

APPROVED
**VILLAGE OF LAKE ZURICH
RESCHEDULED
PLAN COMMISSION MINUTES
AUGUST 25, 2011**

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

Village President Branding swore in the new Plan Commission member, Angela Stefaniu.

ROLL CALL: *Present* - Chairman Crane, Commissioners Bowling, Cushman, Jackson, Luby, Stefaniu, and Stratman. *Excused* – Commissioners Tassi and Minden. *Also present:* Building and Zoning Director Peterson and Village Planner Gadde. Chairman Crane noted a quorum was present.

APPROVAL OF MINUTES:

APPROVAL OF THE APRIL 20, 2011 MINUTES OF THE PLAN COMMISSION MEETING:

MOTION was made by Commissioner Bowling, seconded by Commissioner Stratman, to approve the April 20, 2011 minutes of the Plan Commission as submitted.

Upon voice vote:

AYES: 4 Chairman Crane, Commissioners Bowling, Luby, and Stratman.

NAYS: 0

ABSTENTIONS: 3 Commissioners Cushman, Jackson, and Stefaniu

MOTION CARRIED

Planner Gadde reviewed the new information items given to the Plan Commission this evening.

PUBLIC HEARINGS:

LA Fitness: To consider an (i) Amendment to the Final Planned Unit Development approved by Ordinance 2006-04-416 (ii) site plans, and (iii) exterior appearance for the proposed fitness center facility at 825 South Rand Road zoned in the Village's B-3 Regional Shopping District – Applicant Bruce Danly, Jr., Oxford Development Partners

MOTION was made by Commissioner Cushman, seconded by Commissioner Bowling, to open the public hearing at 7:42 p.m. Voice Vote, all in favor. MOTION CARRIED

The court reporter swore in those wishing to testify.

MOTION made by Commissioner Jackson, seconded by Commissioner Luby, to place into the official record that staff concurs with the applicant's responses to the zoning standards listed in Exhibit B and request that the Plan Commission make these standards a part of the official record of the application. Voice Vote, all in favor. MOTION CARRIED

Bruce Danly, Jr., Oxford Real Estate Equities, presented their proposal to operate an L.A. Fitness center at 825 S. Rand Road, in the existing building formerly operated by Wickes Furniture. They are requesting amendments to the PUD to add 116 new parking spaces, 64 which would be in the

required yard space along Rand Road, and would require paving over the detention area new Deerpath Road. There would be revisions to the entrance area including new branding and signage. Mr. Danly displayed and revised the site and exterior plans.

In his letter to Village Planner Gadde dated August 25, 2011, Mr. Danly addressed their parking needs, lighting, landscaping, trash enclosures, and other issues raised by staff and elaborated on those items. A revised photometric plan was submitted that reduced the foot-candles to 10.0 and reduced the existing double-headed light fixtures at the fence line to single heads. Custom light shields will be added to reduce glare. Landscaped islands will be located on the perimeter along with shade trees. They do not want interior landscaped islands due to the shallow distance in the north/south axis. There will not be video surveillance of the parking lot.

Gary Collins, LA Fitness, addressed parking needs. LA Fitness requires 300 parking spaces based upon their calculations and past needs analyses. He addressed club facilities and expected usage as it related to parking.

Gary Blazek, project engineer, addressed detention and landscaping as detailed in his response to the staff review in his letter to Planner Gadde dated August 25, 2011.

Mr. Danly addressed other concerns raised including noise, traffic, and adequate buffering.

Marlene Smetana, 21922 Inglenook Court, Deer Park, said the windows in the building back up to Inglenook Court and asked for landscape buffering for privacy.

Brian Rothas, 270 Washo Drive, said the existing landscaping is dying and asked for sound buffer, lighting, and increased landscaping. He said he is not totally opposed to the use but asked that the project be done right to protect the residents from adverse impacts.

Lisa Meehan, 226 Washo Drive, said the windows on the south side of the building are directly behind her and would like baffles directing the lighting down. Ms. Meehan said she also is not totally opposed to the project but wants improvements made because their bedrooms back up to the building. She would be opposed to a 24-hour operation.

Peter Laugalis, 226 Washo Drive, said there are existing sound problems because the parking lot is so close to the homes and requested sound buffering.

Lighting was discussed in depth. Planner Gadde asked the petitioner to relocate or reduce the light poles if possible. Mr. Danly agreed to explore options for opaque film to be applied on the southern windows and agreed to recommendations on lighting. Fencing options and landscaping were also discussed. Planner Gadde suggested landscaping be installed behind the fence line to meet landscape deficiencies to which the petitioner agreed.

MOTION was made by Commissioner Bowling, seconded by Commissioner Cushman, to close the public hearing at 9:07 p.m. Voice Vote, all in favor. MOTION CARRIED

AYES: 7 Chairman Crane, Commissioners Bowling, Cushman, Jackson, Luby, Stefaniu, and Stratman.

NAYS: 0

MOTION CARRIED

MOTION was made by Commissioner Jackson, seconded by Commissioner Stratman, to adopt an amendment to the Final Planned Unit Development approved by Ordinance 2006-04-416.

AYES: 7 Chairman Crane, Commissioners Bowling, Cushman, Jackson, Luby, Stefaniu, and Stratman.

NAYS: 0

MOTION CARRIED

MOTION was made by Commissioner Cushman, seconded by Commissioner Jackson, to approve the site plan for LA Fitness with the additional recommendations: an 8-foot concrete fence be installed, lighting installed that creates zero foot candles at the lot line, and landscaping be expanded as discussed during the meeting this evening.

AYES: 6 Chairman Crane, Commissioners Bowling, Cushman, Jackson, Luby, and Stefaniu.

NAYS: 1 Commissioner Stratman

MOTION CARRIED

MOTION was made by Commissioner Stratman, seconded by Commissioner Bowling, to approve the exterior appearance plan for LA Fitness with the added provision that there will be window film explored and provided for the west and south elevations as agreed upon by the petitioner.

AYES: 7 Chairman Crane, Commissioners Bowling, Cushman, Jackson, Luby, Stefaniu, and Stratman.

NAYS: 0

MOTION CARRIED

MOTION was made by Chairperson Crane, seconded by Commissioner Cushman, to adopt staff findings as presented with the additional recommendation made by the Plan Commission tonight.

AYES: 7 Chairman Crane, Commissioners Bowling, Cushman, Jackson, Luby, Stefaniu, and Stratman.

NAYS: 0

MOTION CARRIED

ADJOURNMENT:

MOTION was made by Commissioner Cushman, seconded by Commissioner Luby, to adjourn the meeting.

Voice Vote, all in favor. MOTION CARRIED

The meeting was adjourned at 9:28 p.m.

Submitted by: Janet McKay, Recording Secretary

Approved by: /s/ Linda Crane, Chairperson 9-21-11