

**VILLAGE OF WAUCONDA  
PLAN COMMISSION/ ZONING BOARD OF APPEALS  
Meeting Minutes  
April 20, 2011**

**CALL TO ORDER:**

Chairman Steve Madsen called the meeting to order at 7:05 p.m., and Trustee Lincoln Knight led in the Pledge of Allegiance.

**ATTENDANCE;**

Roll Call was taken:

	Present	Absent
Rob Fosness	x	
Dave Jakubek	x	
Ernie Kosty	x	
Matthew Kurland	x	
Frank Lahrman	x	
Dave Wanshek	x	
Steve Madsen, Chairman	x	

Village Staff and Consultants Present: Peter Karlovics, of the Law Office of Rudolph Magna Village Attorney, Joe Schwarz, Building Commissioner, Chris Miller of Rolf C. Campbell & Associates Village Planning and Zoning Consultants, Trustee Lincoln Knight.

Others Present: Approximately 7 others signed in as present for the meeting and scheduled public hearings.

**APPROVAL OF APRIL 6, 2011 MINUTES:**

Chairman Madsen asked the Members if there were any questions or concerns with the minutes as drafted.

A motion was made by Ernie Kosty and seconded by Dave Jakubek to approve the April 6, 2011 Minutes. There was no further discussion.

Roll call was taken:

	Aye	Nay
Rob Fosness	x	
Dave Jakubek	x	
Ernie Kosty	x	
Frank Lahrman	x	
Matthew Kurland	abstained	
Dave Wanshek	x	
Steve Madsen, Chairman	x	

Motion Approved

**PUBLIC HEARING:**

**To consider amendments to the Village Zoning Ordinance, which would provide regulations and prohibitions for the installations, use, and maintenance of Wind Energy Systems and Solar Energy Systems**

The public hearing was opened by Chairman Madsen.

Chairman Madsen requested that all present and interested in providing testimony be sworn in. Village Attorney Karlovics swore in all parties interested in providing testimony regarding the public hearings being held.

Chris Miller testified for the Village including noting that the required legal notice of publication appeared in the Daily Herald on March 28, 2011. Mr. Miller also testified that the draft zoning text amendments were available for review at the Village Hall and that the amendments being considered were the same as reviewed by the Plan Commission at a Plan Commission workshop held on March 2, 2011, dated draft 1/12/11. He also requested that a January 25, 2011 memo to the Plan Commission be entered as an Exhibit in support of the zoning amendments. Chairman Madsen accepted the exhibit as Village Exhibit #1.

**Public and Other Comments:**

Chairman Madsen opened the public hearing to other comments and public comment.

Ron Saluski asked whether future draft ordinances can be posted on the Village Website.

Tim Whiston stated that he questioned the need for the Wind Energy Systems (WES) ordinance because it limited the location where WES could be located to the rear of property, and that most homes within the community could not benefit from WES because of small lot sizes. Mr. Whiston raised concern that the Village in approving the zoning text amendment may, by default prohibiting the facilities.

Jane Fidles questioned the location of where solar energy systems may be located.

Brian Schoppe asked whether there exist any provisions for maintenance within the WES ordinance.

Brian Schoppe and Jane Fidles requested a pdf copy of the ordinances be emailed to them. Chairman Madsen requested that anyone desiring a pdf copy of the ordinances add there email address to the sign in sheet and for Staff to provide them with a copy.

There was no additional public comment and Chairman Madsen closed the public comment portion of the hearing.

**Motion: Zoning Text Amendments**

A motion to recommend approval of the Wind and Solar Energy Systems Ordinance was made by: Frank Lahrman and seconded by Dave Wanshek. There was no further discussion.

Roll Call:

	Aye	Nay
Rob Fosness	x	
Dave Jakubek	x	
Ernie Kosty	x	
Frank Lahrman	x	
Matthew Kurland	x	
Dave Wanshek	x	
Steve Madsen, Chairman	x	

Motion Approved

**PUBLIC HEARING:**

**To consider draft amendments to the Village of Wauconda's Comprehensive Land Use Plan which would adopt by reference a Village of Wauconda Bicycle Plan.**

The public hearing was opened by Chairman Madsen.

Chris Miller testified for the Village including noting that the required legal notice of publication appeared in the Daily Herald on March 28, 2011, and that a copy of the Bicycle Plan, Bicycle Plan Map and draft amendments to the Comprehensive Plan were available for public review at the Village Hall. Mr. Miller stated that the Bicycle Plan, Bicycle Plan Map and draft Amendment to the Comprehensive Plan were as reviewed by the Plan Commission at the April 6, 2011 Plan Commission Meeting. He testified that approval of the amendment to the Comprehensive Plan and adoption of the Bicycle Plan and Bicycle Plan Map recognizes the plan as an official part of the Village's overall planning goals and objectives and offers an increase opportunity for grants related to bicycling and serves as a guide to prepare standards for bicycle improvement which relate to the existing and future needs of the Village and surrounding areas.

**Public and Other Comments:**

Chairman Madsen opened the public hearing to other comments and public comment.

Ron Saluski praised the Village for having developed the Bicycle Plan and offered to be involved in future bicycle planning activities.

There was no additional public comment and Chairman Madsen closed the public comment portion of the hearing.

**Motion: Comprehensive Plan Amendment**

A motion to recommend approval of the an Amendment to page 31 of the 2007 Comprehensive Plan and to approve the Bicycle Plan and Plan Map was made by: Matthew Kurland and seconded by Rob Fosness. There was no further discussion.

Roll Call:

	Aye	Nay
Rob Fosness	x	
Dave Jakubek	x	
Ernie Kosty	x	
Frank Lahrman	x	
Matthew Kurland	x	
Dave Wanshek	x	
Steve Madsen, Chairman	x	

Motion Approved

**ANNOUCEMENTS:**

There were no announcements.

**ADJOURNMENT:**

The Meeting was adjourned at 8:00 p.m.