

**VILLAGE OF ALGONQUIN  
PLANNING AND ZONING COMMISSION  
Meeting Minutes  
William J. Ganek Municipal Center-Board Room  
April 13, 2015**

**AGENDA ITEM 1:** Roll Call to Establish a Quorum

Present: Chairperson Patrician; Commissioners Hoferle, Neuhalfen, Sturznickel, Szpekowski, and Zaplatynsky.

Absent: Commissioner Sabatine.

Staff Members Present: Russ Farnum, Community Development Director, Katie Parkhurst, Senior Planner, and Kelly Cahill, Village Attorney.

**AGENDA ITEM 2:** Approval of Minutes from the March 9, 2015 Meeting.

A motion by Commissioner Neuhalfen to approve the March 9, 2015 minutes as presented, was seconded by Commissioner Szpekowski and a voice vote noted all ayes. The motion carried.

Chairperson Patrician noted that the following items would be brought before the Planning and Zoning Commission for consideration this evening.

- Consideration of a Request for Zoning Ordinance Amendment  
**Case No. 2015-02. Zoning Ordinance Amendment**

**AGENDA ITEM 3:** Consideration of a Request for Zoning Ordinance Amendment  
**Case No. 2015-02. Zoning Ordinance Amendment**

**OPEN PUBLIC HEARING AND ESTABLISH QUORUM**

Mr. Farnum called roll to verify a quorum. Present: Chairperson Patrician; Commissioners Hoferle, Neuhalfen, Sturznickel, Szpekowski, and Zaplatynsky. Absent: Sabatine.

**PETITIONER COMMENTS**

Ms. Cahill verified that proper notice of the meeting had been posted, and since the petition was brought by Staff there was no petitioner to swear in.

Ms. Parkhurst gave an overview of the proposed updates and amendments to the Zoning Ordinance. Ms. Parkhurst noted that this had been under development by Staff for many months, with input and direction from Legal, Community Development, Public Works, Police, Engineering and Administration. The Zoning Ordinance was last revised in 2003, and although some minor changes had been made occasionally since then, several other Chapters of the Municipal Code have been thoroughly updated in the meantime.

Ms. Parkhurst noted the amendments addressed current uses, and the majority of the changes were procedural and brought the document up to date and consistent with the rest of the Municipal Code. Ms. Parkhurst noted that some of the bigger changes included the following:

**Definitions** – removed a lot of terms that were not used in the Ordinance and added ones that needed to be defined;

**Bulk Chart** – was reviewed and updated

**“O-T” Old Town zoning district** – revised to allow residential above commercial uses in accordance with the Downtown Study, added Brewery, Winery, Distillery with a retail component as an allowed use, clarified terms to distinguish between the “O-T” Zoning District and the “Old Town” Historic District

**Special Uses** – alphabetized to make it easier to find uses, clarified between Health Clubs that offer full services and Fitness Centers, which typically just have workout equipment, and clarified which medical offices require special uses, and which have retail components that are allowed by-right

**Watershed Overlays** – added the Jelkes Creek overlay and updated Woods Creek and Jelkes Creek to refer to the adopted/approved Plans for those watersheds

**Accessory Uses** – clarified to regulate temporary storage containers (“PODS”) and temporary vestibules

Ms. Parkhurst noted that Staff recommended approval of these amendments and offered to answer any questions that Commissioners may have.

## **COMMISSION QUESTIONS/COMMENTS**

*Chairperson Patrician* inquired if there were any Commissioner questions or comments.

*Commissioner Hoferle* noted that in Section 21.13 (Watershed Overlays) it looked like a lot of language had been removed. Ms. Parkhurst responded that early language was needed prior to having a plan for the watershed, and the Village has since adopted the Kane County Stormwater Ordinance and specific watershed plans, so the language was no longer necessary. *Commissioner Hoferle* thanked Ms. Parkhurst for the information and stated that was all he had a question about.

*Commissioner Szpekowski* noted she had the same question which had now been answered. *Commissioner Szpekowski* asked about the Watershed Fees, to which Ms. Parkhurst explained that was a development fee that paid for improvements to the overall watershed. *Commissioner Szpekowski* stated that had been a lot of reading and she was concerned about abandoned residences and the use of orange snow fences and asked if there should be some time limit on those. Ms. Parkhurst stated the Village works closely with banks on foreclosed properties to

make sure they stay in compliance with property maintenance regulations, which are not part of the Zoning Ordinance. Ms. Parkhurst noted orange fencing is not allowed as a permanent fence.

*Commissioner Zaplatynsky* asked about Section 21.9 on p.7, Landscaping, to her it looked like a lot of language was deleted. Ms. Cahill noted that language had been adopted as part of the Village Landscaping Ordinance. Ms. Parkhurst noted that was the Business Park and Office Research and Development districts, which had been adopted new in 2003, and the Village wanted to assure that the landscaping and other provisions were the standard for those Districts. Since that time, the Village adopted a separate landscaping ordinance so that language was no longer necessary within those Districts.

*Commissioner Neuhaufen* inquired if the existing temporary vestibules would be grandfathered.

*Commissioner Sturznickel* inquired why a permit for the temporary vestibules should be required each year.

Ms. Parkhurst noted the vestibules were temporary so there was no reason to grandfather them, and the permit was required only to assure that the installations met the codes and were done in a safe and correct manner. Part of the goal is that, if the temporary vestibules work, the property owners should make a long term permanent improvement.

*Chairperson Patrician* inquired about Home Occupations and the signs on vehicles, in relation to a worker that drives his work truck home. Ms. Parkhurst explained the difficulty in enforcement of the old rules, which did not allow Home Occupations to have advertising on their vehicles parked in the driveway, but a technician could drive a work vehicle home because that person was on call, and park it in the driveway without regulation. The Zoning Ordinance is now consistent with the Municipal Code, in that no vehicles higher than a Class B can be parked in a residential district.

*Commissioner Zaplatynsky* asked if the Village could go the other way and prohibit signs on vehicles altogether. *Chairperson Patrician* suggested a Homeowners Association could address that situation if it got out of control.

*Commissioner Sturznickel* asked if the Village had addressed situations like the dentist's van parked close to the road for long periods of time. Ms. Parkhurst explained that was addressed in the Parking Regulations.

#### **PUBLIC COMMENT**

Chairperson Patrician called for public comments.

There were none, so Chairperson Patrician closed public comments.

#### **CLOSE PUBLIC COMMENT**

#### **COMMISSION MOTION ON PETITION**

Chairperson Patrician entertained a motion to approve the request for Amendments to the Zoning Ordinance.

Commissioner Sturznickel moved and Commissioner Hoferle seconded a motion to recommend approval of the request for Amendments to the Zoning Ordinance, consistent with the amendments submitted by Village Staff.

The Roll Call noted the following: Ayes: Chairperson Patrician; Commissioners Hoferle, Neuhalfen, Sturznickel, Szpekowski, and Zaplatynsky. Nays: None. Absent: Sabatine. Motion carried.

## **CLOSE PUBLIC HEARING**

### ***AGENDA ITEM 4:*** New/Old Business

Commissioner Zaplatynsky announced it was her last meeting as she was stepping down due to her busy schedule. Commissioners joined Staff in thanking her for her service.

### ***AGENDA ITEM 5:*** Adjournment

A motion to adjourn the meeting by Commissioner Neuhalfen received a second by Commissioner Sturznickel, and a voice vote noted all ayes. The motion carried and the meeting was adjourned at 8:05 p.m.

Respectfully Submitted,



Russ Farnum  
Community Development Director/Recording Secretary