

Approved
VILLAGE OF LAKE ZURICH
PLANNING & ZONING COMMISSION MINUTES
September 20, 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 Glowacz, Marx, and Morrison. Chairman Stratman noted a quorum was present.

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

Also present: Village Manager Ray Keller, 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 16, 2023 Meeting Minutes of the Planning & Zoning Commission:

MOTION was made by Commissioner Glowacz, seconded by Commissioner Marx to approve the August 16, 2023 minutes of the Planning and Zoning Commission with no modifications.

Upon roll call:

AYES: 3 Chairman Stratman, Commissioners Glowacz, and Marx.

NAYS: 0

OBSTAIN: 1 Commissioners Morrison

MOTION CARRIED

PUBLIC MEETING:

The Public Meeting is an introduction of the Comprehensive Plan Project and the presentation of the community condition analysis. The Comprehensive Plan Presentation does not require a public hearing, rather a public meeting of this Commission. This item does not require public testimony. Teska Associates, the consultant selected to update Lake Zurich's Comprehensive Plan, introduced the project and presented its community conditions analysis. The role of the PZC is to act as the "Steering Committee" throughout the process culminating in a recommendation to the Village Board to adopt the final Comprehensive Plan document.

Speakers: Lee Brown, Erin Cigliano, Francesca Lawrence from Teska Associates

The Commissioners had a variety of different questions that were all answered by the representatives from Teska Associates to the satisfaction of the Commission.

PUBLIC HEARING:

MOTION was made by Commissioner Glowacz, seconded by Commissioner Marx to open the following public hearings at 7:51 p.m. for Application PZC 2023-12 for the property at 120 Telser Road – Special Use Permit, and Application PZC 2023-18 Miscellaneous Amendments to the Zoning and Land Development Codes.

Upon roll call vote:

AYES: 4 Chairman Stratman, Commissioners Glowacz, Morrison, and Marx.

NAYS: 0

MOTION CARRIED

Those wishing to speak were sworn in by Chairman Stratman.

The following applications were considered:

A. 120 Telser Road – Special Use Permit. (2023-12)

Public Hearing to consider the Application for a Special Use Permit and Final Plat of Sub-division to establish a self-storage facility with outdoor vehicle storage on the rear 2/3 portion of a vacant property located within the I Industrial District. The facility will be operated by "Extra Space Storage."

The Applicant has withdrawn the application and the public hearing will be closed.

Applicant: James Lapetina of Design Build Storage

Owner: Rose Road Enterprises, LLC

MOTION was made by Commissioner Glowacz, seconded by Commissioner Morrison to close the item.

Upon roll call:

AYES: 4 Chairman Stratman, Commissioners Glowacz, Morrison, and Marx.

NAYS: 0

MOTION CARRIED

B. Miscellaneous Amendments to the Zoning and Land Development Codes (2023-18):

Staff of the Community Development Department are proposing various miscellaneous housekeeping amendments to the Zoning and Land Development Code to enhance their effectiveness.

Applicant: Village of Lake Zurich

The item was presented by Director Saher, the Applicant, with support from the Village of Lake Zurich. He made a presentation and responded all questions from the Commissioners regarding the few housekeeping amendments to the Zoning and Land Development Code. Despite the questions, the Commissioners were satisfied with the responses by the applicant and closed the public hearing.

MOTION was made by Commissioner Marx, seconded by Commissioner Morrison to close the public hearing.

Upon roll call:

AYES: 4 Chairman Stratman, Commissioners Glowacz, Morrison, and Marx.

NAYS: 0

MOTION CARRIED

MOTION was made by Commissioner Marx, seconded by Commissioner Morrison, 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 for various miscellaneous housekeeping amendments to the Zoning and Land Development Code to enhance their effectiveness as presented."

Upon roll call:

AYES: 4 Chairman Stratman, Commissioners Glowacz, Morrison, and Marx.

NAYS: 0

MOTION CARRIED

OTHER BUSINESS – None.

STAFF REPORT:

None

PUBLIC COMMENT:

No additional public comment was provided.

ADJOURNMENT:

Upon roll call:

AYES: 4 Chairman Stratman, Commissioners Glowacz, Morrison, and Marx.

NAYS: 0

MOTION CARRIED

The meeting was adjourned at 8:00 p.m.

Submitted by: Tim Verbeke, Planner

Approved by:

A handwritten signature in black ink, appearing to read "David Stratman".