

MINUTES OF THE REGULAR MEETING OF THE PLANNING AND ZONING COMMISSION OF THE VILLAGE OF VOLO HELD JANUARY 9, 2018.

The Regular Meeting of the Planning and Zoning Commission of the Village of Volo was called to order at 7:00 P.M. in the Board Room of the Volo Village Hall, Chairperson Elizabeth Connell presiding.

Roll Call: Commissioners Connell, Alt, Birutas, LaMantia, Pones, Rydberg, Uglinica – present; Abraham, Guffey – absent.

Also present were various staff members.

APPROVAL OF MINUTES: REGULAR MEETING OF DECEMBER 12, 2017

Commissioner Birutas made a motion, seconded by Commissioner Uglinica, to approve the Minutes of the Regular Meeting of December 12, 2017. On voice vote – all “aye”. MOTION CARRIED.

PUBLIC HEARING: SPECIAL USE PERMIT – 31632 N. ELLIS DRIVE, UNIT 208 & UNIT 209 (NIFS)

The Public Hearing was opened at 7:01 P.M.

Chairperson Connell stated that the purpose of the public hearing was to consider an application from Northern Illinois Funeral Services (NIFS) to amend its existing special use permit to allow operation of a mortician facility and crematorium at 31632 N. Ellis Drive, Unit 208 and Unit 209. She noted the hearing was continued from December 12, 2017.

Administrator May confirmed that all notice requirements had been met. Chairperson Connell then swore in the petitioner and witnesses.

Cathy Daniel, owner of Northern Illinois Funeral Services (NIFS), stated that she owns Unit 209, where NIFS has operated since 2013, and is under contract to purchase Unit 208. She reviewed her plans to expand the business to the new unit, which included a larger chapel, kitchenette, and bathrooms, as well as a cooler and an additional cremator.

Several individuals expressed concerns with the emissions standards for crematoriums and questioned the environmental impact of the proposed expansion.

Kevin Finnelly, President of Cremation Systems, explained that cremation equipment must comply with state and federal emissions standards. Furthermore, certification and reporting requirements ensure compliance with applicable regulations. He noted that cremation equipment is tested every five years by an independent third party and provided copies of Cremation Systems’ most recent emissions test data from 2015.

Chairperson Connell requested the data be posted on the Village’s website.

There being no further testimony, Commissioner Birutas made a motion, seconded by Commissioner LaMantia, to close the public hearing. Roll Call: Commissioners Connell, Alt, Birutas, LaMantia, Pones, Rydberg, Uglinica – all “aye”. MOTION CARRIED.

The public hearing was closed at 7:39 P.M.

The Commissioners thanked Mr. Finnery for the detailed information he provided on the process, equipment, and emissions. They felt the test data showed the emissions were safe.

There being no further discussion, Commissioner Birutas made a motion, seconded by Commissioner Rydberg, to recommend amending the existing special use permit to allow operation of a mortician facility and crematorium at 31632 N. Ellis Drive, Unit 208 and Unit 209, to the Village Board. Roll Call: Commissioners Connell, Alt, Birutas, LaMantia, Pones, Rydberg, Uglinica – all “aye”. MOTION CARRIED.

AMENDED FINAL PLAT: REMINGTON POINTE NORTH – UNIT 2B

Bill Robinson, Land Acquisition Manager for CalAtlantic Homes, reviewed the proposed changes to the previously approved final plat for Unit 2B in Remington Pointe North. The amended plat would reduce the number of active-adult lots by one (1) to accommodate a larger clubhouse and consolidate various outlots for stormwater management and the on-site park.

Commissioner Birutas made a motion, seconded by Commissioner Rydberg, to recommend approval of the amended final plat to the Village Board. Roll Call: Commissioners Connell, Alt, Birutas, LaMantia, Pones, Rydberg, Uglinica – all “aye”. MOTION CARRIED.

PUBLIC COMMENT: None.

ADJOURNMENT

There being no further business, Commissioner Uglinica made a motion, seconded by Commissioner LaMantia to adjourn the meeting. On voice vote – all “aye”. MOTION CARRIED.

The meeting was adjourned at 7:57 P.M.

Respectfully Submitted,

Michael J. May
Deputy Village Clerk