

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



Wednesday, April 16, 2025, 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, Vladimir Kovacevic, Scott Morrison, and Ildiko Schultz. Commissioner Mike Muir was absent. Also present: Community Development Director Sarosh Saher.

2. CONSIDERATION OF MINUTES AND FINDINGS OF THE COMMISSION

A. Minutes of the Planning and Zoning Commission Meeting on March 19, 2025.

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

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

NAYS: 0

ABSTAIN: 2 Commissioner Glowacz, , Schultz.

ABSENT: 2 Commissioners Giannini, Muir.

MOTION CARRIED.

3. PUBLIC MEETING

No items received for consideration.

4. PUBLIC HEARING

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

Continued Item.

Application PZC 2025-03 for a variation of the front and side yard setback to allow for the construction of steps and retaining walls along the side of the house at 287 Sunrise Lane. This item was continued from the March 19, 2025 meeting.

New Item.

Application PZC 2025-05 for a variation to install an in-ground swimming pool within the side yard at 202 Mark Lane.

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

NAYS: 0

ABSTAIN: 0

ABSENT: 2 Commissioners Giannini, Muir.

MOTION CARRIED.

Public Hearing started at 7.03pm

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

A. 202 Mark Lane – Variation (2025-05):

Application for a variation to install an in-ground swimming pool within the side yard of the property within the R-4 single-family residential district.

Applicant and Owner: Jan Jozwiak, JMLJ Construction

Dir. Saher confirmed that proper notice was provided of this item and then he introduced Mr. *Jan Jozwiak*, who gave a presentation on the requested variation. Visual representations of what the proposed pool and associated screening were shown.

Commissioner Giannini arrived.

PUBLIC TESTIMONY.

There was none.

Motion to close the public hearing on Application PZC 2025-05 and move to deliberation was made by Commissioner Castillo, seconded by Commissioner Schultz.

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

NAYS: 0

ABSTAIN: 0

ABSENT: 1 Commissioner Muir.

MOTION CARRIED.

On Application PZC 2025-05: 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 a Variation to allow for the installation of an in-ground swimming pool within the side yard of the property within the R-4 single-family residential district

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

NAYS: 0

ABSTAIN: 0

ABSENT: 1 Commissioner Muir.

MOTION CARRIED.

B. 287 Sunrise Lane – Variation (2025-03):

Application for a variation of the side yard setback to allow for the construction of steps along the side of the house on the property within the R-5 single-family residential district.

Applicant and Owner: Ms. Jerrette J. Sita

Dir. Saher confirmed that proper notice was provided of this item and then he introduced Mr. *Lewis Sita*, who gave a presentation on the requested variation. Pictures of the installed steps were shown.

PUBLIC TESTIMONY.

Robert Warren, 265 Sunrise Lane, Steven Stephanidis, 255 Sunrise Lane, and Larissa Klavins, 245 Sunrise Lane, all expressed concerns about the stairs being constructed prior to obtaining the necessary variation and permits. They all stated that the proper sequencing and rules need to be followed.

Motion to close the public hearing on Application PZC 2025-03 and move to deliberation was made by Commissioner Schultz, seconded by Commissioner Castillo.

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

NAYS: 0

ABSTAIN: 0

ABSENT: 1 Commissioner Muir.

MOTION CARRIED.

On Application PZC 2025-03: A Motion was made by Commissioner Castillo, 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 the option of potential punitive measures for failure to comply with the applicable codes, and the confirmation from the Village Public Works Department on the approval of the storm sewer, and to recommend that the Village Board approve the application for a Variation to allow for the construction of steps along the side of the house on the property within the R-5 single-family residential district.

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

NAYS: 0

ABSTAIN: 0

ABSENT: 1 Commissioner Muir.

MOTION CARRIED.

5. OTHER BUSINESS

There was none.

6. STAFF REPORTS

Dir. Saher reported that one variation will be reviewed at the May meeting. Additionally, the Village will be bringing various text amendments forward for the Commission to review.

7. PUBLIC COMMENT

There were none.

8. ADJOURNMENT

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

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

NAYS: 0

ABSTAIN: 0

ABSENT: 1 Commissioner Muir.

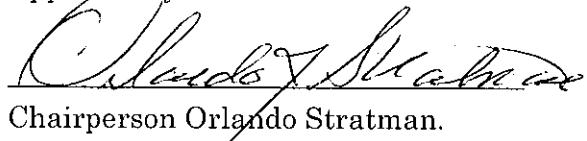
MOTION CARRIED.

Meeting adjourned at 8.32 pm

Respectfully submitted:

Colleen McCauley, Village Planner

Approved by:


Chairperson Orlando Stratman.

5/2/2025 -
Date