

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



Wednesday, July 16, 2025, 7:00 p.m.

1. **CALL TO ORDER** at 7.00pm by Chairperson Orlando Stratman
ROLL CALL: Chairperson Orlando Stratman, Commissioners Joe Giannini, Vladimir Kovacevic, and Ildiko Schultz. Commissioners Antonio Castillo, Sean Glowacz, Scott Morrison, and Mike Muir were absent. Also present: Community Development Director Sarosh Saher and Village Planner Colleen McCauley.
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 was made by Commissioner Schultz, seconded by Commissioner Giannini.
AYES: 4 Commissioners Giannini, Kovacevic, Schultz, Chairperson Stratman.
NAYS: 0
ABSTAIN: 0
ABSENT: 4 Commissioners Castillo, Glowacz, Morrison, Muir.
MOTION CARRIED.
3. **PUBLIC MEETING**
No items received for consideration.
4. **PUBLIC HEARING**
Motion was made by Commissioner Schultz, seconded by Commissioner Giannini to open the public hearing for the following applications:
Application PZC 2025-10 for a Special Use Permit at 795 West Illinois Route 22.
Application PZC 2025-11 for a Special Use Permit at 909 South Rand Road.
Application PZC 2025-12 for a Planned Unit Development (PUD) at 173 West Main Street.
AYES: 4 Commissioners Giannini, Kovacevic, Schultz, Chairperson Stratman.
NAYS: 0
ABSTAIN: 0
ABSENT: 4 Commissioners Castillo, Glowacz, Morrison, Muir.
MOTION CARRIED.

Public Hearing started at 7.02pm

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

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

Dir. Saher confirmed that proper notice was provided of this item and then he introduced Mr. Jason Sfire, who presented information regarding the requested Special Use Permit. The presentation included graphics and additional details explaining how The Salvation Army will receive donations and the designated location of the drop-off area.

Commissioner Schultz asked a question in regards to the donation ramp and Mr. Sfire clarified that the drive aisle is wide enough to accommodate through traffic as well as the donation area.

PUBLIC TESTIMONY.

There was none.

Motion to close the public hearing on Application PZC 2025-10 and move to deliberation was made by Commissioner Schultz, seconded by Commissioner Kovacevic.

AYES: 4 Commissioners Giannini, Kovacevic, Schultz, Chairperson Stratman.

NAYS: 0

ABSTAIN: 0

ABSENT: 4 Commissioners Castillo, Glowacz, Morrison, Muir.

MOTION CARRIED.

On Application PZC 2025-10: A Motion was made by Commissioner Schultz, seconded by Commissioner Giannini, 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 the establishment of a used merchandise store, including the sale of used clothing, to be operated as The Salvation Army Thrift Store at 795 West Illinois Route 22.

AYES: 4 Commissioners Giannini, Kovacevic, Schultz, Chairperson Stratman.

NAYS: 0

ABSTAIN: 0

ABSENT: 4 Commissioners Castillo, Glowacz, Morrison, Muir.

MOTION CARRIED.

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

Dir. Saher confirmed that proper notice was provided of this item and then he introduced Mr. Jason Sfire once again to make a presentation on the proposed use. The site plan and operations of the business were explained in greater detail. The Real Estate Development

Manager noted that no appointments are allowed and that no cars will be parked on the site over night

PUBLIC TESTIMONY.

Ohla Yuzko of 203 Fescue Court and William Howarth of 328 Denberry Drive voiced concerns regarding the proposed rezoning to the B-3 Business District, specifically related to the capability of the fence for screening and the potential impact of lighting. Mr. Jason Sfire noted that if the land use were to shift from an oil change facility to another Special Use, the Planning and Zoning Commission would have the opportunity to review the proposal and impose any necessary conditions.

It was stated by the Real Estate Development Manager that the signage on the rear of the building, facing the residential properties, will be removed from the building plan.

Motion to close the public hearing on Application PZC 2025-11 and move to deliberation was made by Commissioner Schultz, seconded by Commissioner Kovacevic.

AYES: 4 Commissioners Giannini, Kovacevic, Schultz, Chairperson Stratman.

NAYS: 0

ABSTAIN: 0

ABSENT: 4 Commissioners Castillo, Glowacz, Morrison, Muir.

MOTION CARRIED.

On Application PZC 2025-11: A Motion was made by Commissioner Schultz, seconded by Commissioner Kovacevic, 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 members of the public, 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; including the condition of the investigation of the relocation of the trash enclosure from the southwest corner to the southeast corner of the site and the installation of a 6-foot-tall fence at the rear of the property for privacy and to recommend the Village Board approve the 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 at 909 South Rand Road.

AYES: 4 Commissioners Giannini, Kovacevic, Schultz, Chairperson Stratman.

NAYS: 0

ABSTAIN: 0

ABSENT: 4 Commissioners Castillo, Glowacz, Morrison, Muir.

MOTION CARRIED.

C. 173 West Main Street – Planned Unit Development (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

There was none.

6. STAFF REPORTS

The Block A proposal for 173 West Main Street is scheduled for review at the August meeting of the Planning and Zoning Commission.

Additionally, the Commission will review an annexation request, commonly known as the Calabrese Property, along with a development plan for luxury car condominiums.

7. PUBLIC COMMENT

There were none.

8. ADJOURNMENT

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

AYES: 4 Commissioners Giannini, Kovacevic, Schultz, Chairperson Stratman.

NAYS: 0

ABSTAIN: 0

ABSENT: 4 Commissioners Castillo, Glowacz, Morrison, Muir.

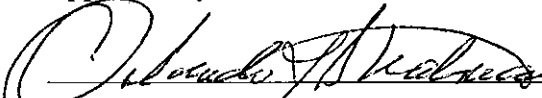
MOTION CARRIED.

Meeting adjourned at 8.07 pm

Respectfully submitted:

Colleen McCauley, Village Planner

Approved by:


Chairperson Orlando Stratman.

Date