

Approved
VILLAGE OF LAKE ZURICH
PLANNING & ZONING COMMISSION MINUTES
January 20, 2021
(Electronic Online Meeting)

The meeting was called to order by Chairman Stratman at 7:01 p.m.

ROLL CALL: *Present* – Chairman Stratman, Commissioners Baumann, Castillo, Riley, and Schultz. *Absent:* Commissioner Giannini, and Muir. Chairman Stratman noted a quorum was present, and Commissioner Dannegger arrived at 7:04 p.m. *Also present:* Community Development Director Sarosh Saher, Innovation Director Michael Duebner, and Planner Tim Verbeke.

Chairman Stratman read the Rules of Procedure that will be followed during the online electronic meeting. Residents were given the opportunity to comment through email or in writing prior to the meeting, to participate in the virtual online meeting after preregistering, or to comment during the meeting with staff monitoring the various Village platforms.

CONSIDERATION OF MINUTES AND FINDINGS OF THE COMMISSION

Approval of the December 16, 2020 Meeting Minutes of the Planning & Zoning Commission:

MOTION was made by Commissioner Castillo, seconded by Commissioner Baumann to approve the December 16, 2020 minutes of the Planning and Zoning Commission as submitted.

Upon roll call:

AYES: 6 Chairman Stratman, Commissioners Baumann, Castillo, Dannegger, Riley and Schultz.

NAYS: 0

ABSENT: 2 Commissioner Muir, Giannini

MOTION CARRIED

PUBLIC COMMENT - Director Duebner, who have been and will continue to monitor online platforms, had received public comments through email that had been forwarded to the PZC members and would become part of the record.

PUBLIC MEETING:

- A. 1240 Honey Lake Road – Final Plat of Subdivision for Beech Drive Subdivision (PZC 2021-01)

Applicant: Sameer Ghanma, National Land Development Group, LLC

Owners: Laura & Debra Armentrout

Chair Stratman read a statement asking if participants would agree to participate in an electronic meeting and listed the conditions. Mr. Ghanma agreed to the conditions.

Applicant Sam Ghanma, representing National Land Development Group, gave a presentation on the proposed four new single-family homes and final plat of subdivision. Mr. Ghanma explained that one home will be constructed on the property to the north in the future to reduce the storm water impact on the surrounding area. The lots will have a similar character to the lots to the west and Mr. Ghanma will be dedicating 30 feet along Honey Lake for stormwater mitigation.

Commissioner Schultz had clarifying questions regarding the wooded area in the rear of the property. Mr. Ghanma indicated that it will be the responsibility of the homeowners. Commissioner Schultz had additional questions regarding the style of the home, storm-water management, and the current swimming pool on the property.

Commissioner Baumann had follow-up questions regarding stormwater management and the Honey Lake Road culvert. Director Saher indicated the culvert was already addressed by the developers engineer.

Commissioner Riley asked if all the diseased trees would be taken care of. Mr. Ghanma indicated that they would be.

MOTION was made by Commissioner Castillo, seconded by Commissioner Baumann, to receive into the public record the staff review of compliance of this Application for Final Plat 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 approve the Final Plat of Subdivision for Beech Drive Subdivision.

Upon roll call:

AYES: 6 Chairman Stratman, Commissioners Baumann, Castillo, Dannegger, Riley and Schultz.

NAYS: 0

ABSENT: 2 Commissioner Muir, Giannini

MOTION CARRIED

PUBLIC HEARING:

MOTION was made by Commissioner Schultz, seconded by Commissioner Baumann to open the following public hearing at 7:41 p.m. for Application PZC 2020-08, 265 N Rand Road – Continued Consideration for a PUD for a European Deli; and Application PZC 2021-02, 410 Telser Rd Special Use Permit PZC 2021-02.

Upon roll call:

AYES: 6 Chairman Stratman, Commissioners Baumann, Castillo, Dannegger, Riley and Schultz.

NAYS: 0

ABSENT: 2 Commissioner Muir, and Giannini

MOTION CARRIED

Those wishing to speak were sworn in by Chairman Stratman. Chair Stratman read a statement asking if participants would agree to participate in an electronic meeting and listed the conditions, and all agreed to the conditions. Planner Verbeke confirmed that the public hearing had been properly noticed and those wishing to comment had and would be given an opportunity to do so.

Continued Application:

A. 265 North Rand Road – Andy’s Deli (former Joe’s Barbershop property):

The Application was continued at the October 21, 2020 meeting to give the applicant the opportunity to address comments of the PZC and return at the November meeting. The Applicant has requested additional time and asked that the hearing be continued to the February 17, 2021 meeting of the PZC.

Applicant and Owner: Kolasa Real Estate Investment Inc.

MOTION was made by Commissioner Castillo, seconded by Commissioner Baumann, to continue the public hearing on Application PZC 2020-08 to the next scheduled PZC meeting on February 17, 2021 at 7 p.m.

Upon roll call:

AYES: 6 Chairman Stratman, Commissioners Baumann, Castillo, Dannegger, Riley and Schultz.

NAYS: 0

ABSENT: 2 Commissioner Muir, and Giannini

MOTION CARRIED

New Applications:

B. 410 Telser Rd Special Use Permit:

The Application to consider a special use permit for request for a trucking company, yard, and maintenance facility for semi-tractor-trailer trucks. The Applicant has requested additional time and asked that the hearing be continued to the February 17, 2021 meeting of the PZC.

Applicant and Owner: Sungor Transportation

MOTION was made by Commissioner Baumann, seconded by Commissioner Riley, to continue the public hearing on Application PZC 2021-02 to the next scheduled PZC meeting on February 17, 2021 at 7 p.m.

Upon roll call:

AYES: 6 Chairman Stratman, Commissioners Baumann, Castillo, Dannegger, Riley and Schultz.

NAYS: 0

ABSENT: 2 Commissioner Muir, and Giannini

MOTION CARRIED

OTHER BUSINESS - None

STAFF REPORT:

Planner Verbeke said the Andy's Deli and 410 Telser Rd will be on the February agenda.

PUBLIC COMMENT:

Directors Duebner said no additional comments or requests to speak had been received during the course of the meeting.

ADJOURNMENT:

MOTION was made by Commissioner Schultz, seconded by Commissioner Castillo, to adjourn the meeting.

The meeting was adjourned at 7:52 p.m.

Submitted by: Tim Verbeke, Planner

Approved by:

