

**VILLAGE OF LAKE ZURICH
PLANNING & ZONING COMMISSION MINUTES
September 15, 2021**

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

The meeting was called to order by Chairman Stratman at 7:00 p.m.

ROLL CALL: *Present* – Chairman Stratman, Commissioners Castillo, Dannegger, Riley, and Schultz. Chairman Stratman noted a quorum was present.

Commissioner Giannini arrived at 7:15p.m.

Commissioner Muir was absent and excused.

Also present: Community Development Director Sarosh Saher and Management Services Director Michael Duebner.

CONSIDERATION OF MINUTES AND FINDINGS OF THE COMMISSION

Approval of the August 18, 2021 Meeting Minutes of the Planning & Zoning Commission:

MOTION was made by Commissioner Castillo, seconded by Commissioner Riley to approve the August 18, 2021 minutes of the Planning and Zoning Commission with changes to the vote counts as recommended by Commissioner Schultz.

Upon roll call:

AYES: 4 Chairman Stratman, Commissioners Dannegger, Riley, Castillo.

NAYS: 0

ABSTAIN: 2 Commissioners Schultz and Muir.

ABSENT: 1 Commissioner Schultz

MOTION CARRIED

PUBLIC MEETING – No items were received.

PUBLIC HEARING:

MOTION was made by Commissioner Schultz, seconded by Commissioner Riley to open the following public hearings at 7:05p.m. for New Applications PZC 2021-10, at 363 Enterprise Parkway and PZC 2021-11 at 570A Telser Road.

Upon roll call:

AYES: 5 Chairman Stratman, Commissioners Dannegger, Riley, Castillo, and Schultz .

NAYS: 0

ABSENT: 2 Commissioner Muir

Commissioner Giannini had not yet arrived.

MOTION CARRIED

Those wishing to speak were sworn in by Chairman Stratman.

The following continued application was considered:

A. 363 Enterprise Parkway – Special Use Permit (PZC 2021-10):

Public Hearing to consider a Special Use Permit to allow for the establishment of a youth baseball instruction and training facility within a tenant space in a building in the I Industrial District.

Applicant: Lake County Stars Baseball

Owner: Midlothian Partnership, LLC

Commissioner Castillo recused himself from discussion and voting on the matter due to his voluntary connections with the organization. Commissioner Giannini arrived midway through the presentation and discussion.

The item was presented by Mr. Aaron Zarkowsky, Attorney for Lake County Stars. Mr. Cynthia Zarkowsky, Operations Director was available to answer questions. There was no objection to the application either prior to or at the meeting. Statements were made in support of the application.

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

Upon roll call:

AYES: 4 Chairman Stratman, Commissioners Riley, Dannegger and Schultz.

NAYS: 0

RECUSAL: 1 Commissioner Castillo

ABSTAIN: 1 Commissioner Giannini

ABSENT: 1 Commissioner Muir

MOTION CARRIED

Upon closing the hearing, there was no further deliberation by the PZC.

MOTION was made by Commissioner Riley, seconded by Commissioner Dannegger, 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 2021-10 for a special use permit to allow for a new youth baseball training and instruction facility at the subject property.

Upon roll call:

AYES: 4 Chairman Stratman, Commissioners Riley, Dannegger and Schultz.

NAYS: 0

RECUSAL: 1 Commissioner Castillo

ABSTAIN: 1 Commissioner Giannini

ABSENT: 1 Commissioner Muir

MOTION CARRIED

B. 570A Telser Road – Special Use Permit (PZC 2021-11):

Public Hearing to consider a Special Use Permit to allow for the establishment of an indoor badminton sports training facility within a tenant space in a building in the I Industrial District.

Applicant: Chicago Badminton Academy, LLC

Owner: Chicago Title Land Trust Co Trust #114290-08 (Telser Building Account)

The Application was presented by Mr. Robert Nauman, attorney for the Applicant. The Applicant, Jimmy Sun was present and answered questions of the Commission. There was no objection to the application either prior to or at the meeting.

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

Upon roll call:

AYES: 6 Chairman Stratman, Commissioners Riley, Castillo, Dannegger, Schultz and Giannini.

NAYS: 0

ABSENT: 1 Commissioner Muir.

MOTION CARRIED

Upon further deliberation the PZC discussed, in general, the increase in the number of these types of uses (sports, recreation and fitness) within the industrial park. The Commission had questions asked whether the number of these uses should be regulated, and how that could be done. Staff responded that this could potentially be done by reviewing the land use designations of the industrial districts in the Comprehensive Plan, through dispersion requirements and through either clustering them in certain areas or prohibiting them in others. But staff also indicated that these uses are already allowed uses within the industrial park and recommended that the market be allowed to determine when and where they could be established. Regulations such as these could restrict owners of these buildings from gainfully leasing their spaces.

Staff further pointed out that the discussion did not directly pertain to the matter being considered and that the Commission focus on discussion related to the application.

MOTION was made by Commissioner Castillo, seconded by Commissioner Dannegger, 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 2021-11 for a special use permit to allow for a new badminton sports training facility at the subject property.

Upon roll call:

AYES: 6 Chairman Stratman, Commissioners Riley, Castillo, Giannini, Schultz and Dannegger.

NAYS: 0

ABSENT: 1 Commissioner Muir

MOTION CARRIED

OTHER BUSINESS – None.

STAFF REPORT:

Director Saher reported that there was one potential item submitted for the September meeting of the Commission as of that date – Special Use Permit for a Cannabis retailer at the former TGIF building on Rand Road. The Applicants were scheduled to present their application at a Courtesy Review the following Monday.

PUBLIC COMMENT:

No additional public comment was provided.

ADJOURNMENT:

Upon roll call:

AYES: 6 Chairman Stratman, Commissioners Riley, Castillo, Giannini, Schultz and Dannegger.

NAYS: 0

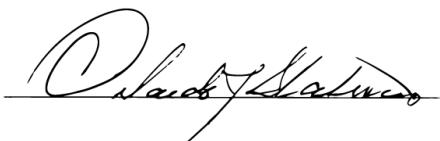
ABSENT: 1 Commissioner Muir

MOTION CARRIED

The meeting was adjourned at 7:56 p.m.

Submitted by: Sarosh Saher, Community Development Director

Approved by:

A handwritten signature in black ink, appearing to read "Sarosh Saher". The signature is fluid and cursive, with a large, stylized 'S' at the beginning.