

APPROVED
VILLAGE OF LAKE ZURICH
ZONING BOARD OF APPEALS
JULY 19, 2007

The meeting was called to order by Chairman McCormack at 7:35 p.m.

ROLL CALL: *Present* - Commissioners Burch, Hagan, Paulus, and Shaw.

Excused – Commissioners Rubin and Luby.

Also present - Building and Zoning Inspector Meyer and Assistant Village Engineer Lebbos.

APPROVAL OF MINUTES:

APPROVAL OF THE ZONING BOARD OF APPEALS APRIL 19, 2007 MINUTES:

MOTION was made by Commissioner Burch, seconded by Commissioner Hagan, to approve the minutes of the April 19, 2007 Zoning Board of Appeals meeting as submitted.

Voice vote, AYES have it. MOTION CARRIED.

PUBLIC HEARING:

ASTOR SUBDIVISION – VARIATIONS FROM THE ZONING CODE:

- A) Section 8-302 to Impact Certain Conservancy Soils
- B) Subsection 6-110D to Increase the Maximum Floor Area Ratio from 0.34 to 0.40 for Individual Lots
- C) Subsection 6-110E to Reduce the Minimum Landscaped Surface Area from 30% to 20% for Individual Lots

The public hearing was opened at 7:37 p.m. The court reporter swore in those wishing to testify.

Kelly Sheehan, representing Astor Development and Flex Construction Corporation, introduced their proposal to develop eight lots and two detention parcels, labeled Outlot A and Outlot B, on 48.9 acres adjacent to the north of Lake Zurich Industrial Park. An annexation of 30.8-acres into Lake Zurich with I-1 zoning after annexation is requested. The remaining 18.1 acres has already been annexed to Hawthorn Woods. An intergovernmental agreement with Hawthorn Woods restricts this area to zoning other than I-2.

Assistant Village Engineer Lebbos said there are no outstanding engineering issues.

Building and Zoning Inspector Meyer said they have not received any letters or calls regarding the zoning issues of this development. She does not know if staff has received any calls or letters regarding the issues before the Plan Commission on this development.

The public hearing was closed at 7:46 p.m.

MOTION made by Commissioner Burch, seconded by Commissioner Shaw, to recommend the Board of Trustees approve a variation from Section 8-302 of the Zoning Code to impact certain conservancy soils for the Astor Subdivision.

AYES: 4 Commissioners Burch, Hagan, Paulus, and Shaw

NAYS: 0

MOTION CARRIED

MOTION made by Commissioner Hagan, seconded by Commissioner Shaw, to recommend the Board of Trustees approve a variation from Subsection 6-110D of the Zoning Code to increase the maximum floor area ratio from 0.34 to 0.40 for individual lots.

AYES: 4 Commissioners Burch, Hagan, Paulus, and Shaw

NAYS: 0

MOTION CARRIED

MOTION made by Commissioner Shaw, seconded by Commissioner Burch, to recommend the Board of Trustees approve a variation from Subsection 6-110E of the Zoning Code to reduce the minimum landscaped surface area from 30% to 20% for individual lots.

AYES: 4 Commissioners Burch, Hagan, Paulus, and Shaw

NAYS: 0

MOTION CARRIED

ADJOURNMENT:

MOTION was made by Commissioner Paulus, seconded by Commissioner Hagan, to adjourn the meeting.

Voice vote, AYES have it. MOTION CARRIED.

The meeting was adjourned at 7:47 p.m.

Submitted by: Janet McKay, Recording Secretary

Approved: 9/20/07