

Approved  
**VILLAGE OF LAKE ZURICH**  
**PLANNING & ZONING COMMISSION MINUTES**  
**January 18, 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 Glowacz, Giannini, Riley, and Schultz. Chairman Stratman noted a quorum was present.

Commissioners Castillo, Dannegger, and Muir 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 September 21, 2022 Meeting Minutes of the Planning & Zoning Commission:

MOTION was made by Commissioner Riley, seconded by Commissioner Schultz to approve the October 19, 2022 minutes of the Planning and Zoning Commission with no changes.

Upon roll call:

AYES: 5 Chairman Stratman, Commissioners Glowacz, Giannini, Riley, and Schultz.

NAYS: 0

ABSENT: 3 Commissioners Castillo, Dannegger, and Muir

MOTION CARRIED

**PUBLIC HEARING:**

MOTION was made by Commissioner Riley, seconded by Commissioner Glowacz to open the following public hearings at 7:01 p.m. for Application PZC 2023-04 for the property at 710 Fieldstone Circle – Variation for a Building Addition, Application PZC 2023-01 for the property at 103 South Rand Road – Special Use Permit for a Liquor Store, Application PZC 2023-02 for the property at 377 North Rand Road – Special Use Permit and Application PZC 2023-03 for the property at 405 North Rand Road – Special Use Permit.

Upon roll call vote:

AYES: 5 Chairman Stratman, Commissioners Glowacz, Giannini, Riley, and Schultz.

NAYS: 0

ABSENT: 3 Commissioners Castillo, Dannegger, and Muir

MOTION CARRIED

Those wishing to speak were sworn in by Chairman Stratman.

The following applications were considered:

A. 710 Fieldstone Circle – Variation for a Building Addition (2023-04). Public Hearing to consider the Application for a variation to allow for the construction of residential addition within the required rear yard setback at the property in the R-5 Single-family Residential District.

*Applicant and Owner: Ms. Carole Urry*

The item was presented by Ms. Carole Urry, the Applicant and Owner. She made a presentation regarding potential addition she wanted to install on the property and how it would

impact her property and neighboring properties. There were no questions and all commissioners were in support.

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

Upon roll call:

AYES: 5 Chairman Stratman, Commissioners Glowacz, Giannini, Riley, and Schultz.

NAYS: 0

ABSENT: 3 Commissioners Castillo, Dannegger, and Muir

MOTION CARRIED

MOTION was made by Commissioner Riley, seconded by Commissioner Schultz, 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 PZC 2023-04 – an application for a variation to allow for the construction of residential addition within the required rear yard setback at the property in the R-5 Single-family Residential District.

**B. 377 North Rand Road: Special Use Permit (2023-02):**

This item was moved to the second item, due to another Applicant arriving late. This Public Hearing is to consider an Application for a Special Use Permit for outdoor seating and live entertainment within a remodeled restaurant building in the B-3 Regional Shopping Business District.

*Applicant: Mr. Kristopher Schoenberger*

*Owner: Stone Cold Stunner LLC*

The item was presented by Ms. Moriah Schoenberger, part-owner of the proposed restaurant and BBQ Productions. She 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 lighting in the rear of the property, the landscape buffer between the proposed restaurant and the residential district, the proposed driveway connection between this property and BBQ Productions, will there be a continuation of the outdoor seating, what happens to the second floor, what is the basement used for and where will the live entertainment be. There was one public comment (Rick Panell) regarding the lack of parking. Ms. Schoenberger attempted to answer each question, but admitted her business partner Mr. Schoenberger was more knowledgeable. The Commissioners required a written agreement between this property and the dental office to the south for use of their parking lot for overflow parking.

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

Upon roll call:

AYES: 5 Chairman Stratman, Commissioners Glowacz, Giannini, Riley, and Schultz.

NAYS: 0

ABSENT: 3 Commissioners Castillo, Dannegger, and Muir

MOTION CARRIED

MOTION was made by Commissioner Glowacz, 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 the Application PZC 2023-02 – an Application for a Special Use Permit for outdoor seating and live entertainment within a remodeled restaurant building in the B-3 Regional Shopping Business District with the condition that a written agreement between this property and the dental office at 325 Rand Road for use of their parking lot for overflow parking.”

Upon roll call:

AYES: 5 Chairman Stratman, Commissioners Glowacz, Giannini, Riley, and Schultz.

NAYS: 0

ABSENT: 2 Commissioners Castillo, Dannegger, and Muir

MOTION CARRIED

**C. 103 South Rand Road – Special Use Permit for a Liquor Store (2023-01).**

This item was moved to the third item, due to the Applicant arriving late. This is a Public Hearing to consider an Application for a Special Use Permit to establish a liquor store at the property commonly known as 103 South Rand Road, within the Lakeview Plaza Shopping Center in the B-3 Regional Shopping Business District.

*Applicant: Shree Ganesh21, LLC*

*Owner: Knapp Investments, LLC*

The item was presented by Mr. Anilkumar Nayi the potential business operator, the Applicant, with support from the property owner Knapp Investments. He made a presentation regarding the type of potential improvements to the property and what types of products he would be selling. There were questions regarding the hours of operation, products sold and the parking lot. Mr. Nayi and staff answered each question to the satisfaction of the Commissioners.

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

Upon roll call:

AYES: 5 Chairman Stratman, Commissioners Glowacz, Giannini, Riley, and Schultz.

NAYS: 0

ABSENT: 3 Commissioners Castillo, Dannegger, and Muir

MOTION CARRIED

MOTION was made by Commissioner Riley, 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 the to recommend that the Village Board approve the Application PZC 2023-01 – an Application for a Special Use Permit to establish a liquor store at the property commonly known as 103 South Rand Road, within the Lakeview Plaza Shopping Center in the B-3 Regional Shopping Business District.”

Upon roll call:

AYES: 5 Chairman Stratman, Commissioners Glowacz, Giannini, Riley, and Schultz.

NAYS: 0

ABSENT: 3 Commissioners Castillo, Dannegger, and Muir

MOTION CARRIED

D. 405 North Rand Road: Special Use Permit (2023-03):

This Public Hearing is to consider an Application for a Special Use Permit for live entertainment and exterior lighting at the currently established restaurant in the B-3 Regional Shopping Business District.

*Applicant: Mr. Kristopher Schoenberger*

*Owner: HWS Productions, LLC*

The item was presented by Ms. Moriah Schoenberger, part-owner of the proposed restaurant and BBQ Productions. She 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 existing live entertainment and lighting, and if any additional conditions could be placed on the property. There was one public comment (Gina Panell) regarding the property. Ms. Panell prepared an exhibit which is attached. Ms. Schoenberger attempted to answer each question, but admitted her business partner Mr. Schoenberger was more knowledgeable. The Commissioners felt more information was needed and the item should be continued to the next meeting to give staff a chance to fully assess the property and give the property owners a chance to response.

MOTION was made by Commissioner Schultz, seconded by Commissioner Glowacz to continue the item to the February Planning and Zoning Commission Meeting.

Upon roll call:

AYES: 5 Chairman Stratman, Commissioners Glowacz, Giannini, Riley, and Schultz.

NAYS: 0

ABSENT: 3 Commissioners Castillo, Dannegger, and Muir

MOTION CARRIED

**OTHER BUSINESS – None.**

**STAFF REPORT:**

Staff indicated there will be 2 items on the next Planning and Zoning Commission meeting agenda.

**PUBLIC COMMENT:**

No additional public comment was provided.

**ADJOURNMENT:**

Upon roll call:

AYES: 5 Chairman Stratman, Commissioners Glowacz, Giannini, Riley, and Schultz.

NAYS: 0

ABSENT: 3 Commissioners Castillo, Dannegger, and Muir

MOTION CARRIED

The meeting was adjourned at 8:28 p.m.

*Submitted by: Tim Verbeke, Planner*

*Approved by:*

