

Unapproved

VILLAGE OF LAKE ZURICH
PLANNING & ZONING COMMISSION MINUTES
JULY 20, 2016

The meeting was called to order by Vice-Chairman McCormack at 7:00 p.m.

ROLL CALL: *Present* –Vice-Chairman McCormack, Commissioners Baumann, Castillo, Schultz, and Tomsovic. *Excused*: Chairman Stratman, Commissioners Riley and Dannegar.. Also *present*: Community Development Director, Sarosh Saher, Building Services Supervisor Mary Meyer, and Associate Village Planner Katie Williams. Vice-Chairman McCormack noted a quorum was present.

CONSIDERATION OF MINUTES:

APPROVAL OF THE JUNE 15, 2016 MEETING MINUTES OF THE PLANNING & ZONING COMMISSION:

MOTION was made by Commissioner Tomsovic, seconded by Commissioner Schultz, to approve the June 15, 2016 minutes of the Planning and Zoning Commission as presented.

Upon roll call vote:

AYES: 4 Vice-Chairman McCormack, Commissioners Castillo, Schultz, and Tomsovic

NAYS: 0

ABSTENTIONS: 1 Commissioner Baumann

MOTION CARRIED

PUBLIC HEARINGS:

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

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

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

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

Application PZC 2016-07 #1, 527 Telser Road H & L Auto Repair;

Upon roll call vote:

AYES: 5 Vice-Chairman McCormack, Commissioners Baumann, Castillo, Schultz, and Tomsovic.

NAYS: 0

MOTION CARRIED

Vice-Chairman McCormack swore in anyone wishing to testify or ask any questions regarding any of the Applications that are on the Agenda tonight.

A. 120-200 Telser Road – Termax Expansion - Flex Construction (PZC 2016-03 #2):

The matter was continued at the June 15, 2016 Public Hearing by the Planning & Zoning Commission. The Applicant has been continuing to work with Village Staff to complete the required submission documents. At this time the Applicant is requesting that the Public Hearing be further continued to the August 17, 2016 Planning & Zoning Commission Meeting/Public Hearing.

Staff of the Community Development Department supports this request to further continue the application.

Applicant – Kelly Sheehan, Flex Construction

MOTION was made by Commissioner Tomsovic, seconded by Commissioner Baumann, to continue the public hearing on Application PZC 2016-03 #2 for 120 and 200 Telser Road, Termax Expansion, until the next regularly scheduled Planning and Zoning Commission meeting on August 17, 2016 at 7:00 p.m.

Upon roll call vote:

AYES: 5 Vice-Chairman McCormack, Commissioners Baumann, Castillo, Schultz, and Tomsovic.

NAYS: 0

MOTION CARRIED

B. 832 S. Rand Road – Wagly Pet Care Services (PZC 2016-05 #4):

The matter was continued at the June 15, 2016 Public Hearing by the Planning & Zoning Commission. The Applicant has been continuing to work with Village Staff to complete the required submission documents. At this time the Applicant is requesting that the Public Hearing be further continued to the August 17, 2016 Planning & Zoning Commission Meeting/Public Hearing. Staff of the Community Development Department supports this request to further continue the application.

Applicant – John Sfire, Deerpath Commons Retail Center, LLC

MOTION was made by Commissioner Baumann, seconded by Commissioner Tomsovic, 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 August 17, 2016 at 7:00 p.m.

Upon roll call vote:

AYES: 5 Vice-Chairman McCormack, Commissioners Baumann, Castillo, Schultz, and Tomsovic.

NAYS: 0

MOTION CARRIED

C. 300 E. Route 22 – U-Haul (PZC 2016-05 #5):

The matter was continued at the June 15, 2016 Public Hearing by the Planning & Zoning Commission. The Applicants have submitted some of the required additional documents including a Site Plan, and are continuing to work with Staff to resolve and submit additional information and documents. Since Staff of the Community Development Department has not yet received the additional information,

we are requesting that this matter be continued to the August 17, 2016 Planning & Zoning Commission Meeting/Public Hearing.

Applicant – Ivy O'Donnell, Executive Assistant with U-Haul of Northwest Chicago Suburbs

MOTION was made by Commissioner Baumann, 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: 5 Vice-Chairman McCormack, Commissioners Baumann, Castillo, Schultz, and Tomsovic.

NAYS: 0

MOTION CARRIED

D. 527 Telser Road – H&L Auto Repair (PZC 2016-07 #1):

Public Hearing to consider the request for a Special Use Approval for automotive repair in the existing "I" Industrial District at the subject property. Applicant: Harry Mergenthaler of H&L Auto Repair

Harry Mergenthaler, owner of H & L Auto Repair, presented his proposal to relocate from their existing building at 225 Oakwood Road due to the sale of the building and occupy 527 Telser, which is occupied by four industrial businesses. He provided an overview of his auto repair business.

Vice-Chairman McCormack asked Mr. Mergenthaler if he was aware of the Fire Department requirements regarding the modifications to the building. Mr. Mergenthaler recapped his comments stated in his letter to Chairman Stratman dated May 27, 2016 regarding the triple-basin and exhaust system that he understood would be installed prior to occupancy. Building Services Supervisor Meyer said Mr. Mergenthaler knows that he needs a building permit and the review process will require review from various departments including the Fire Department and all requirements will be covered during that process.

MOTION was made by Commissioner Tomsovic, seconded by Commissioner Baumann, to close the public hearing on Application PZC 2016-07 #1 for 527 Telser Road, H & L Auto Repair at 7:15 p.m.

Upon roll call vote:

AYES: 5 Vice-Chairman McCormack, Commissioners Baumann, Castillo, Schultz, and Tomsovic.

NAYS: 0

MOTION CARRIED

Motion was made by Commissioner Tomsovic, seconded by Commissioner Schultz, 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: 5 Vice-Chairman McCormack, Commissioners Baumann, Castillo, Schultz, and Tomsovic.

NAYS: 0

MOTION CARRIED

Motion was made by Commissioner Tomsovic, seconded by Commissioner Schultz, to recommend that the Village Board approve the Special Use Permit at the Subject Property of 527 Telser Road, for H&L Auto Repair.

Upon roll call vote:

AYES: 5 Vice-Chairman McCormack, Commissioners Baumann, Castillo, Schultz, and Tomsovic.

NAYS: 0

MOTION CARRIED

STAFF REPORT:

MOTION was made by Commissioner Tomsovic, seconded by Commissioner Schultz, to open the public meeting for any staff reports or other business at 7:17 p.m.

Community Development Director, Sarosh Saher introduced Associate Village Planner Katie Williams, who was welcomed by the PZC members. He listed the anticipated agenda items for the August meeting. Discussion followed on the number of items that have been continued and the reasons for the continuances. Director Saher provided an update on the continued petitions. He said one of his goals is to bring complete information before the PZC so they can have a comprehensive understanding of the application. He answered questions about the U-Haul proposal and said the Village Attorney is in discussion with U-Haul and is also reviewing another proposal for a self-storage facility from a different petitioner for the site because only one can come forward. More information will be forthcoming.

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:

Olinda J. Waldes *7/20/17*