

APPROVED
**VILLAGE OF LAKE ZURICH
PLAN COMMISSION MINUTES
SEPTEMBER 16, 2009**

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

ROLL CALL: *Present* - Chairman Cushman, Commissioners, Castillo, Crane, Minden, and Stratman. *Also present:* Planning Manager Gadde, Building and Zoning Director Peterson, and Village Attorney Kirlin. *Excused* – Commissioners Bowling, Luby, Jackson, and Tassi.

APPROVAL OF MINUTES:

APPROVAL OF THE 2009 MINUTES OF THE PLAN COMMISSION MEETING:

MOTION was made by Commissioner Crane, seconded by Commissioner Minden, to approve the August 19, 2009 minutes of the Plan Commission as submitted.

Voice Vote, AYES have it. MOTION CARRIED.

PUBLIC HEARINGS:

Everest Group LLC for Clearwire – Special Use Permits for installing new antennas at the following locations:

- (i) **Installation of 3 new antennas at the existing communications tower at 200 Mohawk Trail**
- (ii) **Installation of 3 new antennas at the existing communications tower at 515 Capital Drive**
- (iii) **Installation of 6 new antennas at the existing communications tower at 690 June Terrace - Petitioner – Michael Healy, The Everest Group:**

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

Michael Healy, Everest Group, gave a brief presentation describing their proposal to install antennas at three locations. He described the micro dishes, which will be 24" in diameter and will provide wi-max high-speed internet service. They will replace the T-1 lines, but the T-1 lines will not be removed. Clearwire is a division of Sprint and will share their existing ground-mounted equipment cabinet at 200 Mohawk Trail and 515 Capital Drive and will occupy the existing Sprint facility for equipment at 690 June Terrace.

Celeste Faber said they have replaced the chain link fence, and the silos will be painted within three weeks. Planning Manager Gadde said staff will make sure that the work is complete before the petition is considered by the Board of Trustees.

Commissioner Castillo expressed his frustration that the petitioner has been asked to make improvements on the June Terrace site for some time now, and the improvements have not been forthcoming. There was agreement that approvals should be conditioned upon the requirement that the necessary maintenance improvements be completed.

The public hearing was closed at 7:50 p.m.

MOTION made by Commissioner Crane, seconded by Commissioner Minden, to approve the special use permit for the installation of three new antennas at the existing communications tower at 200 Mohawk Trail for Everest Group.

AYES: 5 Chairman Cushman, Commissioners Castillo, Crane, Minden, Stratman

NAYS: 0

MOTION CARRIED

MOTION made by Commissioner Crane, seconded by Commissioner Minden, to approve the installation of three new antennas at the existing communications tower at 515 Capital Drive for Everest Group.

AYES: 5 Chairman Cushman, Commissioners Castillo, Crane, Minden, Stratman

NAYS: 0

MOTION CARRIED

MOTION made by Commissioner Crane, seconded by Commissioner Minden, to approve the special use permit for the installation of six new antennas (three panel and three dish antennas) at the existing communications tower at 690 June Terrace for Everest Group conditioned upon the requirement that the painting of the silo be completed prior to the installation of the antennas.

AYES: 5 Chairman Cushman, Commissioners Castillo, Crane, Minden, Stratman

NAYS: 0

MOTION CARRIED

PUBLIC MEETING:

680 Pheasant Ridge Road – To consider a modification to Section 10-6-18E of the Land Development Code to permit a retaining wall up to 6 feet in height:

Aaron and Ann Adams, owners of the property at 680 Pheasant Ridge Road, are requesting a modification to the Land Development Code to allow a retaining wall up to 6 feet in height. The petitioner was not aware that approvals were needed when they began replacing their failing retaining wall. The wall ranges to a 6-foot height with the majority of the wall approximately 3-3-1/2 feet in height. Mr. Adams said there is a significant drop off, which is why the retaining wall is needed. He is willing to plant shrubberies at the highest point of the wall or install a railing. He will install a landscape border on the high side of the wall.

The plans were reviewed to delineate the topography of the subject property, the pre-existing wall, and the proposed wall. Discussion followed. Mr. Adams said he has constructed at least 50 retaining walls when working as a landscaper for four years and can assess soil types due to his experience in fire and rescue.

Commissioner Crane referred to Kurt Kaszuba's engineering review dated September 3, 2009 recommending the wall be inspected by a structural engineer, requirement for soil stabilization,

and prohibition on under-drains directing water towards the public walk. Discussion followed on the drains, the safety issues related to the retaining wall, and Mr. Adams' plans to address these issues.

Planning Manager Gadde said staff will work with petitioner to address these issues. The petitioner was asked to prepare a profile view and sketch to be assist the Board of Trustees in their review.

MOTION made by Commissioner Stratman, seconded by Commissioner Crane, to recommend the Board of Trustees approve a modification to Section 10-6-18E of the Land Development Code to permit a retaining wall up to 6 feet in height for 680 Pheasant Ridge Road with the condition that the petitioner work with staff to address any appropriate safety mechanism and engineering concerns.

AYES: 5 Chairman Cushman, Commissioners Castillo, Crane, Minden, Stratman

NAYS: 0

MOTION CARRIED

Peapod, LLC – To consider a site plan approval to expand the parking lot at Peapod, LLC.
The subject property

George Matocha, A.I.A, and Bob Cruise representing Pea Pod, LLC, provided an overview of their proposal to expand their parking lot. Mr. Matocha said they will be replacing a deep freezer pack in preparation for expansion. He summarized the clarifications requested by staff in a letter dated September 15, 2009 that was provided to the Plan Commission this evening. The revised landscape and photometric plan were also presented this evening.

Planning Manager Gadde said the Village Administrator reviewed the project, but the Village Attorney recommended the Plan Commission review the proposal.

Discussion followed on the parking lot approval. Mr. Matocha said they have agreed to consolidate the lots when the building addition moves forward. Additionally, they will provide a safety rail around the parapet. The photometric drawing was reviewed.

MOTION made by Commissioner Crane, seconded by Commissioner Minden, to recommend the Board of Trustees approve the site plan to expand the parking lot and the addition of the freezer pack area as depicted on the site plan for Peapod, LLC.

AYES: 5 Chairman Cushman, Commissioners Castillo, Crane, Minden, Stratman

NAYS: 0

MOTION CARRIED

Echo, Inc. Addition – To consider (i) Site Plan and (ii) Exterior Appearance approval for the proposed 127,338-sq. ft addition on the Subject Property fronting 400 Oakwood Road and 325 Telser Road in the Village's I-2 Limited Industrial District

The Plan Commission reviewed the materials they just received on the project. The team was introduced as follows: Daniel Obringer and Michael Hilt of Echo, Alan Zocher and Brian Paul

of Premier Design and Build Group, James Putnam, P.E., Landscape Architect David McCallum, and Architect Brian Hiram. Mr. Obringer provided an overview of Echo and said the expansion is needed due to the recent merger with a competitor and subsequent expansion of the business.

Project architect Brian Hiram gave a presentation reviewing the colored renderings and describing the exterior appearance. Material samples were presented. Truck docks are proposed on Rose Road but will be screened. The docks will be deeper than usual and will eliminate the need for trucks to maneuver on Rose Road.

Planning Manager Gadde said staff has issues with the parking calculations, and an amendment to the Zoning Code is necessary to allow the truck dock to face the street even though Echo is on a three-street frontage and the docks will be screened.

Mr. Hiram reviewed the site plan labeled A01.01 and addressed the parking questions. Mr. Paul addressed grading and landscape issues. He said the pond will be enlarged and showed the location of the proposed retaining wall on the site plan. The retaining wall will have full railings.

Project engineer James Putnam further addressed the retaining wall, which will be 20 feet from the edge of the building. He is working with engineer Kurt Kuszaba on outstanding engineering issues.

MOTION made by Commissioner Crane, seconded by Commissioner Minden, to recommend the Board of Trustees approve the site plan for Echo, Inc. for their 127,338-sq. ft. addition conditioned upon the petitioner applying for and obtaining approval of Zoning Code text amendment to address the loading docks facing Rose Road.

AYES: 5 Chairman Cushman, Commissioners Castillo, Crane, Minden, Stratman

NAYS: 0

MOTION CARRIED

MOTION made by Commissioner Crane, seconded by Commissioner Minden, to recommend the Board of Trustees approve the exterior appearance plan for Echo, Inc. for their 127,338-sq. ft. addition.

AYES: 5 Chairman Cushman, Commissioners Castillo, Crane, Minden, Stratman

NAYS: 0

MOTION CARRIED

MOTION made by Commissioner Crane, seconded by Commissioner Minden, to recommend the Board of Trustees approve the modification to the Land Development Code to allow a retaining wall up to 10 feet for Echo, Inc. for their 127,338-sq. ft. addition.

AYES: 5 Chairman Cushman, Commissioners Castillo, Crane, Minden, Stratman

NAYS: 0

MOTION CARRIED

ADJOURNMENT:

MOTION was made by Commissioner Minden, seconded by Commissioner Stratman, to adjourn the meeting.

Voice Vote, AYES have it. MOTION CARRIED.

The meeting was adjourned at 9:22 p.m.

Submitted by: Janet McKay, Recording Secretary

Approved by: _____ 10/21/09