

Planning and Zoning Commission Meeting
Via Video Conference as authorized by Governor Pritzker's
COVID-19 Disaster Declaration

Village of West Dundee
April 26, 2021, 7:30 p.m.

I. CALL TO ORDER:

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

II. ROLL CALL:

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

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

All attendance was via video conference.

III. PLEDGE OF ALLEGIANCE:

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

IV. APPROVAL OF AGENDA:

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

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

NAYS: None

ABSENT: Commissioner Russell

V. APPROVAL OF MINUTES:

MOTION: Moved by Commissioner Magsamen and seconded by Commissioner Kotleba to approve the minutes of March 22, 2021. Upon roll call, motion was approved.

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

NAYS: None

ABSENT: Commissioner Russell

VI. QUESTIONS FROM THE AUDIENCE: There were none.

VII. NEW BUSINESS: There was no new business.

VIII. OLD BUSINESS:

A. Petition 20-07: Continued Review and Consideration of Business District Zoning

MOTION: Moved by Commissioner Magsamen and seconded by Commissioner Slovacek to open the Public Hearing. Upon roll call, motion was approved.

AYES: Commissioners Alopogianis, Kotleba, Seaton, Slovacek, Magsamen and Chairman Martin
NAYS: None
ABSENT: Commissioner Russell

The Public Hearing opened at 7:34 p.m.

Director Scott said that the matrix of permitted and special uses has been amended based on the discussions at the previous Planning & Zoning meetings.

In answer to Commissioners questions, Director Scott said that a Special Use Permit can be revoked if the business is not living up to the standards or conditions associated with its approval and that the actual business license can also potentially be revoked.

Discussion took place regarding the categories which require additional review.

Donation-based, used merchandise store discussion took place regarding where items can be left for donation (i.e. not left outside or just dumped). It was decided that a Special Use Permit could allow for control of where merchandise could be placed.

Under Automotive-related uses, discussion took place regarding separating sales from service and potentially refining the sales category. Further discussion took place regarding how dealerships may evolve with a reference made to today's modern small-footprint "Carvana" concept and how something like that might fit at Spring Hill Mall. It was agreed that these are tax-generating businesses and retained in B-2 and B-3 as special uses.

A lengthy discussion took place regarding Motor Vehicle Rental including separating car rental from larger vehicles, commercial vehicles, references to vehicle weight and plating and potentially adding verbiage regarding size limitation.

Commissioners expressed a desire to have trucks, trailers and recreational vehicles in a separate category (preferably B-3) from car rentals, motorcycles, motor scooters, and mopeds.

In relation to questions regarding Motor Vehicle Rental and Automotive category, Director Scott explained that language could potentially be borrowed from the Municipal Code, which offers additional specificity.

A brief discussion on separating colleges and universities (e.g., Elgin Community College and Judson University) from institutions was held and it was suggested that it be made a Special Use rather than a Permitted Use.

A discussion was held about healthcare facilities including the difference between an outreach program and a rehabilitation center. It was preferred that hospitals be listed as a Special Use in B-2 and B-3.

Indoor entertainment and recreation was discussed next as to whether game rooms or amusement centers should be left in and the removal of antiquated language (private clubs). The Commission asked that B-1, B-2 and B-3 be all Special Uses with potential decisions made when an applicant comes in for consideration of a specific proposal.

Restaurant outdoor dining with liquor and entertainment was discussed next with a majority of the Commissioners agreeing that it should be recommended to be a Special Use in all three districts.

Under tattoo parlors, discussion was held on whether to how to categorize tattoo moving forward, with commissioners suggesting Body Art Studio, which could also encompass piercing. It was recommended

to keep it as a Special Use in B-3. Some discussion took place as to whether it could also be Special in the other B-districts.

Commissioners suggested adding Massage Therapy Studio or Establishment as a Special Use if it is a primary/standalone use. Some discussion took place as to whether massage as an auxiliary or ancillary use to Salon/Day Spa Services should be listed as Permitted or Special.

Further discussion was held on Trade Services and/or Installation Services (which is not included in the matrix) if it would fit into a B-3 as Permitted and if smaller, potentially into B-2, although Special would offer additional control. Commissioners noted that it could be just a business office, and if so, Permitted would seem acceptable; but if there were outside storage, it might should be Special.

It was also mentioned that a dedicated category for Home Improvement Stores could be added (e.g., Menards, Home Depot, etc.).

MOTION: Moved by Commissioner Alopogianis and seconded by Commissioner Magsamen to close the Public Hearing. Upon roll call, motion was approved.

AYES: Commissioners Magsamen, Slovacek, Kotleba, Seaton, Alopogianis and Chairman Martin.

NAYS: None

ABSENT: Commissioner Russell

The Public Hearing closed at 9:22 p.m.

IX. MISCELLANEOUS:

Commissioner Alopogianis, who was recently elected to the Board of Trustees, thanked the Planning & Zoning Commissioners for her time spent with them on the Commission and for their commitment to keep the Village in its good standing with the residents and the surrounding communities and their openness to continual change.

X. ADJOURNMENT:

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

The Planning & Zoning Commission adjourned at 9:25 p.m.

Respectfully submitted,



Barbara Traver
Village Clerk