

Village of East Dundee
Kane County, IL
Special Planning and Zoning & Historic Commission
April 15, 2021

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

Roll: 7 Present (Holliman, Scarpelli, Schock, Bernstein, Apke, Muscat and Steneck). 1 Absent (Meyer). Also present were Village Administrator Jennifer Johnsen, Assistant Village Administrator Brad Mitchell, Village Building Official 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/Apke.

7 Ayes (Holliman, Scarpelli, Schock, Bernstein, Apke, Muscat and Steneck). 0 Nays. 1 Absent (Meyer). Motion Carries.

APPROVAL OF MINUTES:

1. Special Planning and Zoning & Historic Commission Meeting Minutes dated March 4, 2021

Motion to approve the March 4, 2021 meeting minutes by Steneck/Holliman.

7 Ayes (Holliman, Scarpelli, Schock, Bernstein, Apke, Muscat and Steneck). 0 Nays. 1 Absent (Meyer). Motion Carries.

PUBLIC COMMENT: None

HISTORIC COMMISSION:

1. Certificate of Appropriateness for Signs and Window Decals: Five Points Jiu Jitsu – 104 N. River Street

- a. Discussion and Motion to Recommend Approval/Denial of a Certificate of Appropriateness for Five Points Jiu Jitsu Sign and Window Decals

Maria Gonzalez is requesting a permanent sign and window decals for Five Points Jiu Jitsu.

Commissioner Holliman commented that she is not sure that the design fits in with a historic look.

Motion to Approve the Certificate of appropriateness for Five Points Jiu Jitsu Sign and Window Decals by Muscat/Holliman.

7 Ayes (Holliman, Scarpelli, Schock, Bernstein, Apke, Muscat and Steneck). 0 Nays. 1 Absent (Meyer). Motion Carries.

NEW BUSINESS

1. PUBLIC HEARING (PIN 03-24-302-020) - to consider a request for a Special Use for a Motor Vehicle Dealer – Used Only, located at 212-214 Dundee Avenue, East Dundee, IL 60118 in the B-3 Service Business District

Motion to open the public hearing by Muscat/Holliman.

7 Ayes (Holliman, Scarpelli, Schock, Bernstein, Apke, Muscat and Steneck). 0 Nays. 1 Absent (Meyer). Motion Carries.

Zumar Latifi addressed the Commission with a request for a special use for a used car dealership at 212-214 Dundee Avenue. Mr. Latifi explained that he is purchasing the property and the business will consist of online sales of high end, luxury vehicles and the location will be used as a transaction facility for staging vehicles and transporting them between the customer and dealership. Assistant Administrator Mitchell noted that since these used car sales will be conducted online, the Village will receive sales tax based on per capita instead of receiving sales tax directly.

In response to signage questions, Building Official Ranieri advised that currently there is a free-standing sign and he believes that the sign meets Village code. He stated that the applicant would need to apply for a sign permit and it would be reviewed at that time. He does not feel there is any issue with the current signage.

Roxy Zimmerman stated that she is a 17-year resident of the townhomes adjacent to the rear of the business property. She noted that her deck overlooks beautiful pine trees at the rear of the business property. She asked what the plans are for the rear of that property. The applicant advised that they will be keeping the house located in the rear of the property as well as the pine trees. Ms. Zimmerman commented that she thinks the trees belong to the townhome's Homeowners Association. In response to Commissioner Schock's question on whether someone may live in the house on the commercial property, Building Official Ranieri explained that the house is a non-conforming use and as long as the non-conforming use had a resident living there continuously, it will continue to be allowed until such time that the building is torn down or not used for that purpose.

Motion to close the public hearing by Holliman/Bernstein.

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

Motion to recommend approval of a request for a Special Use for a Motor Vehicle Dealer – Used Only, in the B-3 Service Business District as presented with the recommendations by Village Staff by Holliman/Bernstein.

4 Ayes (Steneck, Holliman, Apke and Bernstein). 3 Nays (Scarpelli, Schock and Muscat). 1 Absent (Meyer). Motion Carries.

Motion to approve a Findings of Fact to recommend approval of a request for a Special Use for a Motor Vehicle Dealer – Used Only, in the B-3 Service Business District by Holliman/Bernstein.

7 Ayes (Holliman, Scarpelli, Schock, Bernstein, Apke, Muscat and Steneck). 0 Nays. 1 Absent (Meyer). Motion Carries.

2. PUBLIC HEARING (PINs 03-26-227-007, 03-23-479-009) - to consider a request for a Special Use for Indoor Storage located at 511-581 East Dundee Avenue, East Dundee, IL 60118 in the B-3 Service Business District

Motion to open the public hearing by Muscat/Holliman.

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

Todd Gramly addressed the Commission with a request to operate a climate-controlled, indoor storage facility at the former Dominick's site as the tenant, Public Storage. He advised that the retail stores located to the north will remain as retail. He is looking to revitalize the entire corner of that commercial

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property. Architect Mark Price gave a power point presentation showing the redesign of the façade as a Town Centre and the repaving of the entire parking lot. He explained that Phase 1 will include renovation of the former Dominick's space only. Phase 2 will include renovations of the northern end of the property, moving the existing tenants to another location in the area. He said there will be approximately 2 years between Phase 1 and 2 work. Gary Wool, Broker and Consultant for the applicant, explained that they had great success with the conversion of a former Dominick's site in Fox Lake to a self-storage facility. He stated that these former sites are being challenged by neighboring grocers and big box retailers, leaving it difficult or impossible to find occupants.

Assistant Administrator Mitchell stated that it is staff's recommendation to deny the request for the reasons stated in the meeting packet. Administrator Johnsen added that the Village has been waiting ten years for this property to go on the market. She mentioned how the Village had to go through an eminent domain process to get to this point. She said she is happy something has come forth, but it has not quite met the Village's expectations. The special use is not conducive to future development and to the neighboring uses.

Motion to close the public hearing by Muscat/Holliman.

7 Ayes (Holliman, Scarpelli, Schock, Bernstein, Apke, Muscat and Steneck). 0 Nays. 1 Absent (Meyer). Motion carries.

Commissioner Scarpelli stated that he is nervous to vote for an approval or denial as he believes the applicant's submission is lacking an affidavit from the property owner. Starla Turnbo of SMI Realty Management, stated that property owner Mike Izaac is present at this meeting, and has given approval for this process. She confirmed that the applicant is a contract purchaser at this time and that any action by the Village would be contingent of his ownership of this property.

Commissioner Scarpelli commented that he is not in favor of both phases but would be in favor of a single phase.

Motion to recommend denial of a request for a Special Use for Indoor Storage in the B-3 Service Business District by Apke/Bernstein.

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

Motion to approve a Findings of Fact to recommend denial of a request for a Special Use for Indoor Storage in the B-3 Service Business District by Holliman/Bernstein.

Commissioner Scarpelli agreed that retail is difficult to come by. He believes that some self-storage in this facility could be beneficial to the Village and to this property. He feels this is the last forte of commercial property in the Village and dedicating 95% of property for self-storage is not the best use of this property. Mr. Gramly asked if he could amend his request to include Phase 1 development only. Other Commissioners voiced their opinion to agree with Commissioner Scarpelli. Administrator Johnsen recommended that the petitioner reconnect with staff to discuss any plan amendments or additional information.

Motion to amend the original motion to approve a Findings of Fact to recommend denial of a request for a Special Use for Indoor Storage in the B-3 Service Business District and to include Commissioner Scarpelli's comments by Holliman/Bernstein.

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*7 Ayes (Holliman, Scarpelli, Schock, Bernstein, Apke, Muscat and Steneck). 0 Nays. 1 Absent (Meyer).
Motion carries.*

OTHER BUSINESS: None

*Motion to adjourn the Planning and Zoning & Historic Commission Meeting at 8:34 p.m. by
Bernstein/Muscat.*

*7 Ayes (Holliman, Scarpelli, Schock, Bernstein, Apke, Muscat and Steneck). 0 Nays. 1 Absent (Meyer).
Motion carries, Meeting adjourns.*