

VILLAGE OF LAKE ZURICH
Planning & Zoning Commission
70 East Main Street



Wednesday, July 19, 2023, 7:00 p.m.

AGENDA

1. CALL TO ORDER AND ROLL CALL: Chairperson Orlando Stratman, Vice-Chair Antonio Castillo, Joe Giannini, Sean Glowacz, Jake Marx, Scott Morrison, Mike Muir and Ildiko Schultz.
2. CONSIDERATION OF MINUTES AND FINDINGS OF THE COMMISSION
 - A. Minutes of the Planning and Zoning Commission Meeting, on [June 21, 2023](#). Motion to approve the minutes.
3. PUBLIC MEETING
(This agenda item includes items that do not require public testimony)

No items were received for consideration.
4. PUBLIC HEARING
(This agenda item includes proposals presented to the Planning & Zoning Commission requiring public testimony, discussion and recommendation to the Village Board for final action.)

Continued Applications.

- A. 120 Telser Road – Special Use Permit. (2023-12)

Application for a Special Use Permit and Final Plat of Subdivision to establish a self-storage facility with outdoor vehicle storage on the rear 2/3 portion of a vacant property located within the I Industrial District. The facility will be operated by "Extra Space Storage."

The Applicant has requested additional time and requested continuing the application to the August 16 meeting to be able to address certain comments related to stormwater management.

Applicant: James Lapetina of Design Build Storage

Owner: Rose Road Enterprises, LLC

B. 22843 North Lakewood Lane – Annexation, Zoning and Plan Approval (2023-09)

Application for Annexation, Zoning and Plan Approval to redevelop the property commonly known as Midlothian Manor with a new two-story building containing 24 affordable rental apartments. The property will be zoned within the R-6 multiple-family residential district.

The Application was continued due to time constraints to allow testimony to be obtained.

Applicant: Housing Opportunity Development Corporation (HODC)

Owners: Lake County Housing Authority

New Applications.

C. 615 S Grethe Court – Fence Variation (2023-13)

Application for a variation to allow for the construction of a five-foot high fence in the required corner side yard at the Subject Property located in the R-5 single-family residential district.

Applicant and Owner: Christine Madland and Robert Gotschewski

D. 679 Beechwood Drive – Pool Variation (2023-15)

Application for a variation to allow for the construction of a pool within the rear yard setback at the Subject Property located in the R-5 single-family residential district.

Applicant and Owner: Jennifer and Craig Lee

E. 519 Telser Road – Special Use Permit (2023-16)

Application for a Special Use Permit to allow the establishment of a physical fitness and training facility within a tenant space in a building located in the I Industrial District.

Applicant: Form Function Fitness LLC, d/b/a CrossFit Lykos

Owner: Telser Commercial Properties LLC

F. 629 Rose Road –Planned Unit Development (PUD) and Plat of Subdivision (2023-17)

Application for a Planned Unit Development (PUD) and Plat of Subdivision to subdivide the property and allow for the development of an industrial building on one of the two resultant lots, located in the I industrial District.

Applicant: NorthStar Pickle Company, LLC

Owner: Sarosh Saher Enterprises, LLC

5. OTHER BUSINESS

6. STAFF REPORTS

This is an opportunity for staff of the Community Development Department to report on matters of interest to the Planning & Zoning Commission

7. PUBLIC COMMENT

This is an opportunity for residents to comment briefly on matters included on the agenda and otherwise of interest to the PZC.

8. ADJOURNMENT

The Village of Lake Zurich is subject to the requirements of the Americans with Disabilities Act of 1990. Individuals with disabilities who plan to attend this meeting and who require certain accommodations so that they can observe or participate in this meeting, or who have questions regarding the accessibility of the meeting or the Village's facilities, should contact the Village's ADA coordinator at (847) 438-5141 (TDB #438-2349) promptly to allow the Village to make reasonable accommodation.