

APPROVED
VILLAGE OF LAKE ZURICH
PLAN COMMISSION MINUTES
JULY 2, 2008

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

ROLL CALL: *Present* - Chairman Cushman, Commissioners, Bowling, Castillo, Crane, Jackson, Kmiecik, Luby (7:39), Minden, Stratman, and Tassi.

Also present: Village Planner Gadde, Public Works Director/Engineer Heyden, and Building and Zoning Director Peterson.

APPROVAL OF MINUTES:

APPROVAL OF THE JUNE 4, 2008 MINUTES OF THE PLAN COMMISSION MEETING:
MOTION was made by Commissioner Crane, seconded by Commissioner Jackson, to approve the June 4, 2008 minutes of the Plan Commission as submitted.

Voice Vote, AYES have it. MOTION CARRIED.

PUBLIC MEETING:

315-325 N. RAND ROAD – SITE PLANS AND EXTERIOR APPEARANCE PLANS FOR
PROPOSED 17,204 SQ. FT. BUILDING ZONED B-1 LOCAL AND COMMUNITY
BUSINESS DISTRICT – PETITIONER JAN JOZWIAK

Paul Hammer, the attorney representing John and Lucy Jozwiak, summarized the amendment to the landscape and site plan. The photo metric plan, which is now in compliance with the Village code was summarized. Material and color samples were presented. Project architect Jeff Pathmann described the exterior appearance plan which includes face brick, limestone, and prairie stone materials. The window treatments and front door will be forest green. The soffit and fascia will be beige. The roof will be architectural asphalt shingles.

A brief question and answer period followed. Rod Beadle, project engineer, reviewed the landscape plan which was revised per staff and landscape consultant recommendations and is now in compliance. He said they would accept the recommendation by Rolf C. Campbell and Associates for plant materials along Route 12 and on the west side. An irrigation system will be installed.

Mr. Pathmann showed a sketch of the proposed entrance lighting. Discussion followed with the Plan Commission recommending increasing the lighting for safety reasons. The Plan Commission recommended four bollard lights on the east parking lot and two at the entrance. Mr. Pathmann further reviewed the lighting and said it would be difficult to follow the Plan Commission recommendations while remaining within the allowed foot-candles at the property line. He would agree to increase the lighting if he could receive approval to exceeding the Village maximum.

Frank Crane, 940 Country Club Road, said the additional lighting will ruin the quality of life. The existing trees deaden the noise. He questioned if the new landscaping will be maintained and was concerned this development would adversely affect the property values of the adjacent homes. He objected to the density of the project.

Linda Crane, 940 Country Club Road, said there already is a flood light on the property, which is enough. Chairman Cushman responded that the lighting the Plan Commission is proposing is set low to the ground and will face to the southeast. Mrs. Crane objected to the tree removal and the large building on the small lot. She is concerned the building will eventually be vacant. Mrs. Crane was disappointed that the Zoning Board of Appeals recommended approval of the variations.

Commissioner Crane had additional questions about the landscaping that Mr. Beadle answered.

Commissioner Castillo said the exterior appearance plan is fabulous, but the building is too large for the site.

Commissioner Jackson said the fact that the lot is a small legal nonconforming lot should be considered when reviewing proposed development. Constructing a building that would not need variations would not be practical.

MOTION made by Commissioner Jackson, seconded by Commissioner Crane, to recommend the Board of Trustees approve the site plan as presented for 315-325 N. Rand Road.

AYES: 7 Chairman Cushman, Commissioners Crane, Jackson, Luby, Minden, Stratman, and Tassi.

NAYS: 2 Commissioners Bowling and Castillo

MOTION CARRIED

MOTION made by Commissioner Crane, seconded by Commissioner Tassi, to recommend the Board of Trustees approve the exterior appearance plan as presented for 315-325 N. Rand Road.

AYES: 9 Chairman Cushman, Commissioners Bowling, Castillo, Crane, Jackson, Luby, Minden, Stratman, and Tassi.

NAYS: 0

MOTION CARRIED

PUBLIC HEARINGS:

1050 ENSELL ROAD, UNIT #166 – ZONING CODE TEXT AMENDMENT AND SPECIAL USE PERMIT FOR STORING PACKAGED FIREWOOD (SIC #5099) ZONED I-1 LIMITED INDUSTRIAL DISTRICT – PETITIONER LAWRENCE WILTGEN

The public hearing was opened at 8:35 p.m. The court reporter swore in those testifying.

Larry Wiltgen, Snugglewood, Inc., introduced his proposal to operate a wholesale ice and firewood company. He will be requesting a text amendment and special use permit. The ice is made in Chicago and will be transported to Lake Zurich. The firewood comes from Wisconsin

and must meet USDA inspections and requirements. Mr. Wiltgen provided additional information about the wood which is allowed to be transported from Wisconsin into Illinois.

Staff has received correspondence from Jeffrey Coath, USDA, stating that Snugglewood is certified to transport firewood from Wisconsin into Illinois.

Mr. Wiltgen provided photographs of his existing Palatine business location and discussed anticipated truck traffic. There will be no more than 3-4 semi-trailer trucks per week.

The public hearing was closed at 8:47 p.m.

MOTION made by Commissioner Crane, seconded by Commissioner Luby, to recommend the Board of Trustees approve a Zoning Code text amendment to permit the storage of packaged firewood (SIC #5099) on the subject property zoned in the Village's I-1 Industrial District.

AYES: 9 Chairman Cushman, Commissioners Bowling, Castillo, Crane, Jackson, Luby, Minden, Stratman, and Tassi.

NAYS: 0

MOTION CARRIED

MOTION made by Commissioner Stratman, seconded by Commissioner Bowling, to recommend the Board of Trustees approve a special use permit for storing of packaged firewood.

AYES: 9 Chairman Cushman, Commissioners Bowling, Castillo, Crane, Jackson, Luby, Minden, Stratman, and Tassi.

NAYS: 0

MOTION CARRIED

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 opened at 8:50 p.m. The court reporter swore in those testifying.

Pastor Ward Cushman showed a power point presentation that showed their proposed building expansion and site development. The church owns two parcels to the south, which are Lots 10 & 11 in Lake Zurich Estates, and they are requesting rezoning from R ½ to IB. They intend to construct a 26,286 s.f. building addition to the existing facility and change the entrance. Pastor Cushman clarified that the power point presentation showed Phases 1 (1,000 seat worship center) and Phase 2 (additional gymnasium and educational space), but they are only presenting Phase 1 for approval at this time. He reviewed the variations they are requesting, which will fall under the amended PUD. Compensating amenities include the donation of trees that has already taken place from the former nursery site they purchased, a soccer field on the site that they will allow the public to use, community usage of their auditorium, ornamental fence, increased landscaping

and larger trees than required, and possible bike path connection preferably in the country right of way.

Pastor Cushman said the secondary entrance on Rose Road cannot be used because of the detention pond. They want to have a right-in right-out access to the north if Lake County Department of Transportation (LCDOT) will approve it. He answered questions about existing and future traffic control.

Project engineer Marty Michalisko addressed engineering issues including the request for approval from LCDOT for the northernmost entrance. Pastor Cushman said he will go on record saying they strongly support the northern entrance and will do whatever is necessary to get it.

Director Peterson said Police Chief Urry and Fire Chief Mastandrea have drafted a letter of support to LCDOT requesting the northern entrance for life safety reasons.

Project architect Michael VanderPloeg answered questions regarding the building height. After discussion with staff, the maximum height was determined as 46 feet based upon the main volume of the structure using a series of formulas even though the ridge line is 57 feet and the tower feature 61 feet. Director Peterson will provide the height of the Alpine Medical clock tower, the high school auditorium, the church on South Old Rand Road, and the bed and breakfast on Lakeview. Discussion continued on the size and height of the building and how it would appear from various angles.

The floor area ratio (FAR) was reviewed. Chairman Cushman said the plan commission cannot consider Phase 2 in their deliberations and must consider only Phase 1, which does not need FAR modifications. Planner Gadde clarified that the existing building and the addition must be considered when the FAR is calculated. Items 12 and 13 on the Zoning Review will be amended to reflect the correct FAR and landscaped surface area.

Landscape architect Jim Dowden requested relief on the landscaping on Quentin Road so the church would be more visible. Planner Gadde recapped the Village landscape consultant's recommendation to include prairie plantings around the detention basin. The plan commission did not object to changes in the landscape plan, but Commissioner Crane said she would not support a reduction in the amount of planting materials.

The photometric plan was reviewed. The plan will be amended to show illumination of the front of the church and the tower.

Mr. Michalisko said they will have the outstanding staff concerns addressed prior to the next meeting. Pastor Cushman said the traffic consultant will attend the next meeting to discuss traffic.

Commissioner Luby left the meeting at 9:30 p.m.

MOTION made by Commissioner Crane, seconded by Commissioner Bowling, to continue the public hearing for 255 N. Quentin Road.

AYES: 9 Chairman Cushman, Commissioners Bowling, Castillo, Crane, Jackson, Minden, Stratman, and Tassi.

NAYS: 0

MOTION CARRIED

OTHER BUSINESS/ANNOUNCEMENTS:

CENSUS COMPLETE COUNT COMMITTEE:

Planner Gadde asked for volunteers to serve on the committee.

ADJOURNMENT:

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

Voice Vote, AYES have it. MOTION CARRIED.

The meeting was adjourned at 10:20 p.m.

Submitted by: Janet McKay, Recording Secretary

Approved by: 8/6/08