

Approved
VILLAGE OF LAKE ZURICH
PLANNING & ZONING COMMISSION MINUTES
May 17, 2023

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

The meeting was called to order by Chairman Castillo at 7:01 p.m. and immediately put into recess until 7:14 p.m. when Mayor Poynton arrived.

APPOINTMENTS: Mayor Poynton made a brief speech before swearing in the two new commissioners.

First, Commissioner Antonio Castillo was sworn into the Vice-Chairman role.

Second, Commissioner Jake Marx was sworn into a full voting PZC Commissioner.

Finally, Commissioner Scott Morrison was sworn into the role of first alternate of the PZC.

ROLL CALL: *Present* – Vice-Chairman Castillo, Commissioners Giannini, Glowacz, Marx, Morrison, and Schultz. Chairman Castillo noted a quorum was present. Commissioner Muir and Chairman Stratman 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 April 19, 2023 Meeting Minutes of the Planning & Zoning Commission:

MOTION was made by Commissioner Schultz, seconded by Commissioner Giannini to approve the April 19, 2023 minutes of the Planning and Zoning Commission with no changes.

Upon roll call:

AYES: 4 Chairman Castillo, Commissioners Marx, Morrison, and Schultz

OBSTAIN: 2 Giannini, and Glowacz

NAYS: 0

MOTION CARRIED

PUBLIC HEARING:

MOTION was made by Commissioner Schultz, seconded by Commissioner Glowacz to open the following public hearings at 7:27 p.m. for Application PZC 2023-08 for the property 154 Oak Street – Planned Unit Development and Final Plat of Subdivision, and PZC 2023-10 for the property 833 Foxmoor Lane – Variation for a fence in the corner side yard.

Upon roll call vote:

AYES: 6 Chairman Castillo, Commissioners Giannini, Glowacz, Marx, Morrison, and Schultz.

NAYS: 0

MOTION CARRIED

Those wishing to speak were sworn in by Chairman Castillo.

The following applications were considered:

A. 154 Oak Street – Planned Unit Development and Final Plat of Subdivision (2023-08):

This Public Hearing is to consider an Application for a Planned Unit Development (PUD), and Final Plat approval to subdivide the existing lot into two buildable lots at 154 Oak Street.

Applicant & Owner: Mr. Patryk Wielgo of SV Estates, LLC

This item was presented by Mr. Patryk Wielgo representing SV Estates. He gave a brief description on the project, assisted by Director Saher. These two lots, when combined make a larger lot – allowing for Mr. Wielgo to split the lot into two and still meet a majority of the neighborhood standards. The commissioners had questions regarding lot size, what will happen if modifications are needed in the future, what concessions are being offered and do any neighboring properties have objections. All the questions were answered to the satisfaction of the commission.

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

Upon roll call:

AYES: 6 Chairman Castillo, Commissioners Giannini, Glowacz, Marx, Morrison, and Schultz.

NAYS: 0

MOTION CARRIED

MOTION was made by Commissioner Schultz, seconded by Commissioner Giannini, 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 Application PZC 2023-08 – an Application for a Planned Unit Development and Final Plat of Subdivision in the Single Family Residential District.”

Upon roll call:

AYES: 6 Chairman Castillo, Commissioners Giannini, Glowacz, Marx, Morrison, and Schultz.

NAYS: 0

MOTION CARRIED

B. 833 Foxmoor Lane – Variation for a Fence in the Corner Side Yard (2023-10):

This Public Hearing is to consider an application for a variation to allow for the construction of a five-foot (5') high fence within the required corner yard setback at 833 Foxmoor Lane.

Applicant and Owner: Mr. Jay and Ms. Divya Gandhi

The item was presented by Mr. Jay Gandhi, who is the property owner. He described the scope of the project and the potential location of the 5-foot fence. The commissioners had questions regarding matching neighboring fence lines and the style of the fence. All the commissioners expressed their approval of the fence design.

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

Upon roll call:

AYES: 6 Chairman Castillo, Commissioners Giannini, Glowacz, Marx, Morrison, and Schultz.

NAYS: 0

MOTION CARRIED

MOTION was made by Commissioner Schultz, seconded by Commissioner Giannini, 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 Application PZC 2023-10 – an Application for a Variation to allow for the construction of a five-foot (5') high fence within the required corner yard setback.”

Upon roll call:

AYES: 6 Chairman Castillo, Commissioners Giannini, Glowacz, Marx, Morrison, and Schultz.

NAYS: 0

MOTION CARRIED

OTHER BUSINESS – None.

STAFF REPORT:

Staff indicated there will be 3 items on the next PZC meeting agenda.

Director Saher also informed the PZC that there will be a short introductory Comprehensive Plan discussion at a future PZC meeting by staff and the selected consultant.

PUBLIC COMMENT:

No additional public comment was provided.

ADJOURNMENT:

MOTION was made by Commissioner Schultz, seconded by Commissioner Giannini to conclude the meeting.

Upon roll call:

AYES: 6 Chairman Castillo, Commissioners Giannini, Glowacz, Marx, Morrison, and Schultz.

NAYS: 0

MOTION CARRIED

The meeting was adjourned at 8:13 p.m.

Submitted by: Tim Verbeke, Planner

Approved by:

