

Approved  
**VILLAGE OF LAKE ZURICH**  
**PLANNING & ZONING COMMISSION MINUTES**  
**February 17, 2021**  
(Electronic Online Meeting)

The meeting was called to order by Chairman Stratman at 7:02 p.m.

**ROLL CALL:** *Present* – Chairman Stratman, Commissioners Baumann, Riley, Giannini, and Schultz. *Absent:* Commissioner Dannegger. Chairman Stratman noted a quorum was present, and Commissioner Castillo arrived at 7:07 p.m. and Commissioner Muir arrived at 7:10 pm. *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 January 20, 2021 Meeting Minutes of the Planning & Zoning Commission:

MOTION was made by Commissioner Baumann, seconded by Commissioner Schultz to approve the January 20, 2021 minutes of the Planning and Zoning Commission as submitted.

Upon roll call:

AYES: 5 Chairman Stratman, Commissioners Baumann, Castillo, Riley, and Schultz.

NAYS: 0

OBSTAIN: 1 Giannini

ABSENT: 2 Commissioner Dannegger, Muir

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 HEARING:**

MOTION was made by Commissioner Baumann, seconded by Commissioner Schultz to open the following public hearing at 7:09 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, Giannini, Riley and Schultz.

NAYS: 0

ABSENT: 2 Commissioner Dannegger, Muir

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. 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. The Applicants made a presentation to the Board regarding the changes to their proposal.

*Applicant and Owner: Sungor Transportation*

The Commissioners had a few clarifying comments and questions regarding the landscape and stormwater plans. The Applicants had submitted a few plans past the submittal date but Staff ensured the Commissioners the revised plans will be review by staff in time for the Village Board Meeting.

MOTION was made by Commissioner Baumann, seconded by Commissioner Riley, to close the public hearing and approve Application PZC 2021-02 410 Telser Road Special Use Permit for a trucking company, yard, and maintenance facility for semi-tractor-trailer trucks.

Upon roll call:

AYES: 7 Chairman Stratman, Commissioners Baumann, Castillo, Giannini, Riley, Muir, and Schultz.

NAYS: 0

ABSENT: 1 Commissioner Dannegger

MOTION CARRIED

B. 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. The Applicants made a presentation to the Board regarding the changes to their proposal.

*Applicant and Owner: Kolasa Real Estate Investment Inc., Mark Kupiec, Jack Zak*

After a presentation from the Applicant, each Commissioner had a chance to speak about the issue. Then several letters from the public were read into the record and a few members of the public (Ralph & Thea Weber, Jones, Jim Oesterreicher, Steve Stephanidis, Michael Hilt) had a change for voice their opinion.

MOTION was made by Commissioner Riley, seconded by Commissioner Castillo, to Motion 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 Applicants, testimony presented by members of the public, and in response to questions by the PZC Members, any testimony presented by Village Staff at tonight’s Public Hearing and make these standards a part of the official record for the Application, and Findings of the PZC, AND to recommend that the Village Board approve the Application PZC 2020-

08 for the establishment of a Planning Unit Development the property commonly known as 265 N Rand Road.

Upon roll call:

AYES: 3 Chairman Stratman, Commissioners Riley, and Muir

NAYS: 4 Commissioners Baumann, Schultz, Castillo, and Giannini

ABSENT: 1 Commissioner Dannegger

MOTION FAILED

**OTHER BUSINESS** - None

**STAFF REPORT:**

Planner Verbeke said that there are no pending items for the March agenda.

**PUBLIC COMMENT:**

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

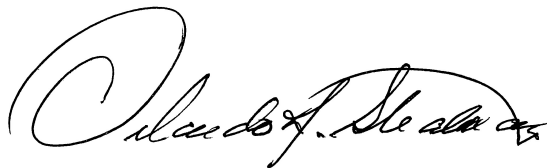
**ADJOURNMENT:**

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

The meeting was adjourned at 9:41 p.m.

*Submitted by: Tim Verbeke, Planner*

Approved by:

A handwritten signature in black ink, appearing to read "Claudio J. Hernandez". The signature is written in a cursive style with a large, looping initial "C".