

Approved
VILLAGE OF LAKE ZURICH
PLANNING & ZONING COMMISSION MINUTES
March 16, 2022

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

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

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

Commissioner Giannini was 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 January 19, 2022 Meeting Minutes of the Planning & Zoning Commission:

MOTION was made by Commissioner Schultz, seconded by Commissioner Riley to approve the January 19, 2022 minutes of the Planning and Zoning Commission with no changes.

Upon roll call:

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

NAYS: 0

ABSTAIN: 1 Commissioner Dannegger, Muir

ABSENT: 1 Commissioner Giannini

MOTION CARRIED

PUBLIC MEETING

A. 444 South Rand Road – Final Plat Approval (PZC 2022-01):

Public Meeting to consider a Final Plat approval for the resubdivision of Lots 1 and 2 of First Lake Zurich Partners Subdivision in the B-3 Regional Shopping Business District.

Applicant: Mr. Thomas E. Jordan, Graft & Jordan, Attorneys at Law

William C. Graft, *Graft & Jordan, Attorneys at Law*, provided background and historical information about the property at 444 S Rand Road. The proposed subdivision will contain two lots. Mr. Graft narrated a PowerPoint presentation displaying the plat of survey and depicting the proposed reconfiguration of the property and a timetable for future development.

MOTION was made by Commissioner Castillo, seconded by Commissioner Mu, to receive into the public record the staff review of compliance of this Application for Final Plat with the zoning standards as presented by staff this evening, and to make these standards a part of the official record for the Application and approve the Final Plat of Subdivision for 444 South Rand Road.

Upon roll call vote:

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

NAYS: 0

ABSENT: 1 Commissioner Giannini

MOTION CARRIED

PUBLIC HEARING:

MOTION was made by Commissioner Schultz, seconded by Commissioner Riley to open the following public hearings at 7:23p.m. for a new Application PZC 2022-02 for the property at 545 Buesching Road – Planning Unit Development, Rezoning and Final Plat of Subdivision.

Upon roll call vote:

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

NAYS: 0

ABSENT: 1 Commissioner Giannini

MOTION CARRIED

Those wishing to speak were sworn in by Chairman Stratman.

The following application was considered:

A. 545 Buesching Road – PUD, Rezoning and Final Plat of Subdivision (PZC 2022-02)

Public Hearing to consider a Special Use Permit for a Planned Unit Development (PUD), rezoning of the property and Final Plat of Subdivision to allow for the construction of two new single-family homes.

Applicant: Mr. Jerry Solowiej

Owner: Ms. Urszula Solowiej

The item was presented by Mr. Jak Zak, Construction Superintendent for the Applicants. There were questions about bringing utilities to property, lot area modifications, and ownership. Mr. Zak and staff answered each question to the satisfaction of the Commissioners.

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

Upon roll call:

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

NAYS: 0

ABSENT: 1 Commissioner Giannini

MOTION CARRIED

Upon closing the hearing, there was further deliberation by the PZC.

MOTION was made by Commissioner Riley, 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 tonight's 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 2022-02 Special Use Permit for a Planned Unit Development (PUD), rezoning of the property and Final Plat of Subdivision to allow for the construction of two new single-family homes at 545 Buesching Road.

Upon roll call:

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

NAYS: 1 Commissioner Dannegger

ABSENT: 1 Commissioner Giannini

MOTION CARRIED

OTHER BUSINESS – None.

STAFF REPORT:

Director Saher and Planner Verbeke reported that there might be a few potential projects on the schedule for the April meeting.

PUBLIC COMMENT:

No additional public comment was provided.

ADJOURNMENT:

Upon roll call:

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

NAYS: 0

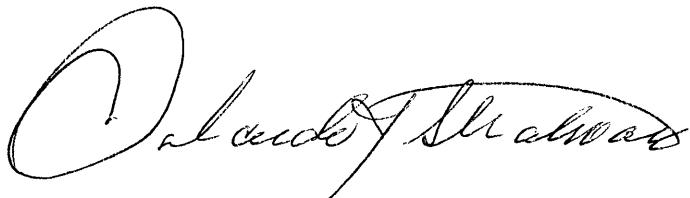
ABSENT: 1 Commissioner Giannini

MOTION CARRIED

The meeting was adjourned at 7:42 p.m.

Submitted by: Tim Verbeke, Planner

Approved by:

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