

**PLAN COMMISSION MEETING  
MONDAY, MARCH 16, 2020 – 6:00 PM  
COUNCIL CHAMBERS, CITY HALL**

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

**Roll Call.** Present: Mayor Hartz, Alderman Doug Skates, John Gibbs, Brett Stanczak. Absent (Excused) William Catlin, Ann Esarco, Michael Krajovic, Building and Zoning Administrator Walling. Also Present: City Attorney Draper, City Planner Slavney via telephone, City Administrator Nord, City Engineer - Naomi Rauch, Building & Zoning Administrative Assistant Follensbee.

**Approve Minutes of the February 17, 2020 Plan Commission Meetings as distributed.**  
Skates/Gibbs 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**

Attorney Draper explained the modified meeting room setup due to the Covid-19 situation. A maximum of 50 people are allowed in a room, but to keep safe distancing between individuals, a small amount of chairs have been provided. Draper also stated Planner Slavney is joining the meeting via telephone, since he was advised by his doctor.

**Review and Recommendation of a Certified Survey Map (CSM) for Constantine Athans, 999 Snake Road & Neuman Family Trust, 4666 Lorraine Ave Dallas TX, 75209 to create a new 4 Lot CSM in the Estate Residential – 1 (ER-1) zoning classification as identified on the certified survey dated 1/10/20 Job # 1901409 for Tax Key Nos. ZWIL00001 thru ZWIL00005.**

Paul Van Henkelum, surveyor from Cardinal Engineering, presented the request. Alderman Skates asked for clarification of the CSM. Henkelum said the lots lines will change to allow better access to all lots, with 2 lots along the road and 2 lots along the lake. Utilities Director Gajewski approves of the new CSM.

Hartz/ Skates motion to recommend the Certified Survey Map (CSM) to create a new 4 Lot CSM, subject to the addition of the utility easement shown on page 2 of 4 of CSM.

Roll Call: Hartz, Skates, Gibbs, Stanczak “yes.” Motion carried unanimously.

**Public Hearing and Recommendation on an application for a General Development Plan (GDP) filed by Omega Homes, 210 O’Connor Dr. Elkhorn WI. 53121, requesting a Planned Development to build 58 single family homes in 3 phases. The property is 17.26 acres located at LaSalle St and Edgewood Dr., in the Multi-family Residential - 8 (RM-8) zoning district, Tax Key No. ZA424700001.**

Ryan Cardinal, Cardinal Engineering, representing the applicant, resented the request. Draper asked Cardinal to go through the flexibilities. A revised narrative packet was distributed to the Plan Commission this evening which is pertinent to questions addressed in this meeting. The flexibilities can be found on page 5 of the revised narrative, which now includes a new section: Article III – Subdivisions, in the requested exemptions. Cardinal discussed the exemptions. Planner Slavney stated the Comprehensive Plan has been revised to allow SR-4 Zoning on the parcel so this zoning change is consistent with the Comprehensive Plan. Slavney believes the detail requirements for the GDP application has been met. Utility Director Gajewski stated the geographical elevation of the central portion of the development would not meet the current state code for static water pressure once services were installed. The developer is working with City Staff, including the Utility Commission to do public improvements to service 15 lots in the development by raising the water tower 30 feet and code updates. Commissioner Gibbs asked for clarifications of time considerations (phasing.) Cardinal explained their request for a longer time period regarding the phasing process. Draper stated the City cannot waive the ordinance for project timeframes but once the applications are approved, and the project moves forward, the applicant can ask the City to for an extension. Hartz inquired about the retention ponds and water run-off for the neighbors to the south. Cardinal said the 3 ponds in this project are designed to hold water and the water leaving the site will be at a

lower rate than it currently drains. Skates asked about park considerations for this subdivision. Cardinal said the green space is available to all people who walk by but the grade is very steep. Slavney said the park discussion would be a Plat - land division dialog, not a zoning matter.

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

Skates/Gibbs motion to recommend the General Development Plan (GDP) to build 58 single family homes in 3 phases and include all staff recommendations and fact finding in the affirmative and requested exemptions: front, side & rear setbacks, lot sizes, 3 private streets as designated on proposal, lot lines on private streets which do not border public streets and lot line which do not meet our dimensions.

Roll Call: Hartz, Skates, Gibbs, Stanczak “yes.” Motion carried unanimously.

**Public Hearing and Recommendation on an application for a General Development Plan (GDP) filed by the property located at 302 Townline Rd. for a possible Planned Development that would allow 16 residential dwellings on one tax parcel. Applicants Michael Hanley & John Engerman, - DBA Clear Sky LLC. 302 Townline Rd., located in the Planned Industrial (PI) zoning district, Tax Key No. ZYUP00144.**

Mike Hanley & John Engerman presented the request. Engerman said the number of homes in this project has been reduced to 16 per suggestion by the Plan Commission. A video of the site was shown depicting the homes, parking & project details. Kapur Engineer, Rauch, shared the preliminary review of the storm water management for the site. Gibbs asked about guest parking. Hanley explained the quest parking locations. Hartz asked if the turn-around could be moved away from the bike path and closer to the property on the east side. Cardinal said it will be moved within 5’ of the property line and the applicant is asking for this flexibility. Utility Director, Gajewski, said there is frontage for sewer and water on Townline Road. The sanitary sewer line is standard with individual services to each home. The water main is still to be determined by the Utility Commission and further discussion with Mr. Hanley. Rauch said the entry to the property will be a private driveway. Hanley stated the Home Association will be responsible for any services on the property. Hartz asked if parking pads would be converted to garages. Hanley said no. A discussion followed regarding the flexibilities in this application.

Speaker #1: Bethany Souza, 997 S Lake Shore Drive, in favor of the development and builder.

Speakers #2: Cindy Flower, 533 Haskins Street, asked for clarification of parking spaces per unit and additional parking on the site. Hanley said 2 spaces per unit plus additional guest parking on the site. Slavney and Hartz said the parking questions should be addressed at the PIP level.

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

Gibbs/Skates motion to recommend the General Development Plan (GDP) to allow 16 residential dwellings on one tax parcel and include all staff recommendations and fact finding in the affirmative, including moving turn-around off the bike path to the east and exemptions: density, green space, and parking.

Roll Call: Hartz, Skates, Gibbs, Stanczak “yes.” Motion carried unanimously.

**Public Hearing and Recommendation of a “Limited” Conditional Use Permit filed by Cassandra Kordecki & Michael Strong d.b.a. Lake Geneva Home Rental LLC, W3437 Royal Glen Ct., Lake Geneva, for the request to allow Commercial Indoor Lodging land use located at 715 North St, within the Single Family – 4 (SR-4) zoning district, Tax Key No. ZF00054.**

Attorney Draper stated the applicant requested to continue this request to the next Plan Commission Meeting.

Skates/Stanczak motion to continue the Public Hearing to the April 20<sup>th</sup> Plan Commission Meeting. Motion carried unanimously.

**Public Hearing and Recommendation of a Conditional Use Permit filed by Robert & Barb Hogan, 328 Shoreline Rd. Lake Barrington IL. 60010, for the request to utilize the Single Family – 4 setbacks for a home addition in the Estate Residential -1 land use located at 1300 W. Main St., Tax Key No. ZYUP000940.**

Neil Harden, Hardon Builders, on behalf of Robert & Barb Hogan, presented the request. Slavney said most of the improvements are located 200' from the lake and meets all the requirements an SR-4 setbacks.

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

Skates/Gibbs motion to recommend a Conditional Use Permit (CUP) for the utilization of the Single Family – 4 setbacks for a home addition in the Estate Residential - 1 land use and include all staff recommendations and fact finding in the affirmative. Stanczak/Hartz motion for a friendly amendment to the original motion to include removing the old foundation near the southern property line as part of the project.

Roll Call: Hartz, Skates, Gibbs, Stanczak “yes.” Motion carried unanimously.

**Public Hearing and Recommendation on an application for an amendment to the Precise Implementation Plan (PIP) filed by Daniel Schuld, 281 Keys Ave. Hampshire, IL 60140, requesting to alter the exterior site plan that would allow for the outdoor seating to be located at grade level. The property is located at 727 Geneva St., Unit 1, in the Central Business (CB) zoning district, Tax Key No. ZOP00157.**

Ken Etten, McCormick & Etten Architects, representing Dan Schuld, presented the request. Dan Schuld also presented some details. Slavney stated the final signage can be submitted for approval at a later date. Gibbs asked if the patio is ADA compliant. Etten explained the ramp and bathroom design of the project. Hartz and Etten explained the historic aspects of this building.

Speaker #1: Bethany Souza, 997 S Lake Shore Drive, in favor of this project and the enhancements to the building.

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

Skates/Stanczak motion to recommend an amendment to the Precise Implementation Plan requesting to alter the exterior site plan to allow for outdoor seating at grade level and include all staff recommendations and fact finding in the affirmative.

Roll Call: Hartz, Skates, Gibbs, Stanczak “yes.” Motion carried unanimously.

Commissioner Gibbs thanked Alderman Skates for his years of service on the Plan Commission for the City of Lake Geneva.

**Adjournment.** Gibbs/Stanczak motion to adjourn at 7:46 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**