

*Chairman John Brewer called the Planning & Zoning and Historic Commission meeting to order at 7:00 pm.*

*Roll: 8 Present (Brewer, Scarpelli, Meyer, Steneck, Holliman, Apke, Schock and Bernstein). 1 Absent (Muscat). Also present were Deputy Village Administrator/Village Clerk Heather Maieritsch, Village Engineer Joe Heinz and Deputy Village Clerk Katherine Holt.*

#### **APPROVAL OF MINUTES:**

##### **1. December 10, 2015 Planning and Zoning/Historic Commission Meeting Minutes**

*Motion to approve the December 10, 2015 meeting minutes by Scarpelli/Apke.*

*8 Ayes (Brewer, Scarpelli, Meyer, Steneck, Holliman, Apke, Schock and Bernstein). 1 Absent (Muscat). Motion carries.*

#### **PUBLIC COMMENT:**

Commissioner Holliman stated that there is a residence on the corner of Park Street and Route 68 doing business out of their garage. She said the address is not zoned for this. She also stated that a residence on Barrington Avenue has a political sign displayed in their front yard and that it should not be displayed more than 30 days prior to an election. Clerk Maieritsch said she would pass this information on to the Building Department to look into.

#### **NEW BUSINESS:**

- 1. PUBLIC HEARING- on 3 Wenzholz, East Dundee Illinois. Requesting variance from – section 157.034(5)(b)(2) for a variance from the required 25 foot side yard abutting a street requirement to allow for a 12 foot side yard setback which would allow the rebuilding of a legal non conforming garage in the location due to the irregularly shaped lot at 3 Wenzholz, East Dundee, Illinois.**

*Motion to open the Public Hearing by Holliman/Schock.*

*8 Ayes (Brewer, Scarpelli, Meyer, Steneck, Holliman, Apke, Schock and Bernstein). 1 Absent (Muscat). Motion carries.*

Court reporter swears in anyone that will be giving testimony. Petitioner Lauren Christopherson said her current existing garage is structurally unsafe and will be completely replaced in the same spot and with the same distance from the street. She said the new garage will be built wider and that the right hand corner will remain in the same spot. Commissioner Schock asked if the new garage will be two stories like the existing garage to which she answered that it would not. Clerk Maieritsch advised that the only variance required that will be voted on tonight is the corner of Lincoln having a 12 foot setback instead of the required 25 feet. Commissioner Meyer said he does not see a particular hardship for the request but said the new garage will make the neighborhood look much better.

*Motion to close the Public Hearing by Berstein/Meyer.*

*8 Ayes (Brewer, Scarpelli, Meyer, Steneck, Holliman, Apke, Schock and Bernstein). 1 Absent (Muscat). Motion carries.*

*Motion to Approve a variance from – section 157.034(5)(b)(2) by Steneck/Schock.*

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

## **2. Findings of Fact – 3 Wenholz, East Dundee, Illinois**

*Motion to Approve the Findings of Fact for 3 Wenholz Avenue by Steneck/Schock.*

7 Ayes (Brewer, Meyer, Steneck, Apke, Hollimon, Schock, Scarpelli and Bernstein). 1 Absent (Muscat).  
Motion carries,

*Motion to amend the agenda and move Historic Commission item 1 (319 Meier Street – 2 Car Garage Addition) as the next order of business by Scarpelli/Holliman.*

*Motion was passed by unanimous vote.*

## **HISTORIC COMMISSION:**

### **1. 319 Meier Street – 2 Car Garage Addition**

Jerry Skowronski of Otto Engineering advised that they are planning to build a 2-car garage behind the building at 319 Meier Street. He said it would have a 5 foot setback from the adjacent property. The structure would be 28 feet wide and 19 feet tall. He said the garage will be painted the same green with cream trim colors as the current building. Commissioner Scarpelli asked what style of garage door will be installed and suggested that a historical looking one would fit well. Chairman Brewer suggested that a carriage style garage door would look nice. Skowronski was open to the suggestions.

*Motion to Approve the Certificate of Appropriateness as presented for 319 Meier Street and requested consideration for a wood style garage door by Scarpelli/Holliman.*

7 Ayes (Brewer, Meyer, Steneck, Apke, Hollimon, Schock, Scarpelli and Bernstein). 1 Absent (Muscat).  
Motion carries.

## **NEW BUSINESS continued:**

### **3. 311 Barrington Ave Site Plan**

Commissioner Scarpelli asked if the proposed refuse area will be able to fully accommodate all of the residents and businesses in the building. Tracy Burnidge responded that there will be two, 12 yard dumpsters that are 24 feet wide as well as a grease trap. Clerk Maieritsch asked if the parking spaces indicated beyond the property line are part of the project. Burnidge responded that he is currently in negotiations to add more parking and that would be included in Phase two. Scarpelli asked Burnidge if he owns the adjacent lot to the East. Burnidge replied that he does. He explained that when he closes on the property in the next few weeks, he will deed back to the Village a portion of the rear property as well as a portion in the front from the sidewalk to the street. He said that part of the redevelopment agreement is to buy back ten parking spaces to be designated for the building.

*Motion to approve the 311 Barrington Avenue Site Plan pursuant to all items in the Gerald L. Heinz & Associates memorandum dated March 19, 2016 by Scarpelli/Holliman.*

7 Ayes (Brewer, Meyer, Steneck, Apke, Hollimon, Schock, Scarpelli and Bernstein). 1 Absent (Muscat).  
Motion carries.

**HISTORIC COMMISSION continued:**

**2. 311 Barrington Ave – New Building**

Tracy Burnidge gave a presentation of the building façade plans. He said the plans include goose neck lights, awnings and wood signage to give a look of “downtown” and like it was originally built back in time. He said the building will look like it is 4 buildings with each façade looking different from the next. He presented color schemes for the brick, limestone and window frames for each building. Scarpelli asked if the upper residential windows will be operational. Burnidge replied that they would be. He advised that there are nine rental apartments that range in size from 800-1150 square feet.

Commissioner Holliman asked where the name “Stockyards” came from that is presented to appear on the top of the middle building. Burnidge advised that upon research, the architect found Dundee Stockyards dating back to around 1912. She said she was not in favor of that name.

Burnidge advised that the center building will be occupied by a nano brewery and a breakfast restaurant. He said another building will house a Mexican restaurant. He is still interviewing other potential occupants. He explained that the far west building will have a rooftop garden for outside dining and that each building will have front patios for outside dining. Commissioner Scarpelli asked if each individual business would need to apply for signage. Clerk Maieritsch advised that they would. Burnidge added that there will be a signage theme that all tenants will go by. He said he is hoping to be open by fall.

Commissioner Holliman asked if the roof façade style can be designed to look more like his Wasco building examples he presented. Burnidge replied that he could do that for a couple of the buildings. Chairman Brewer echoed that he does not like the “Stockyards” name and suggested that is say “Railyards” instead because of the town’s Depot theme. Burnidge said he will bring that suggestion back to his team.

*Motion to approve a certificate of appropriateness for 311 Barrington Avenue by Holliman/Scarpelli. 7 Ayes (Brewer, Meyer, Steneck, Apke, Hollimon, Schock, Scarpelli and Bernstein). 1 Absent (Muscat). Motion carries.*

*Motion to adjourn the Planning and Zoning Meeting at 7:56pm by Scarpelli/Meyer. Motion was passed by unanimous vote. Meeting adjourns.*