



COMMUNITY DEVELOPMENT DEPARTMENT
Building and Zoning Division

505 Telser Road
Lake Zurich, Illinois 60047

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

At the Heart of Community

PZC Hearing Date: February 7, 2018

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**

A. Previously continued Applications: The following item was continued at the January 17, 2018 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 March 21, 2018 meeting while they continue to resolve issues with the development before assembling their submittal to the PZC.