

VILLAGE OF THIRD LAKE  
PLAN COMMISSION / ZONING BOARD OF APPEALS

October 13, 2009  
7:00 p.m.

Minutes

1. Call to Order

Chairman Reap called the meeting of the Plan Commission / Zoning Board of Appeals to order at 7:00 p.m.

2. Roll Call

Present: Ellison, Goldman, Reap, Ruwitch, Williams, Lick, Lizzo  
Absent: None  
Also Present: Deputy Village Clerk Hope

3. Swearing in of Commissioner – Rose Lick

Rose Lick was sworn in as Commissioner of the Plan Commission / Zoning Board of Appeals.

4. Approval of Minutes

A. Approval of Minutes dated September 15, 2009

The Minutes of the September 15, 2009 meeting were amended and approved. (See transcript)

Motion by Ellison, seconded by Williams to approve the Minutes dated September 15, 2009 as amended.

VOICE VOTE: ALL AYES, NO NAYS MOTION CARRIED

5. Unfinished Business

A. Gages Lake Development – Consideration of a request to rezone the property located at 1822 Gages Lake Road from R-1 (Residential District) to CB (Community Business District) classification.

Motion by Reap, seconded by Ruwitch to recommend rezoning subject property to Village of Third Lake CB. (see transcript)

**VOICE VOTE: ALL AYES, NO NAYS MOTION CARRIED**

B. Gages Lake Development – Consideration of a request for special use permits for a planned unit development, and a beauty shop, dry cleaners (with drive thru), convenience store, medical clinic or office, liquor store and restaurant (with drive thru).

Motion by Reap, seconded by Lizzo to recommend a special use permit for a planned unit development specifically allowing the listed uses with the following limitations:

1. full compliance with Village Zoning Ordinance
2. site geometry and building configuration as defined on plans issued for the October 13<sup>th</sup> meeting including supporting correspondence
3. drive-through specifically deleted
4. hours of operation 7 a.m. to 10:00 p.m., restaurant would extend to midnight except 1:00 a.m. on Friday and Saturday evenings, access for pickup and delivery is restricted to 7 a.m. to 6:00 p.m.
5. building signage to conform with Article IV, Section 6 G 2 A 3 B
6. waive requirement for off-street loading space
7. additional landscaping on north side of parking lot, shrub row to block headlights
8. on east face add two windows, add roofline similar to south face to create a more finished look.

**VOICE VOTE: ALL AYES, NO NAYS MOTION CARRIED**

6. 2006 International Property Code Proposed Ordinance

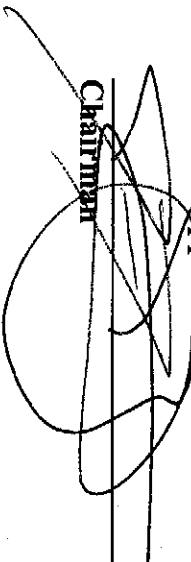
This item will be in the November 10, 2009 Agenda for discussion.

7. Adjournment

Motion by Williams, seconded by Ruwitch to adjourn the Plan Commission Meeting at 7:50 p.m.

VOICE VOTE: ALL AYES, NO NAYES MOTION CARRIED

Minutes Approved:

  
Chairman

ATTEST:

  
Deputy Village Clerk

Date: 11/10/09