

# EAST DUNDEE

## **SPECIAL HISTORIC COMMISSION MEETING AGENDA**

Wednesday, November 10, 2021  
5:00 PM

East Dundee Police Station, 2nd Floor Meeting Room  
115 E. 3rd Street, East Dundee, IL 60118

**CALL TO ORDER**

**ROLL CALL / DECLARATION OF QUORUM**

**APPOINT AN ACTING CHAIRMAN**

**APPROVAL OF MINUTES**

1. [Planning and Zoning Commission Meeting Minutes dated October 7, 2021](#)

**PUBLIC COMMENT**

**HISTORIC COMMISSION**

1. [Certificate of Appropriateness for Rooftop Patio Enclosure: DC Cobbs, 311 Barrington Ave, Unit D](#)
  - a. Discussion and Motion to Recommend Approval/Denial of a Certificate of Appropriateness for DC Cobbs Rooftop Patio Enclosure

**NEW BUSINESS**

**OTHER BUSINESS**

**ADJOURNMENT**

Commissioner Scarpelli called the Planning and Zoning Commission meeting to order at 7:00 p.m.  
Roll: 6 Present (Holliman, Scarpelli, Muscat, Bernstein, Apke and Steneck). 2 Absent (Schock 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 Holliman/Steneck.  
6 Ayes (Holliman, Scarpelli, Muscat, Bernstein, Apke and Steneck). 0 Nays. 2 Absent (Schock and Meyer). Motion Carries.

**APPROVAL OF MINUTES:**

**1. Planning and Zoning & Historic Commission Meeting Minutes dated September 2, 2021**

Motion to approve the September 2, 2021 meeting minutes by Bernstein/Steneck.  
6 Ayes (Holliman, Scarpelli, Muscat, Bernstein, Apke and Steneck). 0 Nays. 2 Absent (Schock and Meyer). Motion Carries.

**PUBLIC COMMENT: None**

**HISTORIC COMMISSION: None**

**NEW BUSINESS**

**1. PUBLIC HEARING (PINs 03-25-426-009 and 03-25-426-010) - to consider a request:**

- To Rezone the small western trapezoidal portion of the property to from B-3 Service Business District to M-1 Limited Manufacturing District.
- For a Variance from Sections 157.066(A)(6)(a) & 157.148 requiring the front yard to not be less than 40 feet in depth.
- For a Variance from Section 157.066(A)(6)(b) requiring side yards to be not less than 25 feet in width.
- For a Variance from Section 157.066(A)(5) requiring building height to be less than 35 feet in height.
- For a Variance from Sections 157.147(B)(2) requiring no driveway across the public property shall have a width exceeding 24 feet.

Motion to open the public hearing by Muscat/Apke.  
6 Ayes (Holliman, Scarpelli, Bernstein, Apke, Muscat and Steneck). 0 Nays. 2 Absent (Schock and Meyer). Motion Carries.

Administrator Ramsay advised that the Village Board approved a redevelopment agreement for this project. She explained that the developer plans to build a 172,400 square foot industrial building and due to its large size, it will require several front and side yard variances. Attorney Peter Bazos provided a summary of the rezone and variance requests. Mike Anderson, Civil Engineer of Haeger Engineering,

presented the site plan to the Commission. He explained that the 172,400 square foot industrial building will include 8,600 square feet of office space and 163,780 square feet of warehouse. He advised that all truck docks and parking will be behind the building and not visible from Route 72.

Motion to close the public hearing by Holliman/Muscat.

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

Motion to recommend approval of a request to rezone the small western trapezoidal portion of the property from B-3 Service Business District to M-1 Limited Manufacturing District by Muscat/Apke.

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

Motion to approve a variance from Sections 157.066(A)(6)(a) and 157.148 requiring the front yard to not be less than 40 feet; a variance from Section 157.066(A)(6)(b) requiring side yards to be not less than 25 feet in width; a variance from Section 157.066(A)(5) requiring building height to be less than 35 feet in height; and a variance from Section 157.147(B)(2) requiring no driveway across the public property shall have a width exceeding 24 feet by Steneck/Muscat.

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

Motion to approve a Findings of Fact to recommend approval of the requested variances from Sections 157.066(A)(6)(a), 157.148, 157.066(A)(6)(b), 157.066(A)(5) and 157.147(B)(2) by Holliman/Apke.

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

## **2. PUBLIC HEARING to consider a request for:**

- A Special Use for outside vehicle and equipment parking and storage for Plote property with PINS 03-24-400-006, 03-24-400-007, and 03-25-200-046 in the M-1 Manufacturing District.
- A Variance request from Section 157.147(B)(2) and 157.149(B) requiring off-street parking areas shall be paved with asphaltic concrete or comparable hard-surfaced, all-weather, dustless material.
- A Variance from Section 157.149(C) requiring screening and landscaping for all open automobile parking areas containing more than four parking spaces on each side adjoining or fronting any residential or institutional property.
- A Variance from Section 157.149(D) requiring illumination of an off-street parking area.

Motion to open the public hearing by Holliman/Muscat.

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

Administrator Ramsay explained that this is property owned by Plote that is being sold to High Street Logistics. This is a request to relocate Plote's outside storage. Ryan Trottier of Plote Properties stated that in order to transact the property to High Street to erect the building, the outside storage component needs

to be moved further north. He said that Plote acquired an old gravel pit property from Prairie a few years ago that will be filled with clay and clean construction debris. And as this fills up, the best use for it will be for outside storage as it will not be suitable for a foundation.

Motion to close the public hearing by Holliman/Muscat.

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

Motion to Approve a Special Use for outside vehicle and equipment parking and storage for Plote Properties with PINs 03-24-400-006, 03-24-400-007, and 03-25-200-046 in the M-1 Manufacturing District by Holliman/Berstein.

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

Motion to approve a variance from Sections 157.147(B)(2) and 157.149(B) requiring off-street parking areas shall be paved with asphaltic concrete or comparable hard-surfaced, all-weather, dustless material; a variance from Section 157.149(C) requiring screening and landscaping for all open automobile parking areas containing more than four parking spaces on each side adjoining or fronting any residential or institutional property; and a variance from Section 157.149(D) requiring illumination of an off-street parking area by Holliman/Berstein.

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

Motion to approve a Findings of Fact to recommend approval of the requested Special Use and Variances by Bernstein/Holliman.

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

### **3. PUBLIC HEARING to consider a request for a Text Amendment to Chapter 157.087 of the East Dundee Village Code Regulating Fences as Permitted Obstructions in Yards**

Motion to open the public hearing by Holliman/Muscat.

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

Building Official Ranieri explained that the Dundee Township Cemetery is requesting to construct an ornamental fence around the property at the corner of Routes 25 and 72. Because it is zoned as R-1, the height of the fence is limited to 3 feet. It is proposed to amend the ordinance to allow for up to a 6-foot-high fence on government properties. He further explained that the fence along routes 25 and 72 will be black wrought iron with brick columns. The north and east sides of the property will be a chain link fence.

Motion to close the public hearing by Holliman/Muscat.

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

Motion to recommend approval for an amendment to Chapter 157.087 regulating fences as permitted obstructions in yards by Bernstein/Holliman.

Village of East Dundee  
Kane County, IL  
Planning and Zoning Commission  
October 7, 2021

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

**OTHER BUSINESS: None**

Motion to adjourn the Planning and Zoning Commission Meeting at 7:41 p.m. by Holliman/Steneck.  
Motion carries by unanimous consent. Meeting adjourns.

# EAST DUNDEE

## Planning and Zoning / Historic Commission Meeting Memorandum

**To:** Planning and Zoning Commission (Historic District Commission)  
**CC:** Katherine Diehl, Village Clerk / Admin Assistant  
**From:** Chris Ranieri, Building Inspector  
**Subject:** Historic Certificate of Appropriateness – DC COBB’S rooftop enclosure.  
**Date:** November 5, 2021

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The Village has received an application from DC COBB’S at 311 Barrington Ave. Unit D for a rooftop enclosure. The request is to add a new aluminum framed, moveable glass enclosure to the existing rooftop.

As the property is located within the Village's Historic District, the application requires review by the Planning and Zoning Commission acting as the Historic District Commission (HDC). The proposed modifications should be reviewed according to the following applicable guidelines. Attached, please find the Certificate of Appropriateness applications, including rendering of the proposed rooftop enclosure.

### **153.37 CRITERIA AND STANDARDS.**

(A) In making a determination whether to issue or deny a certificate of appropriateness, the Commission shall consider, among other things, the purpose of this chapter and the effect if the issuance upon the historic, aesthetic or architectural values, characteristics and significance of the District or any building or structure within the District. The criteria to be used by the Commission in making its determination shall include, but are not limited to architectural style of the proposed construction, alteration, extension or repair with the prevalent architectural style or styles within the District; the compatibility of the general design, arrangement, texture or material of the construction, alteration, extension or repair with the historic aesthetic or architectural values, characteristics and significance of the District or any building or structure within the District; and the relationship of the location of the construction, alteration, extension or repair to the streets and structures within the District.

(B) The Commission shall adopt detailed architectural standards for its use in making a determination pursuant to the above criteria. For any building or structure undergoing construction, alteration, extension or repair within the District, these architectural standards should include, but are not limited to the following elements:

- (1) The appropriate height;

- (2) The proper proportions of the front facade;
  - (3) The proper proportions of windows, doors or other openings;
  - (4) The appropriate bulk and density;
  - (5) The appropriate textures, materials and shapes for roofs;
  - (6) The appropriate landscaping and proper location and design of accessory buildings, structures and uses;
  - (7) The appropriate directional expression of front elevations and general scale of any building and structure;
  - (8) Other appropriate standards for architectural details; and
  - (9) Methods to evaluate the economic reasonableness of any criteria of standard utilized by the commission in making a determination to issue or deny a certificate of appropriateness.
- (C) If an applicant shows that failure to issue a certificate of appropriateness will cause an imminent threat to life or property, the certificate shall be issued.

NOTES:

- 1) The owner of the building has indicated that they are in favor of the rooftop enclosure.
- 2) If the proposed rooftop enclosure is approved the petitioner will submit architectural stamped plans for review by the building department.

**Action Requested:** Discussion and Motion to Recommend Approval/Denial of a Certificate of Appropriateness for The DC COBB'S rooftop enclosure.

**Attachments:** Certificate of Appropriateness Application and Renderings



**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 311 Barrington Ave. Unit D  
APPLICANTS NAME Dundee Cobbs Inc / Daniel Hart  
TELEPHONE NUMBER (Home) 630-854-8881 (Work) \_\_\_\_\_  
PROPERTY OWNERS NAME 311 Barrington Ave PHONE # 847-697-9222

Nature of proposed change: (check all that apply)

- |  |   |   |
|--|---|---|
| <input checked="" type="checkbox"/> New Construction | <input type="checkbox"/> Extensive renovation | <input type="checkbox"/> Minor Renovation, Repair or Alteration |
| <input type="checkbox"/> Sign                        | <input type="checkbox"/> Demolition           | <input type="checkbox"/> Facade                                 |
| <input type="checkbox"/> Other _____                 |   |   |

\*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.

Proposed covered patio with windows & louvered roof system  
Please see attached layout & specs

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 affected.
- C. The general design, arrangement, and materials proposed to be used will be maintained.

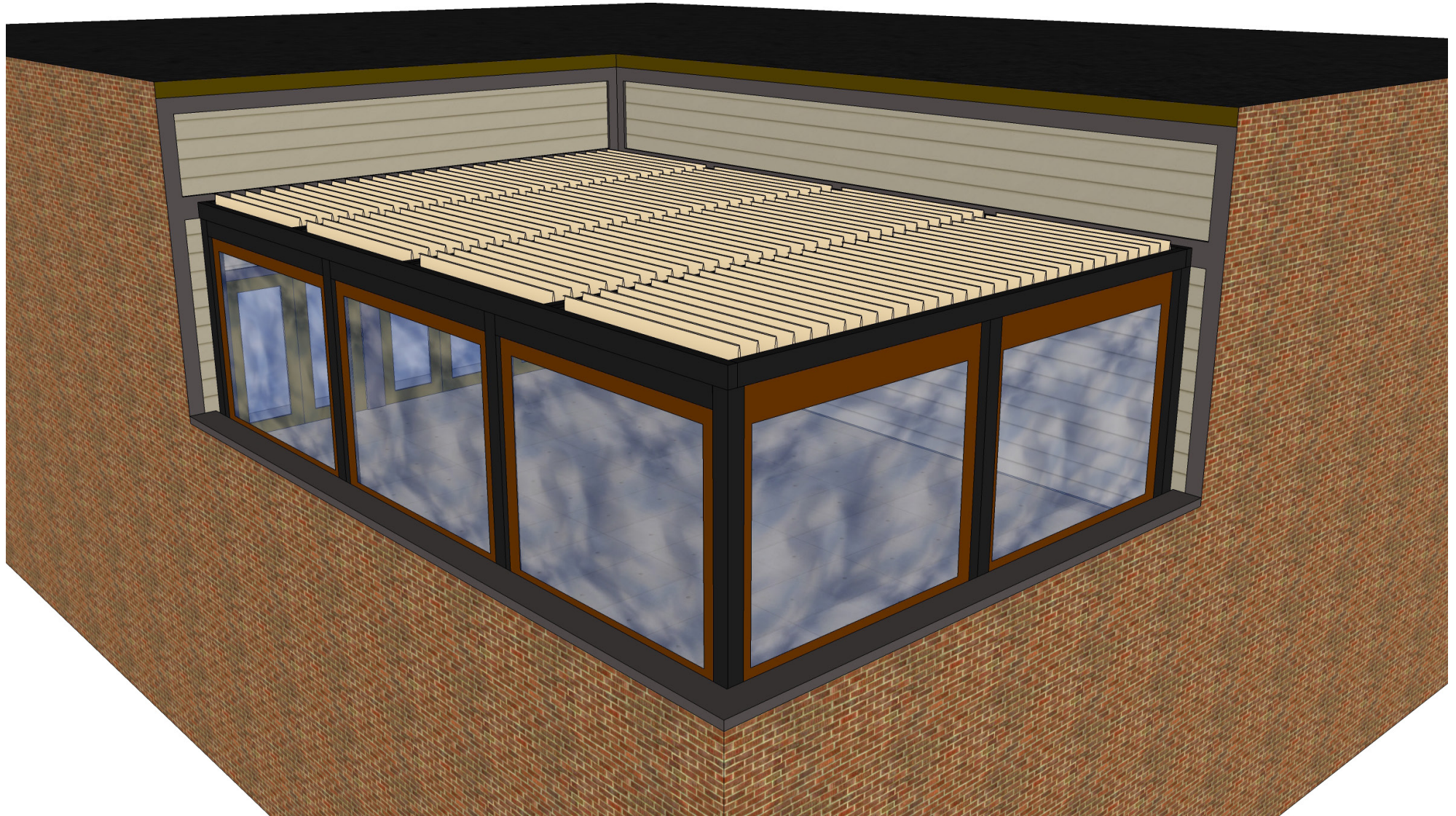
I, the undersigned, hereby state that all of the information presented in this application is true and complete, to the best of my knowledge.

Signature:  Date: 9/29/21

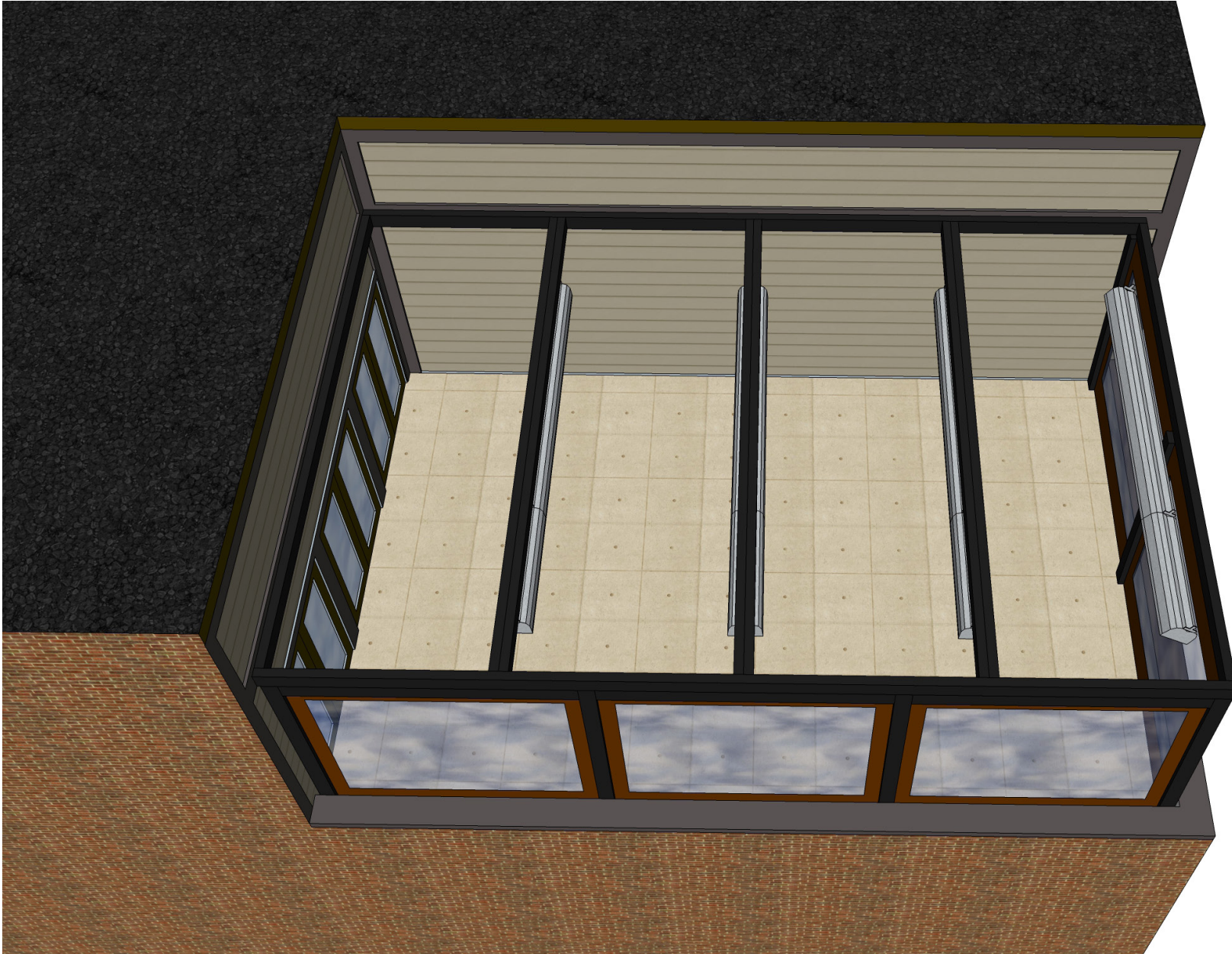
**HISTORIC COMMISSION USE ONLY**

This application has been ( Approved / Denied )

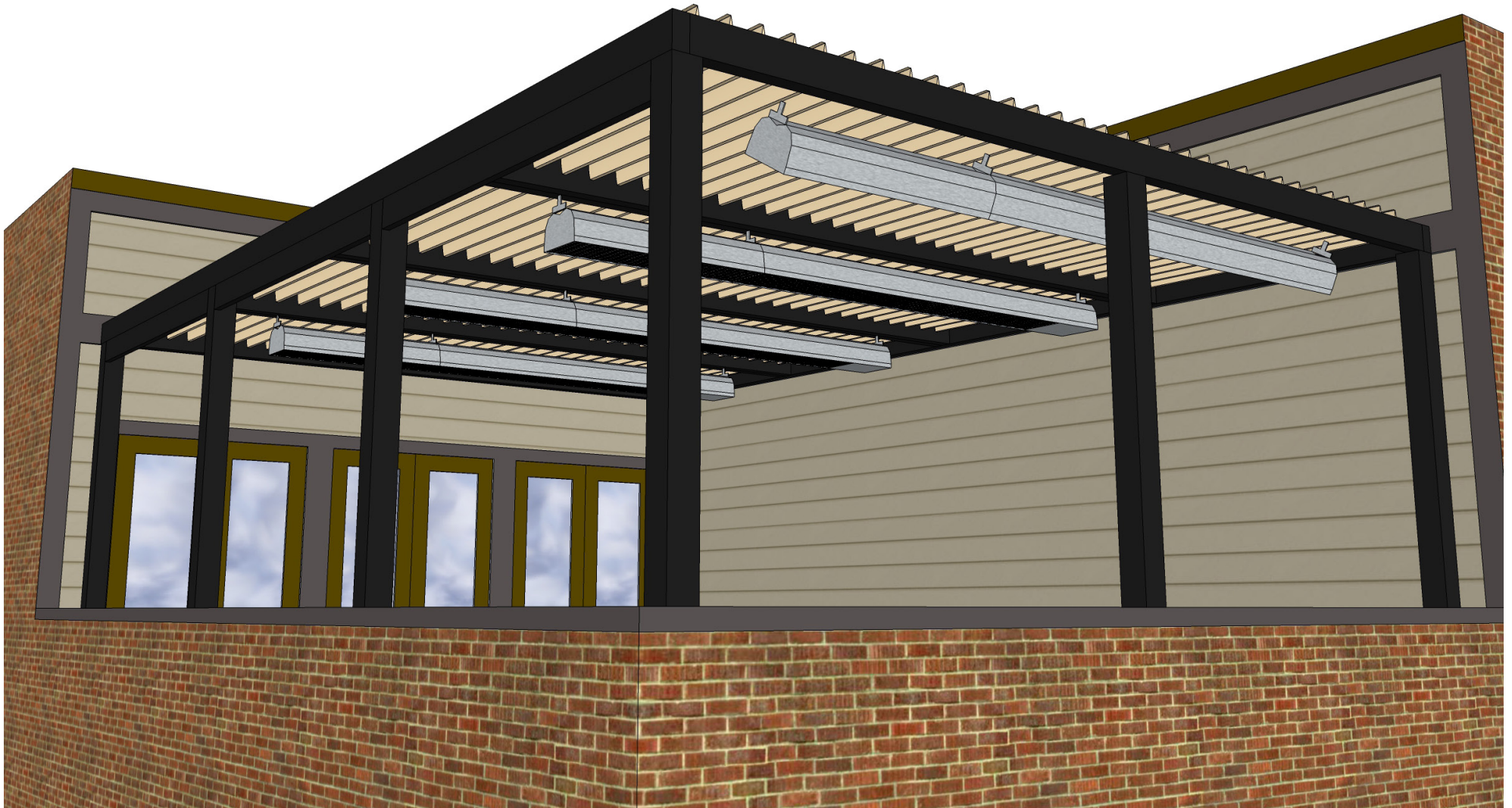




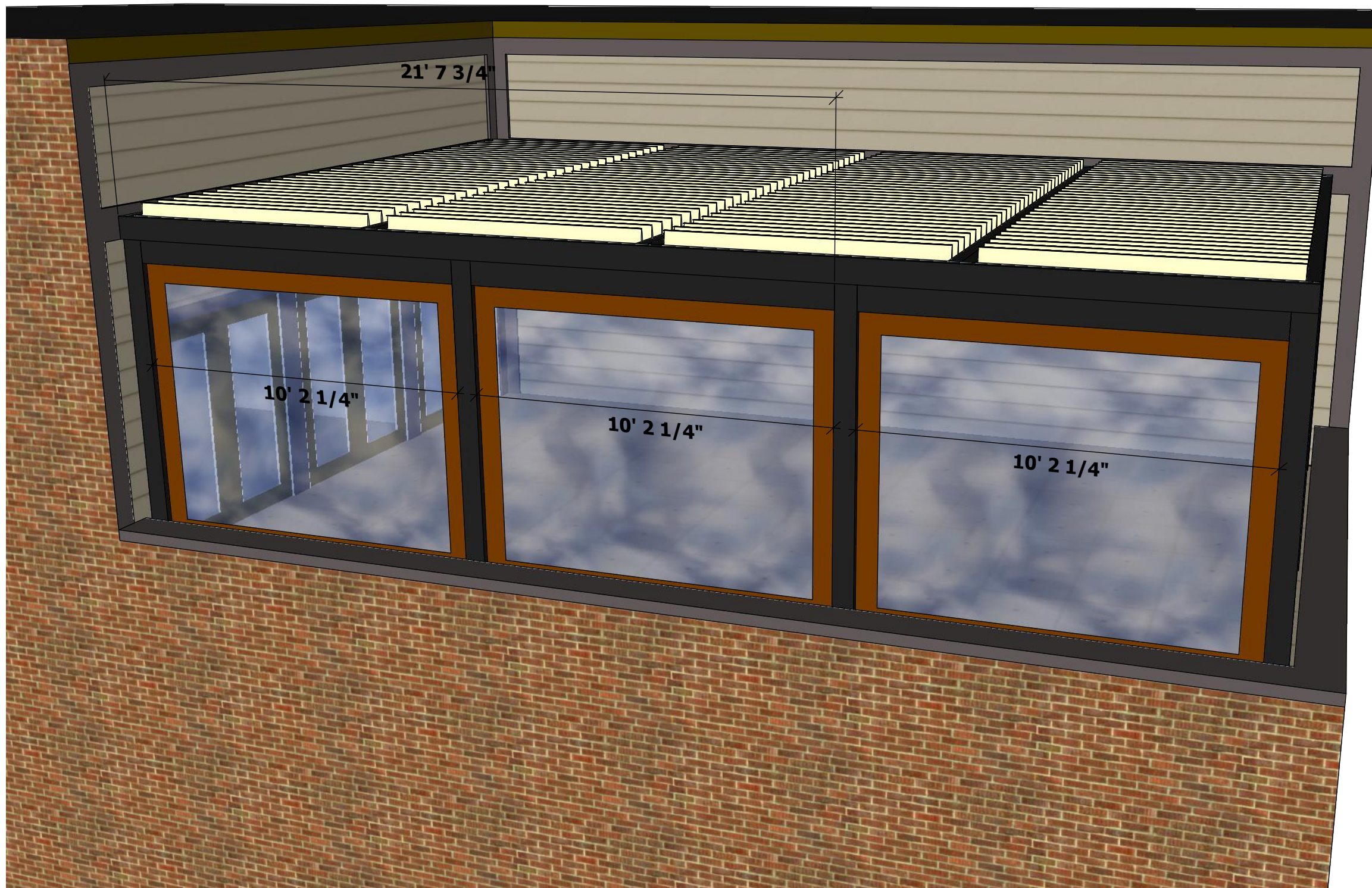












CLIENT  
**DC Cobbs**  
East Dundee, IL

PROJECT  
Restaurant Patio

CREATED: MM.DD.YY  
MODIFIED: August 24, 2021  
VERSION: V1.0

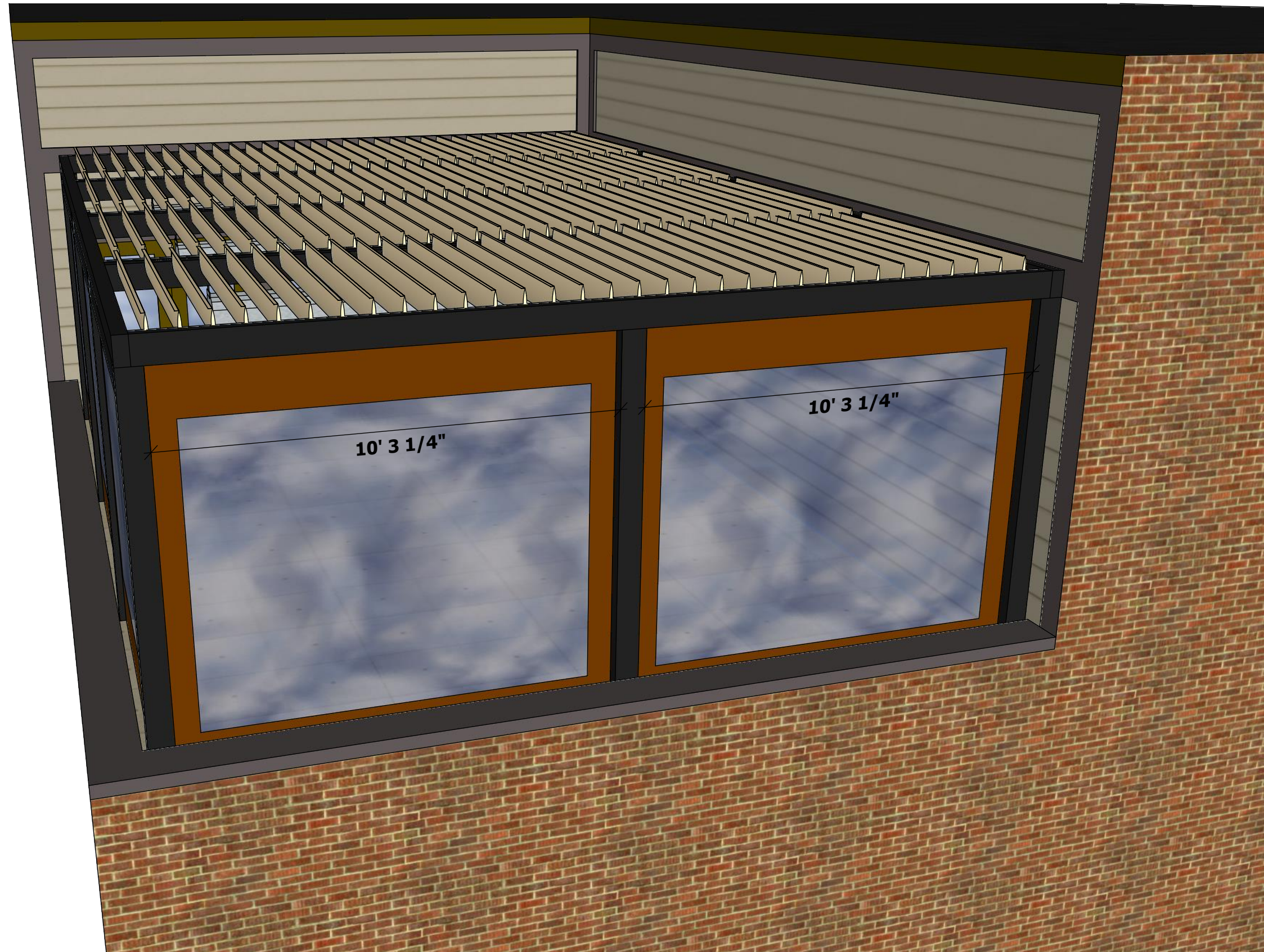
DESCRIPTION  
Sheet Description

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patio**EG**  
patio enhancement group, LLC

www.PatioEG.com  
Thiensville, WI 53092  
414-351-5100





CLIENT  
**DC Cobbs**  
East Dundee, IL

PROJECT  
Restaurant Patio

CREATED: MM.DD.YY  
MODIFIED: August 24, 2021  
VERSION: V1.0

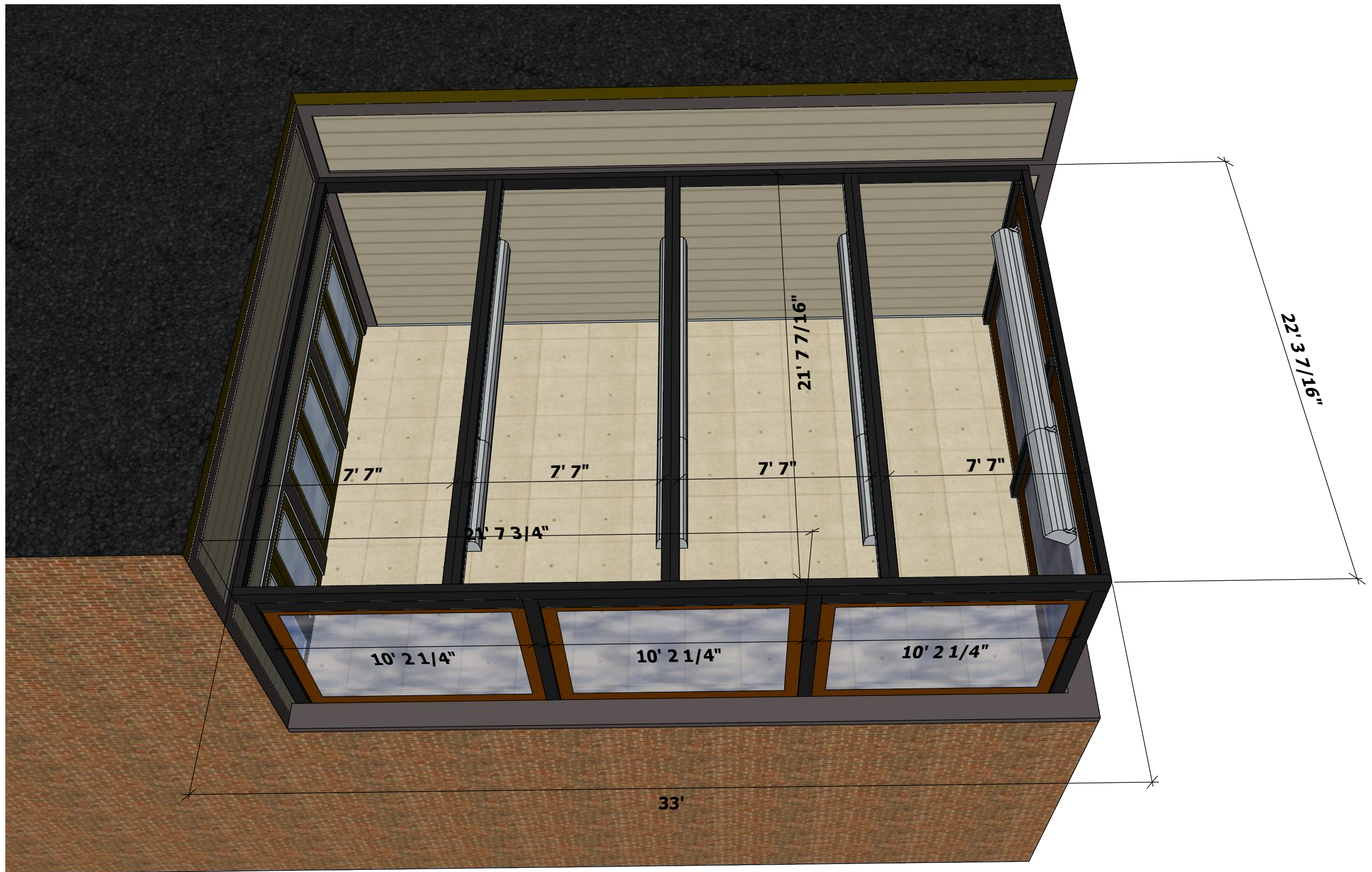
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414-351-5100





CLIENT  
**DC Cobbs**  
East Dundee, IL

PROJECT  
Restaurant Patio

CREATED: MM.DD.YY  
MODIFIED: August 24, 2021  
VERSION: V1.0

DESCRIPTION  
Sheet Description

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www.PatioEG.com  
Thiensville, WI 53092  
414-351-5100

# DC COBBS EAST DUNDEE - ROOFTOP PATIO

## PROPOSED LOUVERED ROOF LAYOUT

