

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



**Wednesday, June 19, 2024, 7:00 p.m.**

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

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

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

**A. Minutes of the Planning and Zoning Commission Meeting, on May 15, 2024.**

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

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

NAYS: 0

ABSTAIN: 1 Commissioner Castillo.

ABSENT: 1 Commissioner Giannini.

MOTION CARRIED.

**3. PUBLIC MEETING**

No items received for consideration.

**4. PUBLIC HEARING**

Motion was made by Commissioner Schultz, seconded by Commissioner Marx to open the public hearing for the following applications:

Application PZC 2024-04 to withdraw from consideration

Application PZC 2024-05 for a Special Use Permit at 290 Telser Road

Application PZC 2024-08 for a Special Use Permit for a Planned Unit Development (PUD), Zoning Map Amendment, and Subdivision

AYES: 7 Commissioners Castillo, Glowacz, Marx, Morrison, Muir, Schultz, Chairperson Stratman.

NAYS: 0

ABSENT: 1 Commissioner Giannini.

MOTION CARRIED.

Public Hearing started at 7.02pm

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

**A. 80 East Main Street & 116 Lions Drive – Text Amendment and Special Use Permit Withdrawal (2024-04):**

Application for a Text Amendment and Special Use Permit to allow for a Montessori school at the property located within the B-2 Central Business District, and the DR Downtown Redevelopment Overlay District was withdrawn by the Applicant.

Chairperson Stratman asked the Staff if they had further comment on this item and Dir. Saher stated that the reason the application was withdrawn was because they could not come to an agreement with the owner on the terms of the sale of the property.

Motion to close the public hearing and the application was made by Commissioner Schultz, seconded by Commissioner Marx

AYES: 7 Commissioners Castillo, Glowacz, Marx, Morrison, Muir, Schultz, Chairperson Stratman.

NAYS: 0

ABSENT: 1 Commissioner Giannini.

MOTION CARRIED.

**B. 290 Telser Road – Special Use Permit (2024-05):**

Application for a Special Use Permit to allow for the establishment of a physical fitness facility at the property located within the I Industrial District.

*Applicant: Mr. Nick Nastruz, Lake County Barbell*

*Owner: Mr. Greg Hatz, Cool Dude Enterprises, LLC*

Dir. Saher confirmed that proper notice was provided of this item and then he introduced Mr. Nick Nastruz. Mr. Nastruz gave a presentation of his proposal and described the business plan for the fitness center. Commissioners Castillo and Schultz had concerns about the business operating 24 hours a day, but were reassured that a schedule would be implemented and an employee would be on the site at all times of operation. Commissioner Schultz had a question about the lighting on the site. Dir. Saher stated that no changes to the building's lighting had been made at this time, but security lightning near the doors may need to be added.

**PUBLIC TESTIMONY.**

Resident and President of the Lake Zurich Industrial Counsel Mr. Mike Hilt, 598 Dunhill Drive, was sworn in by Chair Stratman. Mr. Hilt spoke in favor of Mr. Natruz's business model and expressed that this use acceptable in the Industrial Park.

Motion to close the public hearing on Application PZC 2024-05 and move to deliberation was made by Commissioner Schultz, seconded by Commissioner Marx.

AYES: 7 Commissioners Castillo, Glowacz, Marx, Morrison, Muir, Schultz, Chairperson Stratman.

NAYS: 0

ABSENT: 1 Commissioner, Giannini.

MOTION CARRIED.

On Application PZC 2024-05: A Motion was made by Commissioner Schultz, seconded by Commissioner Marx, 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 Applicant, 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 a physical fitness facility at the property located at 290 Telser Road.

AYES: 7 Commissioners Castillo, Glowacz, Marx, Morrison, Muir, Schultz, Chairperson Stratman.

NAYS: 0

ABSENT: 1 Commissioners Giannini.

MOTION CARRIED.

**C. 670 South Old Rand Road – Special Use Permit for a Planned Unit Development (PUD), Zoning Map Amendment, and Subdivision (2024-08):**

Application for a Planned Unit Development to allow for the development of a property with a new residential subdivision containing a mix of single-family attached townhomes and single-family detached homes. The project will also require a rezoning of the property to the appropriate single-family and multiple-family zoning classification.

*Applicant: Mr. Lawrence M. Freedman, of Ash, Anos, Freedman & Logan, LLC*

*Owner: Mr. Henry C. Joern of Ingleside, IL*

Dir. Saher confirmed that proper notice was provided of this item and then he introduced Mr. Lawrence Freedman, the attorney for the developers. Mr. Freedman introduced the project and the architect of the development, Mr. David Haymes. Mr. Haymes gave a PowerPoint presentation of the proposed development.

Chair Stratman asked if a heritage tree study had been performed. Steve Gregory, the landscape architect for the project, explained that an arborist did the preliminary survey of the existing trees and found that most of the vegetation on the site is not what would be considered high quality. He pointed out that the area north of the wetland and the wetland itself will remain untouched.

Chair Stratman inquired about the traffic studies based on the number of new homes. Mr. Mike Renner, an Erickson engineer, explained that the development will generate 26-31 peak hour trips during the morning and evening commuter periods.

Chair Stratman requested to see data on the line of sight distance where the development meets Old Rand Road. Commissioner Castillo requested to see similar data but as it relates to the pedestrian crosswalk. Mr. Renner stated that they will look into acquiring this data. Dir. Saher reported that the Village has a pedestrian crosswalk standard that includes flashing signals.

Commissioner Castillo inquired about monotony within the development. Dir. Saher reported that the Village has a monotony code that will address these concerns.

Commissioner Castillo asked about the street maintenance within the development because the proposed streets will be private. Mr. Haymes replied that there will be a home owners association (HOA) that will maintain the streets. Dir. Saher pointed out that because of this, there will be no additional burden on the Village's Public Works Department. Dir. Saher noted that one of the conditions is that a backup Special Service Area (SSA) will be implemented if the HOA fails to meet their responsibilities, such as detention, snow removal, landscaping, or greenspace maintenance.

Commissioner Marx questioned overhead lighting along Old Rand Road as it relates to walkability from the development to the Main Street Area. Dir. Saher noted that the sidewalk on the other side of the proposed crosswalk connects up to that area. Similarly, the east side of the development will connect by crosswalk to the sidewalk that runs along Buesching Road. Dir. Saher admitted that this route is quite dark at night so lighting will be discussed with the developer and the Village's Public Works Department to address these safety concerns.

Chair Stratman asked about pricing for both the townhomes and the single-family homes. Mr. Haymes stated that the townhomes will be around \$500,000 and the single-family homes will be in the \$700,000 - \$800,000 range.

Commissioner Schultz asked if the townhomes have basements and Mr. Haymes noted that they do not.

Commissioner Schultz is interested in seeing more information on the exterior building materials.

Mr. Freedman clarified that the HOA will be a single association for both the single-family homes and the townhomes.

Commissioner Schultz asked about the distance from the rowhomes along Buesching and their detached garages. Mr. Haymes believes it is 20 feet or greater.

Commissioner Schultz raised the question of if there is street parking along Buesching Road. Mr. Freedman explained that the development has included the required number of parking spaces for guests and that the amount of street parking, if there is any, is not taken into account.

Commissioner Muir voiced concerns about the pedestrian crosswalk and the speed that cars travel on both roads.

Commissioner Glowacz asked what building materials have been changed since the project came before the Commission in 2022. Mr. Freedman noted that it is hard to compare the two projects but that more brick has been added. Mr. Haymes noted that more detail and variety have been added to the buildings.

Chair Stratman asked what material the siding will be made of and Mr. Haymes answered that it will be fiber cement.

Commissioner Morrison asked about the sidewalk to the south of the development. Dir. Saher explained that the sidewalk connection to the north, which connects the development to the Main Street Area, was prioritized to improve connectivity. Dir. Saher also noted that there are sidewalks within the development and the southernly loop of the site.

Commissioner Schultz asked what commitment the developer has with moving the project forward if the Board were to approve to their project. Mr. Freedman stated that if they were to get approval, they would purchase the property and move forward as quickly as possible.

## **PUBLIC TESTIMONY.**

Residents Mary Ann Phillips, Bill Hartig, Elise Hood, Chirag Patel, Terry and Jerry Volkman, and Gary Levine expressed the following concerns:

Several residents were displeased with the number of units for the proposed development and believed it to be too dense. Traffic on South Old Rand Road was a common complaint that the residents think will only be made worse by the new development. Noise from the traffic generated was also brought up. The three townhome buildings that front South Old Rand Road are thought to be too tall in relation to the surrounding developments. The residents would like to see better landscape screening along South Old Rand Road. Also, there were concerns about a wildlife study being completed.

In response to an Old Rand Road traffic study question, Mr. Renner confirmed that the study was performed on April 16, 2024 beginning at 7:00am - 9:00am and then picking up at 4:00pm - 6:00pm. Dir. Saher noted that the traffic study is on page 201 of the report packet.

Chair Stratman responded to a question regarding the rowhomes' setbacks along Buesching Road being 25 feet. Dir. Saher stated that 25 feet is the Village's standard setback.

Chair Stratman asked Dir. Saher to address the cautionary points that are mentioned in the staff report comments. Dir. Saher went through each point and explained the corresponding conditions.

Chair Stratman noted that the development location is privately owned and that owner has the right to sell his parcel. He also noted that the Commission's deliberation needs to be on the basis of the Village at large.

In response to the voiced wildlife concerns, Dir. Saher commented that one of the requirements during the final plan process is for an Ecological Compliance Assessment Tool (EcoCAT) study to be done. This part of the process will happen at a later time.

Motion to close the public hearing on Application PZC 2024-08 and move to deliberation was made by Commissioner Castillo, seconded by Commissioner Muir.

AYES: 7 Commissioners Castillo, Glowacz, Marx, Morrison, Muir, Schultz, Chairperson Stratman.

NAYS: 0

ABSENT: 1 Commissioner, Giannini.

MOTION CARRIED.

On Application PZC 2024-08: A Motion was made by Commissioner Castillo, seconded by Commissioner Muir, to continue deliberation to the next scheduled PZC meeting, of July 17, 2024.

AYES: 7 Commissioners Castillo, Glowacz, Marx, Morrison, Muir, Schultz, Chairperson Stratman.

NAYS: 0

ABSENT: 1 Commissioners Giannini.

MOTION CARRIED.

## 5. OTHER BUSINESS

Dir. Saher reported that the Nirvana Dispensary at 676 South Rand Road has not received an extension on their Special Use Permit which expires July 1, 2024.

Chair Stratman reminded everyone that the PZC will meet next Wednesday, June 26, at 7:00pm, for the Comprehensive Plan Update from Teska.

## 6. STAFF REPORTS

Dir. Saher reported that there were four applications for the July meeting including a cannabis dispensary Special Use Permit at 909 South Rand Road, a drive-through Special Use Permit at 2 East Main Street, a car detailing specialist Special Use Permit for 865 Telser, and a residential fence variation at 1073 Avery Ridge Circle.

Dir. Saher suggested having two meetings in July for the four applications and the continued deliberation for 670 South Old Rand Road.

## 7. PUBLIC COMMENT

There were none.

## 8. ADJOURNMENT

Motion to adjourn the meeting made by Chair Stratman, seconded by Commissioner Marx  
AYES: 7 Commissioners Castillo, Glowacz, Marx, Morrison, Muir, Schultz, Chairperson  
Stratman.

NAYS: 0

ABSENT: 1 Giannini.

MOTION CARRIED.

Meeting adjourned at 9:55pm

Respectfully submitted:

Colleen McCauley, Village Planner

Approved by:



Chairperson Orlando Stratman.