

# **AGENDA HISTORIC COMMISSION**

**Village of East Dundee  
September 3, 2020  
7:00 PM**

**This meeting will be conducted via teleconference call by authorization of Gov. Pritzker waiving a portion of the IL Open Meetings act to allow local governments to hold "remote" meetings to help control the spread of COVID-19**

**Zoom Meeting Link:** <https://us02web.zoom.us/j/85936017570>

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US Dial in: **312-626-6799**

Meeting ID/Access Code: **859 3601 7570#**

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**AGENDA  
HISTORIC COMMISSION**

**Village of East Dundee  
September 3, 2020  
7:00 PM**

**CALL TO ORDER**

**ROLL CALL / DECLARATION OF QUORUM**

**APPROVAL OF MINUTES**

1. Planning and Zoning Commission and Historic Commission Meeting Minutes dated July 9, 2020

**PUBLIC COMMENT**

**HISTORIC COMMISSION**

1. **Certificate of Appropriateness for Demolition of Commercial Office Building: 307 E. Main Street**
  - a. Discussion and Motion to Recommend Approval/Denial of a Certificate of Appropriateness for demolition of the commercial office building located at 307 E. Main Street with the recommended conditions

**NEW BUSINESS**

**OTHER BUSINESS**

**ADJOURNMENT**

Village of East Dundee  
Kane County, IL  
Planning and Zoning & Historic Commission  
July 9, 2020

*Chairman Brewer called the Planning and Zoning & Historic Commission meeting to order at 7:07 p.m. Roll: 7 Present (Apke, Holliman, Brewer, Muscat, Scarpelli, Schock and Steneck ). 2 – Absent (Bernstein and Meyer). Also present were Village Administrator Jennifer Johnsen, Assistant Village Administrator Brad Mitchell, Building Inspector Chris Ranieri, Village Attorney Greg Smith, Village Engineer Joe Heinz and Village Clerk Katherine Holt.*

**APPROVAL OF MINUTES:**

**1. Planning and Zoning and Historic Commission Meeting Minutes dated June 4, 2020**

*Motion to approve the June 4, 2020 meeting minutes by Holliman/Steneck.  
Motion carries by unanimous vote.*

**PUBLIC COMMENT: None**

**NEW BUSINESS: None**

**HISTORIC COMMISSION:**

**1. Certificate of Appropriateness for Signage: D&J's One Cute Above the Rest – 1 E. Main Street.**

- a. Discussion and Motion to Recommend Approval/Denial of a Certificate of Appropriateness for D&J's One Cut Above the Rest window decals.

Building Inspector Ranieri stated that the applicant is proposing 2 decal signs, one on the south side of the building facing Route 72 and one on the east side. The decals will be affixed to the interior of the glass. Chairman Brewer added that the decal will be in all white letters with no background.

*Motion to Approve the Certificate of Appropriateness for D&J's One Cut Above the Rest window decals by Scarpelli/Steneck.*

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

**NEW BUSINESS**

- 1. PUBLIC HEARING (VOED) – (509 Maxwellton Rd. - PIN: 03-23-128-020) – to consider a request for a variance from Section 157.031(A)(6)(a) of the Zoning Chapter of the East Dundee Village Code requiring the front yard setback in the E- Estate District to be not less than 35 feet in depth.**

Motion to open the public hearing by Muscat/Apke.

*6 Ayes (Holliman, Apke, Steneck, Schock, Muscat and Brewer). 1 Nays (Scarpelli). 2 Absent (Bernstein and Meyer). Motion carries.*

Mike Montague, applicant and property owner, explained that due to large elevations changes, the proposed area is the only area to build the accessory building. He said he would like to save as many of the healthy, mature trees as possible.

**Danuta Bialecka – Resident at 431 Bonnie Dundee Road, East Dundee, IL**

Bialecka stated that she is opposed to the variance because the building will be located too close to the road. She said that the building does not conform to the characteristics of the area.

**Vera Jerecky – Resident at 619 Ashland Avenue, East Dundee, IL**

Jerecky stated that the neighborhood is a beautiful estate area and she is opposed to the proposed structure. She feels the structure belongs on properties with many acres of land and with no neighbors across the street.

**Jeremy Jerecky – Resident at 619 Ashland Avenue, East Dundee, IL**

Jerecky stated that spruce trees will look great to the owner but not to anyone else as there is not enough space to shield the structure with a natural look. He said the structure will affect property values in a negative way. He said he is opposed to the variance.

**Christopher Pate – Resident at 110 Briarwood, Carpentersville, IL**

Pate explained that he lives on a hill that overlooks this Maxwellton property and the proposed structure will affect the look, peace and tranquility of his view. He asked that the ordinance be abided by and that the variance be denied.

**Maurice Martin & Nancy Wilson – Resident at 424 Maxwellton Road, East Dundee, IL**

Martin asked if the request conforms in every way except for the placement within the Estate Zone. Building Inspector Ranieri advised that the structure is an allowed structure on that lot. Martin then asked how far the structure will be from the pavement. Ranieri advised that the survey does not have that information. Montague said that he took measurements. From Ashland Avenue, the road is 24 feet from his lot line. And from Kenilworth, the road is 21 feet from his lot line. If the variance is granted, the structure would be approximately 41 feet from Ashland Avenue and 45-50 feet from Kenilworth. Martin said that it is not his place to tell someone what they can or cannot build when the estate zoning says it is allowed. He said he is uncomfortable with the feedback from neighbors expressing comments that are controlling people's use of their own property.

**Robert Schumacher – Resident at 507 Maxwellton Road, East Dundee, IL**

Schumacher said that most of the public discussion so far has been about the decision to allow the building rather than the variance at question. He stated that the property owners have cleaned the property up considerably since purchasing it. He said they are trying to make it more beautiful by saving trees rather than making it an eyesore by cutting them down.

**Kathleen Mahony – Resident at 554 Bonnie Dundee Road, East Dundee, IL**

Mahony explained that she has served on this Planning and Zoning Commission in the past and appreciates tonight's discussion and decision-making with this consideration. She said she appreciates how this property has been restored and the owner's interest in trying to preserve the mature trees. She said the building is appropriate within the estate zoning code and is looking forward to the outcome based on how the owners have restored their home. She is in favor of granting the variance.

**Sue Norton – Resident at 432 Maxwellton Road, East Dundee, IL**

Norton stated that she does not oppose the variance request. She said she understands the location and grade of the land merits the best position of that building. She said the 509 Maxwellton property owners are good neighbors and have a lot of land to maintain. She said she hopes the variance is allowed.

Village of East Dundee  
Kane County, IL  
Planning and Zoning & Historic Commission  
July 9, 2020

Commissioner Scarpelli advised that after the last zoning meeting, he met with the property owners to walk through what they are proposing to do. He said they have done a nice job with the house and property renovations. He said if all current ordinances are being followed, he has no issue with the variance request. He asked what land improvements are being done to prevent flooding. Montague advised that the building will be put at grade level or whatever the Village requires. Scarpelli questioned if the proposed height meets code. He also questioned what the structure will be used for. Montague advised that it will be used for storage and as a partial garage. Scarpelli questioned what process the applicant did to combine 10 legal, non-conforming lots following village ordinance. Attorney Smith explained that the zoning ordinance controls the use of a lot. The legal description of the deed of this property, which was filed in 2012 with the Kane County Recorder's office, consists of 10 separate lots of record. He stated that the zoning lot described in this deed is different from a sub division lot. He further explained that a lot of record is what is noted on a plat of subdivision, a zoning lot is what is noted on a deed. He said the accessory structure would be located on the same lot, referred to as a zoning lot in the village code, as the home at this property. He stated that the subdivision matter here is not a legal impediment to consideration of this matter.

*Motion to close the public hearing by Holliman/Scarpelli.*

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

Commissioner Scarpelli asked the property owner how far the west edge of the building will be from the east edge of Ashland Avenue. Montague advised that it will be approximately 44 feet from Ashland and 51 feet from Kenilworth. Commissioner Apke asked what the tallest allowable height is per village code for a structure to be built on this lot. Building Inspector Ranieri replied that the structure is not to exceed fifteen feet as a medium height. Village Engineer Heinz confirmed this height.

*Motion to recommend approval for a variance request with the condition that spruce or evergreen trees be planted along Ashland Ave and Kenilworth Ave such that within five years, the growth would shield the structure from street view by Scarpelli/Holliman.*

*6 Ayes (Scarpell, Holliman, Apke, Steneck, Muscat and Brewer). 1 Nays (Schock). 2 - Absent (Bernstein and Meyer). Motion carries.*

*Motion to approve a Findings of Fact to recommend approval of a variance from Section 57.031(A)(6)(a) of the Zoning Chapter of the East Dundee Village Code requiring the front yard setback in the E- Estate District to be not less than 35 feet in depth by Hollimani/Steneck.*

*Motion to amend the motion to include in the Findings of Fact that spruce or evergreen trees are to be planted along Ashland Ave and Kenilworth Ave such that within five years, the growth would shield the structure from street view by Scarpelli/Steneck.*

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

*Motion to approve a Findings of Fact to recommend approval of a variance from Section 57.031(A)(6)(a) of the Zoning Chapter of the East Dundee Village Code requiring the front yard setback in the E- Estate District to be not less than 35 feet in depth and that spruce or evergreen trees be planted along Ashland Ave and Kenilworth Ave such that within five years the growth would shield the structure from street view by Holliman/Steneck.*

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Planning and Zoning & Historic Commission  
July 9, 2020

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

**OTHER BUSINESS: None**

*Motion to adjourn the Planning and Zoning & Historic Commission Meeting at 8:45 p.m. by Scarpelli/Holliman.*

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

# EAST DUNDEE

## Historic Commission Meeting Memorandum

**To:** Planning and Zoning Commission (Historic District Commission)  
**CC:** Jennifer Johnsen, Village Administrator  
**From:** Brad Mitchell, Assistant Village Administrator  
Chris Ranieri, Building Inspector  
**Subject:** 307 E. Main Street - Historic Certificate of Appropriateness  
**Date:** September 3, 2020

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The Village has received a request from Roger Shelton, owner of Big Kahuna Corporation (Bandito Barney's) for the demolition of the commercial building located at 307 E. Main Street, which is located within the Village's Historic District. The property has a two-story commercial office building with an American Four Square architectural design that was built in 1956 and is a total of 2,781 square foot. The application indicates that the property will be used for a parking lot, but Village staff received an email from the property owner indicating that the property would instead be seeded over. The demolition of this building would leave a vacant property fronting Main Street. It is the opinion of Village staff that the building is in good condition and in its existing condition can still be used for office or retail space.

It should be noted that Mr. Shelton also owns the vacant lot at 110 N. River Street, which he purchased for the purpose of transforming the lot into a public parking lot. In 2019, Mr. Shelton pulled the public parking project after he opposed complying with the requirements set by the Village and instead indicated that he would just grass over the property. As of this meeting, the Village has not received cooperation from Mr. Shelton to grass over this vacant lot. It is the recommendation of Village staff that the demolition of the building at 307 E. Main Street not be approved or occur until the work to the property at 110 N. River Street is completed and to the satisfaction of the Village. The Village does not want to get into a similar situation for the property at 307 E. Main Street.

As the property is located within the Village's Historic District, the application requires review by the Planning and Zoning Commission acting as the Historic District Commission (HDC). The proposed demolition should be reviewed according to the following applicable guidelines. Attached, please find the Certificate of Appropriateness application.

1. Protecting, enhancing and perpetuating the distinctive visual characteristics of the East Dundee Historic District, which represent and reflect elements of the village's cultural, social, economic, political and architectural history;

2. Retaining and enhancing those properties which contribute to the character of the Historic District and encouraging their adoption for current use;
3. Assuring that alterations of existing structures are compatible with the character of the Historic District;
4. Assuring that new construction and subdivision of lots in the Historic District are compatible with the character of the Historic District;
5. Safeguarding the village's historic, aesthetic, architectural, cultural and community heritage as embodied in the Historic District;
6. Stabilizing and improving property values in the Historic District;
7. Fostering civic pride in the beauty and noble accomplishments of the past as represented in the Historic District;
8. Protecting and enhancing the village's attractiveness to tourists and visitors and supporting the business and industry thereby provided;
9. Strengthening the economy of the village; and
10. Promoting the use of the East Dundee Historic District for the education, pleasure and welfare of the residents of the village.

The Commission may require conditions and restrictions upon the premises. Should the Commission decide to approve the demolition request, below are the minimum outlined recommended conditions:

1. The demolition of 307 E. Main Street is approved subject to the completion of seeding of the property located at 110 N. River Street and meets the requirements of the Village Code.
2. The former Dick West sign being used by Bandito Barney's located at 307 E. Main Street is to be removed as part of the demolition permit.
3. Per the demolition permit, both sewer and water are required to be disconnected at the mains on Route 72.
4. The demolition is approved subject to the completion of the seeding or parking lot (whichever is applicable) by a pre-determined date.

However, Village staff is recommending that the petitioner be required to submit grading and/or parking plans (whichever is applicable) for further Historic Commission review prior to recommending approval of the demolition.

#### **Action Requested**

1. Discussion and Motion to Recommend Approval/Denial of a Certificate of Appropriateness for demolition of the commercial office building located at 307 E. Main Street with the recommended conditions.

#### **Attachment**

1. Certificate of Appropriateness Application.





**EAST DUNDEE HISTORIC COMMISSION  
CERTIFICATE OF APPROPRIATENESS**

Please submit this application along with supporting documents (*one [1] original and nine [9] copies*). Your application will be reviewed by the East Dundee Historic Commission. You are strongly urged to attend this meeting in person. If you would like assistance with the preparation of this application, or if you have any questions concerning your request or the review procedure, call the village office at 847-426-2822.

**MUST BE SUBMITTED A MINIMUM OF 8 DAYS PRIOR TO MEETING. THE HISTORIC COMMISSION MEETS ON THE SECOND THURSDAY OF EVERY MONTH IMMEDIATELY FOLLOWING THE PLANNING/ZONING MEETING.**

**ADDRESS OF PROPOSED WORK** 307 E Main Street

**APPLICANTS NAME** L D Naber Senior Properties LLC

**TELEPHONE NUMBER (Home)** \_\_\_\_\_ **(Work)** 847-344-4819

**PROPERTY OWNERS NAME** Lowell Naber **PHONE #** 847-344-4819

**Nature of proposed change: (check all that apply)**

- |   |  |   |
|---|--|---|
| <input type="checkbox"/> New Construction | <input type="checkbox"/> Extensive renovation  | <input type="checkbox"/> Minor Renovation, Repair or Alteration |
| <input type="checkbox"/> Sign             | <input checked="" type="checkbox"/> Demolition | <input type="checkbox"/> Facade                                 |
| <input type="checkbox"/> Other _____      |  |   |

**\*Sign: Must include the lettering style and size.**

Describe all changes proposed for the structures exterior. Include plans, photographs and any other information as needed. Give size, style, and precise location of lettering, if any; and any other information that will assist the commission in their deliberations. Use attachments as necessary. Include a date when the project will be completed.

Demolition the building and make it into a parking lot.

**Circle one or more of the East Dundee Historic Code Provisions that apply.**

- A. The historic or architectural value and significance of the district and the surrounding area will not be lessened.
- B. The relationship of any architectural features of the building and the surrounding area will be positively affected.
- C. The general design, arrangement, and materials proposed to be used will be maintained.

I, the undersigned, hereby state that all of the information presented in this application is true and complete, to the best of my knowledge.

Signature: Lowell Naber Date: 7-31-2020

**HISTORIC COMMISSION USE ONLY**

This application has been ( **Approved** / **Denied** )

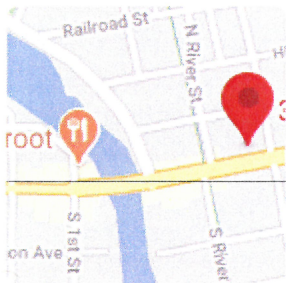


Image capture: Aug 2019 © 2020 Google

East Dundee, Illinois

Google

Street View





## Property Record Card (Web Edition)

Parcel #: 03-23-352-011

### Property Information

307 E MAIN STREET  
EAST DUNDEE, IL 60118

### Billing Information

L D NABER SENIOR PROPERTIES, LLC  
678 BUCKEYE STREET  
ELGIN, IL 60123-2894



### Legal Information

#### Subdivision:

Property Class: 0070 Commercial Office

Lot Number: EAST 1/2 OF LOT 8 & ALL LOT 9      Lot Sqft: 11,326      Lot Acres: 0.26

### Assessment Information

Year	Type	Land	Building	Total
2020	Normal	25,068	63,218	88,286
2019	Normal	23,797	60,013	83,810

### Sales Information

Sale Date	Amount
11/26/2018	\$235,000
05/01/1995	\$15,000

### Building # 1 Information

Story Description: 2.0 Story  
Model Name: WEST REALTY  
Total Building Sq Ft: 2,781  
Total Ground Sq Ft: 1,224  
Basement: Partial, 1168 Sq. Ft  
Garage:

Year Built: 1956  
Total Rooms: 0  
Total Bedrooms: 0  
Deck: No  
Central Air: Yes  
Fireplace: No

Data Powered by:



Our property information database is continually being updated. We cannot guarantee the accuracy or completeness of the information presented above.