

APPROVED  
**VILLAGE OF LAKE ZURICH**  
**SPECIAL PLAN COMMISSION MINUTES**  
**NOVEMBER 19, 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, Luby (7:37), Stratman, and Tassi. *Excused* – Commissioner Minden.

*Also present:* Village Planner Gadde, Building and Zoning Director Peterson, and Village Attorney John Furr. Rob Goodill of Torti Gallas and Partners was also present.

**CONTINUED PUBLIC HEARING:**

DOWNTOWN FORM-BASED REGULATIONS: 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 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

The public hearing was reopened at 7:37 p.m. The court reporter swore in the presenters that would be testifying.

Building and Zoning Director Peterson summarized the action that had taken place since the last Plan Commission public hearing. Rob Goodill, Torti Gallas and Partners, summarized the changes made based upon Plan Commission, staff, and public comments. Modifications will need to be made so the form-based regulations fit with the Zoning Code regulations. The Village attorney's recommended modifications had been accepted and the changes had been made. Mr. Goodill reviewed the modifications to the November 5, 2008 final draft of form-based regulations since the November 5 Plan Commission meeting. The draft dated November 14, 2008, "Part V: Downtown Form-Based Regulation Overlay District" had been included in the packet for the Plan Commission review.

A brief question and answer period followed. Attorney Furr addressed Section 7-502-D and said the existing homes will be considered existing non-conforming and the expansion and repair of the single-family homes is allowed. Issues discussed included floor area space, designation of the attic story, three-point vehicle access to the parking garage, costs related to a solution for the overland flow, design standards, and issues that will need to be addressed by future site engineering.

An in-depth block-by-block review followed with staff noting comments and recommendations. After discussion, it was noted that the Zoning Code amendments need to accommodate the community pier. The setbacks and building heights for Block B, Section 2 were discussed. Mr. Goodill clarified that there will be a two-story zone, and that two-stories plus an attic are allowed in the base R-5 District. He reviewed the proposed transition zone towards the single-family

homes. The proposed regulations for Block C will not effect what has already been built. The width of the street and sidewalk were discussed. Block D, Sector 2 will be 100% residential and the wording will be reviewed to reflect that. Sector 2 will allow office, lodging, or residential.

Commissioner Bowling had questions relating to Block E, Sector 1, that were included in her memorandum to Building and Zoning Director Peterson and Village Planner Gadde dated November 14, 2008. Issues included increasing the setback to 20 feet, adding a two-story component to the D and E setback areas, public use of the promenade, and lake rights. Staff had answered these questions and provided clarification as needed. Attorney Furr had comments regarding the single-family homes on Block F. The Plan Commission asked for an alternate plan for Block K and Block B if consolidation of property ownership occurs. Review of Blocks G and H followed. Concerns were raised regarding the hard right turn at northbound Old Rand Road and Main Street. Mr. Goodill said they could widen the turning radius and have a bulb-out. No discussion took place regarding Block J but did follow on Block K. Commissioner Luby had recommendations regarding lighting that will be addressed in the final draft. Building and Zoning Director Peterson asked for clarification on permitted building materials.

Attorney Furr and Mr. Goodill addressed diversity in appearance. Mr. Furr answered questions regarding the relationship between form-based regulations and the Zoning Code including the various processes for special use permits and site plan approvals. Mr. Furr referred to 7-505 and said it covers many issues that have been raised.

The public hearing was closed at 9:15 p.m.

MOTION made by Commissioner Crane, seconded by Commissioner Bowling, to recommend the Planning and Development Committee approve the Downtown Form-based Regulations: 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 regulations that would govern future use and development of certain property within the Village's Downtown Redevelopment Area and amend the Zoning 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 and to include all the comments made during the meeting.

AYES: 8 Chairman Cushman, Commissioners Bowling, Castillo, Crane, Jackson, Luby, Stratman, and Tassi.

NAYS: 0

MOTION CARRIED

#### **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 9:19 p.m.

*Submitted by: Janet McKay, Recording Secretary*

Approved by: \_\_\_\_\_ 1/7/09