

Approved  
**VILLAGE OF LAKE ZURICH**  
**PLANNING & ZONING COMMISSION MINUTES**  
**FEBRUARY 20, 2019**

The meeting was called to order by Chairman Stratman at 7:01 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 December 19, 2018 Meeting Minutes of the Planning & Zoning Commission:

MOTION was made by Commissioner Baumann, seconded by Commissioner Schultz, to approve the December 19, 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

ABSENT: 2 Commissioners Castillo and Dannegger

MOTION CARRIED

**PUBLIC COMMENT**

Marty Filson, 33 E. Harbor Drive, had comments regarding the draft comprehensive plan being presented tonight. He would like the PZC to act as a conduit to those who make decisions. He referred to Recommendations #4 and 5 and suggested the focus be on improving the image of the village and be positive rather than avoiding the negative. Mr. Filson referred to the animal clinic on the agenda tonight and thought the original concept in the PUD should be adhered to and the restaurant use retained. He asked that staff and the PZC quit changing the plan to accommodate proposals that comes forward. He also had comments regarding Block B.

**PUBLIC HEARINGS:**

MOTION was made by Commissioner Riley, seconded by Commissioner Schultz, to open the following public hearings at 7:12 p.m.

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

Application PZC 2019-01, 80 Genesee Street (Block G) - Residential Townhouse Subdivision known as Canterbury Estates

Application PZC 2019-02, Lake Zurich Comprehensive Plan

Application PZC 2019-03, 195 South Rand Road (pad in front of Holiday Inn) – New Animal Hospital.

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

*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 Riley, seconded by Commissioner Muir, to continue the public hearing on PZC 2017-5, 99 Quentin Road, Steil Plaza, until March 20, 2019 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. 195 South Rand Road (pad in front of Holiday Inn) - New Animal Hospital (PZC 2019-03)

Development of the approximately 1.7-acre (73,908 square feet) property with a new 2,500 to 3,000 square-foot animal hospital building and associated fenced are. No overnight boarding of pets is proposed. *Applicant – Dr. Manmeet S. Gill and Dr Hargeet K. Brar.*

Dr. Gill gave a presentation on his proposal to construct a veterinary clinic on Lot 3, which is the vacant pad in front of the Holiday Inn at 195 S. Rand Road. He believes Lake Zurich is a vibrant community that could use another clinic since there are only three in the area. The site is 74,000 square feet with 8,000 square feet allocated for the parking lot with shared parking. Dr. Gill proposes to construct the clinic in multiple phases with a new 3,300 square-foot building to be initially constructed with the possibility of expansion. There will be an outdoor pet walking/exercise area enclosed with a 6-foot high solid fence on the south side of the building. Hours of operation would be Monday - Friday 8 a.m. to 6 p.m. with half days on Saturdays. There will be no outside kennel or boarding with the exception of the animals being treated.

Director Saher provided historical information about the site, which has been vacant since 2008. The owners have been unable to market the site as a restaurant as they originally intended because it lacks visibility from Rand Road. He addressed the conditions of the PUD that were approved in 2008. The current B-3 zoning allows animal clinics with a special use permit. Due to the less intense use, Director Saher said there would far fewer trips generated than a restaurant, and believes this land use is better for that site.

MOTION was made by Commissioner Riley, seconded by Commissioner Schultz, to to close the public hearing on Application PZC 2019-03, 195 South Rand Road, pad in front of Holiday Inn, Lot 3, at 7:25 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 Schultz, seconded by Commissioner Muir, 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 Riley, seconded by Commissioner Muir, 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 Schultz, seconded by Commissioner Muir, to to recommend that the Village Board approve Application PZC 2019-3 to consider the development of an animal clinic building and associated fenced are for 195 South Rand Road (pad in front of Holiday Inn, Lot 3).

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

C. 80 Genesee Street (Block G) - Residential Townhouse Subdivision known as Canterbury Estates (PZC 2019-01)

Development of the approximately 3.3-acre assemblage of parcels owned by Gregory Schwermer for 40 new townhomes within 10 buildings to be built by Ryan Homes. The assemblage also includes a 0.37-acre parcel owned by the village which is being requested to be conveyed to the developer.

*Applicants: Ryan Homes*

Scott Sheldon, Ryan Homes, and property owner and developer Greg Schwermer presented their proposal to construct 40 new townhomes with 10 buildings on the north side of Route 22 to the west of the intersection of Old Rand Road. The buildings would have brick and hardie board exterior with the units having three bedrooms that range in size from 1,700 - 1,950 square feet. The three-story townhomes will have rear-loaded two-car garages. Mr. Sheldon listed the steps they will take to reduce the impact of noise from the railroad tracks, which include the design and site plan, building materials, and type of windows.

Property access was discussed. There will be a right-in right-only access onto Route 22. There will be a stub to the Breslow property for future access although there is no formal agreement yet. Commissioner Giannini object to the density of the development and would like to see more green space provided. Considerable discussion followed on the adequacy of guest parking since the site is land-locked. Mr. Sheldon said each unit has a two-car garage plus two parking spaces in their driveway providing four spaces per townhome with an six additional spaces provided for overflow parking totaling 166 spaces. The private road will measure 25 feet back-to-back. Director Saher this proposal exceeds the parking requirement, which is 132 spaces for a townhome development of this size, but because it is in the downtown overlay district, the number of required spaces is reduced to 122.

Approval is contingent upon the developer receiving IDOT approval for access, which was discussed. A resident or visitor wishing to go east would need to go to Ela Road to make a U-turn since they are not allowed at June Terrace or at Main Street. Project engineer Ron Adams provided historical information on how the parcel was impacted when the Route 22 bypass was installed in 2004-05. He said IDOT would likely grant a full access intersection if traffic warrants were met. Commissioner Riley said he would have liked to see the street view from Route 22 and expressed concerns about density, parking, and lack of green space.

Jeff Halen, 154 S. Pleasant Road, had concerns about the marketability of the townhomes, noise , and parking. He also mentioned train wheel dust as an additional problem. Mr. Schwermer said there will be a five-foot wooden fence plus landscaping to screen the property from the tracks. He noted that this is a railroad “quiet” zone, and the units will be well-insulated. He said he has been unable to develop the property with a commercial use and believes this use is appropriate.

Discussion followed with various commissioners expressing concerns about the density, lack of green space, insufficient guest parking, and marketability. Mr. Sheldon offered to provide a street view and noted that the park, lake, and downtown are within easy walking distance from the units, which will provide recreational activities for the residents.

MOTION was made by Commissioner Riley, seconded by Commissioner Muir, to to close the public hearing on Application PZC 2019-01, to consider a request for the development of 40 new townhomes within 10 buildings and the conveyance of a 0.37-acre parcel owned by the village at 8:26 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 Riley, seconded by Commissioner Muir, 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 Danneegger

MOTION CARRIED

MOTION was made by Commissioner Riley, seconded by Commissioner Schultz, 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 Danneegger

MOTION CARRIED

MOTION was made by Commissioner Schultz, seconded by Commissioner Riley, to recommend that the Village Board approve Application PZC 2019-01 a request for the development of 40 new townhomes within 10 buildings and the conveyance of a 0.37-acre parcel owned by the village.

Upon roll call vote:

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

NAYS: 0

ABSENT: 2 Commissioners Castillo and Danneegger

MOTION CARRIED

C. Lake Zurich Comprehensive Plan (PZC 2019-02).

Consideration of a zoning application requesting amendments and updates the Official Comprehensive Plan of the Village of Lake Zurich as referenced and described in Chapter 9-2-5 of the Lake Zurich Zoning Code.

*Applicant: Village of Lake Zurich*

Director Saher gave a presentation providing the highlights of the draft comprehensive plan, which he said is a working document and a guide to provide a wide picture of the direction the community wants the town to go. The presentation included Background, Analysis, General Findings, and Recommendations. The Land Use Map was reviewed. To help introduce the comprehensive plan and zoning issues to the community, 10 one-minute videos had been created and made available to the public. The next step will be to update the Zoning and Land Development Codes and create sub-area, corridor, and marketing plans.

A question and answer period followed. Director Saher further addressed commercial development trends. Since the Route 12 corridor is mostly built out, the focus is mainly on Route 22 and specific areas like the downtown and industrial park.

Marty Filson, 33 E. Harbor Drive, suggested there be an update of the comprehensive plan every 2-3 years. He thinks the new townhomes just approved will end up being rental units, and there will be parking problems.

Jeff Halen, agreed with Mr. Filson's comments and thinks the comprehensive plan should be a living document that is continually updated. Mr. Halen said the PZC should always hold the developers fully accountable and ask if the development meets the intent of the document and follow it consistently.

MOTION was made by Commissioner Riley, seconded by Commissioner Muir, to to close the public hearing on Application PZC 2019-02, to consider approval of the draft comprehensive plan by the village at 9:06 p.m.

Upon roll call vote:

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

NAYS: 0

ABSENT: 2 Commissioners Castillo and Danegger

MOTION CARRIED

MOTION was made by Commissioner Riley, seconded by Commissioner Muir, 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 Danegger

MOTION CARRIED

MOTION was made by Commissioner Riley, seconded by Commissioner Schultz, 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 Danegger

MOTION CARRIED

MOTION was made by Commissioner Schultz, seconded by Commissioner Muir, to to recommend that the Village Board approve Application PZC 2019-02 a request for approval of the draft comprehensive plan by the village.

Upon roll call vote:

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

NAYS: 1 Commissioner Baumann

ABSENT: 2 Commissioners Castillo and Danegger

MOTION CARRIED

