

Approved

**Village of Gurnee  
Planning and Zoning Board Minutes  
November 17, 2021**

**1. Call to Order and Roll Call**

The meeting was called to order at 7:30 p.m.

Planning and Zoning Board Members Present: Chairman James Sula, Brian Baugh, David Nordentoft, Edwin Paff, and Josh Pejsach

Planning and Zoning Members Absent: R. Todd Campbell and Tim Garrity

Other Officials Present: Tracy Velkover, Planning Manager; Clara Gable, Associate Planner; and Gretchen Neddenriep, Acting Village Attorney

**2. Pledge of Allegiance**

**3. Approval of the following Planning & Zoning Board Meeting Minutes**

Mr. Sula asked if there was any discussion to be had over the minutes; as there was not, a motion was made—and, a vote taken—for each.

**a. October 6, 2021**

Mr. Paff motioned, seconded by Mr. Pejsach, to approve the October 6, 2021 meeting minutes as presented.

Voice Vote:

All "Ayes," no "Nays," none abstaining

Motion Carried: 5-0-0

**b. October 20, 2021**

Mr. Pejsach motioned, seconded by Mr. Baugh, to approve the October 20, 2021 meeting minutes as presented.

Voice Vote:

All "Ayes," no "Nays," none abstaining

Motion Carried: 5-0-0

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#### **4. Approval of the PZB's 2022 Meeting Schedule**

Mr. Sula brought to attention that a meeting has been scheduled for October 5<sup>th</sup>, which is the same date of Yom Kippur in 2022. The option of leaving only the one other meeting scheduled in October (on the 19<sup>th</sup>) was dismissed due to a special meeting having been called for this past September (since the 2021 schedule allowed for only one meeting scheduled due to a holiday). So, the meeting scheduled for October 5<sup>th</sup> was rescheduled for October 12<sup>th</sup>.

Mr. Sula then asked if there was any more discussion to be had, and—if not—a motion would be in order.

Mr. Pejsach, seconded by Mr. Paff, motioned to approve the PZB's 2022 meeting schedule as amended.

Voice Vote:

All "Ayes," no "Nays," none abstaining

Motion Carried: 5-0-0

#### **5. Public Hearing: Text Amendment to Prohibit Wind Screens and Slats on Fences**

*The Village of Gurnee is proposing a Text Amendment to Article 10.2 of the Gurnee Zoning Ordinance, titled "Accessory Structures and Uses", which would prohibit wind screens, slats, and similar coverings (except for recreation game courts) on fences in both residential and nonresidential districts.*

Ms. Gable introduced this item by stating that staff brought an informal review to the PZB on October 20, 2021 to request feedback on a possible text amendment regarding windscreens or slats on fences. Staff has been approached on at least two occasions in the past few months as to whether we allow windscreens on chain link fences (similar to those often used around sports courts) both on residential and non-residential properties. These windscreens can be opaque or semi-transparent and offer a cost-effective way to provide privacy and protection from wind and sun. Staff has some concerns about the appearances of windscreens, especially if they become torn/ripped or damaged over time, as fabric is not as durable as other customary fencing materials and would need to be replaced more often.

Mr. Gable noted that in non-residential districts, fence types other than barbed wire and electrically-charged fences are not regulated. In residential districts, the Zoning Ordinance also prohibits certain materials, including solid plywood, scrap lumber, temporary fencing, and similar non-customary materials.

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Staff was approached this summer by McClure's Garage as to whether they could replace their fence with a chain link fence and utilize an opaque windscreen. This fence was allowed as fencing types other than barbed wire and electrically-charged fencing are not regulated in non-residential districts. The condition was added that "The fence and windscreen fabric cover is to be kept in good condition at all times. The windscreen fabric cover must remain attached to the chain link fence and must be replaced if it becomes torn/ripped."

Most recently, a Pembroke resident called in early October asking if he could install a chain link fence with a windscreen around his single-family property (not part of an HOA). The Zoning Administrator determined that it would be allowed, as both chain link fencing and windscreens could be considered customary fencing materials and are not specifically prohibited by code.

Staff surveyed 14 nearby communities regarding windscreens and early in in this research, identified another question for the PZB to consider: whether to allow or prohibit slats in chain link fences, as these could be used similarly to make a chain link fence appear more solid. Our Zoning Ordinance does state that "a chain link fence with slats is not considered a solid fence," which was put in to prohibit the use of this fence type for garbage enclosures, but does not outright prohibit the use of slats. Of the 14 communities surveyed, six would allow windscreens and slats subject to various conditions (only along rear and interior side lot lines, additional landscaping/screening required, etc.) and eight communities would not allow windscreens or slats at all.

At the October 20, 2021 informal review, the overall consensus of the Planning and Zoning Board seemed to be that wind screens and slats should be prohibited in both residential and non-residential districts. Staff is proposing prohibiting "Wind screens, slats, and similar coverings (except for recreation game courts)" in both residential and non-residential districts.

Mr. Sula referred to the discussion of the Informal Review, and said that he felt there was productive discussion; he then asked if any members of the Board had anything to add.

Mr. Paff asked if these materials were just banned from use with chain link fences. Ms. Gable responded that they could not be used or associated with any fence. When he asked about the use of such fencing in, for example, the garden centers of retailers, Ms. Velkover said that such use could be applied for as a Special Use.

Mr. Pejsach, while acknowledging that he was not in attendance at the Informal Review, stated that he agreed with both of these changes, as they "made sense."

Mr. Baugh stated that he thought that the previous discussion was to prohibit these materials from all areas, including sports courts; Ms. Velkover responded that sports courts, such as tennis and pickle ball courts use fabric screens to knock down wind while still allowing spectators the ability to see into the courts and watch matches. She noted that the exception for sports courts is not unique. Ms. Gable added that the exception for sports courts was identified at the previous informal discussion on this matter, but that the Board could ban these from sports courts if they felt it was appropriate. The general consensus of the Board and

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Village staff was to continue allowing such use, so as to allow spectators during matches and such—in consideration of the affect its absence would have on those playing sports such as tennis and pickle—and, with the understanding that recreation facilities are apt to maintain the condition of grounds and equipment as a matter of safe practice.

While there was no one in attendance at this meeting besides the Board and Village staff, Mr. Sula—as a matter of formality—opened (then, right after, closed) the floor to the public.

Mr. Sula then asked if there were any more questions or comments, and suggested that—if not--motions would be in order.

Mr. Paff motioned, seconded by Mr. Pejsach, to forward a favorable recommendation on the petition of the Village of Gurnee for an amendment to the text of the Zoning Ordinance to prohibit wind screens, slats, and similar coverings (except for recreation game courts) on fences in residential districts.

Mr. Sula asked if there was any discussion to be had over the motion; as there was not, a vote was taken.

Roll Call Vote:

Ayes: Baugh, Nordentoft, Paff, Pejsach, and Sula

Nays: None

Abstain: None

Motion Carried: 5-0-0

Mr. Pejsach motioned, seconded by Mr. Paff, to forward a favorable recommendation on the petition of the Village of Gurnee for an amendment to the text of the Zoning Ordinance to prohibit wind screens, slats, and similar coverings (except for recreation game courts) on fences in non-residential districts.

Mr. Sula asked if there was any discussion to be had over the motion; as there was not, a vote was taken.

Roll Call Vote:

Ayes: Baugh, Nordentoft, Paff, Pejsach, and Sula

Nays: None

Abstain: None

Motion Carried: 5-0-0

**6. Next Meeting Date: December 1, 2021**

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Ms. Gable stated that there are no public hearings set for this night, but that it is possible for there to be some non-public hearing items.

### **7. Public Comment**

Mr. Sula then opened the floor to comments regarding any issues not on this evening's agenda; as there were no comments made, Mr. Sula closed the floor to the public.

Mr. Sula asked staff to look into possible regulations controlling the number of accessory structures on a lot and to report back at a future meeting.

### **8. Adjournment**

Mr. Nordentoft motioned, seconded by Mr. Paff, to adjourn the meeting.

Voice Vote:

All "Ayes," no "Nays," none abstaining

Motion Carried: 5-0-0

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

Respectfully Submitted,

Joann Metzger,  
Recording Secretary, Planning and Zoning Board