

APPROVED MINUTES
VILLAGE OF LAKE ZURICH
Planning and Zoning Commission
70 East Main Street



Wednesday, March 20, 2024.

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

Roll Call: Chairman Orlando Stratman, Commissioners Antonio Castillo, Sean Glowacz, Jake Marx, Mike Muir and Ildiko Schultz.
Absent: Commissioners Joseph Giannini and Scott Morrison.
Also present: Community Development Director Sarosh Saher.

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

A. Minutes of the Planning and Zoning Commission Meeting held on February 21, 2024.

Motion to approve the minutes of February 21, 2024 was made by Commissioner Castillo, seconded by Commissioner Muir.

AYES: 6 Chairman Stratman; Commissioners Castillo, Glowacz, Marx, Muir, Schultz.

NAYS: 0

ABSTAIN: 0.

ABSENT: 2 Commissioners Giannini, Morrison.

MOTION CARRIED.

3. **PUBLIC MEETING**

No items were received for consideration.

4. **PUBLIC HEARING**

A. Motion was made by Commissioner Schultz, seconded by Commissioner Marx, to open the Public Hearing for the following item on the agenda:

Miscellaneous Amendments to the Lake Zurich Building and Zoning Codes (2024-01): Various miscellaneous housekeeping amendments to the Lake Zurich Building and Zoning Codes as necessary, to enhance the effectiveness of the codes.

Applicant: Village of Lake Zurich, Community Development Department.

AYES: 6 Chairman Stratman; Commissioners Castillo, Glowacz, Marx, Muir, Schultz.

NAYS: 0

ABSTAIN: 0.

ABSENT: 2 Commissioners Giannini, Morrison.

MOTION CARRIED.

Community Development Director Saher presented each amendment to the PZC and briefly described the changes that were being proposed. There were four amendments being proposed within three chapters of the building and zoning codes. They were:

1. Section 8-11-2: Storage Sheds: Amend the maximum size of a shed from 120 square feet to 160 square feet to meet industry standards.
2. Section 9-9-1: Accessory Structures and Uses: Amend the section on the storage of recreational vehicles with particular reference to boats and trailers to clarify the storage of these vehicles on residential and commercial property.
3. Section 9-9-1 – Storage of Firewood: add a new section providing for definitions and regulations for the Outdoor Storage of Firewood.
4. Section 9-9-2 Temporary Uses: Add a new section providing for the definitions and regulations for “temporary storage container” on both residential and non-residential zoning districts.

Following each item, members of the PZC had questions or clarifications that were answered by Director Saher.

The Public Hearing was closed on a motion by Commissioner Schultz, seconded by Commissioner Marx.

AYES: 6 Chairman Stratman; Commissioners Castillo, Glowacz, Marx, Muir, Schultz.

NAYS: 0

ABSTAIN: 0.

ABSENT: 2 Commissioners Giannini, Morrison.

MOTION CARRIED.

There was brief deliberation on the application.

On application PZC 2024-01, Chairman Stratman entertained a motion to receive into the public record the staff review of compliance of the Application with the zoning standards as presented by staff; and to receive the testimony presented by the PZC members, and by Village staff at the Public Hearing; and to 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 requested miscellaneous amendments.

Motion was made by Commissioner Castillo, seconded by Commissioner Marx, to approve.

AYES: 6 Chairman Stratman; Commissioners Castillo, Glowacz, Marx, Muir, Schultz.

NAYS: 0

ABSTAIN: 0.

ABSENT: 2 Commissioners Giannini, Morrison.

MOTION CARRIED.

5. OTHER BUSINESS

There was none.

6. STAFF REPORTS

Director Saher updated the PZC on upcoming applications in the pipeline and indicated that the Cannabis dispensary proposed at the property at 676 S Rand Road was under construction with a deadline of July 1, 2024 to begin operations.

7. PUBLIC COMMENT

There were none.

8. ADJOURNMENT

Motion to adjourn was made by Commissioner Marx, seconded by Commissioner Schultz.

AYES: 6 Chairman Stratman; Commissioners Castillo, Glowacz, Marx, Muir, Schultz.

NAYS: 0

ABSTAIN: 0.

ABSENT: 2 Commissioners Giannini, Morrison.

MOTION CARRIED.

Meeting adjourned at 7:35pm.

Respectfully submitted:

Sarosh Saher, Community Development Director.

Approved by:


Chairman Orlando Stratman


Date

