

**VILLAGE OF LAKE ZURICH  
PLANNING & ZONING COMMISSION MINUTES  
August 18, 2021**

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

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

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

Commissioner Schultz was absent and excused.

*Also present:* Community Development Director Sarosh Saher and Management Services Director Michael Duebner.

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

Approval of the July 21, 2021 Meeting Minutes of the Planning & Zoning Commission:

MOTION was made by Commissioner Castillo, seconded by Commissioner Schultz to approve the July 21, 2021 minutes of the Planning and Zoning Commission with changes to a date as recommended by Director Saher .

Upon roll call:

AYES: 4 Chairman Stratman, Commissioners Riley, Castillo, and Giannini.

NAYS: 0

ABSTAIN: 2 Commissioners Dannegger and Muir.

ABSENT: 1 Commissioner Schultz

MOTION CARRIED

**PUBLIC MEETING** – No items were received.

**PUBLIC HEARING:**

MOTION was made by Commissioner Riley, seconded by Commissioner Dannegger to open the following public hearings at 7:05p.m. for Continued application PZC 2021-06, at 708 Telser Road and New application PZC 2021-09 at 495 Enterprise Parkway.

Upon roll call:

AYES: 6 Chairman Stratman, Commissioners Riley, Castillo, Giannini, Dannegger and Muir.

NAYS: 0

ABSENT: 1 Commissioner Schultz

MOTION CARRIED

Those wishing to speak were sworn in by Chairman Stratman.

The following continued application was considered:

A. 708 Telser Road – Text Amendment and Special Use Permit (PZC 2021-06):

Continued Hearing to consider a Text Amendment and a Special Use Permit to allow for the establishment of “Direct Cremation” services within a tenant space at the currently established building in the I Industrial District.

*Applicant: Steve Cook, Journey Cremation  
Owner: 708 Telser LLC*

This item was on the agenda as a procedural matter. The public hearing was left open and continued to the September 15 meeting to give the applicant time to search for alternate locations for their “Direct Cremation” business. The applicant had since found a new location at 495 Enterprise Pkwy and was requesting consideration at that property. That was the next item on the agenda. The open hearing was therefore closed by vote of the Commission.

Upon roll call:

AYES: 6 Chairman Stratman, Commissioners Riley, Castillo, Giannini, Dannegger and Muir.

NAYS: 0

ABSENT: 1 Commissioner Schultz

MOTION CARRIED

B. 495 Enterprise Parkway – Text Amendment and Special Use Permit (PZC 2021-09):

Text Amendment and a Special Use Permit to allow for the establishment of “Direct Cremation” in a new free-standing building on a vacant property in the I Industrial District.

*Applicant: Steve Cook, Journey Cremation*

*Owner: Lamash Investments, LLC*

The Application for the establishment of a “Direct Cremation” facility in a new free-standing building on a vacant property in the I Industrial District was presented by Paul Chapman of Journey Cremation. Mr. Chapman presented information about the business model, addressed concerns that would typically be associated with such a use and also discussed the development of the subject property with the proposed use. There was no objection to the application either prior to or at the meeting.

MOTION was made by Commissioner Castillo, seconded by Commissioner Muir to close the public hearing.

Upon roll call:

AYES: 6 Chairman Stratman, Commissioners Riley, Castillo, Giannini, Dannegger and Muir.

NAYS: 0

ABSENT: 1 Commissioner Schultz

MOTION CARRIED

Upon further deliberation the PZC added a modified condition allowing the building as proposed at its current floor area and operational capacity to be located either on Lot 7 or Lot 8 of the property.

MOTION was made by Commissioner Dannegger, seconded by Commissioner Castillo, 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 the 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 2021-09 for a text amendment and special use permit to allow for a new direct cremation facility at the subject property.

Upon roll call:

AYES: 6 Chairman Stratman, Commissioners Riley, Castillo, Giannini, Dannegger and Muir.

NAYS: 0

ABSENT: 1 Commissioner Schultz

MOTION CARRIED

**OTHER BUSINESS** – None.

**STAFF REPORT:**

Director Saher reported that there were two items submitted for the September meeting of the Commission as of that date.

**PUBLIC COMMENT:**

No additional public comment was provided.

**ADJOURNMENT:**

MOTION was made by Commissioner Castillo, seconded by Commissioner Muir, to adjourn the meeting.

Upon roll call:

AYES: 6 Chairman Stratman, Commissioners Riley, Castillo, Giannini, Dannegger and Muir.

NAYS: 0

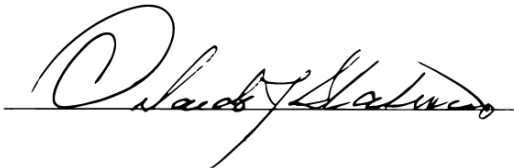
ABSENT: 1 Commissioner Schultz

MOTION CARRIED

The meeting was adjourned at 7:50 p.m.

*Submitted by: Sarosh Saher, Community Development Director*

Approved by:

A handwritten signature in black ink, appearing to read "Orlando Stratman", written over a horizontal line.

Orlando Stratman, Chairman  
Planning and Zoning Commission