

*Chairperson Swanson called the Planning and Zoning and Historic Commission meeting to order at 7:00 pm.*

*Roll: 7 Present (Miller, Brewer, Holliman, Meyer Martin, Scarpelli and Swanson), 2 Absent (Snow, and Bernstein). Also present were Administrator Frank Koehler, Building Official Urbanowitz, Engineer Joe Heinz, and Assistant to the Administrator Heather Zipparro.*

*Approval of Planning and Zoning Minutes with the change of removing Brewer from roll call by Scarpelli/Holliman.*

*Roll: 7 Present (Miller, Brewer, Holliman, Meyer Martin, Scarpelli and Swanson), 2 Absent (Snow, and Bernstein).*

*Approval of Historic Commission minutes with the correction of the adjournment of the Planning and Zoning meeting to adjournment of the Historic Commission by Martin/Scarpelli.*

*Roll: 7 Present (Miller, Brewer, Holliman, Meyer Martin, Scarpelli and Swanson), 2 Absent (Snow, and Bernstein).*

#### **OLD BUSINESS:**

- 1. Reappointing of Paul Meyer as a Planning and Zoning Commissioner**  
Dan O'Leary swears in Paul Meyer.

#### **NEW BUSINESS:**

- 1. PUBLIC HEARING: Text amendment changes to Chapter 157, Zoning, Section 157.051 (B); Chapter 157, Zoning, Section 157.051 (D) (17) and (19); and Chapter 157, Zoning, Section 157.052 (D) to allow residential above the first floor in the Business District and changes to Section 157.050 (M)(5)(b) to facilitate and expedite development review procedures and consider text amendment changes to Section 157.248(A)(1)(e) to facilitate and expedite modified PUD development review procedures within the Village.**

*Motion to open the public hearing at 7:10 by Scarpelli/Martin.*

*Roll: 7 Present (Miller, Brewer, Holliman, Meyer Martin, Scarpelli and Swanson), 2 Absent (Snow, and Bernstein).*

The court reporter swears in all individuals that will be speaking.

Frank Koehler presented on behalf of The Village of East Dundee.

He stated that the Village is trying to encourage residential in the downtown in addition to attempting to encourage by removing one step from the process. This change will allow residential as a permitted use into the B-1 district and will still require two off street parking on same lot. Because the Village Code builds off each Business District we also need to amend other Business sections. Also the Village is looking into streamlining the process for developers. As the code stands now anything other than a single family home requires it to go before the

Planning and Zoning Commission and the Village Board. This review process can take up to weeks delaying the developer and development.

Frank stated that he has confidence in the Planning and Zoning process and that the Village should look to have these types of site plans go for review before staff, engineers and the Planning and Zoning Commission. Frank also commented that he has not frequently seen a Village require these types of plans to go before both the Planning and Zoning Commission and the Village Board. Even with this change the Petitioner would still have the ability to go before the Village Board in case that the Planning and Zoning Commission rejected site plan.

Tom McNamee, a business and property owner in the Village stated that the Village could really use the quicker Planning and Zoning process.

Paul Meyer was concerned where individuals that would live in the downtown would be able to park their cars

Scarpelli commented that the Village did pass an Ordinance that owners could get licenses to park on the street on 4<sup>th</sup> street.

Koehler also commented that a developer is still able to request a variance and the parking situation could be decided on a case by case basis. And also stated that all requirements still exist.

Oleary- a few months back vlg bd suggested removing special use (15:30)

Meyer-What is considered new dev

Oleary- Dundee Lumber, Reinke use to be Doderline lot

Avoids the need for a special use (17:23)

No one had any other comments.

*Motion to close the public hearing by Scarpelli/Holliman.*

*Roll: 7 Present (Miller, Brewer, Holliman, Meyer Martin, Scarpelli and Swanson), 2 Absent (Snow, and Bernstein).*

*Motion to approve and send to the Village Board the recommended changes for all items under New Business, Public Hearing by Scarpelli/Martin.*

*Roll: 7 Present (Miller, Brewer, Holliman, Meyer Martin, Scarpelli and Swanson), 2 Absent (Snow, and Bernstein).*

## **2. Site Plan Review: Dunkin Donuts, 890 E Main St.**

Mario V. presented the plan on behalf of owner. The site was a former gas station and is dated. The franchisee has a contractual agreement to remodel the facility because there are currently too many concerns on the site as is to incorporate a remodel and the capital improvement costs to

allow owner to utilize property to greatest extent. Therefore, Dunkin Donuts is looking to rebuild a Dunkin Donuts store and a retail space next to it, both looking distinctly different.

The space is too big for a free standing store, but too small for a strip mall. The property site is just under an acre. Dunkin Donuts is not asking for a parking variance or any variances. There will be a drive-thru where there is currently one now and there will be a similar building.

Mario also stated that the drive entrance off of 72 would not be modified so they would not need to ask IDOT for a change to that.

Scarpelli commented that if the owner is creating green space and reducing asphalt and they need a reduced setback do they need a variance?

Koehler stated that what we have created is an enhancement, and are currently working on the signage. Signage will be handled as a separate issue so that we can focus on the site plan at the current time.

Mario stated that the site and building is large enough to accommodate a Dunkin Donuts and a Baskin Robbins, but, this Dunkin Donuts does not plan to have a Baskin Robbins. This Dunkin Donuts plans to capture the morning and light evening crowd by offering donuts, coffee, flat breads and pizzas.

Scarpelli asked Mario what is the time to get thru the drive thru.

Mario stated that the time is supposed to be within 80 seconds and this is recorded and received by corporate.

Heinz commented that the this site plan looks much better. Since the landscaping and ploymetics are not complete he does not currently have any other questions. But commented that the code states if you alter the parking lot you will have to go up for a variation and does not know if they are grandfathered in or not at this time.

Heinz also stated that he could not determine the actually size of lot because IDOT has not figured out its takings yet. But this would only change the size of who owns the green space.

*The applicant has reasonable insurance and should feel comfortable moving ahead with the plans by Scarpelli/Martin.*

*Present: Miller, Brewer, Holliman, Meyer, Martian, Scarpelli, Swanson*

*Absent: Snow, Bernstein*

### **3. East Dundee Historic Commission Certificate of Appropriateness:**

Tom McNamee's application is for façade décor. He would like to install a line of green neon lighting around the sign but not as part of the sign. This lighting would highlight the façade improvements and lend a positive ambiance. The lighting will be a grass green color and 3-4 inches inside the border of the sign. The dimensions are approximately 20 x 27 inches.

Village of East Dundee  
Kane County, IL  
Planning and Zoning &  
Historic Commission  
April 10, 2008

Tom stated that the lighting could be on a time clock or on a switch that the restaurant turns it off when they were not open. The restaurant hours will be 11am-11pm and will be a dine-in and take-out restaurant.

*Motion to approve the Certificate of Appropriateness by Scarpelli/Holliman.*

*Present: Miller, Brewer, Holliman, Meyer, Martian, Scarpelli, Swanson*

*Absent: Snow, Bernstein*

*Motion to adjourn the Planning and Zoning and Historic Commission meeting at 8:00pm by Scarpelli/Brewer.*

*Present: Miller, Brewer, Holliman, Meyer, Martian, Scarpelli, Swanson*

*Absent: Snow, Bernstein*