

Approved
VILLAGE OF LAKE ZURICH
PLANNING & ZONING COMMISSION MINUTES
DECEMBER 19, 2018

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

ROLL CALL: *Present* – Chairman Stratman, Commissioners Baumann, Castillo, Dannegger, Giannini, Muir, Riley, and Schultz. 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 November 28, 2018 Meeting Minutes of the Planning & Zoning Commission:
MOTION was made by Commissioner Riley, seconded by Commissioner Baumann, to approve the November 28, 2018 minutes of the Planning and Zoning Commission as presented.

Upon roll call vote:

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

NAYS: 0

ABSTENTION: 2 Commissioners Castillo and Dannegger

MOTION CARRIED

PUBLIC COMMENT - None

PUBLIC HEARINGS:

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

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

Application PZC 2018- 15, Text Amendment - Temporary Moratorium on establishments related to the sale, use, and possession of tobacco and nicotine related products.

Upon roll call vote:

AYES: 8 Chairman Stratman, Commissioners Baumann, Castillo, Dannegger, Giannini, Muir, Riley, and Schultz.

NAYS: 0

MOTION CARRIED

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.*

Director Saher provided an update and clarification on this application, which is a PUD. The litigation between the property owner and the applicant may be coming to a close. Staff is monitoring the proposal and will review it for changes that could require renotification if and when it comes forward for a public hearing.

MOTION was made by Commissioner Schultz, seconded by Commissioner Baumann, to continue the public hearing on PZC 2017-5, 99 Quentin Road, Steil Plaza, until January 16, 2019 at 7:00 p.m. or until the next regularly scheduled PZC meeting.

Upon roll call vote:

AYES: 8 Chairman Stratman, Commissioners Baumann, Castillo, Dannegger, Giannini, Muir, Riley, and Schultz.

NAYS: 0

MOTION CARRIED

B. Text Amendment - Temporary Moratorium on the new establishment of certain land uses (PZC 2018-15)

Public hearing to reconsider a request for an Amendment to the Text of the Zoning Code to provide for a Moratorium on the approval of any new tobacco or e-cigarette/vaping shops for a period of one (1) year. Detailed information is contained within the accompanying staff report and all exhibits submitted by the applicant. *Applicant – Village of Lake Zurich*

Director Saher presented the application for a proposed text amendment to the Lake Zurich Zoning Code for a temporary moratorium of one year beginning on January 1, 2019, on new tobacco stores and stands including tobacco and/or nicotine retailers, vendors, shops, outlets, and any other purveyor of tobacco and/or nicotine products within the Village. This will not effect existing businesses and will allow the Village an opportunity to consider appropriate zoning code amendments for dealing with new stores during the period of the moratorium. He summarized the items in the Staff Report and answered questions posed by the commissioners.

MOTION was made by Commissioner Baumann, seconded by Commissioner Riley, to close the public hearing on Application PZC 2018-15, Text Amendment - Temporary Moratorium on establishments related to the sale, use, and possession of tobacco and nicotine related products, at 7:24 p.m.

Upon roll call vote:

AYES: 7 Chairman Stratman, Commissioners Baumann, Castillo, Dannegger, Muir, Riley, and Schultz.

NAYS: 1 Commissioner Giannini.

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: 8 Chairman Stratman, Commissioners Baumann, Castillo, Dannegger, Giannini, Muir, Riley, and Schultz.

NAYS: 0

MOTION CARRIED

MOTION was made by Commissioner Baumann, seconded by Commissioner Dannegger, 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.

AYES: 8 Chairman Stratman, Commissioners Baumann, Castillo, Dannegger, Giannini, Muir, Riley, and Schultz.

NAYS: 0

MOTION CARRIED

MOTION was made by Commissioner Baumann, seconded by Commissioner Schultz, to to recommend that the Village Board approve a text amendment to the Zoning Code to provide a temporary moratorium on establishments related to the sale, use, and possession of tobacco and nicotine related products effective on the date that the Village Board takes action.

Upon roll call vote:

AYES: 7 Chairman Stratman, Commissioners Baumann, Castillo, Dannegger, Muir, Riley, and Schultz.

NAYS: 1 Commissioner Giannini.

MOTION CARRIED

STAFF REPORT:

Comprehensive Plan Update:

Director Saher said he and his staff continue to review the document to consider necessary revisions. There will be a public hearing to consider any proposed amendments.

ADJOURNMENT:

MOTION was made by Commissioner Schultz, seconded by Commissioner Dannegger, to adjourn the meeting. Voice Vote, all in favor. MOTION CARRIED. The meeting was adjourned at 7:30 p.m.

Submitted by: Janet McKay, Recording Secretary

Approved by:

A handwritten signature in black ink, appearing to read "Janet McKay".