

Approved  
**VILLAGE OF LAKE ZURICH**  
**PLANNING & ZONING COMMISSION MINUTES**  
**NOVEMBER 28, 2018**

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

**ROLL CALL:** *Present* – Chairman Stratman, Commissioners Baumann, Giannini, Muir, Riley, and Schultz. *Absent* - Commissioners Castillo and Dannegger. 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 October 24, 2018 Meeting Minutes of the Planning & Zoning Commission:

MOTION was made by Commissioner Baumann, seconded by Commissioner Schultz, to approve the October 24, 2018 minutes of the Planning and Zoning Commission as presented.

Upon roll call vote:

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

NAYS: 0

ABSTENTION: 2 Commissioners Muir and Riley.

ABSENT: 2 Commissioners Castillo and Dannegger

MOTION CARRIED

**PUBLIC COMMENT** - None

**PUBLIC HEARINGS:**

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

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

Application PZC 2018- 12, 101 East Main Street, Steel Hearts Brewery

Upon roll call vote:

AYES: 6 Chairman Stratman, Commissioners Baumann, Giannini, Muir, Riley, and Schultz.

NAYS: 0

ABSENT: 2 Commissioners Castillo and Dannegger.

MOTION CARRIED

Chair Stratman swore in those wishing to testify or comment.

*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 Muir, to continue the public hearing on PZC 2017-5, 99 Quentin Road, Steil Plaza, until December 19, 2018 at 7:00 p.m. or until the next regularly scheduled PZC meeting.

Upon roll call vote:

AYES: 6 Chairman Stratman, Commissioners Baumann, Giannini, Muir, Riley, and Schultz.

NAYS: 0

ABSENT: 2 Commissioners Castillo and Dannegger.

MOTION CARRIED

B. 101 E. Main Street - Steel Hearts Brewery (PZC 2018-12)

Public hearing to consider a request for Special Use Permits and an Amendment to the Text of the Zoning Code to allow for the establishment of a microbrewery in the B-2 Central Business Zoning District. Detailed information is contained within the accompanying staff report and all exhibits submitted by the applicant. *Applicant – Mark Cook*

Mark Cook, current owner and operator of Mark Cook's Garden Center, presented his petition to convert his garden center into a microbrewery and tap room. He reviewed the site plan for the 2,000 square-foot brewery and bottling area, 1,900 square-foot tap room with bar and seating, 1,000 square-foot for brewery operations office space, and live entertainment stage for the entertainment area. A 2,000 square-foot outdoor seating area including 735 square-feet for rooftop seating are also proposed. There will be a legal agreement allowing parking in the Lions Club lot with a pedestrian walkway connecting them. Signage will be provided directing customers to the parking. A decorative or split-rail fence will be erected on the east side of the subject property for the protection of customers due to the proximity of the street and railroad tracks. He is considering having food trucks supply food at busier times such as on weekends. There will be indoor entertainment. He is considering hosting special events such as an October Fest celebration and is open to partnering with the Village. Tentative ours of operation are 12 p.m. - 10 p.m. Monday through Friday, 12 p.m. - 12 a.m. Saturday, and 12 p.m. - 4 p.m. Sunday.

Director Saher thought a decorative fence would provide a better barrier and provide better patron protection. Mr. Cook agreed to work with staff on fencing. Director Saher said staff does not anticipate a noise problem due to the configuration but noted that excessive noise would be regulated by the Village Code.

Marty Felson, 33 Harbor Drive, spoke in support of Mr. Cook and his project and asked for the PZC, the Village Board, and staff to be lenient when considering the project due to Mr. Cook's 35 years as a resident and successful business owner.

MOTION was made by Commissioner Baumann, seconded by Commissioner Schultz, to close the public hearing on Application PZC 2018-12 to consider a request for Special Use Permits and an Amendment to the Text of the Zoning Code to allow for the establishment of a microbrewery in the B-2 Central Business Zoning District at 7:24 p.m.

Upon roll call vote:

AYES: 6 Chairman Stratman, Commissioners Baumann, Giannini, Muir, Riley, and Schultz.

NAYS: 0

ABSENT: 2 Commissioners Castillo and Dannegger.

**MOTION CARRIED**

MOTION was made by Commissioner Baumann, 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: 6 Chairman Stratman, Commissioners Baumann, Giannini, Muir, Riley, and Schultz.

NAYS: 0

ABSENT: 2 Commissioners Castillo and Dannegger.

**MOTION CARRIED**

MOTION was made by Commissioner Baumann, seconded by Commissioner Riley, 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 staff at tonight's Public Hearing.

Upon roll call vote:

AYES: 6 Chairman Stratman, Commissioners Baumann, Giannini, Muir, Riley, and Schultz.

NAYS: 0

ABSENT: 2 Commissioners Castillo and Dannegger.

**MOTION CARRIED**

MOTION was made by Commissioner Baumann, seconded by Commissioner Muir, to to recommend that the Village Board approve the Special Use Permit to allow for Steel Hearts Brewery to allow for outdoor seating accessory to the authorized Special Use Permit, and the establishment of a manufacturer of beverages in Lake Zurich's B-2 Central Business District.

Upon roll call vote:

AYES: 6 Chairman Stratman, Commissioners Baumann, Giannini, Muir, Riley, and Schultz.

NAYS: 0

ABSENT: 2 Commissioners Castillo and Dannegger.

**MOTION CARRIED**

MOTION was made by Commissioner Baumann, seconded by Commissioner Muir, to to recommend that the Village Board approve an amendment to the zoning code Section 9-4-3 - Business District Special Uses, to provide for Drinking Places accessory to the authorized Special Use Permit.

Upon roll call vote:

AYES: 6 Chairman Stratman, Commissioners Baumann, Giannini, Muir, Riley, and Schultz.

NAYS: 0

ABSENT: 2 Commissioners Castillo and Dannegger.

**MOTION CARRIED**

**STAFF REPORT:**

Approval of the 2019 Planning and Zoning Commission Meeting Calendar:

MOTION was made by Commissioner Baumann, seconded by Commissioner Schultz, to recommend that the Village Board approve the publication of the 2019 Planning and Zoning Commission Meeting Calendar with meetings being held on the third Wednesday of the month at 7:00 p.m. unless there is a conflict or adjustment requiring a special meeting or time change.

Upon roll call vote:

AYES: 6 Chairman Stratman, Commissioners Baumann, Giannini, Muir, Riley, and Schultz.

NAYS: 0

ABSENT: 2 Commissioners Castillo and Dannegger.

MOTION CARRIED

Comprehensive Plan Update:

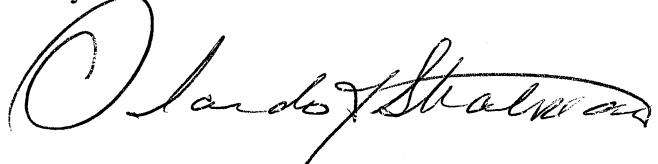
Director Saher said staff has not received any negative responses on the four main points he covered last month: Main Street (downtown) development, review of Village owned-property (Block A, Block B, and Block D), use of PUD and the development process, and changes to the Designated Land use Map and specific land use. Further updates on the Comprehensive Plan will be brought forward as they are ready. At their December meeting, the PZC will be asked to consider a temporary moratorium for one year on the establishment and approval of tobacco, vape, and nicotine shops. The Board of Trustees will consider how to modify definitions, include those land uses through code amendments, and regulate those types of uses. At their December 3 meeting, the Village Board will consider adding E-cigarettes to tobacco products and increasing the age to 21 for the use, sale, and possession of any tobacco products as part of the effort by the State of Illinois to institute within the state "Tobacco 21".

**ADJOURNMENT:**

MOTION was made by Commissioner Baumann, seconded by Commissioner Schultz, to adjourn the meeting. Voice Vote, all in favor. MOTION CARRIED. The meeting was adjourned at 7:36 p.m.

*Submitted by: Janet McKay, Recording Secretary*

Approved by:

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