

**AGENDA
HISTORIC COMMISSION**

**Village of East Dundee
June 6, 2019
6:00 PM
Police Station 2nd Floor Meeting Room
115 E. 3rd Street
East Dundee, IL 60118**

CALL TO ORDER

ROLL CALL / DECLARATION OF QUORUM

APPROVAL OF MINUTES

1. Planning and Zoning Commission Meeting Minutes dated April 4, 2019

PUBLIC COMMENT

NEW BUSINESS

HISTORIC COMMISSION

- 1. Certificate of Appropriateness for Fence: 325 Meier Street**
 - a. Discussion and Motion to Recommend Approval/Denial of a Certificate of Appropriateness for Diamond Jim's proposed fence.
- 2. Certificate of Appropriateness for Outdoor Patio/Covered Pavilion: 306-308 River Street**
 - a. Discussion and Motion to Recommend Approval/Denial of a Certificate of Appropriateness for Aliano's proposed outdoor patio/covered pavilion with a retaining wall.

OTHER BUSINESS

ADJOURNMENT

Chairman Brewer called the Planning & Zoning Commission meeting to order at 7:00 pm.

Roll: 5 Present (Schock, Scarpelli, Holliman, Muscat and Brewer). 4 Absent (Meyer, Bernstein, Steneck, and Apke). Also present were Assistant Village Administrator Brad Mitchell, Village Building Inspector Chris Ranieri, Village Engineer Joe Heinz and Village Clerk Katherine Holt.

APPROVAL OF MINUTES:

1. Planning and Zoning Commission Meeting Minutes dated December 13, 2018

Motion to approve the Planning and Zoning Commission Meeting Minutes dated December 13, 2018 by Schock/Scarpelli. Motion carries by unanimous vote.

PUBLIC COMMENT: None

NEW BUSINESS:

- 1. PUBLIC HEARING (811 E. Main Street)** – to consider a request for a variance from Sections 157.036(A)(6) and 157.032(A)(6)(a) of the Zoning Chapter of the East Dundee Village Code requiring the front yard setback in the R-5 Multiple Dwelling Residential District to be 35 feet.
 - a. Motion to recommend approval/denial of a request for a variance from Sections 157.036(A)(6) and 157.032(A)(6)(a) of the Zoning Chapter of the East Dundee Village Code requiring the front yard setback in the R-5 Multiple Dwelling Residential District to be 35 feet.
 - b. Motion to approve a Findings of Fact to recommend approval/denial of a request for a variance from Sections 157.036(A)(6) and 157.032(A)(6)(a) of the Zoning Chapter of the East Dundee Village Code requiring the front yard setback in the R-5 Multiple Dwelling Residential District to be 35 feet.
- 2. PUBLIC HEARING (811 E. Main Street)** – to consider a request for a variance from Sections 157.036(A)(6) and 157.032(A)(6)(c) of the Zoning Chapter of the East Dundee Village Code requiring the rear yard setback in the R-5 Multiple Dwelling Residential District to be 40 feet.
 - a. Motion to recommend approval/denial of a variance from Sections 157.036(A)(6) and 157.032(A)(6)(c) of the Zoning Chapter of the East Dundee Village Code requiring the rear yard setback in the R-5 Multiple Dwelling Residential District to be 40 feet.
 - b. Motion to approve a Findings of Fact to recommend approval/denial of a variance from Sections 157.036(A)(6) and 157.032(A)(6)(c) of the Zoning Chapter of the East Dundee Village Code requiring the rear yard setback in the R-5 Multiple Dwelling Residential District to be 40 feet.

Motion to open both Public Hearings (Items 1 & 2) by Scarpelli/Muscat. Motion carries by unanimous vote.

Village of East Dundee
Kane County, IL
Planning & Zoning Commission
April 4, 2019

Developers, John Curtis and Joe Billitteri, stated that they are seeking approval to subdivide the parcel into two parcels, with one building on each parcel. Curtis said currently, village ordinance allows for only one building per property.

Commission Schock asked why these variances were not asked for when this project was previously presented. Mr. Curtis stated that they were deciding which route to go at the time. He said that either the ordinance needed to be changed or the project needed to proceed with a subdivision. Engineer Heinz added that the developers at the time decided it was in their best interest to subdivide the lot which then re-orientated the lots and changed the front and rear yards. Without the variance approvals, the developers will not be able to subdivide the property.

Motion to close the Public Hearing by Scarpelli/Muscat. Motion carries by unanimous vote.

Motion to approve variances for the front and rear yard setback requirements as requested by Scarpelli/Holliman.

4 Ayes (Scarpelli, Holliman, Muscat and Brewer). 1 Nay (Schock). 4 Absent (Meyer, Bernstein, Steneck, and Apke). Motion carries.

Motion to approve the Findings of Fact to recommend approval of variances for the front and rear yard setbacks subject to the conditions as presented by Scarpelli/Muscat.

4 Ayes (Scarpelli, Holliman, Muscat and Brewer). 1 Nay (Schock). 4 Absent (Meyer, Bernstein, Steneck, and Apke). Motion carries.

HISTORIC COMMISSION: None

OTHER BUSINESS: None

Motion to adjourn the Planning and Zoning Meeting at 7:14 pm by Schock/Muscat. Motion passed by unanimous vote. Meeting adjourns.

**Village of East Dundee
Memorandum**

To: Historic Commission
CC: Brad Mitchell, Assistant Administrator
From: Chris Ranieri, Building Inspector
Subject: Diamond Jim's fence and Aliano's patio / covered pavilion
Date: June 3, 2019

Historic Commission,

The following items are under consideration.

Item 1) The Village has received a request from Diamond Jim's to construct a wood fence along Meier St. The Historic Commission approved a fence with a retaining wall base and aluminum fence at the May 10, 2018 meeting.

Item 2) The Village has received a request from Aliano's to construct an outdoor patio with a retaining wall along River St. and a covered patio/pavilion.

Chris Ranieri
Building Inspector



**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 325 MEIER ST.

APPLICANTS NAME JEFF LAMBERT

TELEPHONE NUMBER (Home) _____ (Work) 847-800-9327

PROPERTY OWNERS NAME CARL MIZAK PHONE # 224-484-8554

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.

RECONSTRUCTION OF THE FENCE ON MEIER ST. REPLACING THE PLASTIC FENCE WITH A WOOD DESIGN.

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.

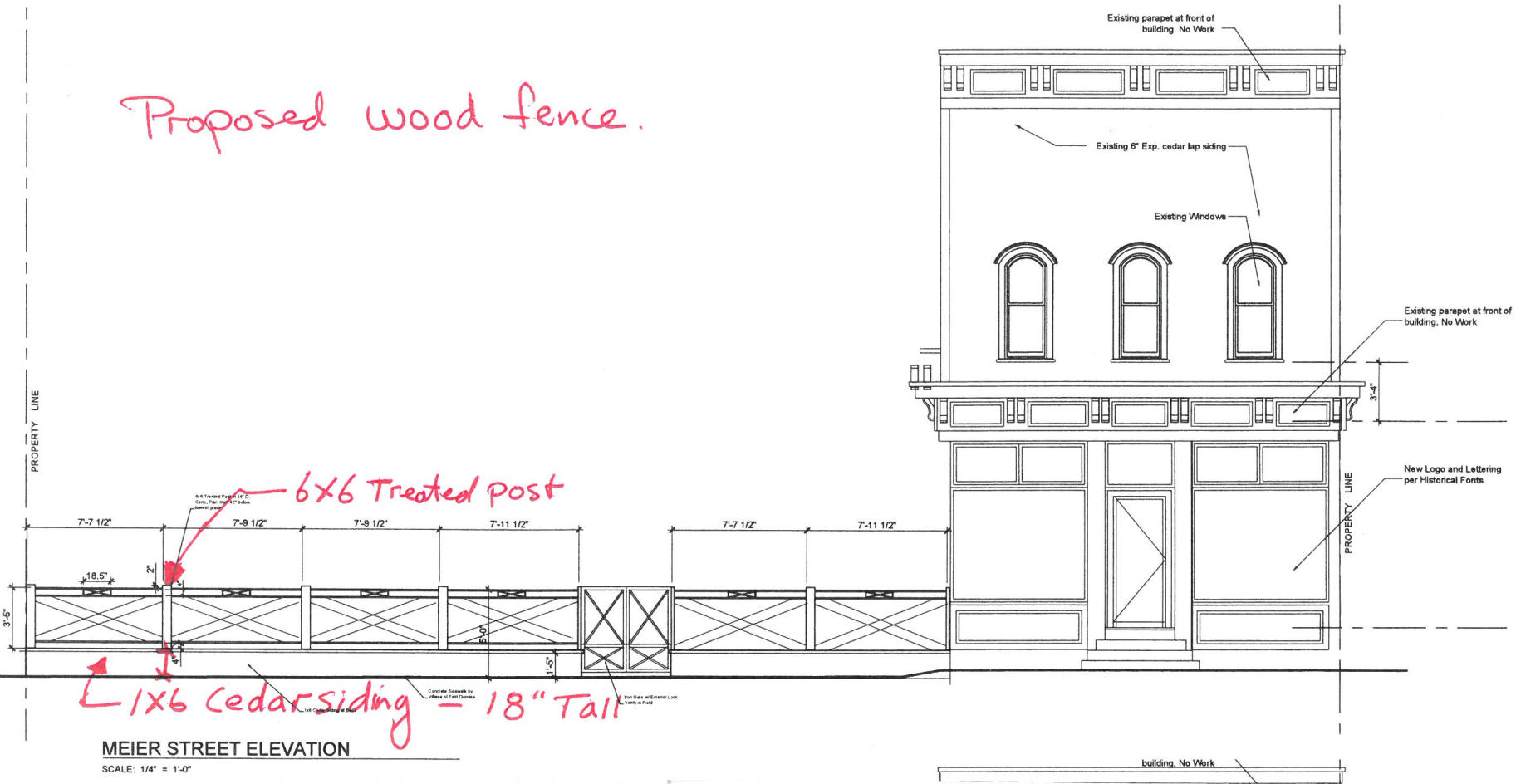
Signature: Jeff Lambert

Date: 5/17/19

HISTORIC COMMISSION USE ONLY

This application has been (Approved / Denied)

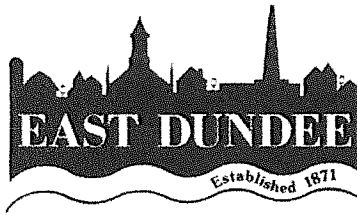
Proposed wood fence.



MR. BROWNE ARCHITECTS, LTD. SHALL RETAIN ALL COPYRIGHTS, STATUTORY RIGHTS AND OTHER RIGHTS IN THESE PLANS AND SPECIFICATIONS. NO REPRODUCTION, REPRODUCTION, OR ASSIGNMENT TO ANY OTHER PARTY WITHOUT OBTAINING EXPRESS WRITTEN PERMISSION FROM MR. BROWNE ARCHITECTS, LTD.

REVS./SUBMITTALS DATE

ID JIM'S



Received - 5-31-19

**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.

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ADDRESS OF PROPOSED WORK 306-308 N. RIVER ST. EAST DUNDEE

APPLICANTS NAME JIM & LISA SENG

TELEPHONE NUMBER (Home) 630.217.0510 (Work) 847.844.0528

PROPERTY OWNERS NAME FRANK TOMASELLO PHONE # 847.309.3246

Nature of proposed change: (check all that apply)

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

***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.

GRADE GROUND AND INSTALL BRICK PAVERS OVER 95% OF PATIO. INSTALL
OUTDOOR BRICK BAR ALONG SOUTH SIDE WITH GAS LINE, WATER, ELECTRIC.
INSTALL 20x30 PERGOLA ACROSS BACK PART OF LOT. INSTALL FIRE PIT. INSTALL
BOCEBALL COURT. INSTALL 6 FT FENCE ALONG BACK LOT. INSTALL RETAINING
WALL ALONG RIVER STREET SIDEWALK

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.

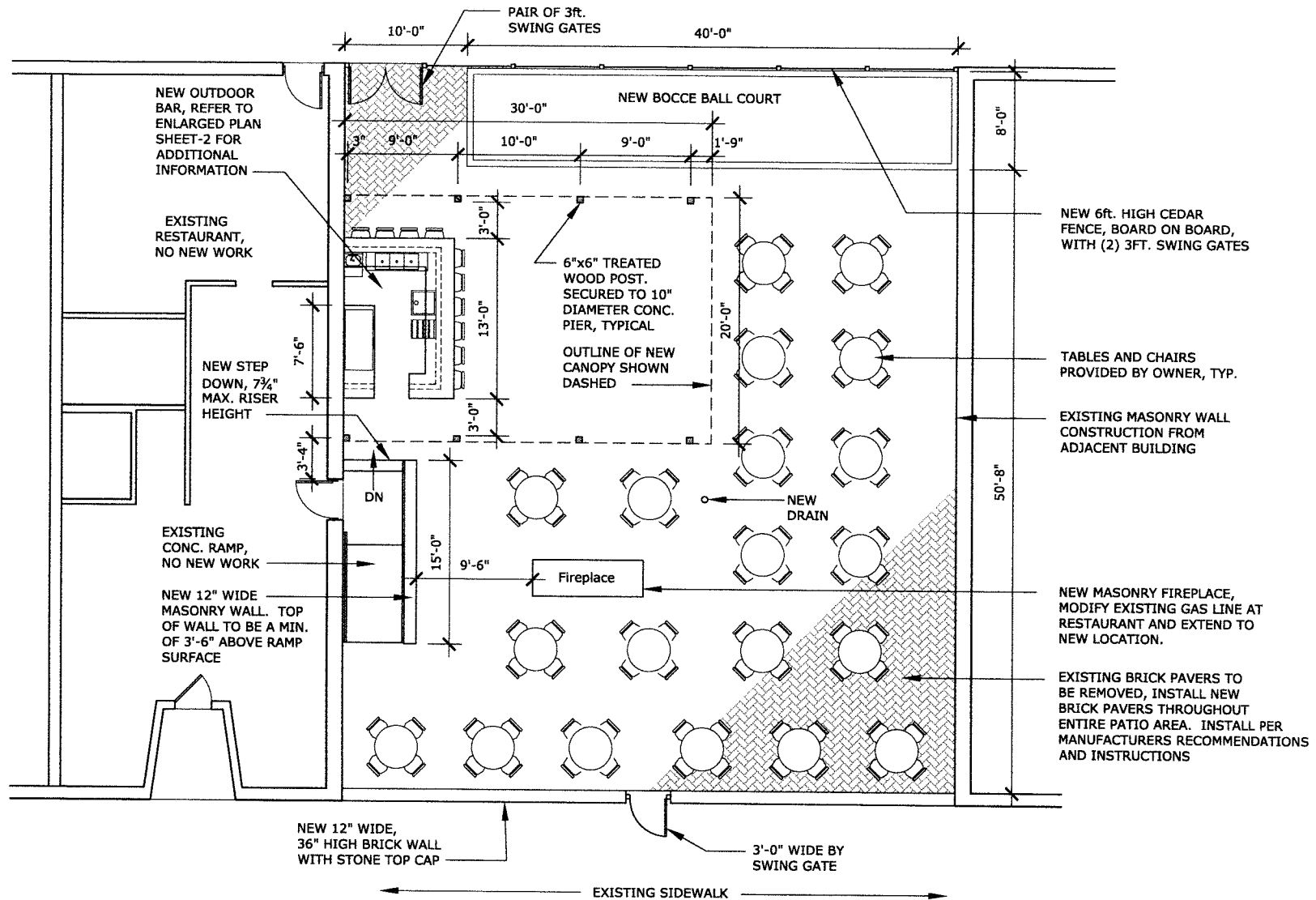
I, the undersigned, hereby state that all of the information presented in this application is true and complete, to the best of my knowledge.

Signature: Jim Seng

Date: 5/30/2019

HISTORIC COMMISSION USE ONLY

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

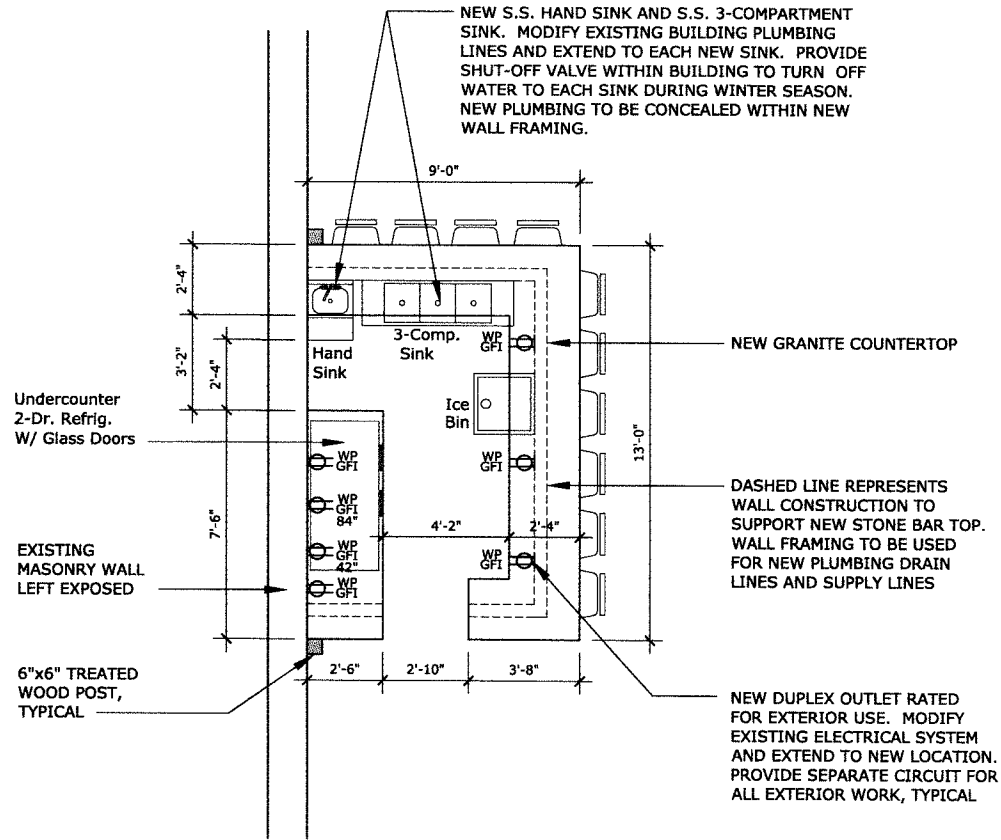


1 Outdoor Patio Plan

1/8" = 1'-0"

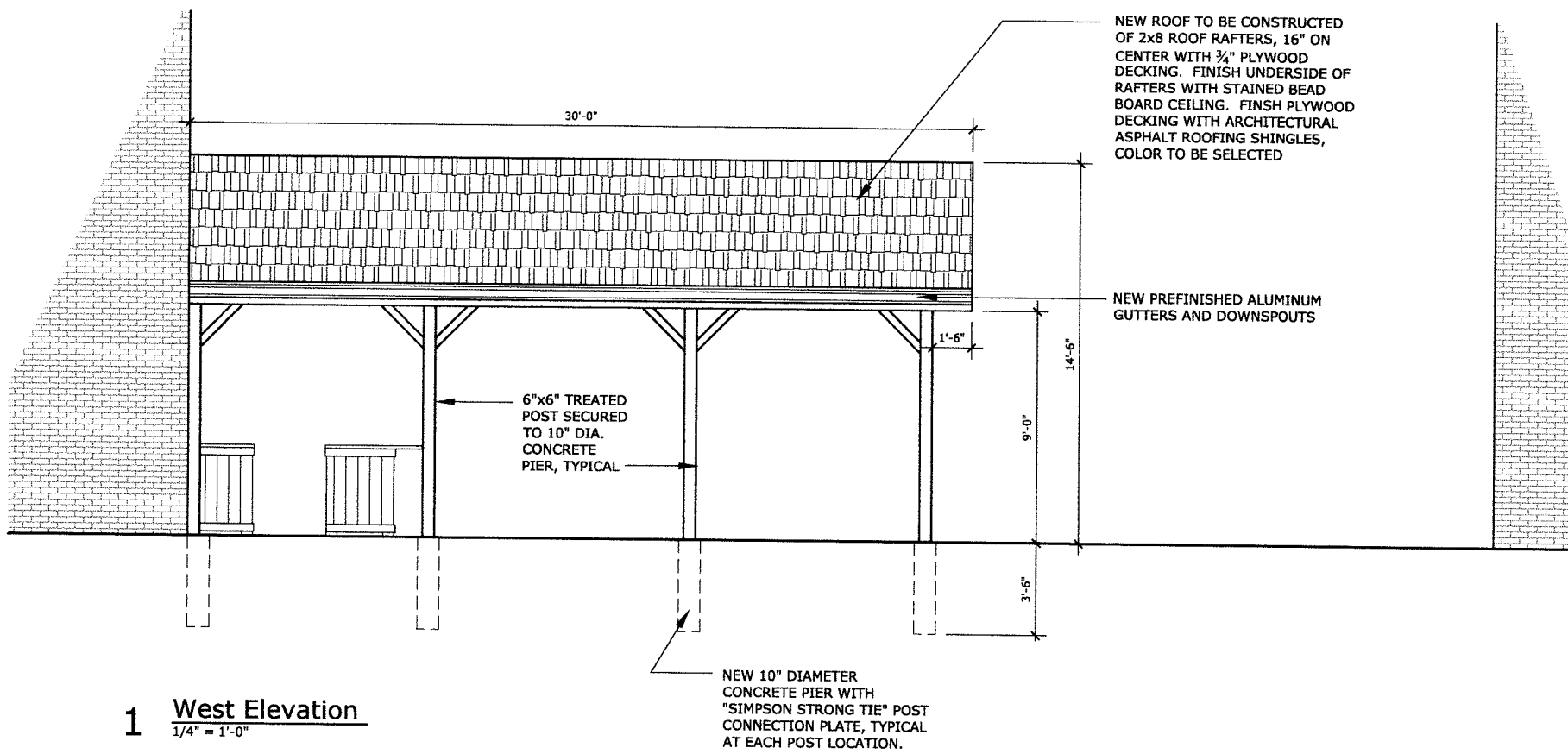


RIVER STREET

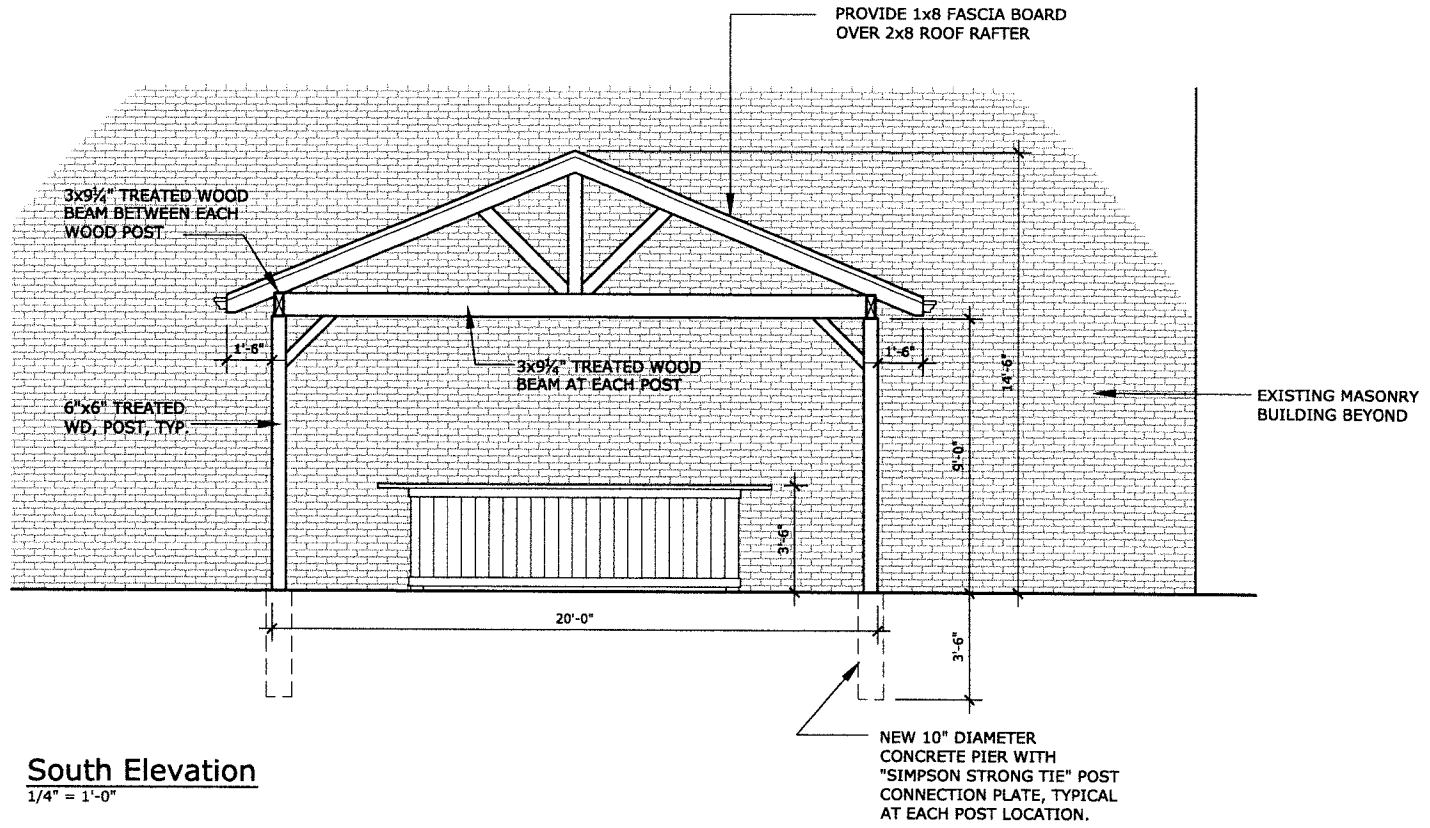


1 Enlarged Bar Plan
1/4" = 1'-0"





1 West Elevation
1/4" = 1'-0"



1 South Elevation
1/4" = 1'-0"