

Approved

**VILLAGE OF LAKE ZURICH**

**SPECIAL PLAN COMMISSION MINUTES**

**FEBRUARY 27, 2013**

The meeting was called to order by Vice-Chair Stratman at 7:03 p.m.

**ROLL CALL:** *Present* – Vice-Chair Stratman, Commissioners Baumann, Luby, Schultz, and Stefaniu. *Excused*: Commissioners Tassi, Martin, and Jackson. *Also present*: Economic Development Asst. Slattery. Vice-Chair Stratman noted a quorum was present.

**APPROVAL OF MINUTES:**

**APPROVAL OF THE JANUARY 23 & FEBRUARY 20, 2013 MEETING MINUTES OF THE PLAN COMMISSION:**

**January 23, 2013:**

MOTION was made by Commissioner Baumann, seconded by Commissioner Schultz, to approve the January 23, 2013 minutes of the Plan Commission as submitted.

Voice vote, AYES have it. MOTION CARRIED.

**February 20, 2013:**

The February 20, 2013 meeting did not have a quorum and had been attended only by Commissioner Stratman and Economic Development Asst. Slattery to continue the public hearing for CJ's Quality Resale.

MOTION was made by Commissioner Stratman, seconded by Economic Development Asst. Slattery, to approve the February 20, 2013 minutes of the Plan Commission as submitted.

Voice vote, AYES have it. MOTION CARRIED.

**PUBLIC HEARING:**

**CJ's Quality Resale: To consider a Special Use Permit, for Used Merchandise Stores (SIC 593) including used clothing stores at the Subject Property, 361 South Rand Road, zoned in the Village's B-3 Regional Shopping District. Applicant Roger Johnson and Catherine Johansson**  
The public hearing was opened at 7:05 p.m. The court reporter swore in those testifying.

Petitioner Roger Johnson outlined their proposal to operate a used merchandise store including clothing in the vacant unit between Bacchus Nibbles and Dominick's. He highlighted the items in Catherine Johansson's letter to Chairman Jackson dated January 28, 2013 that summarized information on the proposed store. It would a "high-end" resale shop that would not accept donations and operate as a for profit LLC. There will be no firearms, fireworks, lethal weapons, alcohol, drugs, perishable items such as food, or items deemed to be stolen sold at CJ's. Mr. Johnson provided photographs of items that would be sold.

Ms. Johansson further elaborated on the type of merchandise and the source of items. She said they go to the opening of estate sales and chose quality items and purchase items direct from factories. They are not permitted to stock items that could compete with Dominick's per their lease requirements.

MOTION was made by Commissioner Baumann, seconded by Commissioner Stefaniu, to close the public hearing at 7:13 p.m. Voice vote, AYES have it. MOTION CARRIED.

MOTION was made by Commissioner Baumann, seconded by Commissioner Luby, to recommend the Board of Trustees approve a special use permit for CJ's Quality Resale (SIC #593) at the Subject Property, 361 South Rand Road, zoned in the Village's B-3 Regional Shopping District for Applicant Catherine Johansson and to receive into the public record the staff review of compliance of this Application with these zoning standards as presented in Exhibit B and to make the standards part of the official record for the Application.

Upon roll call vote:

AYES: 5 Vice-Chair Stratman, Commissioners Baumann, Luby, Schultz, and Stefaniu.

NAYS: 0

ABSENT: 3 Commissioners Martin, Tassi, and Jackson

MOTION CARRIED

#### **STAFF REPORT**

A. Update on upcoming projects – The next Plan Commission meeting will be held on March 20, 2013. The Copper Fiddle, a craft distillery, will be on the agenda.

#### **ADJOURNMENT:**

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

The meeting was adjourned at 7:19 p.m.

*Submitted by: Janet McKay, Recording Secretary*

Approved by: /s/ Tim Jackson, Chairman, 3/20/13