

Planning & Zoning Commission



**Wednesday, July 16, 2025, 7:00 p.m.
Village Hall, 70 East Main Street**

AGENDA

1. CALL TO ORDER AND ROLL CALL: Chairperson Orlando Stratman, Vice-Chair Antonio Castillo, Joe Giannini, Sean Glowacz, Vladimir Kovacevic, Scott Morrison, Mike Muir and Ildiko Schultz.
2. CONSIDERATION OF MINUTES AND FINDINGS OF THE COMMISSION
 - A. Minutes of the Planning and Zoning Commission Meeting, on [June 18, 2025](#). Motion to approve the minutes.
3. PUBLIC MEETING
(This agenda item includes items that do not require public testimony)

No items received for consideration. (2025-09 Meadow Wood East)
4. PUBLIC HEARING
(This agenda item includes proposals presented to the Planning & Zoning Commission requiring public testimony, discussion and recommendation to the Village Board for final action.)
 - A. 795 West Illinois Route 22 – Special Use Permit (2025-10)
Application for a Special Use Permit for the establishment of a used merchandise store, including the sale of used clothing in the B-3 Regional Shopping Business District to be operated as a Salvation Army Thrift Store.
Applicant: Mr. Jason A. Sfire on behalf of The Salvation Army
Owner: Village Square Retail Center LLC
 - B. 909 South Rand Road – Map Amendment and Special Use Permit (2025-11)
Application for a Map Amendment from B-1 Local Community Business District to B-3 Regional Shopping Business District for the construction of a new Automobile Lubricating Services facility in the B-3 district to be operated as a Valvoline Instant Oil Change.
Applicant: Mr. Jason A. Sfire on behalf of Valvoline
Owner: JAS Management LLC

C. 173 West Main Street – Planned Unit Development (PUD) (2025-12)

Application for a Planned Unit Development (PUD) for the redevelopment of the vacant property with a new mixed-use development consisting of 19 single-family townhomes, an approximately 4,875 square-foot commercial building, associated parking areas and stormwater detention facilities, on the B-2 Central Business District and R-5 Single-Family Residential District to be known as the Waterfront of Lake Zurich.

Applicant: THG Holdings LLC – Series I

Owner: Village of Lake Zurich

This item is being continued to the August PZC Meeting to allow the Applicant time to address the comments provided by the Village Development Review Team.

5. OTHER BUSINESS

6. STAFF REPORTS

This is an opportunity for staff of the Community Development Department to report on matters of interest to the Planning & Zoning Commission

A. Upcoming projects.

7. PUBLIC COMMENT

This is an opportunity for residents to comment briefly on matters included on the agenda and otherwise of interest to the Commission. Public Comment is limited to 30 minutes total and up to 5 minutes per speaker.

8. ADJOURNMENT

The Village of Lake Zurich is subject to the requirements of the Americans with Disabilities Act of 1990. Individuals with disabilities who plan to attend this meeting and who require certain accommodations so that they can observe or participate in this meeting, or who have questions regarding the accessibility of the meeting or the Village's facilities, should contact the Village's ADA coordinator, Kyle Kordell, (847) 438-5141 (TDB #438-2349) promptly to allow the Village to make reasonable accommodation.