

Approved
VILLAGE OF LAKE ZURICH
PLANNING & ZONING COMMISSION MINUTES
JUNE 17, 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, and Schultz. *Absent*: Alternate Commissioner 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. Residents were given the opportunity to comment through email or in writing prior to the meeting, to participate in the virtual online meeting after preregistering, or to comment during the meeting.

CONSIDERATION OF MINUTES AND FINDINGS OF THE COMMISSION

Approval of the May 20, 2020 Meeting Minutes of the Planning & Zoning Commission:

Commissioner Baumann asked that the following changes be made to the May 20, 2020 proposed minutes. Page 2, second paragraph on Item B., 23 and 35 West Main Street, correct a typographical error to read “tasting” room; page 3, insert “Duebner” to read, “Directors Saher and Duebner”; page 4, strike the line in the motion closing the public hearing for Application PZC 2020-02 because it had been closed in the previously motion.

MOTION was made by Commissioner Baumann, seconded by Commissioner Schultz, to approve the May 20, 2020 minutes of the Planning and Zoning Commission with the amendments as noted. Upon roll call:

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

NAYS: 0

MOTION CARRIED

PUBLIC COMMENT - Directors Saher and Duebner, who have been and will continue to monitor online platforms, had received public comments through email and would read them into the record during the hearings.

PUBLIC MEETING: - None

PUBLIC HEARING:

MOTION was made by Commissioner Schultz, seconded by Commissioner Baumann, 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 2020-04, 917 South Rand Road, Special Use Permit; PZC 2020-01, 24909 West Signal Hill Road (Honey Lake Road), Annexation Zoning and Subdivision. Upon roll call:

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

NAYS: 0

MOTION CARRIED

Those wishing to speak were sworn in by Chair Stratman.

Continued Application:

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

Continued 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. The Public Hearing was opened on May 20, 2020. A brief summary is contained within the accompanying staff report. *Applicant: Ms. Laura Cison, Owner: Mr. John Schweda*

Ms. Laura Cison, owner of Stompin' Grounds, said all property owners within 250 feet of her property had been properly notified of the public hearing and special use permit request per legal requirements. No changes were proposed for the project since it was presented at the May PZC meeting. Director Saher said staff has not received any comments from the public on the proposed coffee shop or live indoor entertainment use. He said the parking provided is more than sufficient.

MOTION was made by Commissioner Riley, seconded by Commissioner Schultz, to close the public hearing on Application PZC 2020-03, 64 North Old Rand Road, at 7:22 p.m. and move to deliberation.

Upon roll call:

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

NAYS: 0

MOTION CARRIED

MOTION was made by Commissioner Baumann, seconded by Commissioner Castillo, 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, and in response to questions by the PZC 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 Findings of the PZC, and to recommend that the Village Board approve the Application PZC 2020-03 for a special use permit to allow for Outdoor Seating and Indoor Live Entertainment for a Coffee Shop at the property commonly known as 64 North Old Rand Road.

Upon roll call:

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

NAYS: 0

MOTION CARRIED

New Applications

B. 917 South Rand Road – Special Use Permit to establish an Animal Hospital

Public hearing to consider a request for a Special Use Permit to establish an Animal Hospital in the B-3 Regional Shopping Business District. Detailed information is contained within the accompanying staff report and all exhibits submitted by the applicant.

Applicant: JAS Development II LLC on behalf of Mr. Daniel Markwalder, Companion Animal Hospital - Owner: JAS Development II LLC

Jason Sfire, representing Deerpath Commons Retail Center and Daniel Markwalder, provided an overview of the proposed Companion Animal Hospital to be located in a vacant corner unit of the shopping center. Companion Animal Hospital currently has a location at Route 12 and Winnetka Terrace in Lake Zurich, which would remain in operation. Director Saher said there are 88 parking spaces provided, which are adequate, plus additional parking would be available in the shopping center if needed.

MOTION was made by Commissioner Baumann, seconded by Commissioner Schultz, to close the public hearing on Application PZC 2020-04, 917 South Rand Road, at 7:31 p.m. and move to deliberation.

Upon roll call:

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

NAYS: 0

MOTION CARRIED

MOTION was made by Commissioner Castillo, seconded by Commissioner Riley, 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, and in response to questions by the PZC 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 Findings of the PZC, and to recommend that the Village Board approve the Application PZC 2020-04 for a special use permit for the establishment of Companion Animal Hospital at the property commonly known as 917 South Rand Road.

Upon roll call:

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

NAYS: 0

MOTION CARRIED

C. 24909 West Signal Hill Road – “The Wildwood Estates of Lake Zurich” (South Side of Honey Lake Road)

Public hearing to consider a request for Annexation, Zoning and Subdivision of the property for a residential development containing 24 duplex residential units. Detailed information is contained within the accompanying staff report and all exhibits submitted by the applicant.

Applicant: Mr. Gregory and Ms. Mona Schmitt

Greg and Mona Schmitt, Prestige Development, LLC, presented their proposal to annex the approximately 34.5-acre vacant property on the south side of Honey Lake Road and develop a new residential subdivision to be known as "The Wildwood Estates of Lake Zurich." The proposal includes duplex homes on the northerly 6.2 acres of the property (to be zoned R-6 multiple-family) leaving the southerly 28.3 acres undeveloped (to be zoned OS-Open Space). Mr. Schmitt narrated a 36-exhibit PowerPoint presentation. He reviewed the elevations and renderings and gave a description of the three models of homes, which have been designed so they can be configured in any combination based upon the buyer's choice, with options for one or two-stories. Exteriors will be masonry and wood/composite siding with staggered setbacks. Additional terms for development include sidewalk and street improvements, installation of a streetlight, and RSR lift station along Honey Lake Road. Mr. Schmitt intends to donate the 28.3-acre open space to Citizens for Conservation, a local conservation group. Prestige will construct a 5-foot limestone walkway on the far west side of the property leading to a gazebo they will construct in the conservation area. Additional topics reviewed included contour survey, landscape plan, preliminary plat of subdivision, wetland delineation and retention/detention areas, proposed wetland mitigation, stormwater management, preliminary engineering, widening and construction of an asphalt road, curb and gutter placement on the south side, landscape plan with preliminary planting materials, vicinity map, floodplain map, and aerial photos.

Mr. Schmitt said parking should be adequate with two-car garages and space for four cars in the driveway provided. Commissioner Dannegger questioned a jog in the curb and asked if the side yards could be expanded if space permits. He observed the far west unit does not have enough space to allow for an expanded side yard. Director Saher will review the jog in the curb. Mr. Schmitt said he will discuss the possibility of increasing the side yard with his staff and see if they could off-set the placement of the homes. His landscape architect will work with staff in the selection of planting materials. The exterior color schemes have not been determined yet. The price point is under \$400,000 - \$435,000.

A question and answer period followed. Director Saher provided clarification on the option to create a Special Service Area (SSA) to fund the long-term maintenance of the wetlands and natural areas of the parcel, which the Village Attorney is reviewing. The development agreement will require the establishment of a Home Owners Association (HOA). Discussion followed on the wetlands, detention and retention ponds, donation of open space to CFC, the establishment of a HOA, and the creation of an SSA.

Commissioner Schultz said she lives nearby the proposed development and had questions about the right-of-way and condition of Honey Lake Road. Mr. Schmitt said they would repair the road in front of their development. Director Saher said public works would review the condition Honey Lake Road.

Ricky J. Cortopassi said 157 Beech Drive (Beech and Honey Lake Road) is under contract.

Chair Stratman had questions about the zoning relief requested through the Planned Unit Development (PUD) proposal. Prestige is requesting a reduction in the minimum side yard from the required 7 feet to 6 feet and a reduction in the minimum landscape surface area

from 60% to 40-50%. Staff report said the proposed modifications are mitigated by the retention and preservation of 82% of the property as open space. Director Saher addressed demarcation of the preserved area. If CFC does accept the open space, they could delineate the area with vegetation and/or a split rail fence.

Jack Mumaw, 110 Carriage Road, North Barrington, a Lake Zurich Rural Fire Protection District Trustee, stated his support for the project and the consolidation of the wetlands to be managed by CFC. Mr. Mumaw would prefer the meeting to be held in person since he experienced difficulties receiving a packet and asked that the petition be continued until Illinois is in Phase 4 and can hold a non-virtual “in-person” meeting. He also asked that the Village of North Barrington be notified of the proposal. Planner Verbeke said any property owner within 250 feet of the subject property was notified per legal requirements. The complete packet is available on the Village website. Chair Stratman said the Village Board would be considering this project at their July meeting, which will be attended in person and not virtual, and Mr. Mumaw is welcome to comment at the Board meeting.

Innovation Director Duebner read comments from an email from Jerry Wojcicki requesting a four-way stop sign be installed at Pleasant and Honey Lake Roads. Director Saher read an email from Randy Thompson, 1130 Dogwood Court, Lake Zurich, regarding the distance between his house and the proposed development and asking what trees will be removed. Director Saher said there is a distance of 640 feet with 50 yards of wetland that will remain open space between Mr. Thompson’s house and the development. A tree survey will determine the quality of the trees and which trees will remain. Emil Kornecki, 415 Signal Hill, North Barrington, asked what the distance will be from his property line to the subject property and had questions about the drainage plan. Director Saher displayed the preliminary plat of subdivision and said there is 196 feet from his home to the development property line, so the impact would be minimal. Mr. Kornecki said he had concerns about the drainage in his area and is waiting for the village engineer to contact him. Director Saher will ask the village engineer to contact Mr. Kornecki. Mr. Schmitt said his development might actually bring some drainage relief to the nearby residences.

MOTION was made by Commissioner Riley, seconded by Commissioner Baumann, to close the public hearing on Application PZC 2020-01, 24909 West Signal Hill Road, at 9:45 p.m. and move to deliberation.

Upon roll call:

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

NAYS: 0

MOTION CARRIED

MOTION was made by Commissioner Baumann, seconded by Commissioner Riley, 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 PZC 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 Findings of the PZC, and to recommend that the Village Board approve the Application PZC 2020-01 for annexation,

the PZC 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 Findings of the PZC, and to recommend that the Village Board approve the Application PZC 2020-01 for annexation, zoning and subdivision for the residential development to be known as "The Wildwood Estates of Lake Zurich"

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 the subdivision at the Cummings property at the southwest corner of Route 22 and Quentin Road will be on the agenda for July.

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 9:51 p.m.

Submitted by: Janet McKay, Recording Secretary

Approved by:

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