

CALL TO ORDER:

Chair Brunner called to order the Planning and Zoning & Historic Commission (“PZHC”) special meeting on Monday, August 14, 2023, at 6:00 pm.

ROLL CALL:

Commissioners Brunner, Feck, Krueger, Myers, Reyes-Brahar, Scarpelli, and Steneck, were all present. Quorum was met.

Also present: Assistant to the Village Administrator (“ATVA”) Franco Bottalico and Building Inspector Chris Ranieri.

PUBLIC COMMENT: none

NEW BUSINESS: Historic Commission

1. **Discussion and Motion to Issue/Deny Certificate of Appropriateness for Proposed Fascia Boards and Roof Alterations: 210 N. River St.**

Motion was had to open discussions on 210 N River St. and was approved by voice vote.

- a. The Property Owner and Applicant, Cliff Surges, was present. He has owned the building for 8 or so years. He has spent incredible time, money, energy on refurbishing the property that was about to be demolished. He came to the Commission about 3-4 years ago right before COVID to receive the façade grant. He didn’t do the Fascia ensoft at that time because HEAC was having trouble getting balanced out. That is why he is back now to modify the fascia boards for gutter improvements as well as to remove 3 inoperative masonry chimneys prior to the desired re-roofing.

The applicant presented the type of roof material he was considering. Commissioner Scarpelli asked if the lower fascia boards are completed. A conversation of roof edging ensued.

Commissioner Reyes-Brahar asked about the shingle color. Conversation ensued.

Chair Brunner inquired about the strapped gutters and wondered why the applicant didn’t want to keep those.

The applicant is wanting the water to roll off the roof and it doesn’t do that currently. They don’t pitch right, and they float with the wind. The applicant believes those gutters were not intended for the designed fascia. The roofline boards will be the same on the new fascia.

A conversation ensued about gutters and fypon material.

A decision was reached about doing a fypon front for the gable and the rest of the items are approved as presented/proposed. The chimneys can be taken off the roof and replaced. Chair Brunner would approve this; Commissioner Reyes-Brahar seconded that notion.

A conversation on shingle costs ensued.

A conversation ensued about the number of chimneys to be taken off. It was determined that it was officially 3 to be taken off.

Motion to issue Certificate of Appropriateness for proposed fascia boards and roof alterations that would include removing 3 chimneys for 210 N. River St as referenced in the packet with the additional amendments of adding a typon product on the front gable of the building (facing river street) and adding either slates or asphalt shingles that will maintain a crowned look while allowing applicant to include flat ensoft on the North, South, and East roof edges for proper adhesion of the gutters by Commissioner Scarpelli/Chair Brunner

Motion to approve certificate of appropriateness by Scarpelli/Steneck.
7 Ayes (Brunner, Reyes-Brahar, Myers, Feck, Krueger, Steneck, and Scarpelli).

2. Continued Discussion and Motion to Issue/Deny Certificate of Appropriateness for Proposed New Restaurant: 309 Meier St.

a. Addition of overhead garage door, exterior ramp, façade treatment, signage and opening of outdoor seating area.

Applicant, Collin Hegarty, was present for the meeting along with his architect, Brian Pelotte.

A discussion on aesthetics ensued followed by a discussion on the new placement of the ramp. Commissioner Reyes-Brahar thought the new ramp placement worked well but had some safety concerns regarding wheelchairs rolling over at the turn radius at the top of the landing.

A conversation ensued about reaching out to the Illinois ADA office and general ADA compliance. The applicant was committed to making sure the ramp is accessible for all patrons and will adjust as needed.

A conversation ensued about the stone facing/façade. The applicant expressed his desire to not just do the exact same thing as other buildings and didn't believe he would be able to move forward with the project if that was the case. A conversation ensued about previous ownership at the Anvil Club. The applicant believed that changes to the building are vital to developing new cliental/patrons.

Chair Brunner doesn't see a need to move away from the historic look that all other buildings in the downtown area follow. Chair Brunner is committed to maintaining the history in the prevailing architecture. From the previous conversation, Chair Brunner believed the desires of the applicant are incompatible with the historic district. Any proposal that is approved would need to blend in as far as Chair Brunner is concerned. Commissioner Reyes-Brahar agreed with these comments. Commissioner Reyes-Brahar suggested leaning more into the wood facade look as opposed to the stone look.

Commissioner Scarpelli disagreed and said the proposal should still be deemed historic looking. According to Commissioner Scarpelli, these buildings aren't owned by the Commission and owners

should be allowed to do what they want with their buildings as long as it fits within the “era of time”. It is not just about keeping all the buildings the same. In Commissioner Scarpelli’s view, the Commission is about protecting a period of time, not a certain look.

A conversation ensued about Tom Roeser’s various buildings and if other buildings in the East Dundee Historic District went through the same Certificate of Appropriateness process.

A conversation then ensued about whether the brick façade in question was historic or not. Commissioner Krueger commented that the current color of the building was not doing much for the town.

Chair Brunner informally polled the Commission to find out that the Commission agreed with the proposal besides the materials to be used for the exterior façade/siding.

A conversation ensued about the siding color and the possibility of limiting brick/stone usage.

Commissioner Myers suggested a few wood options that would still be historic looking while also giving the city flexibility if the property was ever to change hands again. A conversation ensued about the importance of the building entrance.

President Jeff Lynam came up to the podium and commented on the need to maximize the impact of a new business coming into town, and he believed this proposal did that.

Chair Brunner commented on the fact that the Commission has never been in the business of issuing disposal siding variances. Chair Brunner believed passing the current proposal would create a new precedent. Commissioner Myers commented that this perspective could be used for any new additions to a building in the historic district.

Motion to approve all aspects of the proposal as presented by Krueger/Scarpelli.
4 Ayes (Krueger, Steneck, Scarpelli, and Myers). 3 Nays (Brunner, Reyes-Brahar, and Feck).
Motion Approved.

3. **Discussion and Crafting of Language Regarding Special Use Permit Ordinance Conditions Placed on Restaurants, Taverns, and Brew Pubs with Live Entertainment for the Village Board to Consider**

The Village Board is looking for a uniform statement that can be applied to all applications/applicants, regardless of indoor/outdoor uses.

The Village Board passed a noise ordinance recently that restricted noise (ie. Live music) to 10:30pm from Monday to Thursday and 11pm on Friday & Saturday.

A discussion ensued on the special use language that will give the Commission more control over fining “bad actors”.

Chair Brunner commented on the fact that permit cancellations should not happen automatically and that businesses should be given an opportunity to state their case to the Village Board.

Commissioner Scarpelli doesn't mind adding classifications, but reminded the Commission that new classifications make the administration process more laborious.

The Commission wanted to make sure the language is aligned with the new noise ordinance and wanted to incorporate a mechanism that prevented bad actors.

A conversation ensued on how many noise citations would be allowed before special use permits would be evoked or before subsequent fines/punishments would be considered. 3 citations were initially discussed. Another conversation ensued on where businesses can hold live music.

It had been determined that staff had enough direction to move forward in crafting specific language to bring forth to the Village Board.

ADJOURNMENT:

Motion to adjourn the PZHC meeting at 7:23 pm by Scarpelli / Reyes-Brahar.

Motion is carried by voice vote.

Respectfully submitted,
Caleb Haydock, Management Intern