



COMMUNITY DEVELOPMENT DEPARTMENT

MONTHLY INFORMATION REPORT

June 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 June 2020, the Community Development Department was engaged in the following activities:

BUILDING & ZONING DIVISION:

Commercial permits issued for Construction:

195 S Rand: Starbucks – interior remodel
1350 E IL Rt 22: Mariano’s Starbucks Kiosk – interior remodel
932 Donata Ct: Phase 3 Brewery – interior build out
64 N Old Rand Rd: Stompin Grounds coffee shop – interior build out

Outside Table Service Permits issued:

583 N Rand: Zin Gastro Pub
127 S Rand: Sushi Kushi 4 U
932 Donata: Phase 3 Brewery
330 S Old Rand: The Chapel

Commercial Occupancy Permits issued:

1350 IL Rt 22: Mariano’s Starbucks Kiosk

FOIA Requests: Total number of FOIA requests: 13

PLANNING DIVISION:

Planning and Zoning Commission (PZC) Activity: On Wednesday, June 17, 2020, the PZC conducted its regularly scheduled monthly meeting as an electronic online meeting. The following applications were considered:

1. *Stompin’ Grounds Café at 64 N Old Rand Road (Alpine Shopping Center)* - Continued Hearing – The hearing had been continued in May to allow surrounding property owners to be notified. No additional comment had been received by staff either ahead of or at the online meeting. The Applicant, Ms. Cison, members of the PZC or staff had no further comment to add. The public hearing was therefore closed and the PZC voted to recommend approval of the special use permit. The application was scheduled to be presented to the Village Board for consideration on July 6.
2. *Companion Animal Hospital at 917 South Rand Road (Deerpath Commons)* – Jason Sfire of the Fidelity Group presented the application for a Special Use Permit to allow Companion Animal Hospital as a tenant in the westerly 2,200 square foot corner unit at 917 South Rand Road (formerly occupied by Eddie Z’s Blinds and immediately adjacent to SW Massage). Mr. Sfire also answered questions of the PZC. There were no objectors to the proposal. Following the close of the public hearing, the PZC voted to recommend approval of the special use permit. The application was scheduled to be presented to the Village Board for consideration on July 6.
3. *Wildwood Estates of Lake Zurich - 24909 West Signal Hill Road (The Hummel Property)* - Mr. Greg & Ms. Mona Schmitt of Prestige Development presented their application requesting Annexation, Zoning

and Subdivision of the property for a new residential subdivision to be known as Wildwood Estates of Lake Zurich. Following their detailed presentation, Mr. Schmitt answered a number of questions of the PZC. Staff also provided additional comment and background on the preservation of the open land that would remain undeveloped. Surrounding property owners who had signed on to participate asked questions and provided comment. Written comments provided ahead of the hearing were read into the record by Village staff. Following the close of the public hearing, the PZC voted to recommend approval of the PUD. The next step would require a public hearing of the Village Board to consider the annexation agreement containing the terms and conditions of the development along with the long-term maintenance of the remaining open land. Due to publishing and notification requirements, the hearing would be scheduled no earlier than July 20. Consideration of an ordinance for the PUD is also likely to be presented to the Village Board for approval at that time.

New Zoning Applications received.

The following applications are scheduled to be considered at the July 15, 2020 meeting for the PZC.

1. *Luxury Car Wash and Detailing – 499 S. Rand Road (Fidelity)*: Fidelity Group is proposing the establishment of a car wash and detailing center at its property at 499 South Rand Road at their auto center just north of Target. Car washes (of which detailing is a component) is classified as a special use in the B-3 district requiring a public hearing and final approval by the Village Board.
2. *Somerfield Mixed-Use Development – 99 Quentin Road (Cummings Property)*: Mr. Joe Elias of Vintage Luxury Homes submitted an application for Development Concept Plan (Preliminary Plan) approval to develop the 18.43-acre property with approx. 4.6-acres of commercial along Route 22 including a drive-through coffee shop, bank, two general retail sites and a gas station at the corner of Route 22 at Quentin Road. The remaining approx. 9.8 acres to the south will be developed with 60 residential townhomes within 15 buildings. Stormwater management facilities and a centrally location open space are also proposed on the property.

Development Planning:

1. *Somerfield at 99 Quentin Road (Cummings Property)*: The application for a Planned Unit Development (PUD) is scheduled to be considered by the PZC at their electronic online meeting on July 15.
2. *Avery Ridge at 24168 Midlothian Road (Raupp Property)*. Members of the village's Development Review Team (DRT) and permitting staff had a pre-construction meeting with the general contractors and construction supervisors of M/I Homes. M/I intended to begin development work on the property as soon as possible. A tree removal permit was issued allowing them to begin that work. Staff was concurrently ready to issue a permit to allow the demolition of the Raupp family pole barn on the property. Following that, earthwork (mass grading) would begin and be completed in 6 weeks, underground utility installation in 8-10 weeks followed by paving. The developers have received their IDOT permit, EPA permits and Army Corps permit, which required them to pay approximately \$126,000 in wetland mitigation credits. They indicated that a model home would likely be completed on the property by early October to allow for home sales to begin. The development propose the construction of 35 new single-family homes on 19 acres of land. The Raupp family home will remain and be incorporated into a residential lot within the subdivision.
3. *35 W Main Redevelopment (Former Bank of America Building)*. The owner and developer, Mr. Don Malin informed staff that all carpeting and duct work for the 35 West Main building had been

removed. The Malins were in discussions with potential investors to determine the feasibility of establishing an approximately 3,000 square foot higher-end restaurant. They anticipated a decision within the upcoming weeks.

After receiving a positive recommendation from the PZC on May 20, staff had prepared to transmit the recommendation for approval of the PUD ordinance to the Village Board for consideration at the June 15 meeting. However, prior to transmittal of the packets, Mr. Malin informed Assistant Village Manager Witherow and Community Development Director Saher that the adjacent property owner, Mr. Jim Bestios of Offbeat Music was no longer willing to allow the project's drive-through lane to encroach onto his property. Mr. Bestios cited reasons that the loss of the approximately 5-foot wide sliver would lower the value of his property as it was being marketed for sale. In light of this, Mr. Malin began exploring other options of establishing the drive-through lane on the property, as he believed that the provision of such a drive-through lane was important to the success of attracting the right tenant to the property.

4. 133 W. Main Street Redevelopment with a Korean Barbeque Restaurant. Assistant Manager Witherow received communication from Song Choe, the proprietor of Blue Ridge Korean BBQ in Park Ridge who was set to enter into a redevelopment agreement to purchase the Village property at 133 West Main and open a Korean BBQ restaurant on this site prior to the COVID-19 onset. Song Choe stated that the Park Ridge restaurant opened last week after 3 months for take-out only as they did not have space for outside seating. Business had been sluggish and they were looking for ways to address the current challenges in today's environment. They inquired if the Village would allow some modifications to the original RDA. They were seeking to establish a sit-down restaurant in half of the building with both indoor and outdoor seating. The Village currently rents the other half of the building to an insurance agency. The Choes are desirous to leave the insurance agency there for the time being. They consider it too risky to build out the entire building at this moment. They plan, however, to expand into the remaining area once the restaurant has been established. They want to start small first, and are willing to put this as a condition into a revised RDA and to expand into whole area at a later time. Assistant Manager Witherow and TIF Attorney Kathleen Orr were reviewing the current RDA for any potential modifications and anticipate continued discussion with Mr. Choe.

Later in the month, Village TIF Attorney, Kathleen Orr revised the original redevelopment agreement (RDA) between the Village and Mr. Song Choe to purchase the Village-owned building at 133 West Main Street and establish the restaurant.

5. McDonald's on Ela Road. McDonalds began scheduling their final inspections with the Building Department. They indicated that they were hoping to be open for business on Friday, July 10.
6. Wildwood Estates at the Hummel Property (Honey Lake Road): Assistant Manager Witherow, Director Saher, and Planner Verbeke participated in a conference call with Steve Smith and Kevin Scheiwiller from Citizens for Conservation (CFC) which is headquartered in Barrington to discuss the potential for wetland restoration of the Hummel property. There is a significant wetland encompassing this site, with the developable property affronting Honey Lake Road. Mr. Scheiwiller had walked the site and stated that much work needed to be completed to restore it to its original state. They intend to develop a long-term restoration plan, and the earliest work could begin would be approximately two years. Yamin Yamin, representative of the owner of the Nabs properties to the south along Route 22 had also expressed an interest in talking with CFC, as these sites have high-quality wetlands and little developable acreage. The development was presented to the PZC on June 17.

7. Former Napa Auto Parts Building 201 S Old Rand Road. The Community Development Department issued a notice to the owner of the former NAPA building on the southwest corner of Route 22 and South Old Rand Road informing him that he must file a demolition permit to demolish the building. The Village originally required the demolition to occur in mid-April, but, due to the COVID-19 situation, granted an extension. If no permit is filed immediately, the Village would seek a court order to demolish the structure, which had been a frequent location for graffiti during the past months.
8. Life Time Construction at 400 N Rand Road. Community Development Director Saher reached out to Life Time to obtain additional information on the status of resuming their project in Lake Zurich. Director Saher was informed by Aaron Koehler that the answer was not as simple as providing a date. Rather, he explained that Life Time had suffered serious losses in membership revenue during the COVID-19 pandemic due to the closure of all their clubs. However, he indicated that in mid-June, clubs were slowly resuming operations but with greatly reduced membership. They anticipate that it will take no less than two more months of operations to regain a more healthy cash flow. In light of that he stated that they would be able to resume their construction projects nationwide no sooner than September 1. There may be a few construction projects that are funded locally by developers or Real Estate Investment Trusts (REITs) that may resume sooner. However, the construction of the Lake Zurich facility is funded directly by Life Time.

In the interim, Mr. Koehler stated that Life Time would continue to maintain its local construction supervisors to coordinate with the Village. They intended to carry out smaller projects related to site work to ensure that the property is properly maintained. Additionally, he was aware that the IDOT permit had a time limit on it and so would prioritize work related to that permit. He assured Director Saher that none of this will change Life Time's long term plans for all their projects and clubs. He stated that the company as a whole will continue to grow. However, in the interim he was asking for some flexibility in the schedule for the project and also stated that in the coming months he intended to visit the site and would provide an in-person or virtual update to the Village Board at a scheduled meeting.

9. Companion Animal Hospital in Lake Zurich. The Application was presented to the PZC on June 17.
10. Canterbury Estates - Block G – Schwermer. Greg Schwermer, owner of the 3.3 acre parcel located at 80 Genesee Street placed the site up for sale. Director Saher reached out to Mr. Schwermer and was informed that the investment financing for the Canterbury Estate development was no longer available. Mr. Schwermer stated he would consider being a joint investor or would also be willing to sell the site in its entirety. Staff had held discussions in the past with potential developers who had expressed an interest in the site, and would contact them to determine if such interest still exists.
11. Concept of an Outlot at the Chase Bank Property (444 S Rand Road). Community Development Director Saher was contacted by William Graft of Graft & Jordan, attorney for the property managers, Crosstown Capital Partners. Mr. Graft indicated that Crosstown intended to reopen the discussion on creating an outlot at the corner of the property. In September 2018, Crosstown had first presented this idea to the Village Board at a courtesy review but later shelved it because Chase Bank did not grant their approval. Mr. Graft indicated that Crosstown had worked very hard during these challenging times to achieve important company milestones, including renewed leases and new businesses at their properties. One of these was to make the most out of this underutilized property. Mr. Graft additionally stated that Chase Bank no longer held veto authority on the property thereby removing one more obstacle towards accomplishing this milestone.

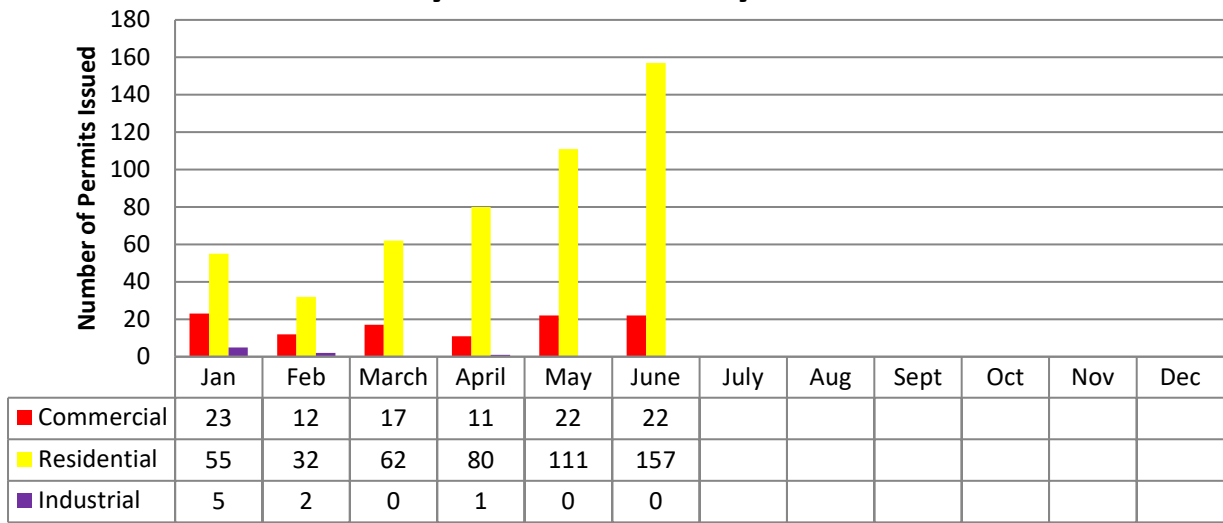
12. 300 North Rand Road and 881 North Old Rand Road. Assistant Village Manager Witherow, Community Development Director Saher and Planner Verbeke had a virtual meeting with Mr. Rick Cortopassi and his developer Mr. Bogdan Klek of K Development to discuss a revised concept to develop the properties at 300 North Rand Road and 881 North Old Rand Road. The revised concept consists of three 10-unit condo buildings, three stories each and at a height no greater than the Life Time Building. This concept did not propose a commercial component and was of a lower density than previous concepts that staff had discussed as recently as last September.

On further discussion and receiving feedback from staff, the developer further revised the concept to provide an option with a commercial component. Staff had also advised the developer of the requirements for lake access. The developer presented the concept at a courtesy review of the Village Board on June 15.

13. Kildeer Creek Stabilization Project. As part of its infrastructure goal of addressing stormwater management, the Village began restoration of a portion of Kildeer Creek and the adjacent Cedar Creek detention pond. This project would restore the creek and surrounding area to a more stable, native condition. Construction of the streambank and detention pond improvements would include clearing, new protective shoreline armoring, and native plant restoration. The project is a cooperative effort between the Village and the Coventry Creek Homeowners Association, and is funded by the Village of Lake Zurich, Lake County Stormwater Management Commission, and Coventry Creek Subdivision Special Service Area (SSA). Construction was scheduled to begin on July 6, 2020, with a completion targeted for November 30, 2020 (weather permitting).
14. Dentist Office at the former Fifth Third Bank Building - 660 South Rand Road. A year ago, staff had reported that an orthodontist from Vernon Hills was seeking to establish her practice in Lake Zurich. She intended to purchase the vacated Fifth Third Bank building in front of Home Depot and remodel it for her dentist office. The concept included building out the former drive-through ATM area at the rear of the bank to be used for additional interior office space. The office space would accommodate up to 6 examination rooms. Staff completed its review and issued a building permit for new office at this location. The project cost is approximately \$1.2 million for the remodel and includes the 2,000 square-foot addition in the area of the former drive-through facility.
15. Joe's Barbershop Property at 265 North Rand Road. The Community Development Department was approached by a developer, Mr. Jerry Solowiej to redevelop the former Joe's Barbershop property at 265 N Rand Road. The developer proposed to demolish the existing building and completely redevelop the site with a new building containing a restaurant/deli with outdoor seating on a portion of the lower level and two 2nd floor residential units above. The residential units would be provided with their own garage parking spaces. Staff provided initial feedback on the concept, but encouraged the developer present it to the Village Board for Courtesy Review. The developer indicated that they would present the concept at the July 6 meeting of the Village Board. This property had been the subject of a courtesy review last year by the Blue Ridge Korean Barbeque restaurant, the owners of which had since worked with the Village on a property in the Main Street Area.

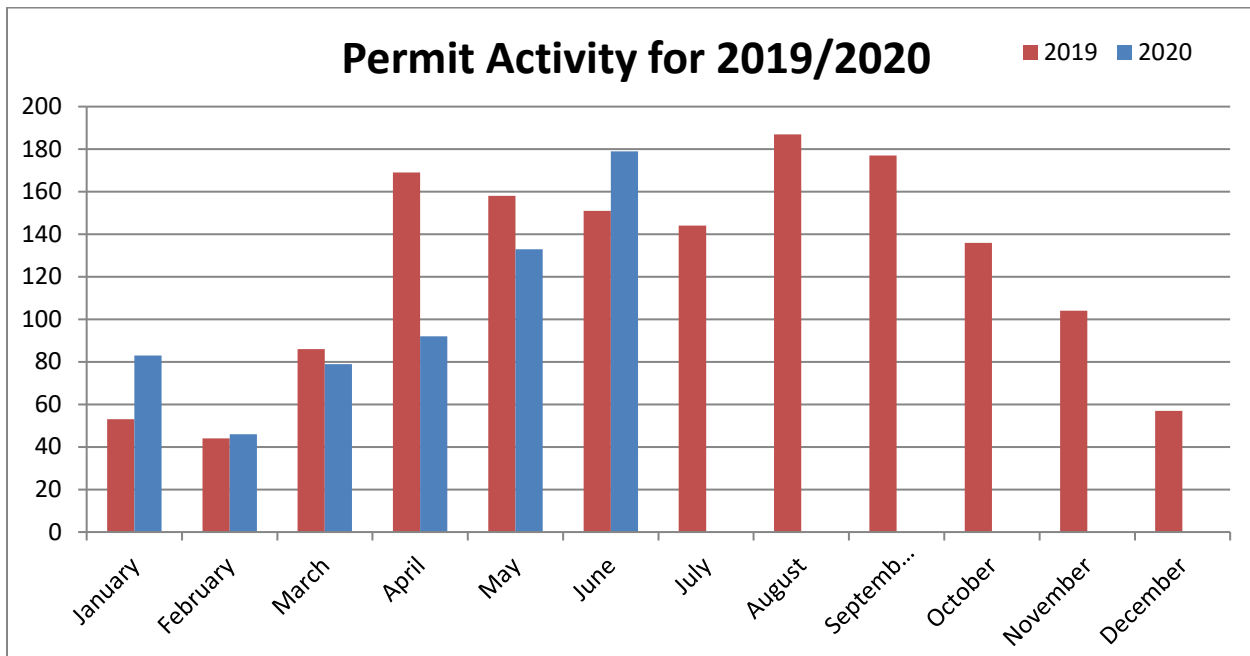
Economic Development Activities. Staff forwarded nine potential manufacturing sites to the Japan External Trade Organization (JETRO) and Lake County Partners (LCP) to assist in efforts to locate the new facility to Lake Zurich. LCP has a long relationship with the Illinois Department of Economic Opportunity and Intersect Illinois, and can coordinate with these state agencies in developing recruitment strategies at the state level.

Monthly Permit Activity for 2020



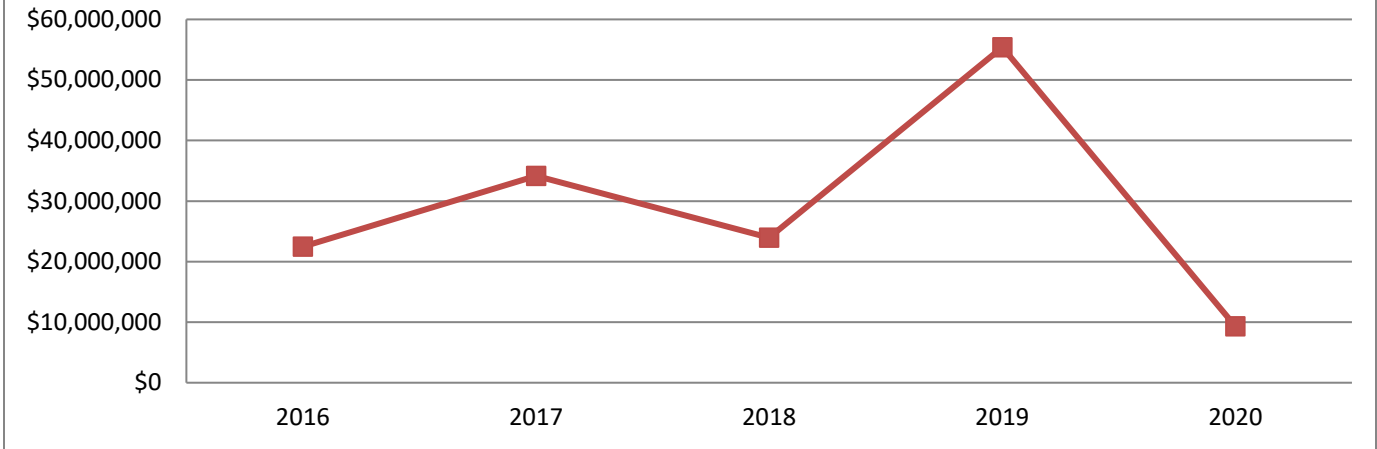
The chart above represents the total of permit activity for 2020.

Permit Activity for 2019/2020



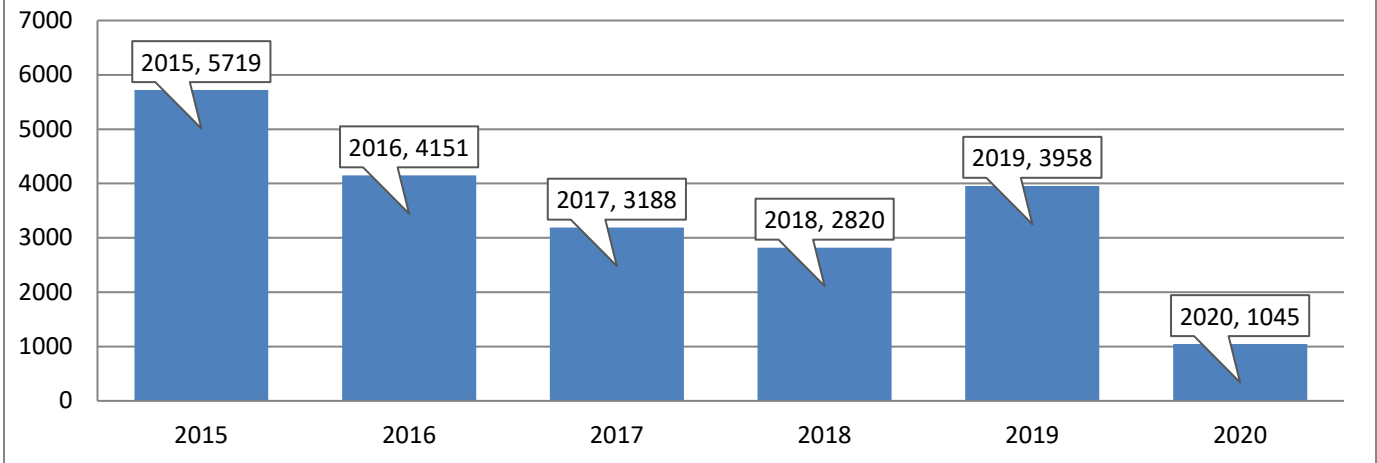
The chart above shows permit activity by month for 2020 compared to 2019.

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



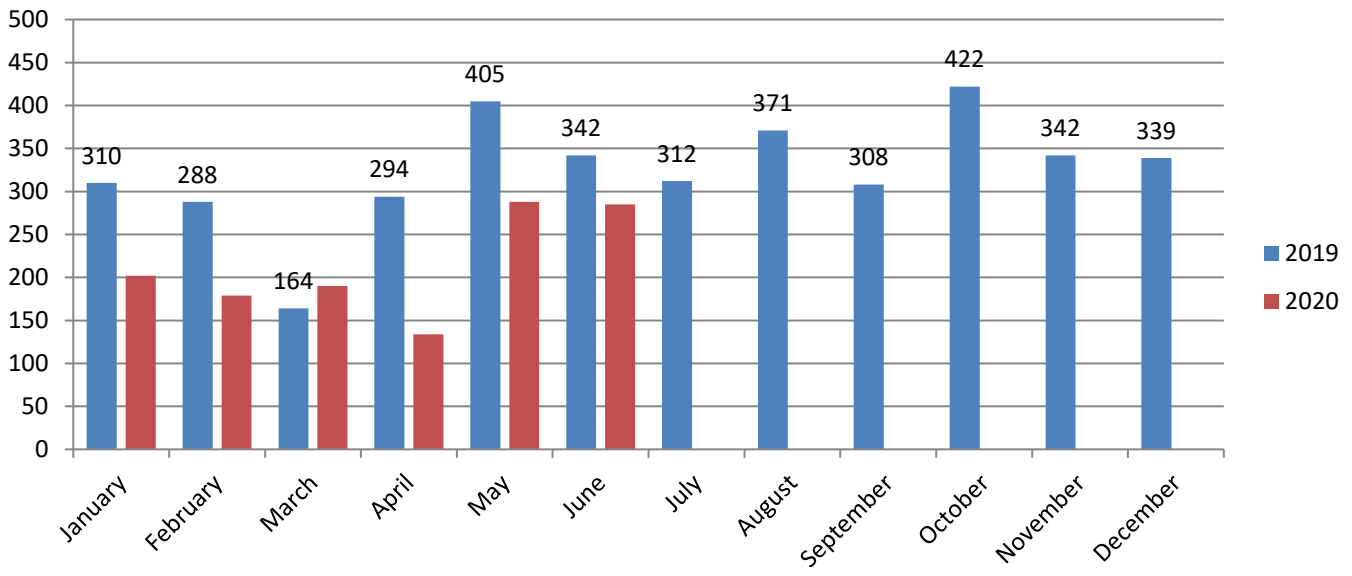
This chart tracks construction value of permit activity by year. Comparable data will not be available until the end of the year.

Inspection Activity: January-December 2015-2020



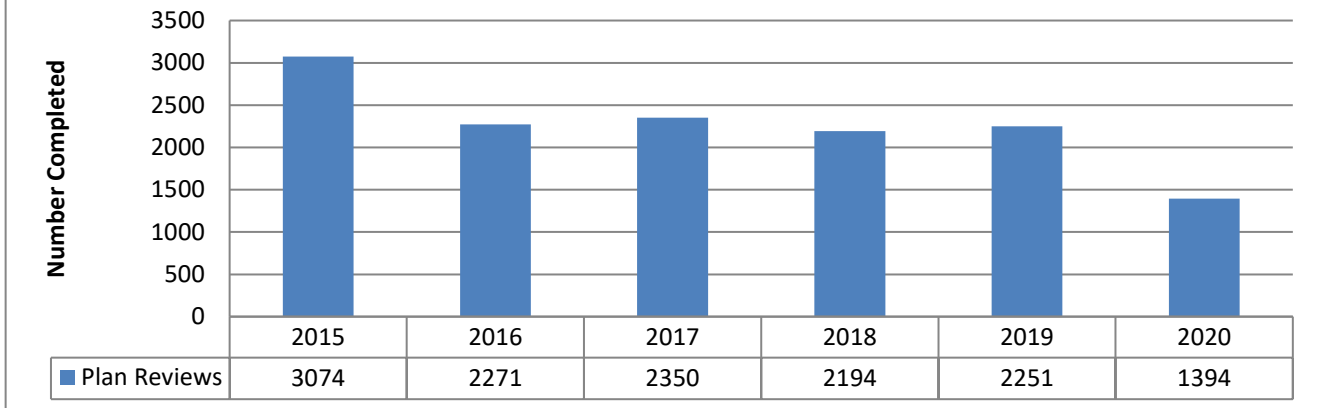
This graph illustrates the number of inspections performed by year. Comparable data for 2020 will not be developed until the end of the year.

Monthly Inspection Activity 2019/2020



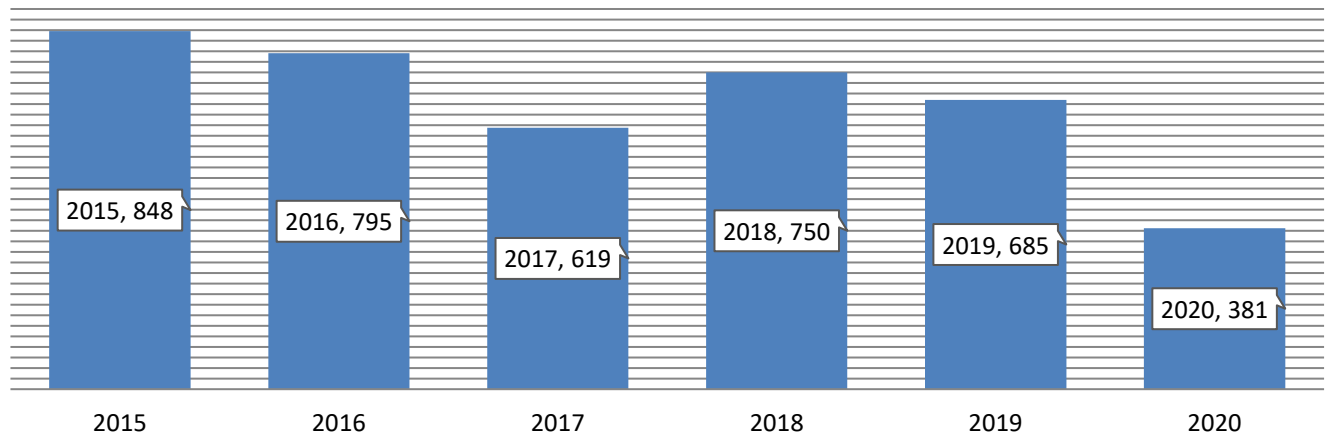
This chart indicates monthly totals of inspection activity comparable between 2020 and 2019.

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

