

**PLANNING AND ZONING COMMISSION MEETING**  
**Village Hall, 102 S. 2<sup>nd</sup> Street**

**August 23, 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 John Seaton, Brian Slovacek, Andrew Wieteska, Ron Meyer, Rick Magsamen, and Jim Kotleba.

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, Seaton, Slovacek, Wieteska, Meyer, and Chairman Martin

**NAYS:** None

**V. APPROVAL OF MINUTES:**

Director Scott said the meeting minutes from the long July 26<sup>th</sup> meeting were in the process of being prepared for review and consideration at the next meeting of the Planning and Zoning Commission.

**VI. QUESTIONS FROM THE AUDIENCE:** There were none.

**VII. NEW BUSINESS:**

**A. Public Hearing – Petition 21-12 – Consideration of a New Business at 509 West Main Street in the O – Office District**

Director Scott relayed to the Commission that the contract-purchaser of the property at 509 West Main Street intends to operate his specialty retail business on the first floor of the building and reside above. He noted that a commercial first floor, residential second floor set-up is generally reflective of the building's past use.

Director Scott added that the Village Board had recently approved the Planning and Zoning Commission-recommended text amendment that added "any other uses recommended by the Planning and Zoning Commission and approved by the Village Board" to the O - Office District. With this amendment, the Commission could consider the contract-purchaser's business and make a recommendation to the Village Board.

With that, Mr. Dario Hernandez, the contract-purchaser, shared that he owns a specialty leather goods and accessories business, which he intends to run out of the first floor of 509 West Main Street and then live above it. He commented that business is promoted electronically, with the option to have customers buy

online and pick up in store. Mr. Hernandez noted that he would also have typical retail business hours during the week.

Chairman Martin wished to clarify that 509 West Main Street had parking to accommodate customers and enough area to maneuver around the parking area for safe exit onto Main Street. Director Scott referred to the photo of the rear of the lot in the staff report of July 26<sup>th</sup> that showed this area seeming to have enough room. With no additional discussion, a motion was made.

**MOTION:** Moved by Commissioner Seaton and seconded by Commissioner Slovacek to Recommend to the Village President and Board of Trustees Approval of a Specialty Retail Use for the Ground Floor of 509 West Main Street Located in the O – Office District

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

**NAYS:** 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 the Village’s treatment and potential consideration of spaces that host events and gatherings. He noted several businesses downtown, including restaurants Emmett’s and Bleuroot, and VFW, with spaces beyond their dining or bar areas that accommodate events.

Director Scott recalled that the Planning and Zoning Commission recommended and the Village Board approved, the addition of banquet facilities to the list of business categories in the code with designation as a special use.

Commissioners commented that they did not believe it would be beneficial to overly-regulate the subject, particularly for restaurants, suggesting that their additional spaces be allowed to continue accommodating events. Commissioners suggested that with these businesses, existing local and Kane County licenses for business, liquor, and food safety would seem sufficient for the supplemental activity generated by events.

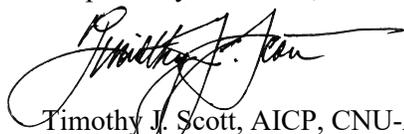
After some discussion, it was suggested that some level of evaluation could be pursued for businesses that did not fall into the restaurant/bar or traditional banquet facility categories. Commissioner Wieteska added that the term “special” event facility could confuse or be problematic given the Village’s traditional use of the term, with internal review by Village Departments of events such as car shows or runs in advance of consideration by the Village Board. The Commission was open to further review and discussion of the subject.

#### **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 8:15 p.m.

Respectfully submitted,



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