

Approved
VILLAGE OF LAKE ZURICH
PLANNING & ZONING COMMISSION MINUTES
August 16, 2023

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

The meeting was called to order by Chairman Stratman at 7:02 p.m.

ROLL CALL: *Present* – Chairman Stratman, Commissioners Giannini, Glowacz, Muir, and Schultz. Chairman Stratman noted a quorum was present.

Commissioners Marx, Morrison, and Castillo were absent and excused.

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

CONSIDERATION OF MINUTES AND FINDINGS OF THE COMMISSION

Approval of the July 19 and July 20, 2023 Meeting Minutes of the Planning & Zoning Commission:

MOTION was made by Commissioner Schultz, seconded by Commissioner Glowacz to approve the July 19 and July 20, 2023 minutes of the Planning and Zoning Commission with no modifications.

Upon roll call:

AYES: 4 Chairman Stratman, Commissioners Giannini, Glowacz, and Schultz.

NAYS: 0

OBSTAIN: 1 Commissioners Muir

MOTION CARRIED

PUBLIC HEARING:

MOTION was made by Commissioner Schultz, seconded by Commissioner Glowacz to open the following public hearings at 7:04 p.m. for Application PZC 2023-12 for the property at 120 Telser Road – Special Use Permit, and Application PZC 2023-09 for the property at 22843 North Lakewood Lane – Annexation, Zoning and Plan Approval.

Upon roll call vote:

AYES: 5 Chairman Stratman, Commissioners Giannini, Glowacz, 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 September 20, 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: 5 Chairman Stratman, Commissioners Giannini, Glowacz, Muir, 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 made a detailed presentation and responded to all previous public comment that came up over the previous two meetings. The commissioners had a variety of questions or Mr. Koenig including: the installation of the public sidewalk, affordable housing limit within the Village, basic amenity access, and how will special event parking be treated. Despite the questions, the Commissioners were satisfied with the responses by the applicant and closed the public hearing.

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

Upon roll call:

AYES: 5 Chairman Stratman, Commissioners Giannini, Glowacz, 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 application for Annexation, Zoning and Plan Approval to redevelop the property commonly known as Midlothian Manor as presented.”

Upon roll call:

AYES: 3 Chairman Stratman, Commissioners Glowacz, and Schultz

NAYS: 2 Commissioners Giannini, and Muir

MOTION CARRIED

OTHER BUSINESS – None.

STAFF REPORT:

Staff indicated that next month there will be a presentation regarding the Comprehension Plan.

PUBLIC COMMENT:

No additional public comment was provided.

ADJOURNMENT:

Upon roll call:

AYES: 5 Chairman Stratman, Commissioners Giannini, Glowacz, Muir, and Schultz

NAYS: 0

MOTION CARRIED

The meeting was adjourned at 8:21 p.m.

Submitted by: Tim Verbeke, Planner

Approved by:

A handwritten signature in black ink, appearing to read "Claude F. Stratman".