

# Planning & Zoning Commission



Wednesday, August 20, 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 [July 16, 2025](#).  
Motion to approve the minutes.
3. PUBLIC MEETING  
(This agenda item includes items that do not require public testimony)
  - A. 85 South Old Rand Road and 100 Park Ave – Plat of Consolidation (2025-14)  
Application for a Plat of Consolidation to consolidate various parcels and lots and to provide for a public utility easement.  
*Applicant: Village of Lake Zurich*  
*Owners: Village of Lake Zurich and Jump Co LLC Park Ave Series*
  - B. 0 Manchester Road – Meadow Wood East Subdivision – Final Plan (2025-09)  
Application for Final Plan approval of a residential subdivision consisting of 15 single-family homes on approximately 8 acres.  
*Applicant: Mike Naumowicz*  
*Owner: Mary Christine Misik*
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.)

### *Continued Items.*

The following item was continued from the July 16, 2025 meeting of the PZC.

- A. 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*

*New Items*

B. 2500 North Rand Road – Annexation, Zoning, Subdivision and Planned Unit Development (PUD) (2025-13)

Application for Annexation, Zoning and Subdivision of the property through a Planned Unit Development (PUD) to redevelop the property with automobile condominiums and retail buildings.

*Applicant: Luxe Corsa Partners LLC*

*Owner: Calabrese Family Living Trust*

C. Miscellaneous Text Amendments (2025-16)

Application for various amendments to the text of the Lake Zurich Zoning and Land Development Code pertaining to extra jurisdictional streets.

*Applicant: Village of Lake Zurich*

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.