

**PLAN COMMISSION MEETING
MONDAY, FEBRUARY 18, 2019 – 6:00 PM
COUNCIL CHAMBERS, CITY HALL**

Mayor Hartz called the meeting to order at 6:05 p.m.

Roll Call. Present: Mayor Hartz, Alderman Doug Skates, John Gibbs, Sarah Hill, Ann Esarco, Michael Krajovic. Absent (Excused) Ted Horne. Also Present: City Planner Slavney, City Attorney Draper, Building and Zoning Administrator Walling, Building & Zoning Administrative Assistant Follensbee

Approve Minutes of the January 21st Plan Commission meeting as distributed.

Skates/Esarco 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.

Acknowledgement of Correspondence.

Correspondence was received on January 25th opposing the razing of the building at 832 Geneva St: Cindy Forster-Fueredi, 1010 Geneva Street, Mark Immer, 821 Wisconsin Street, Maureen Marks, 834 Dodge Street, however Ms. Marks is in favor of moving the building. Correspondence was received on January 25th opposing razing the building or reconstructing a new building at 832 Geneva St: Belinda Bauer, Fontana, Barbara Schuld. Correspondence was also received on January 26th from Charlene Klein, 817 Wisconsin St, opposing the razing or moving the existing building at 832 Geneva St or reconstructing a new building at this location. Correspondence was received today by Richard Torhorst representing the Lake Shore Village Condominium with concerns about the alleged discharge of water from Summerhaven onto Lake Shore Village Condominiums property. All correspondence has been distributed to the Plan Commission.

Downtown Design Review

Application by Kathy George, 3389 South Shore Dr, Delavan, WI 53115, for the request to install a sign to an already approved awning to the exterior of the property, located at 741 W. Main St., in the Business Central (BC) zoning district, Tax Key No. ZOP00272.

Linda Stevens, 728 Aweogon Road, Fontana, representing Kathy George, presented the request. Zoning Administrator Walling suggested the Plan Commission should address the need to maintain the band board on the front façade of property. Commissioner Hill added the whole front façade could be addressed.

Hill/Esarco motion to approve the installation of a sign to the approved existing awning contingent on repairing the front façade as noted and include all staff recommendations.

Roll Call: Hartz, Skates, Gibbs, Hill, Esarco, Krajovic “yes.” Motion carried unanimously.

Application by Angie Rinn, 3641 Berry Ct, Crystal Lake, IL, 60012 for the request to install an on building sign to the exterior of the property, located at 239 Cook St., in the Business Central (BC) zoning district, Tax Key No. ZOP0253.

Angie, Rinn, 3641 Berry Court, Crystal Lake, IL 60012, presented her request. Walling clarified the sign above the awning will be 13’ long instead of 16’ long. Alderman Skates suggested a projecting sign to identify her store which has been discussed in past meetings for all businesses in the future. A projecting sign allows individuals to see the business choices at a glance.

Esarco/Skates motion to approve the on-building sign with the revised length of 13’ and include all staff recommendations.

Roll Call: Hartz, Skates, Gibbs, Hill, Esarco, Krajovic “yes.” Motion carried unanimously.

Review and Recommendation of an Extraterritorial Jurisdiction (ETJ) CSM for Applicant John & Jelka Leedle, N891 Hwy 120, Lake Geneva, WI 53147, for the Joseph Leedle N879 State Road 120, Lake Geneva, WI 53147 property for the separation of farm structures from the farmland as identified on the certified survey dated 12/27/2018 located in the Town of Linn. Tax Key No. IL2600001.

Walling presented the request for the applicant and stated the city engineer found some clerical errors on the CSM which will be communicated to the applicant for a smooth transition in the approval.

Esarco/Krajovic motion to approve the (ETJ) CSM with the addition of the comments from the city engineer and include all staff recommendations.

Roll Call: Hartz, Skates, Gibbs, Hill, Esarco, Krajovic “yes.” Motion carried unanimously.

Review and Recommendation of an Extraterritorial Jurisdiction (ETJ) CSM for Applicant Purnell Enterprise LLC., N1886 Hwy 120, Lake Geneva, WI 53147, for the lot line adjustment to include the approximate 10’ strip of land that is currently enclosed by a fence as identified on the certified survey dated July 27, 2018, Tax Key No. MA403300001.

Thomas Santorelli, 1108 56th Street, Kenosha, representing the applicant, presented the request. Discussion followed to revise the CSM signature page to show City Council instead of City Board.

Krajovic/Hill motion to approve the (ETJ) CSM and include all staff recommendations.

Roll Call: Hartz, Skates, Gibbs, Hill, Esarco, Krajovic “yes.” Motion carried unanimously.

Review and Recommendation of a Land Division filed by Anagnos Properties, Inc., P.O. Box 1117, Lake Geneva, WI 53147, to create a 3 lot Certified Survey Map (CSM) for the property located at 811 Wrigley Dr. to generate three individual lots for the property in the Central Business (CB) zoning district, Tax Key No. ZOP00341-ZOP00345.

Jim Howe, attorney at, Elkhorn, representing Anagnos Properties, Inc, presented the request. Hill asked for clarification on the lots and the minimum requirements for the Central Business zoning district. Walling stated the minimum lot width shall be 25’ with 0 setbacks or 0 parking requirements. Walling also referenced the city engineer report for the CSM, and revised it to read “City Council approval.”

Hill/ Skates motion to approve the CSM and include all staff recommendations.

Roll Call: Hartz, Skates, Gibbs, Hill, Esarco, Krajovic “yes.” Motion carried unanimously.

Public Hearing and Recommendation on an application for the Precise Implementation Plan (PIP) filed by Daniel E. Schuld, 281 Keyes Ave, Hampshire, IL 60140, requesting the change of use for the building at 727 Geneva St, for a Brewery, Tap Room, & Gift Shop, and renovations to the existing exterior deck and patio, located in the Planned Development (PD) zoning district, Tax Key No. ZOP00157.

Ken Etten, 400 Broad St, representing Dan Schuld, presented the request and shared additional information such as the outside beer garden, hours of operation and signage. Mayor Hartz stated Mr. Schuld has given the additional information needed for a complete packet. Dan Schuld, 281 Keyes Avenue, Hampshire IL, owner, answered all questions regarding his project. Commissioners Gibbs and Hill thanked the owner for adjusting his plan and providing the information requested by the Plan Commission. Planner Slavney reminded the Plan Commission the motion should explicitly identify compliance with the memo of the Utility Director.

Skates/Gibbs motion to close the Public Hearing. Motion carried unanimously.

Esarco/Hill motion to approve the PIP for the change of use for the existing building, requiring compliance with the city Utility Director’s memo and memo attachments and include all staff recommendations and fact finding in the affirmative.

Roll Call: Hartz, Skates, Gibbs, Hill, Esarco, Krajovic “yes.” Motion carried unanimously.

Public Hearing and Recommendation on an application for a Conditional Use Permit filed by Tom Koenig, 5802 Arlington Dr., Palatine, IL 60067, for the property located at 715 LaGrange Dr. to utilize the Single Family – 4 (SR-4) zoning in the Estate Residential – 1 (ER-1) zoning, to raze and rebuild a new Single Family Residence. Tax Key No. ZLE00016.

Tom Koenig, 715 LaGrange Drive, owner, presented his request. Koenig said they will work with the city engineer to create a drainage swale to address the drainage issues. Slavney stated the proposed house is well within the maximum building envelope.

Speaker #1: Edward Cox, 735 LaGrange Drive, in favor of this project but has some concerns regarding the drainage.

Hill/ Skates motion to close the Public Hearing. Motion carried unanimously.

Skates stated the MH depth should be confirmed and compared to the basement floor elevations of the house for sewer service, new meters are required with the existing meter pit to be abandoned and referenced the city engineer discussion on run-off.

Skates/Gibbs motion to approve the CUP and include all staff recommendations and fact finding in the affirmative.

Roll Call: Hartz, Skates, Gibbs, Hill, Esarco, Krajovic “yes.” Motion carried unanimously.

Public Hearing and Recommendation on an application for the Precise Implementation Plan (PIP) filed by McMurr II, LLC, 351 Hubbard, Suite 610, Chicago, IL. 60654, requesting a Planned Development for the property located on Lake Geneva Blvd. in the Summerhaven Condominium Subdivision to allow for the Precise Implementation Plan to continue the development of Phase II, located in Planned Development (PD) zoning district, Tax Key Nos. ZSUM00001 thru ZSUM0000247.

Jim Howe, attorney at Godfrey Law Firm, Elkhorn, representing McMurr II, presented request. Howe responded to the request for a children’s playground, suggesting the Tot Lot would be located by the pool house which is a common element of the property. Hartz asked who maintains the retention pond and Howe said it is a common element so the Condominium Association is responsible but the developer will clean out the ponds since construction work is being done at this time. The Association will maintain the ponds going forward based on the Developers Agreement.

Krajovic/Hill motion to close the Public Hearing. Motion carried unanimously.

Slavney did a site visit today and noticed the existing buffering which is adequate. Slavney said the city would not be involved due to the almost identical land uses. Hartz said the storm water run-off must abide by rules & regulations of water leaving a site. Commissioner Krajovic asked if the developer would be asked to leave as many trees as possible. Slavney replied, “yes.”

Skates/Esarco motion to approve the PIP to continue the development of Phase II and include all staff recommendations and fact finding in the affirmative.

Roll Call: Hartz, Skates, Gibbs, Hill, Esarco, Krajovic “yes.” Motion carried unanimously.

Continuation of the Public Hearing and Recommendation on an application for the General Development Plan (GDP) filed by Omega Homes, 201 O’Connor Dr. Suite 101, Elkhorn, WI 53121, requesting a Planned Development of 58 Single Family Homes at the property on LaSalle Street, also known as the Vistas of Lake Geneva (formerly Regent Hills subdivision), located in the Multi-Family – 8 (MR-8) zoning district, Tax Key No. ZA424700001.

Applicant has requested to continue the Public Hearing until the 2019 June Plan Commission Meeting.

Skates/Hill motion to continue the Public Hearing to the 2019 June 17th Plan Commission meeting. Motion carried unanimously.

Continuation of the Public Hearing and Recommendation on an application for the Conditional Use Permit (CUP) filed by House Around the Corner LLC., 3389 South Shore Dr., Delavan, WI 53115, requesting a (CUP) to Raze or Remove the existing building located at 832 Geneva Street, Lake Geneva, WI 53147, located in Central Business (CB) zoning district, Tax Key No. ZOP00252.

Applicant has requested to continue the Public Hearing.

Skates/Hill motion to continue the Public Hearing to the March 18th Plan Commission meeting. Motion carried unanimously.

Continuation of the Public Hearing and Recommendation on an application for the General Development Plan (GDP) filed by House Around the Corner LLC., 3389 South Shore Dr., Delavan, WI 53115, requesting a Planned Development to construct a 5600 square foot commercial building at 832 Geneva Street, Lake Geneva, WI 53147, located in Central Business (CB) zoning district, Tax Key No. ZOP00252.

Applicant has requested to continue the Public Hearing.

Skates/Krajovic motion to continue the Public Hearing to the March 18th Plan Commission meeting. Motion carried unanimously.

Adjournment. Hill/Gibbs motion to adjourn at 7:35 p.m. Motion carried unanimously.

/s/ Brenda Follensbee, Building & Zoning Administrative Assistant

THESE ARE NOT OFFICIAL MINUTES UNTIL APPROVED BY THE PLAN COMMISSION