

CALL TO ORDER

Commissioner Scarpelli called to order the Planning & Zoning and Historic Commission (PZHC) meeting on Thursday, May 5, 2022, at 6:01 pm.

ROLL CALL:

Commissioners Brahar, Brunner, Krueger, Scarpelli, and Steneck. Chairman Myers and Commissioner Feck were absent.

Also in attendance: Building Inspector Ranieri, Clerk Diehl, Engineer Heinz, Management Analyst Bottalico.

Motion to amend the agenda to nominate a chairman pro temp by Steneck/Kreuger
5 Ayes (Brahar, Brunner, Krueger, Scarpelli, and Steneck). 0 Nays. Motion Carries.

Motion to nominate Commissioner Scarpelli as Chairman Pro Temp by Brahar/Steneck
5 Ayes (Brahar, Brunner, Krueger, Scarpelli, and Steneck). 0 Nays. Motion Carries.

APPROVAL OF MINUTES:

1. Planning & Zoning and Historic Commission Meeting Minutes dated April 7, 2022

Motion to approve the April 7, 2022 meeting minutes by Kreuger/Steneck
5 Ayes (Brahar, Brunner, Krueger, Scarpelli, and Steneck). 0 Nays. Motion Carries.

PUBLIC COMMENT: None

HISTORIC COMMISSION: None

NEW BUSINESS:

PUBLIC HEARING (PIN 03-25-215-002, 507 Rock Road, East Dundee, IL 60118) – to consider a request for:

- For a Special Use for outside vehicle and equipment parking and storage.
- For a Variance request from Section 157.147(B)(2) and 157.149(B) requiring off-street parking areas shall be paved with asphaltic concrete or comparable hard-surfaced, all-weather, dustless material.
- For a Variance request from Section 157.149(C) requiring screening and landscaping for all open automobile parking areas containing more than four parking spaces on each side adjoining or fronting any residential or institutional property.
- For a Variance request from Section 157.149(D) requiring lighting illumination of an off-street parking area shall be arranged so as not to reflect rays of light into adjacent residential districts and street.

Motion to open the public hearing by Steneck/Brunner.
5 Ayes (Brahar, Brunner, Krueger, Scarpelli, and Steneck). 0 Nays. Motion Carries.

Clerk Diehl Swore in all those who wish to provide testimony.

Tim Winter, property owner at 507 Rock Road, addressed the PZCH.

Mr. Winter gave a background regarding parking on the property and the asphalt plant, he states their operation is compatible with neighboring businesses.

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Commissioner Brunner confirmed this is part of M-1 District. Building Inspector Ranieri states this is comparable to some of the other properties, however, this is regarding leasing out spaces on their lot for truck properties. He stated this would be an accessory use to their business.

Mr. Winter stated they lease this 5.5 acres on their lot to another company, and that company has leased it out for truck parking.

Commissioner Brunner asked why they need a variance from Section 157.147(B)(2) and 157.149(B) requiring off-street parking areas shall be paved with asphaltic concrete or comparable hard-surfaced, all-weather, dustless material. Mr. Winters stated the property has been like that for a long time without issue, and produces minimal dust because it has been compacted over the years. He states it is just as strong as any other asphalt.

Commissioner Brunner asked why they need a variance from Section 157.149(C) requiring screening and landscaping for all open automobile parking areas containing more than four parking spaces on each side adjoining or fronting any residential or institutional property. Mr. Winters stated they are trying to be in conformance with other neighbors near by.

Commissioner Brunner asked why they need a variance from Section 157.149(D) requiring lighting illumination of an off-street parking area shall be arranged so as not to reflect rays of light into adjacent residential districts and street. Building Inspector Ranieri states their current lighting out at the location is for their own security purposes, but it doesn't comply with the code requirements.

A discussion ensued.

Tim Winter stated they do not agree with the recommendation of an 8-foot fence.

Chair Pro Temp Scarpelli states the lot south has this type of fence and screening. Building Inspector Ranieri concurred.

Motion to close the public hearing by Brunner/Steneck.

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

- Motion to recommend approval for a Special Use for outside vehicle and equipment parking and storage by Kreuger/Brunner.

A discussion ensued.

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

- Motion to recommend approval of a variance from Section 157.147(B)(2) and 157.149(B) requiring off-street parking areas shall be paved with asphaltic concrete or comparable hard-surfaced, all-weather, dustless material by Kreuger/Brahar.

A discussion ensued.

3 Ayes (Brahar, Krueger, and Steneck). 2 Nays (Brunner, Scarpelli). Motion Carries.

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- Motion to recommend approval of a variance from Section 157.149(C) requiring screening and landscaping for all open automobile parking areas containing more than four parking spaces on each side adjoining or fronting any residential or institutional property by Kreuger/Brahar.

A discussion ensued.

1 Ayes (Kreuger). 4 Nays (Brahar, Brunner, Steneck, Scarpelli). Motioned denied.

- Motion to recommend approval of a variance from Section 157.149(C) requiring screening per the Village Staff recommendations of black chain link fence with slates by Steneck/Brahar.

A discussion ensued.

2 Ayes (Brahar, Steneck). 3 Nays (Brunner, Kreuger, Scarpelli). Motioned denied.

- Motion to recommend approval of a variance from Section 157.149(D) requiring lighting illumination of an off-street parking area shall be arranged so as not to reflect rays of light into adjacent residential districts and street by Kreuger/Brahar.

A discussion ensued. Chair Pro Temp Scarpelli stated there would need to be a photometric study to determine if existing lighting complies to the existing Code.

1 Ayes (Kreuger). 4 Nays (Brahar, Brunner, Steneck, Scarpelli). Motioned denied.

- Motion to approve a Findings of Fact to recommend approval of Special Use for outside vehicle and equipment parking and storage by Brunner/Brahar.

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

- Motion to approve a Findings of Fact to recommend approval of all three variances with amending 1) the first finding of fact answer to “N/A” and “no” to the second finding of fact, and 2) the first difficulty / hardship criteria answer to “no”, the third to “yes”, and the fourth to “NA” by Kreuger/Steneck.

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

A discussion ensued among the PZHC.

ADJOURNMENT:

Motion to adjourn the PZHC meeting at 7:24 p.m. Steneck/Brahar.

Motion carries by unanimous consent. Meeting adjourns.

Respectfully submitted,
Franco Bottalico, Management Analyst