

Approved
VILLAGE OF LAKE ZURICH
PLANNING & ZONING COMMISSION MINUTES
JULY 18, 2018

The meeting was called to order by Chairman Stratman at 7:00 p.m.

ROLL CALL: *Present* – Chairman Stratman, Commissioners Dannegger, Giannini, Muir, and Schultz. *Absent* - Commissioners Baumann, Castillo, and Riley. Chairman Stratman noted a quorum was present and Alternate Muir would be participating as a full member due to an absence. *Also present:* Community Development Director Sarosh Saher.

CONSIDERATION OF MINUTES AND FINDINGS OF THE COMMISSION

Approval of the June 20, 2018 Meeting Minutes of the Planning & Zoning Commission:

MOTION was made by Commissioner Schultz, seconded by Commissioner Dannegger, to approve the June 20, 2018 minutes of the Planning and Zoning Commission as presented.

Upon roll call vote:

AYES: 2 Chairman Stratman and Commissioner Giannini.

NAYS: 0

ABSTENTION: 3 Commissioners Dannegger, Muir, and Schultz.

ABSENT: 3 Commissioners Baumann, Castillo, and Riley.

MOTION CARRIED

PUBLIC COMMENT - None

PUBLIC MEETING:

A. 880 North Old Rand Road - Life Time Athletic (PZC 2018-9)

The applicant has requested continuance of the application to be able to address comments from the staff review of the Final Plan submitted and provide additional documentation.

Applicant – Life Time Athletic

MOTION was made by Commissioner Schultz, seconded by Commissioner Muir, to continue the public meeting on Application PZC 2018-9 to August 15, 2018 at 7 p.m.

Upon roll call vote:

AYES: 5 Chairman Stratman, Commissioners Dannegger, Giannini, Muir, and Schultz.

NAYS: 0

ABSENT: 3 Commissioners Baumann, Castillo, and Riley.

PUBLIC HEARINGS:

MOTION was made by Commissioner Schultz, seconded by Commissioner Muir, to open the following public hearings at 7:05 p.m.

Application PZC 2017-5, 99 Quentin Road, Steil Plaza;

Application PZC 2018- 6, Zoning Code Text Amendment - Marinas

Upon roll call vote:

AYES: 5 Chairman Stratman, Commissioners Dannegger, Giannini, Muir, and Schultz.

NAYS: 0

ABSENT: 3 Commissioners Baumann, Castillo, and Riley.

MOTION CARRIED

Chair Stratman swore in those wishing to testify or comment at this time.

Continued Application:

A. 99 Quentin Road – Steil Plaza (PZC 2017-5)

The applicant has requested continuance of the application while issues related to the project and land are resolved. *Applicant – Patrick Taylor, Central One LLC.*

MOTION was made by Commissioner Dannegger, seconded by Commissioner Schultz, to continue the public hearing on PZC 2017-5, 99 Quentin Road, Steil Plaza, until August 15, 2018 at 7:00 p.m.

Upon roll call vote:

AYES: 5 Chairman Stratman, Commissioners Dannegger, Giannini, Muir, and Schultz.

NAYS: 0

ABSENT: 3 Commissioners Baumann, Castillo, and Riley.

MOTION CARRIED

B. Zoning Code Text Amendment - Marinas and Boat Launch Ramps (PZC 2018-6)

Public hearing to consider a request for an Amendment to the Text of the Zoning Code of the Village of Lake Zurich to include definitions and provisions for marinas and boat launch ramps. Detailed information is contained within the accompanying staff report and all exhibits submitted by the applicant. *Applicant – Village of Lake Zurich*

Director Saher, representing the Village of Lake Zurich, presented their petition for a Text Amendment to Chapters 7 and 24 of the Lake Zurich Zoning Code to allow for the establishment and operation of land uses related to “Marinas” and “Boat Launch Ramps” that had been continued from the June 20, 2018 meeting. The proposed text amendment is not being created with any particular property in mind but rather to provide for such features in the Lake Front Protection District in a safe and orderly manner. Director Saher said staff had met with individuals and groups that showed an interest in the language of the text amendment, but additional comments had been received via email since the packets had been prepared. The Lions Club sent a list of questions today that staff was not able to respond to yet.

The meeting was opened up to those wishing to speak. John Thode, 52 Robertson Road, said he is also representing the Lake Property Owners Association (LPOA). He agrees that some regulation is necessary and understands staff’s broad approach, but believes there should be a segregation between private and commercial uses so homeowners associations and residents from Bayshore and Sandy Point, for example, are not regulated as an establishment that might fuel up or sell boats. Mr. Thode said LPOA has the responsibility to grant permits for lake use and recommends any changes to the zoning code maintain consistency, and the lake management remain the way it has been in the past.

Director Saher elaborated on the scope of the proposed text amendment and said staff has been viewing marinas as a commercial use but could further define marinas by use. He said the Village

cannot adopt terms of a private agreement between members such as LPOA has with their members. Mr. Thode clarified that he was referring to Chapter 4 and not their bylaws.

John Walborg, 497 Carolian Drive, said lake usage is a privilege and noted that LPOA and the Lions Club have been diligent in their care of the lake. He asked that staff only allow what is in the best interest of the health and enjoyment of the lake.

Dennis Abbott, 216 W. Main Street, owner of Bill's Boats, said that LPOA does not run the lake and the Village of Lake Zurich does not have authority over the lake. Mr. Abbott said the IDNR dictates the rules and regulations that he follows.

Due to a member of the public running late, it was requested that the Public Hearing be paused until the speaker arrived.

MOTION was made by Commissioner Schultz, seconded by Commissioner Muir, to pause the public hearing at 7:29 p.m. until the expected speaker arrived.

Upon roll call vote:

AYES: 5 Chairman Stratman, Commissioners Dannegger, Giannini, Muir, and Schultz.

NAYS: 0

ABSENT: 3 Commissioners Baumann, Castillo, and Riley.

MOTION CARRIED

Director Saher gave the fourth presentation on zoning and development topics. The presentation was on *Main Street Redevelopment*. He showed a PowerPoint that explained what Lake Zurich Downtown Redevelopment is and gave updates on the activity on Block A, Block C, and the new Sunset Pavilion. He listed the parcels owned by the Village of Lake Zurich in the downtown area, as well as privately owned parcels available for development: Block A (315 feet of lake frontage); Block B (135 feet of frontage); Block E (275 feet of frontage); Block F (Gateway parcel); and Block G (southwest corner of Old Rand Road and Route 22). Director Saher listed various ways the Village is marketing the downtown area and the successful development that has already been achieved or is in process and invited all to help in marketing it through their enthusiasm.

MOTION was made by Commissioner Schultz, seconded by Commissioner Muir, to reopen the public hearing on Application PZC 2018-6 Zoning Code Text Amendment, Marinas at 7:57 p.m.

Upon roll call vote:

AYES: 5 Chairman Stratman, Commissioners Dannegger, Giannini, Muir, and Schultz.

NAYS: 0

ABSENT: 3 Commissioners Baumann, Castillo, and Riley.

MOTION CARRIED

Keith Hunt, 7 Fox Hunt, Hawthorn Woods, said he is representing the Lions Club. They are concerned that the proposed language is too broad and needs to be more specific with commercial property referred to separately. He said the Lions Club limits themselves to raising funds for beneficial projects which is different from a "for profit" business.

Director Saher said staff would like to further review and revisit the application and modify the language based upon the public comments. He will post the revisions on the Village website prior to the next PZC meeting. Mr. Hunt offered his assistance in making the revisions.

MOTION was made by Commissioner Schultz, seconded by Commissioner Giannini, to continue the public hearing on Application PZC 2018-6 Zoning Code Text Amendment, Marinas, to August 15, 2018 at 7 p.m.

Upon roll call vote:

AYES: 5 Chairman Stratman, Commissioners Dannegger, Giannini, Muir, and Schultz.

NAYS: 0

ABSENT: 3 Commissioners Baumann, Castillo, and Riley.

MOTION CARRIED

STAFF REPORT:

Director Saher said there may be a new application for a variation to allow a patio and two items had been continued this evening that would be on the August agenda.

ADJOURNMENT:

MOTION was made by Commissioner Dannegger, seconded by Commissioner Muir, to adjourn the meeting. Voice Vote, all in favor. MOTION CARRIED. The meeting was adjourned at 8:07 p.m.

Submitted by: Janet McKay, Recording Secretary

Approved by:

A handwritten signature in black ink, appearing to read "Orlando Stratman".