

MINUTES OF THE ZONING BOARD OF APPEALS MEETING OF

April 10, 2024

24Z-2001 – CALL TO ORDER

Chairperson Rosenthal called the regular meeting to order at 6:30 p.m. in the Board Chambers at 101 Green Street on the 10th of April 2024.

24Z-2002 – ROLL CALL

Upon roll call, the following members were present: Jim Baranski, Bill Spivey, Roger Gates, Steve Monahan Dave Jansen, Desiree Einsweiler, & John Rosenthal.

Also, present were Jonathan Miller and Joe Nack, City Attorney.

24Z-2003 – ESTABLISHMENT OF QUORUM

Chairperson Rosenthal announced a quorum of board members present to conduct city business.

24Z-2004 – PUBLIC COMMENTS

None.

APPROVAL OF MINUTES

24Z-2005 – APPROVAL OF THE MINUTES OF THE REGULAR ZONING BOARD OF APPEALS MEETING OF MARCH 13, 2024

Discussion: None

Motion: Spivey moved, seconded by Gates to approve the minutes of the regular Zoning Board of Appeals meeting of March 13, 2024.

The motion carried by voice vote.

UNFINISHED BUSINESS

None.

NEW BUSINESS

24CPR-01 Owner and Applicant: Paul Orzeske. Request for a concept plan review to provide non-binding feedback on a proposed High Density Residential Development on High St.

Paul Orzeske 13 Reliance Ln. Lincolnshire, IL 60069.

Paul explained that he obtained property at a tax sale. He would like to put 5 single family homes on the ½ acre lot. He directed the board members' attention to the packet with the site plan and topography. He would use the flat area of the site. Lots would go from North to South, not East, but due to topography it would not be profitable. He went over the steep slope areas and stated he wants to purchase the street area from the city. The homes would be 15 ft below Elk St. Commented on hairpin turn from High to Elk. He stated High St doesn't run all the way through and that they would need to figure out connecting High St. Again, stated the hair pin turns at intersection. Planning 5 single family homes with 2 car parking at back of site. Common area like a pocket community previously submitted for the Wilson property last year. Reopening of High St needs to be addressed. The retaining wall will have to be higher than the 6 feet limit. South side of property has a right of way that they are requiring a wall on that side. He is trying to reduce height so Franklin St residents can't see the houses. Infill is needed for runoff at site to protect Franklin St.

Discussion:

Monahan asked if there are public easements or utilities here?

Orzeske said nothing unless it's in the right of way in the part I want to acquire, but the City is saying no.

Baranski asked why the steep slope area A/ B is separated?

Orzeske said A isn't a natural cut out.

Baranski said infill is a good project from distant urban neighborhood. Neighbors will not see the building, but they will see the large retaining wall. The yard might be shorter, but people will see the large retaining wall.

Orzeske said he plans to hide the wall with ivy and a stone façade.

Baranski -One aspect would be to reduce the front yard and terracing. The corners of the big wall needs to be softened Integrated into the topography with at least one terrace. Height relief would feel better.

Orzeske stated Height relief would be good and they were looking at creating a walkway to High St. to the gazebo.

Monahan said it would be much more appealing to step it back.

Baranski said it would mostly affect the people below.

Gates asked Where would parking be for visitors?

Orzeske said they would park on the High St side.

Baranski asked about the school PUD? Is it now separate PUD from school / small inn?

He suggested that Orzeske should combine the PUDs to allow parking for people.

Orzeske said that is why he is acquiring the 8ft from the city.

Baranski said to minimize the impact to do both projects and it would help neighbors with parking. Sensitive to parking on site.

Monahan How many variances are you looking at needing for the project.

Orzeske said 4. Wall, height, right of way, set back.

Baranski said a one story is a better idea. Not a 6-18 ft high wall.

Orzeske said it would be a living wall.

Rosenthal said His concern is the 20 feet between the garages and the wall. If a visitor or someone pulls behind the garage there is no space for emergency services to get through. He suggested putting less on site 4 instead of 5 to make them longer. 20 feet is almost a pickup truck.

Orzeske said Fire trucks can get back there, it would just tear up the vehicle. The HOA would stop people from parking behind.

Rosenthal said Put 4 there not 5.

Orzeske said even 4 moved to the East then it would affect natural resources less than 5000 feet.

Baranski said The Fire Department would need to look at the plan. Monahan said his opinion is to bring the plan back when the big IFS are answered. Like the city selling the property and Elk Street getting vacated. Concept is nice but is crushing too many in one spot. Surprised school is now secondary, before it was the main goal.

Orzeske leasing rooms in the Inn would be hard next to a construction area.

Gates said the city would need to fully commit to opening High Street.

Orzeske said not acquiring High Street but opening it up.

Spivey said the HOA covenants would need to be enforced. It would be necessary.

Jansen said the last group came and created a political buzz saw from the neighborhood. People were coming to the doors of board members pushing them into voting a certain way. I think the community was very upset & organized when a plan for the school came before. He wants the school to be saved and said that has to be the goal. Told them to just be aware of the neighbors.

Orzeske said these will be market medium rate like Chicago. The school would be so costly they need the other buildings first so they can help pay for the school repairs. The costs are super high for windows the city will need to come up with help to fix the school. The street is not vacated.

Baranski said is it closed up?

Orzeske said yes, it is separate, and he had nothing else.

OTHER BUSINESS

None

22Z-2006 – ADJOURNMENT

Motion: Monahan moved, seconded by Jansen to adjourn.

The motion carried on a voice vote.

The meeting was adjourned at 7:20 p.m.

Respectfully submitted,

Sue Simmons
Zoning secretary