

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

Village of West Dundee
Monday, January 25, 2021
7:30 p.m.

I. CALL TO ORDER:

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

II. ROLL CALL:

Present were Acting 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 Trustee Tom Price.

There was no one in the audience.

All attendance was via video conference.

III. PLEDGE OF ALLEGIANCE:

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

IV. APPROVAL OF AGENDA:

MOTION: Moved by Commissioner Kotleba 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 Acting Chairman Martin

NAYS: None

ABSENT: Commissioner Russell

V. APPROVAL OF MINUTES:

MOTION: Moved by Commissioner Alopogianis and seconded by Commissioner Slovacek to approve the minutes of December 28, 2020. Upon roll call, motion was approved.

AYES: Commissioners Seaton, Slovacek, Kotleba, Magsamen, Alopogianis and Acting 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. Continuation of Petition 20-07: Review and Consideration of Business District Zoning

Director Scott said that to review the overall list of business uses, see the overlap of uses across the districts, and confirm or determine the suitability of uses by district, staff has placed them into a matrix. He noted that uses are listed in a single column and then either a "P" (for permitted) or an "S" (for special) is assigned the corresponding cell in the columns of the three districts, B-1, B-2, and B-3.

He explained to the Commissioners that the matrix is set up for discussion of: a business use that you feel is missing from the list, a use you have in mind that doesn't fit into an existing category, a term for a business use that could be considered antiquated or outmoded, or a category that is too narrow or limiting that could be broadened and renamed to provide some flexibility.

Director Scott said that this matrix once completed and recommended could be included into or used as a supplement to the Zoning Regulations section of the Municipal Code.

Discussion took place regarding various uses in the matrix including what the difference is between a bookstore and adult bookstore, potential use of the term media to update terminology, that special uses require review through public hearing, and the recommendation that it remain a special use ("S") in B-3, and not permitted in B-1 and B-2.

Further discussions took place regarding Animal Care Facilities with the recommendation that it could be a special use ("S") in B-1 and B-2 and remain a permitted use ("P") in B-3.

Discussions were held regarding the threshold of store size under antiques, consignment and secondhand merchandise stores, if there should be a differentiation between antiques and consignment stores with secondhand merchandise versus donated merchandise (i.e., Salvation Army, Goodwill). After the discussion it was decided to leave permitted and special uses as presented for the time being with the potential for further review.

Under business and professional office, the potential addition of "but not limited" to including so that reads "including but not limited to" and the potential addition of outpatient therapist services and counseling services.

Childcare institutions and facilities discussion included the addition of "S" special use for the B-1 and keeping the "S" special use for B-2 and B-3.

Under commercial services, to was recommend to strike the words "machinery" and "appliance repair," to add the word "media," and to keep the "P" for permitted in all three districts.

Under Educational Services Daycare assign an "S" (for special use) in B-1 and a "P" (for permitted) in B-2 and B-3. Educational services would retain the "P" for permitted use in all three districts.

Further discussions regarding (1) healthcare facilities, etc., had the addition of "S" special use in B-1; (2) Hotels, motels and resorts to be given an "S" special use in B-1 and B-2 and a "P" permitted use in B-3 and (3) outdoor entertainment and recreation facilities, including miniature golf, driving ranges, drive-in theaters could be "S" for special use in B-1, "P" permitted use in B-2 and B-3, and strike radio, television and cable television studios and towers from that category.

Discussed was held regarding "residential dwelling units above the first floor only" with the context being the mixed-use building type (commercial on the first floor and residential on the second floor) which now has a "P" for permitted use in B-1. It was recommended that it be an "S" for special use in B-2 and B-3

in anticipation of the evolution of the Route 31 corridor and Spring Hill Mall area with modern development.

A lengthy discussion was held regarding restaurants and entertainment regarding an “S” special use for outdoor dining on public right-of-way but not blocking the sidewalk, use of amplification for and hours of entertainment, and a “P” permitted use for outdoor dining when on private property (i.e. Bleuroot’s upper level decks). Further research is to be done on this category with potential review of other communities’ treatments.

Short term rentals as a use was noted as an alternative to traditional lodging (hotels and motels) in commercial areas with the current policy allowing it in the B-1 and prohibiting it in residential areas and a with the potential to consider it as a “P” permitted (or perhaps an “S” special) in B-2 and B-3 as this would also tie back to the residential on upper floors of mixed-use buildings in these districts as discussed earlier.

A brief discussion was held regarding Tattoo Parlors with the word parlor noted as seeming antiquated which doesn’t take into account the newer business model of private studios which perhaps could be considered more discreet and may be more of an appointment-based service rather than a walk-in traffic model. It was also raised that there seems to be an expanded list of services in the industry and that the term body art could perhaps be added to the definition. With a better defined and potentially qualified use, it could potentially be considered an “S” in B-1 and B-2. It was noted that the parlor use is currently only listed as “S” special in the B-3.

Commissioners asked about cannabis dispensaries. Director Scott said that by ordinance, the village has made available a single retail dispensary license in the B-3 as an “S” special use and that there are qualifiers and requirements to meet this zoning, including but not limited to a minimum distance away from schools, daycares, and residential districts.

Commissioners inquired about car washes and data centers and whether they could potentially be added to the code, with car wash perhaps incorporated into the automotive sales and service (etc.) in B-2 and B-3 as an “S,” special use. Discussion took place as to whether data centers would fit in the B-districts, especially the larger ones, perhaps as a special use (“S”) or whether the use would be better accommodated in the SD Special Development District.

Trustee Price thanked the Commissioners for their input and all of the time it took to review the Village’s Business Districts.

IX. ADJOURNMENT:

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

The Planning & Zoning Commission adjourned at 10:30 p.m.

Respectfully submitted,



Barbara Traver
Village Clerk