

Approved
VILLAGE OF LAKE ZURICH
PLANNING & ZONING COMMISSION MINUTES
MAY 20, 2020
(Electronic Online Meeting)

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

ROLL CALL: *Present* – Chairman Stratman, Commissioners Baumann, Castillo, Dannegger, Giannini, Riley, Schultz, and Alternate Muir. Chairman Stratman noted a quorum was present. *Also present:* Community Development Director Sarosh Saher, Innovation Director Michael Duebner, and Planner Tim Verbeke. Chairman Stratman read the Rules of Procedure that will be followed during the online electronic meeting.

CONSIDERATION OF MINUTES AND FINDINGS OF THE COMMISSION

Approval of the December 18, 2019 Meeting Minutes of the Planning & Zoning Commission: Commissioner Baumann noted there was an incomplete sentence on page 4 in the motion. The phrase, “an amendment to the text of the zoning code” should be inserted prior to “to remove the prohibition of outdoor storage...” Director Saher provided the missing verbiage and it will be added to the minutes.

MOTION was made by Commissioner Baumann, seconded by Commissioner Schultz, to approve the December 18, 2019 minutes of the Planning and Zoning Commission as amended.

Voice vote, all in favor.

PUBLIC COMMENT - Directors Saher and Duebner said they have not received any requests to participate in the meeting or speak from the public but would continue to monitor the Village sites for public comments coming in throughout the evening.

PUBLIC MEETING: - None

PUBLIC HEARING:

MOTION was made by Commissioner Baumann, seconded by Commissioner Riley, to open the following public hearings at 7:16 p.m. for Application PZC 2020-03, 64 North Old Rand Road, Special Use Permit; and Applicant PZC 2020-02, 23 and 35 West Main Street and 22 and 28 Park Avenue, Planned Unit Development.

Upon roll call:

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

NAYS: 0

MOTION CARRIED

New Applications

- A. 64 North Old Rand Road – Special Use Permit for Outdoor Seating and Indoor Live Entertainment for a Coffee Shop.

Public hearing to consider a request for Special Use Permit to establish outdoor seating and indoor live entertainment for a coffee shop within the Alpine Shopping Center. Detailed information is contained within the accompanying staff report and all exhibits submitted by the applicant. *Applicant: Ms. Laura Cison. Owner: Mr. John Schweda*

Ms. Laura Cison, owner of Stompin' Grounds, presented her proposal to open a cafe with outdoor seating, indoor live entertainment, and small group instructional classes in an existing building in the Alpine Shopping Center that will be remodeled. There will be an emphasis on living a healthier lifestyle through instruction and wellness-related items and activities. Stompin' grounds will offer coffee, fresh juices, tea, wine, salads, and healthful snacks. Hours of operation will be Monday - Saturday from 6 a.m. to 6 p.m. and Sunday from 7 a.m. to 5 p.m. Special events will be held after hours between 6 and 11 p.m. Director Saher noted that Ms. Cison had not notified the adjacent property owners of her proposal, which requires a special use permit, per legal requirements. He recommended hearing the proposal but continuing this item until such notice had been provided. Ms. Cison agreed to the continuance and will provide the required notifications.

MOTION was made by Commissioner Baumann, seconded by Commissioner Schultz, to continue the public hearing on Application PZC 2020-03, 64 North Old Rand Road, Special Use Permit, to June 17, 2020 at 7:00 p.m.

Upon roll call:

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

NAYS: 0

MOTION CARRIED

B. 23 and 35 West Main Street; 22 and 28 Park Avenue – Planned Unit Development for the Redevelopment of the vacant building and adjacent lots.

Public hearing to consider a request for Planned Unit Development to permit the redevelopment of former Bank of America building and adjacent properties in the B-2 Central Business District. Detailed information is contained within the accompanying staff report and all exhibits submitted by the applicant.

Applicant and Owner: Vela Carina LLC (Mr. Don and Ms. Cindy Malin)

Property owners Don and Cindy Malin and their staff were present to request approval of Planned Unit Development (PUD) to allow renovation and site improvements at 23 and 35 West Main Street and 22 and 28 Park Avenue and to then lease the space to tenants. Proposed uses could include a coffee shop, restaurant, community theater, wine and coffee bar, arts center, micro-brewery or tasting room, salon/spa, coding business, or dental/medical uses. The Village has agreed to convey the Village-owned property at 22 and 28 Park Avenue to increase the viability of the redevelopment of the property.

A PowerPoint presentation was reviewed by project architect Gino Romozzi and engineer Dan Grecco that included elevations, site parking, and geometric site plans. Further details on lighting will be forthcoming. Mr. Grecco said they are confident about the proposed site layout but stated their willingness to work with staff on the site configuration for efficient

traffic flow, ingress and egress, and maximum safety. Mr. Grecco provided an overview of the proposed landscape plan. There will be composite fencing, landscaping, and a 10-foot barrier curb buffering the nearby residence and a green space and pedestrian path along the east side of the property. They will follow staff recommendations regarding parking. They would like to have the option for a patio/deck along the drive-through in the future. A rail fence would be provided. Elevations were further reviewed.

Commissioner Baumann had concerns about the safety for traffic coming off of Main Street and entering the subject property and suggested directional signage be installed guiding traffic to the left. He would prefer restricting access from Main Street and allowing access from Park Avenue only. Mr. Grecco suggested the Village restrict westbound entry into the site and utilize a right-turn in and right-turn out only. He said the design had been proposed to allow customer access to Offbeat Music at 3 South Old Rand Road. Director Saher said there are four parking spaces for Offbeat Music that can only be accessed from Main Street, which is why the access had been designed in this manner. Staff is aware of the constraints and is requiring proper signage in their recommendations. Discussion followed.

There was agreement that proper signage clearly showing the traffic patterns is necessary as well as staff having the ability to monitor the maneuvers and recommend changes if needed. This should be a condition for approval. Director Saher, Chairman Stratman, and Commissioner Castillo thought time and utilization of the site would spotlight the problems and what improvements are needed. Directors Saher and said no comments or written statements had been received on this project, and no one came to the village hall during the meeting wishing to participate in the meeting.

MOTION was made by Commissioner Riley, seconded by Commissioner Dannegger, to close the public hearing on Application PZC 2020-02, 23 and 35 West Main Street; 22 and 28 Park Avenue, requesting approval of a Planned Unit Development, Special Use Permits and other necessary approvals to permit the re-development of former Bank of America building and adjacent properties in the B-2 Central Business District 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, 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 as a condition of approval, the right turn and the entrance off of Main Street into this site and at 3 North Old Rand Road be subject to further review and modifications as necessary for the safe movement of traffic, and to recommend that the Village Board approve the Application PZC 2020-02 for a Planned Unit Development, Special Use Permits and other necessary approvals.

Commissioner Baumann agreed with a motion to close the public hearing but asked for an opportunity to deliberate. Commissioners Riley and Dannegger agreed to withdraw their motion.

MOTION was made by Commissioner Baumann, seconded by Commissioner Riley, to close the public hearing at 8:25 p.m. on Application PZC 2020-03, 23 and 35 West Main Street and 22 and 28 Park Avenue, Planned Unit Development.

Upon roll call:

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

NAYS: 0

MOTION CARRIED

In response to Commissioner Baumann's question, Director Saher recapped the discussions and action taken by the Board of Trustees at the January 6 and January 20, 2020 meetings regarding the subject property. He said there had been a courtesy review and an incentive package approved in January by the Board. Part of the approval process included review of land uses, concepts, elevations, use of two lots, and financial incentives. A list of possible uses had been approved. Any additional uses not listed would need approval. Director Saher said any additional comments received from the public after the public hearing was closed would be made a part of the record and included in the packet presented to the Village Board due to the electronic meeting.

MOTION was made by Commissioner Schultz, seconded by Commissioner Riley, to close the public hearing on Application PZC 2020-02, 23 and 35 West Main Street; 22 and 28 Park Avenue, requesting approval of a Planned Unit Development, Special Use Permits and other necessary approvals to permit the re-development of the former Bank of America building and adjacent properties in the B-2 Central Business District 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, and in response to questions by the Planning and Zoning Commission Members, any testimony presented by Village Staff at tonight's Public Hearing and to make these standards a part of the official record for the Application with the additional condition that the petitioner work with Village Staff to make necessary changes to the traffic patterns and signage at the Main Street entrance and exits to the property to address safety concerns as the need arises or when evidence is provided. These changes will be submitted to village for review and approval, and to recommend that the Village Board approve the Application PZC 2020-02 for a Planned Unit Development, Special Use Permits and other necessary approvals

Upon roll call:

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

NAYS: 0

MOTION CARRIED

OTHER BUSINESS - None

STAFF REPORT:

Planner Verbeke said there are three possible applications for the June meeting: An animal clinic at 917 Rand Road in the strip center near the DMV, Prestige Town Homes, and the subdivision at the Cummings property as well as the continued hearing on 64 North Old Rand Road.

ADJOURNMENT:

MOTION was made by Commissioner Schultz, seconded by Commissioner Baumann, to adjourn the meeting. Voice Vote, all in favor. MOTION CARRIED. The meeting was adjourned at 8:40 p.m.

Submitted by: Janet McKay, Recording Secretary

Approved by:

A handwritten signature in black ink, appearing to read "Randy J. Schultz".