

Approved
VILLAGE OF LAKE ZURICH
PLANNING & ZONING COMMISSION MINUTES
April 21, 2021
(Electronic Online Meeting)

The meeting was called to order by Chairman Stratman at 7:01 p.m.

ROLL CALL: *Present* – Chairman Stratman, Commissioners Baumann, Castillo, Dannegger, Riley, Muir, and Schultz. Chairman Stratman noted a quorum was present, and Commissioner Giannini arrived at 7:10 pm. *Also present*: Community Development Director Sarosh Saher, Innovation Director Michael Duebner, and Planner Tim Verbeke.

Chairman Stratman read the Rules of Procedure that will be followed during the online electronic meeting. Residents were given the opportunity to comment through email or in writing prior to the meeting, to participate in the virtual online meeting after preregistering, or to comment during the meeting with staff monitoring the various Village platforms.

CONSIDERATION OF MINUTES AND FINDINGS OF THE COMMISSION

Approval of the February 17, 2021 Meeting Minutes of the Planning & Zoning Commission:

MOTION was made by Commissioner Schultz, seconded by Commissioner Riley to approve the February 17, 2021 minutes of the Planning and Zoning Commission with changes as submitted.

Upon roll call:

AYES: 6 Chairman Stratman, Commissioners Baumann, Castillo, Riley, Muir, and Schultz.

NAYS: 0

OBSTAIN: 1 Commissioner Dannegger

ABSENT: 1 Commissioner Giannini

MOTION CARRIED

PUBLIC COMMENT - Director Duebner, who have been and will continue to monitor online platforms, had received public comments through email that had been forwarded to the PZC members and would become part of the record.

PUBLIC HEARING:

MOTION was made by Commissioner Dannegger, seconded by Commissioner Schultz to open the following public hearing at 7:09 p.m. for Application PZC 2021-04, 65 Oakwood – Special Use Permit; and Application PZC 2021-03 300 North Rand Road/881 North Old Rand Road and 320 North Rand Road – PUD.

Upon roll call:

AYES: 7 Chairman Stratman, Commissioners Baumann, Castillo, Dannegger, Riley, Muir, and Schultz.

NAYS: 0

ABSENT: 1 Commissioner Giannini

MOTION CARRIED

Those wishing to speak were sworn in by Chairman Stratman. Chair Stratman read a statement asking if participants would agree to participate in an electronic meeting and listed the conditions, and all agreed to the conditions. Director Saher confirmed that the public hearing had been properly noticed and those wishing to comment had and would be given an opportunity to do so.

New Applications:

A. 65 Oakwood Special Use Permit:

The Application to consider the establishment of a Physical Fitness Facility specializing in cheerleading, tumbling and training within Unit 3 of the industrial condominium building. The Applicant briefly described the property and their proposed business to the PZC.

Applicant and Owner: Formula 1 Cheer

The Commissioners had a few clarifying comments and questions regarding the spring floor, the cost of development and the general business practices. The Applicants answered the questions with additional detail regarding their business.

Public comment was received into the record by Julian Basler who stated his objections to the new business.

MOTION was made by Commissioner Baumann, seconded by Commissioner Schultz, to receive into the public record the staff review of compliance of this Application with the zoning standards as presented by staff and to receive the testimony presented by the Applicants, testimony presented by members of the public, and in response to questions by the PZC Members, any testimony presented by Village Staff at tonight's Public Hearing and make these standards a part of the official record for the Application and Findings of the PZC; AND to recommend that the Village Board approve the Application PZC 2021-04 for the Special Use Permit to allow the establishment of a Physical Fitness Facility specializing in cheerleading, tumbling and training within Unit 3 of the industrial condominium building at 65 Oakwood Road.

Upon roll call:

AYES: 7 Chairman Stratman, Commissioners Baumann, Castillo, Dannegger, Giannini, Riley, and Schultz.

NAYS: 0

ALT: Commissioner Muir

MOTION CARRIED

B. 300 North Rand Road/881 North Old Rand Road and 320 North Rand Road Planning Unit Development

The application to consider development of the property with a mixed-use development known as "The Sanctuary of Lake Zurich," containing retail uses within a 4,200 square-foot building and 23 residential townhomes within three buildings. The Applicant has requested additional time and asked that the hearing be continued to the May 19, 2021 meeting of the PZC.

Applicant and Owner: Romeo Kapudija, Miller Street Partners

MOTION was made by Commissioner Riley, seconded by Commissioner Baumann, to continue Application PZC 2021-03 300 North Rand Road/881 North Old Rand Road and 320 North Rand Road for a Planning Unit Development

Upon roll call:

AYES: 7 Chairman Stratman, Commissioners Baumann, Castillo, Dannegger, Giannini, Riley, and Schultz.

NAYS: 0

ALT: Commissioner Muir

ABSENT: 0

MOTION CARRIED

OTHER BUSINESS - None

STAFF REPORT:

Planner Verbeke said that there are two pending items for the May agenda.

PUBLIC COMMENT:

Directors Duebner said no additional comments or requests to speak had been received during the course of the meeting.

ADJOURNMENT:

MOTION was made by Commissioner Schultz, seconded by Commissioner Dannegger, to adjourn the meeting.

The meeting was adjourned at 7:45 p.m.

Submitted by: Tim Verbeke, Planner

Approved by:

A handwritten signature in black ink, appearing to read "Orlando F. Schultz". The signature is fluid and cursive, with a large, stylized 'O' at the beginning.