

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



Wednesday, October 16, 2024, 7:00 p.m.

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

A. Mayor Poynton swore in Mr. Vladimir Kovacevic to the Planning and Zoning Commission.

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

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 August 21, 2024.

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

AYES: 7 Commissioners Castillo, Giannini, Glowacz, Kovacevic, Morrison, Schultz, Chairperson Stratman.

NAYS: 0

ABSTAIN: 1 Commissioner Muir.

ABSENT: 0

MOTION CARRIED.

3. PUBLIC MEETING

No items received for consideration.

4. PUBLIC HEARING

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

Application PZC 2024-14 for a Planned Unit Development (PUD) Amendment for Meadow Wood East

AYES: 8 Commissioners Castillo, Giannini, Glowacz, Kovacevic, Morrison, Muir, Schultz, Chairperson Stratman.

NAYS: 0

ABSENT: 0

MOTION CARRIED.

Public Hearing started at 7.10pm

Chairperson Stratman gave the Oath to those who were going to give testimony.

A. Meadow Wood East Subdivision – Planned Unit Development (PUD) Amendment (2024-14):

Application for an amendment to the Planned Unit Development (PUD) to re-zone the property within the R-5 single-family residential district and to re-subdivide the property from nine (9) to fifteen (15) single-family lots.

Applicant and Owner: Mr. Mike Naumowicz

Dir. Saher confirmed that proper notice was provided of this item and then he introduced Mr. Mike Naumowicz and Mr. Kirk Rustman, the Consultant. Mr. Rustman gave a presentation of the proposed development, which included images of what the proposed subdivision may look like in the future.

PUBLIC TESTIMONY.

Residents Al Silcroft, Mike Hornacek, Damian Woszczak, and Paul Pelczynski expressed the following concerns:

Flooding due to the grade change from the proposed development to the existing neighborhood, privacy not being protected by a 5-foot fence, the timeline of the construction for the project, school capacity, tree protection due to the tree study being completed 20 years ago, construction traffic and noise, wetland maintenance

Motion to close the public hearing on Application PZC 2024-14 and move to deliberation was made by Commissioner Schultz, seconded by Commissioner Muir.

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

NAYS: 0

ABSENT: 0

MOTION CARRIED.

On Application PZC 2024-14: 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 an amendment to the Planned Unit Development (PUD) to re-zone the property within the R-5 single-family residential district and to re-subdivide the property from nine (9) to fifteen (15) single-family lots.

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

NAYS: 0

ABSENT: 0

MOTION CARRIED.

5. OTHER BUSINESS

There was none.

6. STAFF REPORTS

Colleen reported that there may be one application for the November meeting. Dir. Saher informed the Commission that the draft of the Comprehensive Plan may be ready within the next month. A community meeting will be scheduled to receive feedback on the plan.

7. PUBLIC COMMENT

There were none.

8. ADJOURNMENT

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

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

NAYS: 0

ABSENT: 0

MOTION CARRIED.

Meeting adjourned at 8.57pm

Respectfully submitted:

Colleen McCauley, Village Planner

Approved by:



Chairperson Orlando Stratman.

Date