

**I. CALL TO ORDER:**

The Planning and Zoning Commission meeting was called to order at 7:33 p.m. by Acting Chairman Rick Magsamen.

**II. ROLL CALL:**

Present were Acting Chairman Rick Magsamen, Commissioners John Seaton, Brian Slovacek, Bob Martin, Jim Kotleba, Cheryl Alopogianis and Jennifer Russell.

Also in attendance were Community Development Director Tim Scott, Village Planner Atrin Fard and Trustee Tom Price.

There was one (1) person in the audience.

All attendance was via video conference.

**III. PLEDGE OF ALLEGIANCE:**

Acting Chairman Magsamen led those in attendance in the Pledge of Allegiance.

**IV. APPROVAL OF AGENDA:**

**MOTION:** Moved by Commissioner Russell and seconded by Commissioner Slovacek to approve the agenda as presented. Upon roll call, the motion was approved.

**AYES:** Commissioners Seaton, Slovacek, Kotleba, Martin Alopogianis, Russell and Acting Chairman Magsamen

**NAYS:** None

**V. APPROVAL OF MINUTES:**

**MOTION:** Moved by Commissioner Magsamen and seconded by Commissioner Slovacek to approve the minutes of October 26, 2020. Upon roll call, motion was approved.

**AYES:** Commissioners Seaton, Slovacek, Kotleba, Martin and Acting Chairman Magsamen

**NAYS:** None

**ABSTAIN:** Commissioners Alopogianis and Russell

**VI. QUESTIONS FROM THE AUDIENCE:**

There were none.

**VII. NEW BUSINESS:**

- A. Public Hearing – Petition 20-07: Review and Consideration of Business District Zoning**

Prior to the Public Hearing at the request of Commissioner Kotleba, Director Scott gave a brief synopsis of what the Public Hearing should entail and why it is being held.

Director Scott said staff was asked by the Village Board to review West Dundee's business districts with the goal of ensuring that code content may effectively regulate and protect the character of these areas, with certain uses receiving a heightened level of review and consideration. He added that the objective is to potentially revise and or remove antiquated or outmoded uses and add new categories as may be needed now and over time as the economy evolves.

He emphasized that the B-districts are inclusive, i.e. if a use is permitted or special in the B-1 Downtown Business District, then it is considered similarly in the B-2 Regional Business District and the B-3 Business-Service District.

**MOTION:** Moved by Commissioner Slovacek and seconded by Commissioner Russell to open the Public Hearing for Petition 20-07. Upon roll call, motion was approved.

**AYES:** Commissioners Seaton, Slovacek, Russell, Kotleba, Martin, Alopogianis, Russell and Acting Chairman Magsamen

**NAYS:** None

The Public Hearing opened at 7:45 p.m.

Commissioner Seaton asked if this has been done before by other communities or municipalities to see if their codes would give the Commission information and direction.

Director Scott said each municipality's zoning code regulates their business areas and that while referencing other codes can be helpful in general terms, it is incumbent upon each community to ensure the character of their business districts with specific updates or amendments made as may be required to respond to changes in the economy.

Director Scott said that the B-2 District was written circa 1980 to accommodate and adapt to Spring Hill Mall. He added that B-3 District is the most flexible of the three B-Districts accommodating a wide range of retail and service uses and that it applies to the Village's commercial corridors of Route 31 and Randall Road.

He said that the purpose statements for each district are written to capture the essence and characteristics of each district. Director Scott said that the B-1 District's purpose statement – and the associated use list – provides the means to ensure the uniqueness of the area and preserve what is there. Any potential changes would aim to preserve this integrity yet accommodate any new appropriate uses to maintain the area's relevance.

Discussion ensued regarding the B-Districts including existing or new regulations that can or would help produce attractive environments, walkable urbanism, and mixed-use developments. The future of the Spring Hill Mall area, zoned B-2, was brought up with staff noting that a high-level, aspirational vision was developed.

Further discussion concerned: the notion of a business-friendly Village; the desire to keep downtown quaint with clarification on music and entertainment for restaurants; standards that account for the demise of the traditional mall and box stores; potential uses for the future version of each district; businesses that generate traffic and parking concerns; and, generally speaking, the differences between a permitted use and a special use.

Recommendations for ease of discussion for the next meeting included each Commissioner being prepared to provide feedback on business district character including suitability of existing uses as listed and potential new uses that could be added. As a starting point, Director Scott explained that the uses lists could be translated into a matrix, with uses listed in a column and then "Ps" or "Ss" assigned in cells for each of the B-1, B-2, and B-3 Districts.

With no further questions from the Commissioners, Acting Chairman Magsamen asked for Public Comment.

There was no Public Comment.

**MOTION:** Moved by Commissioner Slovacek and seconded by Commissioner Alopogianis to close the Public Hearing and continue the discussion of the Review and Consideration of Business District Zoning at a future date. Upon roll call, motion was approved.

**AYES:** Commissioners Seaton, Slovacek, Kotleba, Alopogianis, Russell, Martin and Acting Chairman Magsamen

**NAYS:** None

The Public Hearing closed at 9:06 p.m.

**VIII. OLD BUSINESS:** There was none

**IX. ADJOURNMENT:**

**MOTION:** Moved by Commissioner Russell and seconded by Commissioner Seaton to adjourn the Planning and Zoning Commission meeting. Motion was approved by voice vote.

The Planning & Zoning Commission adjourned at 9:08 p.m.

Respectfully submitted,



Barbara Traver  
Village Clerk