

**VILLAGE OF LAKE ZURICH
ZONING BOARD
OF APPEALS MEETING
FEBRUARY 20, 2014**

The meeting was called to order by Chairman McCormack at 7:30 p.m.

ROLL CALL: *Present* - Chairman McCormack, Commissioners Burch, Hagan, Kmiecik, Paulus, Shaw, and Rubin. *Also present* – Zoning Inspector Meyer.

APPROVAL OF MINUTES:

APPROVAL OF THE NOVEMBER 21, 2013 ZONING BOARD OF APPEALS MINUTES:

MOTION was made by Commissioner Kmiecik, seconded by Commissioner Rubin, to approve the November 21, 2013 Zoning Board of Appeals minutes as submitted. Voice vote, AYES have it. MOTION CARRIED.

PUBLIC HEARING:

Foglia YMCA addition – 1025 Old McHenry Road, Variation from Zoning Code Subparagraph 10-101F(2)(e)(vi) to authorize a reduction in the total number of parking spaces required

Chairman McCormack said the petitioner was scheduled to appear before the Plan Commission last night but had requested a continuance because the location of the addition had changed slightly. Since it did not impact the parking, the Zoning Board will hear this item this evening and the Plan Commission review will take place at their March meeting.

The public hearing was opened at 7:32 p.m. The court reporter swore in those wishing to testify.

Sam Rea, project manager for the YMCA of Chicago, gave an overview of the proposed expansion to add an 8,200 s.f. multi-use gymnasium. He clarified that it would be one gymnasium but divided into two courts. He reviewed the current parking spaces, which would result in a deficiency of 52 spaces after the addition is built. Mr. Rea said they currently have a surplus of spaces on a regular basis and are only deficient when they hold a swim meet.

Commissioner Shaw shared his observations of the parking and said he has seen cars overflow into the fire department lot when the YMCA hosts events and has seen a severe deficiency when they host swim meets.

Architect Rich Van Zyle said he is working with the YMCA's to improve their signage and would add signs directing cars to the rear parking lot. He said it is too costly to build up and put the gymnasium on top of the other one. He said the YMCA does not want to expand the parking on the east side because they use the grassy area for outdoor recreation.

MOTION was made by Commissioner Rubin, seconded by Commissioner Kmiecik, to close the public hearing at 7:40 p.m. Voice vote, AYES have it. MOTION CARRIED.

MOTION made by Commissioner Kmiecik, seconded by Commissioner Rubin, to recommend the Board of Trustees grant a variation from Zoning Code Subparagraph 10-101F(2)(e)(vi) to authorize a reduction in the total number of parking spaces required.

AYES: 7 Chairman McCormack, Commissioners Burch, Hagan, Kmiecik, Paulus, Shaw, and Rubin.

NAYS: 0

ABSENT: 0

MOTION CARRIED

ADJOURNMENT:

MOTION was made by Commissioner Burch, seconded by Commissioner Kmiecik, to adjourn the meeting. Voice vote, AYES have it. MOTION CARRIED.

The meeting was adjourned at 7:43 p.m.

Submitted by: *Janet McKay, Recording Secretary*

Approved: _____

Vincent McCormack *21 Aug 2014*

Vincent McCormack, Chairman Zoning Board of Appeals