

Approved  
**VILLAGE OF LAKE ZURICH**  
**PLANNING & ZONING COMMISSION MINUTES**  
**June 15, 2022**

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

The meeting was called to recess by Director Saher at 7:02 p.m. due to a quorum not being reached.

The meeting was called to order by Chairman Stratman at 8:30 p.m.

**ROLL CALL:** *Present* – Chairman Stratman, Commissioners Castillo, Glowacz, and Riley. Chairman Stratman noted a quorum was present.

Commissioners Dannegger, Giannini, Muir, Schultz were absent and excused.

*Also present:* Community Development Director Sarosh Saher, Planner Tim Verbeke and Management Services Director Michael Duebner.

**CONSIDERATION OF MINUTES AND FINDINGS OF THE COMMISSION**

Approval of the May 18, 2022 Meeting Minutes of the Planning & Zoning Commission:

MOTION was made by Commissioner Castillo, seconded by Commissioner Riley to approve the May 18, 2022 minutes of the Planning and Zoning Commission with no changes.

Upon roll call:

AYES: 4 Chairman Stratman, Commissioners Castillo, Glowacz, and Riley

NAYS: 0

ABSENT: 4 Commissioners Giannini, Dannegger, Schultz, Muir

MOTION CARRIED

**PUBLIC HEARING:**

MOTION was made by Commissioner Riley, seconded by Commissioner Castillo to open the following public hearings at 8:35 p.m. for a new Application PZC 2022-07 for the property at 910 North Rand Road – Variation and Amendment to the PUD, Application PZC 2022-06 for the property at 353 Enterprise Parkway – Special Use Permit, Application PZC 2022-11 708 South Rand Road – Special Use Permit, Application PZC 2022-10 455 South Rand Road – Amendment to the PUD, Application 2022-08 Text Amendment to the Sign Code, and Application PZC 2022-09 440 North Old Rand Road – Variation for a Pier.

Upon roll call vote:

AYES: 4 Chairman Stratman, Commissioners Castillo, Glowacz, and Riley

NAYS: 0

ABSENT: 4 Commissioners Giannini, Dannegger, Schultz, Muir

MOTION CARRIED

Those wishing to speak were sworn in by Chairman Stratman.

The following applications were considered:

- A. 910 North Rand Road – Variations and Amendment to PUD (2022-07)

Public Hearing to consider variations and an amendment to the Planned Unit Development (PUD) to allow for the reduction of the setbacks and a reduction in the minimum landscape requirements along the south property line at the property within the B-1 Local and Community Business District.

*Applicant: Lauren E. Ryan of Ryan & Ryan Law, LLC, Owner: Renault Properties, LLC*

The item was presented by staff with no comments or questions from commissioners. Staff described their project, hardship and what they are requesting. Ms. Lauren Ryan was standing by to answer any additional questions if necessary.

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

Upon roll call:

AYES: 4 Chairman Stratman, Commissioners Castillo, Glowacz, and Riley

NAYS: 0

ABSENT: 4 Commissioners Giannini, Dannegger, Schultz, Muir

MOTION CARRIED

MOTION was made by Commissioner Castillo, seconded by Commissioner Riley, 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 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 PZC 2022-07 Application for variations and an amendment to the Planned Unit Development (PUD) to allow for the reduction of the setbacks and a reduction in the minimum landscape requirements along the south property line at the property within the B-1 Local and Community Business District, with the modification to the staff recommendation that remaining property will be in compliance with the Watershed Development Ordinance.

Upon roll call:

AYES: 4 Chairman Stratman, Commissioners Castillo, Glowacz, and Riley

NAYS: 0

ABSENT: 4 Commissioners Giannini, Dannegger, Schultz, Muir

MOTION CARRIED

**B. 353 Enterprise Parkway – Special Use Permit (2022-06):**

Public Hearing to consider the Application for a Special Use Permit to establish a physical fitness and training facility known as Tactic Sports Performance within a tenant space in the building located in the (I) Industrial District.

*Applicant: Casey Tiesman, Tactic Sports Fitness, Owner: Midlothian Partnership, LLC*

The item was presented by Mr. Casey Tiesman, the Applicant. He gave background on Tactic Sports and why this would be at good use at the proposed location. There were no questions or comments from the commissioners or the public.

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

Upon roll call:

AYES: 4 Chairman Stratman, Commissioners Castillo, Glowacz, and Riley

NAYS: 0

ABSENT: 4 Commissioners Giannini, Dannegger, Schultz, Muir

MOTION CARRIED

MOTION was made by Commissioner Castillo, 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 Applicants, by members of the public, by the 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 PZC 2022-06 Special Use Permit to establish a physical fitness and training facility known as Tactic Sports Performance within a tenant space in the building located in the (I) Industrial District at 353 Enterprise Parkway.”

Upon roll call:

AYES: 4 Chairman Stratman, Commissioners Castillo, Glowacz, and Riley

NAYS: 0

ABSENT: 4 Commissioners Giannini, Dannegger, Schultz, Muir

MOTION CARRIED

C. 708 South Rand Road – Special Use Permit (2022-11) for a Pet Business

Public Hearing to consider an Application to allow for the establishment of a grooming and wellness service for a pet business known as “Scenthound” within a tenant space in the building in the B-3 Regional Shopping Business District.

*Applicant: ARK Franchise Holdings Corporation, d/b/a “Scenthound” (Valerie Converse)*  
*Owner: The Fidelity Group, Ltd.*

The item was presented by Ms. Valerie Converse, the Applicant, with support from the property owner Jason Sfire. She made a presentation regarding the type of business, services offered and potential improvements to the property. There were questions about noise caused by the use, and location. Ms. Converse and staff answered each question to the satisfaction of the Commissioners.

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

Upon roll call:

AYES: 4 Chairman Stratman, Commissioners Castillo, Glowacz, and Riley

NAYS: 0

ABSENT: 4 Commissioners Giannini, Dannegger, Schultz, Muir

MOTION CARRIED

MOTION was made by Commissioner Riley, seconded by Commissioner Glowacz, to receive the testimony presented by the Applicants, by members of the public, by the 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 PZC 2022-11 Special Use Permit to allow for the establishment of a grooming and wellness service for a pet business known as “Scenthound” within a tenant space in the building in the B-3 Regional Shopping Business District at 708 South Rand Road.”

Upon roll call:

AYES: 4 Chairman Stratman, Commissioners Castillo, Glowacz, and Riley

NAYS: 0

ABSENT: 4 Commissioners Giannini, Dannegger, Schultz, Muir

MOTION CARRIED

D. 455 South Rand Road – Amendment to Planned Unit Development (PUD) (2022-10)

Public Hearing to consider an Application to amend the Planned Unit Development (PUD) to allow for the construction of a new single-story retail banking center with an attached four-lane drive-through ATM canopy within the B-3 Regional Shopping Business District.

*Applicant: JP Morgan Chase Bank N.A., Owner: Windyridge Group LLC*

The item was presented by both Jon Krissoff and Tim Meseck. with no comments or questions from commissioners. They made a presentation regarding the type of business, services offered and potential improvements to the property. There were questions about the easement, truck turning radius, and the drive thru traffic pattern. Mr. Krissoff and Mr. Meseck and staff answered each question to the satisfaction of the Commissioners.

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

Upon roll call:

AYES: 4 Chairman Stratman, Commissioners Castillo, Glowacz, and Riley

NAYS: 0

ABSENT: 4 Commissioners Giannini, Dannegger, Schultz, Muir

MOTION CARRIED

MOTION was made by Commissioner Castillo, 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 Applicants, by members of the public, by the 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 PZC 2022-10 to amend the Planned Unit Development (PUD) to allow for the construction of a new single-story retail banking center with an attached four-lane drive-through ATM canopy within the B-3 Regional Shopping Business District at 455 South Rand Road with the following condition that the property owner resolve the

east/west traffic pattern through the shared easement, and how the drive-thru turn patterns will impact the easement and to find a solution before final Village Board approval.

Upon roll call:

AYES: 4 Chairman Stratman, Commissioners Castillo, Glowacz, and Riley

NAYS: 0

ABSENT: 4 Commissioners Giannini, Dannegger, Schultz, Muir

MOTION CARRIED

E. Text Amendment to the Sign Code (2022-08)

Public Hearing to consider the Application for an amendment to the text of the sign code to allow an increase in the allowable area of Construction Activity Signs specifically on required construction fences associated with ongoing commercial development within the Village.

*Applicant: Village of Lake Zurich*

The item was presented by Director Saher, a representative for the Applicant. He gave a brief presentation on the application and the proposed text amendment. The commissioners had questions on how to alert local businesses. Staff answered each question to the satisfaction of the Commissioners.

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

Upon roll call:

AYES: 4 Chairman Stratman, Commissioners Castillo, Glowacz, and Riley

NAYS: 0

ABSENT: 4 Commissioners Giannini, Dannegger, Schultz, Muir

MOTION CARRIED

MOTION was made by Commissioner Glowacz, seconded by Commissioner Riley, 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 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 an amendment to the text of the sign code to allow an increase in the allowable area of Construction Activity Signs specifically on required construction fences associated with ongoing commercial development within the Village."

Upon roll call:

AYES: 4 Chairman Stratman, Commissioners Castillo, Glowacz, and Riley

NAYS: 0

ABSENT: 4 Commissioners Giannini, Dannegger, Schultz, Muir

MOTION CARRIED

F. 70440 North Old Rand Road – Variation for a Pier (2022-09)

Public Hearing to consider an Application for a variation to allow for the construction of a pier that will exceed the lake frontage requirements for allowable number of piers in the R-5 Single-Family Residential District and LP Lake Protection Overlay District.

*Applicant and Owner: Roger and Victoria Comins*

At the request of the applicant, this item is to be continued to the next Planning and Zoning Commission Meeting.

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

Upon roll call:

AYES: 4 Chairman Stratman, Commissioners Castillo, Glowacz, and Riley

NAYS: 0

ABSENT: 4 Commissioners Giannini, Danegger, Schultz, Muir

MOTION CARRIED

MOTION was made by Commissioner Glowacz, seconded by Commissioner Riley, to continue the application to the next Planning and Zoning Commission meeting.

Upon roll call:

AYES: 4 Chairman Stratman, Commissioners Castillo, Glowacz, and Riley

NAYS: 0

ABSENT: 4 Commissioners Giannini, Danegger, Schultz, Muir

MOTION CARRIED

**OTHER BUSINESS** – None.

**STAFF REPORT:**

Director Saher and Planner Verbeke reported that there might be a few potential projects on the schedule for the July meeting.

**PUBLIC COMMENT:**

No additional public comment was provided.

**ADJOURNMENT:**

Upon roll call:

AYES: 4 Chairman Stratman, Commissioners Castillo, Glowacz, and Riley

NAYS: 0

ABSENT: 4 Commissioners Giannini, Danegger, Schultz, Muir

MOTION CARRIED

The meeting was adjourned at 10:05 p.m.

*Submitted by: Tim Verbeke, Planner*

Approved by:

