

Approved
VILLAGE OF LAKE ZURICH
PLANNING & ZONING COMMISSION MINUTES
AUGUST 21, 2019

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

ROLL CALL: *Present* – Chairman Stratman, Commissioners Baumann, Castillo, Giannini, Muir, Riley, and Schultz. *Absent* - Commissioner Dannegger. 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.

Boy Scout Alejandro Campos was present to observe the meeting. He is working on his Citizen of the Community merit badge. He was welcomed and encouraged to attend future meetings and to get involved in his community.

CONSIDERATION OF MINUTES AND FINDINGS OF THE COMMISSION

Approval of the July 17, 2019 Meeting Minutes of the Planning & Zoning Commission:

MOTION was made by Commissioner Baumann, seconded by Commissioner Schultz, to approve the July 17, 2019 minutes of the Planning and Zoning Commission as submitted.

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

NAYS: 0

ABSENT: 1 Commissioner Dannegger.

ABSTAIN: 3 Commissioners Castillo, Giannini, and Riley.

MOTION CARRIED

PUBLIC COMMENT - None

PUBLIC MEETING:

A. 80 Genesee Street (Block G) – Canterbury Estates – Final Plan (PZC 2019-17)

Final Plan for the development of the approximately 3.3-acre assemblage of parcels owned by Mr. Gregory Schwermer for 38 new townhomes within 9 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*

Mr. Scott Sheldon, Ryan Homes, presented their petition for final plan approval of a planned unit development for the Canterbury Estates townhouse subdivision to be located at 80 Genesee Street (Block G). Staff Report states that the applicant was granted development concept plan (preliminary plan) approval for the development on April 15, 2019 and lists all the approvals granted and staff conditions per Ordinance No. 2019-04-309. Since the approval, the applicant added on-site detention, reduced the building count from 10 to 9, and reduced the number of townhouse units from 40 to 38. The application has received an NFR (No Further Remediation) letter from IEPA. Due to the modifications to the

proposal from the approved development concept plan, the PZC is being asked to review the revisions and consider if the changes conform and comply with the approved plan and if they provide improvements.

Chairman Stratman asked for clarification on the elevations that Mr. Sheldon provided. Mr. Sheldon said there will not be basements—it will be slab on grade, and all units will have a 2-car garage. Director Saher said the petitioner was providing an overview, and the final details on the actual units will be provided at the time of permit review, and all final exhibits will be included at the final approval and included in the development agreement. Mr. Sheldon described the barrier provided from the railroad tracks. Mr. Schwermer stated there will be a 5-foot fence by the tracks and heavy landscaping, which will provide a barrier.

Commissioner Muir said he would like additional views showing the entire project and how it sits on the site. Commissioner Castillo felt the proposal presented this evening was incomplete and left many questions unanswered. Commissioner Giannini wanted to see the landscape plan showing the full site plan. Mr. Sheldon said he would work with staff to finalize the proposal and provide good visuals as requested by the PZC, but the 3D rendering for the entire site could be difficult. Director Saher said the PZC was asked to review the engineering and particularization of the plan that had been previously approved and to decide if the plan was basically in conformity with the previous plan. He said the petitioner could prepare a view showing the buildings on the site which should satisfy the concerns raised this evening.

MOTION was made by Commissioner Baumann, seconded by Commissioner Riley, to receive into the public record the staff review of compliance of this Application for Final Plan with the zoning standards as presented by staff this evening, and to make these standards a part of the official record for the Application and approve the Final Plan for Canterbury Estates at 80 Genesee Street with the following conditions clarified prior to presentation to the Board of Trustees for approval: Delineation of the fence along the property line at the railroad tracks, more accurate floor plans depicting how the units will be configured with the optional rec-room that show the rec-room will not replace the garage and will show all units will have a two-car garage, more fully developed renderings of the development showing housing spacing, and plans indicating homes will be constructed on slab on grade without basements.

Upon roll call vote:

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

NAYS: 0

ABSENT: 1 Commissioner Dannegger.

MOTION CARRIED

PUBLIC HEARING:

MOTION was made by Commissioner Baumann, seconded by Commissioner Schultz, to open the following public hearing at 7:34 p.m. for Application PZC 2019-16, 230 North Old Rand Road - Variation for a Three-Season Room.

Upon roll call vote:

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

NAYS: 0

ABSENT: 1 Commissioner Dannegger.

MOTION CARRIED

New Application

B. 230 North Old Rand Road – Variation for a Three-Season Room (PZC 2019-16)

Public hearing to consider a request for a Variation to allow for the construction of a three-season room. Detailed information is contained within the accompanying staff report and all exhibits submitted by the applicant. *Applicant and Owner: Linda Vottero*

Homeowner Linda Vottero presented her proposal to construct a 12 x 15-foot three-season room that will encroach into the required 25-foot corner side yard setback. The room will only extend 2.17 feet past the encroachment of the garage and will have minimum impact on the street. Ms. Vottero stated the proposed location is the only possible location for the room due to the layout of the interior of the home, and this location will maximize views of the lake. She listed the addresses of several neighboring properties that have existing setback nonconformities within the required corner side yard showing there is precedence for reduced setbacks in the immediate vicinity. Ms. Vottero has a letter from her neighbors supporting her proposal.

MOTION was made by Commissioner Riley, seconded by Commissioner Muir, to close the public hearing on PZC 2019-16, 230 North Old Rand Road – Variation to allow for the construction of a three-season room, at 7:46 p.m.

Upon roll call vote:

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

NAYS: 0

ABSENT: 1 Commissioner Dannegger.

MOTION CARRIED

MOTION was made by Commissioner Muir, seconded by Commissioner Riley, to close the public hearing on Application PZC 2019-16, 230 North Old Rand Road – Variation for a Three-Season Room, and 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 2019-16 which requires a variation for a three-season room at the property commonly known as 230 North Old Rand Road.

Upon roll call vote:

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

NAYS: 0

ABSENT: 1 Commissioner Dannegger.

MOTION CARRIED

STAFF REPORT:

Planner Tim Verbeke said there is already one application for a variation received for the September meeting plus discussion related to the smoke and vape moratorium will be on the agenda.

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 7:51 p.m.

Submitted by: Janet McKay, Recording Secretary

Approved by:

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