

VILLAGE OF ROUND LAKE
442 NORTH CEDAR LAKE ROAD
ROUND LAKE, IL 60073

MINUTES

PLAN COMMISSION/ZONING BOARD OF APPEALS

Regular Meeting

July 26, 2011

7:00 P.M.

Due to the absence of the Chairman a motion was made by Gutknecht, seconded by Kristan to elect Daudelin as Acting Chairman.

Roll Call: Kristan-yes, Daudelin-yes, Gutknecht-yes, Waller-yes

- 1 CALL TO ORDER - The Acting Chairman called the meeting to order at 7:02 p.m.

Roll Call: Kristan-present, Daudelin-present, Gutknecht-present, Barry-absent, Waller-present, Ezyk-absent

- 2 PLEDGE OF ALLEGIANCE

- 3 APPROVAL OF MINUTES: March 29, 2011 (*no other meetings occurred after the March meeting*)

Motion by Gutknecht, seconded by Waller to approve the minutes as presented.

Roll Call: Kristan-yes, Daudelin-yes, Gutknecht-yes, Waller-yes

- 4 PUBLIC COMMENTS: None

- 5 NEW BUSINESS

5.1 Public Hearing: Zoning Case 11-02, Petition for a Variance Request for a Reduced Setback from fifteen (15) feet, specified in 17.12.300(D) of the Village of Round Lake Zoning Code, to ten (10) feet for the Installation of a Swimming Pool at 278 Spring Lake Drive

Motion to open the hearing for Zoning Case 11-02 by Gutknecht, seconded by Waller.

Roll Call: Kristan-yes, Daudelin-yes, Gutknecht-yes, Waller-yes

The Publisher's Certificate was presented and added as Exhibit A to the petition. The petitioners, Mr. Charles and Marianne Kramer of 278 Spring Lake Drive, were sworn in.

Mr. Kramer addressed the PCZBA Board detailing the variance request for a 10 foot sideyard setback including the zoning requirements of the setbacks in the R-2 Residential District, the financial hardship (purchase of pool, moving ComEd

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lines to accommodate the placement of pool), and a clarification request on the setback formula.

There was no public comment on this zoning case.

The PCZBA Board and Staff discussed the variance request and it was concluded that the request should be granted due to the unique size of the lot, the fact that certain site lines cannot be blocked, and the fact that a setback reduction is listed as an authorized variance according to Village Code.

Motion by Kristan to close the public hearing, seconded by Gutknecht.

Roll Call: Kristan-yes, Daudelin-yes, Gutknecht-yes, Waller-yes

Motion to recommend approval of Zoning case 11-02, Petition for a Variance Request for a Reduced Setback from fifteen (15 feet) to ten (10) feet as specified in 17.12.300 (D) of the Village of Round Lake Zoning Code for the installation of a swimming pool at 278 Spring Lake Drive.

Motion by Kristan, seconded by Gutknecht to direct the Village Attorney to prepare the Facts and Findings to the Mayor and the Board of Trustees.

Roll Call: Kristan-yes, Daudelin-yes, Gutknecht-yes, Waller-yes

The Village Attorney informed the petitioner on the next steps of the approval process.

5.2 Public Hearing on Amendments to the Village of Round Lake Subdivision Control Ordinance

Motion to open the hearing by Kristan, seconded by Gutknecht.

The Village Engineer presented the summary of revisions to the Subdivision Ordinance that have been made since the PCZBA meeting of October 27, 2009. Discussion was had on several of the revisions. Certain questions were raised; therefore, it was concluded that the hearing should continue to allow for additional information to be provided.

Motion by Gutknecht, seconded by Kristan to continue the public hearing to the August 30, 2011 meeting

Roll Call: Kristan-yes, Daudelin-yes, Gutknecht-yes, Waller-yes

6 OLD BUSINESS: None

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7 COMMISSIONER'S COMMENTS:

Daudelin inquired on the status of the Millennium Trail in Valley Lakes. Mr. Huber informed her that the Village is awaiting a response from the Lake County Forest Preserve District regarding the easements that are in the path of the Millennium Trail.

8 ADJOURN: Meeting adjourned at 8:09 p.m.

Next scheduled meeting is August 30, 2011 at 7:00 p.m.

Date approved: 8/30/11

Barbara Daudelin, Acting Chairman