

Approved
VILLAGE OF LAKE ZURICH
PLANNING & ZONING COMMISSION MINUTES
MAY 15, 2019

The meeting was called to order by Chairman Stratman at 7:05 p.m.

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

CONSIDERATION OF MINUTES AND FINDINGS OF THE COMMISSION

Approval of the April 17, 2019 Meeting Minutes of the Planning & Zoning Commission:
Commissioner Baumann asked that the motion for 555 Oakwood Road be amended to say “wet ground” rather than “wetland area”.

MOTION was made by Commissioner Baumann, seconded by Commissioner Schultz, to approve the April 17, 2019 minutes of the Planning and Zoning Commission as with one amendment.

Upon roll call vote:

AYES: 5 Chairman Stratman, Baumann, Castillo, Muir, and Schultz.

NAYS: 0

ABSENT: 3 Commissioners Dannegger, Giannini, and Riley.

MOTION CARRIED

PUBLIC COMMENT - None

PUBLIC HEARINGS:

MOTION was made by Commissioner Baumann, seconded by Commissioner Schultz, to open the following public hearings at 7:10 p.m.

Application PZC 2019-11, 58 North Old Rand Road - Text Amendment and Special Use Permit

Application PZC 2019-12, 908 Donata Court - Special Use Permit

Application PZC 2019-13, 100 Church Street - Planning Unit Development

Upon roll call vote:

AYES: 5 Chairman Stratman, Baumann, Castillo, Muir, and Schultz.

NAYS: 0

ABSENT: 3 Commissioners Dannegger, Giannini, and Riley.

MOTION CARRIED

New Applications

A. 58 North Old Rand Road – Text Amendment and Special Use Permit for a Martial Arts Studio (PZC 2019-11)

Public hearing to consider a request for a Text Amendment and Special Use Permit to establish a Martial Arts Facility in the B-2 Central Business District. Detailed information is contained within the accompanying staff report and all exhibits submitted by the applicant.

Applicant: Linda Donner, on behalf of Nisei Dojo - Owner: John Schweda

Applicant Linda Donner provided background information about the group fitness and karate programs she has operated over the past 18 years through the Lake Zurich Parks Department. She intends to continue her relationship with the Village Parks Department and offer physical fitness programs as well as karate and self-defense classes. This will not be a full-service gym. Classes will be scheduled during the hours of 5:30 a.m. through 9:00 p.m. Monday through Saturday with Sunday hours if needed. Ms. Donner expects to expand the number of students from 40 to 100 monthly students at the new location that will have expanded hours. The 2,000 square-foot unit she will occupy is in an existing multi-tenant building that was previously occupied by Crea Ballroom Dance Studio and will not require retrofitting. It was noted by the PZC that the Parks Department assisted Ms. Donner in finding her new locations and offered their support and looks forward to their continuing partnerships.

Jackie and Joe Mirza, 51 Haversham Lane, Barrington, Annette Blumenthal, 461 Farm Bridge Road, and Bill Elliott, 765 Old Mill Grove Road, all related experience with martial arts and with Ms. Donner and strongly supported her character and abilities as well as the benefits of marital arts.

MOTION was made by Commissioner Baumann, seconded by Commissioner Schultz, to close the public hearing on PZC 2019-11, 58 North Old Rand Road – Text Amendment and Special Use Permit for a Martial Arts Studio, at 7:25 p.m.

Upon roll call vote:

AYES: 5 Chairman Stratman, Baumann, Castillo, Muir, and Schultz.

NAYS: 0

ABSENT: 3 Commissioners Dannegger, Giannini, and Riley.

MOTION CARRIED

MOTION was made by Commissioner Muir, seconded by Commissioner Baumann, to receive into the public record the staff review of compliance of this Application with the zoning standards as presented by staff and to receive 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 Village Staff at tonight's Public Hearing and make these standards a part of the official record for the Application and to recommend that the Village Board approve the Application PZC 2019-11 which requires a text amendment to the zoning code and a special use permit to provide for a martial arts studio at the property commonly known as 58 North Old Rand Road.

Upon roll call vote:

AYES: 5 Chairman Stratman, Baumann, Castillo, Muir, and Schultz.

NAYS: 0

ABSENT: 3 Commissioners Dannegger, Giannini, and Riley.

MOTION CARRIED

B. 908 Donata Court – Special Use Permit for Automotive Services (PZC 2019-12)

Public Hearing to consider a request for a Special Use Permit to establish a High End Automotive Paint Protection (Ceramic Coating, Paint Protection Film) business.

Applicant: Frank Travaglio, Luminescent Detailing

Owner: Anthony Palella, A&L Ventures LLC

Joseph Travaglio, Luminescent Detailing treasurer, and his son, Frank Travaglio, president, are requesting a special use permit to operate a high-end automotive paint protection (ceramic coating paint protection film) which he has been operating without zoning approval or a business license for one year. Now that he is aware of the requirements, he intends to comply with all Village regulations and requirements. The existing 6,960 square-foot unit will be retrofitted to accommodate Mr. Travaglio's works space to allow the leasing of the rear 2,500 square-feet of Mr. Palella's unit, where he operates A&L Ventures.

Mr. Palella described his business and how both businesses have been operating out 908 Donata Court. He did not realize he was not allowed to wash vehicles out of doors and will no longer do this. He wishes to purchase a triple basin for his use (washing floors) as well as Mr. Travaglio's uses. Director Saher will review Mr. Palella's request separately from Mr. Travaglio's and consider issuing a permit to begin the basin installation for Mr. Palella's use since a permit cannot be issued for a use that is pending. Frank Travaglio clarified that his website has not been updated and shows mobile car washing and detail services that he no longer offers. He agreed to remove or update the website to avoid confusing customers on what services he provides at Donata Court. He expects to provide ceramic coating for 3-5 cars per week. The previous violations were discussed, and the applicant was reminded that any special use permits issued would be rescinded if violations were found.

MOTION was made by Commissioner Schultz, seconded by Commissioner Baumann, to close the public hearing on PZC 2019-12, 908 Donata Court – Special Use Permit for Automotive Services, at 7:58 p.m.

Upon roll call vote:

AYES: 5 Chairman Stratman, Baumann, Castillo, Muir, and Schultz.

NAYS: 0

ABSENT: 3 Commissioners Dannegger, Giannini, and Riley.

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 and to receive 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 Village Staff at tonight's Public Hearing and make these standards a part of the official record for the Application and to recommend that the Village Board approve Application PZC 2019-12 request for approval of a special use permit for Automotive Services at the property commonly known as 908 Donata Court.

Upon roll call vote:

AYES: 5 Chairman Stratman, Baumann, Castillo, Muir, and Schultz.

NAYS: 0

ABSENT: 3 Commissioners Dannegger, Giannini, and Riley.

MOTION CARRIED

C. 100 Church Street (May Whitney Elementary School) – Planned Unit Development (PUD) (PZC 2019-13)

Public Hearing to consider a request for a Planned Unit Development to demolish the existing May Whitney Elementary School at 100 Church Street and rebuild a new school on the same site with a full playground, soccer field, and parking lot.

Applicant: Shannon Baird, DLA Architects - Owner: Community Unit School District 95

District 95 Superintendent Kaine Osborn, project architect Carrie Matlock, project engineer Leo Morand, and Vicky Cullinan, Chief Business Officer were present to present their petition for a PUD. Architect Carrie Matlock reviewed the elevations of the proposed two-story 117,000 square-foot energy-efficient building and described the building materials which will be masonry and fiber cement board. The site plan and traffic patterns were reviewed by engineer Leo Morand. The building and site were designed to work with the natural contours of the land. They are requesting relief in the number of planting materials for security reasons. They propose adding a soccer field, basketball court, general use outdoor playground and an early childhood playground. The parking lot and drop off area will be reconfigured to allow vehicular traffic entrance from the south side via a private drive. Busses will continue to enter from the north side of the property via a private drive on the high school site.

Discussion followed on the landscape requirement. Ms. Matlock said they want the line of sight open for security reasons but are willing to work with staff to reach an amicable solution. Director Saher said staff has offered other landscape options in Staff Recommendation #2 and will discuss options further with the petitioner. Mr. Morand said Gewalt Hamilton performed a traffic study and concluded using a police officer to direct traffic at peak times is more efficient than a traffic signal would be. When asked by Commissioner Baumann if they will be paving the shoulder on the west side of Church Street Mr. Morand said they were not entertaining any improvements of that type.

Alek Rechanik, 1816 Thorndale Lane, had comments on the cost of the new building and the impact upon property taxes. He said he was not aware of the referendum that was approved in March 2018 that provided funds for the improvement. He would like to see government bodies consolidated to make it easier for people to follow, understand, and interact. Dr. Osburn offered to speak with Mr. Rechanik about the funding and construction.

Ellen Weiss, 116 E. Main Street, said her home abuts their property and is adjacent to the bus yard. She is concerned about the increase in student capacity resulting in more pedestrian, car, and bus traffic. Ms. Weiss said there is no sidewalk on the west side of Church Street near Main Street and noted there is a soft shoulder that makes walking difficult. She recommends a sidewalk be installed. Dr. Osburn said all students are eligible for bus service since there is no "safe" route to the school, so he does not anticipate an increase in pedestrian traffic. Discussion followed on the street shoulder, run-off, detention, sidewalks (existing and proposed), and right-of-way issues. Commissioners Baumann, Castillo, and Muir asked staff to consider ways to rectify the unsafe pedestrian situation and to continue discussions with the petitioner. Chairman Stratman concurred and agreed to make the recommendation part of the motion.

MOTION was made by Commissioner Schultz, seconded by Commissioner Baumann, to close the public hearing on PZC 2019-13, (May Whitney Elementary School) – Planned Unit Development (PUD), at 8:53 p.m.

Upon roll call vote:

AYES: 5 Chairman Stratman, Baumann, Castillo, Muir, and Schultz.

NAYS: 0

ABSENT: 3 Commissioners Dannegger, Giannini, and Riley.

MOTION CARRIED

MOTION was made by Commissioner Schultz, seconded by Commissioner Baumann, to receive into the public record the staff review of compliance of this Application with the zoning standards as presented by staff and to receive 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 Village Staff at tonight's Public Hearing and make these standards a part of the official record for the Application and to recommend that the Village Board approve Application PZC 2019-13 request for approval of a planning unit development at the property commonly known as 100 Church Street with the strong recommendation by the PZC that pedestrian hazards and drainage on Church Street be addressed.

Upon roll call vote:

AYES: 5 Chairman Stratman, Baumann, Castillo, Muir, and Schultz.

NAYS: 0

ABSENT: 3 Commissioners Dannegger, Giannini, and Riley.

MOTION CARRIED

STAFF REPORT:

Planner Tim Verbeke said there is one application already received for the June meeting.

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 8:57 p.m.

Submitted by: Janet McKay, Recording Secretary

Approved by:

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