

Approved  
**VILLAGE OF LAKE ZURICH**  
**PLANNING & ZONING COMMISSION MINUTES**  
**DECEMBER 18, 2019**

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

**ROLL CALL:** *Present* – Chairman Stratman, Commissioners Baumann, Castillo, Riley, and Schultz. *Absent* - Commissioners Dannegger, Giannini, and Muir. Chairman Stratman noted a quorum was present. *Also present:* Community Development Director Sarosh Saher and Planner Tim Verbeke.

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

Approval of the November 20, 2019 Meeting Minutes of the Planning & Zoning Commission:

MOTION was made by Commissioner Baumann, seconded by Commissioner Schultz, to approve the November 20, 2019 minutes of the Planning and Zoning Commission as submitted.

Upon roll call:

AYES: 3 Chairman Stratman, Commissioners Baumann and Schultz.

NAYS: 0

ABSTENTION: 2 Commissioners Castillo and Riley.

ABSENT: 3 Commissioners Dannegger, Giannini, Muir.

MOTION CARRIED

**PUBLIC COMMENT** - None

**PUBLIC MEETING:** - None

**PUBLIC HEARING:**

MOTION was made by Commissioner Baumann, seconded by Commissioner Reilly, to open the following public hearings at 7:03 p.m. for Application PZC 2019-24, 490 Telser Road – Special Use Permit; Applicant PZC 2019-25, 101 Oak Street – former Masonic Lodge – Rezoning; Applicant PZC 2019-26, 300 East Route 22 – Life Storage – Text Amendment and Amendment of Special Use Permit

Upon roll call:

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

NAYS: 0

ABSENT: 3 Commissioners Dannegger, Giannini, and Muir.

MOTION CARRIED

*New Applications*

A. 490 Telser Road – Special Use Permit (PZC 2019-24)

Public hearing to consider a request for a special use permit to allow for the establishment of a carpet and upholstery cleaning business on the property. Detailed information is contained within the accompanying staff report and all exhibits submitted by the applicant.

*Applicant: Mia Smile, d/b/a Wiz Team Inc.*

Sasha Smile, 27992 W. Rt. 120, Lakemoor, gave a presentation including an overview of their family-owned business that provides carpet and upholstery cleaning as well as other related services. Hours of operation will be Monday through Friday from 9 a.m. to 5 p.m. but staff will be on-call 24/7 to accommodate emergency requests for services. There will normally be six to ten employees with two remaining in the office and six driving company-owned vehicles that will be dispatched to routes. The petitioner agreed to store their 8-foot trailer that is used for emergency restoration services indoors. Planner Verbeke said the petitioner is aware of the sign code.

MOTION was made by Commissioner Baumann, seconded by Commissioner Reilly, to close the public hearing for Application PZC 2019-24, 490 Telser Road Unit C & D – request for a special use permit to allow for the establishment of a carpet and upholstery cleaning business, at 7:10 p.m.

Upon roll call:

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

NAYS: 0

ABSENT: 3 Commissioners Dannegger, Giannini, and Muir.

MOTION CARRIED

MOTION was made by Commissioner Baumann, seconded by Commissioner Schultz, to receive into the public record the staff review of compliance of Application PZC 2019-24, with the zoning standards as presented by staff and to receive 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 and make these standards a part of the official record for the Application and to recommend that the Village Board approve the Application PZC 2019-24 which requires special use permit to allow for the establishment of a carpet and upholstery cleaning business at the property commonly known as 490 Telser Road.

Upon roll call:

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

NAYS: 0

ABSENT: 3 Commissioners Dannegger, Giannini, and Muir.

MOTION CARRIED

**B. 101 Oak Street – former Masonic Lodge – Rezoning (PZC 2019-25)**

Public hearing to consider a request to rezone the property from the R-5 single-family district to O-1 Office/Residential District to allow for the establishment of a studio and office space for an advertising/communications firm. Detailed information is contained within the accompanying staff report and all exhibits submitted by the applicant.

*Applicant: David Lebovic - Owner: Zurich Temple Association*

Attorney Jerome Lindersky and petitioner David Lebovic, Ismano Communications, Inc., were present to request approval of the rezoning of the former Masonic Lodge to O-1, Office/Residential District from R-5 Single-family Residential District to allow office space for a creative marketing agency. A PowerPoint presentation showing the existing exterior and interior of the building and the proposed modifications was reviewed. Mr. Lebovic said

his office would be a very low intensity use with clients coming in only on occasion. Hours of operation would generally be from 8 am. to 6 p.m. Monday through Friday although he may work on some weekends. Mr. Lebovic is open to allowing Scoreboard Bar and Grill continue to park in his lot but is not sure permission would be in perpetuity.

MOTION was made by Commissioner Castillo, seconded by Commissioner Schultz, to close the public hearing on Application PZC 2019-25, 101 Oak Street request to rezone the property from the R-5 single-family district to O-1 Office/Residential District to allow for the establishment of a studio and office space for an advertising/communications firm and 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, and in response to questions by the Planning and Zoning Commission 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 to recommend that the Village Board approve the Application PZC 2019-25 which requires a request to rezone the property from the R-5 single-family district to O-1 Office/Residential District at the property commonly known as 101 Oak Street.

Upon roll call:

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

NAYS: 0

ABSENT: 3 Commissioners Dannegger, Giannini, and Muir.

MOTION CARRIED

C. 300 East Route 22 – Life Storage – Text Amendment and Amendment of Special Use Permit (PZC 2019-26)

Public hearing to consider a request for a Text Amendment to remove the prohibition of outdoor storage on properties with frontage along Route 22 and Rand Road and an Amendment to the Special Use Permit to allow for an outdoor storage area at the east side of the existing building. Detailed information is contained within the accompanying staff report and all exhibits submitted by the applicant.

*Applicant: Steve Schwartz d/b/a 300 Main Street LZ LLC*

Project attorney Cal Bernstein provided background and historical information about the existing Life Storage facility at 300 E. Route 22. Life Storage received approval on September 6, 2016 for a special use permit as well as site plan and exterior appearance modifications. An amendment was granted on December 4, 2017, that allowed for the visibility of storage lockers from the public right-of-way. The Board of Trustees held a Courtesy review to consider outdoor storage on June 17, 2019 with an update provided on December 16, 2019. Steve Schwartz, manager and general owner, gave a presentation detailing the proposed outdoor storage, which will be screened and not in the line of site from Route 22 or to the residences to the south. He also addressed the storm water route, hours of operation, increased lighting. Discussion followed with members expressing concerns about maintenance, strict compliance of the conditions, and possible impact on other locations due to the text amendment.

Director Saher said after consideration, Staff recommended the applicant apply for a text amendment and added additional conditions as follows which should satisfy the concerns addressed by the PZC:

- No outdoor storage shall be permitted to be located to the west or to the south of the existing building.
- Such outdoor storage shall be located at a distance no less than 150 feet from any right-of-way and screened to a 100% using a combination of berms and permanent landscape material.
- Such outdoor storage yard is located no closer than the nearest point of the principal building or structure from the nearest lot line.
- Such outdoor storage area shall be located outside of any required front yard or corner side yard.
- The outdoor storage area shall be paved, approved under a NPDES Permit, and accompanied by stormwater management facilities and detention facilities that are in compliance with the Lake County Watershed Development Ordinance.
- Areas A, B, and C on the subject property must be maintained strictly as proposed, if not, the owner will be subject to a fine.

MOTION was made by Commissioner Riley, seconded by Commissioner Baumann, to close the public hearing at 8:23 p.m. on Application PZC 2019-26, 300 East Route 22 request for a Text Amendment to remove the prohibition of outdoor storage on properties with frontage along Route 22 and Rand Road and an Amendment to the Special Use Permit to allow for an outdoor storage area at the east side of the existing building and 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 Planning and Zoning Commission 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 to recommend that the Village Board approve the Application PZC 2019-26 which requires a Text Amendment to remove the prohibition of outdoor storage on properties with frontage along Route 22 and Rand Road and an Amendment to the Special Use Permit to allow for an outdoor storage area at the east side of the existing building at the property commonly known as 300 East Route 22.

Upon roll call:

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

NAYS: 0

ABSENT: 3 Commissioners Dannegger, Giannini, and Muir.

MOTION CARRIED

**OTHER BUSINESS**

MOTION was made by Commissioner Schultz, seconded by Commissioner Riley, to approve the schedule for Planning and Zoning Commission for 2020 to meet on the third Wednesday of the month at 7:00 p.m. Voice vote. All in favor. Motion Carried.

**STAFF REPORT:**

Director Saher gave an update on the Comprehensive Plan, which will be discussed at the January 2020 meeting.

**ADJOURNMENT:**

MOTION was made by Commissioner Baumann, seconded by Commissioner Schultz, to adjourn the meeting. Voice Vote, all in favor. MOTION CARRIED. The meeting was adjourned at 8:31 p.m.

*Submitted by: Janet McKay, Recording Secretary*

Approved by:

A handwritten signature in black ink, appearing to read "Paul A. Schultz". The signature is written in a cursive style with a large initial "P" and a long horizontal flourish extending to the right.