

CALL TO ORDER

Chairperson Brunner called to order the Planning and Zoning & Historic Commission (“PZHC”) meeting on Thursday, November 3, 2022, at 6:00 pm.

ROLL CALL:

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

Commissioners Reyes-Brahar and Krueger were absent.

Also in attendance: Management Analyst Franco Bottalico, Building Inspector Chris Ranieri, and Village Engineer Joe Heinz

APPROVAL OF MINUTES:

1. Planning & Zoning and Historic Commission Meeting Minutes dated October 6, 2022

Motion to approve the October 6, 2022 meeting minutes with corrections to the motion in item two, and a correction to a vote made by Chair Brunner by Scarpelli/Feck.

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

PUBLIC COMMENT: None

NEW BUSINESS:

Public Hearing Regarding Petition from 590 Healy, LLC for:

1. A request for a Special Use for outside vehicle and equipment parking and storage for the property with 590 Healy Road, East Dundee IL, 60118 PIN 01-30-300-009-0000 in the M-1 Manufacturing District.
2. 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.
3. 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 at 590 Healy Road, East Dundee IL, 60118 PIN 01-30-300-009-0000 in the M-1 Manufacturing District.
4. 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. All lighting shall be extinguished not later than 30 minutes after the close of business of the use being served, except as may be otherwise authorized by the Village Board of Trustees. 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 Scarpelli/Steneck.

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

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

Steve Kaminski of Mackie Civil Engineering Consultants gave the PZHC a background and their intent.

Prairie Materials owned this lot prior to the Petitioners owning it where they conducted aggregate mining. They procured a Clean Construction Demolition Debris ("CCDD") permit from the State which involves a lot of testing of the material. This is to allow filling back in to grade of previously mined area(s) so the property can return to economically viable property. Prairie Materials' permit for CCDD was transferred over to 590 Healy for this location when 590 Healy, LLC (ALamp) acquired ownership in 2019.

Steve Kaminski explained the concept future use plan for this location including semi-truck parking, CCDD area, and industrial buildings south of the future Heinz Road expansion. He asked for interim permission to park trucks on the south side of this property until the Heinz Road extension is constructed with regards to item number one of the public hearing.

With regards to the second item of the public hearing Steve Kaminski states this will serve as an efficient use to the property to continue to make the property viable for future development or use.

Steve Kaminski states the third request for the truck parking area only of the public hearing is related to the first request. Over time the trucks parking on the surface may damage the finished pavement where the crushed, recycling asphalt makes for a better suitable material for settlement when trucks are parked and traverse over it.

Lastly, he stated that due to the nature of the business and it is not open to the general public and adjacent forest preserve habitat the Petitioners for a variation from the lighting code.

A discussion ensued.

Motion to close the public hearing by Scarpelli/Myers.
5 Ayes (Brunner, Feck, Myers, Steneck, Scarpelli). 0 Nays. Motion Carries.

Motions on Recommendations

Motion to amend the order of the agenda to hear items 3 and 4 first before numbers 1 and 2 made by Scarpelli/Myers
5 Ayes (Brunner, Feck, Myers, Steneck, Scarpelli). 0 Nays. Motion Carries.

Chair gave a background and refresher for when recommending approval or denials to the village board. A discussion ensued. Commissioner Scarpelli reminded the commission that a petitioner needs to prove a hardship.

- 1.) 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 at 590 Healy Road, East Dundee IL, 60118 PIN 01-30-300-009-0000 in the M-1 Manufacturing District.
- 2.) 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. All lighting shall

be extinguished not later than 30 minutes after the close of business of the use being served, except as may be otherwise authorized by the Village Board of Trustees. 590 Healy Road, East Dundee IL, 60118 PIN 01-30-300-009-0000 in the M-1 Manufacturing District.

Motion to recommend denial for both of the variations above by Scarpelli/Myers
5 Ayes (Brunner, Feck, Myers, Steneck, Scarpelli). 0 Nays. Motion Carries.

- 3.) A request for a Special Use for outside vehicle and equipment parking and storage for the property with 590 Healy Road, East Dundee IL, 60118 PIN 01-30-300-009-0000 in the M-1 Manufacturing District.

A discussion ensued and the consensus was that this use is appropriate for the area.

Motion to recommend denial for both of the variations above by Myers/Feck
5 Ayes (Brunner, Feck, Myers, Steneck, Scarpelli). 0 Nays. Motion Carries.

- 4.) 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 table this request by staff to December's meeting due to more information needed by
Scarpelli/Steneck

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

Findings of Fact

- i.) Chair Brunner moved on to the Findings of Fact for the special use request regarding outside vehicle and equipment parking and storage. Chair Brunner read each Findings of Fact and the PZHC agreed with Staff's pre-filled replies as submitted.

Motion to approve the Findings of Fact regarding outside vehicle and equipment parking and storage by
Scarpelli/Feck.

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

- ii.) Chair Brunner discussed the Findings of Fact regarding 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. Chair Brunner read each finding and the PZHC answered as follows regarding this variance request:

- 1.) No
- 2.) No
- 3.) Yes
- 4.) No
- 5.) No
- 6.) Yes – amended from Staff's pre-filled reply.
- 7.) No

- 8.) Yes
- 9.) Yes

Motion to approve the revised Findings of Fact regarding 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 Scarpelli/Myers.

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

- iii.) Chair Brunner discussed the Findings of Fact regarding a variance request from Section 157.149(D) in regards to lighting. Chair Brunner read each Findings of Fact and the PZHC agreed with Staff's pre-filled replies as submitted.

Motion to approve the Findings of Fact on a variance from Section 157.149(D) regarding lighting by Myers/Feck

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

OTHER BUSINESS:

Chair Brunner recommended all commissioner members to conduct site visits regarding upcoming agenda items and potentially asked for ID Badges for each commissioner.

Management Analyst Bottalico asked if Fences Section should be under the PZHC's authority to hear first. The PZHC agreed to proceed with exploring that adoption.

ADJOURNMENT:

Motion to adjourn the PZHC meeting at 7:13 pm by Commissioner Steneck, seconded by Commissioner Myers. Motion Carries by unanimous voice vote.

Respectfully submitted,
Franco Bottalico, Management Analyst