

CALL TO ORDER:

Chair Brunner called to order the Planning and Zoning & Historic Commission (“PZHC”) special meeting on Monday, September 07, 2023, at 6:00 pm.

ROLL CALL:

Commissioners Brunner, Feck, Krueger, Myers, Scarpelli, and Steneck, were present. Quorum was met.

Commissioner Reyes-Brahar was absent.

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

APPROVAL OF MINUTES:

1) Draft Minutes from July 6, 2023, Meeting

Motion to approve the July 6, 2023 Meeting minutes by Krueger/Feck.
6 ayes (Myers, Feck, Krueger, Steneck, Scarpelli, and Brunner).

PUBLIC COMMENT: none

NEW BUSINESS:

A request for a special use to allow for a used only motor vehicle dealer, as described in Section 157.050(F)(1)(g)(4) of the Zoning Ordinance, located at 455 E. Main Street, East Dundee, IL, 60118 in the B-2 Community Business District.

Motion to open public hearing by Scarpelli/Feck.
6 ayes (Myers, Feck, Krueger, Steneck, Scarpelli, and Brunner).

Chair Brunner asked ATVA Bottalico if any phone calls or emails or comments on this matter. ATVA Bottalico responded with “no”.

Kevin Brunning, applicant’s attorney, and Naim Kattoum, the applicant, were sworn in to give their testimony truthfully.

Kevin Brunning spoke on behalf of the applicant’s desire to receive a special use permit to convert a former medical clinic into a used car lot.

The applicant believed there were no negative impacts from this proposal whatsoever. The building structure will not change and no current uses within the neighborhood will be disrupted. The property will be adequately landscaped and maintained. The proposal detailed a plan on how to improve the façade to make it more aesthetically pleasing.

A discussion ensued

Commissioner Scarpelli asked what renovations does the applicant envision?

The applicant and his son accepted the project partly because it is already in good shape and not much needs to be done at this time.

Chair Brunner mentioned the grade differential between the east and west ends being a special aspect of this property to consider. Chair Brunner asked the applicant how he would make sure people got to the office safely since he would be displaying his cars in the lower lot.

The applicant mentions that there was a staircase on the property which would help patrons get to the lower lot. Conversation ensued about the uneven area of the property and ADA compliance.

Village President Jeff Lynam came to the podium and was sworn in for testimony. President Lynam commented on the fact that East Dundee is a town of less than 3 square miles and has no less than 7 used car dealerships. He questioned if an 8th used car dealership would benefit the town long-term, especially in that location when there are 2 other interested parties.

Village President Lynam also mentioned that he discussed this property with Building Inspector Chris Ranieri and there would be significant changes that would have to be made to the property to be up to code, including the removal of the porch. This would change the face/ façade of the building dramatically. President Lynam believed there were better uses of that building.

Chair Brunner asked for a motion to close the public hearing.

Motion to close the public hearing by Scarpelli/Krueger.
6 ayes (Myers, Feck, Krueger, Steneck, Scarpelli, and Brunner).

Commissioner Scarpelli asked Village Engineer Joe Heinz about the 2 ingress/egress points on route 72 and Linden and if a barricade closure on the East side be helpful at all. Commissioner Scarpelli did have 2 concerns on the straight-in parking on the upper lot: First, Commissioner does think it is deep enough. Second, Commissioner Scarpelli doesn't see it feasible to back out safely.

Commissioner Scarpelli asked Village Engineer Joe Heinz opinions on how that could be made safer. Village Engineer Joe Heinz had not reviewed the site for geometrics. The applicant had not requested variances for re-zoning so they would have to meet all those requirements, including the ADA. Conversation ensued about hard-paved surfaces.

Fire Marshall Marc Quattrocchi approached the podium to speak on the building updates that would be needed for the property to meet the fire code requirements.

Chair Brunner asked Fire Marshal Marc Quattrocchi if a used car lot business was higher risk compared to other businesses. Quattrocchi said it wasn't a higher risk as long as they don't do any auto repairs. Conversation ensued including the minimum height needed for fire trucks to enter.

Chair Brunner initiated further conversation about special use requirements, fencing, and lighting.

ATVA Bottalico clarified that outside lighting wouldn't be prohibited from 9pm to 6am in any case.

Chair Brunner initiated further conversation over the maximum number of cars allowed to be sold at one time (31). ATVA Bottalico clarified this number was generated by looking at the amount of space on the property once employee parking was factored in.

A discussion ensued.

Conversation ensued about what types of vehicles could be sold under the 'special use' application (no new cars, no motorcycles, etc).

A conversation ensued about the Comprehensive Plan (both current and future) and how this proposal fits within that plan. Chair Brunner asked if the Commission wanted to say this use was not in line with the comprehensive plan. The Commission answered correct "not in line". ATVA Bottalico mentioned to the Commission that it was acceptable to recommend a 'denial' to the Village Board due to the business' incompatibility with the comprehensive plan for a future Route 25 dealership corridor.

Motion to approve the findings of fact by Scarpelli/Feck with amended to #2 being a "no" and #5 being changed to "not in line with the Village's comprehensive plan".
6 ayes (Myers, Feck, Krueger, Steneck, Scarpelli, and Brunner).

Motion to recommend a denial to the Village Board for the special use application by Scarpelli/Myers.
6 ayes (Myers, Feck, Krueger, Steneck, Scarpelli, and Brunner).

A request for a special use to allow for a package liquor store, as described in Section 157.050(F)(1)(c)(2) of the Zoning Ordinance, located at 210 Penny Ave., Units G & H East Dundee, IL, 60118 in the B-2 Community Business District.

Motion to open public hearing by Krueger/Feck.
6 ayes (Myers, Feck, Krueger, Steneck, Scarpelli, and Brunner).

Chair Brunner asked ATVA Bottalico if any phone calls or emails or comments on this matter. ATVA Bottalico responded with "no".

The applicants were sworn in to give their testimony truthfully. The applicants wanted to open a liquor store and believed they have the expertise to be successful.

Discussion ensued.

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Commissioner Myers wanted to confirm that the applicant intended to sell and serve alcohol at a bar within the establishment? ATVA Bottalico clarified that this would only be within the gaming area because it was a state requirement that you must have on-site consumption if gaming is provided. Conversation ensued about gaming requirements.

Commissioner Scarpelli recognized that current businesses with gaming were not at the meeting complaining, but Commissioner Scarpelli asked the applicant at what point did he believe gaming was oversaturated in the Village.

Commissioner Scarpelli asked the applicant if he would still be interested in proceeding with the store if he got a special use granted, but not for gaming.

The applicant said he would still be interested in proceeding.

Motion to close public hearing by Myers/Scarpelli.
6 ayes (Myers, Feck, Krueger, Steneck, Scarpelli, and Brunner).

Conversation ensued about restricting gaming in the future during Comprehensive Plan updates.

Motion to recommend approval of the special use application by Scarpelli/Feck.
5 ayes (Myers, Feck, Krueger, Steneck, Scarpelli, and Brunner). 1 Nay (Steneck).

A discussion ensued by Commissioner Steneck commenting on a liquor store with pouring alcohol being located next to residential area.

Motion to approve findings of fact as presented by staff by Myers/Krueger.
6 ayes (Myers, Feck, Krueger, Steneck, Scarpelli, and Brunner).

ADJOURNMENT:

Motion to adjourn the PZHC meeting at 7:21 pm by Steneck / Krueger.
Motion is carried by voice vote.

Respectfully submitted,
Franco Bottalico, Assistant to the Village Administrator