

Corrected
VILLAGE OF LAKE ZURICH
PLAN COMMISSION MINUTES
APRIL 21, 2010

The meeting was called to order by Chairman Cushman at 7:33 p.m.

ROLL CALL: *Present* - Chairman Cushman, Commissioners Castillo, Crane, Luby, Stratman, and Tassi.

Excused: Commissioner Bowling, Commissioner Minden, and Commissioner Jackson.

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

APPROVAL OF MINUTES:

APPROVAL OF THE FEBRUARY 17, 2010 MINUTES OF THE PLAN COMMISSION MEETING:

MOTION was made by Commissioner Crane, seconded by Commissioner Tassi, to approve the February 17, 2010 minutes of the Plan Commission as submitted.

Voice Vote, AYES have it. MOTION CARRIED.

PUBLIC HEARINGS:

ZURICH MEADOWS: TO CONSIDER A SPECIAL USE PERMIT FOR A PLANNED UNIT DEVELOPMENT, SPECIAL USE PERMIT FOR SENIOR HOUSING, SITE PLANS, AND EXTERIOR APPEARANCE FOR THE PROPOSED SENIOR HOUSING AT 250 MOHAWK TRAIL ZONED IN THE VILLAGE'S R-6 MULTIPLE FAMILY RESIDENTIAL DISTRICT – PETITIONER PHIL MOELLER, CAREFREE DEVELOPMENT, LLC

The public hearing was opened at 7:35 p.m. The court reporter swore in those testifying.

Building and Zoning Director Peterson provided background information on the project that had been approved in 2005 but was not able to proceed. Very little had changed on the project, but since the approval had expired, the applicant was requesting new approvals. Planning Manager Gadde added that two new zoning issues, off-site signage and change to the retaining wall, needed approval.

Project attorney Matthew Klein, gave a presentation that included an overview of the 95-unit affordable housing for seniors and reviewed the site plan.

Project architect Scott Steingraber displayed and reviewed the elevations and the exterior appearance and displayed material samples. The base will be cultured (simulated) stone, then reddish brown unilyzing brick for the vertical elements, and cement board siding. The lower level will house a basement and 36 underground parking spaces. The first through third floors will have one and two-bedroom apartments. A total of 130 parking spaces are provided, which Mr. Moeller, Carefree Development, believes is more than sufficient. Mr. Klein said parking will also be provided through a cross-easement agreement with the church and the Alpine Physician (Advocate) property.

Chris Lavoy, project engineer, said the site geometry and circulation round the site has not been changed. State funding requirements call for more handicapped parking spaces, which

will be added. One retaining wall was removed per state requirements. The wall between the drive and the sidewalk will remain because of the grade change. Landscaping will be provided between the sidewalk and the retaining wall. They will work with the Village landscape consultant on the landscape plan and will discuss Commissioner Crane's recommendation to add more planting materials in the front.

Mr. Moeller explained that this is senior housing for those 55 or older with no children allowed. It is age restricted and classified as affordable housing and must remain so for 31 years per HUD requirements. He will remain as the property manager. Their priority is to provide housing for residents, family members of residents, or those employed within the Village of Lake Zurich.

John Conley, Phoenix Construction, said they are hoping for occupancy in the late fall of 2011.

Jim Tarbet, 1195 Cedar Creek Drive, said he welcomed the project but raised several issues including underground access for fire trucks, safety of retaining wall, number of actual parking spaces provided, land coverage, size of proposed sign, and variances requested within a PUD.

Chairman Cushman suggested vertical members be added to the retaining wall similar to those at the promenade.

Planning Manager Gadde clarified that the monument sign would be 50 s.f. total. Staff will add additional parking as part of the PUD agreement.

The public hearing was closed at 9:03 p.m.

MOTION made by Commissioner Crane, seconded by Commissioner Tassi, to recommend the Board of Trustees approve a special use permit for a planned unit development for 250 Mohawk Trail.

AYES: 6 Chairman Cushman, Commissioners Castillo, Crane, Luby, Stratman, and Tassi.

NAYS: 0

MOTION CARRIED

MOTION made by Commissioner Tassi, seconded by Commissioner Stratman, to recommend the Board of Trustees approve a special use permit for senior housing 250 Mohawk Trail.

AYES: 6 Chairman Cushman, Commissioners Castillo, Crane, Luby, Stratman, and Tassi.

NAYS: 0

MOTION CARRIED

MOTION made by Commissioner Crane, seconded by Commissioner Tassi, to recommend the Board of Trustees approve the site plan for 250 Mohawk Trail.

AYES: 6 Chairman Cushman, Commissioners Castillo, Crane, Luby, Stratman, and Tassi.

NAYS: 0

MOTION CARRIED

MOTION made by Commissioner Stratman, seconded by Commissioner Crane, to recommend the Board of Trustees approve the exterior appearance plan for 250 Mohawk Trail.

AYES: 6 Chairman Cushman, Commissioners Castillo, Crane, Luby, Stratman, and Tassi.

NAYS: 0

MOTION CARRIED

OTHER BUSINESS/ANNOUNCEMENTS:

Three projects have submitted applications for the May Plan Commission meeting. Building and Zoning Director Peterson said they will begin to revise the Village's sign code, and he would like the Plan Commission involved.

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 9:20 p.m.

Submitted by: Janet McKay, Recording Secretary

Approved by: _____