

APPROVED  
**VILLAGE OF LAKE ZURICH**  
**PLAN COMMISSION MINUTES**  
**FEBRUARY 18, 2009**

The meeting was called to order by Chairman Cushman at 7:40 P.M.

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

*Also present:* Village Planner Gadde and Village Attorney Kirlin.

**APPROVAL OF MINUTES:**

APPROVAL OF THE JANUARY 7, 2009 MINUTES OF THE PLAN COMMISSION MEETING:

MOTION was made by Commissioner Tassi, seconded by Commissioner Stratman, to approve the January 7, 2009 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.), SITE PLANS, AND EXTERIOR APPEARANCE PLANS FOR PROPOSED 67,335 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 and continued.

MOTION made by Commissioner Bowling, seconded by Commissioner Tassi, to continue this item until the next regularly scheduled Plan Commission meeting.

AYES: 6 Chairman Cushman, Commissioners Bowling, Castillo, Minden, Stratman, and Tassi.

NAYS: 0

MOTION CARRIED

ZONING CODE AMENDMENTS – PETITIONER - VILLAGE OF LAKE ZURICH:

Zoning Code and the Lake Zurich Zoning Map necessary and appropriate to:

- (1) Rezone 1045 Old McHenry Road from R 1½ to IB
- (2) Rezone 550 West Cuba Road from I-B to B-1
- (3) Rezone the area bounded by Route 22 Bypass, South Old Rand Road and the EJ&E Railroad with the exception of the Open Space parcel 14-20-100-001 from I-2 to B-2
- (4) Rezone 201 South Old Rand Road, Parcel 14-20-207-002 and Parcel 14-20-207-011 (formerly known as 35 Genesee St.) from I-2 to B-2
- (5) Rezone the open space commonly known as Oak Ridge Nature Park abutting 351 Lions Drive and the extension of this park across Lions Drive commonly known as 500 Lions Drive from R 1½ to OS

- (6) Possible amendments to various aspects of the zoning application process including but not limited to the requirements for applications and hearings described in Chapter 14 of the Zoning Code.

The public hearing was opened at 7:42 p.m. The court reporter swore in those testifying.

Brent Harless, 195 Sycamore, Hawthorn Woods, said he and his wife are the property administrators for 1045 N. Old McHenry Road. He read from a letter he wrote to Building and Zoning Director Peterson dated February 18, 2009, where he said he is strongly against changing the zoning classification of the property. Mr. Harless believes that the proposed rezoning would limit future business purposes since the long-term intent of the property owner is to restore the property to its original business zoning that it was classified as prior to annexation.

Al Froehde, Tree Commission, referred to Amendment #5 regarding Oak Ridge Nature Park abutting 351 Lions Drive and 500 Lions Drive. He supports the recommended rezoning of Oak Ridge Nature Park but not Oak Ridge Marsh, which he would like to see zoned Natural Open Space, which requires a special use permit. He will be meeting with Village Planner Gadde to discuss his recommendation and how the Village can implement the classification.

Mike Fiore, Old McHenry Road, said his lot is across from the Fogia YMCA. He asked for clarification on what the proposed zoning change for 1045 Old McHenry Road entails. Chairman Cushman provided clarification and stressed that only the parcel indicated on the map would be affected. There are no other zoning changes recommended for any other property in that area.

Mr. Harless again stated that 1045 Old McHenry Road should remain R 1½ so it could be rezoned to commercial zoning at some future date.

Patrick Beck, 210 Parkway, Lake Zurich, objected to proposed Amendment #5 on the basis that the building and grounds are poorly maintained and have been so for many years. He distributed photographs of the area to the Plan Commission members who agreed that there was a serious maintenance problem.

Village Planner Gadde said the former Public Works Building and property is excluded from the rezoning petition, and this will be indicated on the map after the amendment is made.

Discussion followed. Village Attorney Kirlin said the Plan Commission must consider the standards in Section 18-103 of the Zoning Code when making their recommendation. There was agreement amongst the Plan Commission members that their deliberations did reflect the standards.

Mr. Fiore asked if the Village had any plans for the property. Chairman Cushman responded that there is no proposal at this time that he is aware of.

Dan Muscone asked about the old NAPPA Automotive property at 201 S. Rand Road (Item #4).

Village Planner Gadde said it is recommended for a zoning change because it will be in the downtown district and will be under Form Based Regulations. He said the property was formerly under the Genesee District prior to the construction of the Route 22 bypass.

Mr. Muscone said the property owners are restricted from full use of their property, but Village Planner Gadde said B zoning allows more flexibility. Village Planner Gadde referred Mr. Muscone to Village Administrator Vitas when he asked if the Village had any plans for the property.

MOTION made by Commissioner Bowling, seconded by Commissioner Stratman, to recommend the Board of Trustees deny the rezoning of 1045 Old McHenry Road from R 1½ to IB.

AYES: 6 Chairman Cushman, Commissioners Bowling, Castillo, Minden, Stratman, and Tassi.  
NAYS: 0  
MOTION CARRIED

MOTION made by Commissioner Tassi, seconded by Commissioner Bowling, to recommend the Board of Trustees grant the request for rezoning for 550 West Cuba Road from I-B to B-1.

AYES: 6 Chairman Cushman, Commissioners Bowling, Castillo, Minden, Stratman, and Tassi.  
NAYS: 0  
MOTION CARRIED

MOTION made by Commissioner Tassi, seconded by Commissioner Bowling, to recommend the Board of Trustees grant the request for rezoning for the area bounded by Route 22 Bypass, South Old Rand Road and the EJ&E Railroad with the exception of the Open Space parcel 14-20-100-001 from I-2 to B-2.

AYES: 6 Chairman Cushman, Commissioners Bowling, Castillo, Minden, Stratman, and Tassi.  
NAYS: 0  
MOTION CARRIED

MOTION made by Commissioner Bowling, seconded by Commissioner Stratman, to recommend the Board of Trustees grant the request for rezoning for 201 South Old Rand Road, Parcel 14-20-207-002 and Parcel 14-20-207-011 (formerly known as 35 Genesee St.) from I-2 to B-2.

AYES: 6 Chairman Cushman, Commissioners Bowling, Castillo, Minden, Stratman, and Tassi.  
NAYS: 0  
MOTION CARRIED

Discussion continued on Item #5, Lions Drive and Oak Ridge Nature Park. Some Plan Commission members did not think the petition should be held up because of the maintenance issue and other disagreed stating a very strong message must be sent to staff.

MOTION made by Commissioner Tassi, seconded by Commissioner Minden, to recommend the Board of Trustees grant the request to rezone the open space commonly known as Oak Ridge Nature Park abutting 351 Lions Drive and the extension of this park across Lions Drive commonly known as 500 Lions Drive from R 1½ to OS with the exclusion of the existing building commonly known as the former public works building and public works parking lot and storage area.

Discussion continued. Building and Zoning Director Peterson suggested this item be continued to allow staff an opportunity to address the maintenance issue. Village Attorney Kirlin concurred that this would be an acceptable way to allow staff to handle the problem without denying the petition.

Commissioner Tassi withdrew his motion and Commissioner Minden withdrew his second of the motion.

MOTION made by Commissioner Bowling, seconded by Commissioner Stratman, to continue the request to rezone the open space commonly known as Oak Ridge Nature Park abutting 351 Lions Drive and the extension of this park across Lions Drive commonly known as 500 Lions Drive from R 1½ to OS.

AYES: 6 Chairman Cushman, Commissioners Bowling, Castillo, Minden, Stratman, and Tassi.

NAYS: 0

MOTION CARRIED

MOTION made by Commissioner Stratman, seconded by Commissioner Bowling, to approve the proposed revisions to Zoning Code Subsections 14-103B & D to various aspects of the zoning application process including the requirements for applications and hearings described in.

AYES: 6 Chairman Cushman, Commissioners Bowling, Castillo, Minden, Stratman, and Tassi.

NAYS: 0

MOTION CARRIED

**PUBLIC MEETING:**

CONCORD CONSTRUCTION SERVICES – SITE PLAN APPROVAL FOR PROPOSED PARKING LOT EXPANSION AT 570 OAKWOOD ROAD IN THE VILLAGE’S I-1 LIMITED INDUSTRIAL DISTRICT – PETITIONER MIKE HENDERSON

MOTION made by Commissioner Tassi, seconded by Commissioner Stratman, to continue this item until the next regularly scheduled Plan Commission meeting.

AYES: 6 Chairman Cushman, Commissioners Bowling, Castillo, Minden, Stratman, and Tassi.

NAYS: 0

MOTION CARRIED

**ADJOURNMENT:**

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

Voice Vote, AYES have it. MOTION CARRIED.

The meeting was adjourned at 8:37 p.m.

*Submitted by: Janet McKay, Recording Secretary*

Approved by: \_\_\_\_\_ 3/18/09