

APPROVED
VILLAGE OF LAKE ZURICH
PLAN COMMISSION MINUTES
AUGUST 19, 2009

The meeting was called to order by Chairman Cushman at 7:35 p.m.

ROLL CALL: *Present* - Chairman Cushman, Commissioners, Castillo, Crane, Luby, Minden, Stratman, and Tassi. *Excused* – Commissioners Bowling and Jackson.

Also present: Building and Zoning Director Peterson and Village Attorney Kirlin.

APPROVAL OF MINUTES:

APPROVAL OF THE JUNE 17, 2009 MINUTES OF THE PLAN COMMISSION MEETING:

The minutes were corrected to reflect Commissioners Luby, Minden, Jackson, and Tassi excused.

MOTION was made by Commissioner Crane, seconded by Commissioner Tassi, to approve the June 17, 2009 minutes of the Plan Commission as corrected.

Voice Vote, AYES have it. MOTION CARRIED. Commissioners Tassi and Minden abstained.

PUBLIC MEETING:

Tuf-Tite Addition: To consider site plan and exterior appearance approval for the proposed 49,560-sq. ft. addition on the subject property fronting 1200 Flex Court and 920 Telser Road (Lot 10, Astor Subdivision). The Subject Property is zoned in the Village's I-1 Limited Industrial District - Petitioner Ted Meyers, Owner

Kelly Sheehan, Flex Construction, presented their plans to construct a 50,000 s.f. addition by expanding into the adjacent vacant lot. She said they met with Zoning Inspector Meyer and changed the square footage from gross to net square footage so the proposed 55 parking spaces meet code requirements. She described the exterior appearance which will be pre-cast panels and match the existing building.

Building and Zoning Director Peterson said the new landscape plan was just submitted and was not reviewed but appears to be adequate. The revised plan will be presented to the Board of Trustees.

Ted Meyers, owners, addressed the existing silos and the proposed five additional silos, which will store plastic resins.

MOTION made by Commissioner Crane, seconded by Commissioner Minden, to recommend the Board of Trustees approve the site plan for the Tuf-Tite addition.

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

NAYS: 0

MOTION CARRIED

MOTION made by Commissioner Tassi, seconded by Commissioner Crane, to recommend the Board of Trustees approve the exterior appearance plan for Tuf-Tite addition.

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

NAYS: 0

MOTION CARRIED

PUBLIC HEARINGS:

Putt’N Play: To consider a Zoning Code Text Amendment and Special Use Permit for the proposed 5,000-sq. ft. indoor miniature golf and arcade at 463 South Rand Road zoned in the Village’s B-3 Regional Shopping Center – Petitioner John Sfire

The public hearing was opened at 7:45 p.m. The court reporter swore in those testifying.

Building and Zoning Director Peterson said the Village Attorney said a text amendment is needed to allow coin operated devices and to allow miniature golf.

Jim Grund, Fidelity Group, introduced the proposal to operate indoor miniature golf and an arcade in the Village Square Shopping Center.

Discussion followed about pedestrian safety and the increase in car and pedestrian traffic. Paul and Sue Hutchings, business owners, distributed a handout showing pictures of the proposed interior. Mrs. Hutchings addressed the traffic flow and parking and said they do not anticipate any problems. Additionally, there is a wide sidewalk. Mr. Grund said there is a three-way stop sign, and they have not had any problems with traffic or pedestrians going to the martial arts studio.

Chairman Cushman and Commissioner Crane expressed concerns about an increase car and pedestrian traffic and anticipated more youths on bikes, skateboards, and on foot would be going to the arcade. Commissioner Castillo suggested speed bumps be installed. Mr. Grund said he is not sure if the speed bumps would accomplish much, but they could install a cross walk by the American Charter Bank and a stop sign.

Mr. and Mrs. Hutchings addressed the need for entertainment for all ages in this area, marketing, hours of operation, and use for parties. Only pop and snacks will be available but food may be ordered for parties. The floor plan was reviewed. Cameras will be installed for safety.

The public hearing was closed at 8:22 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 coin operated amusement devices (SIC 7993) in the B-3 Regional Shopping District to be approved as a special use.

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

NAYS: 0

MOTION CARRIED

MOTION made by Commissioner Crane, seconded by Commissioner Tassi, to recommend the Board of Trustees approve a Zoning Code text amendment to permit miniature golf (SIC799) in the B-3 Regional Shopping to be approved as a special use.

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

NAYS: 0

MOTION CARRIED

MOTION made by Commissioner Stratman, seconded by Commissioner Crane, to recommend the Board of Trustees approve a special use permit for 463 South Rand Road for coin operated amusement devices.

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

NAYS: 0

MOTION CARRIED

MOTION made by Commissioner Crane, seconded by Commissioner Tassi, to recommend the Board of Trustees approve a special use permit for miniature golf at 463 South Rand Road.

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

NAYS: 0

MOTION CARRIED

Astor Development II LP – To Consider Rezoning of 24011 and 24025 North Midlothian Road from R 1\2 to I-1 Limited Industrial District Upon Annexation:

The public hearing was opened at 8:25 p.m. The court reporter swore in those testifying.

Kelly Sheehan, Flex Construction, presented the petition from Oasis Development for rezoning and annexation. Zoning Inspector Meyer stated in her Zoning Review dated August 7, 2009 that Oasis Development completed Plan Commission review and documents had been prepared for Board approval when it was discovered that a small portion of the property had not been annexed, so rezoning to I-1 Limited Industrial is being requested upon annexation. Ms. Sheehan explained that Mr. Hoag sold the property when it was decided that there was no need for a spur line. The omission had not been discovered at the time of the sale and only had been noticed recently.

The public hearing was closed at 8:33 p.m.

MOTION made by Commissioner Crane, seconded by Commissioner Tassi, to recommend the Board of Trustees approve the rezoning of 24011 and 24025 North Midlothian Road from R 1\2 to I-1 Limited Industrial District upon annexation.

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

NAYS: 0

MOTION CARRIED

Lake Zurich Oak's Subdivision: To Consider a Preliminary and Final Plat of Subdivision, Concept Plan and Final Plan for a PUD, rezoning of the proposed Lot 2 from R-4 to R-6 Multiple Family District for 104 Robertson Road (Nestlerest Park) Petitioner Jan Jozwiak

Chairman Cushman announced at the beginning of the meeting that this petition had been withdrawn.

OTHER BUSINESS/ANNOUNCEMENTS:

Building and Zoning Director Peterson provided an update on the new projects in town including Sonic, the ice cream store, and Delicious Reds.

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 8:41 p.m.

Submitted by: Janet McKay, Recording Secretary

Approved by: _____ 9/16/09