

APPROVED
VILLAGE OF LAKE ZURICH
PLAN COMMISSION MINUTES
AUGUST 6, 2008

The meeting was called to order by Chairman Cushman at 7:38 p.m.

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

Also present: Village Planner Gadde, Building and Zoning Director Peterson, and Village Attorney Kirlin.

APPROVAL OF MINUTES:

APPROVAL OF THE JULY 2, 2008 MINUTES OF THE PLAN COMMISSION MEETING:

MOTION was made by Commissioner Crane, seconded by Commissioner Jackson, to approve the July 2, 2008 minutes of the Plan Commission as submitted.

Voice Vote, AYES have it. MOTION CARRIED.

PUBLIC HEARINGS:

255 N. QUENTIN ROAD – ZONING CODE MAP AMENDMENT, PRELIMINARY AND FINAL PLANNED UNIT DEVELOPMENT (P.U.D.), SPECIAL USE PERMIT (SIC #366), SITE PLANS, AND EXTERIOR APPEARANCE PLANS FOR PROPOSED 26,286 SQ. FT. WORSHIP, EDUCATIONAL, AND COMMUNITY CENTER ADDITIONS TO HARVEST BIBLE CHAPEL CURRENTLY ZONED R 1½ SINGLE-FAMILY RESIDENTIAL DISTRICT – PETITIONER REVEREND WARD E. CUSHMAN

The public hearing was reopened at 7:40 p.m. The court reporter swore in those testifying.

Village Attorney Paula Kirlin said after staff researched the original PUD, it became aware that it included ETC Preschool. It is clear now that the owner of ETC does not concur with the application, so it may not move forward at this time. It is a significant amendment to the approved PUD and will need to be redrafted. Attorney Kirlin recommends new submittals reviewed, testimony be taken, and public comments be allowed as a courtesy but no decisions should be made and item continued.

It was the recollection of several Plan Commissioners that Pastor Cushman said the owner of the preschool supported the proposal.

Pastor Cushman summarized the outstanding issues that needed to be addressed which included relief for an electronic ground sign and a height variation for the proposed building height of 46 feet.

Project architect David Schultz addressed the building height, which he said is not excessively high for a church. Project architect Michael Vander Ploeg provided additional information stating that the ridge would measure 57 feet, the eave 33 feet, with the mean height determined to be 46 feet.

Traffic consultant Lua Aboona summarized the traffic report dated June 2, 2008. He said they prepared a letter on July 25, 2008, than addressed staff comments regarding traffic point-by-point. He was told by staff that Village Traffic Consultant Regina Webster responded to their letter of July 25 but he did not have her recent comments. Mr. Aboona said they will widen the access drive to three lanes for exiting, will include left and right turn lanes, will provide a new access drive at the north end of the property, and have applied to Lake County for approval to construct a southbound turn lane. Mr. Aboona said Harvest will stagger Sunday services to help alleviate the traffic surges before and after services.

Pastor Cushman added that they currently retain the Community Service Officer to direct traffic on Sunday mornings.

Planner Gadde said the petitioner has omitted the shared access drive with the property to the south at the corner of Quentin and Route 22 from their plans, but staff would like that option to remain open until staff has met with IDOT on August 15 to discuss the Churchill property.

Pastor Cushman said the Churchill property representative told him they connection would provide no benefit to them. If the option is included, it would require an additional traffic study.

Building and Zoning Director Peterson said an emergency access may be required. If a further study is necessary, the Churchill property would be responsible for it.

The landscape plan and requirements were discussed in detail. Landscape architect Craig Dowden said they are asking for relief on the 30% opacity requirement on Quentin Road to 15% so the building remains visible from Quentin Road and a reduction in the caliper size from 4" to 2-1/2", which he said is more typical especially for parking lots. Mr. Dowden said the difference in caliper will be indistinguishable within a 2-3-year growing period. He said 22-24 shade trees proposed near Quentin Road were moved elsewhere on the site. Although the total number of trees are less than what is required, Mr. Dowden believes what they are proposing is adequate for the site.

Jane Fidler, owner of ETC Preschool, said she has operated a licensed preschool in the Village of Lake Zurich for 18 years. Eight years ago she purchased property from the church and has operated her school at that location. She commented on the proposed plan and said the parking lot to the north was originally to be preschool space, and the detention area to the south is the playground. She would lose visibility if the 50-foot easement to Quentin Road is in place and refused to sign the agreement. She said the previous pastor said if there was ever an addition to the church, the church would move her building. Ms. Fidler said she was not informed of the public hearing until June 13. Ms. Fidler said she is opposed to the exposed expansion to the east and the proposed plans. She would support her school being relocated off of the proposed road going into the shopping center and the athletic field.

Pastor Cushman provided some historical information and said the Village did not tell him that Ms. Fidler needed to sign their applications that had begun 2-1/2 years ago. They have been in communication with Ms. Fidler recently. He did not recall saying the owner of the preschool agreed to the easement, and if he did indicate the owner's approval of the plan, he misspoke because Ms. Fidler was out of town and there was some miscommunication due to her vacation.

Since there was no additional testimony or further comments, Chairman Cushman said the public hearing would be continued upon advice of the Village Attorney.

MOTION made by Commissioner Crane, seconded by Commissioner Castillo, to continue the public hearing for 255 N. Quentin Road until the next regularly scheduled Plan Commission meeting.

AYES: 7 Chairman Cushman, Commissioners Castillo, Crane, Jackson, Luby, Minden, Stratman.

NAYS: 0

MOTION CARRIED

746 S. RAND ROAD – SPECIAL USE PERMIT AND EXTERIOR APPEARANCE
APPROVAL FOR THE PROPOSED USED MERCHANDISE STORE (SIC #593) ON THE
SUBJECT PROPERTY ZONED IN THE VILLAGE'S B-3 REGIONAL SHOPPING DISTRICT
– PETITIONER JOHN SFIRE, DEERPATH COURT RETAIL CENTER

The public hearing was opened at 8:45 p.m. The court reporter swore in those testifying.

John Sfire, Fidelity Group, presented their request for a special use permit to allow a used merchandise store in the former Big Lots store location. The exterior appearance will be modified and more glass will be added. There will be designated parking spaces for use by those who are dropping off donations. Donors will be assisted by store personnel to retrieve their items for donation. Using the rear doors had been considered but would not work due to operational reasons.

Renee Bauerman, Good Will Industries, explained how the process will work and said it has been successful at other locations.

Commissioner Crane was concerned that people will park in the fire lane when dropping off merchandise. She requested a marked cross walk and stop sign be added.

The public hearing was closed at 9:02 p.m.

MOTION made by Commissioner Crane, seconded by Commissioner Minden, to recommend the Board of Trustees approve a special use permit for a used merchandise store (SIC #593) at 746 S. Rand Road including a condition that a marked walkway be installed between the parking lot and store and signage be put in place to bring traffic to a stop if someone is in the walkway.

AYES: 7 Chairman Cushman, Commissioners Castillo, Crane, Jackson, Luby, Minden, Stratman.

NAYS: 0

MOTION CARRIED

MOTION made by Commissioner Crane, seconded by Commissioner Stratman, to recommend the Board of Trustees approve the exterior appearance plan for 746 S. Rand Road.

AYES: 7 Chairman Cushman, Commissioners Castillo, Crane, Jackson, Luby, Minden, Stratman.

NAYS: 0

MOTION CARRIED

LOT 1, DONATA III SUBDIVISION – TO CONSIDER A PRELIMINARY AND FINAL PLAT
OF SUBDIVISION, ZONING CODE TEXT AMENDMENT, AND A SPECIAL USE PERMIT

FOR ANODIZING OF METALS AND FORMED PRODUCTS (SIC #3471), SITE PLANS AND EXTERIOR APPEARANCE PLANS FOR THE PROPOSED 137,730-SQ. FT. OFFICE AND MANUFACTURING FACILITY ON THE SUBJECT PROPERTY ZONED IN THE VILLAGE'S I-1 LIMITED INDUSTRIAL DISTRICT – PETITIONER ROBERT WARDANIAN – FLEX CONSTRUCTION CORPORATION

The public hearing was opened at 9:07 p.m. The court reporter swore in those testifying.

Kelly Sheehan, Flex Construction, presented the proposal from OSLO Development to develop Lots 5, 6, and 7 of the Donata Subdivision to construct a new facility for Geremarie Corporation. She summarized the approvals requested and described the exterior appearance. The building will be light gray with red accents around the windows. Two-hundred twenty-two regular parking spaces and seven handicapped spaces will be provided. Ms. Sheehan reviewed the drive in doors, landscaping, and engineering issues. She clarified that they have not proposed a retaining wall but rather a structural element that will be visible and could have railings added.

Jeff Czack, Geremarie Corporation, explained the anodizing process, which builds a coating on the aluminum surface to strengthen it. It provides corrosion protection. Mr. Czack also addressed the waste and said it is generally non-hazardous. They are required to have a permit from the EPA.

Chairman Cushman said new material had been given to the Plan Commission this evening that they did not have an opportunity to review.

Planner Gadde said Public Works Director Heyden is requesting a complete plat of subdivision, but staff is comfortable with all other issues. Staff would accept approval subject to staff approval of the landscape plan and subject to legal review of the preliminary and final plat of subdivision.

Village Attorney Kirlan said she recommended Director Heyden's requirement be followed and the plat not be approved because it requires substantial revision. She said all other items may be moved forward.

Ms. Sheehan said both plats were based upon information they received from staff and requested the entire project be moved forward. She said their submission was made on July 7 and the review took place last Tuesday.

Discussion followed. Planner Gadde said the plat would be substantially different because it does not include the entire subdivision. Director Peterson added that the legal description and the plats must be in conformance before the project moves to far along.

Village Attorney Kirlan said the public hearing for all items except for the preliminary and final plats may be closed but the hearing should remain open for the plats so new information could be brought forward if necessary.

The public hearing was closed at 9:45 p.m. for the zoning code text amendment, special use permit, site plans, and exterior appearance plans.

MOTION made by Commissioner Crane, seconded by Commissioner Luby, to recommend the Board of Trustees approve a Zoning Code text amendment for anodizing of metals and formed products (SIC #3471) in the Village's I-1 Limited Industrial District.

AYES: 7 Chairman Cushman, Commissioners Castillo, Crane, Jackson, Luby, Minden, Stratman.

NAYS: 0

MOTION CARRIED

MOTION made by Commissioner Crane, seconded by Commissioner Luby, to recommend the Board of Trustees approve the special use for (SIC #3471) on the new Lot 1, Donata 3 Subdivision, on the new plat submitted to the Plan Commission.

AYES: 7 Chairman Cushman, Commissioners Castillo, Crane, Jackson, Luby, Minden, Stratman.

NAYS: 0

MOTION CARRIED

MOTION made by Commissioner Stratman, seconded by Commissioner Crane, to recommend the Board of Trustees approve the exterior appearance plan for the proposed 137,730 sq.-ft. office and manufacturing facility on the subject property.

AYES: 7 Chairman Cushman, Commissioners Castillo, Crane, Jackson, Luby, Minden, Stratman.

NAYS: 0

MOTION CARRIED

MOTION made by Commissioner Crane, seconded by Commissioner Luby, to continue the preliminary and final plat of subdivision for the subject property to the next regularly scheduled Plan Commission meeting.

AYES: 7 Chairman Cushman, Commissioners Castillo, Crane, Jackson, Luby, Minden, Stratman.

NAYS: 0

MOTION CARRIED

MOTION made by Commissioner Crane, seconded by Commissioner Stratman, to recommend the Board of Trustees approve the site plan for the subject property as presented.

AYES: 7 Chairman Cushman, Commissioners Castillo, Crane, Jackson, Luby, Minden, Stratman.

NAYS: 0

MOTION CARRIED

OTHER BUSINESS/ANNOUNCEMENTS:

Building and Zoning Director Peterson said an application for the 95-unit senior apartment building, Zurich Meadows, has applied for a building permit.

ADJOURNMENT:

MOTION was made by Commissioner Castillo, seconded by Commissioner Luby, to adjourn the meeting.

Voice Vote, AYES have it. MOTION CARRIED.

The meeting was adjourned at 9:48 p.m.

Submitted by: Janet McKay, Recording Secretary

Approved by: _____ 9/3/08