

HISTORIC COMMISSION

Village of East Dundee

March 4, 2021

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/81431325787>

Meeting ID: **814 3132 5787**

Passcode: **287937**

If you need to download Zoom, use this link and download “Zoom Client for Meetings”: <https://zoom.us/download>

Computer Audio Only

Click on the “Join Audio Conference by Computer” link when joining the meeting.

To join by **PHONE ONLY**

Dial: **312-626-6799**

Meeting ID/Access Code: **814 3132 5787**

Passcode: **287937**

Please....

Mute Your Microphone.

Zoom has a “Mute Microphone” option. Please keep your microphone muted to cut down on feedback. Unmute to speak.

IF BY PHONE ONLY, press *6 to mute/unmute

Raise your Hand.

A hand icon will appear beside your username and lets the meeting's managers know you have a question, input, or otherwise need some attention when possible. Click on the icon labeled "Participants" at the bottom of your screen. Click the button labeled "Raise Hand".

IF BY PHONE ONLY, press *9 to raise hand

Refrain from the group chat feature.

EAST DUNDEE

HISTORIC COMMISSION AGENDA

Thursday, March 4, 2021
7:00 PM

CALL TO ORDER

ROLL CALL / DECLARATION OF QUORUM

APPOINT AN ACTING CHAIRMAN

APPROVAL OF MINUTES

1. [Planning and Zoning & Historic Commission Meeting Minutes dated December 3, 2020](#)

PUBLIC COMMENT

HISTORIC COMMISSION

1. [Discussion of a Rooftop Addition - River Street Tavern, 102 N. River Street](#)

NEW BUSINESS

OTHER BUSINESS

ADJOURNMENT

Village of East Dundee
Kane County, IL
Planning and Zoning & Historic Commission
December 3, 2020

Commissioner Scarpelli called the Planning and Zoning & Historic Commission meeting to order at 7:00 p.m.

Roll: 5 Present (Holliman, Scarpelli, Schock, Bernstein and Steneck). 4 Absent (Brewer, Apke, Muscat and Meyer). Also present were Assistant Village Administrator Brad Mitchell, Village Building Inspector Chris Ranieri, Village Engineer Joe Heinz and Village Clerk Katherine Diehl.

APPOINT AN ACTING CHAIRMAN:

Motion to appoint Commissioner Scarpelli as Acting Chairman by Holliman/Steneck.

5 Ayes (Holliman, Scarpelli, Schock, Bernstein and Steneck). 0 Nays. 4 Absent (Brewer, Apke, Muscat and Meyer). Motion Carries

APPROVAL OF MINUTES:

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

Motion to approve the November 5, 2020 meeting minutes by Steneck/Holliman.

5 Ayes (Holliman, Scarpelli, Schock, Bernstein and Steneck). 0 Nays. 4 Absent (Brewer, Apke, Muscat and Meyer). Motion Carries.

PUBLIC COMMENT: None

HISTORIC COMMISSION:

1. Certificate of Appropriateness for Signage: Five Points Jiu Jitsu – 104 N. River Street

- a. Discussion and Motion to Recommend Approval/Denial of a Certificate of Appropriateness for Signage at 104 N. River Street

Maria Gonzalez is requesting temporary window banners for Five Points Jiu Jitsu. Gonzalez has indicated that these banners are temporary until permanent ones are decided. The banners are vinyl, black and white, and each measure 36" x 60". The banners are installed using double-sided tape. The Commission discussed and agreed upon the condition that the window banners can be up for up to 6 months due to the uncertainty of any potential setbacks by COVID-19. Gonzalez indicated her intention to come back to the Commission with a permanent signage plan request.

Motion to Approve the Certificate of appropriateness for Temporary Signage up to a period of 6 months at 104 N. River Street by Holliman/Bernstein.

4 Ayes (Holliman, Scarpelli, Bernstein and Steneck). 1 Nays (Schock) 4 Absent (Brewer, Apke, Muscat and Meyer). Motion Carries.

NEW BUSINESS

1. PUBLIC HEARING (PIN: 03-25-126-006) – to consider a request for a variance from Section 157.127(B) of the Zoning Chapter of the East Dundee Village Code requiring loading berths

Motion to open the public hearing by Holliman/Bernstein.

Village of East Dundee
Kane County, IL
Planning and Zoning & Historic Commission
December 3, 2020

5 Ayes (Holliman, Scarpelli, Schock, Bernstein and Steneck). 0 Nays. 4 Absent (Brewer, Apke, Muscat and Meyer). Motion Carries.

Assistant Administrator Mitchell advised that the Village received an application from Joseph Palumbo, owner of Terra Business Park / Pal Land LLC for variances to the development at 250 Patricia Lane. He explained that the shell of the building has already been constructed and only includes one loading berth to fulfill their operation needs. Village code requires two berths due to the size of the building. Mitchell stated that Village staff is supportive of the request as it is the opinion that the petitioner is better able to determine the number of loading berths needed at the facility to adequately serve the facility. Engineer Heinz stated that he agrees with this opinion and that this building has overhead doors that swing outward to allow for internal loading. Commissioner Scarpelli voiced a concern that if this variance is granted, it may set a precedence for other owners with similar buildings. Heinz noted that the variance was always needed and was included in the Village's initial review letter. However, the owner elected to move forward with the possibility of not obtaining a variance during the construction of the building. He stated this same variance was granted for the owner's other identical building. Commissioner Schock stated that it was wrong for the Village to have issued a permit without a variance approval. He said a mistake was made and now needs to be corrected. Commissioner Steneck agreed with this. He said it sets a bad precedence when something is built disregarding the code. Commissioner Holliman stated that the owner should not be forced to add a berth if there is no need for it and this is why there is the option to request a variance.

Jeff Newing, representative for Pal Land LLC, stated that he understands the argument given. He believes the petitioners understanding was that this variance is identical to the other one requested and granted a couple of years ago. The square footage is just over the limitations in the ordinance. He said it was anticipated that this would not be a big concern.

Motion to close the public hearing by Schock/Holliman.

5 Ayes (Holliman, Scarpelli, Schock, Bernstein and Steneck). 0 Nays. 4 Absent (Brewer, Apke, Muscat and Meyer). Motion Carries.

Motion to recommend denial of a request for a variance from Section 157.127(B) of the Zoning Chapter of the East Dundee Village Code requiring loading berths by Schock/Steneck.

2 Ayes (Schock and Steneck). 3 Nays (Holliman, Scarpelli and Bernstein). 4 Absent (Brewer, Apke, Muscat and Meyer). Motion Fails.

Motion to recommend approval of a request for a variance from Section 157.127(B) of the Zoning Chapter of the East Dundee Village Code requiring loading berths by Holliman/Bernstein.

3 Ayes (Holliman, Scarpelli and Bernstein). 2 Nays (Schock and Steneck). 4 Absent (Brewer, Apke, Muscat and Meyer). While the vote was valid with quorum, per the Village Code, a concurring vote of the majority of those members present at the meeting with a minimum of four concurring votes is required to recommend granting or denying the variance. Therefore, this variance request will go before the Village Board at the next meeting with no recommendation to approve or deny the requested variance.

Motion to approve a Findings of Fact to recommend approval of a request for a variance from Section 157.127(B) of the Zoning Chapter of the East Dundee Village Code requiring loading berths by Holliman/Bernstein.

4 Ayes (Holliman, Scarpelli, Bernstein and Steneck). 1 Nay (Schock). 4 Absent (Brewer, Apke, Muscat and Meyer). Motion Carries.

Village of East Dundee
Kane County, IL
Planning and Zoning & Historic Commission
December 3, 2020

OTHER BUSINESS: None

*Motion to adjourn the Planning and Zoning & Historic Commission Meeting at 7:48 p.m. by
Steneck/Holliman.*

*5 Ayes (Holliman, Scarpelli, Schock, Bernstein and Steneck). 0 Nays. 4 Absent (Brewer, Apke, Muscat
and Meyer). Motion Carries.*



Historic Commission Meeting Memorandum

To: Historic Commission
CC: Jennifer Johnsen, Village Administrator
From: Brad Mitchell, Assistant Village Administrator
Chris Ranieri, Building Inspector
Subject: River Street Tavern Rooftop
Date: March 4, 2021

Tina Anton, co-owner of River Street Tavern, has informed the Village that they would like to expand their restaurant with a rooftop deck addition to their building, located at 102 N. River Street, on the second floor to provide outdoor seating for guests. As part of the rooftop design, they are considering different types of railing designs for the rooftop, as depicted in the attached Certificate of Appropriateness Application. With River Street being located within the Historic District any architectural changes would need approval by the Village's Historic Commission. Before they spend money on the design of the rooftop, Ms. Anton would first like to present this concept to the Historic Commission and get feedback. Please note that after the architect designs the rooftop plan it will then be reviewed for code compliance and again will be placed on a future Historic Commission agenda for final approval.

Action Requested: Discussion Only
Attachments: Certificate of Appropriateness Application

March 1, 2021

To: East Dundee Historic Commission

From: River Street Tavern

Subject: Certificate of Appropriateness

To whom it may concern,

I am writing this proposal for River Street Tavern located at 102 North River Street in East Dundee, IL.

We are looking to expand our restaurant by adding a rooftop deck to our building on the second floor to provide outdoor seating for our guests. We are currently in the process of hiring a contractor and architect to design and provide a rendering of the space.

Due to the early stages of the design process we wanted to make sure that our ideas for the railing of the rooftop are in accordance with the commission. We have provided photos of a few different types of railing and designs that we might be interested in using. Please let us know if any of these or all are in accordance with the Historic Commission.

Thank you for your time and consideration,

Tina Anton

Co-owner

River Street Tavern



**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 102 N. River Street

APPLICANTS NAME TINA ANTON

TELEPHONE NUMBER (Home) 312 287-7096 (Work) 224 293-2033

PROPERTY OWNERS NAME Scott Jackson PHONE # 847 561-2237

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

- ☐ New Construction ☐ Extensive renovation
☐ Sign ☐ Demolition
☒ Other RoofTop Dining

- ☐ Minor Renovation, Repair or Alteration
☐ Facade

*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.

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

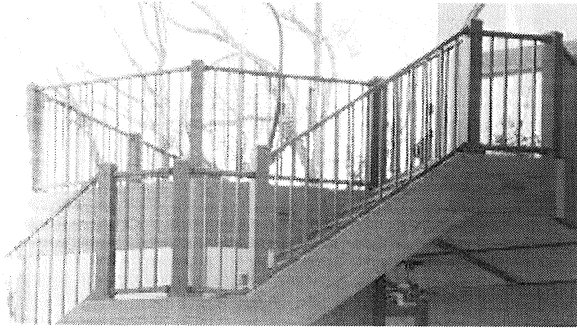
- A. The historic or architectural value and significance of the district and the surrounding area will not be lessened.
B. The relationship of any architectural features of the building and the surrounding area will be positively associated.
C. The general design, arrangement, and materials proposed 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: [Signature] Date: 3/1/21

HISTORIC COMMISSION USE ONLY

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



Low Maintenance

