

Planning & Zoning Commission



**Wednesday, September 17, 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 [August 20, 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.
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. 511 North Country Ridge Court – Variation (2025-15)
Application for a Variation to allow for the construction of a 5-foot high fence within a corner side yard setback in the R-5 single-family Residential District..
Applicant and Owner: Dr. Konrad and Ms. Urszula Kaczmarski
 - B. 911 North Rand Road – Annexation, Zoning, Subdivision and Planned Unit Development (PUD) (2025-18)
Application for Annexation, Zoning and Subdivision of the property through a Planned Unit Development (PUD) to redevelop the property with an outpatient clinic.
Applicant: Advocate Health and Hospitals Corporation
Owner: Sandy's Corner, LLC
 - C. 755 South Rand Road – Planned Unit Development (PUD) (2025-017)

Application for a Planned Unit Development (PUD) to redevelop the property with a mixed-use development containing multiple family rental residential buildings and a quick service restaurant.

Applicant: Continental 904 Fund LLC and Continental Properties Company, Inc.

Owner: Regal Cinemas, Inc.

This item is being continued to the October PZC meeting to allow staff and the Village's Development Review Team (DRT) additional time to evaluate the submittal before finalizing its recommendations.

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.