

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



Wednesday, October 15, 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, Joe Giannini, and Ildiko Schultz. Commissioners Antonio Castillo and Mike Muir were absent. Also present: Community Development Director Sarosh Saher, Building Supervisor David Modrzejewski, Village Planner Colleen McCauley, and Assistant Village Manager Michael Duebner.

2. CONSIDERATION OF MINUTES AND FINDINGS OF THE COMMISSION

A. Minutes of the Planning and Zoning Commission Meeting on September 17, 2025.

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

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

NAYS: 0

ABSTAIN: 1 Commissioner Morrison.

ABSENT: 2 Commissioners Castillo, Muir.

MOTION CARRIED.

3. PUBLIC MEETING

A. Rock Rose Glen – Final Plat of Subdivision (2025-20):

Application for consideration of a Final Plat of Subdivision for an 8-lot single-family residential subdivision at the southwest corner of Deer Path Road and Rock Rose Drive.

Applicant: ICON Building Group

Owner: Deborah Louise Casper Davidson

Dir. Saher confirmed that proper notice was provided of this item and then introduced Mr. Charlie Murphy of ICON Building Group and Mr. Mike Anderson of Haeger Engineering, who gave a brief presentation on the subdivision and custom homes.

Motion was made by Commissioner Schultz, seconded by Commissioner Morrison to receive into the public record the staff review of compliance of this Application for a Final Plat of Subdivision 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 Plat of Subdivision for the Rock Rose Glen Subdivision.

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

NAYS: 0

ABSTAIN: 0

ABSENT: 2 Commissioners Castillo, Muir.

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 2025-19 for a Variation at 255 Whitney Road.

Application PZC 2025-18 for a Planned Unit Development (PUD) at 755 South Rand Road.

This item was continued at the PZC meeting of September 17, 2025.

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

NAYS: 0

ABSTAIN: 0

ABSENT: 2 Commissioners Castillo, Muir.

MOTION CARRIED.

Public Hearing started at 7.08pm

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

A. 255 Whitney Road (2025-19):

Application for a variation to allow the expansion of a residential driveway at the property located within the R-5 single-family residential district.

Applicant and Owner: Michael R. Quagliano

Dir. Saher confirmed that proper notice was provided of this item and then introduced the property owner, Mr. Michael Quagliano, who gave a brief presentation on the requested driveway expansion.

PUBLIC TESTIMONY.

There was none.

Motion to close the public hearing on Application PZC 2025-19 and move to deliberation was made by Commissioner Schultz, seconded by Commissioner Glowacz.

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

NAYS: 0

ABSTAIN: 0

ABSENT: 2 Commissioners Castillo, Muir.

MOTION CARRIED.

On Application PZC 2025-19: 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 the Applicant, 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 apply a 60-day time limit for all unpermitted vehicles to be removed from the property, and to recommend that the Village Board approve the application for the driveway variation at 255 Whitney Road.

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

NAYS: 0

ABSTAIN: 0

ABSENT: 2 Commissioners Castillo, Muir.

MOTION CARRIED.

B. 755 South Rand Road -- Planned Unit Development (PUD) (2025-18):

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.

Dir. Saher confirmed that proper notice had been provided for this item and then introduced representatives from Continental Properties, along with their attorney and consultants, who were present to address and respond to comments. Attorney Dan Shapiro, representing Continental, introduced the project team, which included Continental Properties Development Director Jen Patton; Continental Land Planner Trevor Stadler; Richard Silverman, Vice President of Development at MJK Real Estate Holding; Rick Katz, Project Manager at CAGE Civil Engineering; Megan Kulpinski of CAGE Civil Engineering; Luay Aboona, Principal with KLOA; and Larry Glasscock of LG Workshop. A PowerPoint presentation was then given, illustrating the site plan, land use, and design of the proposed development, with detailed the planned apartments and amenities.

PUBLIC TESTIMONY.

James Hennessy - 23890 W Lancaster Ct, Deer Park

Corrie Taylor - 21590 N Chapel Hill Dr, Deer Park

Dave Fox - 21624 N Chapel Hill Dr, Deer Park

Paul Lang- 21942 N Farthingdale Ct, Deer Park

Garrett Nissonbaum - 23939 W Lancaster Ct, Deer Park

Craig Dannegger- 21975 N Mayfield Ln, Deer Park

Michael Rodrigo- 21980 N Mayfield Ln, Deer Park

Greg Lindsay- 21771 N Mayfield Ln, Deer Park

Ronit Binder- 21946 N Farthingdale Ct, Deer Park

Grace Turcich- 199 Alpine Drive, Lake Zurich

Andrew Pesko- 23966 W Lancaster Ct, Deer Park

Kimberly Densmore- 23914 W Lancaster Ct, Deer Park

Eric Green- 23740 W Hearthside Dr, Deer Park

Mike Cukierski- 21861 N Mayfield Ln, Deer Park

Tom Steinbach- 23907 W Lancaster Ct, Deer Park

Sanja Gindea- 21839 N Inglenook Ct, Deer Park

Alex Larson- 1111 Berkshire Ln, Lake Zurich

Several residents of Deer Park and Lake Zurich expressed strong opposition or concern regarding the proposed Continental Properties development. Comments primarily focused on environmental impacts, including the loss of mature trees, increased flooding risks, and potential harm to wildlife, as well as traffic and safety issues along Rand Road and near Portillo's, and overcrowding in Lake Zurich Community Unit School District 95, particularly at Isaac Fox Elementary School. Many residents questioned the accuracy of the developer's traffic and school impact studies and urged the Village to require updated, independent analyses. Additional concerns were raised regarding

the project's high density, limited green space, insufficient buffering to adjacent residential properties, and the developer's record of maintenance and construction quality.

Representatives from Continental Properties and their consulting firms provided responses to address the concerns raised. Rick Katz of CAGE Civil Engineering addressed stormwater management and detention design issues. Luay Aboona of KLOA, Inc. clarified the traffic study process and results, noting that the study had been reviewed and verified by an independent third party retained by the Village. Richard Silverman of MJK Real Estate Holding explained that Portillo's traffic was included in the analysis and confirmed that an updated study will be submitted when Portillo's appears before the PZC for zoning entitlements. Larry Glasscock, the project's landscape architect with LG Workshop, stated that existing trees will be protected wherever possible and that proposed buffering exceeds the Village's minimum requirements through the use of a mix of trees, shrubs, and grasses. Trevor Stadler of Continental Properties provided clarification regarding traffic circulation, parking, and snow removal operations. Jen Patton of Continental presented data and the methodology used to estimate the number of students projected to be generated by the development and addressed several other points raised by the public and the Commission.

Jen Patton requested a continuation of the hearing to allow Continental Properties additional time to review the feedback and consider potential revisions to the development plan in response to resident and Commission concerns. It was discussed and confirmed that a quorum would be available for the continued meeting the following week.

Motion to continue the public hearing on Application PZC 2025-18 to October 22nd at 7.00 pm was made by Commissioner Schultz, seconded by Commissioner Morrison.

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

NAYS: 0

ABSTAIN: 0

ABSENT: 2 Commissioners Castillo, Muir.

MOTION CARRIED.

Motion to continue the public hearing was made 11.08 pm.

Respectfully submitted:

Colleen McCauley, Village Planner

Approved by:

A handwritten signature in black ink, appearing to read "Orlando Stratman".

Chairperson Orlando Stratman.

_____ Date