

**MINUTES OF THE REGULAR MEETING OF THE
BOARD OF ZONING, PLANNING AND APPEALS**

CASE NUMBER: 20-ZPA-10-001

HEARING DATE: November 12, 2020

PROPERTY ADDRESS: 1300 Klasen Road

PETITIONER/OWNER: Village of Cary

PIN NUMBER: 19-22-226-002 and 19-23-151-003

REQUEST: 1. Map Amendment (Rezone from E-1 to PO)

MEMBERS PRESENT: Kretschmer, Khoury, O’Laughlin, Dudek, Jasper
Graziano, Williams and Walrath

MEMBERS ABSENT: None

STAFF MEMBERS PRESENT: Brian Simmons
Director of Community Development

Chairman Khoury called the meeting to order at 7:05 PM. After approving minutes from a previous meeting, Chairman Khoury called Village Case No. 20-ZPA-10-001.

Director Simmons stated the Petitioner, the Village of Cary, is seeking approval of a map amendment to rezone the subject property from E-1 Single-Family Residential District to PO Park and Open Space District. The ZPA hearing was properly noticed in the October 14, 2020 edition of the Northwest Herald. In addition, the Petitioner has completed the required written notice to property owners within 250 feet and staff posted a public hearing sign on the property.

Director Simmons stated as the subject property was previously a part of an adjacent municipality, the Village’s Comprehensive Plan does not have a specific land use designation for the southern half of Rotary Park. However, the plan does provide guidance towards the former Meyer Material Quarry Site in Chapter 8 Parks, Open Space and Environmental Features Plan recommending the “Village should maximize the future use of this site as a parks and recreation amenity and coordinate planning activities with the Park District and the Village of Algonquin to integrate the property into the larger system.” The proposed map amendment would be consistent with this guidance by properly zoning the property for park and recreational uses. Staff also recommends that the comprehensive plan be updated to change the designation of the property to Parks/Open Space. This designation would be consistent with the northern half of Rotary Park and adjacent Hoffman Park properties.

Member Dudek briefly reviewed for the Board history of the park property.

Chairman Khoury opened the floor to Public Comment.

Mr. William Carlson, Third Ave. Cary, asked if any changes to the park will affect neighboring residential properties.

Director Simmons stated the petitioned change will not affect zoning of surrounding properties.

Marilyn Manahan, Third Ave. Cary, asked about the southern section of the park along Klasen Road. Director Simmons reviewed property borders of the park.

One resident viewing the meeting advised Director Simmons he had no comment regarding the petition.

With no additional comment from those present, Chairman Khoury closed Public Comment.

Chairman Khoury asked Director Simmons if there was any feedback from the surrounding property owners. Director Simmons stated Village staff had received no feedback.

Chairman Khoury entertained a motion.

Member Graziano moved, seconded by Member O’Laughlin, a motion to recommend to the Village Board of Trustees, approval of 1) a map amendment to rezone the southern 109-acres of the Rotary Park property located at 1300 Klasen Road from E-1 to PO and 2) an amendment to the Village of Cary Comprehensive Plan Future Land Use Map.

Aye: Khoury, Kretschmer, Williams, Graziano, O’Laughlin, Dudek and Jasper

Nay: None

Abstain: None

Absent: None

Motion Passed: 7-0

The ZPA Board reviewed two additional cases. Director Simmons reviewed future cases to be presented to the Zoning Board of Appeals.

Chairman Khoury entertained a motion to adjourn at 8:21 pm.

All Ayes by Voice Vote

Motion Passed

Respectfully submitted,


Susan Greene, Deputy Village Clerk