

Unapproved
VILLAGE OF LAKE ZURICH
PLANNING & ZONING COMMISSION MINUTES
JANUARY 17, 2018

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

ROLL CALL: *Present* – Chairman Stratman, Commissioners Baumann, Castillo, Danegger, Schultz, and Muir (7:06 p.m.) *Absent* - Commissioners Riley and Giannini. 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, Associate Village Planner Katie Williams, and Asst. Village Manager Roy Witherow.

CONSIDERATION OF MINUTES AND FINDINGS OF THE COMMISSION

A. Approval of the December 20, 2017 Meeting Minutes of the Planning & Zoning Commission:

MOTION was made by Commissioner Baumann, seconded by Commissioner Schultz, to approve the December 20, 2017 minutes of the Planning and Zoning Commission as submitted.

Upon roll call vote:

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

NAYS: 0

ABSENT: 3 Commissioners Giannini, Muir, and Riley

MOTION CARRIED

PUBLIC COMMENT - None

Chairman Stratman read a prepared statement that explained the function and role of Planning and Zoning Commission, stressed that they are residents of Lake Zurich who also have the best interest of the community at heart, noted that they serve as volunteers, and are charged with fact-gathering and making recommendations to the Village Board. He reminded those testifying that they have are under oath to tell the truth and reminded them to be truthful and avoid exaggeration or generalities. Commissioner Muir arrived at this time (7:06).

PUBLIC HEARINGS:

MOTION was made by Commissioner Baumann, seconded by Commissioner Schultz, to open the following public hearings at 7:08 p.m.

Upon roll call vote:

AYES: 6 Chairman Stratman, Commissioners Baumann, Castillo, Danegger, Schultz, and Muir.

NAYS: 0

ABSENT: 2 Commissioners Giannini and Riley

MOTION CARRIED

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

Application PZC 2017-11, 880 N Old Rand, Life Time Athletic

Chair Stratman swore in those wishing to testify or comment.

Continued Application:

A. 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 Baumann, seconded by Commissioner Dannegger, to continue the public hearing on PZC 2017-5, 99 Quentin Road, Steil Plaza, until February 7, 2018 at 7:00 p.m.

Upon roll call vote:

AYES: 6 Chairman Stratman, Commissioners Baumann, Castillo, Dannegger, Schultz, and Muir.

NAYS: 0

ABSENT: 2 Commissioners Giannini and Riley

MOTION CARRIED

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

Public hearing to continue consideration of 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*

Project attorney Katherine C. Jahnke Dale, DLA Piper LLP, introduced the team that was present this evening. She reviewed her responses to comments, concerns, and questions raised at the December 20, 2017 Planning and Zoning Commission meeting in a letter to the Planning and Zoning Commission dated January 8, 2018 as was requested (Exhibit A). She gave an overview of her presentation which will summarize the major items in their letter, comparison to other Life Time Fitness facilities, architectural items regarding height and comparison to other buildings in Lake Zurich including photographs showing the site line from Paulus Park to the subject property, storm water management and drainage, economic impact to the Village and School District 95 (conservative estimate will generate tax revenue of \$43,000 for the Village and \$200,000 for School District 95 for a total increase of \$253,000 and sales tax revenue of \$15-30, 000).

Lynn Means, transportation engineer with Gewalt Hamilton, addressed their traffic generation and distribution methodology, which used a conservative traffic estimation rate. They surveyed the Vernon Hills facility at a high-membership period and found the counts were 40% lower than their projections. They did not credit pass-by traffic but counted it as new traffic in their calculations. Proposed improvements were designed to accommodate a much larger traffic volume that is anticipated. Standard traffic methodology indicates most traffic will be coming from Rand Road. Traffic increase east of the site is estimated at 60 cars per hour with 35 vehicles entering and 23 vehicles exiting during peak traffic hours or one extra vehicle per minute.

Janice Gannon, 207 N. Old Rand Road, thinks the Planning and Zoning Commission packet for tonight's meeting is biased in favor of Life Time Fitness, and the plan changes are not substantial. She would like to see the building size reduced by 50%, a berm provided, and finds the increased trip projections unacceptable.

Jeff Halen, 154 S. Pleasant, agreed with Mrs. Gannon's comments but found the information packet to be very detailed, and thinks it provided requested information and addressed concerns that have been raised. He asked why a landscape plan was not included, asked why no compensating amenities were

provided to the Village by the developer, and questioned the projected amount of sales tax revenue the Village would receive.

Alexandria Stone, 1380 Bristol Trails, stated her support for Life Time Fitness, which she has belonged to for years. She has found it to be family-friendly and it offers incentives to patronize local businesses. Ms. Stone does not think Life Time will lower property values and finds the building to be attractive.

Jody Kien, 805 N. Old Rand Road, lives across the street from the proposed development and believes they will be impacted the most because they are only 250-feet away from the proposed building with no buffer. Ms. Kien said she is not opposed to the project but opposes the location. She said she is speaking on behalf of Bay Shore Condominiums and asked why they are being ignored by the developer. She objected to the use, building height, noise, traffic, impact on the road, pedestrian safety, and disruption to the residential area. Ms. Kien asked that the Zoning Map amendment be denied and Life-time be limited to utilizing only the B-1 portion of the property and the R-4 portion remain residential.

Geoff Petzel, 695 Windemere, said right-of-way improvements will increase the impervious surface and asked that a condition be added prohibiting any storm water from the project to flow into the lake, that the developer manage all storm water on the site to avoid impacting the Flint Creek watershed and be handled as a “greenfield” development, and the petitioner exceed storm water management standards, and the volume of storage capacity be equal to all impervious areas.

Terry Herlihy, Lois Lane, questioned the accuracy of the photographs depicting site lines from various locations looking toward the proposed building and vice-versa. He noted that certain camera lens could alter the distance between objects and make it look farther away than it is. Mr. Herlihy read from the Village of Lake Zurich’s mission statement and the newcomer’s welcome packet and does not think this project is in keeping with its mission or statements to new residents. He believes that Life Time would negatively impact property values, increase traffic, create pedestrian and traffic safety problems.

John Tolomei, 190 N. Old Rand Road, had serious concerns about the stability of Old Rand Road and thought pilings would need to be driven into the soils or re-enforced concrete walls erected. He believes increased traffic will accelerate the deterioration and questioned the suitability of the soils. Mr. Tolomei said no other Life Time Fitness location has their access so close to residences.

Chad Karecki, 785 N. Old Rand Road, suggested the building be recessed to lower the height and allow for more green space.

Phil Gargano, 761 N. Old Rand Road, asked that the site access be limited to Rand Road and no access be provided onto Old Rand Road.

MOTION was made by Commissioner Baumann, seconded by Commissioner Muir, to close the public hearing on Application PZC 2017-11 880 N Old Rand Road, Life Time Fitness at 8:18 p.m.

AYES: 6 Chairman Stratman, Commissioners Baumann, Castillo, Dannegger, Schultz, and Muir.

NAYS: 0

ABSENT: 2 Commissioners Giannini and Riley

MOTION CARRIED

A brief question and answer period followed with the developer and staff answering questions posed by the Planning and Zoning Commission members. Mr. Koehler addressed revisions to proposed site and landscaping plans including location of a 7-foot landscaped berm. He said the revised site and landscape plans tried to incorporate recommendations from the neighbors and staff, but he was open any additional recommended revisions. He said the Bay Shore residents did not reach out to Life Time and noted an increased setback from Old Rand Road from the required 10-feet to 17-feet had been provided. Mr. Koehler agreed to treat the site as undeveloped and account for all storm water run off with no credit for existing impervious areas.

Commissioner Castillo had done research of other Life Time sites and is not convinced that the predictions of minimal traffic impact is accurate. He is supportive of a fitness use but was concerned about pedestrian and vehicle safety, distracted drivers, property values, impact of a 24-hour location and the proximity to residences. Although he thinks Life Time Fitness is a good facility, he does not think this is the correct location for it.

Commissioner Muir observed that Life Time has been very accommodating to the residents' requests and has provided a detailed presentation complete with complete exhibits. He commended the residents for coming together and bringing forward their concerns. Although the development has many positives, his main concern was the location and size of the building, which could negatively impact real estate values. He thought the increased traffic could benefit the downtown development, and steps could be taken to slow down traffic and be monitored by the police.

Commissioner Baumann agreed with the other commissioners and concurred with Commissioner Castillo's research findings. He supports Life Time as a quality business and good use but not in a location that has residential property on three sides. He would like to see the use to be contained on the B-1 portion of the parcel and have the building height reduced to two stories rather than three.

Commissioner Dannegger agreed with Commissioner Muir's observations about increased traffic benefiting the downtown revitalization and appreciated the detailed presentation and information provided by Life Time. He thinks most people are not opposed to the use but don't support that location. He could support a two-story building in the same footprint. He did have concerns about pedestrian safety but thought controls such as a cross walk, signage, or speed bump could help alleviate problems.

Commissioner Schultz concurred with the previous comments. She thinks Life Time is an outstanding organization that she would welcome to Lake Zurich but has concerns about the proposed site being the right location. She did not support the zoning change because the residents relied on the R-4 portion remaining residential. Commissioner Schultz had concerns about the building size, height, proximity to residential property, and impact on the condition of Old Rand Road.

Chairman Stratman thanked Life Time for their cooperation and responsiveness to issues and concerns raised. He thinks Life Time would be a great acquisition for Lake Zurich but agreed that it is not the best location. He had been given another petition regarding Life Time Fitness that he would pass it on to Director Saher to be part of the record.

MOTION was made by Commissioner Baumann, 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. In addition to staff comments, the comments made by the Planning and Zoning Commission this evening will be part of the official record for this Application.

AYES: 6 Chairman Stratman, Commissioners Baumann, Castillo, Danegger, Schultz, and Muir.

NAYS: 0

ABSENT: 2 Commissioners Giannini and Riley

MOTION CARRIED

MOTION was made by Commissioner Baumann, seconded by Commissioner Danegger, 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.

AYES: 6 Chairman Stratman, Commissioners Baumann, Castillo, Danegger, Schultz, and Muir.

NAYS: 0

ABSENT: 2 Commissioners Giannini and Riley

MOTION CARRIED

MOTION was made by Commissioner Baumann, seconded by Commissioner Danegger, to recommend that the Village Board approve an amendment to the zoning map to rezone the easterly portion of the property from R-4 Single-Family Residential district to B-1 Local and Community Business district.

AYES: 1 Chairman Stratman

NAYS: 5 Commissioners Baumann, Castillo, Danegger, Schultz, and Muir.

ABSENT: 2 Commissioners Giannini and Riley

MOTION DENIED

MOTION was made by Commissioner Baumann, seconded by Commissioner Schultz, to recommend that the Village Board approve the Special Use for a Planned Unit Development at 880 North Old Rand Road by Life Time Fitness.

AYES: 1 Chairman Stratman

NAYS: 5 Commissioners Baumann, Castillo, Danegger, Schultz, and Muir.

ABSENT: 2 Commissioners Giannini and Riley

MOTION DENIED

MOTION was made by Commissioner Baumann, seconded by Commissioner Castillo, to recommend that the Village Board approve the Development Concept for a Planned Unit Development at 880 North Old Rand Road by Life Time Fitness.

AYES: 1 Chairman Stratman

NAYS: 5 Commissioners Baumann, Castillo, Danegger, Schultz, and Muir.

ABSENT: 2 Commissioners Giannini and Riley

MOTION DENIED

STAFF REPORT:

Planner Williams said the February meeting was rescheduled to February 7, 2018 at 7:00 p.m. A special use application allowing a massage therapy salon to relocate within the same building is the only item on the agenda. Director Saher clarified that he expects the Steil Plaza petition to request another continuance to the March meeting. He will be bringing back the educational components beginning at the March 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 9:03 p.m.

Submitted by: Janet McKay, Recording Secretary

Approved by: