

Unapproved  
**VILLAGE OF LAKE ZURICH**  
**PLANNING & ZONING COMMISSION MINUTES**  
**NOVEMBER 15, 2017**

The meeting was called to order by Vice-Chairman Baumann at 7:00 p.m.

**ROLL CALL:** *Present* – Commissioners Baumann, Castillo, Dannegger, Riley, Schultz, and Muir.  
*Absent* - Chairman Stratman and Commissioner Giannini. Vice-Chair Baumann will be Acting Chairman and Commissioner Muir will be serving as a full member this evening due to absences. Vice-Chairman Baumann 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 October 18, 2017 Meeting Minutes of the Planning & Zoning Commission:**

MOTION was made by Commissioner Schultz, seconded by Commissioner Riley, to approve the October 18, 2017 minutes of the Planning and Zoning Commission as submitted.

Upon roll call vote:

AYES: 3 Vice-Chair Baumann, Commissioners Schultz and Muir

NAYS: 0

ABSTENTIONS: 3 Commissioners Castillo, Dannegger, and Riley

ABSENT: 2 Chairman Stratman and Commissioner Giannini

MOTION CARRIED

**PUBLIC COMMENT** - None

**PUBLIC HEARINGS:**

MOTION was made by Commissioner Riley, seconded by Commissioner Schultz, to open the following public hearings at 7:04 p.m.

Application PZC 2017-5 - 99 Quentin Road, Steil Plaza (to be continued);

Application PZC 2017-10 - 300 E. Route 22 - Life Storage;

Application PZC 2017-11 - 880 N. Old Rand Road - Life Time Athletic;

Upon roll call vote:

AYES: 6 Vice-Chair Baumann, Commissioners Castillo, Dannegger, Riley, Schultz, and Muir

NAYS: 0

ABSTENTIONS: 0

ABSENT: 2 Chairman Stratman and Commissioner Giannini

MOTION CARRIED

Vice-Chair Baumann swore in those wishing to testify or comment.

*Continued Application:*

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

The applicant has requested continuance of the application while feedback from Commissioners is incorporated into revisions. Refer to attached Continued Applications Staff Report.

*Applicant – Patrick Taylor, Central One LLC.*

MOTION was made by Commissioner Schultz, seconded by Commissioner Muir, to continue the public hearing on PZC 2017-5, 99 Quentin Road, Steil Plaza, until December 20, 2017 at 7:00 p.m.

Upon roll call vote:

AYES: 6 Vice-Chair Baumann, Commissioners Castillo, Dannegger, Riley, Schultz, and Muir

NAYS: 0

ABSTENTIONS: 0

ABSENT: 2 Chairman Stratman and Commissioner Giannini

MOTION CARRIED

*New Applications*

B. 300 East Route 22 - Lifetime Storage (PZC 2017-10)

Public hearing to consider the request for an Amendment to Special Use Permit Ordinance #2016-9-149 to allow for the display of static storage doors. Detailed information is contained within the accompanying staff report and all exhibits submitted by the applicant.

*Applicant - Steve Schwartz, 300 Main Street LZ LLC*

Project attorney Cal Bernstein and Steve Schwartz, owner/developer, presented their request to allow for visibility of display storage lockers from the public right-of-way and gave a slide presentation showing site plan, landscape plan, elevations, and photographs. Due to Ancient Graffiti's plans to move to the northern half of the building, this will allow the front office portion of the building to be reconfigured for additional storage lockers, which is Phase 2 of the project. Vice-Chair Baumann reviewed Staff Recommendations on page 7 of the Staff Report. Attorney Bernstein said they accept the recommendations. Mr. Bernstein did not agree that Item #8, Positive Effect, is only partially met and believes there will be no negative impact.

MOTION was made by Commissioner Dannegger, seconded by Commissioner Riley, to close the public hearing on the public hearing on Application PZC 2017-10, 300 East Route 22 - Lifetime Storage, at 7:19 p.m.

Upon roll call vote:

AYES: 6 Vice-Chair Baumann, Commissioners Castillo, Dannegger, Riley, Schultz, and Muir

NAYS: 0

ABSTENTIONS: 0

ABSENT: 2 Chairman Stratman and Commissioner Giannini

MOTION CARRIED

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

Upon roll call vote:

AYES: 6 Vice-Chair Baumann, Commissioners Castillo, Dannegger, Riley, Schultz, and Muir

NAYS: 0

ABSTENTIONS: 0

ABSENT: 2 Chairman Stratman and Commissioner Giannini

MOTION CARRIED

MOTION was made by Commissioner Dannegger, seconded by Commissioner Riley, to recommend that the Village Board approve the Amendment to Special Use for 2016-9-149 to allow for the display of static storage doors at 300 East Route 22 for Life Storage.

Upon roll call vote:

AYES: 6 Vice-Chair Baumann, Commissioners Castillo, Dannegger, Riley, Schultz, and Muir

NAYS: 0

ABSTENTIONS: 0

ABSENT: 2 Chairman Stratman and Commissioner Giannini

MOTION CARRIED

C. 880 North Old Rand Road – Life Time Athletic (PZC 2017-11)

Public hearing to consider the request for A Map Amendment, Development Concept Plan Approval of a Planned Unit Development to construct a new physical fitness facility. Detailed information is contained within the accompanying staff report and all exhibits submitted by the applicant. *Applicant – Aaron Koehler, Life Time Athletic*

Aaron Koehler, Life Time Athletic, gave an overview of his company that was founded in 1992. He gave a slide presentation that included their business model; exterior elevations, which will be brick, stone, and glass; interior elevations showing spa, cafe, and lounge; outdoor pool; bistro; areas for yoga, pilates, spinning, pre-weight, fitness equipment, two basketball courts; children's activities; wellness practitioners such as a physical therapist and chiropractor; aerial photograph of property showing existing and requested zoning. Additionally he addressed site lighting with standards for dusk - 9 p.m. and from 9 p.m. - dawn; a sound study, site drainage to the north with storm water flowing to the Rand Road right of way, impervious parking lot surface, parking, traffic site access with right-in and right-out for Route 12 with the full access on North Old Rand Road, hours of operation (preferably 24-hour but would consider a reduction), outdoor lap pool hours dawn to dusk between Memorial Day and Labor Day with the leisure pool open 10 a.m. to 8 p.m. Monday through Saturday and 10 a.m. - 6 p.m. on Sunday, and a 3-D site plan. Mr. Koehler said their plan tried to address concerns raised by staff and at the meeting with the neighbors, but he is willing to continue to address concerns and work to balance them.

A question and answer period followed with members of the PZC asking about the building height, view from the street and residential areas, light spillage from the windows, outdoor uses and layout, overabundance of fitness opportunities in the area, and impact of 24-hour use. Mr. Koehler said neighbor to the east is 300 feet away and the building will be 60-feet tall at that elevation. The building to the north is 180 feet away. He could review the outdoor pool arrangement and the deck size for minimal impact and consider having the windows for 24-hour uses not looking at the residences and is open to preparing a site-line study.

A letter from Jennifer, Tom, Connor and Kelly Gustafson, 620 N. Old Rand Road, was submitted that relayed problems with the existing traffic, speeding, and safety issues. They are concerned that this proposal would severely exacerbate the traffic and safety problem.

The Gannon family, Mike, Janice, Emma, and Sarah, 207 N. Old Rand Road, each spoke and stated their opposition to the proposal. Mike Gannon provided historical information about the jurisdiction of North Old Rand Road, its limited width, capacity, and heavy use by pedestrians. He does not believe this projects benefits the community and thinks it will diminish property values. Emma expressed concerns about the loss of natural ponds on the property that will result in increased watershed which will impact the lake. Sara

asked that Lake Zurich be kept safe and Old Rand Road be kept free from higher traffic volume so pedestrians could continue to enjoy the road by the lake and have access to downtown. Janice said the residents opposed the project at the meeting with the developer and asked that all zoning code variations be denied.

Dan Silver, 21674 W. Ravine Drive, said he is a member at another Life Time Athletic Club and supports the proposal because it will add jobs, generate tax revenue, and provide many benefits to members.

Jeff Middlebrook, 12 Riderwood, said he and his wife support the proposal and didn't think it would significantly add to traffic on Route 12.

Igor Kletsel, 79 Arcadia, said he was a member at their Vernon Hills club and thinks this would be a great addition to Lake Zurich.

Scott Garrison, 33 Rugby, is a member of the Tree Commission. He said the Tree Commission did not approve the tree removal and landscape plans because it lacked diversity. He offered suggestions to improve the landscape plan.

Vince Foglia, 1025 N. Old McHenry Road, said he is representing the Foglia YMCA. Mr. Foglia said Life Time would take members from the YMCA as well as the other fitness facilities. He said the YMCA is part of the community and has scholarships and subsidies available so everyone can enjoy membership.

Tony Janca, 1025 N. Old McHenry, said it is a nice facility in the wrong location that would change the entire landscape of the lake and nearby area. He asked for significant modifications if the development is further considered.

Sayed Molani, 796 Interlaken Drive, said he was a member at the Schaumburg Life Time Athletic, and he and his children greatly benefitted from their membership.

Susan Wideman, 524 N. Old Rand Road, was concerned about increased traffic on Old Rand Road impacting pedestrians especially those walking pets.

Geoff Petzel, 695 Windemere Lane, referred to the Staff Report and asked staff to have the petitioner address the impact on a high-quality wetland, appropriateness of the main entrance on Old Rand Road, clarify the drainage plan, justify the rezoning of the residential parcel, and the developer's claims of revenue generation. He does not think this proposal is the highest and best use for this property. Director Saher offered to set up a meeting with Mr. Petzel and the Village Engineer to answer his questions on the wetland and drainage.

The meeting was recessed from 9:03 to 9:15 and reconvened with a quorum present. Vice-Chair Baumann said the meeting would conclude at 10 p.m. and the hearing could be continued to December if necessary.

Jim Leopardo, 53 S. Wynstone, did not think this was the correct location for Life Time and thought the industrial park would be a better location. He said he is a founding member of the YMCA and believes the Village should help to protect the investment the community made in the YMCA.

Irene Stang, 55 Lakebreeze, said Life Time would duplicate services the YMCA and other facilities already provide and does not feel it is an appropriate use in a residential area.

Dennis Burns, 12 Lakebreeze, was concerned about increased traffic on North Old Rand Road, wear and tear on the road, and was concerned about safety. He showed slides depicting the condition of Old Rand Road and said the Village does not have adequate funds to maintain it now and it would only get worse with increased traffic.

Chris and Marilyn Cross, 7 Lakebreeze, invited Howard Richter, an MAI appraiser to address the PZC. Mr. Richter provided his credentials and presented his opinion on the potential adverse influence on the surrounding property values. Mr. Richter said the residents have requested that the Village and the developer hire a qualified appraiser, and he would be willing to review their appraisal. He does not believe the petitioner proved that there would be no adverse impact on the surrounding homes.

Jeff Halen, 154 W. Pleasant Road, commented on the role and function of the PZC that he believes should be coherent and use consistent methodology adhering to the comprehensive plan when reviewing petitions and strive to limit adverse impact to the residents. He said the property values in his neighborhood have decreased due to recent developments. He asked the Village have a clear vision for future development and that it be kept consistent and cohesive.

Casey Morris, 90 Linden, said his membership in Life Time Athletic has had a positive impact on his life and the lives of his children through their participation in camps and other activities plus it will bring jobs to the Village.

Matthew Martorano, 54 Lakebreeze, said Life Time Athletic has wonderful facilities, but this is not the proper location for a massive building. He objected to the density and believes it would disrupt the peace of the residential and lakeside area, negatively impact property values, and contribute to unsafe traffic conditions.

Maury Vandeneykel, 8 Lakebreeze Court, said the proposal would drastically impact his quality of life. He referred to the Zoning Code where it states its purpose is to keep separate residential and commercial parcels. Mr. Vandeneykel believes that existing commercial development has negatively impacted Honey Lake and this proposal would impact storm water drainage.

Mike Stodden, 44 Lakebreeze, objected to the building height, 24-hour operation and lighting, compatibility with residential property on three sides, impact on view of the lake and skyline, and loss of sound buffers with increased noise.

Due to the lateness of the hour, Vice-Chair Baumann said public comments would conclude, the petition would be continued, and those wishing to speak would be heard at the December 20, 2017 PZC meeting.

MOTION was made by Commissioner Castillo, seconded by Commissioner Muir, to continue the public hearing on Application PZC 2017-11 880 N Old Rand Road, Life Time Athletic to December 20, 2017 at 7 p.m.

Upon roll call vote:

AYES: 6 Vice-Chair Baumann, Commissioners Castillo, Dannegger, Riley, Schultz, and Muir

NAYS: 0

ABSTENTIONS: 0

ABSENT: 2 Chairman Stratman and Commissioner Giannini

MOTION CARRIED

**STAFF REPORT:**

Planner Williams said the Steil Plaza, Lifetime Fitness, a residential variance, and a martial arts use in the industrial park plus two potential new developments will be on the Agenda for December.

**ADJOURNMENT:**

MOTION was made by Commissioner Muir, seconded by Commissioner Riley, to adjourn the meeting. Voice Vote, all in favor. MOTION CARRIED. The meeting was adjourned at 10:06 p.m.

*Submitted by: Janet McKay, Recording Secretary*

Approved by: