

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

*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 February 15, 2023 Meeting Minutes of the Planning & Zoning Commission:

MOTION was made by Commissioner Schultz, seconded by Commissioner Glowacz to approve the February 15, 2023 minutes of the Planning and Zoning Commission with no changes.

Upon roll call:

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

NAYS: 0

OBSTAIN: 1 Commissioners Riley

MOTION CARRIED

**PUBLIC HEARING:**

MOTION was made by Commissioner Schultz, seconded by Commissioner Riley 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 2023-06 for the property Sanctuary of Lake Zurich: Southeast Corner of North Rand and North Old Rand Road – Adjustment to Final Plan and Application PZC 2023-07 Wildwood Estates of Lake Zurich: Honey Lake Road – Adjustment to Final Plan.

Upon roll call vote:

AYES: 7 Chairman Stratman, Commissioners Castillo, Glowacz, Giannini, Muir, Riley and Schultz.

NAYS: 0

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 April 19, 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: 7 Chairman Stratman, Commissioners Castillo, Glowacz, Giannini, Muir, Riley and Schultz.

NAYS: 0

MOTION CARRIED

**B. Sanctuary of Lake Zurich: Southeast Corner of North Rand and North Old Rand Road – Adjustment to Final Plan (2023-06)**

Application for an Adjustment to the Final Plan of the Sanctuary of Lake Zurich to enlarge the approved pier size of the three approved boat piers containing a total of 30 boat slips at the Subject Property. The piers were approved as part PUD Ordinance No. 2021-07-421.

*Applicant and Owner: LZ Development Group, LLC*

The item was presented by Romeo Kapudia representing LZ Development Group, LLC, and Rod Schuh representing Captain Rod's. This group described the scope of the project and the potential pier improvements to the property along with the variations from Village code that would be necessary. All the Commissioners asked questions of the applicants and were answered to the satisfaction of the commission. Several members of the public stated their support for the project: Lee Plate representing Sandy Point, and John Thode representing LPOA. Two members of the public had questions regarding the project and stated their objection: Jody Kein, and Mark Slip.

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

Upon roll call:

AYES: 7 Chairman Stratman, Commissioners Castillo, Glowacz, Giannini, Muir, Riley and Schultz.

NAYS: 0

MOTION CARRIED

MOTION was made by Commissioner Castillo, seconded by Commissioner Riley, 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 2023-06 – an Application for an Adjustment to the Final Plan of the Sanctuary of Lake Zurich to enlarge the approved pier size of the three approved boat piers containing a total of 30 boat slips at the Subject Property.”

Upon roll call:

AYES: 7 Chairman Stratman, Commissioners Castillo, Glowacz, Giannini, Muir, Riley and Schultz.

NAYS: 0

MOTION CARRIED

**C. Wildwood Estates of Lake Zurich: Honey Lake Road – Adjustment to Final Plan (2023-07)**

Application for an Adjustment to the Final Plan of Wildwood Estates of Lake Zurich to allow for decks and other enclosed structures to encroach into the rear yard setback of all lots at the Subject Property. The Final Plan was approved by Ordinance 2020-09-384.

*Applicant and Owner: Wildwood of Lake Zurich, LLC*

The item was presented by Ram Prashantha representing Wildwood of Lake Zurich, LLC. The Applicant and Director Saher described the scope of the project and the potential rear yard improvements to the property along with the variations from Village code that would be necessary. All the Commissioners asked questions of the applicants and were answered

to the satisfaction of the commission. There was one member of the public, Angela Stefaniu, who questioned the project and wanted assurance that the project would be held to design standards.

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

Upon roll call:

AYES: 7 Chairman Stratman, Commissioners Castillo, Glowacz, Giannini, Muir, Riley 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 PZC 2023-07 – an Application for an Adjustment to the Final Plan of Wildwood Estates of Lake Zurich to allow for decks and other enclosed structures to encroach into the rear yard setback of all lots at the Subject Property.”

Upon roll call:

AYES: 7 Chairman Stratman, Commissioners Castillo, Glowacz, Giannini, Muir, Riley and Schultz.

NAYS: 0

**MOTION CARRIED**

**OTHER BUSINESS** – None.

**STAFF REPORT:**

Staff indicated there will be only 1 item on the next PZC meeting agenda.

**PUBLIC COMMENT:**

No additional public comment was provided.

**ADJOURNMENT:**

Upon roll call:

AYES: 7 Chairman Stratman, Commissioners Castillo, Glowacz, Giannini, Muir, Riley and Schultz.

NAYS: 0

**MOTION CARRIED**

The meeting was adjourned at 8:31 p.m.

*Submitted by: Tim Verbeke, Planner*

Approved by:

