



## I. CALL TO ORDER AND ROLL CALL

Chairperson Walny called the meeting to order at 6:00pm via remote teleconferencing.

### ROLL CALL

**Chairperson:** Eido Walny  
**Commissioners:** Mike Barth  
Ari Friedman  
Edward Harris  
Jeff Jubelirer  
John Krampf  
Marisa Roberts

Also present: Village Manager Andrew Pederson  
Administrative Services Director Lynn Galyardt  
Deputy Clerk Cassie Schmidt  
Village Attorney Chris Jaekels  
Village Trustee Margaret Zitzer  
Village Trustee Darren Fisher  
There were four people in the audience.

## II. APPROVAL OF MINUTES

### A. Plan Commission meeting minutes, October 21, 2020.

Commissioner Harris stated a correction to the minutes needed to be made on page two.

Trustee Barth seconded the motion.

Motion by Commissioner Harris, seconded by Commissioner Barth, to approve the corrected Plan Commission meeting minutes, October 21, 2020. Motion carried unanimously.

## III. BUSINESS

### A. Introduction/Presentation on the request to construct a replacement apartment building at 9009 N White Oak Lane.

Project Architects Jim Klett and Eric Harmann appeared on behalf of the project. Project Manager, John Mann, and property owner, Dan Katz, were present. There were no neighbors in attendance.

Manager Pederson stated the building under consideration had a fire in 2019, and this proposal is to rebuild the structure. The new apartment building will be located on the southwest corner of the property, adjacent to the highway.

Project Manager, John Mann, stated that the new building will utilize the existing foundation of the previous structure. The new building will include the Katz Property offices. It will have 56 apartment units, while the old building had 62 units. The proposed building height is 45 feet, which is 9 feet higher than the previous building. Mr. Mann stated that over the last 35 years, the apartment market has changed, and the proposed building has been designed for that market. The changes include larger bedrooms, additional building amenities, and increased ceiling heights. The increased ceiling heights, and the structural framing system is the reason the building has increased in height.

Mr. Harmann presented the site plan for the proposal. The traffic pattern will stay the same, utilizing the existing foundation and the existing underground parking. The new apartment building will aesthetically match the other apartment buildings but will be modernized. The building will be 3 stories tall and will have 56 apartment units.

Village Attorney, Chris Jaekels, stated that this will be the Seventh Amendment to the 1978 Development Agreement between the Village and Bayside Woods Company Partnership regarding White Oaks Apartments.

Manager Pederson outlined the meeting schedule and process for project consideration. The project will appear before the Architectural Review Committee on March 1, 2021 and the Board of Zoning Appeals on March 3, 2021. Then, the project will be reviewed by the Plan Commission on March 10, 2021. The last meeting will be the Village Board meeting on March 18, 2021.

**IV. ANY OTHER BUSINESS AS MAY PROPERLY COME BEFORE THE COMMISSION**

None.

**V. ADJOURNMENT**

Motion by Commissioner Harris, seconded by Commissioner Barth, to adjourn the meeting at 6:31pm. Motion carried unanimously.

Respectfully submitted,

Cassie Schmidt  
Deputy Clerk