



COMMUNITY DEVELOPMENT DEPARTMENT

MONTHLY INFORMATION REPORT

April 2020

HIGHLIGHTING DATA METRICS
TO IDENTIFY OPERATIONAL TRENDS
AND
FACILITATE INFORMED DECISION MAKING

505 TELSER ROAD
LAKE ZURICH, IL 60047

DEPARTMENT NARRATIVE

During the month of April 2020, the Community Development Department was engaged in the following activities:

BUILDING & ZONING DIVISION:

Commercial permits issued for Construction:

660 S Rand: John Brunetti-DMD Oral Surgery (interior demolition of previous 5th 3rd Bank)

Commercial occupancy permits issued:

41 E Main, Suite 150: Equitouch Animal Healing

365 Surrise, Suite 160: Primerica Financial Services

FOIA Requests: Total number of FOIA requests: 3

Lake County Inspections. In response to the COVID-19 pandemic, the *Lake County Development Department* began implementing a process allowing a variety of inspections, especially those inside of occupied dwellings, without compromising inspector safety. They conducted virtual inspections using free applications such as FaceTime and Google Duo to perform inspections. The most common items being inspected using this method are – building interior alterations and projects involving an occupied home/building, such as kitchen and bath remodeling or basement buildouts, solar installations, electric service, pier footings/foundation/slab on grade, minor framing and insulation, and replacement HVAC and plumbing. For new construction both residential and commercial spaces in excess of 5,000 square feet that have open circulation/ventilation, inspections are being completed as usual or with the aid of virtual technology. However, the County noted that at an inspector’s discretion, any inspection may be deferred if he or she feels that conducting the inspection would cause them to violate social distancing protocols or otherwise potentially expose themselves to any type of communicable disease. Community development staff continues to work with the County to schedule these inspections and log their results.

Thompson Elevator Inspections. Thompson Elevator Inspection Services similarly informed the Village that while it would continue to address the safety of building occupants, public, licensed elevator contractors/mechanics and their inspectors, permit reviews and inspections would be conducted as requested. Routine elevator code compliance inspections would continue unless their inspectors are unable to access buildings. In such cases, those inspections will resume in the next inspection cycle. Elevator emergencies would be handled accordingly and if necessary would be reviewed with the Office of the State Fire Marshal.

PLANNING DIVISION:

Planning and Zoning Commission (PZC) Activity:

The April 15, 2020 meeting of the Planning and Zoning Commission (PZC) was canceled due to the COVID-19 outbreak. The Applicant that submitted an application for the meeting was advised that the item would be deferred to a future meeting date once public business had resumed.

New Zoning Applications received.

Staff received one new application for consideration at the next scheduled meeting of the PZC. The application is as follows:

1. *64 S. Old Rand Road: Laura Cison.* Request for a Special Use Permit for outdoor seating and indoor live entertainment.

Development Planning:

1. *35 W. Main Street, Former Bank of America Building (Don and Cindy Malin):* Don and Cindy Malin informed the Village that Vela Carina was negotiating two letters of intent (LOI's) for their 35 West Main Street location. A private education-type business is working with the Malins on a 2,000 square-foot space on the northwest portion of the building with the main vault. The Malins anticipated the cost of the re-design at approximately \$150,000. A second LOI was also being negotiated for a café/coffee shop business for a 3,000 square-foot build-out which included a drive-through feature.

The owners also obtained the services of Coldwell/Banker Commercial Real Estate to assist in marketing and procuring retail tenants for their building at 35 West Main Street. Mr. Paul Proano would be the lead broker for C/B. Mr. Proano is a local commercial broker and lives with his family in the Somerset Townhome community. The marketing program was intended to reach all Coldwell/Banker real estate offices across the United States, giving the project national exposure.

2. *Avery Ridge by M/I Homes at the Raupp Property (24168 Midlothian Road).* M/I Homes had indicated that they were preparing to close on the Raupp property on Thursday, April 2 indicating that that the company was deeply vested in the project and wished to move forward with developing the 35-lot single-family residential subdivision to be known as Avery Ridge.

They had previously indicated that they would fulfill the terms of the approved annexation agreement in developing the Raupp property, without requiring renegotiation or modification of the development plans. M/I Homes submitted new building elevations that they wanted to substitute for the set of plans that had been previously provided by Taylor Morrison Homes, which was acquired by M/I Homes. Staff had directed M/I Homes to present their new building elevations at an upcoming Village Board meeting for community discussion and board approval. Instead, M/I petitioned the Village Manager to administratively approve their alternative building plans, invoking a provision in the annexation agreement that allows for administrative approvals so long as they are "in substantial compliance" with what had been previously approved. Staff review of the plans revealed that the proposed changes would have produced smaller homes, with fewer options and lacking architectural detail, which would reduce the character and quality of the development.

Manager Keller, in consultation with Community Development Director Saher, found that the proposed elevations were not "in substantial compliance" with the previously approved plans and denied the administrative approval request. M/I stated that they are choosing to not proceed with the closing due to their failed attempt at getting their elevations approved. M/I has not provided an update on the status of the project or its next steps at this time.

3. *Prestige (Greg and Mona Schmitt) at Hummel Property on Honey Lake Road.* Greg Schmitt of Prestige Development reached out to Community Development Director Saher to inform him that Prestige still intended to move forward with the development of the Hummel property on Honey Lake Road. Mr. Schmitt informed Director Saher that he had approached Citizens for Conservation (CFC) in Barrington

who indicated their interest in the vacant wetland portion of the property and would be amenable to working with the Village on a means to oversee and fund the maintenance of the property. Staff first intends to internally evaluate the viability of this effort before reaching out to CFC. In the meantime, Director Saher also advised Mr. Schmitt that the May meeting of the PZC was still tentative at this time and that he would have more certainty on the meeting towards the end of the month.

4. Life Time Construction at 400 N Rand Road. Earlier in the month, Life Time had indicated that there were no indications that the Lake Zurich site will reopen for construction. It would continue to remain closed until further notice from Life Time. In the meantime, staff would continue to monitor the property for security. Life Time also informed Community Development staff that they still have staff in the Chicago area that can address site related issues during the temporary closure of their project (white tarping on the building and dust). The tarping had been removed and Life Time began seeding exposed stockpiles to stabilize the exposed soil. The perimeter of the property along Old Rand Road and Golf View was hydro-seeded and grass is currently germinating.

Later in the month, Village staff was notified that IDOT had issued its permit to Life Time for their access and roadway improvements within IDOT's Rand Road right-of-way. As part of the construction work, Life Time anticipates lane closures along Rand Road for certain specified periods of time. IDOT's permissible lane closure hours are 9:00 AM – 3:00 PM, Monday through Friday, and not allowed on weekends and holidays. Where road excavation is required, steel plates are required to be used over pavement openings to keep the entire roadway open to traffic from 3:30 p.m. to 9:00 a.m. each day and all day on weekends, holidays, and while the concrete pavement patch is curing. IDOT does not permit the use of steel plates between November 1 and May 1 unless specifically approved. Village staff would be notified of the specific dates of right-of-way construction once Life Time resumes its work on the project.

5. Companion Animal Hospital in Lake Zurich. Steve Kardel, broker for Companion, confirmed that Companion had decided to move forward at a tenant space at Deerpath Commons, in the westerly 2,200 square foot corner unit at 917 S Rand Road (formerly occupied by Eddie Z's Blinds and immediately adjacent to SW Massage). Staff informed them that the land use will need to be established as a Special Use Permit, which will need to be considered through the public hearing process and Village Board approval when public meetings resume.
6. Fidelity Realty Update. Village officials and staff met virtually with Mr. Jason Sfire of Fidelity Realty. Mr. Sfire reported that he had been actively working with approximately 150 of their Lake Zurich tenants to work through rent assistance and cash flow issues. The restaurants were "holding their own" for the time being, but the nonessential service providers including beauty salons and small fitness businesses were struggling and some were anticipated not to reopen. Mr. Sfire also reported that in spite of the assistance programs available to small businesses, many of their calls to their banks were not being returned, even in case of long-standing relationships. Mr. Sfire and the village would continue to maintain open communications to share information and ideas about how to best assist Lake Zurich businesses through the COVID-19 crisis.

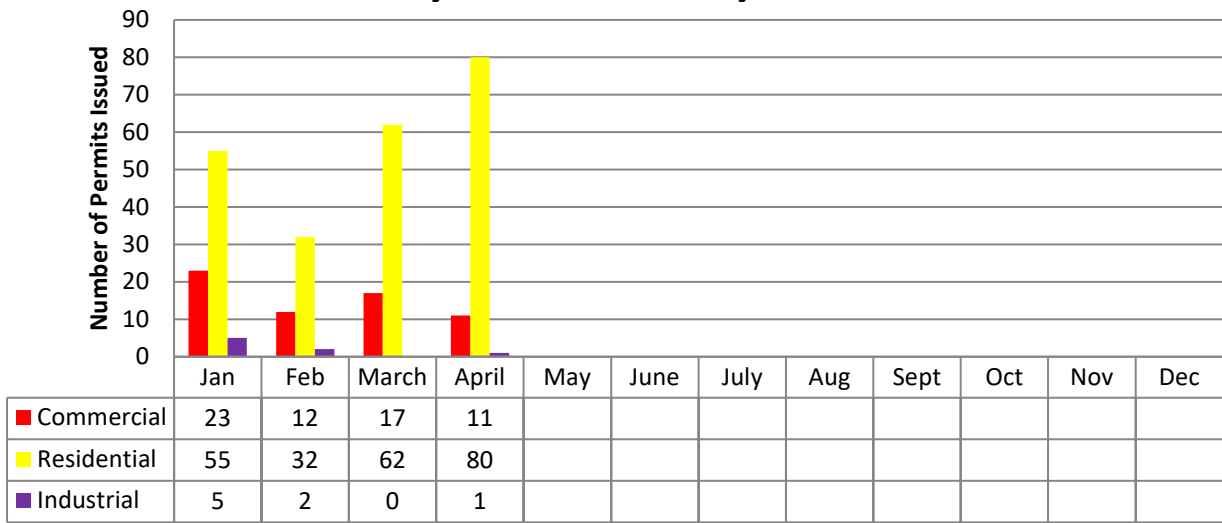
Other Business

Donation of Non-surgical Masks to Community Development and Public Works Personnel

ON April 10, the Community Development Department received a donation of 2,000 masks from a company in Mount Prospect, Intercontinental Trading USA, Inc., owned by Mr. Shargio Patel. Even though they are non-surgical masks (not N-95 certified), they will be able to afford a certain level of protection to the staff of

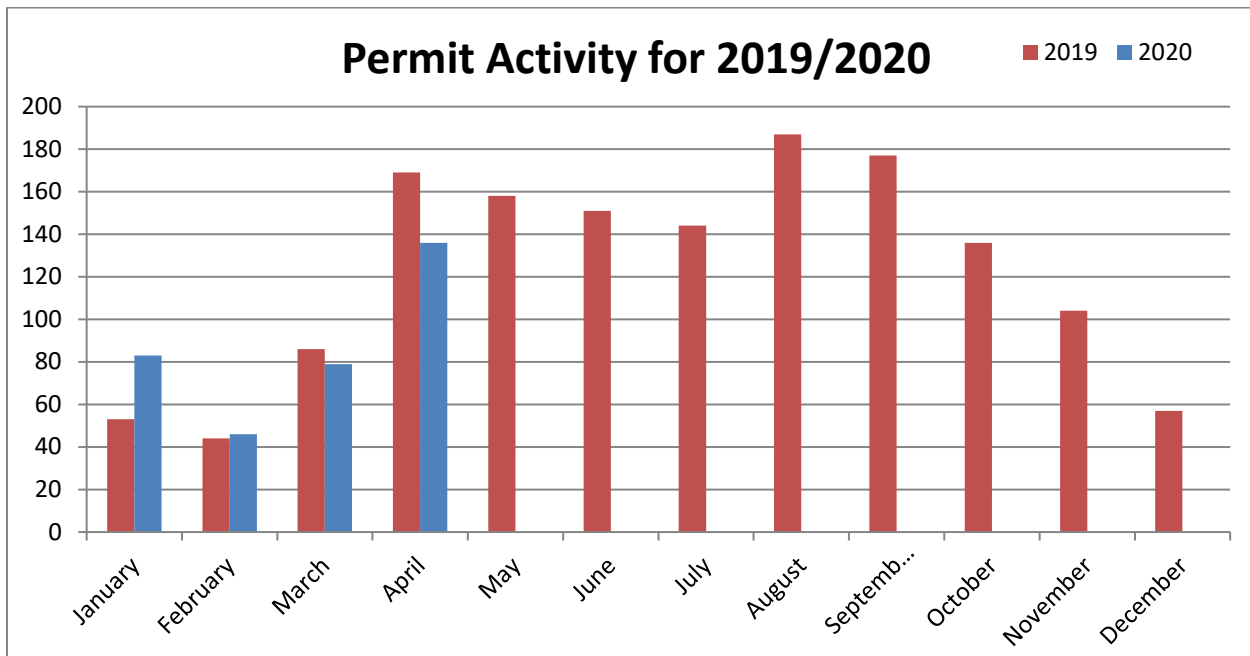
community development and public works departments during inspections and working in the field. The donation was coordinated and received by Nadine Gerling at the Community Development Department.

Monthly Permit Activity for 2020



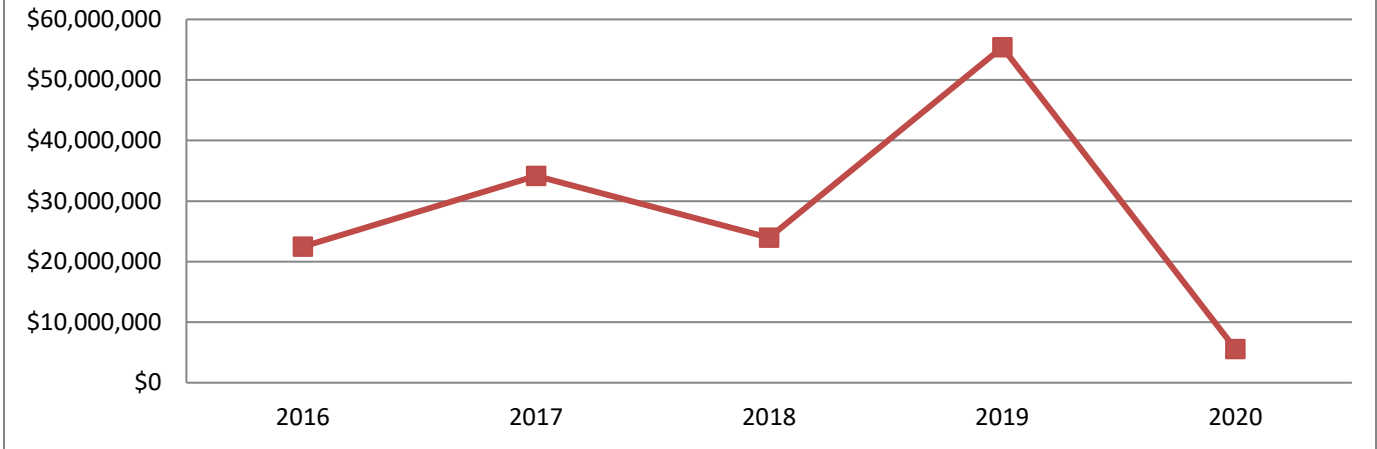
The chart above represents the total of permit activity for 2020.

Permit Activity for 2019/2020



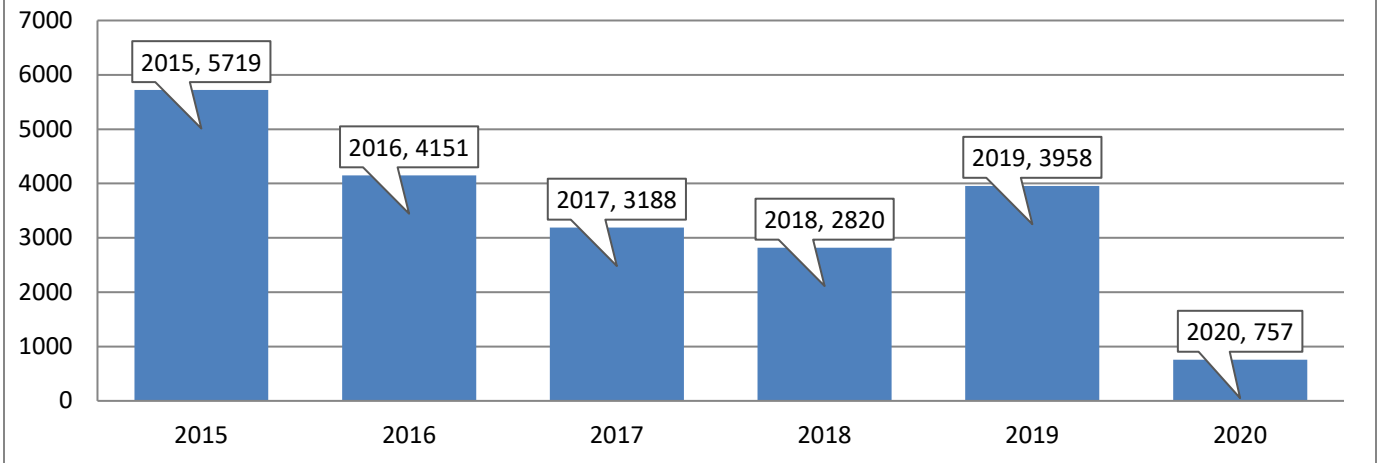
The chart above shows permit activity by month for 2020 compared to 2019.

Construction Value of New Permits: January-December 2016-2020



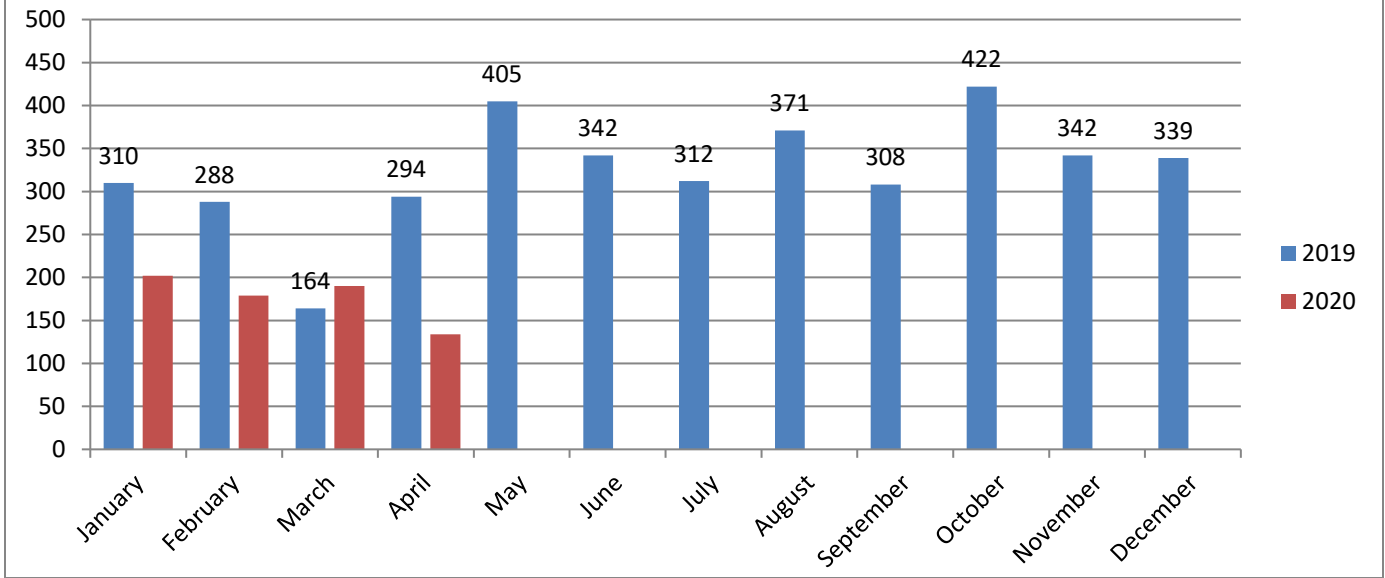
This chart tracks construction value of permit activity by year. Comparable data will not be available until the end of the year.

Inspection Activity: January-December 2015-2020



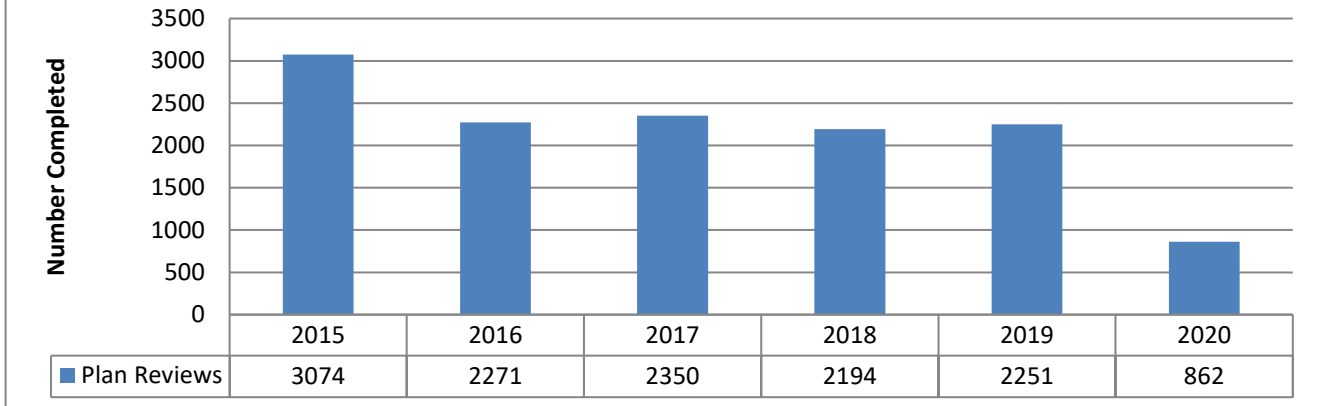
This graph illustrates the number of inspections performed by year. Comparable data for 2020 will not be developed until the end of the year.

Monthly Inspection Activity 2019/2020



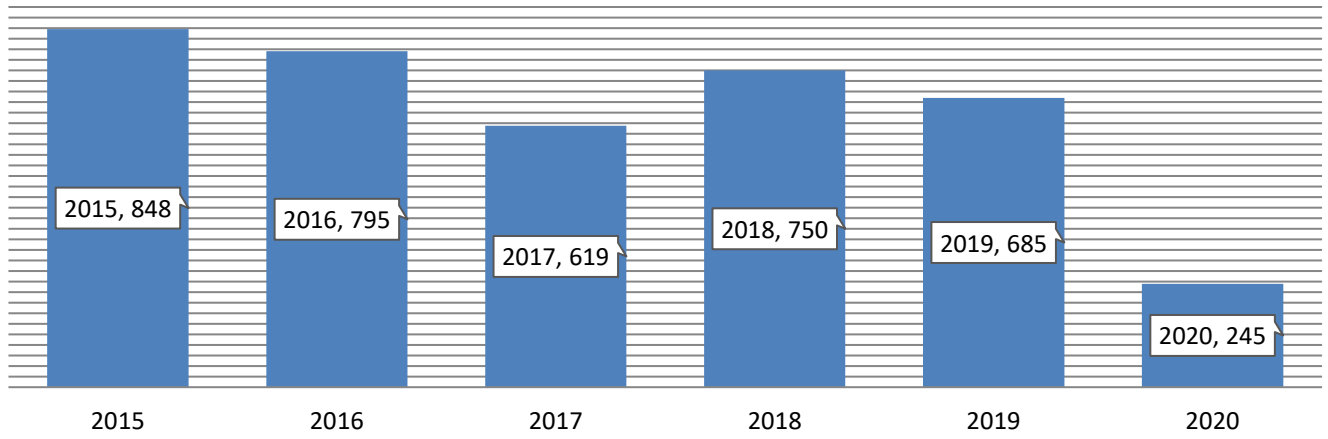
This chart indicates monthly totals of inspection activity comparable between 2020 and 2019.

Plan Reviews Completed: January-December 2015-2020



This graph illustrates the number of plan reviews performed by year. Comparable data for 2020 will not be developed until the end of the year.

Contractor Registrations January-December (applied for) 2015-2020



Common Code Violations - Details

