

Approved
VILLAGE OF LAKE ZURICH
PLANNING & ZONING COMMISSION MINUTES
JULY 15, 2020
(Electronic Online Meeting)

The meeting was called to order by Chairman Stratman at 7:09 p.m.

ROLL CALL: *Present* – Chairman Stratman, Commissioners Baumann, Castillo, Giannini, Riley, and Schultz. *Absent*: Commissioners Dannegger and 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 June 17, 2020 Meeting Minutes of the Planning & Zoning Commission:

Commissioner Schultz asked that the minutes reflect on the discussion of Wildwood Estates that the developer agreed to increase the side yards although it was not a condition. Director Saher will review the transcript and make any modifications to the minutes as needed.

MOTION was made by Commissioner Schultz, seconded by Commissioner Riley, to approve the June 17, 2020 minutes of the Planning and Zoning Commission with the amendments as noted.

Upon roll call:

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

NAYS: 0

ABSENT: 1 Commissioner Dannegger

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 Baumann, seconded by Commissioner Schultz, to open the following public hearings at 7:15 p.m. for Application PZC 2020-06, 499 South Rand Road – Special Use Permit for a Carwash and Detailing Establishment; and Application PZC 2020-05, 99 Quentin Road – Somerfield Mixed-Use Development (Southwest Corner of IL Rt 22 and Quentin Road – Cummings Property).

Upon roll call:

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

NAYS: 0

ABSENT: 1 Commissioner Dannegger

MOTION CARRIED

Chair Stratman read a statement asking if participants would agree to participate in an electronic meeting and listed the conditions. Those wishing to speak were sworn in by Chairman Stratman.

New Application:

A. 499 South Rand Road – Special Use Permit for a Carwash and Detailing Establishment

Public hearing to consider a request for a Special Use Permit to establish a hand car wash and detailing establishment 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: Luxury Auto Hand Car Washing and Detailing, Ms. Guadalupe Cruz - Owner: Village Square Retail Center, LLC*

Jason Sfire, Village Square Retail Center, presented the proposal to open a hand car washing and detailing operation. There will be a power wash and hand detail only. Mr. Sfire said a triple basin already exists as part of the shopping center. Director Saher concurred. There were no public comments or anyone registered to speak.

MOTION was made by Commissioner Castillo, seconded by Commissioner Baumann, to close the public hearing on Application PZC 2020-06, 499 South Rand Road – Special Use Permit for a Carwash and Detailing Establishment, at 7:27 p.m. and move to deliberation.

Upon roll call:

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

NAYS: 0

ABSENT: 1 Commissioner Dannegger

MOTION CARRIED

MOTION was made by Commissioner Schultz, 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, 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 2020-06 for a special use permit for the establishment of Luxury Auto Hand Car Washing and Detailing, Inc at the property commonly known as 499 South Rand Road.

Upon roll call:

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

NAYS: 0

ABSENT: 1 Commissioner Dannegger

MOTION CARRIED

B. 99 Quentin Road – Somerfield Mixed-Use Development (Southwest Corner of IL Rt 22 and Quentin Road – Cummings Property)

Public hearing to consider a request for a Planned Unit Development (PUD) for the development of the approximately 18-acre property with commercial uses along the Route 22 frontage and multifamily residential townhomes on the remainder of the property. Detailed information is contained within the accompanying staff report and all exhibits submitted by the applicant. *Applicant: Quentin 22 LZ, LLC - Owner: Lara Holdings, LLC*

Mark Sweeny, Project manager PDCI Build, Paul Wilson, development manager, Mike Anderson, Haeger Engineering, and Mike Krasinski, representing Thornton's gas stations were present to request approval of a PUD with vintage luxury town homes and a commercial development. Mr. Sweeney narrated a PowerPoint presentation of the proposed PUD development including site plan, elevations of the town homes, and commercial properties (gas station, Lake Zurich Community Bank, coffee shop and other buildings with unknown tenants) access to Quentin Road and Route 22 with shared access roads between the residential and commercial portions, building materials (stone exterior for town homes), and renderings of the gas station and the Lake Zurich Community Bank. He further reviewed the renderings and said his company is known for high-quality developments using quality architectural features and custom designs. Discussion followed on the gas station as an appropriate use, its proximity to a residential development, and necessary buffering between the two uses.

Mike Anderson addressed the access to the gas station and the property. Route 22 westbound traffic will access from the most western access. There will be a left turn access lane. Mr. Krasinski described the proposed 4,400 square foot convenience store as part of the gas station. Hours of operation will be 24 hours, and no car wash is proposed. There will be ten pumps with 20 fuel positions. Diesel gas will be available but not high-flow diesel found at truck stops. Mr. Krasinski said a similar Thornton was constructed in Prospect Heights on Route 12 south of Palatine Road, which is the new prototype. Commissioner Castillo does not favor a gas station at that location and is opposed to the 24-hour operation due to the nearby residential neighborhoods. Director Saher said gas stations within the village typically operate between 6 a.m. to 11 p.m. and approval could be conditioned upon those hours. Mr. Wilson said the 24-hour operation of the gas station and convenience store allows them to remain competitive. Mr. Sweeney said the remainder of the retail use has not been firmly determined yet. He anticipates a drive-through coffee shop and a restaurant but said the options are limitless.

Signage was discussed. Two stone or brick monuments signs are proposed on each street. Commissioner Castillo objected to the lighting of the monument signs and the gas station lighting. Director Saher said staff has not received an illumination plan yet since this is only a very preliminary plan, but the developer would be required to adhere to village standards. He would work with the developer to design a low impact lighting plan.

Discussion followed. Several commissioners objected to the incomplete submittal and expressed concerns about moving the project forward with so many unknown details. Due to

the location, the details and aesthetics are extremely important. Mr. Sweeney requested approval of the PUD so it could move forward and to be given an opportunity to address the details at a later date. Director Saher said once the development is forwarded to the Board, it will not come back to the PZC until the final plan stage if it is in substantial compliance with the preliminary plan.

Commissioner Giannini liked the uses and felt there was a need for a gas station and coffee shop in that part of the village but thought the access should be reviewed further. Since there are only 200 feet between convenience store and residential, he wants to be sure there is adequate screening. Commissioner Baumann had concerns about appearance. He questioned the proposed exterior materials for the commercial properties. Director Saher said the materials are durable and would be acceptable.

Mr. Sweeney reiterated the plan was in a very preliminary stage because they were seeking approval for the land use and PUD and detailed plans would be forthcoming once approved, but concerns were expressed by members of the PZC about forwarding an incomplete proposal to the Village Board. Issues identified included lighting, signage, access, buffer between the commercial and residential portions of the development. There was unanimous objections to the 24-hour gas station operation.

The meeting was opened for public comments. Chair Stratman swore in those wishing to testify that had not previously been sworn in.

Debra and Jeff Wright, 21705 Hilandale Court, Kildeer, questioned the compatibility of the gas station with the upscale town homes. They are opposed to the gas station at that location. Mr. Wright objected to the size of the gas station with 20 fueling stations, is opposed to 24-hour operation and liquor sales, and had noise, traffic, and safety concerns.

Strikant Murty, 188 Victor Lane, Lake Zurich, had concerns about safety, aesthetics, and felt there was a conflict between the gas station and the residential area.

Sanjay Mohante, 165 Washo Court, Lake Zurich, was concerned about flooding, aesthetics, and size of gas station. He asked if this project could interfere with the Kildeer Creek restoration project.

Director Saher read into the record a comment he received today from Christine Drucker, 95 Fern Road, Lake Zurich. She objected to the gas station use and feels there are too many gas stations already in Lake Zurich. She asked that any drive throughs be located so they don't disturb the residents and that the landscape plan provide an adequate buffer. Due to the high-water table, Ms. Drucker asked that attention be given to drainage and protection of the Kildeer Creek restoration.

Director Duebner said no additional requests to speak had been received during the meeting,

Chairman Stratman and Director Saher recapped the concerns expressed by the PZC members this evening. The PZC members did not object to the residential portion of the development but several members objected to the access between the residential and commercial developments and asked for a street view to be provided. An emergency only access with a Knox box would be acceptable. Objections on the commercial portion included 24-hour operation of the gas station and convenience store, signage, lighting, circulation of drive through for bank, location of coffee shop drive through, and lack of detailed landscape plan. The PZC asked that the gas station have limited hours (6 a.m. to 11 p.m.) with no high-flow diesel fuel and wanted assurance of adequate buffering between the residential and commercial properties. Director Saher said the perimeter landscape plan for the perimeter had been provided but the foundation landscape plan had not.

A brief question and answer period followed. Commissioner Schultz asked what the gas station building material would be and was told the builder will decide. The town homes would be in the Kildeer and Stevenson School Districts. Mike Anderson addressed parking. Each unit would have a two-car garage with parking for two additional cars on the driveway with additional guest parking provided. Homeowners association and maintenance fees were discussed. Since this is a preliminary plan, the details were not available.

Mr. Sweeney asked for conditional approval with the requested renderings to be provided as soon as possible since time is an issue. The review process and timeline were discussed. Director Saher explained that the Village Board does expect a review and recommendation from the PZC, and if the Board approves the project, it will not come back to the PZC until it is time for final plan approval, which is why the PZC is objecting to the incomplete submittal. The PZC is only allowed to review submittals at their scheduled meetings and not "off line". He said if the Board denies the request for a PUD, the project cannot come back for two years unless there are substantive changes.

A summary of issues and items requested followed. Chairman Stratman said continuity in the exterior appearance plan would be necessary even though the tenants are unknown at this time. Director Saher asked for a representative rendering. Since the gas station will be visible from all sides, all elevations need to reflect similar character and quality. Mike Krasinski expressed willingness to work with staff on the gas station elevations and said they would follow the new building prototype. He said with limited exceptions, Thornton stations operate 24-hours per day, so he would need to discuss the limited hours of operation with corporate.

Director Saher said he will work with the developer to understand what the village will need to move forward on the proposal. Items include street and aerial views of the entire subdivision showing how the landscaping and buildings will relate and depicting separation of residential and commercial, continuity of design on the retail component, configuration of building elevations, additional renderings, detailed signage plan, line of sight drawings, illumination levels, and landscape plan. Although this is a preliminary plan, Director Saher will work with the developer to accomplish the level of detail requested including illustrations and specifications on the cohesiveness of entire project including street and aerial views of subdivision and continuity of design in the retail component.

MOTION was made by Commissioner Schultz, seconded by Commissioner Riley, to continue the public hearing on Application PZC 2020-05 to August 19, 2020 at 7 p.m.

Commissioner Baumann lost battery power and could not participate in the vote so would be counted as a NAY.

Upon roll call:

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

NAYS: 1 Commissioner Baumann

ABSENT: 1 Commissioner Dannegger

MOTION CARRIED

OTHER BUSINESS - None

STAFF REPORT:

Planner Verbeke said the continued subdivision at 99 Quentin Road and potential development at Joe's Barbershop will be on the August agenda.

ADJOURNMENT:

MOTION was made by Commissioner Schultz, seconded by Commissioner Riley, to adjourn the meeting. Voice Vote, all in favor. MOTION CARRIED. The meeting was adjourned at 9:46 p.m.

Submitted by: Janet McKay, Recording Secretary (through meeting video)

Approved by:

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