

APPROVED  
**VILLAGE OF LAKE ZURICH**  
**PLAN COMMISSION MINUTES**  
**MARCH 7, 2007**

The meeting was called to order by Chairman Cushman at 7:36 p.m.

**ROLL CALL:** *Present* - Chairman Cushman, Commissioners Bowling, Castillo, Crane, Jackson (7:38), Kmiecik, Minden, Peterson, and Tassi.

*Also present:* Village Planner Gadde and Assistant Village Engineer Lebbos.

**APPROVAL OF MINUTES:**

APPROVAL OF THE FEBRUARY 7, 2007 MINUTES OF THE PLAN COMMISSION MEETING:

MOTION was made by Commissioner Crane, seconded by Commissioner Tassi, to approve the February 7, 2007 minutes of the Plan Commission as submitted.

Voice Vote, AYES have it. MOTION CARRIED.

Chairman Cushman and Commissioners Bowling and Castillo abstained.

**PUBLIC HEARING:**

AMENDMENT TO 2003 COMPREHENSIVE LAND USE PLAN – TO CONSIDER AN AMENDMENT TO THE 2003 COMPREHENSIVE PLAN TO ENCOURAGE AND ATTRACT AFFORDABLE HOUSING – PETITIONER VILLAGE OF LAKE ZURICH

The public hearing was opened at 7:40 p.m.

Village Planner Gadde provided background information about the Affordable Housing Law and reviewed Exhibit A, the proposed amendments to the 2003 Comprehensive Land Use Plan to encourage and attract affordable housing. Each proposed revision was read, discussed, and recommendations made to revise or accept the language. During the review, several Plan Commissioners stated they could have benefited from the counsel of the Village Attorney in understanding the complexities of the law and how it would be implemented. They stated that they would have liked to have the benefit of the attorney to share their experience and expertise regarding this new law and how other municipalities have been meeting and implementing the standards.

**Chapter 2, Purpose Statement:**

Paragraph 1: The new wording is too narrow. The portion of the previous sentence should not be struck then the new wording will be acceptable.

Sixth Bullet Point: No change

**Chapter 4, Historical and Forecasted Housing Trends:**

Last Three Paragraphs: No change

**Chapter 5: Goals and Objectives**

Goals - Items 4 and 5: No change

Objectives – Item 3: No change

Item 4: Strike entirely

Item 4 was discussed at length. The Plan Commission questioned how the Village would actually “ensure that 15 percent of all new development or redevelopment in the Village would be affordable on a yearly basis; or 10 percent of all housing units in the Village will be affordable.” Commissioner Castillo was concerned that developers would bring their projects to other towns because of the requirements on affordability. He also doubted whether the surrounding communities would meet the standards and didn’t want the Village of Lake Zurich to be the “scapegoat” by adhering to the law while other communities stalled in implementing and meeting the standards.

The public hearing was closed at 8:14 p.m.

MOTION made by Commissioner Kmiecik, seconded by Commissioner Bowling, to forward to the Lake Zurich Board of Trustees an amendment to the 2003 Comprehensive Land Use Plan to encourage and attract affordable housing as amended by the Plan Commission this evening.

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

NAYS: 0

MOTION CARRIED

**PUBLIC MEETING:**

**LOT 4 – LAKE ZURICH CORPORATE PARK, UNIT #2 – TO CONSIDER SITE PLAN AND EXTERIOR APPEARANCE APPROVAL FOR THE PROPOSED 30,502-SQ. FT. MULTI-TENANT INDUSTRIAL BUILDING – ZONED IN THE VILLAGE’S I-1 LIMITED INDUSTRIAL DISTRICT – PETITIONER JEFF DUBLO, TRIUMPH DEVELOPMENT CORP.**

Project manager Russ Scurto displayed and reviewed the site plan and exterior appearance plan for a proposed three-unit industrial building on Ensell Road. The 30,502-sq. ft. building will be divided into three units measuring 15,368, 6,281, and 8,852 sq. ft. Two tenants will have access to the loading dock, but Unit 3 will not. The building will be precast aluminum with off-set panels and extensive glass windows.

Chairman Cushman said there were 30 items that needed to be addressed before receiving final engineering approval, and several outstanding items were noted in the Zoning Review. He asked the petitioner about the trash enclosure, exterior lighting, and rooftop mechanical equipment screening.

Mr. Scurto said there will not be any outdoor trash enclosures with all trash stored indoors. There will be rooftop mechanical equipment. If it does not comply with the Village’s standards, they will provide screening in a similar color to the exterior.

The colored renderings were displayed and reviewed with positive comments.

Village Planner Gadde said staff just received today the revised landscape and lighting plans and did not have time to review them.

Chairman Cushman said the Plan Commission normally sees material samples instead of sketches. Based upon the comments from the Plan Commission, Chairman Cushman said the project would be denied if voted upon this evening because staff was not given ample time to review the revised plans that had been submitted today. He said the Plan Commission relies heavily upon staff reviews and recommendations when making their recommendation to approve or deny. Mr. Scurto was asked if he would like the project to be voted upon tonight with a probable denial or if he would agree to have it continued. Mr. Scurto agreed to have the public hearing continued.

MOTION made by Commissioner Bowling, seconded by Commissioner Crane, to continue Lot 4, Lake Zurich Corporate Park, Unit #2, to the next regularly scheduled Plan Commission meeting.

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

NAYS: 0

MOTION CARRIED

**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 8:36 p.m.

*Submitted by: Janet McKay, Recording Secretary*

Approved by: \_\_\_\_\_ 4/4/07