

CALL TO ORDER

Chairperson Brunner called to order the Planning and Zoning & Historic Commission (“PZHC”) meeting on Thursday, February 2, 2023, at 6:00 pm.

ROLL CALL:

Commissioners Brunner, Krueger, Reyes-Brahar, Scarpelli, and Steneck were present.

Commissioners Feck and Myers were absent.

Also in attendance: Management Analyst Franco Bottalico and Building Inspector Chris Ranieri.

APPROVAL OF MINUTES: None

PUBLIC COMMENT: None

Motion to amend the order of the agenda to hear the 590 Healy, LLC item before the Elgin Mall Corp. item by Scarpelli/Steneck.

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

NEW BUSINESS:

1.) Public Hearing Regarding Petition from 590 Healy, LLC for:

A request for a Special Use for CCDD Salvage and Reprocessing of concrete and asphalt for the property 590 Healy Road, East Dundee IL, 60118 PIN 01-30-300-009-0000 in the M-1 Manufacturing District.

Motion to open the public hearing by Krueger/Reyes-Brahar.

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

Persons wishing to be heard were sworn in by Management Analyst Bottalico.

Jeff Moyer of 590 Healy, LLC and Steve Kaminski of Mackie Civil Engineering Consultants gave the PZHC a background and their belief for this use in this area. Steve Kaminski stated that they are asking for a special use permit for the specific site located on that property to continue this CCDD use.

Jeff Moyer stated a permanent irrigation system for dust control is the plan.

A discussion ensued.

Motion to close the public hearing by Krueger/Reyes-Brahar.

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

Motions on Recommendations

A request for a Special Use for CCDD Salvage and Reprocessing of concrete and asphalt for the property 590 Healy Road, East Dundee IL, 60118 PIN 01-30-300-009-0000 in the M-1 Manufacturing District.

Motion to recommend approval of the special use request by Scarpelli/Steneck with the following conditions: i) crushing and recycling of concrete and asphalt and the resale would only apply, and all other uses under the special use permit would not apply; ii) hours of operation between 6am to 4pm Monday through Saturday; iii) applicant will provide staff-approved screening around the special use site; iv) work

with staff to provide a finished hard-surface area near the street visible entrance and within 48 months of the start of their operation

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

Findings of Fact

Chair Brunner moved on to the Findings of Fact for the special use request regarding CCDD Salvage and Reprocessing of concrete and asphalt. Chair Brunner read each finding and the PZHC answered as follows regarding this variance request:

- 1.) Yes – amended from Staff’s pre-filled reply.
- 2.) Yes
- 3.) Yes
- 4.) Yes
- 5.) Agreed with staff’s pre-filled reply.

Motion to approve the amended Findings of Fact to number one regarding salvage and reprocessing of concrete and asphalt by Steneck/Scarpelli.

5 Ayes (Brunner, Feck, Myers, Steneck, Scarpelli). 0 Nays. Motion Carries.

2.) Public Hearing Regarding Petition Elgin Mall Corp for:

Motion to open the public hearing by Krueger/Reyes-Brahar.

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

Chair Brunner gave a background to the text amendment recommendation and the reason for it. Management Analyst Bottalico advised this definition would make sense for this use and was reviewed and approved by the village attorney.

Persons(s) wishing to be heard were sworn in by Management Analyst Bottalico and a discussion ensued. Applicants’ attorney, Dan Shapiro, answered some questions to the PZHC and then provided the PZHC with a background and plan for the indoor mall at this location.

Applicant, Rosa Lael, advised the board that her smaller scale indoor mall like her company’s would be a good fit as larger malls are scaling down/slowing down. She stated that out of her vendors 30 out of 87 carpool or are dropped off with respects to an parking concerns at this location. Applicant stated about 1-2 employees work each vendor/unit.

Commissioner Reyes-Brahar inquired on garbage pickup, the applicant stated they will pick up every other Wednesdays but they have a compactor and recycling baler on site, but can be changed if needed.

A discussion ensued on construction methods.

Commissioner Scarpelli advised the applicant that the tattoo vendor would need a special use permit. Attorney Shapiro advised all of the applicants’ businesses would have individual licenses.

Motion to close the public hearing by Steneck/Krueger.

Planning and Zoning & Historic Commission Minutes
Village of East Dundee
February 2, 2023

4 Ayes (Brunner, Krueger, Scarpelli, Steneck). 0 Nays. Reyes-Brahar Abstained. Motion Carries.

- i) A text amendment to Chapter 157 of the Village of East Dundee Zoning Ordinance in Section 157.003 *Rules and Definitions*, to add "Indoor Mall" and to Section 157.050(F)(1)(c)(1), *Retail uses*, to add "Indoor Mall" as "S" Special Use in the B-3 Business District.

A motion made to add indoor mall to allowable use table was made by Commissioner Scarpelli but died due to a lack of a second.

The PZHC crafted the following definition for indoor mall:

INDOOR MALL. A retail complex over 50,000 sq. ft. with one singular address containing a variety of individual stores and often restaurants and other individual business establishments housed in a single building sharing a common interior space where no other clear primary use can be assigned. All permitted uses in the Business District B-3 shall be permitted in an Indoor Mall.

Motion to recommend the definition to Section 157.003 as drafted by the PZHC by Scarpelli/Krueger.
3 Ayes (Brunner, Krueger, Scarpelli). 1 Nays (Steneck). Reyes-Brahar Abstained. Motion Carries

Motion to approve the text amendment to Section 157.050(F)(1)(c)(1) to add Indoor Mall as a special use in the B-3 by Krueger/Scarpelli.

3 Ayes (Brunner, Krueger, Scarpelli). 1 Nay (Steneck). Reyes-Brahar Abstained. Motion Carries.

- ii) A request for a Special Use for an Indoor Mall multi-tenant facility for the property located at 535 Dundee Ave., East Dundee IL, 60118 portion of PIN 03-26-227-007 in the B-3 Business District; and

Chair Brunner moved on to the Findings of Fact for the special use request regarding the indoor mall. Chair Brunner read each finding and the PZHC agreed with staff's pre-filled reply.

Motion to approve the Findings of Fact for 535 Dundee Ave. special use as presented by staff by Steneck/Scarpelli.

3 Ayes (Brunner, Krueger, Scarpelli). 1 Nay (Steneck). Reyes-Brahar Abstained. Motion Carries.

A discussion ensued on the indoor mall's operation and grounds. Further, applicant stated that US Mail is addressed to the business with each individual business's suite number on it.

Applicant stated the flooring is currently polished concrete but have not decided on the flooring type.

Motion to recommend approval of the special use by Scarpelli/Brunner with the following condition: no tenant's storage / display shall reach above the wall line of each individual tenant's unit.

3 Ayes (Brunner, Krueger, Scarpelli). 1 Nays (Steneck). Reyes-Brahar Abstained. Motion Carries.

ADJOURNMENT:

Motion to adjourn the PZHC meeting at 8:15 pm by Commissioner Steneck, seconded by Commissioner Krueger.

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

Respectfully submitted,

Franco Bottalico, Management Analyst

Planning and Zoning & Historic Commission Minutes
Village of East Dundee
February 2, 2023