



COMMUNITY DEVELOPMENT DEPARTMENT  
Building and Zoning Division

505 Telsler Road  
Lake Zurich, Illinois 60047

Phone (847) 540-1696  
Fax (847) 726-2182  
LakeZurich.org

*At the Heart of Community*

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**PZC Hearing Date: December 20, 2017**

**STAFF REPORT**

To: Chairperson Stratman and Members of the Planning & Zoning Commission

From: Sarosh Saher, Community Development Director

CC: Katie Williams, Associate Planner

Re: **Report on Continued Applications**

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**A. Previously continued Applications:** The following items were continued at the November 15, 2017 meeting of the Planning and Zoning Commission. An update and requested action on the items is as follows:

**Item 4.A. 99 Quentin Road – Steil Plaza (PZC 2017-5):**

*Applicant* – Pat Taylor, Central One LLC

**Background:** An application for this development was first brought before the Planning and Zoning Commission on December 21, 2016. After being continued for several meetings, the application was eventually denied by both the Planning and Zoning Commission, as well as the Village Board. This denial prohibited the developer from returning before the Commission for two years, unless a substantially revised proposal was submitted. After further conversation with Staff, the developer was able to produce a proposal which Staff felt was substantially different from the previous, and that Staff felt would be possible to support with some minor modifications.

The developer chose to submit this new proposal for the September 20, 2017 PZC meeting, but specifically asked that no recommendation be made. The hearing was instead conducted for general discussion and to provide feedback on the project.

**Requested Action:** The applicant is requesting that the hearing be continued until the January 17, 2018 meeting while they continue to assemble their submittal to the PZC. The developer, Mr. Pat Taylor has informed staff that he intends to resubmit the project in early January.

**Item 4.B. 880 North Old Rand Road – Life Time Fitness (PZC 2017-11):**

*Applicant* – Aaron Koehler, Life Time Athletic

**Background:** An application for this development was first brought before the Planning and Zoning Commission on November 15, 2017. Due to the number of residents wishing to testify, the hearing was continued to the December 20, 2017 meeting of the PZC. The developer has also considered the public comments from the November meeting and has provided a response and clarification to some of these comments. More importantly, the developer has revised the site plan and layout of the project to address a number of those comments.

**Requested Action:** Staff recommends that the PZC complete the process of obtaining public testimony and consider the revised plan for the project submitted by Life Time to make a recommendation on the project to the Village Board.