

Approved
VILLAGE OF LAKE ZURICH
PLANNING & ZONING COMMISSION MINUTES
April 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, Muir, Riley, and Schultz. Chairman Stratman noted a quorum was present. Commissioners Glowacz and Giannini 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 March 15, 2023 Meeting Minutes of the Planning & Zoning Commission:

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

Upon roll call:

AYES: 5 Chairman Stratman, Commissioners Castillo, Muir, Riley, and Schultz.

NAYS: 0

MOTION CARRIED

PUBLIC HEARING:

MOTION was made by Commissioner Schultz, seconded by Commissioner Riley to open the following public hearings at 7:02 p.m. for Application PZC 2023-03 for the property at 405 North Rand Road – Special Use Permit, and Application PZC 2023-08 for the property 154 Oak Street – Planned Unit Development and Final Plat of Subdivision.

Upon roll call vote:

AYES: 5 Chairman Stratman, Commissioners Castillo, 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. This item has been continued since the January PZC meeting at the request of the Applicant while they prepared additional information.

Applicant: Mr. Kristopher Schoenberger

Owner: HWS Productions, LLC

The item was presented by Kris Schoenberger representing BBQ Productions. He described the scope of the project and the various upgrades that were made to the property. These “upgrades” were first discovered by staff and put BBQ Productions in a state of violation. In order to achieve compliance, Mr. Schoenberger is requesting a special use permit for live entertainment and decorative exterior lighting. Mr. Schoenberger explained

that modifications to the lighting and landscaping have been made since the January PZC meeting and the existing lighting has been dimmed to meet code. As a courtesy to the neighboring properties, the smoke stack on the exterior smoker has been raised to the highest possible height. Several members of the public spoke in favor of this project: Barbara Reed, Susie Abbott, and Nick Sipola. One member of the public stated their objection to the project: Gina Planell. Each Commissioner had a question that was answered by the Applicant and Village Staff. Questions included: Why wasn't this caught earlier, were the trash enclosures addressed, and is each item of the special use meeting code now. MOTION was made by Commissioner Schultz, seconded by Commissioner Muir to close the public hearing.

Upon roll call:

AYES: 5 Chairman Stratman, Commissioners Castillo, 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 Application PZC 2023-03 – 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.”

Upon roll call:

AYES: 5 Chairman Stratman, Commissioners Castillo, Muir, Riley, and Schultz.

NAYS: 0

MOTION CARRIED

B. 154 Oak Street – Planned Unit Development and Final Plat of Subdivision (2023-08):

This Public Hearing is to consider an Application for a Planned Unit Development (PUD), and Final Plat approval to subdivide the existing lot into two buildable lots at 154 Oak Street.

Applicant & Owner: Mr. Patryk Wielgo of SV Estates, LLC

Director Saher informed the Commission that the Applicant was unable to make the Public Hearing this evening and that the hearing should be further continued to the May 17, 2023 meeting of the PZC.

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

Upon roll call:

AYES: 5 Chairman Stratman, Commissioners Castillo, Muir, Riley, and Schultz.

NAYS: 0

MOTION CARRIED

OTHER BUSINESS – None.

STAFF REPORT:

Staff indicated there will be 2 items on the next PZC meeting agenda.

Director Saher also informed the PZC that there will be a short introductory Comprehensive Plan discussion at the May 17, 2023 PZC meeting by staff and the selected consultant.

PUBLIC COMMENT:

No additional public comment was provided.

ADJOURNMENT:

MOTION was made by Commissioner Schultz, seconded by Commissioner Riley to conclude the meeting.

Upon roll call:

AYES: 5 Chairman Stratman, Commissioners Castillo, Muir, Riley, and Schultz.

NAYS: 0

MOTION CARRIED

The meeting was adjourned at 8:07 p.m.

Submitted by: Tim Verbeke, Planner

Approved by:

A handwritten signature in black ink, appearing to be 'T. Verbeke', written over a horizontal line.