

Approved
VILLAGE OF LAKE ZURICH
PLANNING & ZONING COMMISSION MINUTES
DECEMBER 16, 2020
(Electronic Online Meeting)

The meeting was called to order by Chairman Stratman at 7:02 p.m.

ROLL CALL: *Present* – Chairman Stratman, Commissioners Castillo, Dannegger, Riley, and Schultz. *Absent*: Commissioner Giannini, and Muir. Chairman Stratman noted a quorum was present, and Commissioner Baumann arrived at 7:19 p.m. *Also present*: Village Manager Ray Keller, 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 with staff monitoring the various Village platforms.

CONSIDERATION OF MINUTES AND FINDINGS OF THE COMMISSION

Approval of the November 18, 2020 Meeting Minutes of the Planning & Zoning Commission:

MOTION was made by Commissioner Dannegger, seconded by Commissioner Schultz to approve the November 18, 2020 minutes of the Planning and Zoning Commission as submitted.

Upon roll call:

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

NAYS: 0

ABSENT: 3 Commissioner Muir, Giannini, and Baumann

MOTION CARRIED

PUBLIC COMMENT - Director Duebner, who have been and will continue to monitor online platforms, had received public comments through email that had been forwarded to the PZC members and would become part of the record.

PUBLIC MEETING:

- A. Quentin Road (Cummings Property) Final Plan – Somerfield Mixed-Use Development (PZC 2020-13). Final Plan Approval for a Planned Unit Development
Applicants and Owners: Somerfield represented by Joe Elias Michael Anderson and Mark Sweeney.

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

Project manager Michael Anderson, representing Vintage Luxury Homes, narrated a PowerPoint presentation that delineated that changes that had been made since their appearance before the PZC on July 15, 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. Sweeney reviewed the changes to the site

plan that will include modifications to the architectural detail of Thornton's and additional screening/buffering for the ice and propane sales. There is now a shorter left turn lane off of Quentin Road into the development per Lake County DOT comments.

Commissioner Castillo had questions about the fuel station being open for 24-hours. Mr. Anderson explained that a 24-hour fuel station was approved by the Village Board.

MOTION was made by Commissioner Riley, seconded by Commissioner Dannegger, 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 Somerfield at 99 Quentin Road.

Upon roll call:

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

NAYS: 1 Commissioner Castillo

ABSENT: 2 Commissioner Muir, Giannini

MOTION CARRIED

MOTION was made by Commissioner Schultz, seconded by Commissioner Dannegger, to close the Public Hearing.

Upon roll call:

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

NAYS: 0

ABSENT: 2 Commissioner Muir, and Giannini

MOTION CARRIED

PUBLIC HEARING:

MOTION was made by Commissioner Riley, seconded by Commissioner Schultz to open the following public hearing at 7:28 p.m. for Application PZC 2020-08, 265 N Rand Road – Continued Consideration for a PUD for a European Deli; and Application PZC 2020-11, Text Amendments to consider regulations for recreational cannabis.

Upon roll call:

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

NAYS: 0

ABSENT: 2 Commissioner Muir, and Giannini

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. Planner Verbeke confirmed that the public hearing had been properly noticed and those wishing to comment had and would be given an opportunity to do so.

Continued Application:

A. 265 North Rand Road – Andy’s Deli (former Joe’s Barbershop property):

The Application was continued at the October 21, 2020 meeting to give the applicant the opportunity to address comments of the PZC and return at the November meeting. The Applicant has requested additional time and asked that the hearing be continued to the February 17, 2021 meeting of the PZC.

Applicant and Owner: Kolasa Real Estate Investment Inc.

MOTION was made by Commissioner Schultz, seconded by Commissioner Baumann, to continue the public hearing on Application PZC 2020-08 to the next scheduled PZC meeting on February 17, 2021 at 7 p.m.

Upon roll call:

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

NAYS: 0

ABSENT: 2 Commissioner Muir, and Giannini

MOTION CARRIED

New Applications:

B. Text Amendments:

Public Hearing to consider a request for Amendments to the Text of the Zoning Code and other pertinent sections of the Municipal Code for regulations to allow recreational cannabis establishments in the Village of Lake Zurich. *Applicant: Village of Lake Zurich*

Village Manager Keller gave a presentation on behalf of the Village of Lake Zurich requesting a text amendment to allow recreational cannabis establishments in the Village. He presented the differences between the staff recommendations for cannabis dispensaries distancing requirements and the Planning and Zoning Commission distancing requirements.

Discussion followed. The Commissioners indicated this type of use should be located in the industrial park. Commissioner Baumann does not want Lake Zurich to cater to dispensaries. Commissioners Castillo and Dannegger would like to see this type of use only permitted in the industrial park. Commissioner Schultz prefers to revert to all of the previous PZC recommendations. Chair Stratman reminded all that this is just a framework and the Commission is not approving the use at a particular location, their purpose is to approve the zoning classification.

Mike Hilt, Lake Zurich resident and Lake Zurich Industrial Park member, offered various comments and specifically stated that he is in favor of a cannabis dispensary as a single use building and not in a joint tenant building. He is also in favor of limiting the timing the business to be open to 8pm and to restrict the use from the industrial park.

Commissioners Baumann, Schultz and Dannegger stated they would like to follow original PZC recommendations with the additional condition of a 500' setback from houses of worship.

MOTION was made by Commissioner Castillo, seconded by Commissioner Dannegger, recommending the denial of the finding of fact by staff 2020-11 and adopt finding of facts

as recommending by PZC: the setback from residential areas be 500 feet (consistent with daycare centers, schools and parks), the setback from house of worship area be 500 feet (consistent with residential areas/daycare/schools and parks), limit the total number of establishments in the community to 1, limit exterior signage through location, size and number of signs, operate during the hours of 8:00 a.m. to 8:00 p.m., require the parking lots to be designed at 6 spaces/1000 sq. ft. of retail space, restrict the location of establishments to only the industrial park through use of an overlay district whose boundaries would generally include properties north of Rt 22, east of the CN railroad and west of Quentin Road.

Upon roll call:

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

NAYS: 0

ABSENT: 2 Commissioner Muir, and Giannini

MOTION CARRIED

OTHER BUSINESS - None

STAFF REPORT:

Planner Verbeke said the Andy's Deli will be on the February agenda. Also, a final plan approval for a new residential subdivision on Honey Lake Rd, along with a special use permit for a trucking company in the industrial park will be coming before PZC in January.

PUBLIC COMMENT:

Directors Duebner said no additional comments or requests to speak had been received during the course of the meeting.

ADJOURNMENT:

MOTION was made by Commissioner Schultz, seconded by Commissioner Castillo, to adjourn the meeting.

The meeting was adjourned at 8:53 p.m.

Submitted by: Tim Verbeke, Planner

Approved by:

