

PLANNING AND ZONING COMMISSION MINUTES

Thursday, November 4, 2021 at 7:00 p.m.

Village Hall Chambers

1937 North Municipal Way

Round Lake Beach, Illinois 60073

- I. Opening Protocol – Chairman Davis called the meeting to order at 7:02 p.m. and requested Commissioner Parker call the roll.

A. Roll Call

Table with 3 columns: Name, Present, Excused. Rows include Audrie Parker, Lee Benedict, Pat Vargo, Hal Davis, and Nancy Radford.

Also in attendance:

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

Commissioner Benedict made a motion to open the meeting and Commissioner Vargo seconded.

B. Approval of Minutes – October 7, 2021.

Commissioner Parker commented that she did not see the Commission’s request for a landscape plan from the petitioner in the minutes. Staff Planner Portillo noted the comment and would review document and recording. Motion to request corrections as needed by Nanci Radford, second by Patrick Vargo – Roll call vote 5 Aye, 0 Nay. Motion carried.

C. Approval of Agenda

Motion to approve the agenda by Nanci Radford, second by Lee Benedict- Roll call vote 5 Aye, 0 Nay. Motion carried.

II. Public Hearing

- A. Petition request from Toms King Illinois LLC for a special use permit related to a double drive-through facility use at 250 W. Rollins Road.

Presentation:

Tony Natale introduced himself as a representative of Toms King Illinois LLC. He explained that the petition is for the installation of a double drive-through. They will not be adding any lighting. They will be adding a sound bar for the second drive through that shouldn’t generate additional noise. The purpose for the double drive-through is to improve business flow.

Commissioner Vargo asked if the existing drive through remains open while the second is constructed. Petitioner confirmed that to be correct.

Chairman Benedict asked for confirmation of a double speaker system. Petitioner confirmed that is correct.

Commissioner Vargo asked if the existing drive through will be widened. Petitioner indicated that the existing drive through remains unchanged and the second drive through extends the overall width to accommodate the second drive aisle.

Commissioner Radford asked when they hope to start the project. Petitioner responded first quarter 2022.

Commissioner Benedict asked about any parking impact. Petitioner indicated there is a reduction in the number of parking spaces but the site continues to provide ample parking.

Staff Planner Portillo presented the staff report. The original special use permit was reviewed. The proposed plans were reviewed by Engineering and Public Works. The site detention remains

acceptable, and all zoning departures were previously approved. It was noted that staff has no concern with the reduction of parking. Ms. Portillo noted that the owner of the northern undeveloped parcel referenced the CCRs related to internal site easements, and legal review of the CCRs and possible approval from O'Reilly's may be necessary. Any additional signage would be subject to a standard permit application and related review.

Chairman Radford inquired about the ADA parking requirement and whether the proposed plan meets the State standard. Staff Planner Portillo confirmed that two of the four parking spaces shown on the proposed plan do not meet the standard and revision is necessary for compliance and permitting.

Commissioner Radford asked if O'Reilly's provided comment on the proposed site improvement, and Staff Planner Portillo had not heard from this party.

Staff Planner Portillo noted that the communication from Mike Ghazal, owner of PIN 06-17-210-074, was the only public comment received. Mr. Ghazal had expressed neutrality on the project and didn't see negative impacts to his site access as a result of the proposed work.

Public Comments:

Chairman Davis asked if there was anyone from the public that wanted to speak on this matter. No one was present.

Planning and Zoning Commission Review and Recommendations:

Findings of Fact: Chairman Davis reviewed the Findings of Fact for a Special Use Permit with the Commission. A Motion was made by Lee Benedict and seconded by Patrick Vargo to recommend the approval of the special use permit with the modifications that the accessible parking be addressed and the approval from O'Reilly's be sought.

Chairman Davis called for a Roll call vote: 5 Ayes and 0 Nay. Chairman Davis announced the Motion carried.

Chairman Davis asked for a motion to close the Public Hearing. Motion to close the Public Hearing by Patrick Vargo, second by Hal Davis— 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 Lee Benedict. Roll call vote 5 Aye, 0 Nay. Meeting was adjourned at 7:24 pm.

Respectfully submitted by Kate Portillo, Staff Planner.

Approved 12/2/2021 without corrections