

**CALL TO ORDER**

Chairperson Brunner called to order the Planning and Zoning & Historic Commission (“PZHC”) meeting on Thursday, August 4, 2022, at 6:00 pm.

**ROLL CALL:**

Commissioners Brunner, Krueger, Myers, and Steneck were present.

Commissioners Feck, Reyes-Brahar, and Scarpelli were absent.

Also in attendance: Building Inspector Chris Ranieri and Village Attorney Scott Uhler.

**APPROVAL OF MINUTES:**

1. Planning & Zoning and Historic Commission Meeting Minutes dated June 2, 2022

Motion to approve the June 2, 2022 meeting minutes by Myers/Krueger  
4 Ayes (Krueger, Myers, Steneck, Brunner). 0 Nays. Motion Carries.

**PUBLIC COMMENT:** None

**NEW BUSINESS:**

**1) Public Hearing Regarding Petition from Immanuel Ev. Lutheran Church and R.L.O.M. for Text**

**Amendments**

- a. Discussion and motion to recommend approval/denial of a text amendment to Section 157.030(A)(1)(b)(3), *Group living facilities*
- b. Discussion and motion to recommend approval/denial of a text amendment to Section 157.003, *Rules and definitions.*
- c. Discussion and motion to recommend approval/denial of a text amendment to Section 157.030(A)(2), *Use-specific standards*

Motion to open the public hearing by Krueger/Myers.

Voted by unanimous consent. Motion carries.

Persons wishing to be heard were sworn in by Building Inspector Ranieri.

The attorney for Immanuel Ev. Lutheran Church and R.L.O.M. (“Petitioner”), Janet Johnson, addressed the PZHC. She states Cheryl DeWitte is also present today; she is the Executive Director of R.L.O.M. along with her husband Ed DeWitte of R.L.O.M. who is the president of R.L.O.M.

Resident Bill Schmidt of 252 Fallbrook Ct. inquired a question about the public hearing item and was advised the Petitioner will answer his questions for clarification shortly.

Cheryle DeWitte introduced herself and gave a background about their organization and the purpose / goal of their organization. She also explained how well their maternity home in Sanford, FL is doing.

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She states she can house up to six people at a time who would be accepted into their program along with the live-in manager.

Ed DeWitte introduced himself and discussed the plans for the existing home located at 516 E. Main St. as well as the renovations to be done. He states there will be no signage located at this site. He states they will be abandoning the well and septic system located there and anticipate to connect to the Village's water and sewer utilities.

He states the proposed second home will have a site plan in the future. He states there would be no more than six resident bedrooms at that home as well.

He states a maternity home is where participants can be accepted at any time of the pregnancy stage. Whereas the transitional home is where the participants have their child and can now transition to learn independency.

Ed DeWitte states there is video footage inside the homes as well.

Attorney Johnson explained where the Petitioner anticipates to purchase on the parcels. A discussion ensued.

Resident, Carol, from 417 Williams Place, inquired if this was the only area would be affected by the zoning change. Chairperson Brunner confirmed and clarified her inquiry.

Resident, Toby from 504 Regan Drive, inquired about the remaining acreage around the existing and proposed homes. Member Myers states we are only discussing the proposed section of land to be impacted, and not the other area on the property commonly known as the D'Angelo property. Resident inquired on the turning off Rt. 72. Building Inspector Ranieri states a traffic study has not been done.

Cheryl DeWitte addressed the traffic concerns based on their experience in Florida and how there are no visitors allowed.

A discussion ensued.

Resident, Rachel of 526 Springwood Avenue, inquired about the Petitioner's experiences in Florida.

Cheryl DeWitte addressed the resident's questions regarding safety and stated their experience in Florida has been peaceful and it was not often that police needed to be called to their home.

Motion to close the public hearing by Myers/Krueger. The Public Hearing closes by unanimous consent.

Motion to recommend approval of a request for text amendments to i) Section 157.030(A)(1)(b)(3), Group living facilities with the condition of not less than a lot of 25,000 sq. ft. incorporated into the language; ii) Section 157.003, Rules and definitions; and iii) Section 157.030(A)(2), Use-specific standards by Krueger/Myers.

4 Ayes (Krueger, Myers, Steneck, Brunner). 0 Nays. Motion carries.

**2) Public Hearing Regarding Petition from Immanuel Ev. Lutheran Church and R.L.O.M. for Rezoning and a Special Use**

- a. Discussion and motion to recommend approval/denial regarding a request to rezone certain parcels to R-4.
- b. Discussion and motion to recommend approval/denial of a Special Use designation to accommodate the existing residence and construction of a second residence for use as a maternity group home

Motion to open the public hearing by Steneck/Myers.

4 Ayes (Krueger, Myers, Steneck, Brunner). 0 Nays. Motion carries.

Chairperson invited Petitioner to speak.

Janet Johnson would like to incorporate her statements from the previous public hearing to this current public hearing as well. She discussed the existing and planned utilities for the property.

Motion to close the public hearing by Myers/Krueger. The Public Hearing closes by unanimous consent.

Motion to recommend approval of rezoning and special use by Myers/Krueger.

4 Ayes (Krueger, Myers, Steneck, Brunner). 0 Nays. Motion carries.

Motion to approve the findings of fact for special use by Krueger/Myers.

4 Ayes (Krueger, Myers, Steneck, Brunner). 0 Nays. Motion carries.

**3) Public Hearing Regarding Text Amendments to Sections 157.003 and 157.050**

- a. Discussion and motion to recommend approval/denial of text amendments to Sections 157.003, *Rules and Definitions*, and 157.050(F)(1)(f)(1), *General Requirements*

Motion to open the public hearing by Myers/Steneck.

4 Ayes (Krueger, Myers, Steneck, Brunner). 0 Nays. Motion carries.

Chairperson Brunner provided the background and purpose for this public hearing.

Motion to close the public hearing by Steneck/Myers. The Public Hearing closes by unanimous consent.

Motion to recommend approval of text amendments to Sections 157.003 and 157.050 by Krueger/Steneck.

4 Ayes (Krueger, Myers, Steneck, Brunner). 0 Nays. Motion carries.

**4) Public Hearing Regarding Text Amendments to Section 157.086, *Special Uses***

- a. Discussion and motion to recommend approval/denial of text amendments to Section 157.086, *Special Uses*

Motion to open the public hearing by Myers/Steneck.

4 Ayes (Krueger, Myers, Steneck, Brunner). 0 Nays. Motion carries.

Chairperson Brunner and Building Inspector Ranieri provided the background and purpose for this public hearing.

Chairperson Brunner expressed his thoughts that sometimes a special use is the main purpose of certain properties/businesses to operate because of the allowance of that special use.

Village Attorney Uhler summarized that at time, upon sale of a property with a special use, there are certain conditions that special uses can be acquired and secured prior to the finalization of the purchase of the business as a method to help the property to continue to operate under that use.

Motion to close the public hearing by Myers/Steneck. The Public Hearing closes by unanimous consent.

Motion to recommend approval of text amendments to Section 157.086 by Myers/Krueger.  
4 Ayes (Krueger, Myers, Steneck, Brunner). 0 Nays. Motion carries.

**5) Public Hearing Regarding Text Amendments to Sections 157.223(A)**

- a. Discussion and motion to recommend approval/denial of text amendments to Section 157.223(A), *Amendments*

Motion to open the public hearing by Krueger/Myers.  
Motion carries by unanimous consent.

Building Inspector Ranieri provided the background and purpose for this public hearing.

A discussion ensued. Trustee Brittin, as a member of the public, commented on the existing process under this existing ordinance.

Chairperson Brunner commented on the responsibilities of the Village Clerk in this process.

Motion to close the public hearing by Myers/Krueger. The Public Hearing closes by unanimous consent.

Motion to recommend approval of text amendments to Section 157.223(A) by Krueger/Myers.  
4 Ayes (Krueger, Myers, Steneck, Brunner). 0 Nays. Motion carries.

**OTHER BUSINESS:** None

**ADJOURNMENT:**

Motion to adjourn the PZHC meeting at 7:30 pm Steneck, seconded by Myers.  
Motion carries by unanimous consent. Meeting adjourns.

Respectfully submitted,  
Franco Bottalico, Management Analyst