

**VILLAGE OF WAUCONDA  
JOINT  
ECONOMIC DEVELOPMENT COMMITTEE MEETING  
AND  
BUILDING AND ZONING COMMITTEE MEETING**

**Tuesday, November 1, 2011**

**MINUTES**

**CALL TO ORDER:** Chairman Barbini called the Joint EDC & B&Z Committee Meeting to order. Trustee Buster; Trustee Knight, Trustee Arnswald and Trustee Starkey were present. The joint meeting was called to order at 5:00 pm.

Others present included: Mayor Knigge; Administrator Geary; Joe Schwarz, Building Commissioner ; Linda Krajniak, Director of Economic Development; Debra Ogorzaly, Economic Development Coordinator; and, Chris Miller of Rolf C. Campbell & Associates (RCCA/MCL), Village Planning and Zoning Consultant.

**APPROVAL OF SEPTEMBER 27, 2011 JOINT MEETING MINUTES:** Chairman Barbini asked if any of the Trustees had questions or changes to the minutes. There were none and the minutes were accepted.

**COMPREHENSIVE PLANNING:** Chairman Barbini requested that Chris Miller provide an update on the status of annexing areas of less than 60-acres in size. Mr. Miller indicated that ownership of parcels proposed for annexation are being researched through the Village Attorney and a local title company and this process is anticipated to be completed within 2-3 weeks. Thereafter the Village Engineer will prepare the appropriate plat(s) of annexation and the appropriate legal notice will be prepared for publishing in a local newspaper. Publishing is anticipated to occur in December. A draft "annexation talking points" paper for Trustee review and comment was distributed. Chairman Barbini requested that Chris Miller review a proposed new Retail Business (RB) Zoning District with the Committee. Mr. Miller reviewed the draft of a proposed new district including review of a map where the new District may be appropriate. The purpose of the RB District is to facilitate opportunities for the blending of pedestrian-friendly development that may include a mix of land uses including retail, office or service uses on the first floor and possible offices and/or residential uses on multiple floors above. The District is intended for areas along Main Street, Barrington Road, Route 176 and Route 12. Mr. Miller provided a table comparing existing commercial zoning standards to the proposed new RB Zoning District. Mr. Miller also, provided a list of permitted and conditional uses proposed for the RB District along with other existing commercial districts. Other items within the draft RB District include: standards for design guidelines (to be developed); standards for mixed use developments; site plan review; conditional use permit standards; major and minor changes to plans; and, other requirements. The Committee discussed the draft ordinance. The Committee identified several standards for further review including the need to develop design guidelines. The Committee requested that a comprehensive list of permitted and conditional uses allowed within the Village be prepared. The Committee established the next meeting date to be December 20, 2011 @ 5:00 p.m. in the B&Z Conference Room.

**COMMENTS BY THE PUBLIC:** There were no public comments.

**ADJOURNMENT:** The meeting was adjourned at 7:50 pm.