



COMMUNITY DEVELOPMENT DEPARTMENT

MONTHLY INFORMATION REPORT

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

BUILDING & ZONING DIVISION:

Commercial permits issued for Construction:

660 S Rand: Oral Surgery Center/Dr. Brunetti: Buildout
484 S Rand: Asurion UBIF (U Break I Fix) Franchise (electric/cell phone repair), LLC: Buildout
60 N Old Rand: La Michoacana ES La Excelencia (ice cream shop): Buildout

Outside Table Service Permits issued:

Commercial Occupancy Permits issued:

187 S Rand: Healthy Paws animal clinic
653 S Rand: McDonald's
480 S Rand: Orange Theory fitness center
596 W Rt 22: Hay Chihuahua Mexican restaurant
507 Ela: Tech Nail II nail salon

FOIA Requests: Total number of FOIA requests: 5

PLANNING DIVISION:

Planning and Zoning Commission (PZC) Activity: On Wednesday, July 15, 2020, the PZC conducted its regularly scheduled monthly meeting as an electronic online meeting. The following applications were considered:

1. *Luxury Car Wash and Detailing – 499 S. Rand Road (Fidelity):* Mr. Jason Sfire made a brief presentation on the proposed land use within their existing auto center at Village Share Retail Center. There were no objections, additional questions or further discussion to the proposal. Following the close of the hearing, the PZC voted unanimously to recommend approval of the special use permit. The application will likely be presented to the Village Board for consideration on August 3.

2. *Somerfield Mixed-Use Development – 99 Quentin Road (Cummings Property):* Mr. Mark Sweeney, co-applicant for the project presented the application for the Planned Unit Development (PUD). Mr. Sweeney was accompanied by Mr. Mike Anderson of Haeger Engineering (project engineer), and Mr. Mike Krasucki, Real Estate Manager and Mr. Paul Wilson, Development Manager representing Thornton's. There was discussion on the gas station as a proposed land use on this corner (considered the easterly gateway to the community), the building design and materials, hours of operation, lighting and signage. Additional discussion focused on the development as a whole with reference to landscape plans, signage and circulation. Four nearby property owners who registered to speak either had objections to the proposed gas station or questions related to the stormwater management on the property. Questions were answered by the applicant and staff. There were no objections to the residential component of the project. However, the public hearing was continued as the PZC

requested additional information from the applicant to better understand the proposal and allow them the ability to make a more informed recommendation on the land use, design and operation of the development. The public hearing was continued to the next meeting of the PZC scheduled for August 19. Staff since began discussion with the applicant on the submittal requirements as well begun assisting with information to facilitate their response to the PZC.

New Zoning Applications received.

The following applications are scheduled to be considered at the August 19, 2020 meeting of the PZC.

1. *Somerfield Mixed-Use Development at 99 Quentin Road (Cummings Property)* – The public hearing was opened at the July 15 meeting but continued as the PZC requested additional information on the application to better understand the proposal and provide them the opportunity to make a more informed recommendation on the land use, design and operation of the development.
2. *Vela Carina at 23 and 35 West Main Street; 22 and 28 Park Avenue (Don and Cindy Malin)* – Final Plan Consideration. Don and Cindy Malin have submitted their request for Final Plan approval as they move forward on the project to redevelop the former Bank of America building. Final Plan consideration is conducted through a public meeting of the PZC rather than a hearing, following which the request and exhibits will be transmitted to the Village Board for approval likely in September.

Development Planning:

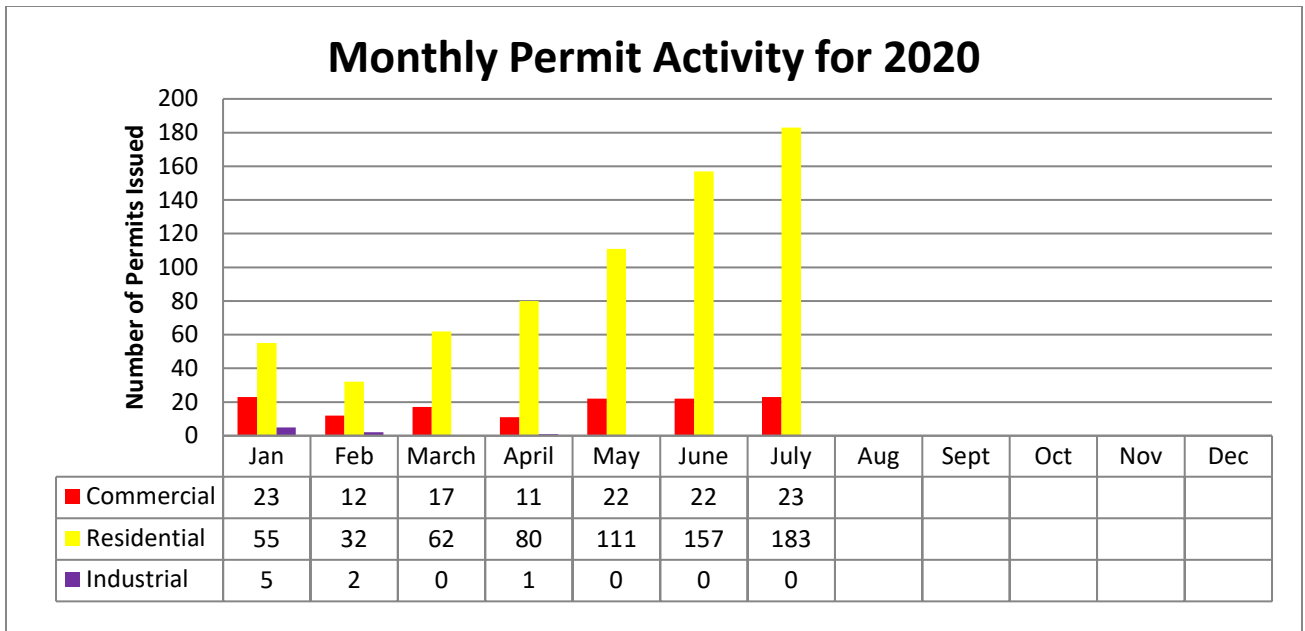
1. *Somerfield at 99 Quentin Road (Cummings Property)*. The item is scheduled to be considered by the PZC at their August meeting.
2. *35 W Main Redevelopment (Former Bank of America Building)*. The item is scheduled to be considered by the PZC at their August meeting.
3. *133 W. Main Street Redevelopment with a Korean Barbeque Restaurant*. The redevelopment agreement (RDA) between the Village and Blue Ridge Korean BBQ was revised to address the encroachment of the site's parking lot into the public right-of-way (see attached). TIF Attorney Kathleen Orr developed language which would require a non-exclusive license agreement wherein Blue Ridge agreed to maintain the portion which encroaches on Mionske Drive. The agreement would be revocable at the direction of the Village, would require appropriate landscaping, as well as require Village approval for any improvements on the relevant portion of the ROW. The revised RDA was tentatively scheduled for Board consideration at its August 6 meeting.
4. *McDonald's on Ela Road*. McDonald's Restaurant and Play Place on the southwest corner of Ela and Rand Road (653 South Rand Road) was issued a temporary occupancy permit to begin operations. The owner, Ms. Tanya Lawrence, scheduled a ribbon cutting on Friday morning that was attended by village officials, village staff and visitors. Tours of the interior were also offered. Barring the completion of a few miscellaneous items on the site, the restaurant was to begin operations of its drive-through immediately, while the indoor dining area would be deferred to a later date to be configured in compliance with guidance for indoor dining.
5. *Canterbury Estates - Block G – Schwermer*. A condition of the development agreement between the Village and Mr. Greg Schwermer for the development of this 34-unit Townhouse subdivision was the establishment of a backup open space, stormwater management, snow removal and roadway repair

and replacement Special Service Area (SSA). The backup SSA would ensure that these areas are cared for and maintained in the event of a future HOA dissolution or its lack of required maintenance of these areas. Staff began the process to bring the item to the Village Board for consideration at its July 20 meeting. Staff was also aware that the property had been listed for sale and was facilitating contact of potential buyers with the owner, Mr. Schwermer.

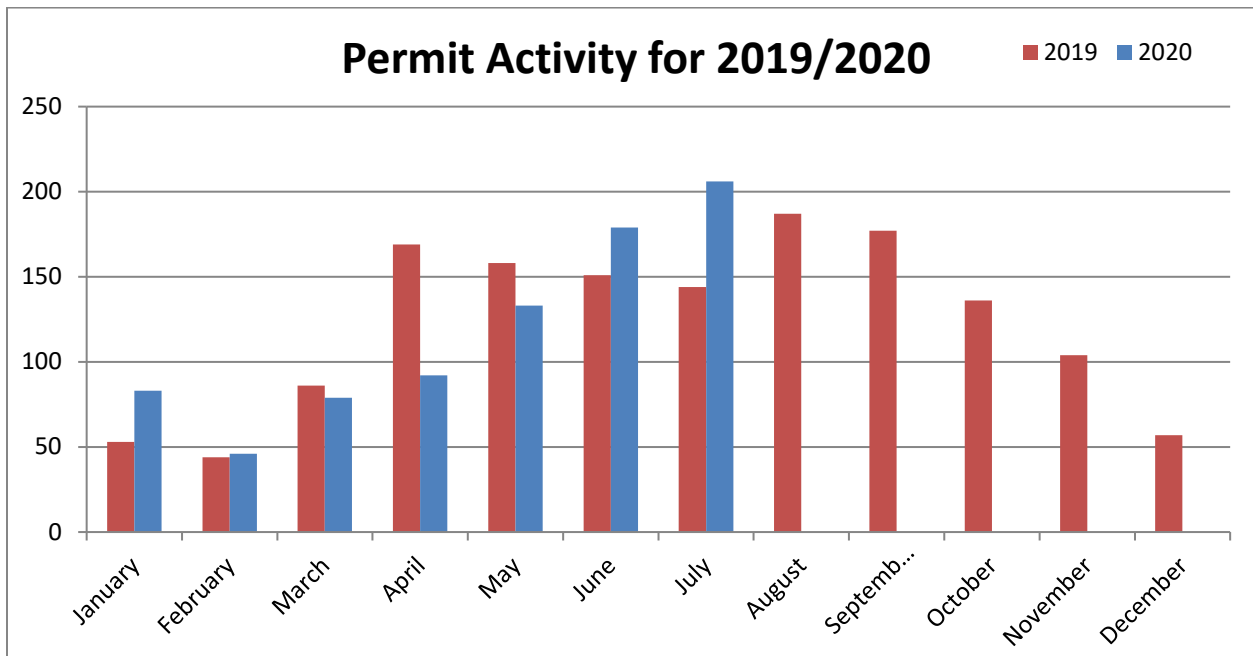
6. 300 North Rand Road and 881 North Old Rand Road - Cortopassi/Klek (Sansonetti Naccarato). Following the June 15 Courtesy Review on the development of this property and obtaining the feedback from the Village Board, Mr. Rick Cortopassi contacted Community Development Director Saher with an update on the developer's progress. In response to a comment provided by the Village Board, he had reached out to the owners of the property to the south, Mr. Fred and Ms. Nathalie Sponsler, to encourage their joint partnership in the project. He stated that the Sponslers were amenable to include their property as part of a larger development on the combined parcels. In light of that, Mr. Cortopassi indicated that the developer, Mr. Bogdan Klek was working on a revised site plan and would submit it to staff for review, discussion and feedback.
7. Joe's Barbershop Property at 265 North Rand Road. After receiving feedback from the Village Board at the courtesy review, Planner Verbeke met with the applicant, Mr. Jersy Solowiej, Mr. Jack Zac and property owners along Sunrise Lane to obtain their feedback. The owners and developers met on Wednesday to discuss various options that included reducing the residential units to one unit for the use of the deli owner, or development of the property only with the commercial deli. Revising the location of the building and its amenities to further reduce the impact of the development on the surrounding residential properties was also discussed. The developers intended to return with a revised concept for staff to review before moving forward with a formal application.
8. Former Kmart Property on Rand Road. Community Development Department staff was notified that the temporary metal fence surrounding the former Kmart property building pad had been removed. On speaking with the property manager ASPM Maintenance, Building Services Supervisor Mary Meyer learned that the fencing company had removed the fence because their contract was not renewed by Garden Homes. The remaining sandbags would also be removed. The property manager suggested the possibility of a replacement split-rail fence in place of the metal fence in the near future. In the meantime, the wooden privacy fence along the rear (west lot line) of the property would be repaired or replaced, as it had been repaired in parts and pieces over the years.
9. Car Wash at 499 S Rand Road – Fidelity. Community Development Department received a request from the Fidelity Group for 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. Community Development staff offered to accommodate Fidelity by expediting the review process and taking the application to the July 15 PZC meeting followed by Village Board approval as soon as August 3 (34 days from first contact to approval). Fidelity agreed and immediately submitted the application. Mr. Jason Sfire's assistant, Ms. Sandra Morga, had been in contact with Planner Verbeke to provide all the information to complete their PZC packet and meet the notification requirements for the upcoming meeting. The project was considered later in the month by the PZC and recommended for approval.
10. Bills Boats at 216 W Main Street. Staff had been notified that Mr. Dennis Abbott, owner and operator of Bills Boats has initiated work to expand his piers without permits, completing the work over the past two weekends when code enforcement staff were not present. Building Services Supervisor Mary Meyer visited the property to verify and document the work that was reported. Ms. Meyer was also able to verify that the newly constructed pier expansions extend beyond the lot lines of Mr. Abbott's

property onto lake-bottom property owned and controlled by the Lions Club. The Community Development Department issued a notice of violation to both Mr. Abbott and the Lion's Club since a large part of the work was on the piers that extend onto lake-bottom property of the Lion's Club.

11. Happy Paws Animal Clinic at 187 South Rand Road. The animal clinic was issued a temporary occupancy to begin operations at the new building located in front of the Holiday Inn. The facility will operate as a day clinic with no overnight or outdoor operations.
12. Craving Gyros Changing Ownership. Bill and Nikki Koliopoulos (owners) announced that they were retiring after many years in the restaurants industry, and that Mr. Juan Antonio Acuna Hernandez and Mr. Gerardo Montes de Oca proposed to purchase the business from them. A sales contract for the business was completed and both current owners and new owners were hoping to close as soon as possible, likely in early August. An updated lease with the new tenants would come before the Village Board in August, as this is a village-owned property.
13. Orange Theory Fitness. The Community Development Department issued a CO to Orange Theory Fitness at 480 S. Rand Road to begin operations at the tenant space. Management did not indicate what their level of operations would be, but informed staff that they were ready to open at this location.
14. Former TGI Fridays. The Village received notification from Hamilton Partners, owner of the former TGI building, that three individual restaurant operators have entered into discussions to reopen the site and that a letter of intent would be expected in the near future.
15. New Mexican Restaurant "Hay Chihuahua." Hay Chihuahua (a Mexican restaurant), received its C.O. on Wednesday to begin operations at its new location at 596 West Route 22. This was the tenant space that was formerly occupied by "Eggshells" and adjacent to Lovers Lane. The proprietors were also proposing temporary outdoor seating in front of the tenant space.

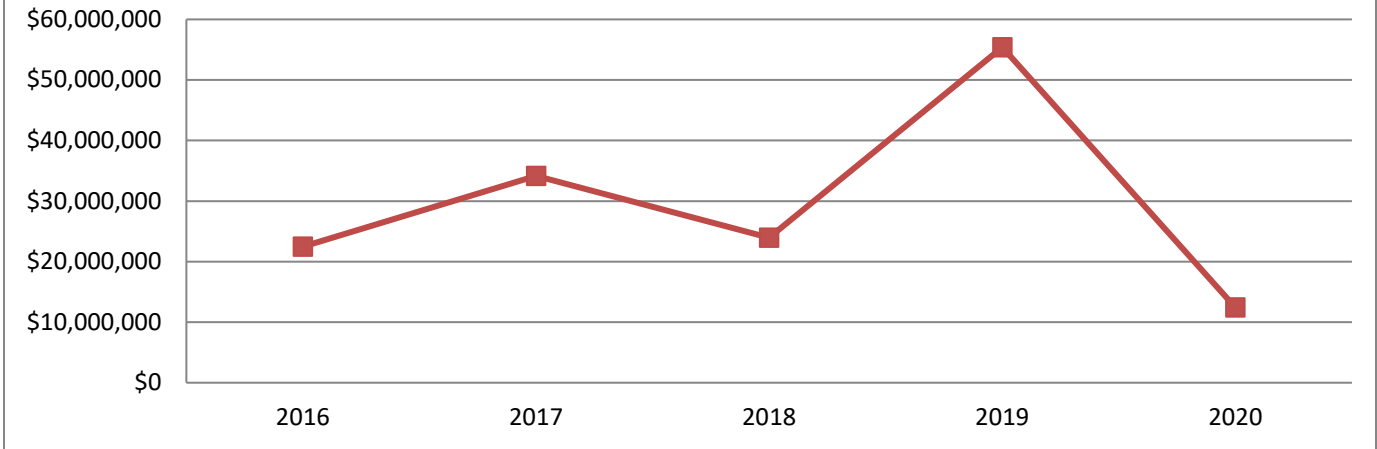


The chart above represents the total of permit activity for 2020.



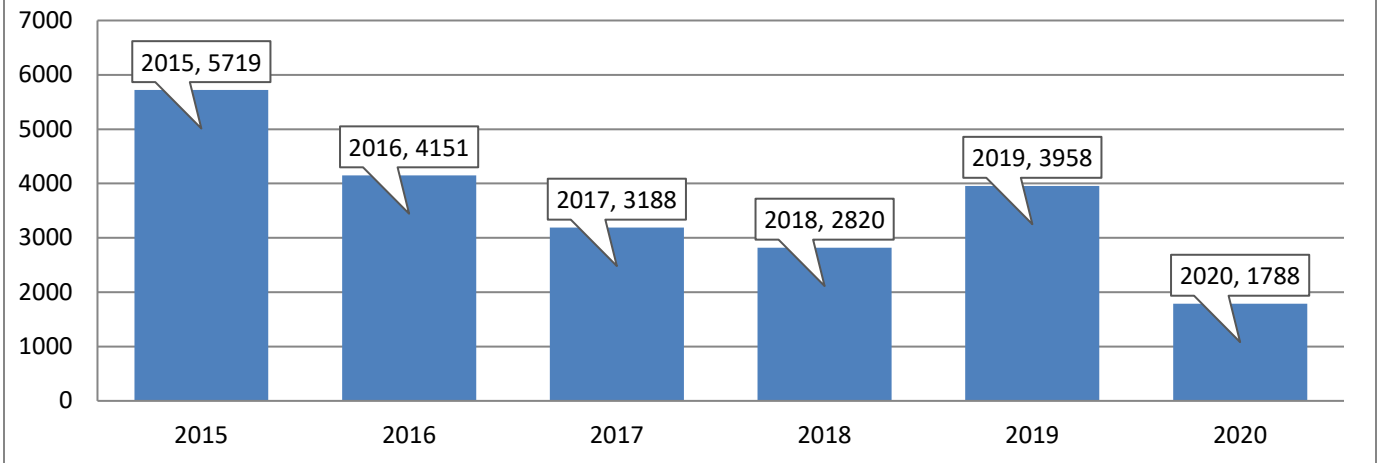
The chart above shows permit activity by month for 2020 compared to 2019.

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



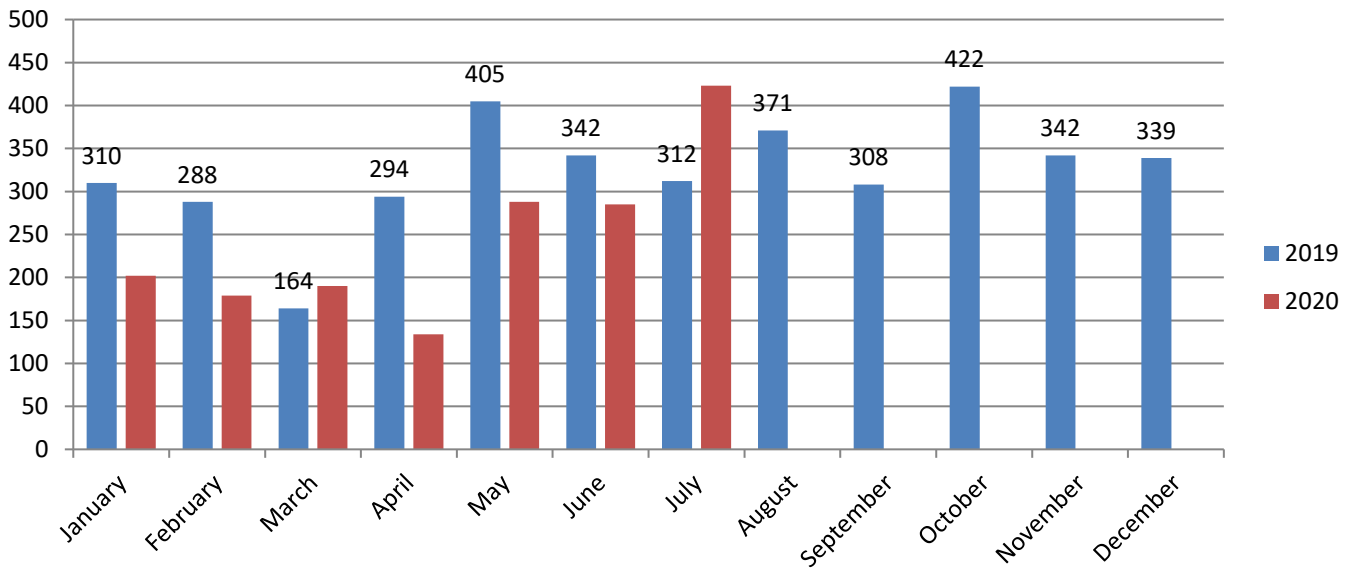
This chart tracks construction value of permit activity by year. Comparable data will not be available until the end of the year.

Inspection Activity: January-December 2015-2020



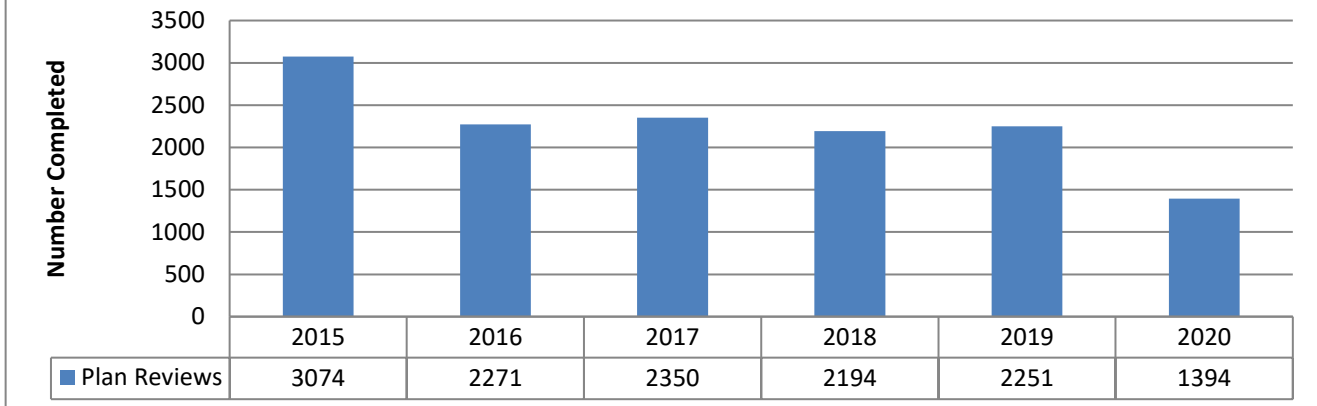
This graph illustrates the number of inspections performed by year. Comparable data for 2020 will not be developed until the end of the year.

Monthly Inspection Activity 2019/2020



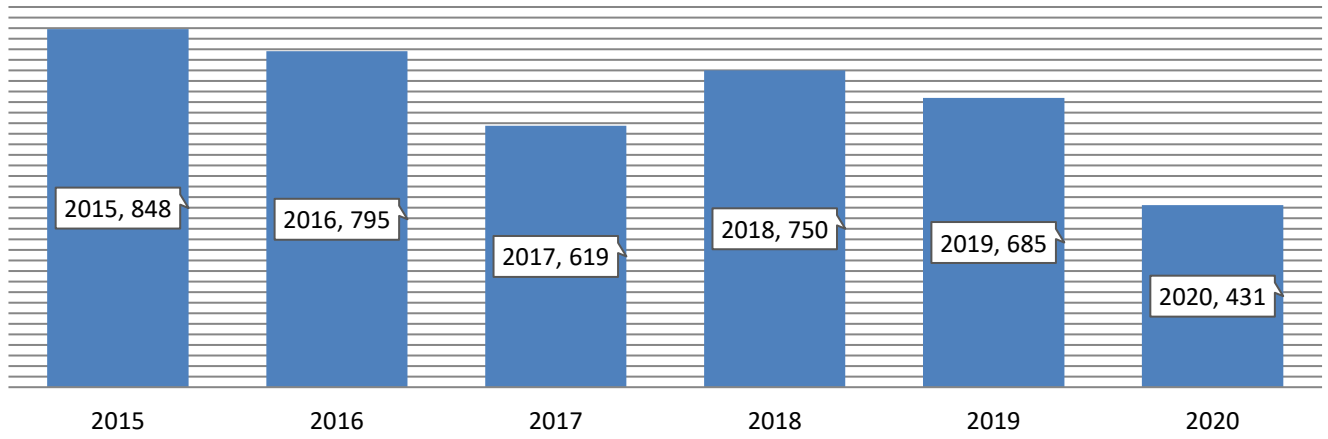
This chart indicates monthly totals of inspection activity comparable between 2020 and 2019.

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

