

**PLAN COMMISSION MEETING  
MONDAY, JUNE 15, 2020 – 6:00 PM  
COUNCIL CHAMBERS, CITY HALL – VIRTUAL MEETING VIA ZOOM**

Mayor Klein called the meeting to order 6:01 p.m.

**Roll Call.** Present: Mayor Klein, Alderman Tim Dunn, John Gibbs, William Catlin, Joseph Zimmer, Michael Krajovic. Also Present: City Attorney Draper, Building and Zoning Administrator Walling, City Administrator Nord, Building & Zoning Administrative Assistant Follensbee.

**Approve Minutes of the May 18, 2020 Plan Commission Meetings as distributed.**

Dunn/Krajovic 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.** None.

**Downtown Design Review:**

**Application by Daniel Schuld 281 Keyes Ave, Hampshire IL 60140, request to install signs on the front of the building and on the fence enclosing the exterior patio located at 727 Geneva St, in the Central Business (CB) zoning district, Tax Key No. ZOP00157.**

Zoning Administrator Walling presented the request. Walling identified the top elevation of the oval sign will be located below the top of fence. Walling stated the signs meet the standard requirements. Commissioner Zimmer asked if there is any outdoor lighting. Walling said there was none submitted with this request. Commissioner Gibbs asked about the black and white signage on the edge of the tower shown in the drawing. Walling said that sign is included in the amount of signage permitted.

Klein/Dunn motion to recommend the installation of signs on the front of building and fence enclosing the patio and include all staff recommendations.

Roll Call: Klein, Dunn, Gibbs, Catlin, Zimmer, Krajovic “yes.” Motion carried unanimously.

**Public Hearing and Recommendation of a Conditional Use Permit filed by Pete & Holly Krug, 417 S. Columbia St. Naperville IL 60540, for a request to utilize the Single Family – 4 (SR-4) setbacks for a raze of the existing dwelling and New Single Family Home construction in the Estate Residential -1 (ER-1) zoning district located at 870 Maytag Rd, Tax Key No. ZCE00011.**

Brad Drendel, developer for applicant presented the request. Holly Krug, owner, was also present.

Zimmer likes the pervious paving and asked why this property couldn't be rezoned as SR-4. Attorney Draper said ER-1 is set up like a conservation district, with other requirement besides setbacks, which need to be preserved in the ER-1 District. Walling said the site plan shows the home being moved away from the lake with new alignment parallel to the shoreline to improve the neighborhood.

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

Dunn/Krajovic motion to utilize SR-4 Setbacks for new home construction and include all staff recommendations and fact finding in the affirmative.

Roll Call: Klein, Dunn, Gibbs, Catlin, Zimmer, Krajovic “yes.” Motion carried unanimously.

**Public Hearing and Recommendation of a Conditional Use Permit filed by Brian Nelson 21605 N. Tiffany Ct. Kildeer IL 60047, for a request to utilize the Single Family – 4 (SR-4) setbacks for an addition to the existing Single Family Home construction in the Estate Residential -1 (ER-1) zoning district located at 1640 Lake Shore Dr., Tax Key No. ZLM00039.**

John Matustik, builder for applicant, presented the request. Brian Nelson, owner, was also present.

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

Krajovic/Dunn motion to utilize SR-4 Setbacks for an addition to an existing home and include all staff recommendations and fact finding in the affirmative.

Roll Call: Klein, Dunn, Gibbs, Catlin, Zimmer, Krajovic “yes.” Motion carried unanimously.

**Public Hearing and Recommendation of a Conditional Use Permit filed by Leigh Ann Myers 420 S. Lake Shore Dr. d.b.a. The Candle Mercantile, LLC. 870 W. Main St., Lake Geneva, for a request to allow Outdoor Commercial Entertainment land use located at 870 W. Main St. in the Central Business (CB) zoning district, Tax Key No. ZOP00337.**

Leigh Ann Myers, business owner, presented her request. Zimmer asked if this request affects parking spaces and if there are any requirements regarding the alcohol license. Walling stated there is no parking impact since the Central Business zoning district has no parking requirements. He said the alcohol license goes through the clerk’s office. Draper stated the Plan Commission is not approving the sale of alcohol but would need to be approved by the City Council to expand their premises to include the outdoor area as well. Myers stated they submitted this expansion to the Council when they sent in their renewal.

Dunn/Zimmer motion to close the Public Hearing. Motion carried unanimously.

Krajovic/Catlin motion to allow Outdoor Commercial Entertainment land use and include all staff recommendations and fact finding in the affirmative.

Roll Call: Klein, Dunn, Gibbs, Catlin, Zimmer, Krajovic “yes.” Motion carried unanimously.

**Public Hearing and Recommendation of a Conditional Use Permit filed by John Sherman Lindsey W3741 Fir Ct. Lake Geneva, WI 53147, for a request to allow Outdoor Display land use located at 529 W. Main St located in the Central Business (CB) zoning district, Tax Key No. ZOP00301.**

Sherm Lindsey, business owner, presented his request. Walling asked the applicant to clarify the scooter rentals. Lindsey said the scooters would be on display at the Main Street property to promote rentals but the actual rental would take place at their location at Grand Geneva. Commissioner Krajovic asked if there are any limitations on the classic cars: would the cars will be kept there permanently and maintained. Lindsey said 4-6 cars will be parked there over night with uniform covers until the end of October. Zimmer asked for clarification of the zoning district. Walling said this property is located in the General Business district, not the Central Business district as stated on the agenda and the General Business district does have parking restrictions. Zimmer asked if the 10 remaining spaces meet the requirements for parking spaces for this building other than the 6 spaces used for the classic cars. Krajovic verified the classic cars will be for rent at this location. A discussion continued.

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

Zimmer/Gibbs motion to allow Outdoor Display land use located in the General Business district and include all staff recommendations and fact finding in the affirmative and the condition to review this Conditional Use Permit for maintenance of the outdoor display items in one year from this date.

Roll Call: Klein, Dunn, Gibbs, Catlin, Zimmer, Krajovic “yes.” Motion carried unanimously.

**Adjournment.** Klein/Zimmer motion to adjourn at 6:47 p.m. Motion carried unanimously.

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/s/ Brenda Follensbee, Building & Zoning Administrative Assistant

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