

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



Wednesday, September 17, 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, and Ildiko Schultz. Commissioners Scott Morrison and Mike Muir were absent. Also present: Community Development Director Sarosh Saher, Village Planner Colleen McCauley.

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 was made by Commissioner Schultz, seconded by Commissioner Glowacz.

AYES: 5 Commissioners Castillo, Glowacz, Kovacevic, Schultz, Chairperson Stratman.

NAYS: 0

ABSTAIN: 1 Commissioner Giannini.

ABSENT: 2 Commissioners 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 2025-15 for Variation at 511 North Country Ridge Court.

Application PZC 2025-18 for Annexation, Zoning, Subdivision and Planned Unit Development (PUD) at 911 North Rand Road.

Application PZC 2025-17 for Planned Unit Development (PUD) at 755 South Rand Road. **This item is being continued to the October 15, 2025 meeting of the PZC.**

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

NAYS: 0

ABSTAIN: 0

ABSENT: 2 Commissioners Morrison, Muir.

MOTION CARRIED.

Public Hearing started at 7.03pm

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

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.

Applicants: Dr. Konrad and Ms. Urszula Kaczmarski

Village Planner McCauley confirmed that proper notice was provided of this item and then introduced the Applicant who gave a brief presentation of the requested variation.

PUBLIC TESTIMONY.

There was none.

Motion to close the public hearing on Application PZC 2025-15 and move to deliberation was made by Commissioner Schultz, seconded by Commissioner Castillo.

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

NAYS: 0

ABSTAIN: 0

ABSENT: 2 Commissioners Morrison, Muir.

MOTION CARRIED.

On Application PZC 2025-15: 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 a fence variation at 511 North Country Ridge Court.

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

NAYS: 0

ABSTAIN: 0

ABSENT: 2 Commissioners Morrison, Muir.

MOTION CARRIED.

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

Dir. Saher confirmed that proper notice was provided of this item and then he introduced Mr. Jim Slinkman of Advocate Health Care who presented the proposed development, accompanied by Mr. Lanndon Rose, Mr. Peter Bleser, Mr. Zack Rees, Mr. Spencer Craig, Mr. Jose Belardo. The site plan, land use, design and operations of the development were explained in great detail.

PUBLIC TESTIMONY.

Mr. Gary Herrmann, of North Barrington's Plan Commission, inquired about the extent of the sewer and water connection.

Motion to close the public hearing on Application PZC 2025-18 and move to deliberation was made by Commissioner Schultz, seconded by Commissioner Glowacz.

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

NAYS: 0

ABSTAIN: 0

ABSENT: 2 Commissioners Morrison, Muir.

MOTION CARRIED.

On Application PZC 2025-18: 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 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 an outpatient clinic by Advocate Health and Hospitals Corporation.

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

NAYS: 0

ABSTAIN: 0

ABSENT: 2 Commissioners Morrison, Muir.

MOTION CARRIED.

C. 775 South Rand Road – Planned Unit Development (2025-17)

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.

Motion to continue the public hearing on Application PZC 2025-17 to the October 15th meeting at 7 P.M. was made by Commissioner Schultz, seconded by Commissioner Kovacevic.

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

NAYS: 0

ABSTAIN: 0

ABSENT: 2 Commissioners Morrison, Muir.

MOTION CARRIED.

5. OTHER BUSINESS

There were none.

6. STAFF REPORTS

There were none.

7. PUBLIC COMMENT

There were none.

8. ADJOURNMENT

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

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

NAYS: 0

ABSTAIN: 0

ABSENT: 2 Commissioners Morrison, Muir.

MOTION CARRIED.

Meeting adjourned at 8.05 pm

Respectfully submitted:

Colleen McCauley, Village Planner

Approved by:



Chairperson Orlando Stratman.

Date