

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



Wednesday, July 17, 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, and Ildiko Schultz. Commissioners Joe Giannini and Mike Muir were absent. Also present: Community Development Dir. Sarosh Saher, Village Planner Colleen McCauley.

Chairperson Stratman clarified that Commissioner Morrison, who is an alternate member, will be a full voting member due to the absences.

2. CONSIDERATION OF MINUTES AND FINDINGS OF THE COMMISSION

A. Minutes of the Planning and Zoning Commission Meeting, on June 19, 2024.

Commissioner Schultz corrected the spelling of her last name.

Motion to approve the minutes with the amendment as noted was made by Commissioner Marx, seconded by Commissioner Schultz.

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

NAYS: 0

ABSENT: 2 Commissioners Giannini, Muir.

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 2024-08 for a Special Use Permit for a Planned Unit Development (PUD) at 670 South Old Rand Road. The Application was continued from the June 19, 2024 meeting of the PZC.

Application PZC 2024-09 for a fence Variation at 1073 Avery Ridge Circle.

Application PZC 2024-10 for a Special Use Permit at 865 Telser Road.

Application PZC 2024-06 for a Special Use Permit at 909 South Rand Road, was made by Commissioner Marx, seconded by Commissioner Morrison.

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

NAYS: 0

ABSENT: 2 Commissioners Giannini, Muir.

MOTION CARRIED.

Public Hearing started at 7.04pm

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

Continued Item:

A. 670 South Old Rand Road – Special Use Permit (2024-08) Continued:

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 multiple-family zoning classification.

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

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

Chairperson Stratman asked Dir. Saher to clarify the discrepancies from last month's meeting.

Dir. Saher explained that the two acres of wetland, on the approximate nine-acre site, will be maintained. The creek on site will be restored and additional stormwater detention facilities will be added.

Dir. Saher noted that the development, a mix of townhomes and single-family homes, would serve as a transition between the single-family neighborhoods and the nearby dissimilar zoning districts.

The phrase "older vintage", used in the staff report, referred to the homes constructed in the 1960s and was not meant to suggest a negative connotation.

The density of the proposed development is largely in keeping with other townhome subdivisions within the Village. The average density for these types of developments is six units per acre, with this project being around five units per acre.

Dir. Saher clarified that the traffic study was completed in May of 2024, with the study being conducted on April 22 and 23 of 2024.

The home located at 700 South Old Rand Road is sixty-five feet from the closest townhome on Buesching Road.

The proposal will include proper screening for the homes from the south, with a solid fence and year-round landscaping.

Dir. Saher introduced Mr. Lawrence Freedman who is the attorney representing OSK Capital Partners.

Mr. Lawrence Freedman, Mr. David Haymes, and Ms. Heather Faircloth gave a presentation about the changes made to the development plan. The revised plan has reduced the number of townhomes along South Old Rand Road from seven units to five units. The number of stories for those townhomes has been reduced from three-stories down to two-stories.

PUBLIC TESTIMONY.

Residents Mary Ann Phillips, Gary Levine, Brian Hart, Elizabeth Hart, and Chirag Patel expressed the following concerns:

Several residents were displeased with the revised number of units for the proposed development and believe it to still be too dense. Traffic, safety, and noise on South Old Rand Road are concerns that the residents think will only be made worse by the new development. Light trespassing into the neighborhood was also a mentioned worry.

Dir. Saher clarified that the development will be held to the standards of the illumination zoning code which regulates that the lighting cannot exceed half of a foot candle at the boundary of the property and cannot exceed ten foot candles within the property. Any lighting at the entries or exits of the development will be shielded so that the light falls within the boundary of the property.

Property owners Henry Joern, Bill Joern, and Linda Joern spoke in support of the development and believe it will be an attractive addition to the village.

Resident Michael Hilt commented that Old Rand Road is in significant need of repair. He also expressed concerns that the Homeowners Association for the proposed development will have too many expensive responsibilities.

Dir. Saher stated that there are Homeowner Associations for more recent developments within the village and that they are able to manage the maintenance of their private roads.

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

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

NAYS: 0

ABSENT: 2 Commissioners Giannini., Muir.

MOTION CARRIED.

During deliberations Commissioner Castillo noted that he sees this project as having more positives than negatives.

Commissioner Marx commented that there is a need for diverse housing, not just single-family homes. The proximity of the development to the Main Street Area will encourage walkability within the village.

Chairperson Stratman echoed the residents' desire for a walkable community, as voiced at the Comprehensive Plan meetings. The development's location and construction of sidewalks, crosswalks, and lighting, directly addresses these requests.

Commissioner Glowacz stated that the one-story deduction to the townhomes along Old Rand Road is a significant change.

Commissioner Schultz noted that the townhomes would provide a downsized housing option for residents that would like to stay in Lake Zurich. The crosswalk needs to be safe and have flashing lights to slow traffic down.

Commissioner Morrison stated that the development will provide a nice transition between the different land uses in the area. He agreed that the change from three-story to two-story townhomes is a significant change.

On Application PZC 2024-08: A motion was made by Commissioner Marx, seconded by Commissioner Schultz, 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 for a Planned Unit Development (PUD) and map amendment for the development of the property with a mix of single-family homes and townhomes located within the R-1/2 Single-Family Residential District.

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

NAYS: 0

ABSENT: 2 Commissioners Giannini, Muir.

MOTION CARRIED.

B. 865 Telser Road—Special Use Permit (2024-10):

Application for a Special Use Permit for a high-end automotive detailing business within an industrial tenant space located in the I Industrial District.

Applicant: Luminescent Detailing

Owner: Zen Properties, LLC

Dir. Saher introduced the owner of Luminescent Detailing, Mr. Frank Travaglio.

Mr. Travaglio gave some background on his business and explained why he is seeking a Special Use Permit.

Motion to close the public hearing on Application PZC 2024-10 and move to deliberation was made by Commissioner Morrison, seconded by Commissioner Marx.

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

NAYS: 0

ABSENT: 2 Commissioners Giannini, Muir.

MOTION CARRIED.

There was no deliberation.

On Application PZC 2024-10: 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 for a high-end automotive detailing business within an industrial tenant space located in the I Industrial District.

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

NAYS: 0

ABSENT: 2 Commissioners Giannini, Muir.

MOTION CARRIED.

A motion was made by Commissioner Marx, seconded by Commissioner Morrison, to continue the public hearing for the remaining applicants until tomorrow, Thursday, July 18, 2024.

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

NAYS: 0

ABSENT: 2 Commissioners Giannini, Muir.

MOTION CARRIED.

5. OTHER BUSINESS

There was none

6. STAFF REPORTS

Dir. Saher reported that a Special Use Permit at 909 South Rand Road and a Variation at 1073 Avery Ridge Circle will be reviewed at tomorrow's PZC meeting.

7. PUBLIC COMMENT

There were none.

8. ADJOURNMENT

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

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

NAYS: 0

ABSENT: 2 Commissioners Giannini, Muir.

MOTION CARRIED.

Meeting adjourned at 8.58pm

Respectfully submitted:

Colleen McCauley, Village Planner.

Approved by:


Chairperson Orlando Stratman.


Date