

-Approved  
**VILLAGE OF LAKE ZURICH**  
**PLANNING & ZONING COMMISSION MINUTES**  
**SEPTEMBER 20, 2017**

The meeting was called to order by Chairman Stratman at 7:01 p.m.

**ROLL CALL:** *Present* –Chairman Stratman, Commissioners Baumann (7:05), Danegger, Giannini, Riley, Schultz, and Muir. *Absent* - Commissioner Castillo. Commissioner Muir will be serving as a full member this evening due to an absence. 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 August 16, 2017 Meeting Minutes of the Planning & Zoning Commission:**

MOTION was made by Commissioner Riley, seconded by Commissioner Giannini, to approve the August 16, 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: 2 Commissioners Schultz and Danegger.

ABSENT: 2 Commissioners Castillo and Baumann

MOTION CARRIED

**PUBLIC HEARINGS:**

Chairman Stratman opened the public hearings at 7:06 p.m. as following:

Application PZC 2017-4 #2 - 449 S.Rand Road, Truenorth Energy;

Application PZC 2017-5 - 99 Quentin Road, Steil Plaza

Chairman Stratman swore in those wishing to testify or comment.

**New Applications**

**A. 449 South Rand Road – Truenorth Energy (PZC 2017-4)**

Public hearing to consider the request for a Special Use Permit for a Planned Unit Development and Approval of a Development Concept Plan to redevelop the Property at 449 South Rand Road with a gasoline service station with convenience store. Detailed information is contained within the accompanying staff report and all exhibits submitted by the applicant. Applicant – Truenorth Energy

Ryan Howard, C.O.O. introduced Truenorth Energy president Mark Lyden, engineer Scott DiGilio, and Traffic engineer Bill Grieve. He provided information about Truenorth Energy, which has 110 branded locations and an additional 200 independent dealers, and an overview of their proposal to construct a gas station and convenience store in the location of a vacant restaurant at the corner of Routes 12 and 22. They intend to demolish the existing building and accessory structures and redevelop it with a new gas station with 6 dispensing pumps with a total of 12 hoses and a 3,500 square foot convenience store. They intend to sell beer and wine but will not have gaming machines.

The building will be brick and limestone with a sloping roof with a cupola. Building material samples were presented at the dais by Mr. Lyden. A traffic study was conducted by Bill Grieve of Gewalt Hamilton Associates, Inc. dated June 29, 2017 (Exhibit B-4). Mr. DiGilio reviewed the site and landscape plans. He said meeting the landscape requirements will limit visibility and signage. He also addressed setback, parking, preliminary site, drainage, utility, and photometric plans.

The recommendations made by the Consulting Landscape Architect dated September 1, 2017 were discussed. The petitioner is still working with IDOT regarding curb cuts and other issues. Traffic safety concerns were raised by several commissioners. Staff will ask the traffic engineer to further address the safety of traffic maneuvers for vehicles to enter and exit the site. Traffic engineer Bill Grieve answered questions posed by the PZC.

Need of zoning relief for the Planned Unit Development was discussed. Staff recommended the cupola, which will result in 42 maximum feet in height for the highest point of the decorative cupola, which is in excess of maximum allowed structure height of 35 feet. Staff recommends granting relief to the minimum yards because there is sufficient separation and in parking because many cars remain at the pump when they visit the convenience store. Staff also recommends granting relief in exterior lighting per Item #2 of the Staff Recommendations. It was noted the subject property is on a busy intersection with similar non-residential uses. Signage will be reviewed by staff during the final planning reviews.

MOTION was made by Commissioner Riley, seconded by Commissioner Schultz, to close the public hearing on the public hearing on Application PZC 2017-4, 449 S. Rand, Truenorth Energy at 7:43 p.m.

Upon roll call:

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

NAYS: 0

ABSENT: 1 Commissioner Castillo.

MOTION CARRIED

MOTION was made by Commissioner Dannegger, 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 with the following modifications: landscaping be modified and be reviewed by staff and raised bed plants be considered and evaluated.

Upon roll call:

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

NAYS: 0

ABSENT: 1 Commissioner Castillo.

MOTION CARRIED

MOTION was made by Commissioner Riley, seconded by Commissioner Schultz, 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:

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

NAYS: 0

ABSENT: 1 Commissioner Castillo.

MOTION CARRIED

MOTION was made by Commissioner Schultz, seconded by Commissioner Dannegger, to recommend that the Village Board approve the Special Use Permit for a Planned Unit Development and Approval of a Development Concept Plan provided by the Applicants in order to redevelop 449 South Rand Road with a Truenorth Energy gasoline service station.

Upon roll call:

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

NAYS: 0

ABSENT: 1 Commissioner Castillo.

MOTION CARRIED

MOTION was made by Commissioner Muir, seconded by Commissioner Schultz, to recommend that the Village Board approve the Special Use Permit for a gasoline service station by Truenorth Energy.

Upon roll call:

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

NAYS: 0

ABSENT: 1 Commissioner Castillo.

MOTION CARRIED

**B.99 Quentin Road – Steil Plaza (PZC 2017-5)**

Public hearing to consider a request for a Special Use Permit for a Planned Unit Development and Approval of a Development Concept Plan for the Property at 99 Quentin Road. The applicant is requesting initial feedback on a substantially revised proposal to subdivide and redevelop the property with 5.6 acres of commercial retail space fronting Route 22 and a 24-lot single family residential neighborhood at the south of the property. Information is contained within the accompanying staff report and all exhibits submitted by the applicant.

*Applicant – Patrick Taylor, Central One LLC.*

Patrick Taylor, Central One, LLC presented their proposal for 99 Quentin Road to construct 24 single-family homes and a 5.60 acres of commercial retail space. This proposal was substantially revised from the recent application that was denied by the Village Board. The applicant is asking that the proposal be considered in two steps with the first step to garner comments and feedback from the PZC on both the residential and commercial components, and the second step would be to return to the PZC at a future date with a complete submittal that includes the suggestions by the PZC if tonight's feedback was positive. The applicant is not seeking a formal recommendation or vote this evening. Mr. Taylor reviewed the new exterior elevations for the residential development. They propose 24 two-story 2,600 square foot homes but can go up to 4,400 square feet if a homeowner requests it. He expects the average size to be 3-3,200 square feet and the average selling price \$550,000-575,000. Although he wants access between the two parts of the development, it will be restricted with limited access

Brian Maude addressed the commercial property and reviewed the revised site and exterior appearance plans for a 4,500 square foot full masonry building. There will be three tenants with one being Wintrust Bank and the others possibly a coffee and/or sandwich shop.

Mark Stitz, real estate manager for Circle K, reviewed the site plan for the 2.48 acre 12-pump 24-hose gas station and conveyor belt car wash. There will be green space at the rear to serve as a buffer. The gas station, convenience store, and car wash will operate 24 hours per day. Commissioner Dannegger recommended improvements to the building with a mansard roof as a possibility. Chairman Stratman and Commissioner Shultz agreed and strongly recommended Mr. Stitz said work with staff on architectural enhancements. Mr. Stitz would prefer not to shut down the car wash overnight because it takes staff away from their duties to close it and put up signage. He said it is a long tunnel conveyor within an 85 foot

building, and the noise faces Route 22 and should not be a problem. Commissioners Dannegger and Riley asked that the car wash building materials be improved and match the convenience store.

The site plan was reviewed and discussed. KOA provided a traffic study for the original proposal, which was more dense and showed maneuvers and access were sufficient.

Ted Valenti, 22935 Hillandale Court, Kildeer, said he does not support a gas station or car wash near a residential area and said many area residents oppose it.

Victor Cummings, owner of subject property, provided historical information about the property and the development of the Bristol Trails subdivision, which may be impacting the drainage at the Coventry Creek subdivision. He said there have been ongoing discussions with LCDOT about access to the property. He had questions about truck access and stated concerns about leakage of gasoline and its storage. David Schmidt, 428 Victor Lane, Lake Zurich, said there are significant drainage issues in the Coventry Creek subdivision. He said he was strongly opposed to the previous proposal but thinks this is a much better plan which he can support.

Mr. Taylor asked if the PZC is pleased with the concept and what was presented. Chairman Stratman informally polled the commissioners and they all stated their support with the understanding that he work with staff on enhanced architectural features for the gas station and building on the commercial portion of the development as well as listen to concerns raised by the commissioners.

MOTION was made by Commissioner Riley, seconded by Commissioner Baumann, to continue the public hearing on the public hearing on Application PZC 2017-05 #2 for 99 Quentin Road, Steil Plaza to a tentative date of October 18, 2017 at 7:00 p.m. subject to all staff recommendations being incorporated and review of all necessary materials being completed.

Upon roll call:

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

NAYS: 0

ABSENT: 1 Commissioner Castillo.

MOTION CARRIED

**STAFF REPORT:**

Associate Planner Williams said staff has received four applications plus the continuation of Steil Plaza for the October meeting. There are proposals for the following properties: 20 S. Rand Road (a residential PUD), 575 N. Rand Road (All Creatures Animal Hospital), 23954 Miller Road (8-lot subdivision), and the final PUD approval for 225 S Rand (Garden Homes development at the old Kmart site). Pending is the Lifetime Fitness proposed for the Hackney's property (NEC Route 12 and North Old Rand Road) for the November meeting. Director Saher said November is National Community Planning month, and staff will have brief presentations at the next two-three meetings. He attended the American Planners Association Illinois State Conference and will share his notes via email. Director Saher noted that the Village of Lake Zurich is very proactive in the area of planning.

**ADJOURNMENT:**

MOTION was made by Commissioner Schultz, seconded by Commissioner Muir, to adjourn the meeting. Voice Vote, all in favor. MOTION CARRIED. The meeting was adjourned at 9:17 p.m.

*Submitted by: Janet McKay, Recording Secretary*

Approved by:

