

Approved  
**VILLAGE OF LAKE ZURICH**  
**PLANNING & ZONING COMMISSION MINUTES**  
**June 16, 2021**  
(Electronic Online Meeting)

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

**ROLL CALL:** *Present* – Chairman Stratman, Commissioners Riley, Muir, and Schultz. Chairman Stratman noted a quorum was present. Commissioners Dannegger, Castillo, and Giannini, were excused. *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 April 21, 2021 Meeting Minutes of the Planning & Zoning Commission:

MOTION was made by Commissioner Schultz, seconded by Commissioner Riley to approve the May 19, 2021 minutes of the Planning and Zoning Commission with changes as submitted.

Upon roll call:

AYES: 3 Chairman Stratman, Commissioners Riley, and Schultz.

NAYS: 0

OBSTAIN: 1 Commissioner Muir

ABSENT: 3 Commissioners Dannegger, Castillo, and Giannini

MOTION CARRIED

**SWEARING IN** – Community Development Director Sarosh Saher swore in Commissioner Michael Muir as a full voting member of the Planning and Zoning Commission.

**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 Riley, seconded by Commissioner Schultz to open the following public hearing at 7:04 p.m. for Application PZC 2021-06, 708 Telser Road – Text Amendment Special Use Permit; and Application PZC 2021-07 805 Telser Road – Special Use Permit.

Upon roll call:

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

NAYS: 0

ABSENT: 3 Commissioners Dannegger, Castillo, and Giannini

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. Director Saher 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. 708 Telser Road – Text Amendment Special Use Permit (PZC 2021-06)

The application to consider a text amendment and a special use permit to allow for the establishment of a crematorium at the currently established building in the I Industrial District providing “Direct Cremation” services. The Applicant made a brief statement about the status of his project.

*Applicant and Owner: Paul Chapman, Journey Cremation*

Staff indicated that the application would be continued to a date specific (September 15<sup>th</sup>). Paul Chapman (the Applicant) agreed to the continuation and approves of the imposed conditions.

MOTION was made by Commissioner Schultz, seconded by Commissioner Muir, to continue Application PZC 2021-06 708 Telser Road – Text Amendment Special Use Permit to a future PZC Meeting.

Upon roll call:

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

NAYS: 0

ABSENT: 3 Commissioners Dannegger, Castillo, and Giannini

MOTION CARRIED

B. 805 Telser Road – Special Use Permit (PZC 2021-07)

The application to consider a special use permit to allow for the establishment of a music school within a building in the I Industrial District. The Applicant described her project in detail.

*Applicant and Business Owner: Laura Knight, Knight Music Academy*

The Commissioners had a few clarifying comments and questions regarding the percentage of students that are adults, hours of operation, and drop off procedures. The Applicants answered the questions with additional detail regarding their business.

Public comment was received into the record by the following, who all stated their opposition to the proposed use:

- Jim Alsbury
- Kelly Sheehan
- Rob Klancnik
- Wallace Leyshon
- Anthony Palella

Public comment was received into the record by the following, who all stated their support to the proposed use:

- Lauren Weiner

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, 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 2021-07 for the Special Use Permit to allow for the establishment of a music school within a building in the I Industrial District.

Upon roll call:

AYES: 4 Chairman Stratman, Commissioners Riley, Muir, and Schultz.  
NAYS: 0

ABSENT: 3 Commissioners Dannegger, Castillo, and Giannini  
MOTION CARRIED

**OTHER BUSINESS** – Director Saher stated that Village will be resuming in-person meetings beginning in July.

**STAFF REPORT:**

Planner Verbeke said that there are one pending items for the July 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 8:41 p.m.

*Submitted by: Tim Verbeke, Planner*

Approved by:

