

Approved  
**VILLAGE OF LAKE ZURICH**  
**PLANNING & ZONING COMMISSION MINUTES**  
**June 21, 2023**

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, Glowacz, Marx, Morrison, Muir, 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, Village Manager Ray Keller, Village Attorney Scott Uhler, and Management Services Director Michael Duebner.

**CONSIDERATION OF MINUTES AND FINDINGS OF THE COMMISSION**

Approval of the May 17, 2023 Meeting Minutes of the Planning & Zoning Commission:

MOTION was made by Commissioner Castillo, seconded by Commissioner Schultz to approve the May 17, 2023 minutes of the Planning and Zoning Commission with no changes.

Upon roll call:

AYES: 5 Commissioners Castillo, Glowacz, Marx, Morrison, and Schultz.

NAYS: 0

OBSTAIN: 2 Commissioner Muir, and Chairman Stratman.

MOTION CARRIED

**PUBLIC HEARING:**

MOTION was made by Commissioner Schultz, seconded by Commissioner Glowacz to open the following public hearings at 7:02 p.m. for Application PZC 2023-12 for the property at 120 Telser Road – Special Use Permit, Application PZC 2023-11 for the property 442 S Rand Road – Amendment to Planned Unit Development (PUD), and Application PZC 2023-09 for the property at 22843 North Lakewood Lane – Annexation, Zoning and Plan Approval.

Upon roll call vote:

AYES: 7 Chairman Stratman, Commissioners Castillo, Glowacz, Marx, Morrison, Muir, and Schultz.

NAYS: 0

MOTION CARRIED

Those wishing to speak were sworn in by Chairman Stratman.

The following applications were considered:

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

Public Hearing to consider the 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.”

*Applicant: James Lapetina of Design Build Storage*

*Owner: Rose Road Enterprises, LLC*

Director Saher informed the Commission that the Applicant has requested that the hearing be further continued to at least the July 19, 2023 meeting of the PZC to allow more time to prepare exhibits.

MOTION was made by Commissioner Schultz, seconded by Commissioner Muir to continue the item.

Upon roll call:

AYES: 7 Chairman Stratman, Commissioners Castillo, Glowacz, Marx, Morrison, Muir, and Schultz.

NAYS: 0

MOTION CARRIED

**B. 442 S Rand Road – Amendment to Planned Unit Development (PUD) (2023-11)**

This Public Hearing is to consider an Application for an amendment to Planned Unit Development (PUD) Ordinance 2022-04-461 to construct a single tenant commercial building at the Subject Property to be operated as a Chipotle quick-service restaurant.

*Applicant: Terraco, Inc.*

*Owners: SA 444 Rand LLC, SG 444 Rand LLC and DP 444 Rand LLC*

The item was presented by Mr. Joe Goodman, Terraco, Inc, representing Chipotle Restaurants. Along with his consultants, he made a presentation regarding the type of potential improvements to the property and what type of variations from the code would be necessary. There were questions regarding the delivery times, the submitted parking study, why a sidewalk along Rand Road was not included. Also, concerns were raised regarding the exterior appearance and the trash enclosure. The landscaping reducing was also raised as a concern. Despite all concerns, the Commissioners were satisfied with the responses by the applicant and closed the public hearing.

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

Upon roll call:

AYES: 7 Chairman Stratman, Commissioners Castillo, Glowacz, Marx, Morrison, Muir, and Schultz.

NAYS: 0

MOTION CARRIED

MOTION was made by Commissioner Schultz, seconded by Commissioner Glowacz, 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 to recommend that the Village Board approve the Application PZC 2023-11 – an Application for an amendment to Planned Unit Development (PUD) Ordinance 2022-04-461 to construct a single tenant commercial building at the Subject Property to be operated as a Chipotle quick-service restaurant.”

Upon roll call:

AYES: 7 Chairman Stratman, Commissioners Castillo, Glowacz, Marx, Morrison, Muir, and Schultz.

NAYS: 0

MOTION CARRIED

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

This item was moved to the third item, due to the 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*

The item was presented by Mr. Richard Koenig, Executive Director of the Housing Opportunity Development Corporation, the Applicant, with support from the property owner Lake County Housing Authority. He made a presentation regarding the type of potential improvements to the property and what types of housing will be built. There was a variety of public comment after a few questions several questions from the Commissioners including, how will the leasing office operate, how will the retention basin function, how are the potential tenants selected, how are potential tenants reached, what is the history of the property, a few taxes related questions, and are Villages required to have a minimum of low-income housing units. After the commissioner questions, it was opened to public comment. Many members of the public had the chance to speak. Jeff Wood and Terrance Wallace from Hope Collective, spoke in support of the proposed project. Larry Schaede, Tom Mullers and Angela Mooney spoke against the project. Mr Schaede provided handouts for the Commissioners. Due to the amount of public comment and the time running out on the meeting, the item was continued to the July 19, 2023 meeting.

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

Upon roll call:

AYES: 7 Chairman Stratman, Commissioners Castillo, Glowacz, Marx, Morrison, Muir, and Schultz.

NAYS: 0

MOTION CARRIED

**OTHER BUSINESS – None.****STAFF REPORT:**

Staff indicated there will be 4 items on the next Planning and Zoning Commission meeting agenda, therefore there may need to be an additional meeting.

**PUBLIC COMMENT:**

No additional public comment was provided.

**ADJOURNMENT:**

Upon roll call:

AYES: 7 Chairman Stratman, Commissioners Castillo, Glowacz, Marx, Morrison, Muir, and Schultz.

NAYS: 0

MOTION CARRIED

The meeting was adjourned at 9:32 p.m.

*Submitted by: Tim Verbeke, Planner*

Approved by:

