



*At the Heart of Community*

COMMUNITY DEVELOPMENT DEPARTMENT

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Lake Zurich, Illinois 60047

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LakeZurich.org

AGENDA ITEM

        
NB

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## MEMORANDUM

Date: July 6, 2020

To: Ray Keller, Village Manager *PK*

From: Sarosh Saher, Community Development Director

CC: Roy Witherow, Assistant Village Manager  
Mary Meyer, Building Services Supervisor  
Tim Verbeke, Planner

**Re: Courtesy Review – Redevelopment of 265 North Rand Road  
Applicant: Mr. Jerry Solowiej  
Formerly Joe’s Barbershop**

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### Issue

Mr. Jerry Solowiej, a developer, is proposing the redevelopment of the property at 265 North Rand Road. The property is commonly referred to as “Joe’s Barbershop,” and is currently improved with a vacant one-story building and parking lot. The current owners of the property are Joseph and Carol Vazzano.

**2014-2019 Strategic Plan.** This agenda item is consistent with the following objectives under Goal #2 – Development:

- Expand the Village’s role as a major regional economic hub in Lake County
- Continue Route 12 Corridor Development
- Become more business friendly and customer oriented.

The Applicant, Mr. Jerry Solowiej, is proposing to demolish the existing building and associated site features and redevelop the site with a new building containing a restaurant/deli with outdoor seating on a portion of the lower level and two residential units on the 2<sup>nd</sup> floor. The restaurant/deli is proposed to be operated by Andy Kolasa, who currently owns and operates Andy’s Deli and Mikolajczyk Sausage Shop, Inc., on Milwaukee Avenue in Chicago.

The subject property is currently zoned within the R-5 single-family residential district. The development proposes a change in use and an increase in the intensity of use of the property from its former use as a barbershop. The applicants are requesting a courtesy review with the Village

Board to obtain feedback on the potential of rezoning the subject property to establish the proposed commercial and residential uses on the property.

### **Background and Existing Conditions**

The subject property at 265 North Rand Road is 11,887 square feet in land area and is located on the east side of Rand Road. The property is improved with a 780 square-foot commercial building that was constructed in 1953. The building is accompanied by an approximately 3,600 sq.ft. parking lot containing 10 parking spaces. The property has remained vacant and been marketed for various commercial uses since the past year.

The parcel has direct frontage on Rand Road, with a single access point on Evanston Terrace that runs along the south side of the property.

The property is surrounded by residential uses to the north, east and south. The properties immediately to the north and south are developed with income-producing residential rental apartments, while the properties to the east across Sunrise Lane are developed with single-family residences that have frontage along the Lake. Early zoning maps show zoning on this block within a commercial district. However, the property has remained zoned within a residential district since its development.

Last year, the property was the subject of a courtesy review for the Korean Barbeque restaurant, the owners of which have since been working with the village to acquire and develop a property in the Main Street Area.

### **Proposal**

The Applicant, Mr. Jerry Solowiej, is proposing to demolish the existing building and redevelop the site with a new building containing a restaurant/deli with outdoor seating on a portion of the lower level and two residential units and deck on the 2<sup>nd</sup> floor.

The new 2-story, approximately 4,375 sq.ft. masonry building is proposed to be centrally located on the property. The restaurant/deli will occupy 1,662 sq.ft. on the 1<sup>st</sup> floor while the patio and deck above will each occupy 523 sq.ft. The patio and its 2<sup>nd</sup> floor deck will be located on the south side of the building, while the outdoor seating will be located to the east of the building. The proposed height of the 2-story building is 30 feet.

The project will provide for 13 off-street parking spaces on the property, two of which are proposed to be located within a 528 sq.ft. garage accompanying the two residential units.

### **Analysis**

Staff offers the following information for the Village Board to consider as it relates to the site and proposed development:

- 1. Land Uses and Zoning Classification.** The property is zoned within the R-5 single-family residential district, but has been used in a commercial capacity since its development in 1953. The recent land use as a barbershop was a lawful but non-conforming use on the property. Commercial uses are not provided for within the R-5 zoning district and as such the zoning classification will need to be amended to B-1 local and community business district that provides for the proposed land use – Eating Places (5812) and Outdoor Seating accessory to permitted eating places.

The proposed residences can only be allowed through a Planned Unit Development in B-1 district.

- 2. Traffic and Parking.** The property is served by one existing means of access from Evanston Terrace. The Applicant intends to use the existing access for the commercial component of the project and additionally provide access to the residences from Sunrise Lane. No new access directly onto Rand Road is proposed at this time.

A total of 13 parking spaces are proposed on the property. They are configured as follows:

- Residential unit parking – 2 indoor garage parking spaces – once for each residence and accessible via Sunrise Lane. Since the size of each residential units is undetermined at this time, a more accurate calculation for parking is not available.
- Commercial and Visitor Parking – 11 parking spaces accessible from Evanston Terrace. The restaurant/deli will require no less than 9 parking spaces, leaving the remaining 2 in the lot for residential parking.

- 3. Impact on Adjacent property.** The proposed restaurant/deli and residential uses will be surrounded by existing residential uses to the north east and south. Any impact of the proposed land use will need to be mitigated from the adjacent dissimilar residential land uses. Staff has advised the applicant that proper screening of the building, its activity and lighting will need to be implemented during the development of the project.

The Applicant has also taken it upon himself to share the concept with the adjacent property owners and has submitted a petition supporting the establishment of the deli. However, the petition does not demonstrate similar support for the two residences on the 2<sup>nd</sup> floor.

- 4. Zoning Relief Requested.** The developer will need to request the following zoning relief and approval to be able to develop the property in the manner that is currently proposed:
  - a. Zoning Map Amendment – to rezone the property from R-5 single-family residential to B-1 local and community business district to allow for the proposed commercial land use.
  - b. Planned Unit Development (PUD) to allow for the following:
    - Establishment of the B-1 district on a lot with a land area that is less than the minimum area required for such district to be established – minimum lot area in the B-1 district is 20,000 square feet.
    - 2<sup>nd</sup> floor residential uses.

- c. Special Use Permit to allow the establishment of the outdoor seating area.

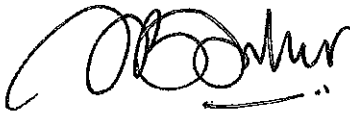
### **Recommendation**

The developer and staff seek to understand the Village Board's preferences towards rezoning the property and establishing the new mix-use development. Staff therefore recommends that the Village Board provide feedback on the proposed development and highlight any further areas of concern to the developer on the above listed issues.

### **Next Steps**

The developer has indicated that if positive feedback on the proposed development of the property is provided by the Village Board, they would move forward with a formal application to the Planning and Zoning Commission. Following a recommendation from the Commission, the proposal will need to be brought before the Village Board for approval of ordinances for rezoning, PUD approval and special use permits.

Respectfully Submitted,



Sarosh Saher, AICP  
Community Development Director

#### Attachments:

1. Exhibit A – Letter from Applicant dated June 26, 2020, and Petition from adjacent properties
2. Exhibit B – Aerial Maps and views of existing property
3. Exhibit C – Proposed Site plan, building view and sample views of the restaurant/deli

# Lake County, Illinois

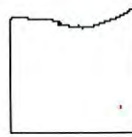


Tax Parcel Lines

Tax Parcel  
Information



Map Printed on 9/23/2019




Lake County, Illinois

**Disclaimer:** The selected feature may not occur anywhere in the current map extent. A Registered Land Surveyor should be consulted to determine the precise location of property boundaries on the ground. This map does not constitute a regulatory determination and is not a base for engineering design. This map is intended to be viewed and printed in color.

# Lake County, Illinois

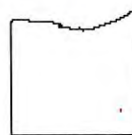


 Tax Parcel Lines

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Map Printed on 9/23/2019



Lake County, Illinois

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Street View from Rand Road (2017)



Street View from Evanston Terrace (2012)





# Andy's Deli

& MIKOLAJCZYK SAUSAGE SHOP, INC.

4021 W. KINZIE ST., CHICAGO IL 60624

PH.: 773-722-1000 FAX: 773-722-7924

June 26, 2020

Mr. Orlando Stratman,  
Chairperson of the Planning & Zoning Commission,  
Village of Lake Zurich 505 Telser Road, Lake Zurich, IL 60047

RE: 265 North Rand Road, Lake Zurich

Dear Mr. Stratman,

I am writing this letter to seek zoning code amendment approval from the city of Lake Zurich on the property located at 265 N. Rand Road.

I, Andy Kolasa along with my wife Halina Kolasa own and operate Andy's Deli & Mikolajczyk Sausage Shop Inc. in Chicago Illinois. We have been looking for an opportunity to expand our business in Lake Zurich. We have purchased a small place in Lake Zurich, where we would love to construct a multi-use building with a deli / sandwich shop and apartment(s) above. The deli / sandwich shop will have take-out and sit-in services with a second-floor deck overlooking the fabulous lake "Lake Zurich".

The property is located on the busy Rand Road and the surrounding area is already used for businesses; e.g. gas station across street. We hope with your support, my wife and I can bring a new variety with great taste to Lake Zurich and its community.

Sincerely,

Andy Kolasa  
773-457-2176  
[info@andysdeli.com](mailto:info@andysdeli.com)  
[www.andysdeli.com](http://www.andysdeli.com)

#### Notice

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June 2020

To The Village of Lake Zurich Zoning Committee,

Please accept this correspondence that we the undersigned approve a variance for the buildout of a deli at 265 Rand Road, Lake Zurich IL.

We are members of the community surrounding that area, and feel adding that small business to our neighborhood would be a benefit.

Thank you for your consideration,

Ralph M. Weber Name 255 SUNRISE LN. Address

Theresa M. Weber Name 255 SUNRISE LN. Address

Robert Lane Name 265 SUNRISE LAKE Address

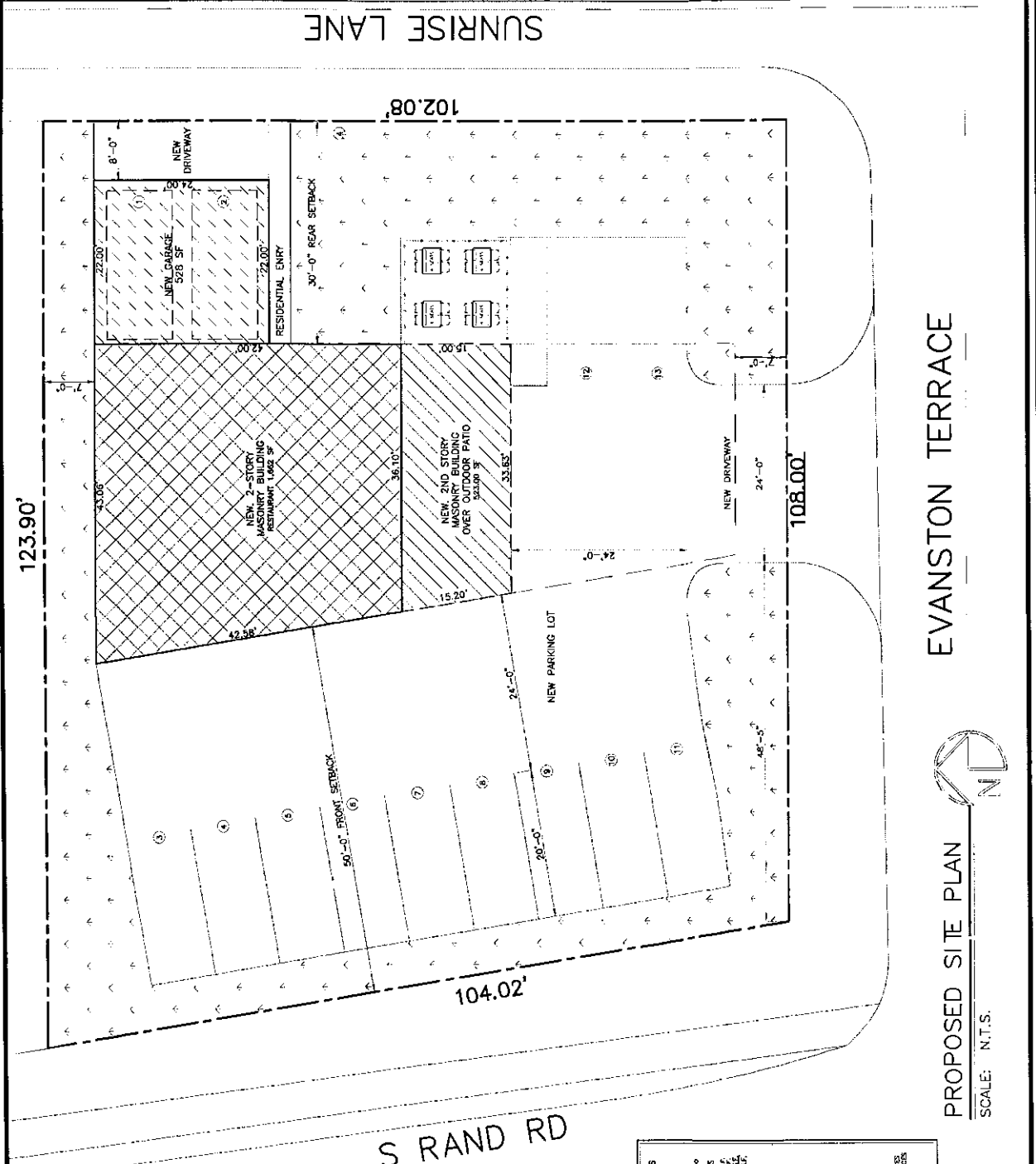
Gregory Jones Name Gregory Jones Address  
245 SUNRISE LN

Jim Gustavich Name Jim Gustavich Address  
235 Sunrise

Myra Name 875 Wilmette Ter Address

Robert J. Richter Name 291 Sunrise Ln Address

John Muscare Name 211 Sunrise Lake Address  
Zurich



S RAND RD

EVANSTON TERRACE



PROPOSED SITE PLAN

SCALE: N.T.S.

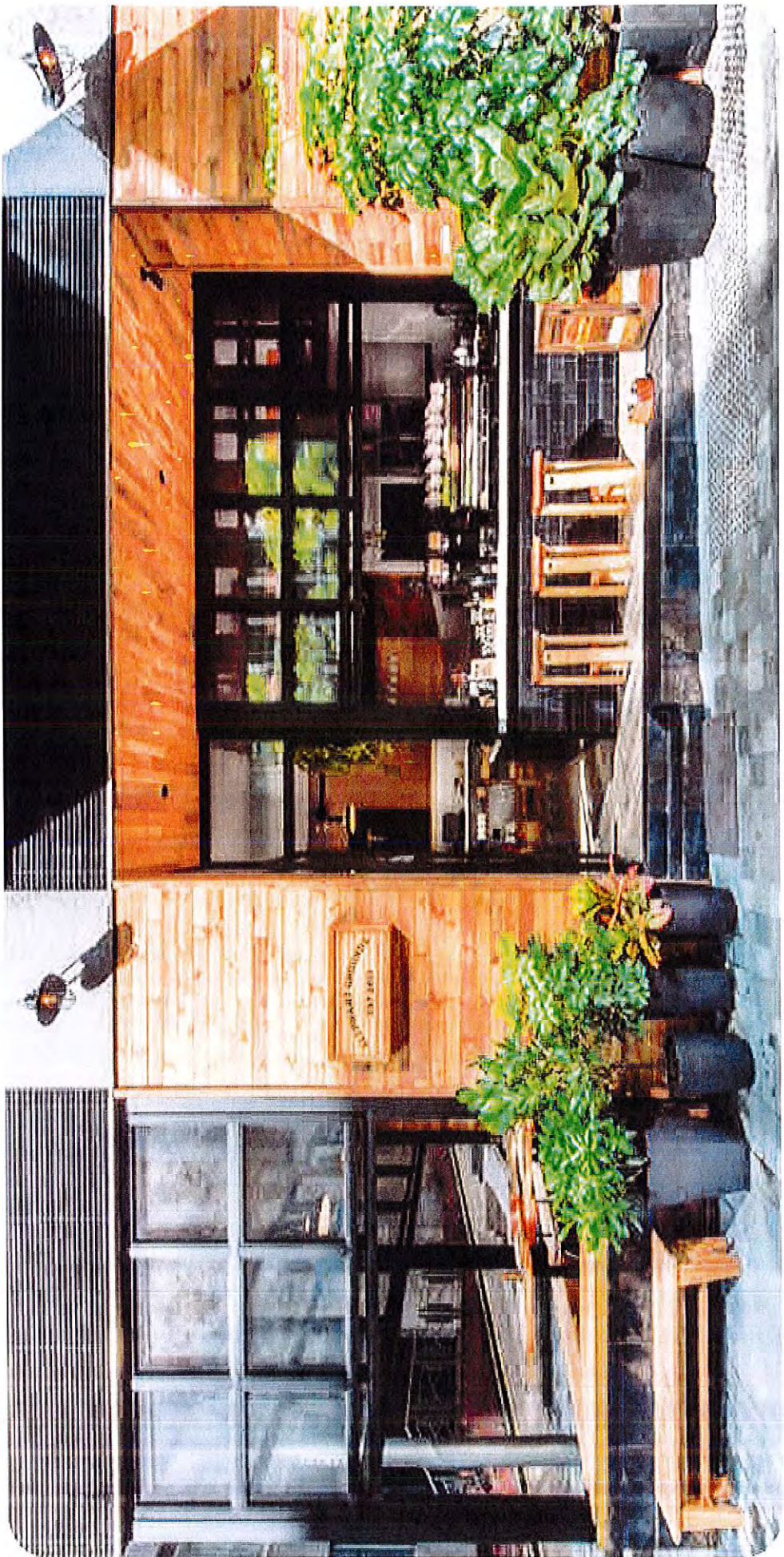
**LEGEND**

- RESTAURANT
- FIRST FLOOR RESTAURANT & PATIO
- SECOND FLOOR RESTAURANT
- NEW GARAGE
- NEW 2ND STORY MASONRY BUILDING OVER OUTDOOR PATIO
- NEW PARKING LOT
- RESIDENTIAL ENTRY
- 30'-0" REAR SETBACK
- 56'-0" FRONT SETBACK
- 24'-0" SIDE SETBACK
- PROPERTY LINE

**BUILDING SPECIFICATIONS**

<b>ZONING</b>	B-1	<b>FIRST FLOOR RESTAURANT &amp; PATIO</b>	11,840 SF	<b>RESTAURANT / RESIDENTIAL</b>	36'-0"
<b>LOT AREA</b>	11,840 SF	<b>SECOND FLOOR RESTAURANT</b>	1,082 SF	<b>ROOM &amp; CORNER</b>	30'-0"
<b>F.A.R.</b>	ALL OTHER USES ARE MORE THAN 1 STORY	<b>NEW GARAGE</b>	528 SF	<b>SEED</b>	7'-0" NORTH
<b>OCCUPANCY</b>	B	<b>NEW 2ND STORY MASONRY BUILDING OVER OUTDOOR PATIO</b>	3,000 SF	<b>ROAD</b>	30'-0"
<b>BUILDING HEIGHT</b>	35'-0" / 3 STORY	<b>NEW PARKING LOT</b>	3,000 SF	<b>MIN. LANDSCAPE AREA</b>	30.08 = 3,266 S.F.
<b>SETBACKS</b>	FRONT: 30'-0" CORNER: 30' SIDE: 10' REAR: 20'			<b>PARKING</b>	1 SPACE / 3 PERSON
<b>MIN. LANDSCAPE AREA</b>	402				1 SPACE / 3 PERSON RESTAURANT TABLES 9' = 11 SPACES TOTAL = 13





August 3, 2010



