

Co-Chairman Scarpelli called the Planning and Zoning & Historic Commission meeting to order at 7:02 p.m.

Roll: 7 Present (Apke, Holliman, Muscat, Scarpelli, Schock, Bernstein and Steneck). 2 Absent (Brewer and Meyer). 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. Historic Commission Meeting Minutes dated September 3, 2020

Motion to approve the September 3, 2020 meeting minutes by Schock/Holliman.

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

PUBLIC COMMENT: None

HISTORIC COMMISSION:

1. Certificate of Appropriateness for Illuminated Sign: The Anvil Club – 309 Meier Street

- a. Discussion and Motion to Recommend Approval/Denial of a Certificate of Appropriateness for The Anvil Club illuminated sign

Applicant Joe Robinson addressed the Commission with his request for an acrylic sign that would be illuminated from behind. He stated that in November, The Anvil Club will be opening their doors to the public for the first time in the Club's 64-year history and wants the sign to help make their location more visible to the public. After some discussion, the Commission approved the request with the condition that the sign be lit using goose neck lighting shining on the front side of the sign.

Motion to Approve the Certificate of Appropriateness for the Anvil Club sign to be front lit by goose neck lighting by Muscat/Holliman..

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

NEW BUSINESS

- 1. PUBLIC HEARING (PIN: 03-24-226-011) – to consider a request for a variance from Section 157.066(A)(6)(c) of the Zoning Chapter of the East Dundee Village Code requiring the rear yard setback in the M-, Limited Manufacturing District to be not less than 40 feet in depth**

Motion to open the public hearing by Holliman/Apke.

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

Rusty Scurto of Triumph Construction addressed the Commission on behalf of Yulivan Carriers with their request for variances at their newly acquired property. He advised that they have plans to construct a 25,000 square foot industrial warehouse. Building Inspector Ranieri went on to explain that when the subdivision was annexed into the Village, it was zoned as Factory and Light Industrial. The rear setback

at that time was ten feet and the annexation agreement ended in 2001. The zoning was then changed to an M-1 Manufacturing District with 40 feet setback requirements. The configuration of the lot poses an issue for a 40-foot setback. He then explained that the applicant is also asking to shift their off-street parking into their front yard by 12 feet. The reason for this is because there is an easement on the east side of the property where there is an access road and water main that runs to the water tower. Public Works does not want a parking lot constructed over the water main.

There were no questions or comments from the public.

Motion to close the public hearing by Holliman/Apke.

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

Motion to recommend approval for a variance request from Section 157.066(A)(6)(c) of the Zoning Chapter of the East Dundee Village Code as presented by Apke/Holliman.

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

Motion to approve a Findings of Fact to recommend approval of a variance from Section

157.066(A)(6)(c) of the Zoning Chapter of the East Dundee Village Code by Holliman/Muscat.

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

- 2. PUBLIC HEARING (PIN: 03-24-226-011)** – to consider a request for a variance from Section 157.148 of the Zoning Chapter of the East Dundee Village Code requiring off-street parking spaces not be located within the required front yard

Motion to open the public hearing by Holliman/Bernstein.

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

Ranieri explained that the request is to have parking in the front yard which would encroach 12 feet to the east towards Prairie Lake Road and shift the construction of the lot off the water main easement.

There were no questions or comments from the public.

Motion to close the public hearing by Holliman/Apke.

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

Motion to recommend approval for a variance request from Section 157.148 of the Zoning Chapter of the East Dundee Village Code as presented by Bernstein/Holliman.

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

Motion to approve a Findings of Fact to recommend approval of a variance from Section 157.148 of the Zoning Chapter of the East Dundee Village Code by Schock/Bernstein.

Village of East Dundee
Kane County, IL
Planning and Zoning & Historic Commission
October 8, 2020

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

OTHER BUSINESS: None

Motion to adjourn the Planning and Zoning & Historic Commission Meeting at 7:40 p.m. by Schock/Apke. 7 Ayes (Apke, Holliman, Muscat, Scarpelli, Schock, Bernstein and Steneck). 0 Nays. 2 Absent (Brewer and Meyer). Motion carries. Meeting Adjourns.