

Approved  
**VILLAGE OF LAKE ZURICH**  
**PLANNING & ZONING COMMISSION MINUTES**  
**April 20, 2022**

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, Riley. Chairman Stratman noted a quorum was present.

Commissioners Giannini, Dannegger, Schultz, Muir were absent and excused.

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

**SWEARING IN THE NEW ALTERNATE MEMBER OF THE PLANNING AND ZONING COMMISSION**

Community Development Director Saher, swore in the new alternative member of the Planning and Zoning Commission, Sean Glowacz.

**CONSIDERATION OF MINUTES AND FINDINGS OF THE COMMISSION**

Approval of the March 16, 2022 Meeting Minutes of the Planning & Zoning Commission:

MOTION was made by Commissioner Schultz, seconded by Commissioner Riley to approve the March 16, 2022 minutes of the Planning and Zoning Commission with no changes.

Upon roll call:

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

NAYS: 0

ABSENT: 4 Commissioners Giannini, Dannegger, Schultz, Muir

MOTION CARRIED

**PUBLIC HEARING:**

MOTION was made by Commissioner Castillo, seconded by Commissioner Riley to open the following public hearings at 7:10p.m. for a new Application PZC 2022-05 for the property at 305 Knox Park Road – Variation for a swimming pool in the rear yard, Application PZC 2022-03 for the property at 100 South Shore Lane - Variation for a pier and associated boat dock and Application PZC 2022-04 for the property C.200 S. Rand Road (Paulus Park) – Variation for a fishing pier and kayak launch.

Upon roll call vote:

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

NAYS: 0

ABSENT: 4 Commissioners Giannini, Dannegger, Schultz, Muir

MOTION CARRIED

Those wishing to speak were sworn in by Chairman Stratman.

The following application was considered:

A. 305 Knox Park Road – Variation for a swimming pool in the rear yard (2022-05)

Public Hearing to consider a Variation of the Setback Requirements in the R-5 Single Family Residential Zoning District, to allow for the construction of an above ground pool within the required rear yard setback.

*Applicant and Owner: Deron and Donna Hart*

The item was presented by Mr. Deron and Mrs. Donna Hart, the Applicants. They described their project, hardship and what they are requesting. There were questions about where the pool water would go, and filter system. Mr. and Mrs. Hart and staff answered each question to the satisfaction of the Commissioners.

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

Upon roll call:

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

NAYS: 0

ABSENT: 4 Commissioners Giannini, Dannegger, Schultz, Muir

MOTION CARRIED

MOTION was made by Commissioner Castillo, 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 2022-05 Variation of the Setback Requirements in the R-5 Single Family Residential Zoning District, to allow for the construction of an above ground pool within the required rear yard setback at 305 Knox Park Road.

Upon roll call:

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

NAYS: 0

ABSENT: 4 Commissioners Giannini, Dannegger, Schultz, Muir

MOTION CARRIED

B. 100 South Shore Lane - Variation for a pier and associated boat dock (2022-03)

Public Hearing to consider a Variation on the requirements for total area, width and projection into the lake for the reconstruction of a pier to be used by the residents of south shore lane for access to the lake and activities including swimming, fishing, picnicking and mooring of boats.

*Applicant: South Shore Lane Association (HOA)*

*Owners: All property owners on South Shore Lane*

The item was presented by Mr. Kevin Koch, the Applicants. They described the HOA's project, hardship and what they are requesting. There were questions about ADA accessibility, and total size. Mr. Koch and staff answered each question to the satisfaction of the Commissioners.

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

Upon roll call:

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

NAYS: 0

ABSENT: 4 Commissioners Giannini, Dannegger, Schultz, Muir

MOTION CARRIED

MOTION was made by Commissioner Castillo, 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 2022-03 Variation on the requirements for total area, width and projection into the lake for the reconstruction of a pier to be used by the residents of south shore lane for access to the lake and activities including swimming, fishing, picnicking and mooring of boats at 100 South Shore Lane."

Upon roll call:

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

NAYS: 0

ABSENT: 4 Commissioners Giannini, Dannegger, Schultz, Muir

MOTION CARRIED

C. 200 S. Rand Road (Paulus Park) – Variation for a fishing pier and kayak launch (2022-04)

Public Hearing to consider a Variation on the requirements for total area and width for the construction of a fishing pier and kayak launch at Paulus Park. The structures are being constructed for ADA accessibility for fishing and to safely launch non-motorized craft onto the lake.

*Applicant and Owner: Village of Lake Zurich*

The item was presented by Mr. Sarosh Saher, a representative for the Applicant. He made a brief presentation regarding the two improvements that are proposed. There were questions about ADA accessibility, total size, setback, and fisherman casting questions. Two citizens (Tim Mcrawski of 60 Lake Zurich Drive, Mike Menas of 56 Lake Zurich Drive) raised concerns on fisherman casting into the main boat lanes and additional kayakers. Mr. Saher and staff answered each question to the satisfaction of the Commissioners.

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

Upon roll call:

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

NAYS: 0

ABSENT: 4 Commissioners Giannini, Dannegger, Schultz, Muir

MOTION CARRIED

MOTION was made by Commissioner Riley, seconded by Commissioner Glowacz, 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 2022-04 Variation on the requirements for total area and width for the construction of a fishing pier and kayak launch at Paulus Park. The structures are being constructed for ADA accessibility for fishing and to safely launch non-motorized craft onto the lake at 200 South Rand Road. With the possibility of looking into additional signage."

Upon roll call:

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

NAYS: 0

ABSENT: 4 Commissioners Giannini, Dannegger, Schultz, Muir

MOTION CARRIED

## **OTHER BUSINESS – None.**

### **STAFF REPORT:**

Director Saher and Planner Verbeke reported that there might be a few potential projects on the schedule for the June meeting.

### **PUBLIC COMMENT:**

No additional public comment was provided.

### **ADJOURNMENT:**

Upon roll call:

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

NAYS: 0

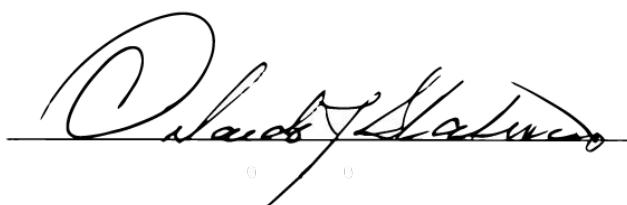
ABSENT: 4 Commissioners Giannini, Dannegger, Schultz, Muir

MOTION CARRIED

The meeting was adjourned at 8:19 p.m.

*Submitted by: Tim Verbeke, Planner*

Approved by:

A handwritten signature in black ink, appearing to read "Olavert Stratman". The signature is fluid and cursive, with a large, stylized 'O' at the beginning. It is positioned above a thin horizontal line.