

Unapproved

**VILLAGE OF LAKE ZURICH**  
**PLANNING & ZONING COMMISSION MINUTES**  
**AUGUST 17, 2016**

The meeting was called to order by Chairman Stratman at 7:02 p.m.

**ROLL CALL:** *Present* –Chairman Stratman, Commissioners Baumann, McCormack, Riley, Schultz, and Dannegger. *Excused*: Commissioners Castillo and Tomsovic. Also *present*: Community Development Director Sarosh Saher, Building Services Supervisor Mary Meyer, and Associate Village Planner Katie Williams. 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 JULY 20, 2016 MEETING MINUTES OF THE PLANNING & ZONING COMMISSION:**

MOTION was made by Commissioner McCormack, seconded by Commissioner Schultz, to approve the July 20, 2016 minutes of the Planning and Zoning Commission as presented.

Upon roll call vote:

AYES: 4 Commissioners Baumann, McCormack, Schultz, and Dannegger.

NAYS: 0

ABSTENTIONS: 2 Chairman Stratman and Commissioner Riley

MOTION CARRIED

**PUBLIC HEARINGS:**

MOTION was made by Commissioner Baumann, seconded by Commissioner McCormack, to open the six public hearings at 7:04 p.m. as follows:

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 2016-08 #1, 155 North Rand Road, Timothy Grant Jewelry;

Application PZC 2016-08 #2, 300 East Route 22, Life Storage;

Application PZC 2016-08 #3, Amendment to the Village's Courtesy Review Process;

Upon roll call vote:

AYES: 6 Chairman Stratman, Commissioners Baumann, McCormack, Riley, Schultz, and

Dannegger.

NAYS: 0

MOTION CARRIED

Chairman Stratman 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 applicant has requested continuance of the application until the pending issues are resolved and documentation is submitted for review. Applicant – Kelly Sheehan, Flex Construction

MOTION was made by Commissioner McCormack, 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 September 21, 2016 at 7:00 p.m.

Upon roll call vote:

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

NAYS: 0

MOTION CARRIED

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

The applicant has requested continuance of the application until the company indicates to the developer their intent to move forward with the development.

Applicant – John Sfire, Deerpath Commons Retail Center, LLC

MOTION was made by Commissioner Baumann, 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 September 21, 2016 at 7:00 p.m.

Upon roll call vote:

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

NAYS: 0

MOTION CARRIED

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

The Applicant has formally withdrawn their Application.

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

MOTION was made by Commissioner Baumann, seconded by Commissioner Reilly, to accept the withdrawal of Application PZC 2016-05 #5 for 300 E. Route 22, U-Haul.

Upon roll call vote:

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

NAYS: 0

MOTION CARRIED

D. 155 North Rand Road - Timothy Grant Jewelers (PZC 2016-08 #1):

Public Hearing to consider the request for a Map Amendment to rezone the subject property from O-2 Limited Office District to B-1 Local and Community Business District, and a Variation of the minimum lot size of the subject property.

Applicant: Timothy Seifert of Timothy Grant Jewelers, Ltd.

Timothy Seifert, representing Timothy Grant Jewelry, presented their proposal to move their business from 927 S. Rand Road, Lake Zurich, to 155 N. Rand Road into an existing building. He described the proposed changes to the windows to change from a residential look to a more commercial look. Mr. Seifert said there are three additional parking spaces than were listed by the Police Department. The average number of customers per day are about 18 except for the Christmas season. He did a traffic study and found an equal number of customers are now coming from the north and the south so the new location access will be similar. He does not have any issues with staff's recommendation on landscaping and expressed a willingness to work with staff on any other issues.

MOTION was made by Commissioner Schultz, seconded by Commissioner McCormack, to close the public hearing on Application PZC 2016-08 #1 for Timothy Grant Jewelry at 7:14 p.m.

Upon roll call vote:

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

NAYS: 0

MOTION CARRIED

Motion was made by Commissioner McCormack, seconded by Commissioner Dannegger, 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: 6 Chairman Stratman, Commissioners Baumann, McCormack, Riley, Schultz, and Dannegger.

NAYS: 0

MOTION CARRIED

Motion was made by Commissioner Reilly, seconded by Commissioner McCormack, to receive into the public record the testimony presented by the Applicants, testimony presented by members of the public, and in response to questions by the Planning and Zoning Commission Members any testimony presented by Village Staff at tonight's Public Hearing.

Upon roll call vote:

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

NAYS: 0

MOTION CARRIED

Motion was made by Commissioner Dannegger, seconded by Commissioner McCormack, to recommend that the Village Board approve the Map Amendment which will rezone the Subject Property of 155 North Rand Road from O-2 Limited Office district to B-1 Local and Community Business district.

Upon roll call vote:

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

NAYS: 0

MOTION CARRIED

Motion was made by Commissioner McCormack, seconded by Commissioner Reilly, to recommend that the Village Board approve the Variation from minimum lot size of B-1 Local and Community Business district lot at the Subject Property of 155 North Rand Road, for Timothy Grant Jewelry.

Upon roll call vote:

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

NAYS: 0

MOTION CARRIED

Motion was made by Commissioner McCormack, seconded by Commissioner Dannegger, to recommend that the Village Board approve the Exterior Appearance Consideration at the Subject Property of 155 North Rand Road, for Timothy Grant Jewelry.

Upon roll call vote:

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

NAYS: 0

MOTION CARRIED

E. 300 East Route 22 - Self Storage (PZC 2016-08 #2):

Public Hearing to consider a request for a Special Use Permit for self-storage warehousing (SIC #4225) in the existing "I" Industrial District at the subject property.

Applicant: Steve Schwartz of 300 Main Street LZ LLC

Cal Bernstein, attorney for the property owner, said that U-Haul had withdrawn their proposal for the Subject Property and Steve Schwartz, developer and principal for 300 Main Street, LZ, LLC, now proposes to operate a self-storage facility at this location. Life Storage is proposing an arrangement with Ancient Graffiti, who currently occupies the building, where Ancient Graffiti will operate out of the northern part of the building until 2018 while Life Storage occupies and operates within the southern half of the building (Exhibit D.3). He said this application does not include rental or storage of trucks.

Mr. Schwartz introduced his staff and narrated a PowerPoint presentation showing site, aerial, landscape, signage, and photometric plans as well as elevations. He also discussed access (both access and egress on Route 22 with one-way exit on the east side), dock, gate, improved landscaping on the Buesching Road elevation, removal of the existing water tower and pump-

ing station, and installation of a new fire suppression system in late 2018. Mr. Schwartz clarified that the south half will have a new fire suppression installed right away and the north half will be installed in the third or fourth quarter of 2018. The hours of operation with staffing will be Monday through Friday 9 - 6 p.m., Saturday 8:30 - 5 or 6 p.m., and Sunday 9:30 -5 p.m. but users can access their units from 6 a.m. to 10 p.m. using a keypad. Mr. Schwartz answered questions posed by the PZC including phasing of the project, hours of access for renters, internal traffic flow, and traffic statistics. He intends to address any outstanding issues related to engineering. Liza stated they anticipate between 10-15 customers per weekday and 15-20 on the weekend with fewer visits in the winter. Mr. Schwartz met with Kelly Fraiser, manager of The Landings, and said she was pleased with the plan.

MOTION was made by Commissioner Baumann, seconded by Commissioner McCormack, to close the public hearing on Application PZC 2016-08 #2, 300 East Route 22 at 7:51 p.m.

Upon roll call vote:

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

NAYS: 0

MOTION CARRIED

Motion was made by Commissioner Baumann, seconded by Commissioner Dannegger, 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: 6 Chairman Stratman, Commissioners Baumann, McCormack, Riley, Schultz, and Dannegger.

NAYS: 0

MOTION CARRIED

Motion was made by Commissioner Baumann, seconded by Commissioner McCormack, to receive into the public record the testimony presented by the Applicants, testimony presented by members of the public, and in response to questions by the Planning and Zoning Commission Members any testimony presented by Village Staff at tonight's Public Hearing including the PowerPoint slide presentation that was handed out and as discussed this evening.

Upon roll call vote:

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

NAYS: 0

MOTION CARRIED

Motion was made by Commissioner Baumann, seconded by Commissioner Reilly, to recommend that the Village Board approve the Special Use Permit at the Subject Property of 300 East Route 22, for Life Storage, subject to the following conditions and as discussed this evening.

1. No storage of any kind will be permitted outside of the enclosed tenant space at 300 East Route 22. Failure of the Applicant to abide by this restriction will be grounds for rescission of the Special Use Permit.

2. The paved area to the east of the building must be sufficiently screened so as to create a visual barrier from East Route 22. Failure of the Applicant to abide by this restriction will be grounds for rescission of the Special Use Permit.

Upon roll call vote:

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

NAYS: 0

MOTION CARRIED

Motion was made by Commissioner McCormack, seconded by Commissioner Baumann, to to recommend that the Village Board grant Site Plan approval for the Subject Property at 300 East Route 22 for Life Storage.

Upon roll call vote:

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

NAYS: 0

MOTION CARRIED

Motion was made by Commissioner Baumann, seconded by Commissioner Dannegger, to recommend that the Village Board approve the exterior appearance modifications at the Subject Property of 300 East Route 22, for Life Storage.

Upon roll call vote:

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

NAYS: 0

MOTION CARRIED

**F. Amendments to the Text of Title 9 of the Village Municipal Code (PZC 2016-08 #3):**

Public Hearing to consider the request for a Text Amendment to amend the requirements for Courtesy Review - specifically Subsection 9-18-2B entitled "Preliminary Consideration by Board of Trustees".

Director Saher summarized his memorandum dated August 4, 2016, that presents staff's recommendation that would modify the requirement for Courtesy Review to make it an option as opposed to a requirement, which would allow certain projects to go directly to the PZC review process without going before the Village Board first. The Village Board, petitioner, or staff could request that the project have a Courtesy Review. Discussion followed.

Trustee Jeff Halen said the Village Board discussed this item at length at their recent meeting. He does not support the change because the Courtesy Review process allows the community a greater opportunity to become aware of items and to participate in discussions and provides a valuable service to the Board. He stated examples of projects where helpful discussion took place early in the process and involved the community. Trustee Halen said the change would remove a layer of transparency for everyone except staff and short change the residents.

Chairman Stratton said there is an excellent working relationship between the PZC and staff, and he is comfortable that appropriate discussion between staff and the developer have and

would take. He is confident that staff would require all areas of concern to be addressed before the item appears before the PZC. He observed that the residents have access to the same information the PZC members have via the website. The change would only impact proposed amendments to the Zoning Map and Zoning Code (Map and Text Amendments).

Director Saher said staff reports to the Board weekly and keeps them apprised of upcoming items that will come before the Board and the PZC. He listed other methods that staff uses regularly to communicate with the Board and the residents in a timely basis on proposed projects.

MOTION was made by Commissioner Baumann, seconded by Commissioner Reilly, to close the public hearing on PZC 2016-08 #03. Zoning Application for Text Amendment to Chapter 18 of Title 9 Relating to Courtesy Review at 8:39 p.m.

Upon roll call vote:

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

NAYS: 0

MOTION CARRIED

Motion was made by Commissioner Reilly, seconded by Commissioner Baumann, 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: 6 Chairman Stratman, Commissioners Baumann, McCormack, Riley, Schultz, and Dannegger.

NAYS: 0

MOTION CARRIED

Motion was made by Commissioner McCormack, seconded by Commissioner Baumann, to receive into the public record the testimony presented by the Applicants, testimony presented by members of the public, and in response to questions by the Planning and Zoning Commission Members any testimony presented by Village Staff at tonight's Public Hearing.

Upon roll call vote:

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

NAYS: 0

MOTION CARRIED

Motion was made by Commissioner Danneggar, seconded by Commissioner Baumann, to recommend that the Village Board approve the Text Amendment to amend Chapter 18 of Title 9 Relating to Courtesy Review.

Upon roll call vote:

AYES: 5 Chairman Stratman, Commissioners Baumann, Riley, Schultz, and Dannegger.

NAYS: 1 Commissioner McCormack

MOTION CARRIED

## **STAFF REPORT:**

Community Development Director Saher said as of today, no applications have been submitted but there are two continued applications. Associate Planner Williams distributed a draft for future staff reports that would provide more comprehensive information about the application. Director Saher reviewed the revised Staff Report format, which will facilitate complete projects only coming before the PZC.

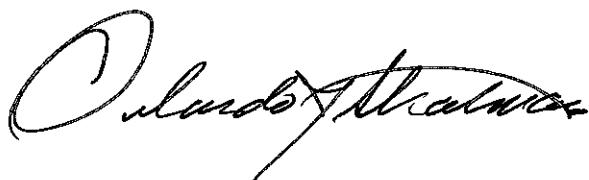
**ADJOURNMENT:**

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

The meeting was adjourned at 8:48 p.m.

*Submitted by: Janet McKay, Recording Secretary*

Approved by:

 / 17/2016