



**PLANNING AND ZONING & HISTORIC COMMISSION
AGENDA**

Thursday, June 2, 2022
6:00 PM

East Dundee Police Station, 2nd Floor Meeting Room
115 E. 3rd Street, East Dundee, IL 60118

CALL TO ORDER

ROLL CALL / DECLARATION OF QUORUM

APPOINT AN ACTING CHAIRMAN

APPROVAL OF MINUTES

1. [Planning & Zoning and Historic Commission Meeting Minutes dated May 5, 2022](#)

PUBLIC COMMENT

HISTORIC COMMISSION

1. [Certificate of Appropriateness for Signage: 202 Barrington Ave.](#)
 - a. Repair and replace the existing front cover porch and replace the roof section with a canopy with signage
 - b. *New signage located on the canopy*

NEW BUSINESS

OTHER BUSINESS

ADJOURNMENT

Planning & Zoning and Historic Commission Minutes
Village of East Dundee
Kane County, Illinois
May 5, 2022

CALL TO ORDER

Commissioner Scarpelli called to order the Planning & Zoning and Historic Commission (PZHC) meeting on Thursday, May 5, 2022, at 6:01 pm.

ROLL CALL:

Commissioners Brahar, Brunner, Krueger, Scarpelli, and Steneck. Chairman Myers and Commissioner Feck were absent.

Also in attendance: Building Inspector Ranieri, Clerk Diehl, Engineer Heinz, Management Analyst Bottalico.

Motion to amend the agenda to nominate a chairman pro temp by Steneck/Kreuger
5 Ayes (Brahar, Brunner, Krueger, Scarpelli, and Steneck). 0 Nays. Motion Carries.

Motion to nominate Commissioner Scarpelli as Chairman Pro Temp by Brahar/Steneck
5 Ayes (Brahar, Brunner, Krueger, Scarpelli, and Steneck). 0 Nays. Motion Carries.

APPROVAL OF MINUTES:

1. Planning & Zoning and Historic Commission Meeting Minutes dated April 7, 2022

Motion to approve the April 7, 2022 meeting minutes by Kreuger/Steneck
5 Ayes (Brahar, Brunner, Krueger, Scarpelli, and Steneck). 0 Nays. Motion Carries.

PUBLIC COMMENT: None

HISTORIC COMMISSION: None

NEW BUSINESS:

PUBLIC HEARING (PIN 03-25-215-002, 507 Rock Road, East Dundee, IL 60118) – to consider a request for:

- For a Special Use for outside vehicle and equipment parking and storage.
- For a Variance request from Section 157.147(B)(2) and 157.149(B) requiring off-street parking areas shall be paved with asphaltic concrete or comparable hard-surfaced, all-weather, dustless material.
- For a Variance request from Section 157.149(C) requiring screening and landscaping for all open automobile parking areas containing more than four parking spaces on each side adjoining or fronting any residential or institutional property.
- For a Variance request from Section 157.149(D) requiring lighting illumination of an off-street parking area shall be arranged so as not to reflect rays of light into adjacent residential districts and street.

Motion to open the public hearing by Steneck/Brunner.
5 Ayes (Brahar, Brunner, Krueger, Scarpelli, and Steneck). 0 Nays. Motion Carries.

Clerk Diehl Swore in all those who wish to provide testimony.

Tim Winter, property owner at 507 Rock Road, addressed the PZCH.

Mr. Winter gave a background regarding parking on the property and the asphalt plant, he states their operation is compatible with neighboring businesses.

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Commissioner Brunner confirmed this is part of M-1 District. Building Inspector Ranieri states this is comparable to some of the other properties, however, this is regarding leasing out spaces on their lot for truck properties. He stated this would be an accessory use to their business.

Mr. Winter stated they lease this 5.5 acres on their lot to another company, and that company has leased it out for truck parking.

Commissioner Brunner asked why they need a variance from Section 157.147(B)(2) and 157.149(B) requiring off-street parking areas shall be paved with asphaltic concrete or comparable hard-surfaced, all-weather, dustless material. Mr. Winters stated the property has been like that for a long time without issue, and produces minimal dust because it has been compacted over the years. He states it is just as strong as any other asphalt.

Commissioner Brunner asked why they need a variance from Section 157.149(C) requiring screening and landscaping for all open automobile parking areas containing more than four parking spaces on each side adjoining or fronting any residential or institutional property. Mr. Winters stated they are trying to be in conformance with other neighbors near by.

Commissioner Brunner asked why they need a variance from Section 157.149(D) requiring lighting illumination of an off-street parking area shall be arranged so as not to reflect rays of light into adjacent residential districts and street. Building Inspector Ranieri states their current lighting out at the location is for their own security purposes, but it doesn't comply with the code requirements.

A discussion ensued.

Tim Winter stated they do not agree with the recommendation of an 8-foot fence.

Chair Pro Temp Scarpelli states the lot south has this type of fence and screening. Building Inspector Ranieri concurred.

Motion to close the public hearing by Brunner/Steneck.

5 Ayes (Brahara, Brunner, Krueger, Scarpelli, and Steneck). 0 Nays. Motion Carries.

- Motion to recommend approval for a Special Use for outside vehicle and equipment parking and storage by Krueger/Brunner.

A discussion ensued.

5 Ayes (Brahara, Brunner, Krueger, Scarpelli, and Steneck). 0 Nays. Motion Carries.

- Motion to recommend approval of a variance from Section 157.147(B)(2) and 157.149(B) requiring off-street parking areas shall be paved with asphaltic concrete or comparable hard-surfaced, all-weather, dustless material by Krueger/Brahara.

A discussion ensued.

3 Ayes (Brahara, Krueger, and Steneck). 2 Nays (Brunner, Scarpelli). Motion Carries.

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- Motion to recommend approval of a variance from Section 157.149(C) requiring screening and landscaping for all open automobile parking areas containing more than four parking spaces on each side adjoining or fronting any residential or institutional property by Kreuger/Brahar.

A discussion ensued.

1 Ayes (Kreuger). 4 Nays (Brahar, Brunner, Steneck, Scarpelli). Motioned denied.

- Motion to recommend approval of a variance from Section 157.149(C) requiring screening per the Village Staff recommendations of black chain link fence with slates by Steneck/Brahar.

A discussion ensued.

2 Ayes (Brahar, Steneck). 3 Nays (Brunner, Kreuger, Scarpelli). Motioned denied.

- Motion to recommend approval of a variance from Section 157.149(D) requiring lighting illumination of an off-street parking area shall be arranged so as not to reflect rays of light into adjacent residential districts and street by Kreuger/Brahar.

A discussion ensued. Chair Pro Temp Scarpelli stated there would need to be a photometric study to determine if existing lighting complies to the existing Code.

1 Ayes (Kreuger). 4 Nays (Brahar, Brunner, Steneck, Scarpelli). Motioned denied.

- Motion to approve a Findings of Fact to recommend approval of Special Use for outside vehicle and equipment parking and storage by Brunner/Brahar.

5 Ayes (Brahar, Brunner, Krueger, Scarpelli, and Steneck). 0 Nays. Motion Carries.

- Motion to approve a Findings of Fact to recommend approval of all three variances with amending 1) the first finding of fact answer to “N/A” and “no” to the second finding of fact, and 2) the first difficulty / hardship criteria answer to “no”, the third to “yes”, and the fourth to “NA” by Kreuger/Steneck.

5 Ayes (Brahar, Brunner, Krueger, Scarpelli, and Steneck). 0 Nays. Motion Carries.

A discussion ensued among the PZHC.

ADJOURNMENT:

Motion to adjourn the PZHC meeting at 7:24 p.m. Steneck/Brahar.

Motion carries by unanimous consent. Meeting adjourns.

Respectfully submitted,
Franco Bottalico, Management Analyst



Planning and Zoning & Historic Commission Meeting Memorandum

To: Planning and Zoning & Historic Commission

CC: Erika Storlie, Village Administrator
Chris Ranieri, Building Inspector

From: Franco Bottalico, Management Analyst

Subject: Certificate of Appropriateness – 202 Barrington Ave.

Date: June 2, 2022

Background and Summary:

Staff requests the Planning and Zoning & Historic Commission (PZHC) discuss and issue/deny a certificate of appropriateness for Meadowdale Management Co. at 202 Barrington Ave. The request is to repair and replace the existing front cover porch and replace the roof section with a canopy with signage. Staff finds this application not to be in compliance with code.

Summary:

- A. *Repair and replace the existing front cover porch and replace the roof section with a canopy with signage*

As the property is located within the Village's Historic District, the application requires review by PZHC in compliance with Chapter 153 of the Village Code Historic District. The proposed modifications should be reviewed according to Section 153.37 of the Village Code:

CRITERIA AND STANDARDS.

(A) In making a determination whether to issue or deny a certificate of appropriateness, the Commission shall consider, among other things, the purpose of this chapter and the effect if the issuance upon the historic, aesthetic or architectural values, characteristics and significance of the District or any building or structure within the District. The criteria to be used by the Commission in making its determination shall include, but are not limited to architectural style of the proposed construction, alteration, extension or repair with the prevalent architectural style or styles within the District; the compatibility of the general design, arrangement, texture or material of the construction, alteration, extension or repair with the historic aesthetic or architectural values, characteristics and significance of the District or any building or structure within the District; and the relationship of the location of the construction, alteration, extension or repair to the streets and structures within the District.

(B) The Commission shall adopt detailed architectural standards for its use in making a determination pursuant to the above criteria. For any building or structure undergoing construction, alteration, extension or

repair within the District, these architectural standards should include, but are not limited to the following elements:

- (1) The appropriate height;
 - (2) The proper proportions of the front facade;
 - (3) The proper proportions of windows, doors or other openings;
 - (4) The appropriate bulk and density;
 - (5) The appropriate textures, materials and shapes for roofs;
 - (6) The appropriate landscaping and proper location and design of accessory buildings, structures and uses;
 - (7) The appropriate directional expression of front elevations and general scale of any building and structure;
 - (8) Other appropriate standards for architectural details; and
 - (9) Methods to evaluate the economic reasonableness of any criteria of standard utilized by the commission in making a determination to issue or deny a certificate of appropriateness.
- (C) If an applicant shows that failure to issue a certificate of appropriateness will cause an imminent threat to life or property, the certificate shall be issued.

B. New signage located on the canopy

As the property is located within the Village's Historic District, the signage portion of the application requires review by the PZHC in compliance with Chapter 156 of the Village Code Signs. The proposed signage should be reviewed according to the general regulations of Section 156.03(L) of the Village Code:

(L) HISTORIC DISTRICT

- (1) Prior to granting a permit for the erection of a sign to be located anywhere within the Historic District of the village or to be attached to any building or premises of any building outside the Historic District, but within the corporate limits of the village and constructed prior to the year 1900, the owner must make application to the Historic District Commission (HDC) to review the application and submit recommendations.
- (2) The following requirements are hereby established:
 - (a) All signs shall be of material that was or could have been used in the era the building was designed, built, or renovated to reflect. Substitute materials with the same appearance may be approved.
 - (b) Sign materials shall utilize colors compatible with the era the building was designed, built, or renovated to reflect.
 - (c) Lettering shall be of a style compatible with the era the building was designed, built, or renovated to reflect.
 - (d) All three-dimensional signs shall be of a style used in the era the building was designed, built, or renovated to reflect and should pertain to the type of business conducted within.
 - (e) Signs may be externally illuminated only by fixtures compatible with the era the building was designed, built, or renovated to reflect. Internally illuminated signs shall not be allowed within the district. External neon signs may be permitted and shall not be housed in any sign canister or container.
 - (f) All signs shall be constructed or painted in a workmanlike manner and all lettering intended to be of a uniform size and style.
 - (g) Signs of a period other than when the building was erected may be approved if of special design merit.
 - (h) Any original sign that was used at any time on a building prior to the year 1900 or an authentic

facsimile thereof may be replaced on that building subject to HDC approval.

(i) Within the historic district, signs shall identify only the name of the business and the general type of goods, produces or service offered. In addition to lettering, graphics may include a trademark, symbol or other representation directly related to the use but not advertising a specific brand sold within the building. A brand name or symbol may be included, however, if the business is a franchise and/or it is the major brand sold or service offered on the premises.

(j) The style, composition and appearance of all signs within the historic district shall comply as much as possible with any further design guidelines which may be adopted by the village for administration of the district.

Staff Recommendation:

Staff recommends the PZHC disapprove the certificate of appropriateness due to the criteria below:

- A. Repair and replace the existing front cover porch and replace the roof section with a canopy with signage
 - a. The architectural style of the proposal does not match existing porch cover
 - b. The proposal does not meet the existing historic aesthetic or architectural values of the structure
- B. New signage located on the canopy
 - a. Per Section 156.03(L)(2), this proposal does not meet (a) and (c) of the requirements of the Historic District.

Attachments:

Certificate of appropriateness application and rendering(s)



**EAST DUNDEE HISTORIC COMMISSION
CERTIFICATE OF APPROPRIATENESS**

Please submit this application along with supporting documents *(one [1] original and nine [9] copies)*. Your application will be reviewed by the East Dundee Historic Commission. You are strongly urged to attend this meeting in person. If you would like assistance with the preparation of this application, or if you have any questions concerning your request or the review procedure, call the village office at 847-426-2822.

MUST BE SUBMITTED A MINIMUM OF 8 DAYS PRIOR TO MEETING. THE HISTORIC COMMISSION MEETS ON THE SECOND THURSDAY OF EVERY MONTH IMMEDIATELY FOLLOWING THE PLANNING/ZONING MEETING.

ADDRESS OF PROPOSED WORK 202 Barrington Avenue
APPLICANTS NAME Meadowdale Management Co/Ollie Besinger
TELEPHONE NUMBER (Home) 847-778-1726 (Work) 847-893-0904
PROPERTY OWNERS NAME Karl J. Reinke Jr Trust PHONE # 815 482 6220
Tim Reinke

Nature of proposed change: (check all that apply)

- ☐ New Construction ☐ Extensive renovation ☒ Minor Renovation, Repair or Alteration
☐ Sign ☐ Demolition ☐ Facade
☐ Other _____

***Sign: Must include the lettering style and size.**

Describe all changes proposed for the structures exterior. Include plans, photographs and any other information as needed. Give size, style, and precise location of lettering, if any; and any other information that will assist the commission in their deliberations. Use attachments as necessary. Include a date when the project will be completed.

Replace / Repair Existing Front Porch + Canopy

Circle one or more of the East Dundee Historic Code Provisions that apply.

- ☐ A. The historic or architectural value and significance of the district and the surrounding area will not be lessened.
☐ B. The relationship of any architectural features of the building and the surrounding area will be positively affected.
☒ C. The general design, arrangement, and materials proposed to be used will be maintained.

I, the undersigned, hereby state that all of the information presented in this application is true and complete, to the best of my knowledge.

Signature: _____

Date: 5/2/22

HISTORIC COMMISSION USE ONLY

This application has been (**Approved / Denied**)

202 Barrington existing front elevation

Google Maps 202 Barrington Ave



Google

Image capture: Aug 2018 © 2022 Google

202 Barrington proposed front elevation

