

APPROVED
VILLAGE OF LAKE ZURICH
PLAN COMMISSION MINUTES
JUNE 4, 2008

The meeting was called to order by Chairman Cushman at 7:38 p.m.

ROLL CALL: *Present* - Chairman Cushman, Commissioners, Castillo, Crane, Jackson, Luby, Stratman, and Tassi. *Excused* – Commissioner Bowling and Commissioner Luby.

Absent – Commissioner Minden. *Also present:* Village Planner Gadde.

APPROVAL OF MINUTES:

APPROVAL OF THE MAY 7, 2008 MINUTES OF THE PLAN COMMISSION MEETING:

MOTION was made by Commissioner Tassi, seconded by Commissioner Crane, to approve the May 7, 2008 minutes of the Plan Commission as submitted.

Voice Vote, AYES have it. MOTION CARRIED. Commissioner Jackson abstained.

PUBLIC METING:

315 – 325 N. RAND ROAD – SITE PLANS AND EXTERIOR APPERANCE PLANS FOR PROPOSED BUILDING ON THE SUBJECT PROPERTY ZONED IN THE VILLAGE’S B-1 LOCAL AND COMMUNITY BUSINESS DISTRICT – PETITIONER JAN JOZWIAK

Paul Hammer, the attorney representing John and Lucy Jozwiak, introduced their proposal to construct a single-story 3,476 sq. ft. office/retail building on the vacant lot at the northwest corner of Route 12 and County Club Road. Mr. Jozwiak, project engineer Rod Beadle, and project architect Jeffrey Pathmann were also present. Mr. Hammer said he was not aware of any covenants or restrictions on the property when he submitted the application, but through a title search, a restriction on the 1938 deed was discovered. The restriction was null and void as of 1960. The building will be constructed for and leased to a personal trainer, who is a current tenant in one of Mr. Jozwiak’s other office buildings.

Chairman Cushman questioned if the lot could be legal if the lot is 17,204 s.f., and legal conforming lots must be 20,000 s.f. Mr. Hammer responded that they presume it is a legal non-conforming lot, which requires a minimum of 13,000 s.f., since the deed dates back to 1938. Village Planner Gadde said the petitioner is scheduled to appear before the Zoning Board of Appeals on June 19, 2008. He was asked to check on the lot classification.

Chairman Cushman said the petitioner is requesting a 25-foot front yard variation, a 13-foot side yard variation, and a 10-foot rear yard variation, and he was troubled by the “largeness” of the building compared to the size of the lot. He said Route 12 may be expanded to six lanes and would encroach on the property. Commissioner Crane added that failure to adhere to the required 50-foot front yard due to Rand Road frontage ruins the look they are trying to achieve on the Rand Road corridor.

Commissioner Castillo questioned why the Plan Commission was hearing this petition before it went to the Zoning Board of Appeals. He said the building was too large for the small lot.

Mr. Hammer said the former residence at Kenilworth and Route 12 was granted a front yard variation for their parking lot when it was given approval to operate as a commercial building.

Village Planner Gadde said there have been other variations granted on the 50-foot frontage on Route 12 including Deerpath Shopping Center.

Chairman Cushman calculated what the building dimensions would need to be so it could be built without variations and arrived at 19 x 50 feet.

Rod Beadle, Engineering Resources, said even if Mr. Jozwiak purchased the property to the north, the building would still only have a 19-foot depth if it did not encroach. The building has been situated as far back from Route 12 and from Country Club Road as far as possible, and the variation is primarily needed for parking. Mr. Beadle reviewed the site development plan that shows the access on Country Club Road, drainage going from the southwest to the east, a shallow swale on the west side, the water and sanitary connection on Route 12, and 14 parking spaces. Mr. Beadle also reviewed the landscape plan. They are requesting relief on the west side but have increased the height of the evergreens increased from 6 to 8 feet and the shrubs from 3 to 4 feet.

Project architect Jeffrey Pathmann said the proposed lighting will be wall units on the building and none in the parking lot. He displayed and reviewed the building elevations and described the exterior appearance plan. It will be a masonry building with earth-tone brick veneer with limestone accents and aluminum window units. There will be no rooftop equipment. The air handler will be in the building, and the mechanical equipment will be concealed in the landscaping. He would prefer to put the mechanical equipment to the north but could go to the south if preferred by the Plan Commission and staff.

Chairman Cushman said the application was incomplete and did not include a photometric plan, sketches of wall fixtures, material samples, color renditions, location of mechanical equipment, and the landscape plan was revised and dated June 3, 2008. He said it was difficult for the Plan Commission to review incomplete submittals. He asked the Plan Commission members to comment on the concept of the proposal even though the submittals were incomplete. He pointed out that if the required setbacks were followed, the property could not be developed.

Commissioner Jackson said it is clear to anyone who develops along Route 12 and does not maintain the 50-foot setback that their property is at risk if the road is widened. He said there is economic value to develop this property and pointed out that front yard setback relief has been granted to others along Route 12. He recommends approval of the project.

Commissioner Stratman said he would not object to the setback variations if he found the project favorable after review of the complete submittal.

Commissioner Castillo said he still had concerns about the 25-foot front-yard variation being requested but conceded that Commissioner Jackson had made a good point.

Commissioner Tassi agreed that the property should be developed but questioned if the variance could be reduced.

Commissioner Crane requested that the petitioner look at the landscaping on Route 12 and try to design something unique or exceptional to blend with the quality architecture the petitioner said he

will provide. She asked that additional screening along Route 12 be provided. Commissioner Crane asked if the one extra parking space could be removed and landscaping put in its place.

Chairman Cushman said the 25-foot front yard variation did seem significant, but it would impact the size of the building if it was not granted. He told the petitioner that if the Plan Commission voted to continue the project, they would need to have a complete submittal including amendments to the landscape plan as suggested by Commissioner Crane with approval by the Village landscape consultant, final location of the mechanical equipment, material samples, color renditions, and photometric plan including type of wall fixtures.

Commissioner Tassi asked if an irrigation system could be considered.

MOTION made by Commissioner Crane, seconded by Commissioner Tassi, to continue the public hearing until the next regularly scheduled Plan Commission meeting.

AYES: 6 Chairman Cushman, Commissioners Castillo, Crane, Jackson, Stratman, and Tassi.

NAYS: 0

MOTION CARRIED

OTHER BUSINESS/ANNOUNCEMENTS:

Village Planner Gadde was asked to provide an update on the proposed Nestlerest project and the status of the tree removal at the new Ela Township hall.

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 8:50 p.m.

Submitted by: Janet McKay, Recording Secretary

Approved by: _____ 7/2/08