

LAKE ZURICH PLAN COMMISSION  
REGULAR MEETING

70 E. Main Street  
Wednesday, November 5, 2008, 7:30 p.m.

AGENDA

**I. CALL TO ORDER AND ROLL CALL**

David Cushman, Chairperson	
Jolene Bowling	Todd Minden
Antonio Castillo	Tim Jackson
Linda Crane	Orlando Stratman
Dan Luby	Nick Tassi

**II. APPROVAL OF MINUTES**

*(Minutes included in packets)*

Regular Meeting: October 1, 2008

Special Meeting: October 15, 2008

**III. PUBLIC HEARINGS**

*(Items A,B & D - Continuation from October 1st meeting; memo included in packets)*

A. 255 N. Quentin Road: To consider a Zoning Code map amendment, preliminary and final Planned Unit Development (PUD), special use permit (SIC #866), site plans, and exterior appearance plans for the proposed 26,286 sq.ft. worship, educational, and community center addition to the existing Harvest Bible Chapel currently zoned in the Village's R 1\2 Single Family Residential District and Institutional Buildings District.

*Petitioner* – Rev. Ward E. Cushman, Administrative Pastor

B. Wicklow Villas Condo Association: To consider an amendment to the Planned Unit Development (PUD) to allow expansion of patios and decks for cluster homes zoned in the Village's R-6 Multiple Family Residential District.

*Petitioner* – Yolanda Strutzel, Secretary

C. Crown Castle USA: To consider revocation of the special use permit granted by Lake Zurich Ordinance No. 2008-08-575 for the telecommunications tower at 690 June Terrace.

*Petitioner* – Village of Lake Zurich

D. Crown Castle USA: To consider a special use permit to co-locate new antennas and equipment at the existing telecommunications tower at 511 Capital Drive zoned in the Village's I-1 Limited Industrial District.

*Petitioner* – David Fisher, Cricket Communications

E. All Creatures Animal Hospital: To consider a Zoning Map amendment to rezone the Subject Property from the proposed R 1\2 Single Family Residential District (upon annexation of the vacant lot) and I-2 Limited Industrial District to B-1 Local & Community Business District, and site plan approval for the proposed parking lot at 22080 W. Illinois Route 22.

*Petitioner* – Andrew B. Cox, All Creatures Animal Hospital

F. Wicklow Villas Condo Association: To consider an amendment to the Planned Unit Development (PUD) to allow expansion of patios and decks for cluster homes zoned in the Village's R-6 Multiple Family Residential District.  
*Petitioner* – Yolanda Strutzel, Secretary

Form Based Code: Various amendments to the Lake Zurich Zoning Code and the Lake Zurich Zoning Map necessary and appropriate to (1) amend the text of the Zoning Code and the Zoning Map to revise provisions of the DR Downtown Redevelopment Overlay District and the boundaries of that DR District, (2) amend the text of the Zoning Code by adopting new, form-based zoning regulations that would govern future use and development on certain property within the Village's downtown redevelopment area and amend the Zoning Map to establish boundaries for the areas within which the form-based zoning regulations would apply, and (3) amend various other provisions of the Zoning Code as necessary to properly incorporate the new regulations into the Zoning Code.

*Petitioner* – Village of Lake Zurich  
*Presenters* – Daniel Peterson, Director of Building & Zoning  
Vijay Gadde, Village Planner  
Robert Goodill, Torti Gallas and Partners

#### **IV. OTHER BUSINESS/ANNOUNCEMENTS**

- A. Follow-up discussion on Form Based Code
- B. Next Meeting of the Plan Commission: **October 15, 2008** (Special Mtg.)

#### **V. ADJOURNMENT**

Plan Commission members are encouraged to (i) bring entire packet to each meeting, as extra plans and reviews may not be available and (ii) call the Building and Zoning Department at 847-540-1698, if unable to make the meeting. The Village of Lake Zurich is subject to the requirements of the Americans with Disabilities Act of 1990. Individuals with disabilities who plan to attend this meeting and who require certain accommodations so that they can observe or participate in this meeting, or who have questions regarding the accessibility of the meeting or the Village's facilities, should contact the Village's ADA coordinator at (847) 438-5141 (TDB #438-2349). Promptly to allow the Village to make reasonable accommodation.