

Approved  
**VILLAGE OF LAKE ZURICH**  
**PLANNING & ZONING COMMISSION MINUTES**  
**AUGUST 16, 2017**

The meeting was called to order by Chairman Stratman at 7:00 p.m.

**SWEARING IN OF NEW COMMISSIONERS:**

Village President Poynton swore in the new Planning & Zoning Commissioners, Joe Giannini (full member) and Mike Muir (alternate member). He provided professional information about the new members and welcomed them to the commission.

**ROLL CALL:** *Present* –Chairman Stratman, Commissioners Castillo, Giannini, Riley, and Muir. *Absent* - Commissioners Baumann, Schultz, and Dannegger. Commissioner Muir will be serving as a full member this evening due to absences. Chairman Stratman noted a quorum was present. *Also present:* Community Development Director Sarosh Saher and Associate Village Planner Katie Williams.

**CONSIDERATION OF MINUTES AND FINDINGS OF THE COMMISSION**

**A. Approval of the April 19, 2017 Meeting Minutes of the Planning & Zoning Commission:**

MOTION was made by Commissioner Riley, seconded by Commissioner Giannini, to approve the April 19, 2017 minutes of the Planning and Zoning Commission as submitted.

Upon roll call vote:

AYES: 4 Chairman Stratman, Commissioners Giannini, Riley, and Muir.

NAYS: 0

ABSTENTIONS: 1 Commissioner Castillo

ABSENT: 3 Commissioners Baumann, Schultz, and Dannegger.

MOTION CARRIED

**PUBLIC HEARINGS:**

MOTION was made by Commissioner Riley, seconded by Commissioner Giannini, to open the public hearing at 7:06 p.m. as following:

Application PZC 2016-03 #2, 120-200 Telser Rd. Termax;

Upon roll call:

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

NAYS: 0

ABSENT: 3 Commissioners Baumann, Schultz, and Dannegger.

MOTION CARRIED

Chairman Stratman swore in those wishing to testify or comment.

**Continued Application:**

The following applications were continued at the April 19, 2017 meeting of the Planning and Zoning Commission. Detailed information and requested actions on each item are provided within an accompanying Staff Report to the Commission.

**A. 120-200 Telser Road – Termax Expansion – Flex Construction (PZC 2016-03 #2):**

Public hearing to consider the request for a map amendment to the Lake Zurich Zoning Map.

The map amendment proposes to rezone the properties at 120 Telser Road and 1194 East Route 22 from R-1/2 Single Family Residential district to I Industrial District. Applicant – Kelly Sheehan, Flex Construction.

Ms. Sheehan summarized the revisions to the project that include a reduction from the initially proposed 80,000 square-foot warehouse to addition to a 65,000 square-foot addition. The addition will extend onto the 120 Telser Road parcel, which is currently zoned R-1/2. They are asking for a map amendment from R-1/2 Single Family Residential to I Industrial, where Warehousing is a permitted use. Construction plans and other required documents will be submitted for review through the administrative process. No variations or modifications to the building code are being requested.

Chairman Stratman read Staff Recommendations 1-5 that were prepared by Associate Planner Williams and asked Ms. Sheehan if she was aware of the recommendations and accepted them. Ms. Sheehan said she did accept them but thought the date on the exhibit (Item 1-C) should be February 2017. Director Saher said staff would review the exhibit and make any necessary changes to the date on the exhibit.

MOTION was made by Commissioner Riley, seconded by Commissioner Muir, to close the public hearing on the public hearing on Application PZC 2016-03 #2 for 120 and 200 Telser Road, Termax Expansion at 7:16 p.m.

Upon roll call vote:

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

NAYS: 0

ABSENT: 3 Commissioners Baumann, Schultz, and Danegger.

MOTION CARRIED

MOTION was made by Commissioner Riley, seconded by Commissioner Muir, to receive into the public record the staff review of compliance of this Application with the zoning standards as presented by staff this evening, and to make these standards a part of the official record for the Application.

Upon roll call vote:

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

NAYS: 0

ABSENT: 3 Commissioners Baumann, Schultz, and Danegger.

MOTION CARRIED

MOTION was made by Commissioner Muir, seconded by Commissioner Riley, to receive into the public record the testimony presented by the Applicants, testimony presented by members of the public, and in response to questions by the Planning and Zoning Commission Members any testimony presented by Village Staff at tonight's Public Hearing.

Upon roll call vote:

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

NAYS: 0

ABSENT: 3 Commissioners Baumann, Schultz, and Danegger.

MOTION CARRIED

MOTION was made by Commissioner Riley, seconded by Commissioner Muir, to recommend that the Village Board approve a Map Amendment to rezone 120 Telser Road and 1194 East Route 22 from R-1/2 Single Family Residential to I Industrial in order to allow for a warehouse expansion at 200 Telser Road.

Upon roll call vote:

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

NAYS: 0

ABSENT: 3 Commissioners Baumann, Schultz, and Danegger.

MOTION CARRIED

**STAFF REPORT:**

Associate Planner Williams said staff has not yet received any applications for the September meeting but could receive submittals before the deadline. Director Saher said that there are proposals for the following properties: a Lifetime Fitness is proposed for the Hackney's property (NEC Route 12 and North Old Rand Road), and a gas station is proposed by True North at the former Omega Restaurant property (NWC Routes 12 and 22). A revised proposal for the residential and industrial development on the Cummings property (SWC Route 22 and Quentin Road) is being prepared. The approved Life Storage property on Route 22 and Buesching Road is requesting a modification to allow lockers to face the streets. The former K-Mart property (Rand Road) is proceeding and will come before the PZC for final approval. The Board of Trustees had a Courtesy Review on August 7, 2017 for Block G (NWC Route 22 and Old Rand Road) for 36 town homes, but they are not ready to move forward yet. Director Saher said another proposal is coming forward for the former Cummings Property at 99 Quentin Road.

**ADJOURNMENT:**

MOTION was made by Commissioner Riley, seconded by Commissioner Muir, to adjourn the meeting. Voice Vote, all in favor. MOTION CARRIED. The meeting was adjourned at 7:25 p.m.

*Submitted by: Janet McKay, Recording Secretary*

Approved by:

