

**VILLAGE OF LAKE ZURICH
PLANNING & ZONING COMMISSION MINUTES
October 20, 2021**

Village Hall
70 E Main Street, Lake Zurich, IL 60047

The meeting was called to order by Chairman Stratman at 7:00 p.m.

ROLL CALL: *Present* – Chairman Stratman, Commissioners Castillo, Dannegger, Riley, Schultz and Giannini. Chairman Stratman noted that a quorum was present.

Commissioner Muir was absent and excused.

Also present: Community Development Director Sarosh Saher and Management Services Director Michael Duebner.

CONSIDERATION OF MINUTES AND FINDINGS OF THE COMMISSION

Approval of the September 15, 2021 Meeting Minutes of the Planning & Zoning Commission:

MOTION was made by Commissioner Riley, seconded by Commissioner Schultz to approve the September 15, 2021 minutes of the Planning and Zoning Commission with changes to a motion as recommended by Director Saher.

Upon roll call:

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

NAYS: 0

ABSENT: 1 Commissioner Muir

MOTION CARRIED

PUBLIC MEETING – No items were received.

PUBLIC HEARING:

MOTION was made by Commissioner Dannegger, seconded by Commissioner Riley to open the public hearing at 7:05p.m. for New Application PZC 2021-12, at 676 South Rand Road.

Upon roll call:

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

NAYS: 0

ABSENT: 1 Commissioner Muir

MOTION CARRIED

Those wishing to speak were sworn in by Chairman Stratman.

The following application was considered:

A. 676 South Rand Road – Special Use Permit (PZC 2021-12):

Public Hearing to consider a Special Use Permit to allow for the establishment of a cannabis dispensary in a building in the B-3 Regional Shopping Business District.

Applicant: Botavi Wellness, LLC, d/b/a Justice Cannabis Company

Owner: HP/R LLC

The application was introduced by attorney for the Applicant, Mr. Craig Krandel. The Applicant’s representative, Mr. Mitchell Zaveduk provided background information on the company and on the site by means of a PowerPoint presentation. The owner’s representative, Mr. Greg Winner of Hamilton Partners was also available to answer questions. Public testimony was provided by two residents – one in favor of the proposed application and one opposed to the use of Marijuana in principle. After all testimony was provided, the hearing was closed.

MOTION was made by Commissioner Castillo, seconded by Commissioner Riley to close the public hearing.

Upon roll call:

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

NAYS: 0

ABSENT: 1 Commissioner Muir

MOTION CARRIED

Following the close of the hearing, the members of the PZC deliberated on the application on issues such as the exterior character of the building, in particular the windows, number of customers, expected sales and revenue to the village, the visibility and prominence of the location in the community. The PZC recommended working with the Applicant on traffic calming measures along the private circular access road in front of the lot, eliminating the “butterfly” mural on the Rand Road facing elevation, and to give consideration to maintaining the condition prohibiting visibility of the interior from the exterior, in the event that provision was relaxed by the state in the future. These issues were discussed as recommendations and not added to the findings of the PZC.

Director Saher also summarized the various stringent requirements of the state that the dispensary had to follow in order to operate in keeping with the requirements of their license.

MOTION was made by Commissioner Riley, seconded by Commissioner Schultz, 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, by members of the public, by the PZC Members, and by Village Staff at the 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 PZC 2021-12 for a special use permit to allow for a new cannabis dispensary at the subject property.

Upon roll call:

AYES: 4 Chairman Stratman, Commissioners Castillo, Riley, and Schultz.

NAYS: 2 Commissioners Dannegger and Giannini.

ABSENT: 1 Commissioner Muir

MOTION CARRIED

OTHER BUSINESS:

A. Approval of 2022 PZC Meeting Schedule.

MOTION was made by Commissioner Schultz, seconded by Commissioner Dannegger to approve the 2022 meeting schedule of the Planning and Zoning Commission.

Upon roll call:

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

NAYS: 0

ABSENT: 1 Commissioner Muir

MOTION CARRIED

STAFF REPORT:

Director Saher provided updates on the current status of significant Applications that were considered and recommended for approval by the PZC during the past 3 years.

Additionally, Director Saher indicated that as of that date, no new applications for a public hearing were submitted for the November PZC meeting.

PUBLIC COMMENT:

No additional public comment was provided.

ADJOURNMENT:

Upon roll call:

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

NAYS: 0

ABSENT: 1 Commissioner Muir

MOTION CARRIED

The meeting was adjourned at 8:50 p.m.

Submitted by: Sarosh Saher, Community Development Director

Approved by:

