

**CALL TO ORDER**

Commissioner Scarpelli called to order the Planning and Zoning & Historic Commission (PZHC) meeting on Thursday, June 2, 2022, at 6:03 pm.

**ROLL CALL:**

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

Also in attendance: Building Inspector Ranieri, Management Analyst Bottalico.

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

**APPROVAL OF MINUTES:**

1. Planning & Zoning and Historic Commission Meeting Minutes dated May 5, 2022

Motion to approve the May 5, 2022 meeting minutes by Steneck/Brunner  
Voice Vote. Motion Carries.

**PUBLIC COMMENT:** None

Certificate of Appropriateness for Signage: 202 Barrington Ave.:

- a) Repair and replace the existing front cover porch and replace the roof section with a canopy with signage
- b) New signage located on the canopy

Building Inspector Ranieri advised that staff recommends to replace the canopy with something similar to existing structure in accordance with the historic district criteria.

A member from Fiji Construction who is doing the remodeling work at this location spoke to the PZHC and described the work being done regarding this item.

The applicant, Brittany Hudson from the Meadowdale Management Co. who is renting 202 Barrington also spoke and stated her case as to why she feels this proposed renovation should be allowed as the awning and signage is similar to what other businesses located in the historic business currently have. She stated the current style of this property is Farmer's Greek Revival.

Commissioner Reyes-Brahar suggested a flat porch with posts because architecturally this doesn't fit since this building has a front yard whereas the businesses in the downtown do not have a traditional front yard like this building's entrance.

Brittany Hudson stated that she does not have updated plans for the front stair railings at this time because she wanted approval from the PZHC before the architect drew plans. She stated she is thinking wood railings.

A discussion ensued on construction material and type.

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Commissioner Brunner asked the Brittany Hudson if she felt comfortable for the motion to reference the minutes from this meeting in regards to the construction style and type of railings to be designed and built.

Building Inspector Rainier stated that they will have it built similar to the stair case in the back of their building which is the same spindles, handles, and caps on 4X4 posts.

Commissioner Brunner made a motion to approve the certificate of appropriateness, seconded by Krueger. 6 Ayes (Brahara, Brunner, Feck, Krueger, Scarpelli, and Steneck). 0 Nays. Motion Carries.

**NEW BUSINESS:** None

**OTHER BUSINESS:** Chairman Pro Temp Scarpelli suggested revisiting the criteria and rules to this process. Building Inspector Ranieri also stated there is no date limit for an applicant to apply. A discussion ensued and the PZHC agreed to revising the criteria and rules for applying for a certificate of appropriateness. The PZHC mentioned working with the village board on this criteria and the possibility developing a new set of guidelines, or comp plan update, when adhering to a certain style in the historic district to conform to.

Chairman Pro Temp discussed the importance to have a dedicated Vice Chair to serve as the acting chairperson when the Chairman is absent.

Chairman Pro Temp Scarpelli made a motion to appoint Commissioner Brunner as vice chairperson, seconded by Krueger. 6 Ayes (Brahara, Brunner, Feck, Krueger, Scarpelli, and Steneck). 0 Nays. Motion Carries.

**ADJOURNMENT:**

Motion to adjourn the PZHC meeting at 6:53 p.m. Krueger, seconded by Brunner.  
Motion carries by unanimous consent. Meeting adjourns.

Respectfully submitted,  
Franco Bottalico, Management Analyst