

Corrected
VILLAGE OF LAKE ZURICH
PLAN COMMISSION MINUTES
JUNE 17, 2009

The meeting was called to order by Chairman Cushman at 7:44 p.m.

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

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

APPROVAL OF MINUTES:

APPROVAL OF THE MAY 20, 2009 MINUTES OF THE PLAN COMMISSION MEETING:
MOTION was made by Commissioner Crane, seconded by Commissioner Stratman, to approve the May 20, 2009 minutes of the Plan Commission as submitted.

Voice Vote, AYES have it. MOTION CARRIED.

PUBLIC HEARINGS:

Barrington Christopher Club Association: To Consider a (1) Zoning Map Amendment to rezone the subject property from B-1 Local and Community Business to O-2 Limited Office District, (2) Zoning Code Text Amendment to authorize administrative offices of religious organization as special use permit in the O-2 Limited Office District (3) Special use permit to authorize administrative offices or religious organization at 365 Surrise Road for Lakeview Community Church within the Columbus Centre Building – Petitioner Timothy P. Dwyer

The public hearing was opened at 7:45 p.m. Chairman Cushman swore in those testifying.

Attorney Timothy Dwyer introduced the project and summarized the petitions. The Lakeview Community Church will be renting the Knights of Columbus meeting hall to hold weekly worship services and renting administrative office space within the same building. The use proposed by the church is not permitted in the B-1 Local and Community Business District because administrative offices of religious organizations are not allowed in the B-1 District. After both parties meet with staff, all agreed to a proposal including a map amendment, text amendment, and special use permit that would allow an administrative office for religious organizations. Lakeview Community Church Pastor Steve Harmantes and Timothy O’Leary of the Knights of Columbus were present but did not wish to comment.

Building and Zoning Director Peterson agreed with Mr. Dwyer’s summary but said staff had “tweaked” the proposal and a handout with the recommended wording of the amendments had been distributed prior to the start of the meeting. The intention of the ordinance will not change, but the wording will clarify the permitted uses and allow the Knights of Columbus full use of their building as had been intended in the original ordinance. Planning Manager Gadde added that adequate parking must be provided for anyone who rents the Knights of Columbus meeting hall. The meeting hall capacity is 300 persons, and 136 parking spaces are provided with 75 required spaces.

Chairman Cushman summarized the proposed map and text amendments prepared for the meeting. Building and Zoning Director Peterson answered questions posed by the Plan Commission. Village Attorney Kirlin clarified that the special use permit is being granted to the property and could be transferred to a different church that wanted to rent the property at a future date. She said the proposed amendments only relate to the O-2 District.

The public hearing was closed at 7:57 p.m.

MOTION made by Commissioner Crane, seconded by Commissioner Stratman, to recommend the Board of Trustees approve a zoning map amendment to rezone the subject property from B-1 Local and Community Business to O-2 Limited Office District.

AYES: 5 Chairman Cushman, Commissioners Bowling, Castillo, Crane, and Stratman.

NAYS: 0

MOTION CARRIED

MOTION made by Commissioner Bowling, seconded by Commissioner Crane, to recommend the Board of Trustees amend Subsection 5-102E(27) of the Zoning Code, which authorizes Civic, Social, and Fraternal Associations as a permitted use, to clarify that the permitted use does not include rental of banquet halls as follows: Civic, Social, and Fraternal Associations (864), but not including rental of meeting halls or banquet facilities.

AYES: 5 Chairman Cushman, Commissioners Bowling, Castillo, Crane, and Stratman.

NAYS: 0

MOTION CARRIED

MOTION made by Commissioner Stratman, seconded by Commissioner Crane, to recommend the Board of Trustees amend Subsection 5-103E of the Zoning Code to add a new special use for rental of banquet halls by Fraternal Associations and Lodges, as follows: Rental of meeting halls and banquet facilities by Fraternal Associations and Lodges (864).

AYES: 5 Chairman Cushman, Commissioners Bowling, Castillo, Crane, and Stratman.

NAYS: 0

MOTION CARRIED

MOTION made by Commissioner Crane, seconded by Commissioner Bowling, to recommend the Board of Trustees amend Subsection 5-103D of the Zoning Code to add a new paragraph creating a new special use for administrative offices of religious organizations, as follows: Administrative offices of religious organizations, but not including any non-administrative functions such as worship services, prayer groups, and similar religious activities and events.

AYES: 5 Chairman Cushman, Commissioners Bowling, Castillo, Crane, and Stratman.

NAYS: 0

MOTION CARRIED

MOTION made by Commissioner Bowling, seconded by Commissioner Stratman, to recommend the Board of Trustees grant a special use permit for the subject property to permit rental of Knights of Columbus meeting hall.

AYES: 5 Chairman Cushman, Commissioners Bowling, Castillo, Crane, and Stratman.

NAYS: 0

MOTION CARRIED

MOTION made by Commissioner Bowling, seconded by Commissioner Crane, to recommend the Board of Trustees grant a special use permit for the subject property to permit administrative offices of religious organizations, but not including any non-administrative functions such as worship services, prayer groups, and similar religious activities and events.

AYES: 5 Chairman Cushman, Commissioners Bowling, Castillo, Crane, and Stratman.

NAYS: 0

MOTION CARRIED

OTHER BUSINESS/ANNOUNCEMENTS:

Building and Zoning Director Peterson provided an update on the current retail projects and proposed development. Sweet Home Furniture has leased the vacant Wicke's building on South Old Rand Road. Pathmann Family Paints opened their new location in the vacant Lane Bryant space last month. All permits have been issued for Sonic Drive-in, and the demolition of the old KFC building took place last week. A 75-day construction schedule with a targeted opening prior to Labor Day is proposed by the owners. Construction has begun on the Tree House Café, 985 S. Rand Road, which is a sandwich shop/play area in the Deerpath Commons Shopping Center, with a projected opening of August 1. Construction is progressing for Monkey Joe's, 748 S. Rand Road. Buy It Monogrammed, 796 S. Rand Road, a new retail business specializing in embroidery, is targeting an early July opening. Jimmy John, 520 S. Rand Road, came in for building permit to go into the vacant Quiznos location. A children's dentistry is proposed for 195 S. Rand Road, Unit #110. A new use for 195 S. Rand, Unit #120, is proposed which will remain unnamed until the permit is issued. Egg Shells, 596 S. Rand Road, is proposed. Zurich Meadows Senior Apartment submitted for permit today.

The Special Census went very well. The Village was notified that there were an additional 940 residents tallied in the Special Census. The new population of Lake Zurich was certified at 19,932. Building and Zoning Director Peterson thanked the members of the Special Census Committee for their hard work.

ADJOURNMENT:

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

Voice Vote, AYES have it. MOTION CARRIED.

The meeting was adjourned at 8:14 p.m.

Submitted by: Janet McKay, Recording Secretary

Approved by:_____