

Approved
VILLAGE OF LAKE ZURICH
PLANNING & ZONING COMMISSION MINUTES
AUGST 19, 2020
(Electronic Online Meeting)

The meeting was called to order by Chairman Stratman at 7:04 p.m.

ROLL CALL: *Present* – Chairman Stratman, Commissioners Castillo, Dannegger, Giannini, Muir, Riley, and Schultz. *Absent*: Commissioner Baumann. Chairman Stratman noted a quorum was present, and Alternate Commissioner Muir would be a voting member this evening due to an absence. *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 July 15, 2020 Meeting Minutes of the Planning & Zoning Commission:

Chair Stratman asked that a typographical correction be made on page 2 by inserting his name in the second sentence following the roll call to open the public hearing stating, “Those wishing to speak were sworn in by **Chairman Stratman**.”

MOTION was made by Commissioner Schultz, seconded by Commissioner Riley, to approve the July 15, 2020 minutes of the Planning and Zoning Commission with the correction as noted.

Upon roll call:

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

NAYS: 0

ABSENT: 1 Commissioner Baumann

ABSTENTIONS: 2 Commissioners Dannegger and Muir

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:

- A. 23 and 35 West Main Street; 22 and 28 Park Avenue – Final Plan (PZC 2020-07)
Final Plan for the re-development of the existing bank building and associated site improvements. *Applicants and Owners: Vela Carina represented by Don and Cindy Malin*

Chair Stratman read a statement asking if participants would agree to participate in an electronic meeting and listed the conditions. Mr. Grecco agreed to the conditions.

Project engineer Dan Grecco, representing Don and Cindy Malin, narrated a PowerPoint presentation that delineated changes that had been made since their appearance before the PZC on May 20, 2020. Changes were made to reflect modifications recommended by the PZC, the Board of Trustees, and Staff with the Final Plan in substantial conformance with the approved development concept plan. Mr. Grecco reviewed the changes to the site plan that will no longer encroach on the neighboring property, Offbeat Music, and shows the required width of the driveway now fitting entirely on the subject property. There are now two access points on Park Avenue and a one-way right-turn-only exit for the drive-through to Main Street. He briefly reviewed the drainage, landscape, and lighting plans.

Commissioner Giannini had questions about the alignment of the drive-through and the curb cuts. Director Saher said staff would work with the petitioner on the curb cuts because the Village is doing street improvements in that area that will include reconfiguring curb cuts. Staff believes the revised traffic plan is an improvement from what was originally proposed.

MOTION was made by Commissioner Dannegger, seconded by Commissioner Muir, 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 Vela Carina at 23 and 35 West Main Street; 22 and 28 Park Avenue.

Upon roll call:

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

NAYS: 0

ABSENT: 1 Commissioner Baumann

MOTION CARRIED

PUBLIC HEARING:

MOTION was made by Commissioner Schultz, seconded by Commissioner Muir, to open the following public hearing at 7:41 p.m. for Application PZC 2020-05, 99 Quentin Road – Somerfield Mixed-Use Development (Southwest Corner of IL Rt 22 & Quentin Road – Cummings Property).

Upon roll call:

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

NAYS: 0

ABSENT: 1 Commissioner Baumann

MOTION CARRIED

Those wishing to speak were sworn in by Chairman Stratman. Chair Stratman read a statement asking if participants would agree to participate in an electronic meeting and listed the conditions, and all agreed to the conditions. Director Saher confirmed that the public hearing had been properly noticed.

Continued Application:

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

Continued 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. The public hearing was opened at the July 15 meeting but continued due to a request for additional information. 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

Applicant Joe Elias said he and his team have worked with staff to integrate the comments and suggestions made at the July PZC meeting, and he now believes they have a better plan. Project engineer Mike Anderson reviewed the revised site plan and summarized the revisions. Various renderings of the commercial portion of the project were displayed and reviewed showing coordination of the exterior materials. Landscape and lighting plans have been submitted. Mr. Elias showed a rendering of the brick monuments signs, which will be of similar design and materials and coordinate with the retail exteriors. He said a homeowner's association will be formed, and the landscaping for both the residential and commercial developments will be done by one landscaping company, which will provide consistency. Mr. Elias stated his company's commitment to high quality maintenance.

Director Saher said the developer will provide sidewalks within the development and a public sidewalk along the property's frontage along Route 22 that will connect with the sidewalk and bike path being constructed along Quentin Road. The elevations and exterior appearance plan were reviewed by Mr. Elias. Exteriors will contain stone or brick and Hardie siding and have enhanced architectural elements. He assured the PZC that continuity in the exterior appearance plan would be provided even though some tenants are unknown at this time.

Discussion followed on the appropriateness of the gas station on the southwest corner of Route 22 and Quentin Roads, which is the "gateway" of the village. Commissioner Schultz would like to see more planting materials that will provide year-round screening. Commissioner Castillo wanted the gas station to be unobtrusive with better screening including more evergreens and objected to the proposed 24-hour operation due to its proximity to residential areas. He had concerns about traffic, noise, and lighting disturbing the neighbors. Mr. Anderson responded to their comments and said the residential portion of the plan had been reconfigured to provide better buffering. Mr. Elias said they have exceeded the landscape requirements and have included coniferous trees. He said Thornton relies upon the 24/7 model and would require 24-hour operation. Mr. Elias agreed to upgrade the landscaping and to dim the lights at midnight. Director Saher referred to Item 2-D of the Staff Report that recommended a series of berms of low knee walls along the easterly perimeter of the lot to screen from vehicular headlight glare. Mr. Elias again stated his willingness to upgrade the landscaping and include evergreens. He is willing to explore the addition of berms as recommended by staff. Chair Stratman said the Quentin Road improvements are in progress, and future plans include widening Route 22 to four lanes. He believes the gas station will be a contributor to the village and would serve what will become a major Lake County artery. Chair Stratman encouraged the developer to work with staff to minimize any impact a 24-

hour operation would have on the residential areas. He also asked staff to note all the comments and recommendations made this evening by the PZC members and to be certain they are recorded and included in any approvals.

The exterior appearance and signage for the commercial portion was further discussed. Commissioner Dannegger suggested relocating the gas station from the corner and moving the retail businesses to the corner to make the corner more attractive. A service road could be added for access. Mr. Elias said the gas station requires accessibility and the corner is the best location for it.

The meeting was opened for public comments. Chair Stratman swore in those wishing to testify that had not previously been sworn in. Director Saher received written comments from four residents that he read into the record.

David and Melissa Woods, 65 Fern Road, objected to a gas station in that location and had concerns about inadequate landscaping, noise and lighting.

Christine Drucker, 95 Fern Road, also opposed the gas station in that location and feels a residential use would be more appropriate. She does not believe another gas station is needed and thinks it would have an adverse impact on a quiet mostly residential area. Ms. Drucker also had concerns about drainage and the impact on public health and traffic safety.

Louise and Mark Gustafsen, Cedar Creek, objected to a gas station in that location and pointed out that no berm or sound barrier is proposed.

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

MOTION was made by Commissioner Castillo, seconded by Commissioner Muir, to close the public hearing on Application PZC 2020-05 for the establishment of a Planning Unit Development the property commonly known as 99 Quentin Road at 9:28 p.m. and move to deliberations.

Upon roll call:

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

NAYS: 0

ABSENT: 1 Commissioner Baumann

MOTION CARRIED

Deliberations followed with PZC members commenting on the revised submittals presented this evening. Commissioner Riley thought the revised project was a better product that showed the developer listened to comments made by the residents and the PZC. Commissioner Giannini said if Route 22 is widened to four lanes, it does create a different dynamic. He would request a berm, additional landscape screening, continuity in the exterior appearance with architectural enhancements and single ownership throughout the retail component. He does not support 24-hour operation for the gas station. Commissioner Dannegger found the proposal attractive and designed to blend well with the residential area. He would prefer

the gas station not operate 24-hours and would require the lights to be dimmed at a certain time. Commissioner Schultz does not support 24-hour operation for the gas station and does not think the gas station needs visibility to be successful. Commissioner Castillo clarified the PZC is voicing objections to the 24-hour operation and not the seven-day operation of the gas station.

Discussion followed on the 24-hour operation of the gas station. Mr. Elias said he would not be able to develop the property without the gas station, and Thornton cannot proceed unless they are allowed to operate 24-hours per day. He recapped his relationship with the Village of Lake Zurich and this property and said he is facing an immediate hard date on this contract to purchase the property. He said his company is known for high-quality developments using quality architectural features and custom designs and asked for a positive recommendation.

Chair Stratman asked the commission if they would be in favor of approving the proposed PUD and allow 24-hour operation of the gas station if the petitioner took steps to dim the lights, minimize noise, and provide increased screening to mitigate the disturbance of the residential areas nearby. Upon the poll, only Chair Stratman and Commissioner Riley indicated they would approve the project with Commissioners Castillo, Dannegger, Giannini, Schultz, and Muir indicating they would not approve the project with 24-hour operation of the gas station.

MOTION was made by Commissioner Castillo, seconded by Commissioner Schultz, 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 2020-05 for the establishment of a Planning Unit Development the property commonly known as 99 Quentin Road with the stipulation that the gas station be prohibited from operating 24-hours per day.

Upon roll call:

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

NAYS: 0

ABSENT: 1 Commissioner Baumann

MOTION CARRIED

OTHER BUSINESS - None

STAFF REPORT:

Planner Verbeke said at this time the only item on the September agenda is the potential development at Joe's Barbershop.

ADJOURNMENT:

MOTION was made by Commissioner Riley, seconded by Commissioner Schultz, to adjourn the meeting. Voice Vote, all in favor. MOTION CARRIED. The meeting was adjourned at 10:12 p.m.

Submitted by: Janet McKay, Recording Secretary

Approved by:

A handwritten signature in black ink, appearing to read "Claude F. Schultz". The signature is fluid and cursive, with a large, sweeping initial 'C' and 'F'.