

Village of East Dundee
Kane County, IL
Special Planning and Zoning & Historic Commission
September 2, 2021

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

Roll: 6 Present (Holliman, Scarpelli, Schock, Bernstein, Apke and Steneck). 2 Absent (Muscat and Meyer). Also present were Village Administrator Jennifer Ramsay, Assistant Village Administrator Brad Mitchell, Village Building Official Chris Ranieri and Village Clerk Katherine Diehl.

APPOINT AN ACTING CHAIRMAN:

Motion to appoint Commissioner Scarpelli as Acting Chairman by Schock/Bernstein.

6 Ayes (Holliman, Scarpelli, Schock, Bernstein, Apke and Steneck). 0 Nays. 2 Absent (Muscat and Meyer). Motion Carries.

APPROVAL OF MINUTES:

1. Special Planning and Zoning & Historic Commission Meeting Minutes dated May 13, 2021

Motion to approve the May 13, 2021 meeting minutes by Schock/Apke.

6 Ayes (Holliman, Scarpelli, Schock, Bernstein, Apke and Steneck). 0 Nays. 2 Absent (Muscat and Meyer). Motion Carries.

PUBLIC COMMENT:

HISTORIC COMMISSION:

1. Certificate of Appropriateness for Pergola: Aliano's Ristorante – 306/308 N. River Street

- a. Discussion and Motion to Recommend Approval/Denial of a Certificate of Appropriateness for Pergola: Aliano's Ristorante – 306/308 N. River Street

Frank Tomasello is seeking approval to construct a pergola on the west end of the outdoor patio to reduce the sun exposure. Building Inspector Ranieri added that it is a basic pergola structure that will cover the balance of the uncovered portion of the patio.

Motion to Approve the Certificate of Appropriateness for Pergola: Aliano's Ristorante – 306/308 N. River Street by Holliman/Bernstein.

6 Ayes (Holliman, Scarpelli, Schock, Bernstein, Apke and Steneck). 0 Nays. 2 Absent (Muscat and Meyer). Motion Carries.

NEW BUSINESS

1. PUBLIC HEARING (PIN 03-23-479-006) - to consider a request for a Special Use for the operation of a banquet hall located at 485 Dundee Avenue, East Dundee, IL 60118 in the B-3 Service Business District

Motion to open the public hearing by Holliman/Apke.

The Public Hearing was opened for discussion.

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Shirley Singleton, owner of Infinity Banquet Hall and Event Planners Inc., addressed the Commission with her request for a special use for a banquet hall operation. She stated that the facility will have a capacity of between 75-100 people and that she will be present at all events along with security personnel. She explained her intention to lower the music volume at 10:30 p.m and stated that live music would be permitted if it was requested by her client, but that noise volume would be monitored. She answered questions from the Board regarding her business plan, past experience and intended investment into the building. Building Inspector Ranieri explained that repairing the parking lot is a condition of the special use permit and the location of the address where the banquet hall would be located.

Motion to close the public hearing by Berstein/Holliman.

6 Ayes (Holliman, Scarpelli, Schock, Bernstein, Apke and Steneck). 0 Nays. 2 Absent (Muscat and Meyer). Motion Carries.

Motion to recommend approval of a request for a Special Use for the operation of a banquet hall located at 485 Dundee Avenue, East Dundee, IL 60118 in the B-3 Service Business District and to include staff's recommendations and banquet operation restrictive hours of 12:00 a.m. to 9:00 a.m. by Holliman/Schock.

6 Ayes (Holliman, Scarpelli, Schock, Bernstein, Apke and Steneck). 0 Nays. 2 Absent (Muscat and Meyer). Motion Carries.

Motion to approve a Findings of Fact to recommend approval of a request for a Special Use for the operation of a banquet hall located at 485 Dundee Avenue, East Dundee, IL 60118 in the B-3 Service Business District by Schock/Steneck.

6 Ayes (Holliman, Scarpelli, Schock, Bernstein, Apke and Steneck). 0 Nays. 2 Absent (Muscat and Meyer). Motion Carries.

2. PUBLIC HEARING (PINs 03-23-311-001 & 03-23-311-002) - to consider a request for a Special Use for the operation of an Axe Throwing Lounge located at 315 4th Street, East Dundee, IL 60118 in the B-1 Service Business District

Motion to open the public hearing by Holliman/Steneck.

6 Ayes (Holliman, Scarpelli, Schock, Bernstein, Apke and Steneck). 0 Nays. 2 Absent (Muscat and Meyer). Motion Carries.

Applicant Angelo Douros addressed the Commission with his request for a special use for an Axe Throwing Lounge operation. He said that the lounge would include indoor axe throwing bays and offer food to be brought in from local restaurants. Douros would eventually like to serve alcoholic beverage options and will go through the process to receive the required liquor license. He is also considering future expansion to include outdoor axe throwing bays in late winter/early spring 2022. He addressed safety measures and explained that the floor has rubber nuggets down to stop a fallen axe from bouncing around the floor.

East Dundee Resident, Lisa, stated that she lives on Railroad Street and voiced her concerns with parking in the neighborhood and noise made by the thrown axes. Douros responded that the target boards are made of cottonwood rather than pine which is softer and will minimize the noise. Administrator Ramsay stated that this business is less invasive for noise and parking than other businesses that have come to the Village with interest in this property. She advised that this business will be operating when parking is not at its highest peak time.

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Motion to close the public hearing by Holliman/Schock.

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

Motion to recommend approval of a request for a Special Use for the operation of an Axe Throwing Lounge located at 315 4th Street, East Dundee, IL 60118 in the B-1 Service Business by Holliman/Schock.

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

Motion to approve a Findings of Fact to recommend approval of a request for a Special Use for the operation of an Axe Throwing Lounge located at 315 4th Street, East Dundee, IL 60118 in the B-1 Service Business District by Schock/Bernstein.

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

OTHER BUSINESS: None

Motion to adjourn the Planning and Zoning & Historic Commission Meeting at 8:20 p.m. by Schock/Apke.

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