

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



Wednesday, August 20, 2025, 7:00 p.m.

1. CALL TO ORDER at 7.00pm by Chairperson Orlando Stratman

ROLL CALL: Chairperson Orlando Stratman, Commissioners Sean Glowacz, Vladimir Kovacevic, Scott Morrison, Mike Muir, and Ildiko Schultz. Commissioners Antonio Castillo and Joe Giannini were absent. Also present: Community Development Director Sarosh Saher, Assistant Village Manager Michael Duebner, and Village Planner Colleen McCauley.

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 was made by Commissioner Schultz, seconded by Commissioner Glowacz.

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

NAYS: 0

ABSTAIN: 2 Commissioners Morrison, Muir.

ABSENT: 2 Commissioners Castillo, Giannini.

MOTION CARRIED.

Dir. Saher stated that in the interest of efficiency, the order of the public hearing agenda items is being amended to the following order: 4.C, 4.B, then 4.A.

3. PUBLIC MEETING

A. 85 South Old Rand Road and 100 Park Avenue – 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

Dir. Saher confirmed that proper notice was provided of this item and then briefly summarized the application. One condition for the sale of the property, was for the Plat of Consolidation to be prepared with the incorporation of the public utility and access easement.

Motion was made by Commissioner Schultz, seconded by Commissioner Muir to receive into the public record the staff review of compliance of this Application for a Plat of Consolidation with the zoning standards as presented by staff this evening, and to make these standards a part of the official record for the Application and recommend approval of the Plat of Consolidation for the parcels and lots at 85 South Old Rand Road and 100 Park Avenue and also provide for the public utility easement

AYES: 6 Commissioners Glowacz, Kovacevic, Morrison, Muir, Schultz, Chairperson Stratman.

NAYS: 0

ABSTAIN: 0
ABSENT: 2 Commissioners Castillo, Giannini.
MOTION CARRIED.

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*

Dir. Saher confirmed that proper notice was provided of this item and then introduced Mr. Kirk Rustman who briefly summarized the application.

Motion was made by Commissioner Kovacevic, seconded by Commissioner Schultz to receive into the public record the staff review of compliance of this Application for Final Plan with the zoning standards as presented by staff this evening, and to make these standards a part of the official record for the Application and recommend approval of the Final Plan for the Meadow Wood East Subdivision.

AYES: 6 Commissioners Glowacz, Kovacevic, Morrison, Muir, Schultz, Chairperson Stratman.

NAYS: 0

ABSTAIN: 0

ABSENT: 2 Commissioners Castillo, Giannini.

MOTION CARRIED.

4. PUBLIC HEARING

Motion was made by Commissioner Schultz, seconded by Commissioner Giannini to open the public hearing for the following applications:

Application PZC 2025-12 for a Planned Unit Development (PUD) at 173 West Main Street.

Application PZC 2025-13 for an Annexation, Zoning, Subdivision and Planned Unit Development (PUD) at 2500 North Rand Road..

Application PZC 2025-16 for various amendments to the text of the Lake Zurich Zoning and Land Development Code.

AYES: 6 Commissioners Glowacz, Kovacevic, Morrison, Muir, Schultz, Chairperson Stratman.

NAYS: 0

ABSTAIN: 0

ABSENT: 2 Commissioners Castillo, Giannini.

MOTION CARRIED.

Public Hearing started at 7.09pm

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

A. 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

Village Planner McCauley confirmed that proper notice was provided of this item and then briefly summarized the proposed amendments which further clarify the definitions pertaining to public and private streets.

PUBLIC TESTIMONY.

There was none.

Motion to close the public hearing on Application PZC 2025-16 and move to deliberation was made by Commissioner Schultz, seconded by Commissioner Glowacz.

AYES: 6 Commissioners Glowacz, Kovacevic, Morrison, Muir, Schultz, Chairperson Stratman.

NAYS: 0

ABSTAIN: 0

ABSENT: 2 Commissioners Castillo, Giannini.

MOTION CARRIED.

On Application PZC 2025-16: A Motion was made by Commissioner Schultz, seconded by Commissioner Glowacz, 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 members of the public, by the PZC Members, and to 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 amendments to the text of the municipal code, to clarify the definitions of public and private streets.

AYES: 6 Commissioners Glowacz, Kovacevic, Morrison, Muir, Schultz, Chairperson Stratman.

NAYS: 0

ABSTAIN: 0

ABSENT: 2 Commissioners Castillo, Giannini.

MOTION CARRIED.

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

Dir. Saher confirmed that proper notice was provided of this item and then he introduced Mr. Romeo Kapudija of Luxe Corsa Partners who presented the proposed development, accompanied by Ms. Katie Lambert, the project's lead architect from OKW, and Mr. Andrew Bowen, traffic specialist with KLOA. The site plan, land use, design and operations of the development were explained in great detail.

Prompted by Commissioner Kovacevic, it was clarified that to be a member of the clubhouse, you must be an automobile condominium owner.

The car dealership will maintain a limited inventory on site. While automobiles may be purchased online, all sales will be finalized at the proposed location, contributing to the Village's tax base.

Mr. Andrew Bowen of KLOA confirmed that the traffic study determined a right-turn lane is not required under Illinois Department of Transportation standards.

Commissioner Glowacz asked about potential time restrictions for site access and general operations. Mr. Kapudija explained that automobile condominium owners may access the site at any time; however, overnight stays will not be permitted. The condo suites are primarily intended for vehicle storage and are designed to provide a country club-style environment and experience.

Chairperson Stratman inquired about the photometric plan, which will be submitted soon. All lighting will be required to comply with Village standards both on site and along the property line.

PUBLIC TESTIMONY.

James O'Neill, of 5 Brierwoods Lane in Hawthorn Woods, Stephanie Halen of 154 S Pleasant Road, Ethan Buti, of 1131 Honey Lake Road, and Grace Turcich, of 199 Alpine Drive, expressed concerns in regards to noise from the vehicle engines, lighting, and traffic

Motion to close the public hearing on Application PZC 2025-13 and move to deliberation was made by Commissioner Schultz, seconded by Commissioner Muir.

AYES: 6 Commissioners Glowacz, Kovacevic, Morrison, Muir, Schultz, Chairperson Stratman.

NAYS: 0

ABSTAIN: 0

ABSENT: 2 Commissioners Castillo, Giannini.

MOTION CARRIED.

On Application PZC 2025-13: A Motion was made by Commissioner Morrison, seconded by Commissioner Schultz, 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 conditions of all auto sales to be processed on-site and for the investigation of improved landscape screening along the west bank of the detention pond and to recommend that the Village Board approve the application for Annexation, Zoning, and Subdivision of the property through a Planned Unit Development (PUD) for automobile condominiums, a retail building and clubhouse at 2500 North Rand Road.

AYES: 6 Commissioners Glowacz, Kovacevic, Morrison, Muir, Schultz, Chairperson Stratman.

NAYS: 0

ABSTAIN: 0

ABSENT: 2 Commissioners Castillo, Giannini.

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

Dir. Saher confirmed that proper notice had been provided for this item and introduced Mr. Derick Goodman of The Huron Group, who presented the proposed development.

Commissioner Schultz raised concerns regarding density and parking. Commissioner Kovacevic inquired about rental restrictions and stormwater management. Mr. Goodman explained that the units are for sale, with the Homeowners Association requiring a minimum rental period of 12 months. He also noted that the site will incorporate underground stormwater management.

Chairperson Stratman and Commissioner Muir commented that the project's inclusion of a public restaurant will provide community access and serve as a beneficial addition.

Assistant Village Manager Duebner added that the Village is exploring a comprehensive solution to increase parking availability in the Main Street area. The property is in a TIF District that is set to expire in 2038.

PUBLIC TESTIMONY.

Stephanie Halen of 154 S Pleasant Road, Ethan Buti of 1131 Honey Lake Road, Grace Turcich and Chris Napier of 199 Alpine Drive, and John Roach of 37 Mionski Drive, expressed concerns and asked questions in regards to parking, density, school capacity, and additional public space.

Motion to close the public hearing on Application PZC 2025-12 and move to deliberation was made by Commissioner Schultz, seconded by Commissioner Muir.

AYES: 6 Commissioners Glowacz, Kovacevic, Morrison, Muir, Schultz, Chairperson Stratman.

NAYS: 0

ABSTAIN: 0

ABSENT: 2 Commissioners Castillo, Giannini.

MOTION CARRIED.

Commissioner Kovacevic suggested that additional frontage of the site be dedicated to public space for residents to enjoy or, alternatively, that more commercial uses be incorporated along the frontage. He also expressed concerns regarding the proposed number of parking spaces.

Commissioner Morrison stated he would prefer to see business or community-oriented uses along the site's frontage.

Commissioner Muir noted that retail is currently struggling, and that adding more commercial space would only compound the parking shortage. His overall impression of the project is generally positive.

Commissioner Schultz expressed concern that the project includes too few parking spaces and is too dense.

Commissioner Glowacz stated that he is comfortable with the proposed density and height but would like to see additional elements for public enjoyment, such as greenspace or parkland.

On Application PZC 2025-12: A Motion was made by Commissioner Muir, seconded by Commissioner Glowacz, 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, by the PZC Members and Staff, and to 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 PUD for the new mixed-use development consisting of 19 single-family townhomes and an approximately 4,875 square-foot commercial building at 173 West Main Street.

AYES: 2 Commissioner Muir and Chairperson Stratman.

NAYS: 4 Commissioners Glowacz, Kovacevic, Morrison, Schultz.

ABSTAIN: 0

ABSENT: 2 Commissioners Castillo, Giannini.

MOTION CARRIED.

5. OTHER BUSINESS

Dir. Saher reported that two major projects will be reviewed at the September meeting: the Annexation, Zoning, and Subdivision for the Advocate Health Care Center at the northwest corner of Rand Road and Miller Road, and the Planned Unit Development for apartments proposed by Continental at the Regal property.

Village Planner McCauley added that a residential fence variation for construction in a corner side yard will also be considered.

6. STAFF REPORTS

There were none.

7. PUBLIC COMMENT

There were none.

8. ADJOURNMENT

Motion to adjourn the meeting made by Commissioner Muir, seconded by Commissioner Morrison.

AYES: 6 Commissioners Glowacz, Kovacevic, Morrison, Muir, Schultz, Chairperson Stratman.

NAYS: 0

ABSTAIN: 0

ABSENT: 2 Commissioners Castillo, Giannini.

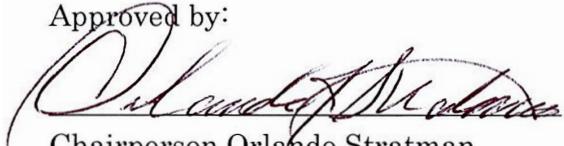
MOTION CARRIED.

Meeting adjourned at 9.25 pm

Respectfully submitted:

Colleen McCauley, Village Planner

Approved by:



Chairperson Orlando Stratman.

Date