

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



Wednesday, October 22, 2025, 7:00 p.m.

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

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

2. PUBLIC HEARING

Motion was made by Commissioner Schultz, seconded by Commissioner Muir to re-open the public hearing for the following application:

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

This item was continued at the PZC meeting of October 15, 2025.

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

NAYS: 0

ABSTAIN: 0

ABSENT: 1 Commissioner Castillo.

MOTION CARRIED.

Public Hearing started at 7.02 pm

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

A. 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 introduced Continental Properties Development Director Jen Patton to present the responses from the comments and questions that arose from the previous meeting held on October 15th. Continental Properties' team comprised of their attorney and consultants, were present to address and respond to comments. The project team included Attorney Dan Shapiro, representing Continental; 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; and Larry Glasscock of LG Workshop.

Continental Properties made the following changes to the development plan:

	10/15/2025 Prior Plan	10/22/2025 Revised Plan		
Number of Buildings	10	9		
	3-Story: 3 2-Story: 7	3-Story: 2	2-Story: 7	
Parking	439 stalls (1.78 ratio)	457 stalls (2.15 ratio)		
South Lot Line Setbacks	Building: 50'	Parking: 35'	Building: 160'	Accessory Structure (garage): 100'
Unit Count	246	213		
Gross Density	12.18 units/acre	10.54 units/acre		

The revised plan reduces the number of buildings by one and relocates the southernmost buildings to increase the setback from the adjacent residential neighborhood to the south. The distance to the nearest principal structure has been increased from 50 feet to 160 feet. The four detached garages along the southern property line will be one story in height and located approximately 100 feet from the property line. These garages will provide noise reduction and screening. The revision also preserves more existing trees, resulting in 100% landscape opacity along the southern property line. Additional parking has been added, with the proposal 20 stalls short of the code requirement. The total number of dwelling units has been reduced from 246 to 213 units, a reduction of 33 units.

The Commissioners asked a variety of questions regarding the revised proposal and overall expressed positive comments, noting that several of the concerns raised with the previous plan had been addressed—particularly the increased setback and enhanced buffering along the southern property line.

PUBLIC TESTIMONY.

Ronit Binder- 21946 N Farthingdale Ct, Deer Park
 Mary Kozub – 280 Pebble Creek Dr, Lake Zurich
 Matt Spiekhoult – 306 Whitney Rd, Lake Zurich
 Garrett Nissonbaum - 23939 W Lancaster Ct, Deer Park
 Alex Larson- 1111 Berkshire Ln, Lake Zurich
 William Alex Hildrell – 801 Woodbine Cir, Lake Zurich
 Douglass Wylie – 11 E Harbor Dr, Lake Zurich
 Craig Dannegger- 21975 N Mayfield Ln, Deer Park
 Kimberly Densmore- 23914 W Lancaster Ct, Deer Park
 Andrew Pesko- 23966 W Lancaster Ct, Deer Park

The above residents of Deer Park and Lake Zurich expressed concerns regarding tree preservation and maintaining the existing canopy within the Village, traffic generated by Portillo's, the right-in/right-out access which has not yet been approved by IDOT, limiting the number of school-aged children, stormwater management and snow storage, and the shared parking logistics with Portillo's.

In response, Jen Patton clarified that Continental had reached out to the school district, which is fully aware of the development proposal. She noted that limiting the number of school-aged children would constitute discrimination. Ms. Patton also explained that Portillo's has its own lease and dedicated parking, and the two uses will not share parking areas. A representative from CAGE Engineering stated that stormwater management and grading, at a preliminary level, will be in conformance with the presented landscape plan, and that the engineering team is in agreement with the landscape architect's design.

Richard Silverman clarified that Portillo's will be submitted as a separate proposal, which will include its own traffic study, site and landscape plans, and parking layout. He further noted that when Portillo's is developed in the future, it will be an independent project.

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

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

NAYS: 0

ABSTAIN: 0

ABSENT: 1 Commissioner Castillo.

MOTION CARRIED.

Chairperson Stratman noted that the revised plan addressed the primary concerns raised previously, particularly those related to setbacks and density. He thanked the residents for their input and emphasized that their valid comments have been incorporated into this updated plan. He added that the project will be held to the code requirements for stormwater management which will prevent any negative impacts.

On Application PZC 2025-18: 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 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 a Planned Unit Development (PUD) to redevelop the property with a mixed-use development containing multiple-family residential buildings to be known as the Springs at lake Zurich to be developed by Continental Properties at 755 South Rand Road, with an out lot reserved for a quick-service restaurant to be developed in the future.

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

NAYS: 0

ABSTAIN: 0

ABSENT: 1 Commissioner Castillo.

MOTION CARRIED.

3. OTHER BUSINESS

The November meeting of the PZC will be canceled since no applications were received by the deadline.

4. STAFF REPORTS

There were none.

5. PUBLIC COMMENT

There were none.

6. ADJOURNMENT

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

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

NAYS: 0

ABSTAIN: 0

ABSENT: 1 Commissioner Castillo.

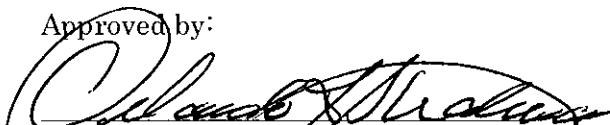
MOTION CARRIED.

Meeting adjourned at 8.32 pm

Respectfully submitted:

Colleen McCauley, Village Planner

Approved by:


Chairperson Orlando Stratman.

Date