

PLANNING AND ZONING COMMISSION MEETING
Village Hall, 102 S. 2nd Street

September 27, 2021 - 7:30 p.m.
Village of West Dundee

I. CALL TO ORDER:

The Planning and Zoning Commission meeting was called to order at 7:30 p.m. by Chairman Martin.

II. ROLL CALL:

Present were Chairman Bob Martin, Commissioners Jim Kotleba, Rick Magsamen, Ron Meyer, John Seaton, Brian Slovacek, and Andrew Wieteska.

Also in attendance was Community Development Director Timothy Scott. There were no attendees in the audience.

III. PLEDGE OF ALLEGIANCE:

Chairman Martin led those in attendance in the Pledge of Allegiance.

IV. APPROVAL OF AGENDA:

MOTION: Moved by Commissioner Magsamen and seconded by Commissioner Kotleba to approve the agenda as amended. Upon roll call, the motion was approved.

AYES: Commissioners Magsamen, Kotleba, Meyer, Seaton, Slovacek, Wieteska, and Chairman Martin
NAYS: None
ABSENT: None

V. APPROVAL OF MINUTES:

A. July 26, 2021

MOTION: Moved by Commissioner Seaton and seconded by Commissioner Kotleba to approve the minutes of July 26, 2021. Upon roll call, motion was approved.

AYES: Commissioners Seaton, Kotleba, Magsamen, Meyer, Slovacek, Wieteska, and Chairman Martin
NAYS: None
ABSENT: None

B. August 23, 2021

MOTION: Moved by Commissioner Magsamen and seconded by Commissioner Slovacek to approve the minutes of August 23, 2021. Upon roll call, motion was approved.

AYES: Commissioners Magsamen, Slovacek, Kotleba, Meyer, Seaton, Wieteska, and Chairman Martin
NAYS: None
ABSENT: None

VI. QUESTIONS FROM THE AUDIENCE: There were none.

VII. NEW BUSINESS: There was none.

VIII. OLD BUSINESS:

A. Petition 21-08 – Consideration of a Text Amendment to Title 10 – Zoning Regulations of the Municipal Code Related to Special Event Facilities

Director Scott summarized the Planning and Zoning Commission's recent discussions regarding how to potentially view businesses that use some or potentially all of their tenant space for events.

Commissioners acknowledged that downtown restaurants Emmett's and Bleuroot, as well as VFW, have spaces beyond their dining/bar areas that can accommodate events (parties, showers, etc.). They recommended that this practice should be permitted to continue as the events are supplemental to their primary business. The Commission commented that with the required licensing in place for business, liquor, and food handling, it would seem unnecessary to add another layer of approval (such as a special use permit) and that ideally overregulation would be avoided.

Discussion turned to conventional event facilities, with the Commission recalling its recommendation to approve a text amendment to add banquet facilities to the list of special uses in the B-2 Regional Business District and the B-3 Business-Service District. Commissioners noted the business' singular focus and the image one thinks of, a larger venue on a highly-trafficked street with ample parking.

Staff added that there appears to be a trend of venues, some of which are located in non-traditional settings (relative to the conventional banquet facility) where character-laden raw space is being provided with arrangements for food and beverage primarily borne by the party booking the space for their event. Staff cited examples "Bix on the Fox" in Carpentersville and "The Moment on Main" in downtown Wheaton. Commission discussion concluded that these venues seem appealing and that the category could be potentially accommodated by characterizing as a special use.

Discussion turned to new or relatively new business models that while there may be some retail, the act of gathering is central to the experience; and with that, the desire to serve alcohol and/or food. Noted was Trippots, the plant boutique at 102 West Main Street, which required that the Village amend its Liquor Code. Also noted were communities with paint-and-sip businesses such as Pinot's Pallet (in South Barrington) and Bottle & Bottega (in Arlington Heights) cited as examples. It was suggested that these businesses, which do not fall into traditional use categories, could be accommodated, with members supporting characterization as a special use.

Members agreed that the term "special" should be changed to avoid confusion with the Village's use of the term for businesses or organizations that apply for specific Village Board approval to conduct an event (such as car show at Spring Hill Mall or a Dundee High School All Class Reunion at VFW).

The Commission concluded their discussion by: stating that a restaurant that has additional space such as a party room should be permitted to use the space for events (adhering to permitted occupancy levels) without a special use; offering that the "banquet hall" use, currently only in the B-2 and B-3 Districts, could be changed to "event facility" and extended to the B-1 Downtown Business District; and, raising the possibility that experiential or hybrid model businesses, at least those with more of an events focus than retail, could require a special use to permit events (which requires a public hearing and allows for better understanding of a proposed business model), with "event facility" potentially ancillary or supplementary (to a primary business that is a permitted use such as retail). The Commission attempted to summarize with the suggestion that businesses other than restaurants/bars that wish to hold events as a key component of their business could be required to obtain a special use permit.

MOTION: Moved by Commissioner Seaton and seconded by Commissioner Magsamen to consider amending the business use list to add event facility as a special use to all three business districts. Upon roll call, motion was approved.

AYES: Commissioners Seaton, Magsamen, Kotleba, Meyer, Slovacek, Wieteska, and Chairman Martin
NAYS: None
ABSENT: None

IX. ADJOURNMENT:

MOTION: Moved by Commissioner Meyer and seconded by Commissioner Wieteska to adjourn the Planning and Zoning Commission meeting. Motion was approved by consensus.

The Planning & Zoning Commission adjourned at 8:23 p.m.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Timothy J. Scott", with a long horizontal flourish extending to the right.

Timothy J. Scott, AICP, CNU-A
Community Development Director