

Approved
VILLAGE OF LAKE ZURICH
PLANNING & ZONING COMMISSION MINUTES
February 15, 2023

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

The meeting was called to order by Chairman Stratman at 7:01 p.m.

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

Commissioner Riley was absent and excused.

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

STAFF ANNOUNCEMENT

Community Development Director Saher alerted the Commission that Commissioner Danegger has stepped down from the PZC due to a recent move. Due to this change, Commissioner Glowacz will be promoted from an alternate member to a full voting member effective immediately.

CONSIDERATION OF MINUTES AND FINDINGS OF THE COMMISSION

Approval of the January 18, 2023 Meeting Minutes of the Planning & Zoning Commission:

MOTION was made by Commissioner Castillo, seconded by Commissioner Schultz to approve the January 18, 2023 minutes of the Planning and Zoning Commission with no changes.

Upon roll call:

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

NAYS: 0

OBSTAIN: 2 Commissioners Castillo and Muir

ABSENT: 1 Commissioner Riley

MOTION CARRIED

PUBLIC HEARING:

MOTION was made by Commissioner Castillo, seconded by Commissioner Schultz to open the following public hearings at 7:05 p.m. for Application PZC 2023-03 for the property at 405 North Rand Road – Special Use Permit, and Application PZC 2023-05 for the property at 400 South Old Rand Road – Zoning Map Amendment and Special Use Permit.

Upon roll call vote:

AYES: 6 Chairman Stratman, Commissioners Castillo, Glowacz, Giannini, Muir, and Schultz.

NAYS: 0

ABSENT: 1 Commissioner Riley

MOTION CARRIED

Those wishing to speak were sworn in by Chairman Stratman.

The following applications were considered:

A. 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

Director Saher informed the Commission that the Applicant has requested that the hearing be further continued to the March 15, 2023 meeting of the PZC to allow more time to prepare exhibits.

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

AYES: 6 Chairman Stratman, Commissioners Castillo, Glowacz, Giannini, Muir, and Schultz.

NAYS: 0

ABSENT: 1 Commissioner Riley

MOTION CARRIED

B. 400 South Old Rand Road: Zoning Map Amendment and Special Use Permit (2023-05):

Application for a Zoning Map Amendment to rezone the property within the IB Institutional Building zoning district and a Special Use Permit and other zoning relief to establish a Transition Program Center at the Subject Property.

Applicant: Shannon Baird, DLA Architects

Owner: Lake Zurich Community Unit School District 95

The item was presented by Lyle Erstad, Dr. Lauren McArdle and Doug Goldberg representing D-95, Carrie Matlock representing DLA Architects and Leo Morand representing Gewalt Hamilton. This group described the scope of the project and the potential improvements to the property along with the variations from Village code that would be necessary. All the Commissioners stated their support for the project and the need for this service. There were no members of the public wishing to speak on this Application. MOTION was made by Commissioner Castillo, seconded by Commissioner Schultz to close the public hearing.

Upon roll call:

AYES: 6 Chairman Stratman, Commissioners Castillo, Glowacz, Giannini, Muir, and Schultz.

NAYS: 0

ABSENT: 1 Commissioner Riley

MOTION CARRIED

MOTION was made by Commissioner Schultz, seconded by Commissioner Muir, 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 2023-05 – an Application for a Zoning Map Amendment to rezone

the property within the IB Institutional Building zoning district and a Special Use Permit and other zoning relief to establish a Transition Program Center at the Subject Property.”

Upon roll call:

AYES: 6 Chairman Stratman, Commissioners Castillo, Glowacz, Giannini, Muir, and Schultz.

NAYS: 0

ABSENT: 1 Commissioner Riley

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: 6 Chairman Stratman, Commissioners Castillo, Glowacz, Giannini, Muir, and Schultz.

NAYS: 0

ABSENT: 1 Commissioner Riley

MOTION CARRIED

The meeting was adjourned at 7:30 p.m.

Submitted by: Tim Verbeke, Planner

Approved by:

A handwritten signature in black ink, appearing to read "Randy Stratman". The signature is fluid and cursive, with a large initial "R" and a long, sweeping underline.