

Unapproved  
**VILLAGE OF LAKE ZURICH**  
**PLANNING & ZONING COMMISSION MINUTES**  
**December 13, 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, Marx and Morrison. Chairman Stratman noted a quorum was present.

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

*Also present:* Community Development Director Sarosh Saher.

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

Approval of the September 20, 2023 Meeting Minutes of the Planning & Zoning Commission:

MOTION was made by Commissioner Marx, seconded by Commissioner Castillo to approve the September 20, 2023 minutes of the Planning and Zoning Commission with no modifications.

Upon roll call:

AYES: 3 Chairman Stratman, Commissioners Marx and Morrison .

NAYS: 0

OBSTAIN: 1 Commissioner Castillo

MOTION CARRIED

**PUBLIC MEETING:**

No items were received for consideration.

**PUBLIC HEARING:**

MOTION was made by Commissioner Morrison, seconded by Commissioner Castillo to open the following public hearing for Application PZC 2023-19 Miscellaneous Amendments to the Zoning and Land Development Codes.

Upon roll call vote:

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

NAYS: 0

MOTION CARRIED

There were no persons in the audience wishing to speak or provide testimony. Therefore no one was sworn in.

The following applications were considered:

A. Miscellaneous Amendments to the Zoning and Land Development Codes (2023-19):

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 items were presented by Director Saher. He described each of the 6 items for discussion and responded all questions from the Commissioners regarding the amendments to the Zoning and Land Development Code. There was discussion on the amendments related to

“murals” and “cannabis distancing requirements.” Commissioner Castillo indicated that he was no in favor of removing the distancing requirements from “group homes.”

Despite the questions, the Commissioners were satisfied with the responses by the applicant and closed the public hearing.

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

Upon roll call:

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

NAYS: 0

MOTION CARRIED

Upon completion of deliberation, it was decided to remove the item on “cannabis distancing requirements from the group and have a separate motion and vote on this item.

MOTION was made by Commissioner Marx, seconded by Commissioner Castillo, 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 the amendments to the Zoning and Land Development Code related to items 1 (“Office” definition), 2 (Murals), 4 (Public Warehousing and Storage), 5 (Service Walks), and 6 (Business District Land Uses) to enhance their effectiveness as presented.”

Upon roll call:

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

NAYS: 0

MOTION CARRIED

MOTION was made by Commissioner Castillo, 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 the amendments to the Zoning and Land Development Code related to item 3 (Cannabis distancing requirements) to enhance their effectiveness as presented.”

Upon roll call:

AYES: 3 Chairman Stratman, Commissioners Marx and Morrison.

NAYS: 1 Commissioner Castillo

MOTION CARRIED

## **OTHER BUSINESS – None.**

### **STAFF REPORT:**

The next meeting is scheduled for January 17, 2024, and there is one application for consideration.

Community Development Director Saher also updated the Commission on upcoming projects of significance in the pipeline for consideration in 2024, and provided updates on recent activities related to the Comprehensive Plan project currently in progress.

**PUBLIC COMMENT:**

No additional public comment was provided.

**ADJOURNMENT:**

MOTION made by Commissioner Castillo and seconded by Commissioner Marx to adjourn the meeting.

Upon roll call:

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

NAYS: 0

MOTION CARRIED

The meeting was adjourned at 7:55 p.m.

*Submitted by: Sarosh Saher, Community Development Director*

Approved by:

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