

CALL TO ORDER:

Chair Brunner called to order the Planning and Zoning & Historic Commission (“PZHC”) meeting on Thursday, May 4, 2023, at 6:00 pm.

ROLL CALL:

Commissioners Feck, Krueger, Steneck, Brunner, and Reyes-Brahar were present.

Commissioners Myers and Scarpelli were absent.

Also present: Assistant to the Village Administrator (“ATVA”) Franco Bottalico.

APPROVAL OF MINUTES:

1. Planning & Zoning and Historic Commission Meeting Minutes dated April 6, 2023.

Motion to approve the April 6, 2023 meeting minutes with revisions to the attendance order, and minute dates corrected by Steneck/Reyes-Brahar.

5 Ayes (Feck, Krueger, Steneck, Brunner, and Reyes-Brahar). 0 Nays. Motion Carries.

PUBLIC COMMENT: None

NEW BUSINESS: None

OLD BUSINESS:

Live Entertainment

Chair Brunner opened the continued discussion regarding live entertainment. ATVA Bottalico advised that staff added the amendments to the allowable uses table for the business districts as discussed at the previous April meeting regarding this topic. Staff also included “S” special use designation for Brew Pubs and Taverns with live entertainment and “S” special use designation for a restaurant with a drive-thru in the B-1 Business District. Lastly, staff suggested a restaurant with live entertainment be a special use in the B-4 automotive business district rather than a “P” permitted use designation.

Staff also included an existing restaurant definition from the code for the PZHC’s review. Additionally, staff compiled definitions from other local governments to create a definition for “live entertainment” and “tavern” for the PZHC’s consideration to recommend to the Village Board.

When deliberating if the word “outdoor” should be added before “live entertainment” in the allowable uses table, the PZHC agreed that by doing so it would limit the Village’s discretion to review all live entertainment special use applications such as ones with indoor live entertainment. The PZHC agreed not to add the word “outdoor” to the allowable uses table in order to have the ability weigh-in on safety concerns, noise concerns, building construction methods and materials, and the layout of all applicable businesses who wish to have live entertainment and they can do so via the special use process. Chair Brunner asked to highlight these reasons why for the Village Board’s review.

ATVA Bottalico recommended that the PZHC review with leniency the existing business who would need to come before the PZHC for a special use permit because their business offers live entertainment; essentially stating it is not the individual business’ fault and they now have an existing established business model.

However, ATVA Bottalico did advise that ultimately the discretion lies with the Village Board as far as conditions go.

The PZHC had a brief discussion on fines for loud noise and if the fines escalate for repeat offenses. The PZHC also commented to use uniform language as a condition of live entertainment special use recommends when it comes to repeat offenses of noise ordinance violations for future applications.

Motion to recommend Village Board approval of the allowable use table text amendments and two definitions in the Zoning Code as presented by staff, and motioned to have staff review the noise ordinance fine schedule and future live entertain condition language to refer to by Steneck/Feck.
5 Ayes (Feck, Krueger, Steneck, Brunner, and Reyes-Brahar). 0 Nays. Motion Carries.

Motion to have the existing businesses who have live entertain to come into compliance with the new text amendments via a more lenient condition section and process due to their existing status by Krueger/Steneck.
5 Ayes (Feck, Krueger, Steneck, Brunner, and Reyes-Brahar). 0 Nays. Motion Carries.

Banquet Hall Discussion:

Chair Brunner opened the continue discussion on banquet hall facilities. ATVA Bottalico stated he added the existing banquet hall definition from the code to the memo, and he added it as a “S” special use in the B-1, B-2, B-3, and B-4 Businesses Districts.

Chair Brunner read aloud comments forwarded to the PZHC by absent Commissioner Scarpelli which states to make the existing banquet hall less descriptive and more open to cover any type of banquet halls as best as possible. Commissioner Scarpelli also noted that banquet halls should be allowed in the “M” manufacturing districts.

The PZHC discussed if it was appropriate to have a banquet hall in the “M” Manufacturing Districts. The PZHC agreed that since hotels / motels are permitted there, it would be appropriate to permit banquet halls as a special use as well as these two uses compliment each other.

Motion to recommend Village Board approval of the allowable use table text amendments for banquet halls to be a “S” special use in the B-1, B-2, B-3, B-4, M-1, and M-2 zoning districts, and to amend the definition of banquet hall in Chapter 116 to be less restrictive by Feck/Steneck.

ADJOURNMENT:

Motion to adjourn the PZHC meeting at 7:45 pm by Kreuger/Reyes-Brahar.
Motion carries by voice vote.

Respectfully submitted,
Franco Bottalico, ATVA