

Approved
VILLAGE OF LAKE ZURICH
PLANNING & ZONING COMMISSION MINUTES
July 19, 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, and Schultz. Chairman Stratman noted a quorum was present.

Commissioner Giannini was absent.

Commissioner Muir was absent and excused.

Also present: Community Development Director Sarosh Saher, Planner Tim Verbeke, Village Attorney Scott Uhler, and Management Services Director Michael Duebner.

CONSIDERATION OF MINUTES AND FINDINGS OF THE COMMISSION

Approval of the June 21, 2023 Meeting Minutes of the Planning & Zoning Commission:

MOTION was made by Commissioner Schultz, seconded by Commissioner Marx to approve the June 21, 2023 minutes of the Planning and Zoning Commission with one modification.

Upon roll call:

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

NAYS: 0

MOTION CARRIED

Commissioner Giannini arrived at 7:04 pm

PUBLIC HEARING:

MOTION was made by Commissioner Schultz, seconded by Commissioner Glowacz to open the following public hearings at 7:05 p.m. for Application PZC 2023-12 for the property at 120 Telser Road – Special Use Permit, Application PZC 2023-09 for the property at 22843 North Lakewood Lane – Annexation, Zoning and Plan Approval, 615 S Grethe Court – Fence Variation PZC 2023-13, 679 Beechwood Drive – Pool Variation PZC 2023-15, 519 Telser Road – Special Use Permit PZC 2023-16, and 629 Rose Road –Planned Unit Development (PUD) and Plat of Subdivision PZC 2023-17.

Upon roll call vote:

AYES: 7 Chairman Stratman, Commissioners Castillo, Glowacz, Giannini, Marx, Morrison, 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 Sub-division 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 August 16, 2023 meeting of the PZC to allow more time to prepare exhibits.

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

Upon roll call:

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

NAYS: 0

MOTION CARRIED

B. 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 declined to make a presentation this month, instead left the time to public comment. Many members of the public had the chance to speak. Liesl Kochanny, Paul Reilio, Ken Toeller, Alicia Timm, Vitaliy Stefanov, and Pat Nelis spoke in support of the proposed project. Larry Schaadel, Maja Majeen, Tim Gorey, Mary Miske, Jennifer Felton, Bill Kochanny, Rick Kuennen, Doug Sandy, and Kathy Schaadel spoke against the project. Christina Catalano wanted more information before making a final decision. 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 August 16, 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, Giannini, Marx, Morrison, and Schultz.

NAYS: 0

MOTION CARRIED

C. 615 S Grethe Court – Fence Variation PZC 2023-13, 679 Beechwood Drive – Pool Variation PZC 2023-15, 519 Telser Road – Special Use Permit PZC 2023-16, and 629 Rose Road –Planned Unit Development (PUD) and Plat of Subdivision PZC 2023-17.
Public Hearing to consider these Applications.

Director Saher informed the Commission that the Applicants will have their applications continued to tomorrow nights meetings due to the time constraints on this meeting.
MOTION was made by Commissioner Castillo, seconded by Commissioner Morrison to continue the items.

Upon roll call:

AYES: 7 Chairman Stratman, Commissioners Castillo, Glowacz, Giannini, Marx, Morrison, 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. This would be conducted as a special meeting the following day (7/20/2023).

PUBLIC COMMENT:

No additional public comment was provided.

ADJOURNMENT:

Upon roll call:

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

NAYS: 0

MOTION CARRIED

The meeting was adjourned at 9:10 p.m.

Submitted by: Tim Verbeke, Planner

Approved by:

