

**CITY OF LAKE GENEVA  
PLAN COMMISSION MEETING  
MONDAY, JUNE 20, 2016 - 6:30 PM  
COUNCIL CHAMBERS, CITY HALL**

**MINUTES**

**1. Meeting called to order by Mayor Kupsik at 6:56 pm.**

**2. Roll Call**

Present: Doug Skates, John, Gibbs, Ann Esarco, Tom Hartz, Tyler Frederick, Sarah Hill

Not Present:

Also Present: Planner Mike Slavney, Atty. Dan Draper, Mayor Kupsik, Administrator Oborn,  
Inspector Robers and Assistant Gregoles

**3. Approve Minutes of May 16, 2016 Plan Commission meeting as distributed.**

**MOTION #1**

Gibbs/Fredrick moved to approve the minutes of May 16, 2016 Plan Commission meeting as distributed.  
The motion carried unanimously.

**4. 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 five (5) minutes. - None**

**5. Acknowledgment of Correspondence. - None**

**6. Downtown Design Review. – None**

**7. Review and Recommendation on an Application for Land Division Review filled by Pathfinder Surveying LLC, for Thomas and Diane Murphy, 1806 Clover Road, Northbrook, IL 60062 to split and existing lot into three parcels at 1325 Park Row with the two new lots fronting High Street, current Tax Key No. ZCL 00080.**

**DISCUSSION – Tom Murphy, 1806 Clover Road, Northbrook, IL**

Applicant gave an overview of the application details and there was a brief discussion with the Commissioners.

**MOTION #2**

Hill/Skates moved to approve the recommendation on an application for Land Division Review filled by Pathfinder Surveying LLC, for Thomas and Diane Murphy, 1806 Clover Road, Northbrook, IL 60062 to split and existing lot into three parcels at 1325 Park Row with the two new lots fronting High Street, current Tax Key No. ZCL 00080, including staff comments. The motion carried unanimously.

**8. Review and Recommendation on an Application for Site Plan Review for a parking lot alteration filled by Richard Jachimek, 1109 Geneva Street, Lake Geneva, WI 53147 for the property at 314 Sage Street, Tax Key No. ZOP 00147.**

**DISCUSSION – Richard Jachimek, 1109 Geneva St., LG**

Applicant gave an overview of the application details and there was a brief discussion with the Commissioners.

**MOTION #3**

Hartz/Gibbs moved to approve the recommendation on an application for Site Plan Review for a parking lot alteration filled by Richard Jachimek, 1109 Geneva Street, Lake Geneva, WI 53147 for the property at 314 Sage Street, Tax Key No. ZOP 00147, including staff recommendations regarding parallel parking spots and signage. The motion carried unanimously.

**9. Public Hearing and recommendation on a Conditional Use Application filed by Prairie State Enterprises of Darien, LLC dba Lake Geneva Mobil, 350 N Edwards Blvd., Lake Geneva, WI 53147, for the installation of an electronic message center on a freestanding monument sign located at 350 N Edwards Blvd., Tax Key No. ZA261500001.**

**DISCUSSION** –Ken Kerns, Owner and applicant

Applicant gave an overview of the application details and there was a brief discussion with the Commission.

**PUBLIC SPEAKER #1** – None

**MOTION #4**

Hill/Skates moved to close the public hearing. The motion carried unanimously.

**MOTION #5**

Hartz/Hill moved to approve the recommendation on a Conditional Use Application filed by Prairie State Enterprises of Darien, LLC dba Lake Geneva Mobil, 350 N Edwards Blvd., Lake Geneva, WI 53147, for the installation of an electronic message center on a freestanding monument sign located at 350 N Edwards Blvd., Tax Key No. ZA261500001 including staff recommendations and fact finding . The motion carried unanimously.

**10. Public Hearing and recommendation on a Conditional Use Application filed by Patricia and Samantha Strenger, 245 Country Club Drive, Unit 2A, Lake Geneva, WI 53147 to operate a Commercial Indoor Lodging facility at an existing Commercial Apartment in a General Business (GB) zoning district located at 721 Geneva Street, Tax Key No. ZOP 00159.**

**DISCUSSION** –Smantha Strenger, applicant

Applicant gave an overview of the application details and there was a brief discussion with the Commission.

**PUBLIC SPEAKER #1** – None

**MOTION #6**

Skates/Gibbs moved to close the public hearing. The motion carried unanimously.

**MOTION #7**

Hill/Skates moved to approve the recommendation on a Conditional Use Application filed by Patricia and Samantha Strenger, 245 Country Club Drive, Unit 2A, Lake Geneva, WI 53147 to operate a Commercial Indoor Lodging facility at an existing Commercial Apartment in a General Business (GB) zoning district located at 721 Geneva Street, Tax Key No. ZOP 00159, ensuring that all vehicles and recreational vehicles are parked on a hard surface, no outdoor storage, all staff recommendations and fact finding. The motion carried unanimously.

**11. Public Hearing and recommendation on a Conditional Use Application filed by Anthony Scalzitti, 608 Fairview Ave, Elmhurst, IL 60123 to operate a Commercial Indoor Lodging facility at an existing Single Family Home in a General Business (GB) zoning district located at 233 S Lake Shore Drive, Tax Key No. ZNB 00003.**

**DISCUSSION** –Anthony Scalzitti, applicant

Applicant gave an overview of the application details and there was a brief discussion with the Commission. There was a discussion about the difference between B&B's and Commercial Indoor Lodging facilities.

**PUBLIC SPEAKER #1 – Terry O’Neil , 954 George St., LG**

O’Neil asked what are the time limits for commercial indoor lodging?

Slavney replied that our ordinance does not identify any explicitly, however, if you reside in the same dwelling unit for more than half a year it is considered a permanent residence.

**MOTION #8**

Gibbs/Skates moved to close the public hearing. The motion carried unanimously.

**MOTION #9**

Skates/Gibbs moved to approve the recommendation on a Conditional Use Application filed by Anthony Scalzitti, 608 Fairview Ave, Elmhurst, IL 60123 to operate a Commercial Indoor Lodging facility at an existing Single Family Home in a General Business (GB) zoning district located at 233 S Lake Shore Drive, Tax Key No. ZNB00003, to include the taking down of the garage, ensuring that all vehicles and recreational vehicles are parked on a hard surface, no outdoor storage, all staff recommendations and fact finding. The motion carried unanimously.

**12. Public Hearing and recommendation on a Conditional Use Application filed by Anthony Scalzitti, 608 Fairview Ave, Elmhurst, IL 60123 to operate a Commercial Indoor Lodging facility at an existing Single Family Home in a General Business (GB) zoning district located at 237 S Lake Shore Drive, Tax Key No. ZNB 00004.**

**DISCUSSION –Anthony Scalzitti, applicant**

Applicant gave an overview of the application details and there was a brief discussion with the Commission.

**PUBLIC SPEAKER #1 – None**

**MOTION #10**

Gibbs/Hartz moved to close the public hearing. The motion carried unanimously.

**MOTION #11**

Hill/Skates moved to approve the recommendation on a Conditional Use Application filed by Anthony Scalzitti, 608 Fairview Ave, Elmhurst, IL 60123 to operate a Commercial Indoor Lodging facility at an existing Single Family Home in a General Business (GB) zoning district located at 237 S Lake Shore Drive, Tax Key No. ZNB 00004; ensuring that all vehicles and recreational vehicles are parked on a hard surface, no outdoor storage, all staff recommendations and fact finding. The motion carried unanimously.

**13. Public Hearing and recommendation on a Conditional Use Application filed by Anthony Scalzitti, 608 Fairview Ave, Elmhurst, IL 60123 to operate a Commercial Indoor Lodging facility at an existing Single Family Home in a General Business (GB) zoning district located at 419 Cass Street, Tax Key No. ZNB 00002.**

**DISCUSSION –Anthony Scalzitti, Applicant**

Applicant gave an overview of the application details and there was a brief discussion with the Commission.

**PUBLIC SPEAKER #1 – None**

**MOTION #12**

Hill/Skates moved to close the public hearing. The motion carried unanimously.

**MOTION #13**

Skates/Gibbs moved to approve the recommendation on a Conditional Use Application filed by Anthony Scalzitti, 608 Fairview Ave, Elmhurst, IL 60123 to operate a Commercial Indoor Lodging facility at an existing Single Family Home in a General Business (GB) zoning district located at 419 Cass Street, Tax Key No. ZNB 00002; ensuring that all

vehicles and recreational vehicles are parked on a hard surface, no outdoor storage, all staff recommendations and fact finding. The motion carried unanimously.

**14. Public Hearing and recommendation on a Planned Development Application, General Development Plan (GDP) & Precise Implementation Plan (PIP) filed by Shad Branen, 448 Milwaukee Avenue, Burlington, WI 53105 for a Commercial Indoor Entertainment Facility (Movie Theater) including exterior modifications at 244 Broad Street, Tax Key Nos. ZOP 00246, 00247, & 00248.**

**DISCUSSION** –Peter Jergens & Shad Branen, Applicants

Applicant gave an overview of the application details and there was a brief discussion with the Commission. The area type/use and sign lighting exceptions make sense to Planner Slavney. Marquee lighting and video screen posters are another exception that makes sense.

**PUBLIC SPEAKER #1** – Darren Schaffer, Chamber of Commerce

Schaffer stated his full support of this recommendation.

**MOTION #14**

Hill/Fredricks moved to close the public hearing. The motion carried unanimously.

**MOTION #15**

Hartz/Gibbs moved to approve the recommendation on a Planned Development Application, General Development Plan (GDP) & Precise Implementation Plan (PIP) filed by Shad Branen, 448 Milwaukee Avenue, Burlington, WI 53105 for a Commercial Indoor Entertainment Facility (Movie Theater) including exterior modifications at 244 Broad Street, Tax Key Nos. ZOP 00246, 00247, & 00248 noting the exceptions that are being allowed because of the historic nature of the building – exterior single bulb lighting, projection sign, 6 monitors, marquee and 4 sconce lights mounted to the second floor, all staff recommendations and fact findings. The motion carried unanimously.

**15. Public Hearing and recommendation on a Conditional Use Application filed by Peter Jurgens for Oakfire Restaurant, 831 Wrigley Drive, to operate an Outdoor Commercial Entertainment (Restaurant) in a Central Business (CB) Zoning District located at 831 Wrigley Drive, Tax Key No. ZOP 00340.**

**DISCUSSION** –Peter Jurgens, applicant

Applicant gave an overview of the application details and there was a brief discussion with the Commission.

**PUBLIC SPEAKER #1** – None

**MOTION #16**

Gibbs/Hartz moved to close the public hearing. The motion carried unanimously.

**MOTION #17**

Hill/Gibbs moved to approve the recommendation on a Conditional Use Application filed by Peter Jurgens for Oakfire Restaurant, 831 Wrigley Drive, to operate an Outdoor Commercial Entertainment (Restaurant) in a Central Business (CB) Zoning District located at 831 Wrigley Drive, Tax Key No. ZOP 00340 including all staff recommendations and fact finding. The motion carried unanimously.

**16. Public Hearing and recommendation on a General Development Plan (GDP) Application filed by Peter Jurgens for Oakfire Restaurant, 831 Wrigley Drive, Lake Geneva, WI 53147 for building Modifications to include a rear addition, and a new second floor with indoor and outdoor seating in the Central Business (CB) zoning district at 831 Wrigley Drive, Tax Key No. ZOP 00340.**

**DISCUSSION** –Peter Jurgens, Applicant & David Scotney, Owner

Applicants gave an overview of the application details and there was an extensive discussion with the Commission.

**PUBLIC SPEAKER #1** – None

**MOTION #18**

Skates/Hill moved to continue the public hearing and the recommendation to the July Planning meeting. The motion carried unanimously.

**17. Discussion on Zoning Text Amendments for Section 98-407 Substandard Lot Regulations, Section 98-706 Exterior Storage Standards for Residential, Office, and Commercial Districts, Section 98-034 Definitions, & Section 98-206(4)(k) Commercial Indoor Lodging.**

**DISCUSSION**

Inspector Robers / Planner Slavney gave an overview of the zoning text amendment details and there was a discussion with the Commission.

**18. Adjournment**

**MOTION #20**

Gibbs/Hills moved to adjourn the meeting at 9:28 pm. The motion carried unanimously.

*/s/Jackie Gregoles, B&Z Administrative Assistant*

**THESE MINUTES ARE NOT OFFICIAL UNTIL APPROVED BY THE PLAN COMMISSION**