

Approved  
**VILLAGE OF LAKE ZURICH**  
**PLANNING & ZONING COMMISSION MINUTES**  
**May 19, 2021**  
(Electronic Online Meeting)

The meeting was called to order by Chairman Stratman at 7:03 p.m.

**ROLL CALL:** *Present* – Chairman Stratman, Commissioners Castillo, Giannini, Riley, and Schultz. Chairman Stratman noted a quorum was present. Commissioners Dannegger, and Muir 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 April 21, 2021 minutes of the Planning and Zoning Commission with changes as submitted.

Upon roll call:

AYES: 5 Chairman Stratman, Commissioners Castillo, Giannini, Riley, and Schultz.

NAYS: 0

OBSTAIN: 0

ABSENT: 2 Commissioners Dannegger, and Muir

MOTION CARRIED

**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 Dannegger, seconded by Commissioner Schultz to open the following public hearing at 7:08 p.m. for Application PZC 2021-05, 525 Enterprise Parkway – Special Use Permit; Application PZC 2021-06, 708 Telser Road – Text Amendment Special Use Permit; and Application PZC 2021-03 300 North Rand Road/881 North Old Rand Road and 320 North Rand Road – PUD.

Upon roll call:

AYES: 5 Chairman Stratman, Commissioners Castillo, Giannini, Riley, and Schultz.

NAYS: 0

ABSENT: 2 Commissioners Dannegger, and Muir

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. 300 North Rand Road/881 North Old Rand Road and 320 North Rand Road Planning Unit Development

The application to consider development of the property with a mixed-use development known as “The Sanctuary of Lake Zurich,” containing retail uses within a 4,200 square-foot building and 23 residential townhomes within three buildings. The Applicant described his project and their proposed site plan.

*Applicant and Owner: Romeo Kapudija, Miller Street Partners*

The Commissioners had a few clarifying comments and questions regarding parking, drainage, stormwater, turn lanes, parking spaces, and signage. The Applicants answered the questions with additional detail regarding their business.

Public comment was received into the record by Daniel and Katie Henry, Terry Hurley, Jody Kien, Dennis Abbott, and Amanda Dickson who stated their support for the development.

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, 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 2021-03 for the Planning Unit Development to allow the establishment of a mixed-use development known as “The Sanctuary of Lake Zurich,” containing retail uses within a 4,200 square-foot building and 23 residential townhomes.

Upon roll call:

AYES: 5 Chairman Stratman, Commissioners Castillo, Giannini, Riley, and Schultz.

NAYS: 0

ABSENT: 2 Commissioners Dannegger, and Muir

MOTION CARRIED

*New Applications:*

B. 525 Enterprise Parkway – Special Use Permit:

The Application to allow for outdoor storage associated with a permitted landscaped and horticultural services contractor. The Applicant described his project and their proposed site plan.

*Applicant and Owner: Milieu Landscaping*

The Commissioners had a clarifying question regarding the storage and what will be visible from the street. The Applicants answered the questions with additional detail regarding their business.

MOTION was made by Commissioner Schultz, 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, 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 2021-05 for the Special Use Permit to allow outdoor storage at an associated landscape and horticultural services contractor at 525 Enterprise Parkway.

Upon roll call:

AYES: 5 Chairman Stratman, Commissioners Castillo, Giannini, Riley, and Schultz.

NAYS: 0

ABSENT: 2 Commissioners Dannegger, and Muir

MOTION CARRIED

C. 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 described his project in detail with a PowerPoint presentation.

*Applicant and Owner: Paul Chapman, Journey Cremation*

The Commissioners had a few clarifying comments and questions regarding what will happen in the event of a loss of power, the sound generated by the use, and why this location was chosen. The Applicants answered the questions with additional detail regarding their business.

Public comment was received into the record by Kevin Du, Brad Kozie, and David Ohland who stated their opposition to the proposed use.

Since the meeting was approaching 11:00pm Chairman Stratman suggested that the item be continued to the next meeting.

MOTION was made by Commissioner Riley, seconded by Commissioner Schultz, to continue Application PZC 2021-06 708 Telser Road – Text Amendment Special Use Permit to the June 16 PZC Meeting.

Upon roll call:

AYES: 5 Chairman Stratman, Commissioners Castillo, Giannini, Riley, and Schultz.

NAYS: 0

ABSENT: 2 Commissioners Dannegger, and Muir

MOTION CARRIED

**OTHER BUSINESS** - None

**STAFF REPORT:**

Planner Verbeke said that there are two pending items for the June agenda.

**PUBLIC COMMENT:**

Directors Duebner said no additional comments or requests to speak had been received during the course of the meeting.

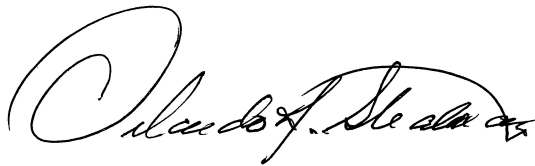
**ADJOURNMENT:**

MOTION was made by Commissioner Schultz, seconded by Commissioner Dannegger, to adjourn the meeting.

The meeting was adjourned at 10:59 p.m.

*Submitted by: Tim Verbeke, Planner*

Approved by:

A handwritten signature in black ink, appearing to read "Charles F. Seaman". The signature is written in a cursive style with a large initial "C" and a long horizontal flourish at the end.