

*Chairman Brewer called the Planning & Zoning and Historic Commission meeting to order at 7:00 pm. Roll: 7 Present (Brewer, Steneck, Holliman, Apke, Schock, Muscat and Bernstein). 2 Absent (Scarpelli and Meyer). Also present were Deputy Village Administrator/Village Clerk Heather Maieritsch and Deputy Village Clerk Katherine Holt.*

**APPROVAL OF MINUTES:**

**1. April 21, 2016 Planning and Zoning/Historic Commission Meeting Minutes**

*Motion to approve the April 21, 2016 meeting minutes by Schock/Apke. 7 Ayes (Brewer, Steneck, Holliman, Apke, Schock, Muscat and Bernstein). 2 Absent (Scarpelli and Meyer). Motion carries.*

**PUBLIC COMMENT: None**

**NEW BUSINESS:**

- 1. PUBLIC HEARING - On an application for a variance to 469 E. Main Street, East Dundee Illinois. The requested variance is from section 157.053 (G)(4) for a variance from the required 20 foot rear yard requirement to allow for a 4.82 foot rear yard setback which would allow a 35 foot extension to the existing building along the back line.**

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

Court reporter swears in anyone that will be giving testimony. Petitioner Brian Kalin advised that he plans to extend the west end of the existing building 35 feet. He said the shed in that area that is used to store parts will be removed. He said if funds allow, they plan to do a facelift to the front office façade.

Commissioner Steneck asked if the new addition would be taller than the front office. Mr. Kalin advised that he wanted to get the variance approved first before getting an architect involved. He said that the plan it to have the roof line joined in at the highest peak.

Court reporter swears in Claudette Wagner. Mrs. Wagner explained that her home is directly behind this business and said the building is already five feet from her property line. She said the extension would run across her entire property line and that their entire southern view will be obstructed. She said she does not want this extension to happen. Mr. Kalin confirmed that his building currently covers  $\frac{3}{4}$  of her rear property line and the extension would cover 100 percent of it. Shock asked Mrs. Wagner if the trees on the property line hide her view of the building. Mrs. Wagner replied that many trees have died because fluids from the business leaked into the ground. Mr. Kalin disputed that comment stating that the EPA came out to inspect and determined that the trees did not die from chemicals by Spring Hill Auto Body. Mrs. Wagner stated that she has called the EPA out to inspect the odors that are emitting from the business. She added that when the business has their doors and vents closed, she does not smell the odor. She said she would like the venting better than it has been. Mr. Kalin advised that the back door that is currently open will be completely blocked off. Commissioner Apke asked if the building has air conditioning. Mr. Kalin responded that it does not. He offered to plant more trees along the new building addition.

Commissioner Apke asked if there will be a roll up door to match the height of the existing door. Mr. Kalin responded that there will be four doors. Apke asked if there are plans to upgrade HVAC in the shop. Mr. Kalin said there is not. He said he has high end booths that go through many filtration systems.

Commissioner Shock asked if the parking lot will be paved. Mr. Kalin advised that he will if he can financially afford to do so.

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

*7 Ayes (Brewer, Steneck, Holliman, Apke, Schock, Muscat and Bernstein). 2 Absent (Scarpelli and Meyer). Motion carries.*

*Motion to Approve a variance from section 157.053(G)(4) by Schock/Muscat.*

*5 Ayes (Brewer, Holliman, Apke, Schock and Muscat). 2 Nays (Steneck and Bernstein). 2 Absent (Scarpelli and Meyer). Motion carries.*

## **2. Findings of Fact – 469 E. Main Street, East Dundee, Illinois**

*Motion to Approve the Findings of Fact for 469 E. Main Street by Holliman/Muscat.*

*7 Ayes (Brewer, Steneck, Holliman, Apke, Schock, Muscat and Bernstein). 2 Absent (Scarpelli and Meyer). Motion carries.*

## **HISTORIC COMMISSION:**

### **1. Aliano's Signage and Exterior Garden Area – 310 N. River Street, East Dundee, IL 60118**

**Signage:** Mario Aliano is requesting to have an illuminated sign. He said his current sign on the building faces west. He is proposing a sign that would extend from the building so that it would be viewable to traffic traveling north and south. A representative from IC Signs and Graphics advised that the LED lit sign would be fixed and supported to the building by simple bars. He described the sign as aluminum with Lexan graphics, front lit and double sided. Chairman Brewer said that typically LED lit signage is not allowed in the historic district. He said he has does not have a problem with it but does not want to set a precedence for everyone else to change to LED lighting. The sign representative offered to present a soft lit LED sign sample. Commissioner Apke asked if there is an ordinance that prohibits signs to protrude out over the sidewalk. Clerk Maieritsch replied that the building inspector did not bring up a concern upon his review. Commissioner Muscat asked if the brightness can be regulated after installation. The sign rep advised that a dimmer can be put on the lighting system. Mr. Aliano added that he will set the sign lighting on a timer. Apke noted that it is the lighting color that is of concern. The rep advised that he would use a softer white light on this sign.

*Motion to Approve the Certificate of Appropriateness for Aliano's signage with the request to use soft LED lighting and a dimmer for control by Holliman/Berstein.*

*7 Ayes (Brewer, Steneck, Holliman, Apke, Schock, Muscat and Bernstein). 2 Absent (Scarpelli and Meyer). Motion carries.*

#### **Exterior Garden Area Fencing:**

Mario Aliano explained that immediately prior to tonight's meeting, he and his landlord agreed on a fence design that is different from what he previously submitted. He presented a picture from his cell phone of the new fence design to the Commission. He stated that the fence is made of plastic. Chairman Brewer advised Mr. Aliano that he will still need to get a permit and approval for the fencing by the building department. Mr. Aliano said there will be a wrought iron entrance door that will be fixed to the fence. He agreed to remove the large wooden fixture currently residing in the exterior garden area.

*Motion to approve the revised fencing plans as presented by Muscat/Berstein. 7 Ayes (Brewer, Steneck, Holliman, Apke, Schock, Muscat and Bernstein). 2 Absent (Scarpelli and Meyer). Motion carries.*

**2. Great Spirit Furniture Signage – 7 Jackson, East Dundee, Illinois**

Skip Gleichmann stated that he has two separate businesses that operate at his location and are requesting signage approval for both and provided renderings of each. Chairman Brewer said the size does not appear to be an issue. Clerk Maieritsch responded that the size is well below the maximum allowed. Mr. Gleichmann said that he would like to add gooseneck lighting on the exterior of the building and the landlord would like to hang awnings over the doors and windows. He plans to have a grand opening in a month of his 4,000 square foot showroom.

*Motion to approve a certificate of appropriateness for Great Spirit Furniture Signage by Holliman/Apke. 7 Ayes (Brewer, Steneck, Holliman, Apke, Schock, Muscat and Bernstein). 2 Absent (Scarpelli and Meyer). Motion carries.*

*Clerk Maieritsch announced her resignation adding that she will be the new Economic Development Manager for the City of Crystal Lake.*

*Motion to adjourn the Planning and Zoning Meeting at 7:52pm by Schock/Muscat. Motion was passed by unanimous vote. Meeting adjourns.*