

PLAN COMMISSION MEETING

MONDAY, NOVEMBER 21, 2022 – 6:00 PM

COUNCIL CHAMBERS, CITY HALL – VIRTUAL MEETING VIA ZOOM/IN PERSON

Mayor Klein called the meeting to order 6:00 p.m.

Roll Call. Present: Mayor Klein, Alderman Mary Jo Fesenmaier, John Gibbs, Kyle Cary, Joel Hoiland, Cindy Forster Fueredi, James Marquardt. Also Present: City Planner Mich, City Engineer Rauch, City Attorney Draper, City Administrator Nord, City Building & Zoning Administrator Walling, Building & Zoning Administrative Assistant Follensbee.

Approve Minutes of the October 17, 2022 Plan Commission Meeting as distributed.

Hoiland/Cary motion to approve. Motion carried unanimously.

Comments from the public as allowed by Wis. Stats. §19.84(2), limited to items on this agenda, except for public hearing items. Comments will be limited to 5 minutes.

Speaker #1: Peg Esposito, 124 Darwin Street, shared her thoughts on item #10, to slowly incorporate options, over a 5 year plan, into the zoning ordinance which are ecologically friendly such as permeable surfaces, solar panels, sidewalks, natural landscaping.

Acknowledgement of Correspondence.

None.

Public Hearing and Recommendation for a Conditional Use Permit for Kathryn Uhler Trust, 321 Camelot Ln., Libertyville, IL 60048, to allow for the construction of an addition to the home located at 910 Maytag Rd. which is located in the Estate Residential – 1 (ER-1) zoning district, Tax Key No. ZCE00007.

John Engerman, 3411 Linton Road, Lake Geneva, representing the owners, presented the request to construct an addition to the existing home. Engerman said the same footprint will be followed except for a small area on the front entry porch, which triggered a Conditional Use Permit to use the SR-4 setbacks. The owners have agreed to record the easement and Engerman asked Cardinal Engineering to run calculations for the rain garden. Engerman stated the main addition will occur at the garage portion of the house with all the roof lines being changed which still falls below the 35 foot line. Planner Mich said the house footprint complies with the SR-4 setbacks and the 100 foot water setback. Mich said the addition added some impervious surface to the property which was reviewed by the City Engineer. Mich addressed the easement for the Lake Geneva shore path and will work with the applicant to finalize it for this project. City Engineer Rauch stated the new front patio has a 300 sq ft impervious surface which will require a small rain garden on the property. Rauch received the rain garden plans from Cardinal Engineering which will specify rain garden maintenance responsibilities by the property owner. Alderman Fesenmaier asked Rauch if there is specific language regarding maintenance. Rauch said the necessary language will be on the plans per the engineering review.

Gibbs/Klein motion to close the Public Hearing. Motion carried unanimously. 7-0.

Hoiland/Gibbs motion to approve the Conditional Use Permit to allow a proposed addition to the home and include all staff recommendations and fact finding in the affirmative.

Roll Call: Klein, Fesenmaier, Gibbs, Cary, Hoiland, Fueredi, and Marquardt “yes.” Motion carried unanimously 7-0.

Public Hearing and Recommendation for a Conditional Use Permit for Ross Giese d.b.a. SSG Investments, to allow for the request of Commercial Indoor Lodging land use located at 325 Center St. which is located in the Planned Business (PB) zoning district, Tax Key No. ZOP00139.

Ross Giese, owner and Joe Zimmer, 415 S Wells Street #105, architect, presented the request to allow Commercial Indoor Lodging at this property. Zimmer stated the on-site parking is adequate for the number of bedrooms, no outdoor storage will be allowed, and a property manager will supervise this property. Zimmer said the entry deck will be expanded and meets the street yard setbacks so guests can sit outside on the porch.

Klein/Fesenmaier motion to close the Public Hearing. Motion carried unanimously. 7-0.

Hoiland/Cary motion to approve the “Limited” Conditional Use Permit to allow Commercial Indoor Lodging and include all staff recommendations and fact finding in the affirmative.

Roll Call: Klein, Fesenmaier, Gibbs, Cary, Hoiland, Fueredi, and Marquardt “yes.” Motion carried unanimously 7-0.

Public Hearing and Recommendation for an amendment to the General Development Plan (GDP) for Golden Years, to allow for a future request for approval of Phase 2 of the Planned Development (PD) located at 611 Harmony Dr., Tax Key No. ZA475600001.

Nathan Pamperin, Architect - Growth Design Group, 600 W Virginia Street, Milwaukee, representing the owners, presented the request for a GDP amendment for Phase 2 of the Golden Years Development which will add 2 wings to accommodate 24 additional senior care beds to this facility. Mich clarified the procedure to re-approve the General Development Plan from 2017 because it has a sunset clause. Mich stated Golden Years will also submit a PIP for Phase 2. Mich said the re-approval for the GDP will include flexibilities & conditions from the original approval in 2017. The applicant asks for flexibility for density, flexibility for height of carport for their bus, flexibility for building height due to the grade change and proposes less parking than is required by similar land uses, given it is a senior facility. Mich stated the pedestrian walkways in this development shall connect to the path on Bloomfield Road. Mich said going forward in the PIP process, the applicant will do a traffic study to determine if a secondary access point for this facility is needed on Bloomfield Road. Pamperin understood the traffic study would be generated for future phases beyond Phase 2. Mich will check her notes.

Klein/Hoiland motion to close the Public Hearing. Motion carried unanimously. 7-0.

Hoiland/Cary motion to approve the proposed amendment to the GDP to allow for Phase 2 development and include all staff recommendations and fact finding in the affirmative.

Roll Call: Klein, Fesenmaier, Gibbs, Cary, Hoiland, Fueredi, and Marquardt “yes.” Motion carried unanimously 7-0.

Public Hearing and Recommendation for an amendment to the General Development Plan (GDP) for 6801 Investments LLC. 6801 Roosevelt Rd, Berwyn IL 60402 that will permit building renovations to include a drive-thru food service window at 393 N Edwards Blvd in the Planned Development (PD) zoning district., Tax Key No. ZRED00002.

Mayor Klein asked why this project requires an amendment to the GDP. Mich said this property is currently zoned Planned Development and the prior owner acquired a GDP for the restaurant so now the applicant needs to amend the GDP to add a drive-thru as a new land use. Tim Hague, Keystone Ventures, 418 Clinton Place, River Forest, IL, and his team via Zoom: Mike Buonavolanto, Buona Companies; Luigi Randazzo & Eric Pedersen, Keystone Planning & Design; Bob Harley, RA Smith, Civil Engineer; Luay Aboona, Traffic Consultant presented the request and answered questions. Hague stated the property will be acquired for renovation & re-development purposes. Hague said they want to integrate two restaurant brands: Buona Restaurants & The Original Rainbow Cone ice cream shop, into the existing building. Hague said the proposed plan would keep the east side of the building, demolish the west side of the building, and construct a facility over the existing basement, with the roughly same footprint minus 600 square ft. The drive-thru will be located on the north side of the building. The building will have nearly the same site coverage & the drive-thru configuration will reduce the impervious portion of the site by a small percentage. Hague said the staff reviewed the traffic report which identified some traffic issues and said Luay Aboona is present to answer any traffic questions. Mich said only the GDP is being reviewed at this meeting but the packet also reflects items for the PIP application which will come to Plan Commission soon. Mich encouraged the Commissioners to share their thoughts on architecture or other PIP level items now so the applicant can bring those changes to the PIP presentation. City Engineer Rauch said the applicant is quite advanced on their site engineering with a full engineering plan from RA Smith, the traffic impact analysis has been reviewed by Kapur, storm water for the site has been provided, the detention facility located at the northeast corner of this property, the storm sewer & infrastructure will be mainly the same with the addition of some inlets to insure proper drainage to the storm water facility and believes general layout of the site plan works with the existing amenities on the site. Mayor Klein asked when the traffic study was performed. Aboona said the traffic data was collected on Thursday, August 18 & Saturday, August 20, 2022. Klein asked the applicant for an average number of cars going through the drive-

thru. Mike Buonavolanto said the average is about 45-55 cars per hour. Commissioner Fueredi stated it is difficult to maneuver in traffic near Walgreens and the curve close to Home Depot and asked if they had any alternatives for traffic flow. Hague said they would use the existing site improvements since the access driveway to Edwards Blvd has a narrow width of 36ft and the site has physical limitations which doesn't offer many alternatives. Klein stated her concern to have a left hand turn onto Edwards Blvd. Commissioner Gibbs agreed with the mayor and said he would like to see a right turn in and a right turn out from the north end of the property. Hague said a left hand turn would get customers back out to STH 50 quicker but safety is always foremost. Hague said they would be willing to revisit this topic if the restaurant opens and it becomes a recognized problem to possibly have some restricted hours for the left turn out which was done with the previous owner. Commissioner Hoiland said he likes the designs for the building and the idea of improving a property at a main entrance to the City of Lake Geneva. Hoiland also has concerns that this project could become a public safety hazard and he could approve this project unless the traffic was addressed. Gibbs likes the renderings of the building as well but agrees with Hoiland that the traffic flow needs to be adjusted. Gibbs said a right turn out of the property would direct the traffic to take the bypass around town and alleviate backups on N Edwards Blvd. Klein also has concerns about how fast people drive on this road. Aboona said the majority of traffic leaving the site, based on their evaluation of traffic flow and connectivity to STH 50, would turn left to get back to STH 50. Aboona said the traffic study reflected data collection, videos, and traffic simulations which indicate that people could turn left because the signal at Edwards Blvd & STH 50 would create gaps in the traffic. Aboona stated the city consultant reviewed the traffic study & generally concurred with their findings. Rauch stated Kapur was concerned about limiting movement at the property's driveway and suggested generating a scenario for the traffic study with a right in, right out exit, and analyze how the scenario changes any numbers. Gibbs suggested a dedicated right turn only lane for those who don't want to turn left. Hague said the driveway width is big enough to accommodate a right turn only lane, a left turn only lane and an inbound lane.

Speaker #1: Fred Gahl, 661 S Lake Shore Drive, supports Buona Beef and asks the City to find alternatives to allow traffic flow.

Speaker #2: Joe Zimmer, 415 S Wells Street #105, said he likes Commissioner Gibbs idea of a dedicated right turn lane and suggested a roundabout north of Walgreens if there is room.

Speaker #3: Peg Esposito, 124 Darwin Street, said the City should consider Home Depot since people will use the right turn lane, go to Home Depot & use the parking lot to turn back onto Edwards Blvd.

Klein/Hoiland motion to close the Public Hearing. Motion carried unanimously 7-0.

Hoiland asked for clarification on the action for this application. Cary asked if the GDP was to allow the drive-thru only or access to the property as well. Mich said a GDP asks approval for land uses & general layout of site, setbacks and size of building so a turn lane could be reviewed at the PIP level. Mich said a major change like relocating an access drive, adding a roundabout or straightening a road would have to be addressed now at the GDP or as an amendment to a GDP later. Further discussion occurred. Hague asked if the GDP & PIP could be presented and approved together in December. Attorney Draper said it has been done in the past. Draper said it may be better to have all the information together for the GDP & PIP applications and also allow more time for the engineers to find the best solution for the project. Draper stated it would be acceptable to review the applications together. Fesenmaier shared her comments on the PIP asking for clarification on a path connecting to the asphalt walking path along STH 50 and addressed ADA requirements asking for higher standards than the minimum.

Fesenmaier/Cary motion to continue the amendment to the GDP application.

Roll Call: Klein, Fesenmaier, Gibbs, Cary, Hoiland, Fueredi, and Marquardt "yes." Motion carried unanimously 7-0.

Update and Presentation by Jackie Mich of Vandewalle & Associates on amendments to the zoning ordinance pertaining to the upgrades to citywide design standards and Gateway Overlay ordinance.

Planner Mich presented a summary of the Gateway Overlay Ordinance. Mich said the Plan Commission, after discussion at the last meeting, advised to plan most of the standards City-wide which would mean a Gateway Overlay Zoning District is not needed. Mich said the City would be up-grading design standards & site design standards City-wide which would also apply to the City Gateways. Mich stated the code amendments involve upgrading site design and building design standards throughout for all non-residential development & multi-family. These improvements have been

addressed in the past through site plan review & conditional use permits and now will be codified. Other improvements include requiring a higher grade of building materials based on the land use; the Landscape Corridor – an increase of the front pavement setback on the street side to be equal to the building setbacks & an increase of landscape plantings in this location; provisions to limit the amount of parking in front of building; directing drive-thru, gas pumps & car washes to the back of the building. For sites already developed, the upgrades will take time, depending on type of development. If the Plan Commission chooses to move forward after discussion today, Mich said the next steps would be to prepare a draft for a Public Hearing which could happen in December. Fesenmaier asked if lighting standards would carry forward and Mich said yes. Fesenmaier also asked if charging stations would happen by conditional use or something else. Mich thought it could be part of land use. Mich said the potential next step would be to recommend a Public Hearing at the December meeting.

Adjournment. Klein/Gibbs motion to adjourn at 7:38 p.m. Motion carried unanimously.

/s/ Brenda Follensbee, Building & Zoning Administrative Assistant

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