

Chairman Brewer called the Planning and Zoning & Historic Commission meeting to order at 7:00 p.m. Roll: 9 Present (Apke, Bernstein, Brewer, Holliman, Meyer, Muscat, Scarpelli, Schock and Steneck). 0 Absent. Also present were Assistant Village Administrator Brad Mitchell, Building Inspector Chris Ranieri, Village Engineer Joe Heinz and Village Clerk Katherine Holt.

APPROVAL OF MINUTES:

1. Planning and Zoning and Historic Commission Meeting Minutes dated February 5, 2020

Motion to approve the February 5, 2020 meeting minutes by Scarpelli/Apke. Motion carries by unanimous vote.

PUBLIC COMMENT: None

NEW BUSINESS

1. PUBLIC HEARING (Text Amendment) – To consider a text amendment amending various sections of Chapter 157 of the Village of East Dundee Village Code regarding building on lots.

Motion to open the Public Hearing by Scarpelli/Muscat. Motion carries by unanimous vote.

John Curtis, General Contractor of the project, stated that currently only one building is allowed per lot. He is requesting a variance that would permit two buildings on one lot. Engineer Heinz added that if the text amendment is approved, a variance would not be needed. Mr. Curtis also has a request to rezone the lot to an R-5 district. He advised this project is identical to the project he did next door at 811 E. Main Street. He advised that traffic will flow through the 811 project and an additional access point that had previously been put in place from the Dominick's store site.

There was no further comment or discussion from the public.

Motion to close the Public Hearing by Scarpelli/Apke. Motion carries by unanimous vote.

Motion to recommend approval of a text amendment amending various sections of Chapter 157 of the Village of East Dundee Village Code regarding building on lots by Holliman/ Apke.

7 Ayes (Schock, Scarpelli, Holliman, Muscat, Bernstein, Steneck, and Apke). 2 Nays (Meyer and Brewer). 0 Absent. Motion carries

2. PUBLIC HEARING (855 E. Main Street) – to consider a request to rezone the following described property from B-3 Service Business District to the R-5 Multiple Dwelling District

Motion to open the Public Hearing by Muscat/Holliman. Motion carries by unanimous vote.

There was no comment or discussion from the public.

Motion to close the Public Hearing by Scarpelli/Holliman. Motion carries by unanimous vote.

Commissioner Meyer stated that the Commission needs to consider why this property was zoned as a B-3 originally. He feels the location is pretty dense for this project. Commissioner Scarpelli stated that the Village Green and Gardiner Place apartment buildings are much more dense than this proposed

development. Commission Apke asked if the two parcels will be joined together. Mr. Curtis stated that they will remain separate parcels but will have cross access between the two.

*Motion to recommend approval of a Request to Rezone 855 E. Main Street from B-3 Service Business District to the R-5 Multiple Dwelling District by Scarpelli/Muscat.
9 Ayes (Schock, Scarpelli, Holliman, Muscat, Meyer, Bernstein, Steneck, Apke and Brewer). 0 Nays. 0 Absent. Motion carries.*

*Motion to approve a Findings of Fact to recommend approval of a Request to Rezone 855 E. Main Street from B-3 Service Business District to the R-5 Multiple Dwelling District by Scarpelli/Muscat.
9 Ayes (Schock, Scarpelli, Holliman, Muscat, Meyer, Bernstein, Steneck, Apke and Brewer). 0 Nays. 0 Absent. Motion carries.*

3. **PUBLIC HEARING (855 E. Main Street)** – to consider a request for a variance from Section 157.036(A)(1) of the Zoning Chapter of the East Dundee Village Code requiring that the lot size be a minimum of 3.39 acres.
4. **PUBLIC HEARING (855 E. Main Street)** – to consider a request for a variance from Section 157.036(A)(4) of the Zoning Chapter of the East Dundee Village Code requiring the maximum floor area ration (FAR) is not to exceed 0.4.
5. **PUBLIC HEARING (855 E. Main Street)** – to consider a request for a variance from Section 157.036(A)(5) of the Zoning Chapter of the East Dundee Village Code requiring that the maximum building height is not to exceed two and one-half stories or 30 feet, whichever is lower.

Motion to open the Public Hearings for variance requests by Holliman/Bernstein. Motion carries by unanimous vote.

There was no comment or discussion from the public.

Motion to close the Public Hearing by Holliman/Bernstein. Motion carries by unanimous vote.

Commissioner Scarpelli stated that he would like that it be noted in the variance that the development site has benefitted offsite detention capacity.

*Motion to recommend approvals of variances from Section 157.036(A)(1) of the Zoning Chapter of the East Dundee Village Code requiring that the lot size be a minimum of 3.39 acres and the site has the ability to an offsite detention basin that has an acreage of 1.08 acres, from Section 157.036(A)(4) of the Zoning Chapter of the East Dundee Village Code requiring the maximum floor area ration (FAR) is not to exceed 0.4. and from Section 157.036(A)(5) of the Zoning Chapter of the East Dundee Village Code requiring that the maximum building height is not to exceed two and one-half stories or 30 feet, whichever is lower by Scarpelli/Steneck.
9 Ayes (Schock, Scarpelli, Holliman, Muscat, Meyer, Bernstein, Steneck, Apke and Brewer). 0 Nays. 0 Absent. Motion carries*

Motion to approve the Findings of Fact recommending approval to rezone 855 E. Main Street from B-3 Service Business District to the R-5 Multiple Dwelling District and Findings of Fact approval of variances from Section 157.036(A)(1) of the Zoning Chapter of the East Dundee Village Code requiring that the lot size be a minimum of 3.39 acres and the site has the ability to an offsite detention basin that has an acreage of 1.08 acres, from Section 157.036(A)(4) of the Zoning Chapter of the East Dundee Village Code requiring the maximum floor area ration (FAR) is not to exceed 0.4. and from Section 157.036(A)(5) of the Zoning Chapter of the East Dundee Village Code requiring that the maximum

Village of East Dundee
Kane County, IL
Planning and Zoning Commission
May 7, 2020

building height is not to exceed two and one-half stories or 30 feet, whichever is lower by Scarpelli/Steneck.

9 Ayes (Schock, Scarpelli, Holliman, Muscat, Meyer, Bernstein, Steneck, Apke and Brewer). 0 Nays. 0 Absent. Motion carries.

Motion to add that the applicant of the variance requests is to follow the recommendations noted in the memo by Gerald L. Heinze and Associates dated March 18, 2020 and addressed to Assistant Administrator Brad Mitchell and Building Inspector Chris Ranieri by Scarpelli/Muscat.

9 Ayes (Schock, Scarpelli, Holliman, Muscat, Meyer, Bernstein, Steneck, Apke and Brewer). 0 Nays. 0 Absent. Motion carries.

HISTORIC COMMISSION: None

Motion to adjourn the Planning and Zoning Commission Meeting at 7:40 p.m. by Holliman/Bernstein. Motion carries by unanimous vote. Meeting adjourns.