

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.