

Village of East Dundee
Kane County, IL
Special Planning and Zoning & Historic Commission
May 13, 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 Johnsen, 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 Steneck/Holliman.

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 April 15, 2021

Motion to approve the April 15, 2021 meeting minutes by Bernstein/Holliman.

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

PUBLIC COMMENT: None

HISTORIC COMMISSION:

1. Certificate of Appropriateness for Illuminated Blade Sign and Window Decals: The Distance Social - 314 N. River Street

- a. Discussion and Motion to Recommend Approval/Denial of a Certificate of Appropriateness for The Distance Social Illuminated Blade Sign and Window Decals

Joe Zeller is seeking approval to install an illuminated blade sign for his new business. He said this would be a cleaner install on the old building rather than install gooseneck lighting with unilluminated signs.

Motion to Approve the Certificate of Appropriateness for The Distance Social Illuminated Blade Sign and Window Decals by Apke/Steneck.

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 childcare center located at 460 Dundee Avenue, East Dundee, IL 60118 in the B-3 Service Business District

Motion to open the public hearing by Holliman/Bernstein.

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

Village of East Dundee
Kane County, IL
Special Planning and Zoning & Historic Commission
May 13, 2021

Commissioner Scarpelli swears in all those wishing to provide testimony during the public hearing.

Applicant Nasia Burnside stated that she and her business partner, Annalisa Tuluze, would like to open a childcare facility at the property which also previously housed a children facility. She explained that their DCFS licensed facility will serve children ages 6 weeks to 12 years old. Tuluze has 2 established day care facilities in both McHenry and Belvidere. Burnside said that she received a permit this week to open a facility in Streamwood.

Motion to close the public hearing by Schock/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 childcare center located at 460 Dundee Avenue, East Dundee, IL 60118 in the B-3 Service Business District by Schock/Holliman.

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 childcare center located at 460 Dundee Avenue, East Dundee, IL 60118 in the B-3 Service Business District by Bernstein/Holliman.

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

2. PUBLIC HEARING (PINS 03-23-182-029, 03-23-182-030) - to consider a request for a variance from Section 157.033(B)(6)(b)2. of the Zoning Chapter of the East Dundee Village Code requiring that a side yard abutting a street is not to be less than 30 feet in depth to allow for the side yard to be one (1) foot in depth, with the recommended conditions

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.

Commissioner Scarpelli swears in all those wishing to provide testimony during the public hearing.

Building Inspector Ranieri advised that village code allows for a (3) foot high fence in the side yard and the request is for a (4) foot fence. With the property being a corner lot, the side yard is considered the front yard and must abide by front yard regulations. The variance requested by the Petitioner is for the height of the fence. Village Code does not allow for a fence height variance, therefore, it is the Village's recommendation, for this specific request, to grant a variance to allow the front yard to have a depth less than 30 feet which would allow for the requested four (4) foot high fence. If granted the side yard would be reduced to 1 foot.

Motion to close the public hearing by Holliman/Bernstein.

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

Village of East Dundee
Kane County, IL
Special Planning and Zoning & Historic Commission
May 13, 2021

Motion to recommend approval of a request for a Special Use for variance from Section 157.033(B)(6)(b)2 of the Zoning Chapter of the East Dundee Village Code requiring that a side yard abutting a street is not to be less than 30 feet in depth to allow for the side yard to be one (1) foot in depth, with the recommended conditions by Bernstein/Holliman.

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 variance from Section 157.033(B)(6)(b)2 of the Zoning Chapter of the East Dundee Village Code requiring that a side yard abutting a street is not to be less than 30 feet in depth to allow for the side yard to be one (1) foot in depth, with the recommended conditions by Holliman/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 7:26 p.m. by Holliman/Steneck.

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