

APPROVED
VILLAGE OF LAKE ZURICH
PLAN COMMISSION MINUTES
MAY 2, 2007

The meeting was called to order by Chairman Cushman at 7:39 p.m.

ROLL CALL: *Present* - Chairman Cushman, Commissioners Castillo (8:00), Crane, Jackson, Minden, and Tassi. *Excused* – Commissioners Bowling and Peterson. *Absent* – Commissioner Kmiecik. *Also present:* Village Planner Gadde, Assistant Village Engineer Lebbos, and Village Attorney Browne.

APPROVAL OF MINUTES:

APPROVAL OF THE APRIL 4, 2007 MINUTES OF THE PLAN COMMISSION MEETING:
MOTION was made by Commissioner Crane, seconded by Commissioner Minden, to approve the April 4, 2007 minutes of the Plan Commission as submitted.

Voice Vote, AYES have it. MOTION CARRIED.

CONTINUED PUBLIC HEARING:

MARATHON GAS STATION – PRELIMINARY AND FINAL PLANNED UNIT DEVELOPMENT, SPECIAL USE PERMIT, SITE PLANS, AND EXTERIOR APPEARANCE PLANS FOR PROPOSED ADDITION AT 1125 SOUTH OLD RAND ROAD – PETITIONER DANIEL NOORANI

The public hearing was reopened at 7:40 p.m. The court reporter swore in those testifying.

Project architect Keith Kondrot, representing Daniel Noorani, provided background information about the gas station and summarized their proposal to demolish the existing 600 s.f. gas station and construct a 2,100 s.f. building with a mini-market and drive-through for a Dunkin' Donuts Express. He said the property is an existing non-conforming property and is non-conforming in many aspects. He met with a representative from IDOT to discuss landscaping. They obtained three parking spaces from Cambridge Bank, so there are a total of 15 parking spaces including those at the fueling stations. Their engineer developed a tear-drop configuration on the Old Rand Road driveway to the north that has improved the turning radius for vehicles. This allowed them to reduce the building size by 200 s.f. from 2,100 to 1,821 s.f. The trash enclose was moved, and will be enclosed by a fence.

Commissioner Jackson asked for staff to react to the turning radius. Assistant Village Engineer Lebbos said the site plan does not indicate any dimensions on the ratio, and radial dimensions must be included on the site plan. Discussion followed on the actual turning radius.

Chairman Cushman said according to his calculations, a mid-sized sedan or a pickup truck could not make it through the drive-through. He said this is a dangerous facility as it currently exists, and he is opposed to adding any more vehicles to this site. Chairman Cushman believes the improvements will draw more customers and they will not improve the safety.

Daniel Noorani, owner and operator, said his objective is to add to the sales per customer and does not anticipate a great increase in the number customers. He just wants to provide more products for them to purchase. He said they have met with staff and made many concessions including closing the south entrance, improving the turning radius, and changing the drive-through. Mr. Noorani said this gas station will continue to exist without any improvements.

Commissioner Castillo arrived at 8:00 p.m.

Chairman Cushman summarized areas of concern as the existing unsafe conditions, unsafe egress and ingress, inadequate turning radius for the drive-through, and limited access for the garbage truck and gasoline tanker.

Discussion continued on the turning radius, stacking, and the traffic study. Mr. Kondrot said the drive-through will be closed during trash pick up with traffic cones to block it off. Mr. Noorani responded that only Dunkin' Donut products will be sold from the drive-through when concerns were raised about the waiting time for orders. Proposed signage and compliance with the Route 12 Corridor Planning Council's recommendations on signage and landscaping should be required.

The public hearing was closed at 8:35 p.m.

There was agreement that the traffic and road configurations as they currently exist are very hazardous. Some Plan Commission members thought the improvements might decrease the left turns in and out of the White Hen Pantry for coffee and other items since they could be purchased from Marathon and Dunkin' Donut Express while making a right turn in and out. There was support for the improvements to the building and the site although there was complete agreement that the site had many limitations and was too dense and could not be fully improved. Landscaping was a critical issue to several Plan Commission members. Commissioner Tassi asked that the canopy be improved to blend better with the new building.

MOTION made by Commissioner Jackson, seconded by Commissioner Crane, to recommend the Board of Trustees approve the preliminary and final planned unit development for the proposed addition at 1125 South Old Rand Road currently zoned in the Village's B-1 Local and Community Business District.

AYES: 5 Commissioners Castillo, Crane, Jackson, Minden, and Tassi.

NAYS: 1 Chairman Cushman

MOTION CARRIED

There were concerns that cooking would take place or other food products would be sold at the drive-through window which would increase stacking time and create traffic problems or that cigarettes could be sold to minors. Village Attorney Browne said the special use permit could be conditioned on the sale of Dunkin' Donut products only at the subject property.

MOTION made by Commissioner Jackson, seconded by Commissioner Crane, to recommend the Board of Trustees approve a special use permit for the drive-through for the Marathon gas

station at 1125 South Old Rand Road conditioned that only Dunkin' Donut products may be sold at the drive-through.

AYES: 5 Commissioners Castillo, Crane, Jackson, Minden, and Tassi.

NAYS: 1 Chairman Cushman

MOTION CARRIED

Discussion followed on landscaping, signage, and improvements to the existing canopy.

MOTION made by Commissioner Jackson, seconded by Commissioner Crane, to recommend the Board of Trustees approve the site plan and exterior appearance plan for the Marathon gas station at 1125 South Old Rand Road with improvements to be made to the aesthetics to the canopy so it would be more in line with the positive aesthetics of the building and improvements also to the monument sign.

AYES: 5 Commissioners Castillo, Crane, Jackson, Minden, and Tassi.

NAYS: 1 Chairman Cushman

MOTION CARRIED

PUBLIC HEARING:

BARRINGTON CHRISTOPHER CLUB ASSOCIATION - SPECIAL USE PERMIT, SITE PLANS, AND EXTERIOR APPEARANCE PLANS FOR PROPOSED MEETING HALL AND OFFICE CONDOMINIUM ON LOT 4 SURRYSE ROAD – PETITIONER TIMOTHY O'LEARY

The public hearing was opened at 9:14 p.m. The court reporter swore in those testifying.

Timothy O'Leary, Barrington Christopher Club Association President, presented their proposal to construct a 30,500-s.f., two-story building on 2.86 acres of vacant land on Surryse between Kit's Sports Complex and Ahlgrim's Funeral Home.

Project architect Rich Gordon displayed the site plan and exterior appearance plan and described the exterior appearance plan. The building will be brown brick with a light-colored stone base and light-colored accents. The window glass will have a bronze tint with a medium bronze frame. The cornice piece is EIFS. Material samples were displayed and reviewed. Mr. Gordon said the brown in the colored rendering was not accurate and asked that the actual brick sample be considered because it was much lighter than the rendering.

Commissioner Crane was concerned that the dark color looked massive and industrial and lacked architectural features that would make it more attractive. She was concerned it would not look "high-quality" compared to some of the other very attractive buildings nearby.

Mr. Gordon described the architectural features that would enhance the aesthetic appearance of the building that may not be obvious in the rendering.

Bryce Sultice, Insight Construction, further addressed the factors considered when designing the building. He stressed that the rendering was too dark and not accurate. He listed the building materials and said they could have used less expensive materials but rather chose brick and stone

to create an attractive quality building. He said the elements would be obvious if they had a 3-D sketch that would reveal more details.

The petitioner was asked if they had considered the industrial park, but Mr. O'Leary said office condominiums would not be suitable in the industrial park. Office use is permitted in the B-1 District, and the special use permit is required for the fraternal organization use. The petitioner was encouraged to use more light stone and to add features that would make the building more stylish.

The site plan was reviewed. Village Planner Gadde said staff will review uses and parking at the time when permits will be issued. He said a correction must be made on Sheet A-3 on elevations to change from 70 to 80 feet. Other items discussed included parking, the breakdown of uses within the building, retention pond, wetland, landscaping, lighting, and trash enclosures.

Assistant Village Engineer Lebbos said the petitioner must submit a wetland delineation and flood plain analysis and noted it could reduce the parking lot on the south side.

The exterior appearance plan was again discussed. Commissioner Jackson suggested a deck or balcony be added to the north elevation. Mr. O'Leary liked the idea and said he would consider it.

The public hearing was closed at 10:22 p.m.

Commissioner Minden had concerns regarding the banquet facility being so close to the residential area. His concerns were with the late hours of operation and the serving of alcohol. Chairman Cushman said the Board of Trustees could be asked to consider restricting the hours.

MOTION made by Commissioner Tassi, seconded by Commissioner Castillo, to recommend the Board of Trustees approve special use SIC #864 for the Barrington Christopher Club Association Lot 4, Surryse Road, with a recommendation to the Board of Trustees that they consider setting restrictions on the hours of alcohol sales and/or the hours of operation for the banquet facility.

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

NAYS: 0

MOTION CARRIED

MOTION made by Commissioner Crane, seconded by Commissioner Tassi, to recommend the Board of Trustees approve the site plans for the Barrington Christopher Club Association Lot 4, Surryse Road, with additional provision that they comply with lighting requirements and any changes required related to the wetland delineation.

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

NAYS: 0

MOTION CARRIED

The exterior appearance plan was discussed. The Plan Commission recommends adding balconies and lightening up the building to improve the building appearance.

MOTION made by Commissioner Tassi, seconded by Commissioner Castillo, to recommend the Board of Trustees approve the exterior appearance plans for the Barrington Christopher Club Association Lot 4, Surryse Road, including a recommendation that the petitioner consider the suggestions regarding appearance made this evening by the Plan Commission.

AYES: 6 Chairman Cushman, Commissioners Castillo, Crane, Jackson, 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 10:33 p.m.

Submitted by: Janet McKay, Recording Secretary

Approved by: 6/6/07