

Corrected  
**VILLAGE OF LAKE ZURICH  
PLAN COMMISSION MINUTES  
OCTOBER 3, 2007**

The meeting was called to order by Chairman Cushman at 7:32 p.m.

**ROLL CALL:** *Present* - Chairman Cushman, Commissioners Bowling, Castillo, Crane, Jackson, Kmiecik, Minden, Peterson, and Tassi. *Absent* – Commissioner Luby. *Excused* – Commissioner Jackson. *Also present:* Village Planner Gadde and Village Attorney Browne.

**APPROVAL OF MINUTES:**

APPROVAL OF THE SEPTEMBER 5, 2007 MINUTES OF THE PLAN COMMISSION MEETING:

MOTION was made by Commissioner Crane, seconded by Commissioner Bowling, to approve the September 5, 2007 minutes of the Plan Commission as submitted.

Voice Vote, AYES have it. MOTION CARRIED.

**PUBLIC HEARINGS:**

ELA TOWN HALL – ZONING CODE MAP AMENDMENT TO REZONE FROM 1 1/2 TO IB INSTITUTIONAL BUILDINGS UPON ANNEXATION, SPECIAL USE PERMIT FOR ADDITIONAL PARKING, MODIFICATION TO THE LAND DEVELOPMENT CODE FOR PROPOSED RETAINING WALL, SITE PLANS AND EXTERIOR APPEARANCE PLANS FOR THE SUBJECT PROPERTY LOCATED AT 22155 W. IL ROUTE 22 IN UNINCORPORATED LAKE COUNTY – PETITIONER JEFFERY PATHMANN

The public hearing was opened at 7:34 p.m. The court reporter swore in those testifying.

Project architect Jeffrey Pathmann presented Ela Township's proposal to annex 4.2 acres on Route 22 to allow the development of a new 11,236-sq. ft. township hall facility, which will be immediately adjacent to Knox Park. Shared parking between the township hall and Knox Park, including the football field, is proposed. Approximately one-half acre in front of the proposed township hall property was acquired by IDOT for retention purposes and is not be included in the application for annexation or rezoning. Mr. Pathmann said the building will serve as the new headquarters for the Ela Town Board as well as provide community meeting space. Additionally, the proposal will add a new driveway with right-turn in and out, which will improve access, and add additional parking spaces for the Town Hall and Knox Park usage.

Elevations, floor plans, colored renderings, and material samples were displayed and reviewed by Mr. Pathmann. The building will be multi-colored brick and residential in appearance. They are in contact with IDOT regarding fencing alternatives at the retaining wall (detention facility) that is part of the recent Route 22 improvements. They propose to eliminate the chain link fence and replace it with a wrought-iron fence. A special use permit is requested to allow additional parking spaces to serve the ball fields at Knox Park. Additional parking spaces were added, which were not shown on

the drawings the Plan Commission had. A modification to the Land Development Code is requested to allow a retaining wall that would be 3.4 feet tapering to within 12 inches.

Sharon Jones, landscape planner with Pugsley Lahaie, addressed Rolf C. Campbell & Associates, Inc., landscape review dated September 24, October 2, and the follow-up memorandum dated October 3, 2007. She said the IDOT property had been included in the original calculations by Campbell resulting in incorrect measurements, which had been revised and corrected. Ms. Jones said they are requesting credit for existing landscape materials that remain along the east and south sides of the property. They are adding additional landscape materials and have an adequate buffer along the east side.

Mr. Pathmann said he has spoken with Chris Miller of Rolf Campbell and told him that they do not wish to put landscape materials between the park and the ball field because it would obstruct views of the field. Chairman Cushman concurred. Mr. Pathmann said he agreed with all other suggestions made by Mr. Miller and would comply with them.

Village Planner Gadde said the Village arborist agreed to grant credit for the existing trees.

Commissioner Crane questioned why a traffic study was not done and had concerns about a possible increase in traffic. Commissioner Minden also recommended a traffic study be completed. Mr. Pathmann responded they would do a traffic study if absolutely necessary but it would cost the township \$7,000.

Lighting plan, building height, and grade differential were also discussed as well as staff comments related to those issues.

Bob Montez, Cedar Creek Drive, asked the Plan Commission to reject the plan because of the existing flooding problems experienced by the nearby homes. He believes the Ela Township property has contributed to these problems, which he has been working with the Village on. He had concerns about removing the buffer between the homes and thought it would lead to increased noise and lighting as well as lack of privacy. Mr. Montez also had concerns about increased traffic and safety issues related to the new driveway.

Project engineer Todd Gordon said they are investigating a drain tile at Cedar Creek Drive. The water in the area to the southeast is not being disturbed. He said everything being disturbed will be routed to the detention area, and the homeowners should not see any change because the development will not impact the part of the site near their homes.

Village Planner Gadde added that more water should be retained and no water should be redirected to any place other than the detention area.

Mr. Pathmann said the grading will be changed near Mr. Montes's property and discussed a drain tile that is partially on township property and at 1115 Cedar Creek Drive. He will meet with Assistant Village Engineer Lebbos and Ela Township Highway Commissioner Bill Kruckenberg to discuss drainage problems and solutions.

Jim Tarbet, 1195 Cedar Creek Drive, said he has similar drainage problems and was concerned the proposal could exacerbate the problems. He asked that the water be channeled after the storage building is removed. He agreed with Mr. Montes's concerns about losing the light and noise buffer.

The public hearing was closed at 8:56 p.m.

Extensive discussion followed on what recommendation the Plan Commission should make regarding the existing flooding. Some Plan Commission did not feel Ela Township should be held responsible to correct something that involved the Village of Lake Zurich and the builder and noted that the homes were built after the park had been developed. Other Plan Commission thought the petitioner should offer some correction to the problem even though the new proposal would not increase the water runoff.

MOTION made by Commissioner Crane, seconded by Commissioner Castillo, to recommend the Board of Trustees approve a map amendment to rezone the subject property from R 1\2 to IB Institutional Buildings upon annexation.

AYES: 7 Chairman Cushman, Commissioners Bowling, Castillo, Crane, Kmiecik, Minden, and Tassi.

NAYS: 0

MOTION CARRIED

MOTION made by Commissioner Tassi, seconded by Commissioner Kmiecik, to recommend the Board of Trustees approve a special use permit for additional parking for the Ela Town Hall project.

AYES: 7 Chairman Cushman, Commissioners Bowling, Castillo, Crane, Kmiecik, Minden, and Tassi.

NAYS: 0

MOTION CARRIED

MOTION made by Commissioner Kmiecik, seconded by Commissioner Bowling, to recommend the Board of Trustees approve a modification to the Land Development Code for the proposed retaining wall for the Ela Town Hall project.

AYES: 7 Chairman Cushman, Commissioners Bowling, Castillo, Crane, Kmiecik, Minden, and Tassi.

NAYS: 0

MOTION CARRIED

MOTION made by Commissioner Crane, seconded by Commissioner Tassi, to recommend the Board of Trustees approve the exterior appearance plan plans for the Ela Town Hall project.

AYES: 7 Chairman Cushman, Commissioners Bowling, Castillo, Crane, Kmiecik, Minden, and Tassi.

NAYS: 0

MOTION CARRIED

MOTION made by Commissioner Crane, seconded by Commissioner Bowling, to recommend the Board of Trustees approve (i) the site plan with the recommendation that the petitioner work with the nearby residents on modifications to the landscape plan to improve the noise buffer, and the Engineering Department review and propose modifications or fixes to the existing flooding conditions on the adjacent residential property and (ii) the petitioner work with the Township and Village of Lake Zurich to attempt to find ways to reduce flooding and runoff for this property.

AYES: 6 Chairman Cushman, Commissioners Bowling, Crane, Kmiecik, Minden, and Tassi.

NAYS: 1 Commissioner Castillo

MOTION CARRIED

**PUBLIC MEETING:**

**COOPER ALTERNATIVES, LLC – SITE PLANS AND EXTERIOR APPEARANCE PLANS  
FOR PROPOSED 21,685 SQ. FT. FACILITY ON LOT 9 IN ASTOR SUBDIVISION -  
PETITIONER ROBERT WARDANIAN, FLEX CONSTRUCTION**

Kelly Sheehan, Flex Construction reviewed their proposal to construct a 21,685-sq. ft. office/warehouse on Lot 9 in Astor Subdivision for Cooper Alternatives. Cooper is a glue distributor. There will not be any manufacturing or outside storage at this location. The building will be painted light gray with a darker gray band and flashing and gray-tinted windows. The landscaping plan and the Village landscape planner's review were distributed by staff this evening. No photometric plan was in the packet although the petitioner said both the landscape plan and photometric plan had been sent to staff. Ms. Sheehan clarified several points questioned in the Zoning Review. The trash storage will be located within the covered dock. The rooftop mechanical unit will meet site line requirements. The lighting will be .5 or 0 at the lot line. The fire suppression system has not been designed yet but will conform to the Fire Department's requirements.

MOTION made by Commissioner Kmiecik, seconded by Commissioner Bowling, to recommend the Board of Trustees approve the site plan for Cooper Alternatives, Lot 9, Astor Subdivision.

AYES: 7 Chairman Cushman, Commissioners Bowling, Castillo, Crane, Kmiecik, Minden, and Tassi.

NAYS: 0

MOTION CARRIED

MOTION made by Commissioner Kmiecik, seconded by Commissioner Bowling, to recommend the Board of Trustees approve the exterior appearance plan for Cooper Alternatives, Lot 9, Astor Subdivision.

AYES: 7 Chairman Cushman, Commissioners Bowling, Castillo, Crane, Kmiecik, Minden, and Tassi.

NAYS: 0

MOTION CARRIED

**OTHER BUSINESS/ANNOUNCEMENTS:**

The Plan Commission asked staff to report back the progress being made to regulate large homes on small lots.

**ADJOURNMENT:**

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

Voice Vote, AYES have it. MOTION CARRIED.

The meeting was adjourned at 9:36 p.m.

*Submitted by: Janet McKay, Recording Secretary*

Approved by:\_\_\_\_\_