

**PLAN COMMISSION
AND
ZONING BOARD OF APPEALS
JOINT WORKSHOP
MAY 13, 1998**

Zoning Board of Appeals Members Present: Ed Clark, Frank Papp, Bill Finn, Steve Amundsen,
Chairman Tom Hood

Zoning Board of Appeals Members Absent: John Marcinkus, Robert McDowell

Plan Commission Members Present: Bill Smith, Kristina Kovarik, Jim Sula, Lyle Foster, Chairman
Don Rudny

Plan Commission Members Absent: Carl Cepon, Brian Winter

Other Officials Present: Tracy Velkover, Village Planner; Jon Wildenberg, Director of Building and
Zoning; and Lee Smith, Rolf Campbell & Associates

1. Call to order at 7:00 p.m.
2.
 - a. The April 29, 1998, Joint Public Hearing Minutes were approved by voice vote: All Ayes.
 - b. The April 22, 1998, Joint Meeting Minutes were approved by voice vote: All Ayes.
3. Discussion of Village Center Overlay District.

A use list, revised based on previous rankings and discussion, was reviewed in whole. Additional revisions were made including deletion of some uses, and designation of uses as either "permitted" or "special use". Uses previously scored as "inappropriate" were also re-examined.

There was also discussion regarding the relative size of uses and designating a size over which any use would be processed as a special use. Information on the Lake Forest, Libertyville, and Schaumburg specialty retail areas was reviewed in this regard. These type of uses are typically in the 1,000-5,000 square foot range. There was a general feeling that the size threshold for the overlay may be appropriate in the 3,000-5,000 square foot range.

An architectural review process was discussed. It may be best handled by the Plan Commission through special use permit hearings or a formalized review procedure for permitted uses. General design standards are needed, such as requiring pitched roofs, certain building materials, and other items. This area can be discussed further at the next workshop session.

4. Future Meetings

The next joint workshop session was set for June 24, 1998, beginning at 7:00 p.m.

The meeting was adjourned at 8:55 p.m.

Submitted by,

Jon Wildenberg
Director of Building & Zoning