

APPROVED
VILLAGE OF LAKE ZURICH
PLAN COMMISSION MINUTES
MAY 20, 2009

The meeting was called to order by Vice Chairman Jackson at 7:34 p.m.

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

APPROVAL OF MINUTES:

APPROVAL OF THE APRIL 15, 2009 MINUTES OF THE PLAN COMMISSION MEETING:
A clarification was made to page 1 stating that John DeWolfe was referring to the tenants for the multi-tenant building. Commissioner Bowling asked that a clarification be made to paragraph 6, page 2 regarding her objections.

MOTION was made by Commissioner Crane, seconded by Commissioner Luby, to approve the April 15, 2009 minutes of the Plan Commission as corrected.

Voice Vote, AYES have it. MOTION CARRIED.

PUBLIC MEETING:

CONCORD CONSTRUCTION SERVICES – SITE PLAN APPROVAL FOR THE
PROPOSED PARKING LOT EXPANSION AT 570 OAKWOOD ROAD – PETITIONER
MIKE HENDERSON, CONCORD CONSTRUCTION SERVICES, INC.

Jeremy Lin, Lintech Engineering, and Mike Henderson, building owner and president of Concord Construction Services, Inc., introduced their plans for a parking lot expansion at 570 Oakwood Road and answered questions posed by the Plan Commission. Mr. Henderson clarified that items stored outdoors would only be roadworthy equipment. They intend to install a 7-foot fence, which will shield most of the stored construction equipment and/or vehicles. He said there may be pieces of equipment that are in excess of 7 feet that will be visible.

Village Planner Gadde added that vehicles or equipment that is used is viewed differently from outside storage, which is not permitted. Building and Zoning Director Peterson said staff did not have a problem with what was proposed to be stored outdoors.

The landscape plan was briefly discussed. The petitioner will meet landscape requirements, and staff will work with the petitioner regarding the plantings that were recommended at the east side of the parking lot and the south lot line.

MOTION made by Commissioner Crane, seconded by Commissioner Bowling, to recommend the Board of Trustees approve the site plan for the proposed parking lot expansion at 570 Oakwood Road zoned in the Village's I-1 Limited Industrial District for Concord Construction Services, Inc.

AYES: 6 Commissioners Bowling, Crane, Jackson, Luby, Stratman, and Tassi.

NAYS: 0

MOTION CARRIED

OTHER BUSINESS/ANNOUNCEMENTS:

Building and Zoning Director Peterson said a project in the downtown Block G was presented to the Board of Trustees for a courtesy review. The proposed Kids R Kids Development is seeking a special use permit for Child Day Care Services, significant amendments to the Form Based Regulations, site plan, and exterior appearance approvals. He said they are requesting relief from all form-based regulations. Building and Zoning Director Peterson said he thought the proposal was a good concept, but that relief from the form-based regulations must be carefully reviewed and considered because it could set precedence. He asked that the Plan Commission review their information on the form-based regulations and recommendations for Block G and be prepared for the review of this petition. He also provided an update on various projects within the Village.

ADJOURNMENT:

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

Voice Vote, AYES have it. MOTION CARRIED.

The meeting was adjourned at 8:03 p.m.

Submitted by: Janet McKay, Recording Secretary

Approved by: _____ 6/17/09