

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



Wednesday, August 21, 2024, 7:00 p.m.

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

ROLL CALL: Chairperson Orlando Stratman, Commissioners Antonio Castillo, Joe Giannini, Sean Glowacz, Scott Morrison and Ildiko Schultz.

Absent and excused: Commissioner Mike Muir.

Also present: Community Development Director Sarosh Saher, Village Planner Colleen McCauley.

2. CONSIDERATION OF MINUTES AND FINDINGS OF THE COMMISSION

A. Minutes of the Planning and Zoning Commission Meetings, on July 17 and July 18, 2024. Motion to approve the minutes was made by Commissioner Schultz, seconded by Commissioner Morrison.

AYES: 5 Commissioners Castillo, Glowacz, Morrison, Schultz, Chairperson Stratman.

NAYS: 0

ABSTAIN: 1 Commissioner Giannini.

ABSENT: 1 Commissioner Muir.

MOTION CARRIED.

3. PUBLIC MEETING

No items received for consideration.

4. PUBLIC HEARING

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

Application PZC 2024-11 for a Special Use Permit at 189 South Rand Road

Application PZC 2024-12 for a Variation at 474 Rush Court

Application PZC 2024-13 for Miscellaneous Text Amendments to the Zoning Code

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

NAYS: 0

ABSENT: 1 Commissioner Muir.

MOTION CARRIED.

Public Hearing started at 7.05pm

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

A. 189 South Rand Road – Special Use Permit (2024-11):

Application for a Special Use Permit for an establishment offering amusement devices (including, but not limited to, racecar, golf, and flight simulators) within a commercial tenant space in Lakeview Plaza located in the B-3 Regional Shopping District.

Applicant: Mr. Viktor Magula & Mr. Taras Bezruchko, The Simulation Zone

Owner: Knapp Investments, LLC

Dir. Saher confirmed that proper notice was provided of this item and then he introduced Mr. Viktor Magula & Mr. Taras Bezruchko. Mr. Taras Bezruchko gave a PowerPoint presentation of the proposal and described the business plan for The Simulation Zone.

PUBLIC TESTIMONY.

There was none.

Motion to close the public hearing on Application PZC 2024-11 and move to deliberation was made by Commissioner Schultz, seconded by Commissioner Giannini.

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

NAYS: 0

ABSENT: 1 Commissioner Muir.

MOTION CARRIED.

On Application PZC 2024-11: 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 Applicant, 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 the establishment offering amusement devices as proposed at the property located at 189 South Rand Road.

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

NAYS: 0

ABSENT: 1 Commissioner Muir.

MOTION CARRIED.

B. 474 Rush Court – Variation (2024-12):

Application for a Variation to allow for the construction of a terrace (paver patio) within the rear yard setback at the property located within the R-5 Single Family Zoning District.

Applicants and Owners: Mr. Chad and Ms. Michelle Pratt

Dir. Saher confirmed that proper notice was provided of this item and then he introduced Mr. Chad Pratt. Mr. Chad Pratt gave a presentation of his request.

PUBLIC TESTIMONY.

There was none.

Motion to close the public hearing on Application PZC 2024-12 and move to deliberation was made by Commissioner Schultz, seconded by Commissioner Giannini.

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

NAYS: 0

ABSENT: 1 Commissioner Muir.
MOTION CARRIED.

On Application PZC 2024-12: A Motion was made by Commissioner Castillo, 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 Applicant, 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 to allow for the paver patio as proposed at the property located at 474 Rush Court.

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

NAYS: 0

ABSENT: 1 Commissioner Muir.
MOTION CARRIED.

C. Miscellaneous Amendments to the Lake Zurich Building and Zoning Codes (2024-13):

Staff of the Community Development Department propose various miscellaneous housekeeping amendments to the Lake Zurich Building and Zoning Codes to enhance the effectiveness of the codes.

PUBLIC TESTIMONY.

There was none.

Motion to close the public hearing on Application PZC 2024-13 and move to deliberation was made by Commissioner Glowacz, seconded by Commissioner Morrison.

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

NAYS: 0

ABSENT: 1 Commissioner Muir.
MOTION CARRIED.

On Application PZC 2024-13: A Motion was made by Commissioner Castillo, 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 Applicant, 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 miscellaneous text amendments to the Village Zoning Code to enhance its effectiveness.

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

NAYS: 0

ABSENT: 1 Commissioner Muir.
MOTION CARRIED.

5. OTHER BUSINESS

There was none.

6. STAFF REPORTS

Dir. Saher reported that there may be one application for the September meeting.

7. PUBLIC COMMENT

There were none.

8. ADJOURNMENT

Motion to adjourn the meeting made by Commissioner Schultz, seconded by Commissioner Morrison

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

NAYS: 0

ABSENT: 1 Commissioner Muir.

MOTION CARRIED.

Meeting adjourned at 8.04pm

Respectfully submitted:

Colleen McCauley, Village Planner

Approved by:


Chairperson Orlando Stratman.

10/16/2024

Date