

**VILLAGE OF WAUCONDA  
PLAN COMMISSION/ ZONING BOARD OF APPEALS  
Meeting Minutes  
May 18, 2011**

**CALL TO ORDER:**

Chairman Steve Madsen called the meeting to order at 7:00 p.m. Riley Kurland 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: Chris Miller of Rolf C. Campbell & Associates Village Planning and Zoning Consultants.

Others Present: Richard Bonk, Riley Kurland.

**APPROVAL OF APRIL 20, 2011 MINUTES:**

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

A motion was made by Dave Jakubek and seconded by Rob Fosness to approve the April 20, 2011 Minutes. There was no further discussion.

Roll call was taken:

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

Motion Approved

**APPROVAL OF FINDINGS OF FACT AND RECOMMENDATION FOR:**

Draft amendments to the Village Zoning Ordinance which would provide regulations and prohibitions for the installation, use, and maintenance of Wind Energy Systems and Solar Energy Systems.

Chairman Madsen asked the Members if there were any questions or concerns with draft Findings of Fact and Recommendation regarding the Wind and Solar Energy System memorandum to the Village Board.

A motion was made by Matthew Kurland and seconded by Frank Lahrman to approve the Findings of Fact and Recommendation. There was no further discussion.

Roll call was taken:

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

Motion Approved

**APPROVAL OF RECOMMENDATIONS FOR:**

Draft Amendments to the Village of Wauconda’s Comprehensive Land Use Plan which would adopt by reference a Village of Wauconda Bicycle Plan.

Chairman Madsen asked the Members if there were any questions or concerns with the draft memorandum to the Village Board recommending approval of a Bicycle Plan, Bicycle Plan Map and Amendment of the Village of Wauconda’s Comprehensive Land Use Plan to adopt the Bicycle Plan and Map. A motion was made by Rob Fosness and seconded by Dave Jakubek to approve the recommendation memorandum to the Village Board. There was no further discussion.

Roll call was taken:

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

Motion Approved.

**ZONING TEXT AMENDMENTS DISCUSSION:**

Chairman Madsen requested that Chris Miller provide background on review of potential Zoning Text Amendments to the Village Zoning Ordinance Table of Permitted and Conditional Uses. Mr. Miller discussed with the Members how the use table regulates uses permitted within the various zoning districts existing within the Village, and that the use table is in need of review and possible expansion of the uses both permitted and conditional to address changing conditions within the Village and to promote economic development and business opportunity. The Members discussed with Mr. Miller various reasons for permitting or not permitting a use within a district including compatibility, traffic, existing zoning district patterns, parking and others. After further discussion it was noted that the draft use table dated 3/1/11 is in alphabetical order for the use by name and the Members reviewed the uses from “a” to “p”. The Members discontinued review after completing uses which began with the letter “P” and planned to review the remaining uses at a future Plan Commission meeting.

**ANNOUCEMENTS:**

There were no announcements.

**ADJOURNMENT:**

A motion to adjourn was made by Dave Wanshek and seconded by Dave Jakubek. The motion carried and the meeting was adjourned at 9:05 p.m.

*Draft Minutes prepared by: Chris Miller, Rolf C. Campbell & Associates, Planning and Zoning Consultant. The draft minutes have been prepared for review with the Village Attorney and other Village Staff before being presented to the Village ZBA/PC for review and consideration for approval.*