

APPROVED
**VILLAGE OF LAKE ZURICH
PLAN COMMISSION MINUTES
SEPTEMBER 5, 2007**

The meeting was called to order by Chairman Cushman at 7:42 p.m.

ROLL CALL: *Present* - Chairman Cushman, Commissioners Bowling, Castillo, Crane, Jackson, Kmiecik, Minden, Luby, and Tassi.

Also present: Village Planner Gadde, Assistant Village Engineer Lebbos, and Village Attorney Browne (8:02).

APPROVAL OF MINUTES:

APPROVAL OF THE AUGUST 1, 2007 MINUTES OF THE PLAN COMMISSION MEETING:
MOTION was made by Commissioner Crane, seconded by Commissioner Kmiecik, to approve the August 1, 2007 minutes of the Plan Commission as submitted.

Voice Vote, AYES have it. MOTION CARRIED.

PUBLIC HEARINGS:

Chairman Cushman said Commissioner Kmiecik would recuse himself and leave the dais during discussion and vote on this item to avoid a possible conflict of interest.

350 SURRYSE ROAD – TO CONSIDER A ZONING CODE TEXT AMENDMENT TO
PERMIT A THIRD-STORY-STRUCTURE ON THE SUBJECT PROPERTY ZONED IN THE
VILLAGE’S B-1 LOCAL AND COMMUNITY BUSINESS DISTRICT- PETITIONER ALPINE
BUILDING PARTNERSHIP, LLC

The public hearing was opened at 7:43 p.m. The court reporter swore in those testifying.

Dr. Robert Trauscht, Alpine Building Partnership, presented their proposal to construct offices on their third floor for the use of two psychotherapists to see clients. In their original proposal, Alpine Physicians said the third floor would be used for storage only. Their existing office space will be fully utilized. If the third floor usage is approved, there will be no structural changes, but interior walls will be added.

A review of the wording that staff recommended for the proposed text amendment followed. At the Planning and Development Committee meeting, Administrator Dixon had recommended the text amendment be narrowly defined for a specific area for an ancillary use. Discussion followed on how this should be accomplished. Commissioner Minden favored less restriction than staff proposed and Commissioner Crane wanted a greater restriction of 10 percent of the total floor area rather than 20 percent as recommended by staff.

Village Planner Gadde clarified that an appearance before the Zoning Board of Appeals for all project in the B-1 District exceeding two stories would be necessary, and the text amendment would only allow the variation if it was approved.

The public hearing was closed at 7:53 p.m.

MOTION made by Commissioner Jackson, seconded by Commissioner Tassi, to recommend the Board of Trustees approve a text amendment for Section 4-110(A)1b of the Zoning Code to increase the number of stories permitted in the Village's B-1 district from 2 stories to 3 stories provided (i) for the sake of compatibility with nearby residential areas, the floor area on the third floor shall be no greater than 20 percent of the total floor area of the remainder of the building and (ii) the proposed use on the third floor shall be consistent with the principal use of the structure.

AYES: 7 Chairman Cushman, Commissioners Bowling, Castillo, Jackson, Luby, Minden, and Tassi.

NAYS: 1 Commissioner Crane

MOTION CARRIED

PUBLIC MEETING:

LOT 5, ASTOR SUBDIVISION – TO CONSIDER SITE PLANS AND EXTERIOR APPEARANCE PLANS FOR THE PROPOSED 50,000 SQ. FT. FACILITY (PHASE 1) FOR ROBIN AMERICA ON THE SUBJECT PROPERTY ZONED IN THE VILLAGE'S I-1 LIMITED INDUSTRIAL DISTRICT – PETITIONER FLEX CONSTRUCTION

Kelly Sheehan, Flex Construction, presented the proposed construction for Robin America to be constructed in three phases. Phase One will be 50,000 s.f., Phase Two 10,000 s.f. of warehouse space, and Phase Three 40,000 s.f.. It will be a precast building painted off-white with gray windows and accents. A total of 52 parking spaces with two handicapped parking spaces are proposed. Ms. Sheehan said they could add a third handicapped space if it staff determines it is necessary. She said there will not be any outdoor storage or outdoor testing.

Village Planner Gadde clarified the Item #3 in the memorandum dated August 20, 2007, from Rolf C. Campbell & Associates referred to a discrepancy between the rendering and the actual landscape plan. He said the proposed landscaping exceeds code requirements.

Assistant Village Engineer Lebbos said most issues have been resolved. He clarified that the intergovernmental agreement only allows a buffer for utilities and prohibits a road crossing the boundary between the Hawthorn Woods and Lake Zurich.

MOTION made by Commissioner Kmiecik, seconded by Commissioner Minden, to recommend the Board of Trustees approve the site plan for Lot 5, Astor Subdivision.

AYES: 9 Chairman Cushman, Commissioners Bowling, Castillo, Crane, Jackson, Kmiecik, Luby, Minden, and Tassi.

NAYS: 0

MOTION CARRIED

MOTION made by Commissioner Tassi, seconded by Commissioner Kmiecik, to recommend the Board of Trustees approve the exterior appearance plan for Lot 5, Astor Subdivision.

AYES: 9 Chairman Cushman, Commissioners Bowling, Castillo, Crane, Jackson, Kmiecik, Luby, Minden, and Tassi.

NAYS: 0

MOTION CARRIED

ADJOURNMENT:

MOTION was made by Commissioner Tassi, seconded by Commissioner Kmiecik, to adjourn the meeting.

Voice Vote, AYES have it. MOTION CARRIED.

The meeting was adjourned at 8:25 p.m.

Submitted by: Janet McKay, Recording Secretary

Approved by: _____ 10/3/07