

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



Wednesday, January 15, 2025, 7:00 p.m.

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

ROLL CALL: Chairperson Orlando Stratman, Commissioners Sean Glowacz, Vladimir Kovacevic, Scott Morrison, Mike Muir, and Ildiko Schultz. Commissioners Antonio Castillo and Joe Giannini were absent. 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 November 20, 2024.

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

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

NAYS: 0

ABSTAIN: 1 Commissioner Muir.

ABSENT: 2 Commissioners Castillo, Giannini.

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 applications:

Application PZC 2025-01 for a variation at 1265 Country Club Road.

Application PZC 2025-02 for amendments and updates of the Official Comprehensive Plan of the Village of Lake Zurich as referenced and described in Chapter 9-2-5 of the Lake Zurich Zoning Code.

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

NAYS: 0

ABSTAIN: 0

ABSENT: 2 Commissioners Castillo, Giannini.

MOTION CARRIED.

Public Hearing started at 7.02pm

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

A. 1265 Country Club Road – Variation (2025-01):

Application for a variation to allow for the construction of a 6-foot high fence in the interior side and rear yard of the property within the R-5 single-family residential district.

Applicant and Owner: Aleksandra Kopania and Wiktor Kolanko

Dir. Saher confirmed that proper notice was provided of this item and then he introduced Ms. Aleksandra Kopania, who gave a presentation on the requested variation. Images of the proposed fence, including both the material and height, were shown.

Chairperson Stratman highlighted that all neighboring property owners had signed letters of consent for the 6-foot fence.

PUBLIC TESTIMONY.

There was none.

Motion to close the public hearing on Application PZC 2025-01 and move to deliberation was made by Commissioner Schultz, seconded by Commissioner Muir.

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

NAYS: 0

ABSTAIN: 0

ABSENT: 2 Commissioners Castillo, Giannini.

MOTION CARRIED.

On Application PZC 2025-01: 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 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 construction of a 6-foot high fence in the interior side and rear yard for the property within the R-5 single-family residential district.

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

NAYS: 0

ABSTAIN: 0

ABSENT: 2 Commissioners Castillo, Giannini.

MOTION CARRIED.

B. Lake Zurich Comprehensive Plan – Amendments and Updates (2025-02):

Application for amendments and updates of the Official Comprehensive Plan of the Village of Lake Zurich as referenced and described in Chapter 9-2-5 of the Lake Zurich Zoning Code.

Applicant: Village of Lake Zurich

Dir. Saher confirmed that proper notice was provided of this item and then he introduced Ms. Erin Cigliano, Ms. Francesca Lawrence, and Mr. Ryan Peterson, who gave a presentation on the updates to the Draft Comprehensive Plan. The slideshow presentation can be watched here: <https://play.champds.com/lakezurichil/January2025>

PUBLIC TESTIMONY.

There was none.

Motion to close the public hearing on Application PZC 2025-02 and move to deliberation was made by Commissioner Schultz, seconded by Commissioner Morrison.

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

NAYS: 0

ABSTAIN: 0

ABSENT: 2 Commissioners Castillo, Giannini.

MOTION CARRIED.

On Application PZC 2025-02: 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 Consultants, Teska Associates and their team members, 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 adopt the Official Updated 2025 Comprehensive Plan of the Village of Lake Zurich.

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

NAYS: 0

ABSTAIN: 0

ABSENT: 2 Commissioners Castillo, Giannini.

MOTION CARRIED.

5. OTHER BUSINESS

There was none.

6. STAFF REPORTS

Dir. Saher reported that staff has not yet received any applications for the February PZC meeting. If no submissions are received, the meeting will be canceled.

7. PUBLIC COMMENT

There were none.

8. ADJOURNMENT

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

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

NAYS: 0

ABSTAIN: 0

ABSENT: 2 Commissioners Castillo, Giannini.

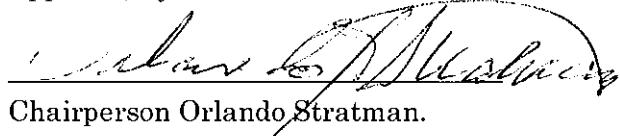
MOTION CARRIED.

Meeting adjourned at 8.28 pm

Respectfully submitted:

Colleen McCauley, Village Planner

Approved by:



Chairperson Orlando Stratman.

Date