

Approved

**VILLAGE OF LAKE ZURICH  
PLANNING & ZONING COMMISSION MINUTES  
July 21, 2021**

Village Hall  
70 E Main Street, Lake Zurich, IL 60047

The meeting was called to order by Chairman Stratman at 7:19 p.m.

**ROLL CALL:** *Present* – Chairman Stratman, Commissioners Castillo, Giannini and Schultz . Chairman Stratman noted a quorum was present. Commissioners Riley, Dannegger and Muir were absent and excused. *Also present:* Community Development Director Sarosh Saher, Planner Tim Verbeke and Management Services Director Michael Duebner.

**CONSIDERATION OF MINUTES AND FINDINGS OF THE COMMISSION**

Approval of the June 16, 2021 Meeting Minutes of the Planning & Zoning Commission:

MOTION was made by Commissioner Castillo, seconded by Commissioner Schultz to approve the June 16, 2021 minutes of the Planning and Zoning Commission with no further changes as submitted.

Upon roll call:

AYES: 4 Chairman Stratman, Commissioners Castillo, Giannini and Schultz.

NAYS: 0

OBSTAIN: 0

ABSENT: 3 Commissioners Riley, Dannegger and Muir

MOTION CARRIED

**PUBLIC MEETING** – No items were received.

**PUBLIC HEARING:**

MOTION was made by Commissioner Schultz, seconded by Commissioner Castillo to open the following public hearing at 7:25 p.m. for Application PZC 2021-08, 27 South Shore Lane – Variation.

Upon roll call:

AYES: 4 Chairman Stratman, Commissioners Castillo, Giannini and Schultz.

NAYS: 0

ABSENT: 3 Commissioners Riley, Dannegger and Muir

MOTION CARRIED

Those wishing to speak were sworn in by Chairman Stratman.

The following new application was considered:

A. 27 South Shore Lane – Variation (PZC 2021-08)

Application to allow a new brick paver patio to extend into the 20-foot required rear yard setback on the property

*Applicant and Owner: Nathan and Lauren Gustin*

The application was presented by the homeowner, Mr. Nathan Gustin, who provided the justification for the requested variation to allow for a terrace (patio) to be constructed within the rear yard setback of the property. There were no objectors present in the audience and the PZC did not have any objection to granting the variation.

The Commissioners had a few clarifying comments and questions regarding the location of the fence in the rear yard and whether there were any neighbor concerns. The Applicants responded that the fence was just inside of the property line and that there were no neighbor concerns. The Applicants had submitted a letter with their application received from the owner to the rear (west) stating that they did not object to the construction of the patio.

MOTION was made by Commissioner Castillo, seconded by Commissioner Schultz to close the public hearing.

Upon roll call:

AYES: 4 Chairman Stratman, Commissioners Castillo, Giannini and Schultz.

NAYS: 0

ABSENT: 3 Commissioners Riley, Dannegger and Muir

MOTION CARRIED

There was no further deliberation by the Commission and generally agreed that the proposed patio would have no negative impact on adjacent properties.

MOTION was made by Commissioner Castillo, 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, by members of the public, by the PZC Members, and by Village Staff at the Public Hearing; and make these standards and testimony 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 2021-08 to allow for a rear yard setback variation for the property at 27 South Shore Lane.

Upon roll call:

AYES: 4 Chairman Stratman, Commissioners Castillo, Giannini and Schultz.

NAYS: 0

ABSENT: 3 Commissioners Riley, Dannegger and Muir

MOTION CARRIED

#### **OTHER BUSINESS** – Director Saher updated the Commission on the following items of interest:

1. Journey Cremation had withdrawn its application at 708 Telser Road and was looking at vacant properties within the industrial park. They were in negotiations with an owner on a property and would bring an application forward at a future meeting if they entered into a contract.
2. The Application for a Special Use Permit by Knight Music Academy at 805 Telser Road had been withdrawn due to the Owner renegeing their approval on the consideration of the application.

3. The passing of Al Maiden, a planning consultant with Rolf Campbell Associates (partners with Manhard Consulting) who had been associated with planning activities for the village for over 20 years.
4. Director Saher introduced Intern Kevin Loftus a student of Lake Zurich High School who was in attendance observing the meeting.

**STAFF REPORT:**

Planner Verbeke reported that there were no new items formally submitted for the August meeting of the Commission as of that date.

**PUBLIC COMMENT:**

No additional public comment was provided.

**ADJOURNMENT:**

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

Upon roll call:

AYES: 4 Chairman Stratman, Commissioners Castillo, Giannini and Schultz.

NAYS: 0

MOTION CARRIED

The meeting was adjourned at 7:40 p.m.

*Submitted by: Tim Verbeke, Planner and Sarosh Saher, Community Development Director*

Approved by:



Orlando Stratman, Chairman, PZC