



I. CALL TO ORDER

Trustee Barth called the meeting to order via remote teleconferencing at 6:01pm.

II. ROLL CALL

Trustee Liaison: Mike Barth

Chair: Marisa Roberts - Excused

Members: Elizabeth Levins
Dan Zitzer – Arrived at 6:03pm
Tony Aiello
John Krampf

Also Present: Deputy Clerk Cassie Schmidt
Village Manager Andy Pederson
Village Trustee Margaret Zitzer
Village Attorney Chris Jaekels
There were 5 people in the audience.

III. APPROVAL OF MINUTES

A. Approval of February 8, 2021 meeting minutes.

Motion by Elizabeth Levins, seconded by Tony Aiello, to approve the February 8, 2021 meeting minutes. Motion carried unanimously.

IV. BUSINESS

A. 9009 N White Oak Lane – White Oaks Apartments, LLC

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

Manager Pederson outlined the meeting schedule and process for project consideration. After being reviewed by the Architectural Review Committee, the project will appear before 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. 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 interstate highway.

Project Manager, John Mann, stated that the new building will utilize the existing foundation of the previous structure and will include the Katz Property offices. The proposed building will have 56 apartment units and will be 3 stories tall. The changes include larger bedrooms, additional building amenities, and increased ceiling heights.

Project Architect, Eric 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 proposed building height is 45 feet, which is 9 feet higher than the previous building. Mr.

Harmann stated that the apartment market has changed, and the proposed building has been designed for the new market. This means the ceilings will be higher, at 9-10 feet tall. The new floor trusses will also add height to the building. There will be awnings that cover the outdoor space, which will include a patio and a gathering space.

Tony Aiello questioned the height comparison between the existing buildings and the proposed building. Manager Pederson stated that the Village's municipal code was developed at a different time and standards and expectations of renters have changed. Renters want higher ceilings and an open concept feel.

Dan Zitzer stated that he preferred the sign on the front of the building to have the address of the building versus the property logo. Elizabeth Levins agreed.

Motion by Tony Aiello, seconded by Dan Zitzer, to approve the project. Dan Zitzer proposed an amendment to the motion that the project is approved with the understanding that there will be no logo on the front of the building. Tony Aiello accepted the amendment. Motion carried unanimously.

V. ADJOURNMENT

Motion by Tony Aiello, seconded by Elizabeth Levins, to adjourn the meeting at 6:29pm. Motion carried unanimously.

Respectfully submitted,

Cassie Schmidt
Deputy Clerk