

Approved
VILLAGE OF LAKE ZURICH
PLANNING & ZONING COMMISSION MINUTES
October 19, 2022

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, Glowacz, Giannini, Riley, and Schultz. Chairman Stratman noted a quorum was present.

Commissioners Muir were absent and excused.

Commissioner Dannegger arrived at 7:03 pm

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 Schultz, seconded by Commissioner Riley to approve the September 21, 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: 2 Commissioners Riley, Giannini

ABSENT: 2 Commissioners Muir, Dannegger

MOTION CARRIED

PUBLIC HEARING:

MOTION was made by Commissioner Riley, seconded by Commissioner Schultz to open the following public hearings at 7:03 p.m. for an Application PZC 2022-18 for the property at 1420 Deerchase Road – Variation for a Swimming Pool, and new Application PZC 2022-17 for the property at 845 Oakwood – Variation for a Security Fence.

Upon roll call vote:

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

NAYS: 0

ABSENT: 2 Commissioners Muir, Dannegger

MOTION CARRIED

Those wishing to speak were sworn in by Chairman Stratman.

The following applications were considered:

A. 1420 Deerchase Road – Variation for a Swimming Pool (2022-18)

Public Hearing to consider the Application for a variation to allow for the construction of an above-ground pool that will encroach into the required 23-foot rear yard setback at the property in the R-5 Single-family Residential District.

Applicant and Owner: Mr. Demetrios Tzoras

The item was presented by Mr. Demetrios Tzoras, the Applicant and Owner. He made a presentation regarding potential pool he wanted to install on his property to the property

and how it would impact his property and neighboring properties. There were no questions and all commissioners were in support.

MOTION was made by Commissioner Castillo, seconded by Commissioner Riley close the item.

Upon roll call:

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

NAYS: 0

ABSENT: 1 Commissioners Muir

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 2022-18 for a variation to allow for the construction of an above-ground pool that will encroach into the required 23-foot rear yard setback at the property in the R-5 Single-family Residential District.

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

Public Hearing to consider an Application for a variation to allow for the construction of 7-foot tall security fence with a 1-foot "Y"-shaped barbed wire on top and gravel security apron that will encroach into the required 35-foot front yard setback at the property in the I Industrial District.

Applicant: Mr. Will Otter of Sidley Austin, LLP

Owner: Commonwealth Edison Company (ComEd)

The item was presented by Mr. Will Otter of Sidley Austin, the Applicant, with support from the property owner ComEd. He made a presentation regarding the type of potential improvements to the property and why ComEd would need the upgrades. The following representatives from ComEd also spoke about the project: Calandra Davis, Christina Deuchler, Doug Gotham, and Duke Ali. There were questions regarding the fencing and the recently issued fence permit, and the proposed cameras. Mr. Otter and staff answered each question to the satisfaction of the Commissioners.

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

Upon roll call:

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

NAYS: 0

ABSENT: 1 Commissioners Muir

MOTION CARRIED

MOTION was made by Commissioner Glowacz, 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 2022-17 for a variation to allow for the construction of 7-foot tall security fence with a 1-foot "Y"-shaped barbed wire on top and gravel security apron that will encroach into the required 35-foot front yard setback at the property in the I Industrial District.

Upon roll call:

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

NAYS: 0

ABSENT: 1 Commissioners Muir

MOTION CARRIED

OTHER BUSINESS – None.

STAFF REPORT:

No Updates

PUBLIC COMMENT:

No additional public comment was provided.

ADJOURNMENT:

Upon roll call:

Motion: Castillo. Second: Riley.

Upon roll call:

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

NAYS: 0

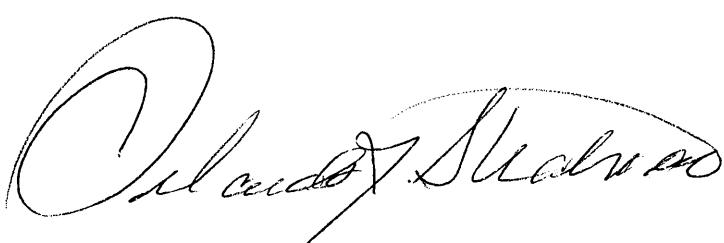
ABSENT: 1 Commissioners Muir

MOTION CARRIED

The meeting was adjourned at 8:02 p.m.

Submitted by: Tim Verbeke, Planner

Approved by:

A handwritten signature in black ink, appearing to read "Orlando J. Schultz". The signature is fluid and cursive, with a large, stylized 'O' at the beginning.