

Approved
VILLAGE OF LAKE ZURICH
PLANNING & ZONING COMMISSION MINUTES
AUGUST 15, 2018

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

ROLL CALL: *Present* – Chairman Stratman, Commissioners Castillo, Muir, Riley, and Schultz. *Absent* - Commissioners Baumann, Dannegger, and Giannini. Chairman Stratman noted a quorum was present and Alternate Muir would be participating as a full member due to an absence. *Also present:* Community Development Director Sarosh Saher and Planner Tim Verbeke.

CONSIDERATION OF MINUTES AND FINDINGS OF THE COMMISSION

Approval of the July 18, 2018 Meeting Minutes of the Planning & Zoning Commission:

MOTION was made by Commissioner Riley, seconded by Commissioner Schultz, to approve the July 18, 2018 minutes of the Planning and Zoning Commission as presented.

Upon roll call vote:

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

NAYS: 0

ABSTENTION: 1 Commissioner Castillo

ABSENT: 3 Commissioners Baumann, Dannegger, and Giannini.

MOTION CARRIED

PUBLIC COMMENT - None

PUBLIC MEETING:

A. 880 North Old Rand Road - Life Time Athletic (PZC 2018-9)

Continued consideration of a request for Final Plan approval for the construction of a Physical Fitness Facility with Accessory Child Daycare Services, Accessory Beauty Salon and Accessory Eating Place. Development Concept Plan (Preliminary Plan) approval was granted on May 7, 2018. Detailed information is contained within the accompanying staff report and exhibits submitted by the applicant. *Applicant – Life Time Athletic*

Aaron Koehler, Life Time Athletic, reviewed the changes since the development concept received preliminary approval in May 2018. The site plan, setback, and building height remain the same. The elevations were given minor “tweaks.” Life Time acquired the 18,730 square-foot parcel at 454 North Rand Road formerly operated by PapaGus Gyros Restaurant which will be used for a new access point and for stormwater detention resulting in a modification reflected in the Final Plan. The 0.42-acre parcel will be incorporated into the development to be used as a driveway extension onto Golfview Road and an “at-grade” detention facility. The new access configuration has been submitted to IDOT and no objections were voiced.

Lynn Means, Senior Traffic Engineer for Gewalt Hamilton, addressed correspondence received from a resident with questions about traffic, signalization, storage length, traffic maneuvers, and

access and offered to write a letter to the resident answering their questions and addressing their concerns. She provided an overview of the revised site plan showing storage/stacking length and vehicle turns and maneuvers in the updated traffic study and intersection design. The three Route 12 access points will be removed and only one right in/right out access on Old Rand Road will remain due to the new Golfview access.

Mr. Koehler answered Commissioner Schultz's questions about the plans for using Golfview Road as an access and addressed her concerns that the increased traffic would adversely impact the intersection and residents living on Golfview. He reviewed the site plan and said they will demolish the existing building, which will add green space for stormwater management. They will use the same Golfview access drive that PapaGus used. The existing Rand Road driveway on the added parcel will be eliminated. No changes to the Old Rand Road access are proposed. Mr. Koehler stressed that they must comply with IDOT recommendations, and the access points and all issues related to traffic and safety will be carefully reviewed.

Ms. Means was asked to provide detailed information on what other locations were considered when making their calculations to prepare the revised traffic study and how she arrived at her projections and calculations. She recapped the proposed improvements to the Route 12/Old Rand Road intersection, which includes increased left turn lane storage and signalization phasing improvements. Their analysis shows sufficient stacking on Golfview at Route 12. Mr. Koehler concurred and added the Village Engineer has not requested additional stacking. Ms. Means answered questions posed by the PZC and provided detailed information on the elements of the traffic study and how they determined their calculations.

Concerns about the two access points were raised because three driveways on Rand Road are to be closed, which will result in greater reliance on the access on Golfview. Mr. Koehler said IDOT and staff view the Golfview access as an improvement plus they have received positive comments from the residents about the change. Director Saher said the Golfview access could be closed if there was a problem and the plan would revert to its originally approved site plan including the originally proposed accesses. Discussion followed on the new access. Director Saher said the access points and traffic will be further reviewed by IDOT, which will result in discussions between IDOT and the developer. The Village will be included in their discussions if there are any issues and will be notified if there are any concerns and of IDOT's recommendation. Director Saher said the PZC could add a condition to the motion for final plan approval stating Staff will work with Life Time to incorporate a condition into the redevelopment agreement that if there is a certain level of degradation of the intersection of Golfview and Route 12 based on the upon the change in traffic pattern that Lifetime brings to the environment after sufficient examination, and if staff makes a recommendation that the Golfview access be closed, Life Time will need to agree to that. Mr. Koehler again said he would agree to the closure if it was determined by Staff that it contributed to traffic and safety problems.

Commissioner Riley said the revised site plan addressed the concerns IDOT raised about the non-signalized accesses on Route 12 and should be viewed as an enhancement. Director Saher said the revised plan provides for dispersion of traffic and addresses a major concern of IDOTs about the Route 12 access points. After discussion, all commissioners stated their concerns had been heard and addressed. Commissioner Schultz said she was more comfortable now that she was assured that

Staff would monitor the Golfview access and there was a mechanism to close the access if necessary.

Chris Cross, 7 Lakebreeze Court, representing Lakebreeze Villas board and speaking as a resident, expressed concerns about construction traffic using Old Rand Road. Director Saher said staff already planned to add a condition that Life Time only use Rand Road or the access on Golfview for construction traffic and be prohibited from using Old Rand Road. Staff will also add a condition that a berm and landscaping be installed at the beginning of construction.

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

Upon roll call vote:

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

NAYS: 0

ABSENT: 3 Commissioners Baumann, Dannegger, and Giannini.

MOTION CARRIED

MOTION was made by Commissioner Schultz, seconded by Commissioner Riley, to recommend Final Plan approval for the construction of a Physical Fitness Facility with Accessory Child Day-care Services, Accessory Beauty Salon and Accessory Eating Place with the condition that an east berm be constructed ahead of construction at site, all construction traffic use Rand Road, and to add language in the development agreement regarding the access point at Golfview as discussed this evening.

Upon roll call vote:

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

NAYS: 0

ABSENT: 3 Commissioners Baumann, Dannegger, and Giannini.

MOTION CARRIED

PUBLIC HEARINGS:

MOTION was made by Commissioner Riley, seconded by Commissioner Muir, to open the following public hearings at 8:15 p.m.

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

Application PZC 2018- 6, Zoning Code Text Amendment - Marinas

Application PZC 2018-10, 574 Dunhill Drive

Upon roll call vote:

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

NAYS: 0

ABSENT: 3 Commissioners Baumann, Dannegger, and Giannini.

MOTION CARRIED

Chair Stratman swore in those wishing to testify or comment at this time.

Continued Application:

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

The applicant has requested continuance of the application while issues related to the project and land are resolved. *Applicant – Patrick Taylor, Central One LLC.*

MOTION was made by Commissioner Riley, seconded by Commissioner Muir, to continue the public hearing on PZC 2017-5, 99 Quentin Road, Steil Plaza, until September 19, 2018 at 7:00 p.m. or until the next regularly scheduled PZC meeting.

Upon roll call vote:

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

NAYS: 0

ABSENT: 3 Commissioners Baumann, Dannegger, and Giannini.

MOTION CARRIED

The order of the agenda was amended to allow Mr. Stavros and the 574 Dunhill Drive petition to be heard next and the Village petition to be last.

A. 574 Dunhill Drive – Zoning Code Variation (PZC 2018-10)

Public Hearing to consider a request for a Variation to construct a shed that will encroach into the required 10-foot side yard setback at the property. Detailed information is contained within the accompanying staff report and all exhibits submitted by the applicant.

Applicant – Nicholas and Pamela Stavros

Nicholas and Pamela Stavros were present to request a variation to allow for the construction of a shed that will encroach into the required 10-foot side yard setback. Mr. Stavros said he spoke with the resident at 570 Dunhill Drive, Jim Beaudoin, and he offered to draft a letter to the Village stating he does not object to the variation or encroachment.

MOTION was made by Commissioner Schultz, seconded by Commissioner Muir, to to close the public hearing on Application PZC 2018-10, 574 Dunhill Drive, Zoning Code Variation at 8:23 p.m.

Upon roll call vote:

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

NAYS: 0

ABSENT: 3 Commissioners Baumann, Dannegger, and Giannini.

MOTION CARRIED

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 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, Muir, Riley, and Schultz.

NAYS: 0

ABSENT: 3 Commissioners Baumann, Dannegger, and Giannini.

MOTION CARRIED

MOTION was made by Commissioner Castillo, seconded by Commissioner Muir, to receive into the public record the testimony presented by the Applicants, 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, Muir, Riley, and Schultz.

NAYS: 0

ABSENT: 3 Commissioners Baumann, Dannegger, and Giannini.

MOTION CARRIED

MOTION was made by Commissioner Castillo, seconded by Commissioner Muir, to to recommend that the Village Board approve an amendment to the zoning code Section 9-3-11-C-2, Residential Minimum Yards: Side Yard, to allow for the construction of a shed that will encroach into the required 10-foot side yard setback at the property commonly known as 574 Dunhill Drive.

Upon roll call vote:

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

NAYS: 0

ABSENT: 3 Commissioners Baumann, Dannegger, and Giannini.

MOTION CARRIED

B. Zoning Code Text Amendment - Marinas and Boat Launch Ramps (PZC 2018-6)

Public hearing to consider a request for an Amendment to the Text of the Zoning Code of the Village of Lake Zurich to include definitions and provisions for marinas and boat launch ramps. Detailed information is contained within the accompanying staff report and all exhibits submitted by the applicant. *Applicant – Village of Lake Zurich*

Director Saher, representing the Village of Lake Zurich, presented their petition for a Text Amendment to Chapters 7 and 24 of the Lake Zurich Zoning Code to allow for the establishment and operation of land uses related to "Marinas" and "Boat Launch Ramps" that had been continued from the July 18, 2018 meeting. Director Saher said staff had met with the individuals and groups that had requested modifications. The revised wording for *Definition of Marinas* was read into the record by Director Saher as follows: *MARINA: A "Commercial Establishment" located on waterfront property containing one or more of the following facilities: secure moorings/slips for pleasure boats, boat rental, a boat dock, a boat launch ramp, boat livery, boat sales, maintenance shops, marine supplies, boat storage or restrooms.* He said Mr. Keith Hunt, representing the Lions Club, and a LPOA representative had requested changes and clarification. Staff added language allowing for pre-existing non conforming operations area to be allowed to continue to operate unless there are is significant remodeling or abandonment as listed in Item 4, c. Both parties had indicated they were satisfied with the revisions to the language defining Marinas.

MOTION was made by Commissioner Riley, seconded by Commissioner Muir, to close the public hearing on Application PZC 2018-6 Zoning Code Text Amendment, Marinas and Boat Ramps at 8:30 p.m.

Upon roll call vote:

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

NAYS: 0

ABSENT: 3 Commissioners Baumann, Dannegger, and Giannini.

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, Muir, Riley, and Schultz.

NAYS: 0

ABSENT: 3 Commissioners Baumann, Dannegger, and Giannini.

MOTION CARRIED

MOTION was made by Commissioner Schultz, seconded by Commissioner Riley, to receive into the public record the testimony presented by the Applicants, 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, Muir, Riley, and Schultz.

NAYS: 0

ABSENT: 3 Commissioners Baumann, Dannegger, and Giannini.

MOTION CARRIED

MOTION was made by Commissioner Riley, seconded by Commissioner Muir, to recommend that the Village Board approve an amendment to the zoning code Section 9-7C-3 – Lake Protection District Additional Permitted Uses, to add land use classifications for “Marinas and Boat Launch Ramps” and Section 9-24-2 – Usage and Definitions, and to create a new definition for marinas and boat launch ramps.

Upon roll call vote:

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

NAYS: 0

ABSENT: 3 Commissioners Baumann, Dannegger, and Giannini.

MOTION CARRIED

STAFF REPORT:

MOTION was made by Commissioner Riley, seconded by Commissioner Muir, to open the public meeting for any staff reports, public comment or other business.

Upon roll call vote:

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

NAYS: 0

ABSENT: 3 Commissioners Baumann, Dannegger, and Giannini.

MOTION CARRIED

Comprehensive Plan Update:

Director Saher gave a presentation on the comprehensive plan update. Topics included Policy Changes and Implementations: Land Use Map; Policy Decisions Regarding Vacant Property Development (Infill Development, Perimeter Growth, Annexation along Route 12); Re-examination of Community-wide Land Uses; and Review of Final Products. A brief question and answer period followed. He said one goal was to streamline the process, and review of fees will also be undertaken. Community involvement is on-going and comments are welcome.

Director Saher said there were no items on the agenda for September but the deadline for applications was still open. Planner Tim Verbeke was introduced and welcomed.

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 8:50 p.m.

Submitted by: Janet McKay, Recording Secretary

Approved by:

A handwritten signature in cursive script, appearing to read "Claudia Stalwa". The signature is written in black ink and is positioned below the "Approved by:" text.