

Corrected  
**VILLAGE OF LAKE ZURICH  
PLAN COMMISSION MINUTES  
NOVEMBER 7, 2007**

The meeting was called to order by Chairman Cushman at 7:33 p.m.

**ROLL CALL:** *Present* - Chairman Cushman, Commissioners Bowling, Castillo, Crane, Jackson, Kmiecik, Minden, and Tassi.

*Also present:* Village Planner Gadde and Assistant Village Engineer Lebbos.

**APPROVAL OF MINUTES:**

**APPROVAL OF THE OCTOBER 3, 2007 MINUTES OF THE PLAN COMMISSION MEETING:**

The final motion for Ela Town Hall on page 4 must be corrected to show Commissioner Castillo voted Nay.

MOTION was made by Commissioner Crane, seconded by Commissioner Bowling, to approve the October 3, 2007 minutes of the Plan Commission as corrected.

Voice Vote, AYES have it. MOTION CARRIED.

**PUBLIC HEARINGS:**

**405 & 525 N. RAND ROAD – PRELIMINARY & FINAL PLANNED UNIT DEVELOPMENT, PRELIMINARY AND FINAL PLAT OF SUBDIVISION, REZONING LOTS 1 & 2 FROM B-1 TO B-3 AND LOT 3 FROM B-1 TO OS – SPECIAL USE PERMIT FOR A DRIVE-THROUGH RESTAURANT, OUTDOOR SEATING, AND DRY CLEANERS – SITE PLANS, AND EXTERIOR APPEARANCE PLANS FOR THE PROPOSED REDEVELOPMENT OF THE SUBJECT PROPERTY WITH AN EXISTING RESTAURANT BUILDING AND TWO MULTI-TENANT BUILDINGS – PETITIONER THOMAS R. KLEIN**

The public hearing was opened at 7:36 p.m. The court reporter swore in those testifying.

Dave Hemd, representing Kline Development, presented their proposal to redevelop 6.5 acres on Rand Road currently known as Cozzi's Miniature Golf. He gave a detailed presentation reviewing various exhibits including an aerial photograph with the site plan superimposed, architectural renderings, material samples, and site plans. They propose removing the miniature golf course and constructing two multi-tenant retail buildings. The 5,000 s.f. building that currently houses Cozzi's and Twigg's Restaurant will be occupied by an upscale Italian restaurant. They will construct a 72,000 s.f. retail building with one tower and a 12,000 s.f. retail building with two towers. Lot 3 will be open space. Two retention ponds will be retro-fitted and one added, so underground storage will not be needed. Lot 1 is 1.19 acres, Lot 2 is 2.49, and Lot 3 is 2.18 acres. Mr. Hemd reviewed an Exhibit that was given to the Plan Commission this evening entitled *Relief/Modifications Sought via P.U.D. for 405 and*

525 N. Rand Road and addressed each item. He also referred to a letter dated November 7, 2007 responding to the October 22, 2007 Zoning Review.

Chairman Cushman read an excerpt from the *Standards and Planning and Development* from the Lake Zurich Zoning Code citing unified ownership, minimum area, covenants and restrictions, public open space and contributions, common open space, preservation, maintenance, property owner association, etc. as standards. He asked how his project fit these standards.

Tom Klein, president of Klein Development, responded to Chairman Cushman's list of items. He owns all three lots and will continue to maintain ownership. The property will be developed as a whole. They will handle maintenance. The open space would be available to the public but there is no access at this time. Mr. Klein agreed to the compensating amenities in the form of landscaping that staff suggested (*Exhibit B, Landscape Improvements Needed Along the Route 12 Corridor*).

Chairman Cushman further questioned the need for a P.U.D. and said the project did not need to be built as a P.U.D. if variances were requested. Mr. Klein said there were a number of existing conditions, multiple uses, and the shared access that made a P.U.D. preferable. He recapped the various reliefs and modifications sought and provided further explanations and clarification.

Luay Aboona, traffic consultant, reviewed the site access and internal traffic pattern. The two existing access points will remain as well as the right-turn in and out. A southbound right-turn lane will added. The traffic should be staggered with the coffee shop having more traffic in the morning with most cars turning right-in and right-out and Jimmy John's being busy during the lunch time. There is adequate stacking for the anticipated 6-8 cars. Mr. Aboona the cars turning left from Golfview may be delayed due to the additional right turns.

Mr. Klein reviewed the exterior appearance plan and displayed the material samples. They will address all lighting concerns. He is not sure the tenant for the drive-through building would be for a coffee shop at this time.

Concerns and issues raised by various Plan Commission members included density, signage, impact on traffic on Route 12, internal traffic patterns, drive-through, lack of green space, and overabundance of small retail stores within the Village. Commissioner Castillo stated his opposition to the project due to density. Commissioner Crane agreed with Commissioner Castillo and also stated her objection to the density, lack of green space, and proposed signage. Commissioner Bowling stated her strong objection to the drive-through at that location. Commissioner Tassi said traffic problems already exist at Golfview, and the coffee shop will add to the congestion.

Chairman Cushman said the Plan Commission will need additional time to review the information the petitioner provided this evening.

MOTION made by Commissioner Crane, seconded by Commissioner Kmiecik, to continue this item until the next regularly scheduled Plan Commission meeting.

AYES: 9 Chairman Cushman, Commissioners Bowling, Castillo, Crane, Jackson, Kmiecik, Luby, Minden, and Tassi.

NAYS: 0

MOTION CARRIED

**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 9:17 p.m.

*Submitted by: Janet McKay, Recording Secretary*

Approved by:\_\_\_\_\_ 12/5/07