

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



Wednesday, May 21, 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, Mike Muir, and Ildiko Schultz. Commissioner Scott Morrison was absent. Also present: Community Development Director Sarosh Saher, Village Planner Colleen McCauley, and Building Services Supervisor David Modrzejewski.

2. CONSIDERATION OF MINUTES AND FINDINGS OF THE COMMISSION

A. Minutes of the Planning and Zoning Commission Meeting on April 16, 2025.

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

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

NAYS: 0

ABSTAIN: 1 Commissioner Muir.

ABSENT: 1 Commissioner Morrison.

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:

Application PZC 2025-06 for a variation at 17 Lake Street.

Application PZC 2025-07 for miscellaneous text amendments.

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

NAYS: 0

ABSTAIN: 0

ABSENT: 1 Commissioner Morrison.

MOTION CARRIED.

Public Hearing started at 7.03pm

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

A. 17 Lake Street – Variation (2025-06):

Application for a variation of the front yard setback to allow for the construction of a full-width covered porch along the front elevation of the house on the property within the R-5 single-family residential district.

Applicant and Owner: Ronald J. Vindell

Dir. Saher confirmed that proper notice was provided of this item and then he introduced Mr. *Ronald J. Vindell*, who gave a presentation on the requested variation. Visual representations of the proposed porch were shown.

PUBLIC TESTIMONY.

There was none.

Motion to close the public hearing on Application PZC 2025-06 and move to deliberation was made by Commissioner Schultz, seconded by Commissioner Castillo.

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

NAYS: 0

ABSTAIN: 0

ABSENT: 1 Commissioner Morrison.

MOTION CARRIED.

On Application PZC 2025-06: A Motion was made by Commissioner Schultz, seconded by Commissioner Muir, 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 of the front yard setback to allow for the construction of a full-width covered porch along the front elevation of the house on the property within the R-5 single-family residential district.

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

NAYS: 0

ABSTAIN: 0

ABSENT: 1 Commissioner Morrison.

MOTION CARRIED.

B. Miscellaneous Text Amendments (2025-07):

Application for amendments to the text of the Lake Zurich Municipal Code to allow for an increase in the height of fences within side and rear yards.

Applicant: Village of Lake Zurich

Dir. Saher confirmed that proper notice was provided of this item and then he gave a presentation on the proposed miscellaneous text amendments.

PUBLIC TESTIMONY.

There was none.

Motion to close the public hearing on Application PZC 2025-07 and move to deliberation was made by Commissioner Schultz, seconded by Commissioner Castillo.

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

NAYS: 0

ABSTAIN: 0

ABSENT: 1 Commissioner Morrison.

MOTION CARRIED.

On Application PZC 2025-07: A Motion was made by Commissioner Schultz, seconded by Commissioner Muir, 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 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 the Village Board approve the application for amendments to the text of the Lake Zurich Municipal Code to allow for an increase in the height of fences within side and rear yards.

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

NAYS: 0

ABSTAIN: 0

ABSENT: 1 Commissioner Morrison.

MOTION CARRIED.

5. OTHER BUSINESS

There was none.

6. STAFF REPORTS

A. Services Provided by Lake County

Building Services Supervisor, David Modrzejewski, gave a presentation detailing the various services that Lake County provides for the Village, including plan review and inspection. The presentation can be viewed at the following link: [Services Provided by Lake County Presentation](#)

B. Commissioner Training conducted by the American Planning Association, Illinois Chapter (APA-IL)

Dir. Saher gave a presentation highlighting the recent Commissioner Training webinar that was provided by APA-IL. The presentation can be viewed at the following link: [Commissioner Training Presentation](#)

7. PUBLIC COMMENT

There were none.

8. ADJOURNMENT

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

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

NAYS: 0

ABSTAIN: 0

ABSENT: 1 Commissioner Morrison.

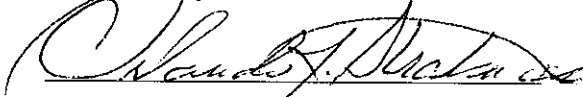
MOTION CARRIED.

Meeting adjourned at 8.13 pm

Respectfully submitted:

Colleen McCauley, Village Planner

Approved by:


Chairperson Orlando Stratman.

Date