

Approved
VILLAGE OF LAKE ZURICH
PLANNING & ZONING COMMISSION MINUTES
September 21, 2022

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 Castillo, Dannegger, Glowacz, and Schultz. Chairman Stratman noted a quorum was present.

Commissioners Riley & Muir were absent and excused.

Commissioner Giannini was absent

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 August 17, 2022 Meeting Minutes of the Planning & Zoning Commission:

MOTION was made by Commissioner Schultz, seconded by Commissioner Glowacz to approve the August 17, 2022 minutes of the Planning and Zoning Commission with no changes.

Upon roll call:

AYES: 4 Chairman Stratman, Commissioners Castillo, Glowacz, and Schultz

NAYS: 0

OBSTAIN: 1 Commissioners Dannegger

ABSENT: 3 Commissioners Riley, Muir & Giannini

MOTION CARRIED

PUBLIC HEARING:

MOTION was made by Commissioner Schultz, seconded by Commissioner Castillo to open the following public hearings at 7:05 p.m. for an Application PZC 2022-14 for the property at 815 Oakwood Road, Unit E – Special Use Permit for Special Warehousing and Storage, and new Application PZC 2022-15 for the property at 181 South Rand Road: Text Amendment and Special Use Permit.

Upon roll call vote:

AYES: 5 Chairman Stratman, Commissioners Castillo, Dannegger, Glowacz, and Schultz

NAYS: 0

ABSENT: 3 Commissioners Riley, Muir & Giannini

MOTION CARRIED

Those wishing to speak were sworn in by Chairman Stratman.

The following applications were considered:

A. 815 Oakwood Road, Unit E – Special Use Permit for Special Warehousing and Storage (2022-14)

Public Hearing to consider the Application for a Special Use Permit to allow special warehousing and storage of spirits at the property within the I Industrial District.

Applicant: Pavlos Dafnis, Wolf Point Distilling Owner: David and Lucy Voitik

The applicant requested that this item be closed due to the tenant space not be conducive to their use.

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

Upon roll call:

AYES: 5 Chairman Stratman, Commissioners Castillo, Dannegger, Glowacz, and Schultz

NAYS: 0

ABSENT: 3 Commissioners Riley, Muir & Giannini

MOTION CARRIED

B. 181 South Rand Road: Text Amendment and Special Use Permit (2022-15):

Public Hearing to consider an Application for a text amendment and special use permit to allow for an automobile driving instruction school to be established within a tenant space at 181 South Rand Road located within Lakeview Plaza Shopping Center in the B-3 Regional Shopping Business District.

Applicant: Joyce's Driving School

Owner: Knapp Investments, LLC

The item was presented by Mr. Charles Ryan of Joyce's Driving School, the Applicant, with support from the property owner Knapp Investments. He made a presentation regarding the type of potential improvements to the property and how the school would use the space. There were questions where testing would be conducted and pickup/drop-off. Mr. Ryan and staff answered each question to the satisfaction of the Commissioners.

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

Upon roll call:

AYES: 5 Chairman Stratman, Commissioners Castillo, Dannegger, Glowacz, and Schultz

NAYS: 0

ABSENT: 3 Commissioners Riley, Muir & Giannini

MOTION CARRIED

MOTION was made by Commissioner Schultz, seconded by Commissioner Dannegger, 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 2022-15 for a text amendment and special use permit to allow for an automobile driving instruction school to be established within a tenant space at 181 South Rand Road located within Lakeview Plaza Shopping Center in the B-3 Regional Shopping Business District.

Upon roll call:

AYES: 5 Chairman Stratman, Commissioners Castillo, Dannegger, Glowacz, and Schultz

NAYS: 0

ABSENT: 3 Commissioners Riley, Muir & Giannini

MOTION CARRIED

OTHER BUSINESS – None.

STAFF REPORT:

Planner Verbeke reported that there might be a few potential projects on the schedule for the October meeting.

Director Saher gave a brief update on all the pending/open projects going on around the Village. The commissioners interjected several comments along the way.

PUBLIC COMMENT:

No additional public comment was provided.

ADJOURNMENT:

Upon roll call:

Motion: Schultz. Second: Glowacz.

Upon roll call:

AYES: 5 Chairman Stratman, Commissioners Castillo, Dannegger, Glowacz, and Schultz

NAYS: 0

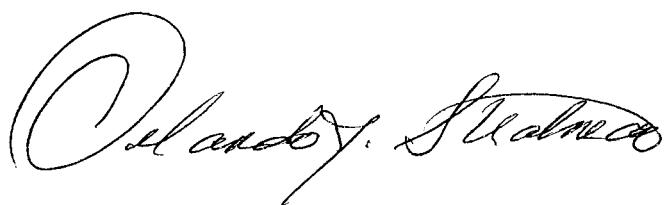
ABSENT: 3 Commissioners Riley, Muir & Giannini

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 "Orlando J. Stratman".