

Unapproved

**VILLAGE OF LAKE ZURICH**  
**PLANNING & ZONING COMMISSION MINUTES**  
**JUNE 15, 2016**

The meeting was called to order by Chairman Stratman at 7:01 p.m.

**ROLL CALL:** *Present* –Chairman Stratman, Commissioners Castillo, Dannegger, McCormack, Riley, Schultz, and Tomsovic. *Excused*: Commissioner Baumann.

Also *present*: Assistant Village Administrator Roy Witherow, Building Services Supervisor Mary Meyer, Community Development Director Sarosh Saher, and Interim Village Planner Al Maiden. Chairman Stratman noted a quorum was present and said Commissioner Dannegger would be serving as a regular member this evening.

**CONSIDERATION OF MINUTES:**

**APPROVAL OF THE MAY 18, 2016 MEETING MINUTES OF THE PLANNING & ZONING COMMISSION:**

Commissioner Castillo said he was incorrectly listed as voting when he had not been present at the meeting and asked the minutes to reflect this.

MOTION was made by Commissioner Riley, seconded by Commissioner Tomsovic, to approve the May 18, 2016 minutes of the Planning and Zoning Commission as with the corrections requested by Commissioner Castillo.

Upon roll call vote:

AYES: 6 Chairman Stratman, Commissioners Dannegger, McCormack, Riley, Schultz, and Tomsovic.

NAYS: 0

ABSTENTIONS: 1 Commissioner Castillo

MOTION CARRIED

**PUBLIC HEARINGS:**

MOTION was made by Commissioner Tomsovic, seconded by Commissioner McCormack, to open the four public hearings as followings:

Application PZC 2016-03 #2, 120-200 Telser Rd. Termax;

Application PZC 2016-05 #3, 951 S. Rand Rd. IL. Dept. of Motor Veh.;

Application PZC 2016-05 #4, 832 S. Rand Rd. Wagly Pet Care Services;

Application PZC 2016-05 #5, 300 E. Rt. 22 U-Haul;

Upon roll call vote:

AYES: 7 Chairman Stratman, Commissioners Castillo, Dannegger, McCormack, Riley, Schultz, and Tomsovic.

NAYS: 0

MOTION CARRIED

Chairman Stratman said he would swear in anyone wishing to testify or ask any questions regarding any of the four Applications that are on the Agenda tonight. He swore in all those wishing to testify on any agenda item.

**A. 120-200 Telser Road - Flex Construction (PZC 2016-03 #2): Continuation from the April 20, 2016 and the May 18, 2016 Continued Public Hearing where the Planning & Zoning Commission approved a Motion to continue the Public Hearing to this June 15, 2016 date. Part of the subject property is in the I Industrial District and part of the property is currently in the R-1/2 Single-Family Residential Zoning District, and the Public Hearing is first to consider approval to rezone that portion of the property that is in the R-1/2 District to the I Industrial District and then to consider a Preliminary Plan and Final Plan of Subdivision, and to consider the Exterior Appearance Review at the Subject Property located at 120 and 200 Telser Road. Since this matter was continued from the May 18, 2016 Public Hearing by the Planning & Zoning Commission the Applicant has been continuing to work with Village Staff to try to complete their submission documents. At this time the Applicant is again requesting that the Public Hearing be continued to the July 20, 2016 Planning & Zoning Commission Meeting/Public Hearing and Village Staff supports this request. Applicant – Kelly Sheehan, Flex Construction**

MOTION was made by Commissioner Tomsovic, seconded by Commissioner Schultz, to continue the public hearing on Application PZC 2016-03 #2 for 120 and 200 Telser Road, the Flex Construction Termax Addition until the next regularly scheduled Planning and Zoning Commission meeting on July 20, 2016 at 7:00 p.m.

Upon roll call vote:

AYES: 7 Chairman Stratman, Commissioners Castillo, Dannegger, McCormack, Riley, Schultz, and Tomsovic.

NAYS: 0

MOTION CARRIED

**D. 951 S. Rand Road - Illinois Department of Motor Vehicle Licensing and Testing Facility (PZC 2016-05#3):** This is a continuation from the May 18, 2016 Public Hearing where the Planning & Zoning Commission approved a Motion to continue the Public Hearing to this June 15, 2016 date. The Public Hearing is to consider the request for a Zoning Text Amendment for this use in the existing B-3 Business District, and for Special Use approval for this use at the subject location.

MOTION was made by Commissioner Tomsovic, seconded by Commissioner Reilly, to open the public hearing on Application PZC 2016-05 #3 at 7:08 p.m.

Upon roll call vote:

AYES: 7 Chairman Stratman, Commissioners Castillo, Dannegger, McCormack, Riley, Schultz, and Tomsovic.

NAYS: 0

**MOTION CARRIED**

John Sfire, Deerpath Commons Retail center LLC, presented the petition for his tenant, the State of Illinois Department of Motor Vehicles (DMV) to operate a motor vehicle licensing and inspection office at 951 S. Rand Road in the Deerpath Commons Retail Center. They would occupy approximately 9,700 square feet. Mr. Sfire reviewed the issues raised by staff. He said there will not be any parking spaces behind the building, no CDL license testing, and the parking is adequate. He discussed the motorcycle license testing, which will require the loss of five parking spaces for a six-month period. He distributed a tentative site plan showing parking and the location for motorcycle testing, which will be cordoned off. Mr. Sfire anticipates small motorcycles or scooters will be used for the testing because the area is too small for full-sized motorcycles. He does not anticipate noise to be an issue. Discussion followed on what routes will be used for road tests for vehicles. Mr. Sfire said they will use main roads only and not residential streets. He had suggested using Route 12 to Cuba when he met with representatives of the DMV although no decisions had been made yet. He said the final approval of the route would be determined the police department.

Jeremy Lindberg, 567 Chesterfield, Barrington, had concerns about the route going past the school and the safety of the school children.

MOTION was made by Commissioner McCormack, seconded by Commissioner Tomsovic, to close the public hearing on Application PZC 2016-05 #3 at 7:29 p.m.

Upon roll call vote:

AYES: 7 Chairman Stratman, Commissioners Castillo, Dannegger, McCormack, Riley, Schultz, and Tomsovic.

NAYS: 0

**MOTION CARRIED**

Discussion followed on the route for road testing, possible conflict with school children, and safety concerns regarding inexperienced drivers. It was agreed upon that Police Department approval of the route would be a condition of approval.

MOTION was made by Commissioner Tomsovic, seconded by Commissioner McCormack to receive into the public record the staff review of compliance of this Application with the zoning standards as presented by staff this evening, and to make these standards a part of the official record for the Application.

Upon roll call vote:

AYES: 7 Chairman Stratman, Commissioners Castillo, Dannegger, McCormack, Riley, Schultz, and Tomsovic.

NAYS: 0

**MOTION CARRIED**

MOTION was made by Commissioner Tomsovic, seconded by Commissioner Schultz, to receive into the public record the testimony of the applicant, the member of the public, and response to questions from the Planning and Zoning Commission, and comments by staff.

Upon roll call vote:

AYES: 7 Chairman Stratman, Commissioners Castillo, Dannegger, McCormack, Riley, Schultz, and Tomsovic.

NAYS: 0

MOTION CARRIED

MOTION was made by Commissioner Reilly seconded by Commissioner Tomsovic, to recommend the Village Board approve the Zoning Text Amendment as submitted.

Upon roll call vote:

AYES: 7 Chairman Stratman, Commissioners Castillo, Dannegger, McCormack, Riley, Schultz, and Tomsovic.

NAYS: 0

MOTION CARRIED

MOTION was made by Commissioner Tomsovic, seconded by Commissioner McCormack to recommend the Village Board approve the Special Use for 951 S. Rand Road for the Illinois Department of Motor Vehicle Licensing and Testing Facility subject to the following condition: a safety review of the testing route be conducted by the police department after the DMV decides what route they will use.

Upon roll call vote:

AYES: 7 Chairman Stratman, Commissioners Castillo, Dannegger, McCormack, Riley, Schultz, and Tomsovic.

NAYS: 0

MOTION CARRIED

**C. 832 S. Rand Road - Wagly Pet Care Services (PZC 2016-05#4): This is a continuation from the May 18, 2016 Public Hearing where the Planning & Zoning Commission approved a Motion to continue the Public Hearing to this June 15, 2016 date. The Public Hearing is to consider Request for a Special Use approval for this use in the existing B-3 Business District at the Subject Location. The Applicant is requesting that this matter be withdrawn, and the applicant may consider submitting a new Application regarding this matter in the future.**

Property owner John Sfire, Fidelity Group, said there must have been a misunderstanding between the Village Staff and Wagly Pet Services. Mr. Sfire understood that Wagly did want to pursue the business and asked that this item be continued and not withdrawn.

MOTION was made by Commissioner Tomsovic, seconded by Commissioner Reilly, to continue the public hearing on Application PZC 2016-05 #4 for 832 S. Rand Road, Wagly Pet Care Service, until the next regularly scheduled Planning and Zoning Commission meeting on July 20, 2016 at 7:00 p.m.

Upon roll call vote:

AYES: 7 Chairman Stratman, Commissioners Castillo, Dannegger, McCormack, Riley, Schultz, and Tomsovic.

NAYS: 0

MOTION CARRIED

**D. 300 E. Route 22 - U-Haul (PZC 2016-05#5):** This is a continuation from the May 18, 2016 Public Hearing where the Planning & Zoning Commission approved a Motion to continue the Public Hearing to this June 15, 2016 date. The Public Hearing is to consider the request for a Special Use Approval, Site Plan Approval and Exterior Appearance Approval for this use in the existing "I" Industrial District at the subject location. The request for the Special Use approval had previously been reviewed by the Planning & Zoning Commission in 2015 but a Site plan was not included in the submissions to the Planning & Zoning Commission at that time and the Village Board Tabled the consideration of the Planning & Zoning Commission's recommendation. The Applicants have now submitted additional documents including a Site Plan and other documents, and the Applicant is continuing to work with Village Staff to resolve pending issues that include some additional submissions, including a Landscape Plan and additional sign information. Since the Village Staff has not yet received these additional submittals, Village Staff is requesting that this matter be continued to the July 20, 2016 Planning & Zoning Commission Meeting/Public Hearing.

MOTION was made by Commissioner McCormack, seconded by Commissioner Tomsovic, to continue the public hearing on Application PZC 2016-05 #5 for 300 E. Route 22, U-Haul, until the next regularly scheduled Planning and Zoning Commission meeting on July 20, 2016 at 7:00 p.m.

Upon roll call vote:

AYES: 7 Chairman Stratman, Commissioners Castillo, Dannegger, McCormack, Riley, Schultz, and Tomsovic.

NAYS: 0

MOTION CARRIED

Chirag Patel, 747 Hanley Court, Lake Zurich, asked if he could speak about the DMV agenda item. Chairman Stratman said the public hearing was closed and the PZC already made their recommendations. Mr. Patel objected to the small size of the zoning sign and thought residents should be notified by email about zoning issues that might affect them. Mr. Patel was informed of the various methods the Village uses to inform residents and encouraged to sign up for Bench Mark weekly email notifications. Director of Innovation Duebner gave Mr. Patel his business card and encouraged him to contact him so he could receive communications from the Village. He was also encouraged to write a letter to the Village Board or attend the Board meeting and make his comments.

#### **STAFF REPORT:**

MOTION was made by Commissioner Reilly, seconded by Commissioner Tomsovic, to open the public meeting for any staff reports or other business at 7:54 p.m.

Upon roll call vote:

AYES: 7 Chairman Stratman, Commissioners Castillo, Dannegger, McCormack, Riley, Schultz, and Tomsovic.

NAYS: 0

MOTION CARRIED

The new Community Development Director, Sarosh Saher, was welcomed. He brings 20 years of experience, which will greatly benefit the Village. The expected agenda items for the July meeting were listed.

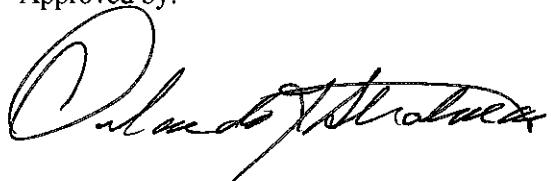
**ADJOURNMENT:**

MOTION was made by Commissioner Tomsovic, seconded by Commissioner Reilly, to adjourn the meeting. Voice Vote, all in favor. MOTION CARRIED

The meeting was adjourned at 7:55 p.m.

*Submitted by: Janet McKay, Recording Secretary*

Approved by:



1/17/2017