

Approved
VILLAGE OF LAKE ZURICH
PLANNING & ZONING COMMISSION MINUTES
OCTOBER 24, 2018

The meeting was called to order by Chairman Stratman at 7:03 p.m.

ROLL CALL: *Present* – Chairman Stratman, Commissioners Baumann, Giannini, and Schultz. *Absent* - Commissioners Castillo, Dannegger, Muir, and Riley. Chairman Stratman noted a quorum was present. *Also present*: Community Development Director Sarosh Saher and Planner Tim Verbeke.

CONSIDERATION OF MINUTES AND FINDINGS OF THE COMMISSION

Approval of the August 15, 2018 Meeting Minutes of the Planning & Zoning Commission:

MOTION was made by Commissioner Schultz, seconded by Commissioner Giannini, to approve the August 15, 2018 minutes of the Planning and Zoning Commission as presented.

Upon roll call vote:

AYES: 2 Chairman Stratman and Commissioner Schultz.

NAYS: 0

ABSTENTION: 2 Commissioners Baumann and Giannini

ABSENT: 4 Commissioners Castillo, Dannegger, Muir, and Riley.

MOTION CARRIED

PUBLIC COMMENT - None

PUBLIC HEARINGS:

MOTION was made by Commissioner Baumann, seconded by Commissioner Giannini, to open the following public hearings at 7:06 p.m.

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

Application PZC 2018- 8, 24168 North Midlothian Road - Avery Ridge Subdivision

Upon roll call vote:

AYES: 4 Chairman Stratman, Commissioners Baumann, Giannini, and Schultz.

NAYS: 0

ABSENT: ABSENT: 4 Commissioners Castillo, Dannegger, Muir, 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 Baumann, seconded by Commissioner Schultz, to continue the public hearing on PZC 2017-5, 99 Quentin Road, Steil Plaza, until November 28, 2018 at 7:00 p.m. or until the next regularly scheduled PZC meeting.

Upon roll call vote:

AYES: 4 Chairman Stratman, Commissioners Baumann, Giannini, and Schultz.

NAYS: 0

ABSENT: ABSENT: 4 Commissioners Castillo, Dannegger, Muir, and Riley.

MOTION CARRIED

B. 24168 North Midlothian Road - Avery Ridge Subdivision (PZC 2018-8)

Public hearing to reconsider a request for Development Concept Plan approval for the 35-lot subdivision known as Avery Ridge within an R-5 Residential Zoning District. The application includes a request for approval of zoning entitlements and modifications to the zoning and land development code for the residential subdivision. Detailed information is contained within the accompanying staff report and all exhibits submitted by the applicant.

Applicant – M/I Homes

Director Saher introduced the project and provided background information on why it was before the PZC again. The Applicant went before the Village Board on October 1, 2018 to request consideration of an Annexation Agreement at a public hearing. At that time the Applicant proposed minor changes to the preliminary site plan to the garage/storage building on Lot 4. It was also determined that certain lots required modifications to the zoning code that had been overlooked by staff during their initial review of the subdivision. Staff recommended the project be reconsidered by the PZC through the public hearing process to obtain approval of the modifications. The Village Board will need to consider and vote on final approval of their plat of annexation, zoning classification and development concept plan. The layout and lot numbers remain the same.

Greg Collins, M/I Homes, concurred with Director Saher's summary and provided additional information. He said pages 11 and 12 of the Staff Report provided detailed information on the changes. He narrated a PowerPoint presentation and reviewed various exhibits including an aerial view of the site plan and discussed demolition of the existing barn, which will be replaced by a smaller structure. The setback was changed from 30 feet to 15 feet for the accessory structure. The curve radius was changed from 150 to 60 feet. Director Saher said the Fire Prevention Bureau did not object to the reduced turning radius. Mr. Collins reviewed the elevations, which were enhanced to bring a higher level of detail to the architectural elements. and offer five options for each model. Director Saher said the revised elevations will assist in reducing monotony or repetitiveness.

MOTION was made by Commissioner Baumann, seconded by Commissioner Schultz, to close the public hearing on Application PZC 2018-8 to reconsider a request for a development concept plan for 24168 North Midlothian Road - Avery Ridge Subdivision at 7:21 p.m.

AYES: 4 Chairman Stratman, Commissioners Baumann, Giannini, and Schultz.

NAYS: 0

ABSENT: ABSENT: 4 Commissioners Castillo, Dannegger, Muir, and Riley.

MOTION CARRIED

MOTION was made by Commissioner Baumann, seconded by Commissioner Giannini, 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: 4 Chairman Stratman, Commissioners Baumann, Giannini, and Schultz.

NAYS: 0

ABSENT: ABSENT: 4 Commissioners Castillo, Dannegger, Muir, and Riley.

MOTION CARRIED

MOTION was made by Commissioner Baumann, seconded by Commissioner Giannini, to to recommend that the Village Board approve the Application PZC 2018-8 to reconsider a request for a development concept plan for 24168 North Midlothian Road - Avery Ridge Subdivision.

Upon roll call vote:

AYES: 4 Chairman Stratman, Commissioners Baumann, Giannini, and Schultz.

NAYS: 0

ABSENT: ABSENT: 4 Commissioners Castillo, Dannegger, Muir, and Riley.

MOTION CARRIED

RECESS: The meeting was recessed from 7:25 - 7:30 p.m. Commissioner Schultz left the meeting at 7:25 p.m.

STAFF REPORT:

Comprehensive Plan Update:

Director Saher introduced Paul Perrano, a commercial real estate broker and resident at Somerset Townhomes, who expressed an interest in the PZC meetings. Mr. Perrano said he plans to attend the meetings and offered his assistance if needed.

Director Saher gave a presentation on the proposed comprehensive plan update. The changes recommend a shift in emphasis from growth and expansion policies to include growth, expansion, and a thorough review of infill development issues. He said the main points are Main Street (downtown) development, review is of Village owned-property (Block A, Block B, and Block D), use of PUD and the development process, and changes to the Designated Land use Map and specific land use.

The Main Street development review would provide general recommendations including the option for the Village to form partnerships with privately-owned properties. Another option would be to convey these properties to private owners, which would preclude the Village from taking any action on these properties. Director Saher said the use of the PUD and the development process allow for creative planning and site design and provides an opportunity for the village to receive donations and/or amenities for public use in exchange for zoning concessions that may be necessary to fit a particular parcel and/or use. Revisions to the PUD process will apply to commercial

as well as residential development. Perimeter growth along North Rand Road includes the EZ-Go, Calabrese, and Mt. St. Joseph properties. The village will consider other annexation requests on a case-by-case basis. Changes to the Designated Land use Map and specific land use including amendments to land use policy will address treatment of land uses and will incorporate feedback from the community.

The next tentative steps will be presentation of a draft summary document (which will be an addendum to 2003 Comprehensive Plan document) in November, a Comprehensive Plan land use draft, to complete the one-minute videos with four more Comprehensive Plan update topics (educational tools). In December discussions with the community will begin with the draft document and resolution to Comprehensive Plan updates to be presented to the Village Board in January with adoption to follow. Additional plans include preparing a marketing study, zoning code updates within Title 9, and Land Development Code updates within Title 10. A brief question and answer period followed. Community involvement is on-going and comments are welcome.

Director Saher said there were no items on the agenda for the November meeting at this time, but the deadline for applications was still open.

ADJOURNMENT:

MOTION was made by Commissioner Giannini, seconded by Commissioner Baumann, to adjourn the meeting. Voice Vote, all in favor. MOTION CARRIED. The meeting was adjourned at 7:50 p.m.

Submitted by: Janet McKay, Recording Secretary

Approved by:

