

CALL TO ORDER:

Chair Brunner called to order the Planning and Zoning & Historic Commission (“PZHC”) meeting on Thursday, July 6, 2023, at 6:20 pm.

ROLL CALL:

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

Commissioners Reyes-Brahar and Scarpelli were absent.

Also present: Assistant to the Village Administrator (“ATVA”) Franco Bottalico, Building Inspector Chris Ranieri, Village Engineer Joe Heinz, and Village Attorney Kelley Gandurski.

APPROVAL OF MINUTES:

1. Planning and Zoning & Historic Commission Meeting Minutes dated June 1, 2023.

Motion to approve the June 1, 2023 meeting minutes by Myers/Feck.

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

PUBLIC COMMENT: None

NEW BUSINESS:

A request to rezone and establish a new Planned Use Development for Pal Land, LLC and Pal Land II, LLC located in the M1 and/or M2 and/or R1 and/or B3 Zoning Districts.

Motion to open public hearing by Myers/Feck.

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

Applicant and his witnesses wishing to be heard were sworn in.

Peter Bazos, applicant’s attorney, introduced himself and the Applicant and his staff and stated they are there to seek a PUD for 33 acres of their land, including a rezoning to M1, and preliminary plat and PUD approval for the entire 33 acres.

Mr. Bazos provided a historical background of Terra Business Park PUD 1 in 2007. This new proposed PUD will be Terra Business Park Phase II. He stated they are asking for M1 uses and B uses to be the same as PUD Terra Business Park 1.

Mr. Bazos stated that they are in agreement with rows 1-4, 6, 22, 24, 26, 28, and 35 in staff’s memo report table.

A discussion continued on the staff recommendations on departures vs. the Applicant’s request of departures from the code’s requirements.

Jeff Newing addressed the PZHC and has described the success of Pal Land PUD 1 and its benefit to the Village of East Dundee and thanked the PZHC for considering this.

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Chair noted that no else was in the audience. ATVA Bottalico advised only one phone inquiry was received by a neighboring property owner.

Mr. Bazos stated that it is mainly M1 and B3 with only a small portion being R1.

Building Inspector Chris Ranieri and Village Engineer were sworn in.

Chair Brunner inquired as to why staff made its recommendations and their reasonings.

Building Inspector Ranieri advised the PZHC of staff's decisions in attempting to be near the code requirements.

Village Engineer Joe Heinz discussed row 26 about islands and parking stalls for truck parking and stated not having islands seems reasonable due to the large vehicles.

A discussion ensued on the PUD's intentions of use and operations.

Motion to close public hearing by Myers/Steneck.

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

Steneck advised it is difficult to determine a setback if we don't know what business will be there along Rt. 68 on Lots 3 and 4. Chair Brunner agreed that retail to the north and future road would impact certain requirements.

Village Attorney Gandurski reminded the PZHC that they can refer to the standards and findings of fact as guidance and conditions of approval.

Chair read the findings of Facts with the PZHC. A discussion ensued.

Motion to recommend village board approval of staff's recommendations, pursuant to clarification of ordinance 06-46, and approval of the Findings of Fact by Steneck/Feck.

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

OLD BUSINESS:

Consider a 90-day review and assessment regarding the compliance with the conditions as required by special use permit Ordinance #23-16 for the Willow & Birch Wellness Boutique located at 324 North River Street.

It was the consensus of the PZHC to not pursue any further review for this special use permit ordinance. ATVA Bottalico advise he will poll the attendance for a special pzhc meeting on Thursday, August 10th.

ADJOURNMENT:

Motion to adjourn the PZHC meeting at 7:50 pm by Krueger/Steneck.

Motion carries by voice vote.

Respectfully submitted,
Franco Bottalico, ATVA