

Approved
VILLAGE OF LAKE ZURICH
PLANNING & ZONING COMMISSION MINUTES
August 17, 2022

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, Giannini, Glowacz, Muir, Schultz and Riley. Chairman Stratman noted a quorum was present.

Commissioner Dannegger 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 June 15, 2022 Meeting Minutes of the Planning & Zoning Commission:

MOTION was made by Commissioner Glowacz, seconded by Commissioner Riley to approve the June 15, 2022 minutes of the Planning and Zoning Commission with no changes.

Upon roll call:

AYES: 4 Chairman Stratman, Commissioners Castillo, Glowacz, and Riley

NAYS: 0

OBSTAIN: 3 Commissioners Giannini, Schultz, Muir

ABSENT: 1 Commissioners Dannegger

MOTION CARRIED

PUBLIC HEARING:

MOTION was made by Commissioner Schultz, seconded by Commissioner Muir to open the following public hearings at 7:04 p.m. for a new Application PZC 2022-09 for the property at 440 North Old Rand Road – Variation for a Pier, Application PZC 2022-14 for the property at 815 Oakwood Road, Unit E – Special Use Permit for Special Warehousing and Storages, Application PZC 2022-13 1275 Ensell Road – PUD for Building Expansion (2022-13), Application PZC 2022-12 670 South Old Rand Road – Map Amendment, Subdivision and PUD for New Townhouse Development.

Upon roll call vote:

AYES: 7 Chair Stratman, Commissioners Castillo, Giannini, Glowacz, Muir, Schultz and Riley

NAYS: 0

ABSENT: 1 Commissioners Dannegger

MOTION CARRIED

Those wishing to speak were sworn in by Chairman Stratman.

The following applications were considered:

A. 440 North Old Rand Road – Variation for a Pier (2022-09)

Public Hearing to consider a variation to allow for the construction of a pier that will exceed the lake frontage requirements for allowable number of piers and maximum pier width in the R-5 Single-Family Residential District and LP Lake Protection Overlay District.

Applicant: Roger Comins

The item was presented by the Applicant with very few comments or questions from commissioners. Mr. Comins described his project, hardship and what he is requesting and answered all the questions from the commissioners to their satisfaction.

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

Upon roll call:

AYES: 7 Chairman Stratman, Commissioners Castillo, Giannini, Glowacz, Muir, Schultz and Riley

NAYS: 0

ABSENT: 1 Commissioners Dannegger

MOTION CARRIED

MOTION was made by Commissioner Riley , seconded by Commissioner Muir, 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 2022-09 Application for a variation to allow for the construction of a pier that will exceed the lake frontage requirements for allowable number of piers and maximum pier width in the R-5 Single-Family Residential District and LP Lake Protection Overlay District.

Upon roll call:

AYES: 7 Chairman Stratman, Commissioners Castillo, Giannini, Glowacz, Muir, Schultz and Riley

NAYS: 0

ABSENT: 1 Commissioners Dannegger

MOTION CARRIED

B. 815 Oakwood Road, Unit E – Special Use Permit for Special Warehousing and Storage (2022-14)

Public Hearing to consider the Application for a Special Use Permit to allow special warehousing and storage of spirits at the property within the I Industrial District.

Applicant: Pavlos Dafnis, Wolf Point Distilling Owner: David and Lucy Voitik

The item was continued to the next Planning and Zoning Commission Meeting due to the Applicant not being present at the meeting.

MOTION was made by Commissioner Schultz, seconded by Commissioner Castillo to continue the item to the next Planning and Zoning Commission Meeting.

Upon roll call:

AYES: 7 Chairman Stratman, Commissioners Castillo, Giannini, Glowacz, Muir, Schultz and Riley

NAYS: 0

ABSENT: 1 Commissioners Dannegger

MOTION CARRIED

C. 1275 Ensell Road – PUD for Building Expansion (2022-13):

Public Hearing to consider an Application for a Planned Unit Development (PUD) to allow for the expansion of the building located in the I Industrial District.

Applicant: Flex Construction Corporation

Owner: JGS Lake Zurich, LLC

The item was presented by Ms. Kelly Sheehan of Flex Construction, the Applicant, with support from the property owner Geremarie. She made a presentation regarding the type of potential improvements to the property. There were questions the proposed landscaping, watermain, and parking. Ms. Sheehan and staff answered each question to the satisfaction of the Commissioners.

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

Upon roll call:

AYES: 7 Chairman Stratman, Commissioners Castillo, Giannini, Glowacz, Muir, Schultz and Riley

NAYS: 0

ABSENT: 1 Commissioners Dannegger

MOTION CARRIED

MOTION was made by Commissioner Glowacz, 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 2022-13 Application for a Planned Unit Development (PUD) to allow for the expansion of the building located in the I Industrial District at 1275 Ensell Road.

Upon roll call:

AYES: 7 Chairman Stratman, Commissioners Castillo, Giannini, Glowacz, Muir, Schultz and Riley

NAYS: 0

ABSENT: 1 Commissioners Dannegger

MOTION CARRIED

D. 670 South Old Rand Road – Map Amendment, Subdivision and PUD for New Townhouse Development (2022-12)

Public Hearing to consider an Application for a Map Amendment, Subdivision and Planned Unit Development (PUD) for a new townhouse development containing 52 new residential townhouses.

Applicant: OSK Capitol, LLC Owner: Henry Joern

The item was presented by Dennis Kulak of KLLM, the Applicant with many questions from both the commissioners and the public. He made a presentation regarding the new subdivision, all the potential property improvements, and all off-site improvements. There were questions about the landscaping, pedestrian access (on and off-site), school district impact, park impact fees, drainage, and high-density concerts. Mr. Kulak and staff answered each question to the satisfaction of most of the Commissioners.

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

Upon roll call:

AYES: 7 Chairman Stratman, Commissioners Castillo, Giannini, Glowacz, Muir, Schultz and Riley

NAYS: 0

ABSENT: 1 Commissioners Dannegger

MOTION CARRIED

MOTION was made by Commissioner Schultz, seconded by Commissioner Muir, 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 2022-12 for a Map Amendment, Subdivision and Planned Unit Development (PUD) for a new townhouse development containing 52 new residential townhouses at 670 South Old Rand Road.

If the motion is made and seconded, a Roll Call is required.

Upon roll call:

AYES: 7 Chairman Stratman, Commissioners Castillo, Giannini, Glowacz, Muir, Schultz and Riley

NAYS: 0

ABSENT: 1 Commissioners Dannegger

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 September meeting.

PUBLIC COMMENT:

No additional public comment was provided.

ADJOURNMENT:

Upon roll call:

Motion: Schultz. Second: Muir.

AYES: 7 Chairman Stratman, Commissioners Castillo, Giannini, Glowacz, Muir, Schultz and Riley

NAYS: 0

ABSENT: 1 Commissioners Dannegger

MOTION CARRIED

The meeting was adjourned at 8:44 p.m.

Submitted by: Tim Verbeke, Planner

Approved by:

