

*Corrected

**VILLAGE OF LAKE ZURICH
PLAN COMMISSION MINUTES
SEPTEMBER 19, 2012**

The meeting was called to order by Chairman Jackson at 7:00 p.m.

ROLL CALL: *Present* - Chairman Jackson, Commissioners Baumann, Luby (7:03), Martin, Schultz, Stefaniu, Stratman, and Tassi. *Also present:* Zoning Inspector Meyer.

Chairman Jackson noted a quorum was present. He said the agenda would be amended to open the public hearing for Peapod and continue it per the petitioner's request as stated in a letter to Planning Manager Gadde dated August 31, 2012.

APPROVAL OF MINUTES:

APPROVAL OF THE JULY 18, 2012 MEETING MINUTES OF THE PLAN COMMISSION:

MOTION was made by Commissioner Stratman, seconded by Commissioner Tassi, to approve the July 18, 2012 minutes of the Plan Commission as submitted.

Upon voice vote, all in favor. Commissioners Tassi and Baumann abstained.

PUBLIC HEARINGS:

Peapod LLC: To consider a (i) Zoning Code *text amendment to increase the height of industrial buildings, (ii) plat of subdivision, (iii) site plans, (iv) exterior appearance, (v) modification to the Land Development Code for the proposed 111,412-square-foot addition at the Subject Property, 1325 Ensell Road, zoned in the Village's I-1 Limited Industrial District – Applicant George R. Matocha, Jr., Project Architect

The public hearing was opened at 7:04 p.m.

MOTION was made by Commissioner Martin, seconded by Commissioner Tassi, to continue the public hearing for Peapod until the next regularly scheduled Plan Commission meeting.

Upon roll call vote:

AYES: 8 Chairman Jackson, Commissioners Baumann, Luby, Martin, Schultz, Stefaniu, Stratman, and Tassi.

NAYS: 0

MOTION CARRIED

GERE MARIE CORPORATION: To consider a special use permit for anodizing of metals and formed products (SIC #3471) at the subject property, 1275 Ensell Road, zoned in the Village's I-1 Limited Industrial District – Applicant – James Schultz, GereMarie Corp.

Additional materials for GereMarie Corporation had been provided by staff and became part of the record.

MOTION made by Commissioner Martin, seconded by Commissioner Stefaniu, to open the public hearing at 7:07 p.m. Voice Vote, all in favor. MOTION CARRIED. The court reporter swore in those wishing to testify.

Applicant James Schultz presented his application for a special use permit to allow anodizing of metals and formed products. He had received a special use permit for the anodizing process at his proposed new location on Donata Court in 2008 but chose to purchase 1275 Ensell Road instead. Therefore, he is requesting a permit for the new location.

Joerie Zak of Scientific Control Laboratories gave a presentation on the anodizing process proposed for GereMarie and answered questions. She provided an executive summary for review. Ms. Zak said they have been working with Betty Harrison, the Village Environmental Quality Control Supervisor, and intend to meet all Village and EPA requirements. She explained that the process is 100% recyclable, is enclosed in plexi-glass, and has minimal occupational hazards because the system is fully automated. The discharge will be monitored and is in accordance with Village requirements. The waste water will be discharged to the sewer after it goes through a waste water treatment system that will remove the aluminum. The aluminum hydroxide sludge will be stored on site and then removed in bags. The material is considered recyclable by the EPA. The filtered waste water will then be discharged to sewer and will comply with Village and EPA requirements.

MOTION made by Commissioner Jackson, seconded by Commissioner Stratman, to receive into the public record of the Application the staff review of compliance of this Application with these zoning standards as presented in Exhibit B. The staff has requested the Plan Commission make these standards a part of the official record for the Application.

Voice Vote, all in favor. MOTION CARRIED

MOTION was made by Commissioner Jackson, seconded by Commissioner Luby, to close the public hearing at 7:19 p.m. Voice Vote, all in favor. MOTION CARRIED

MOTION was made by Commissioner Luby, seconded by Commissioner Baumann, to recommend the Board of Trustees approve a special use permit to allow anodizing of metals and formed products (SIC #3471) at the subject property.

Upon roll call vote:

AYES: 8 Chairman Jackson, Commissioners Baumann, Luby, Martin, Schultz, Stefaniu, Stratman, and Tassi.

NAYS: 0

MOTION CARRIED

HOME RUN SPORTS & FITNESS, LLC: To consider a special use permit for a physical fitness facility (SIC #7991) at the subject property, 130-140 Oakwood Road, zoned in the Village's I-1 Limited Industrial District – Applicant – Todd A. Mueller

MOTION made by Commissioner Stratman, seconded by Commissioner Martin, to open the public hearing at 7:21 p.m. Voice Vote, all in favor. MOTION CARRIED. The court reporter swore in those wishing to testify.

MOTION made by Commissioner Stratman, seconded by Commissioner Martin, to receive into the public record of the Application the staff review of compliance of this Application with these zoning standards as presented in Exhibit B. The staff has requested the Plan Commission make these standards a part of the official record for the Application.

Voice Vote, all in favor. MOTION CARRIED

Todd Mueller, owner of Homerun, presented his proposal to relocate his existing business from 143 E. Main Street to 130-140 Oakwood Road. During his busy season, the hours of operation would be from 2-9 p.m. Monday through Friday and 10-5 on Saturday and Sunday with the majority of his business on the weekends and between 6-9 p.m. during the week. He has hosted about 12 birthday parties at his current location with 95% of them taking place on weekends. He does not anticipate any parking problems because All American Roofing will allow him access to the entire parking lot after 3:30 on weekdays and on weekends.

Jeff Pathmann said he was the architect of the original building. He was representing Mr. Mueller and the building owner Sergey Taitler. He said the combined uses would not exceed parking requirements, and Homerun would be 250 feet from a facility that performs similar operations. Mr. Pathmann clarified the date on the site plan revision that he reviewed with the Plan Commission.

John Maas, owner of Screenflex Portable Partitions and Vice President of the Lake Zurich Industrial Council, stated his objections to allowing a nonindustrial use and especially one that involves children into the industrial park. He pointed out that Tredegar and Echo operate 24-7 so they would be operating during the weekend and evenings. Mr. Maas noted that a different petitioner received approval from the Board for a similar use on that site.

Sergei Taitler, owner of the 130-140-150 Oakwood and All American Roofing, said Mr. Mueller has a good reputation with a good business plan, and Homerun has been in Lake Zurich for four years. Mr. Taitler reviewed the location of the parking for both businesses on the site plan. All American is open from 6 a.m. to 3:30 p.m. Homerun will be allocated 25-27 parking spaces while All American Roofing is open and will have access to all 74 parking spaces when All American is closed. Mr. Taitler said this building has been vacant for 1-1/2 – 2 years and is creating a financial strain for him. He said it may be possible for Homerun to use the Casten parking lot for overflow parking if needed but he would need to discuss this with the owners of Casten first.

Zoning Inspector Meyer said staff would need to receive documentation from the previous applicant to rescind the approvals. The Village Attorney is currently reviewing this and attempting to obtain the documentation.

Mr. Taitler said he has not had contact with the previous applicant since February, and his phone calls have not been returned.

MOTION was made by Commissioner Martin, seconded by Commissioner Stefaniu, to close the public hearing at 7:41 p.m. Voice Vote, all in favor. MOTION CARRIED

MOTION was made by Commissioner Stratman, seconded by Commissioner Tassi, to recommend the Board of Trustees approve a special use permit to allow a physical fitness facility (SIC #7991) at the subject property, subject to the condition that the existing special use permit granted to the previous applicant via Ordinance 2011-12-799 being revoked.

Upon roll call vote:

AYES: 8 Chairman Jackson, Commissioners Baumann, Luby, Martin, Schultz, Stefaniu, Stratman, and Tassi.

NAYS: 0

MOTION CARRIED

STAFF REPORT

A. Update on upcoming projects –The next Plan Commission meeting will be held on October 17, 2012. There will be at least three projects on the agenda including Peapod.

ADJOURNMENT:

MOTION was made by Commissioner Stratman, seconded by Commissioner Tassi, to adjourn the meeting. Voice Vote, all in favor. MOTION CARRIED

The meeting was adjourned at 7:50 p.m.

Submitted by: Janet McKay, Recording Secretary

Approved by: /s/ Orlando Stratman, Vice-Chairman 10/17/12