

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



Thursday, July 18, 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 Jake Marx and Scott Morrison. Commissioners Mike Muir, Ildiko Schultz, Sean Glowacz, and Joe Giannini 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 absences.

2. CONSIDERATION OF MINUTES AND FINDINGS OF THE COMMISSION

The minutes and findings of the PZC Special Meeting from the June 26, 2024 were approved before adjournment.

3. PUBLIC MEETING

No items received for consideration.

4. PUBLIC HEARING

Motion to open the public hearing for the following applications:

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

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

AYES: 4 Commissioners Castillo, Marx, Morrison, Chairperson Stratman.

NAYS: 0

ABSENT: 4 Commissioners Muir, Schultz, Glowacz, Giannini.

MOTION CARRIED.

Public Hearing started at 7.02pm

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

A. 1073 Avery Ridge Circle – Fence Variation (2024-09):

Application for a variation of the height of a new fence proposed in the corner side yard for a property within Avery Ridge Subdivision, located within the R-5 single-family residential district.

Applicants and Owners: Mr. Patrick and Ms. Kelly Kraus.

Mr. Patrick Kraus gave a presentation on his proposal for the fence variation.

Chair Stratman noted that the neighboring properties, as well as Avery Ridge's Homeowners Association provided their approval for the fence.

Chair Stratman asked for comments from the public and there were none.

Motion to close the public hearing on Application PZC 2024-09 and move to deliberation was made by Commissioner Marx, seconded by Commissioner Morrison.

AYES: 4 Commissioners Castillo, Marx, Morrison, Chairperson Stratman.

NAYS: 0

ABSENT: 4 Commissioners Muir, Schultz, Glowacz, Giannini.

MOTION CARRIED.

During deliberations Commissioner Castillo stated that he sees no negative impact and that it will be in conformance with the subdivision's existing fencing.

On Application PZC 2024-09: A motion was made by Commissioner Marx, 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 Variation for the height of a new fence proposed in a corner side yard in the Avery Ridge Subdivision located within the R-5 Single Family Residential District.

AYES: 4 Commissioners Castillo, Marx, Morrison, Chairperson Stratman.

NAYS: 0

ABSENT: 4 Commissioners Muir, Schultz, Glowacz, Giannini.

MOTION CARRIED.

B. 909 South Rand Road – Special Use Permit (2024-06):

Application for a Special Use Permit to establish a cannabis dispensary operated by Dutchess at the property located in the B-1 Local and Community Business District.

Applicants: JAS Management LLC and Rubino Ventures, LLC

Owner: JAS Management LLC

Dir. Saher confirmed that proper notice was provided for all items and then he introduced Mr. Jason Sfire, the owner of the property, and Mr. Tyler Manic, the attorney for Dutchess. Mr. Jason Sfire gave a PowerPoint presentation of the proposed building. He showed images the new site plan, parking, landscaping, lighting, and elevations.

Mr. Jason Sfire introduced the tenant, Dutchess, which included their attorney, representative, and design team, who gave an overview of the cannabis dispensary's business plan. The presentation detailed the hours of operation, number of staff members, security plan, site plan, signage, and a construction timeline.

PUBLIC TESTIMONY.

Resident William Howarth, 328 Denberry Drive, raised a concern about his privacy regarding the surveillance cameras

Motion to close the public hearing on Application PZC 2024-06 and move to deliberation was made by Commissioner Marx, seconded by Commissioner Morrison.

AYES: 4 Commissioners Castillo, Marx, Morrison, Chairperson Stratman.

NAYS: 0

ABSENT: 4 Commissioners Muir, Schultz, Glowacz, Giannini.

MOTION CARRIED.

Deliberations followed with discussion on security and positive comments regarding the proposed development.

Dir. Saher clarified that there will be no on-premises consumption, there will be no visibility of the product from the outside, there will be no attention-attracting lighting, and that Dutchess will need to go through all necessary permitting processes.

A recommendation for an additional condition was made for Special Use permits, from hereon, to be valid for one year for single-site developments.

The other conditions to be added are for a six-foot fence and for all security cameras to be directed onto the subject property, with particular respect to not include properties to the west and south.

On Application PZC 2024-06: A Motion was made by Commissioner Marx, 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 establish a cannabis dispensary operated by Dutchess at the property located in the B-1 Local and Community Business District.

AYES: 4 Commissioners Castillo, Marx, Morrison, Chairperson Stratman.

NAYS: 0

ABSENT: 4 Commissioners Muir, Schultz, Glowacz, Giannini.

MOTION CARRIED.

5. OTHER BUSINESS

There was none

6. STAFF REPORTS

Dir. Saher reported that there are two applications and a few text amendments planned for the August meeting.

7. CONSIDERATION OF MINUTES AND FINDINGS OF THE COMMISSION

A. Minutes of the Planning and Zoning Commission Special Meeting, on June 26, 2024.

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

AYES: 4 Commissioners Castillo, Marx, Morrison, Chairperson Stratman.

NAYS: 0

ABSENT: 4 Commissioners Muir, Schultz, Glowacz, Giannini.

MOTION CARRIED.

8. PUBLIC COMMENT

There were none.

9. ADJOURNMENT

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

AYES: 4 Commissioners Castillo, Marx, Morrison, Chairperson Stratman.

NAYS: 0

ABSENT: 4 Commissioners Muir, Schultz, Glowacz, Giannini.

MOTION CARRIED.

Meeting adjourned at 8.30pm

Respectfully submitted:

Colleen McCauley, Village Planner

Approved by:



Orlando Stratman

Chairperson Orlando Stratman.



7/18/2024

Date