to consider a proposed amendment for a comprehensive update to the Village of Round Lake Beach Comprehensive Land Use Plan of 2009. The Comprehensive Plan update is being proposed in consideration of changed conditions in the Village planning area since the 2009 Comprehensive Land Use Plan was prepared and adopted.

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

III. Other Business/Discussion

IV. Audience Participation

V. Adjournment

George Steinberg made a motion to adjourn, seconded by Lee Benedict – All voted in favor; none opposed and the Meeting was adjourned at 7:20 pm.