

Q1 What feedback would you like to provide the Village of Lake Zurich regarding the proposed redevelopment of the "Chase Bank" property? (Staff report available with details)

Answered: 13 Skipped: 0

#	RESPONSES	DATE
1	Too crowded and congested, not enough parking for both buildings, and the ugly rear of the fast food restaurant will face at least one major road and/or the intersection.	9/14/2018 8:06 AM
2	It seems like a good use of an underutilized piece of property, as long as there is enough parking.	9/13/2018 4:09 PM
3	It seems that the proposed building will be under parked as currently designed and is relying on its neighbor. By taking away parking and doing this development, will the existing multi-story "Chase" building not also be under parked? Complicating the parking concern is D&J Bistro, that at times will overflow into the Chase parking as well. There are numerous areas in the village where parking is not an issue, but this corner seems to have the potential with new development for parking issues.	9/13/2018 3:41 PM
4	With the easy in and out I think a gas station would make more sense there, but I am not opposed to it being developed.	9/13/2018 1:42 PM
5	Seems like the wrong location for a drive thru restaurant. Concerns with traffic stacking and movements in and out of Rand and 22 concern me. The loss of existing trees along Rand should not be allowed. Maybe in the idot right of way. If approved developer should be required to install sidewalks on the subject property and bury existing overhead utility lines for a cleaner look. Upscale commercial is a better use versus drive thru restaurant.	9/13/2018 12:58 PM
6	Unless the drive thru restaurant is a Portillo's, not sure another drive thru is needed. Within a mile there's already a Wendy's, panera, McDonalds, Dairy Queen, Taco Bell, Burger King and a Starbucks. The sonic went out of business.	9/13/2018 12:21 PM
7	No more "drive through restaurants" I.e. fast food chain.	9/13/2018 11:31 AM
8	Yes! We need more businesses and more food options!	9/13/2018 11:22 AM
9	There are already multiple undeveloped lots at that intersection. I do not understand why the village would allow a new development on that corner, while empty buildings sit vacant and the intersection has not kept businesses alive. I understand you likely want the tax money, but the current tenant is already paying you some property tax and that number will drop if they have less property. Plus, that small lot could never meet the parking space to parking lot island ratio, so the village would have to give them another pass.	9/13/2018 9:04 AM
10	Where are tenants in the Chase Bank building supposed to park? During business hours, that lot of not usually "empty," as the report states.	9/13/2018 1:39 AM
11	Prefer not to see new construction when we have empty buildings - Don't see how a drive thru restaurant traffic patterns would work for that corner and what does adding a building to corner due to the visual site lines of a very busy intersection?	9/12/2018 10:03 PM
12	So you screwed up the thortons site, missed huge opportunities. Now let's see if you can do it again over the lack of a few parking spaces! Approve the plan before the snow flies!	9/12/2018 9:47 PM
13	That is too small an area for another building . Traffic is already a nightmare at that intersection. It's bad enough that apartment complex was approved right on the Main Street. This town is getting to look more like a congested Arlington Heights, it's another bad plan. That is the main intersection in town and to have it look crowded and create more congestion shows little concern for us residents. I've lived in LZ since 1985 and it's seems developers get anything they want regardless of the detriment. The gym on the Hackney's site is another example of oversized buildings destroying our beautiful Village and taxing our utilities. This was not why we voted the current board members into office or the Mayor. Respectfully Bill Schwarz 573 Peachtree Lane	9/12/2018 8:47 PM