

VILLAGE OF LAKE ZURICH
Planning & Zoning Commission
70 East Main Street



Wednesday, May 15, 2024, 7:00 p.m.

1. CALL TO ORDER at 7.00pm by Chairperson Orlando Stratman

ROLL CALL: Chairperson Orlando Stratman, Commissioners Sean Glowacz, Jake Marx, Scott Morrison, Mike Muir and Ildiko Schultz. Vice-Chair Antonio Castillo and Commissioner Joe Giannini were absent and excused. Also present: Community Development Dir. Sarosh Saher, Village Planner Colleen McCauley.

Chairperson Stratman welcomed Planner Ms. McCauley and Dir. Saher introduced her to the Commission.

2. CONSIDERATION OF MINUTES AND FINDINGS OF THE COMMISSION

A. Minutes of the Planning and Zoning Commission Meeting, on March 20, 2024.

Motion to approve the minutes was made by Commissioner Schultz, seconded by Commissioner Muir.

AYES: 6 Commissioners Glowacz, Marx, Morrison, Muir, Schultz, Chairperson Stratman.

NAYS: 0

ABSENT: 2 Commissioners Castillo, Giannini.

MOTION CARRIED.

3. PUBLIC MEETING

No items received for consideration.

4. PUBLIC HEARING

Motion to open the public hearing for the following applications:

Application PZC 2024-03 for a Special Use Permit at 60 South Old Rand Road

Application PZC 2024-02 for a Planned Unit Development at 880 South Rand Road, was made by Commissioner Schultz, seconded by Commissioner Marx.

AYES: 6 Commissioners Glowacz, Marx, Morrison, Muir, Schultz, Chairperson Stratman.

NAYS: 0

ABSENT: 2 Commissioners Castillo, Giannini.

MOTION CARRIED.

Public Hearing started at 7.03pm

Chairperson Stratman gave the Oath to those who were giving testimony.

A. 60 South Old Rand Road – Special Use Permit (2024-03):

Application for a Special Use Permit to allow for massage therapy services at the property located within the B-2 Central Business District, and the DR Downtown Redevelopment Overlay District.

Applicant: Dorothy Deemer, d/b/a Kneading Works Massage Therapy LLC

Owner: Dr. Steven A. Landman

Chairperson Stratman asked the Staff to confirm that proper notice was provided of this item and Dir. affirmed that it was.

Ms. Deemer gave a PowerPoint presentation on her proposal for the property at 60 S. Old Rand Road. Chair Stratman asked for comments from the commissioners and there were none.

Motion to close the public hearing on Application PZC 2024-03 and move to deliberation was made by Commissioner Schultz, seconded by Commissioner Marx.

AYES: 6 Commissioners Glowacz, Marx, Morrison, Muir, Schultz, Chairperson Stratman.

NAYS: 0

ABSENT: 2 Commissioners Castillo, Giannini.

MOTION CARRIED.

During deliberations Commissioner Marx questioned this proposal fitting in with the proposed comprehensive plan and Dir. Saher answered.

On Application PZC 2024-03: A motion was made by Commissioner Schultz, 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 a Special Use Permit to allow for massage therapy services at the property located at 60 South Old Rand Road.

AYES: 6 Commissioners Glowacz, Marx, Morrison, Muir, Schultz, Chairperson Stratman.

NAYS: 0

ABSENT: 2 Commissioners Castillo, Giannini.

MOTION CARRIED.

B. 880 South Rand Road – Special Use Permit for a Planned Unit Development (PUD) (2024-02):

Application for a Special Use Permit for a Planned Unit Development (PUD) to allow for the development of a drive-through coffee shop at the property located within the B-3 Regional Shopping District.

Applicant: Who Brew IL 1, LLC

Owner: MJR Lake Zurich Real Estate Holding Company, LLC

Dir. Saher confirmed that proper notice was provided of this item and then he introduced Chris George and Ricky Silverman. Mr. George gave a PowerPoint presentation of their proposal as he described the background of the company. Chair Stratman requested information on the monument sign from staff and Dir. Saher explained the Village code and the petitioners will work with staff to conform to regulations.

Discussion followed on traffic on the frontage road and traffic patterns and complying with the staff's concerns.

PUBLIC TESTIMONY.

Resident Kathy Lohrstorfer, 415 Pheasant Ridge Road, was sworn in by Chairperson Stratman. Ms. Lohrstorfer had concerns about noise and possible tree removal.

Commissioner Marx expressed his concerns about this proposal conforming to the future comprehensive plan. Dir. Saher gave an explanation.

Discussion followed on traffic patterns around Pheasant Ridge Road and the frontage roads to Walmart and to this property

Motion to close the public hearing on Application PZC 2024-02 and move to deliberation was made by Commissioner Schultz, seconded by Commissioner Morrison.

AYES: 6 Commissioners Glowacz, Marx, Morrison, Muir, Schultz, Chairperson Stratman.

NAYS: 0

ABSENT: 2 Commissioners Castillo, Giannini.

MOTION CARRIED.

Deliberations followed with discussion on seasonal wear for the staff of the drive through.

On Application PZC 2024-02: A Motion was made by Commissioner Schultz, 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 for a Planned Unit Development to allow for the development of a drive-through coffee shop at the property located at 880 South Rand Road.

AYES: 6 Commissioners Glowacz, Marx, Morrison, Muir, Schultz, Chairperson Stratman.

NAYS: 0

ABSENT: 2 Commissioners Castillo, Giannini.

MOTION CARRIED.

5. OTHER BUSINESS

There was none

6. STAFF REPORTS

Dir. Saher reported that there were two applications for the June meeting including a Montessori school at 80 E. Main Street and Lake Zurich Barbell relocation to the Industrial Park. An update on the comprehensive plan was given.

7. PUBLIC COMMENT

There were none.

8. ADJOURNMENT

Motion to adjourn the meeting made by Commissioner Schultz., seconded by Commissioner Muir.

AYES: 6 Commissioners Glowacz, Marx, Morrison, Muir, Schultz, Chairperson Stratman.

NAYS: 0

ABSENT: 2 Commissioners Castillo, Giannini.


MOTION CARRIED.

Meeting adjourned at 8.05pm

Respectfully submitted:

Kathleen Johnson, Village Clerk.

Approved by:


Chairperson Orlando Stratman.


Date