

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

Roll: 9 Present (Miller, Brewer, Holliman, Meyer, Snow, Bernstein, Martin, Scarpelli and Swanson), 0 Absent. Also present were Assistant Administrator Thomas Moore, Building Official Urbanowitz, Engineer Joe Heinz, and Assistant to the Administrator Heather Zipparro.

Motion to Approve the April 10, 2008 Planning and Zoning and Historic Commission Minutes with the correction of the size of the sign to 20ft 27 inches by Scarpelli/Martin.

Roll: 9 Present (Miller, Brewer, Holliman, Meyer, Snow, Bernstein, Martin, Scarpelli and Swanson), 0 Absent.

OLD BUSINESS:

NEW BUSINESS:

- 1. PUBLIC HEARING:** P/Z #08-05-01, by Pal Group, requests a map amendment from an R-1 District to an M-1 District and a Special Use for a variation of Section 157.065(C) General Requirements (1) to permit open storage within 300 ft of a residential zoning district boundary line with an earthen berm having an average height of eight feet, instead of a solid wall or uniformity painted fence at least eight feet in height; and, (2) to permit material stored out-of-doors to exceed the height of the berm which would allow the applicant to establish and operate an asphalt plant at 507 Rock Road.

Motion to open the public hearing on PZ #08-05-01 by the PAL Group at 7:10 by Scarpelli/Martin.

Roll: 9 Present (Miller, Brewer, Holliman, Meyer, Snow, Bernstein, Martin, Scarpelli and Swanson), 0 Absent.

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

Dan O'leary explained that the village met with individuals that run Oragne Crush and found that they did not have the proper zoning and encouraged the company to clean up the zoning. Orange Crush is currently fixing what zoning should have been put in place in 1997. Orange Crush is requesting a change in the zoning to make the 22acre parcel conforming. The variances requested are currently what they have at the site.

Walter with Land Vision is representing Pal Group. Walter stated that the property consists of 35 acres on west side of Rock Rd and is currently established and operating and is cleaning up the zoning. There is a current berm that is approx 8ft in height and the property is a asphalt mixing plant with the open storage of aggregate material as well as stocking fleet vehicles. There is a one story concrete building used for operation purposes. The property is currently zoned R-1

surrounded on the west and north by R-1, M1 on the south and east, and M2 on the east and south. The asphalt plant compliments the sand and gravel operation use already on property.

Dan O'leary stated that the Planning and Zoning Commission would also approve the Comprehensive Plan.

Motion to close the public hearing by Scarpelli/Bernstein.

*Roll: 8 Present (Miller, Brewer, Holliman, Meyer Bernstein, Martin, Scarpelli and Swanson),
1 Absent (Snow).*

Scarpelli commented that with use of Orange Crush being there the R-1 will have a hard time getting single family residential right next to it. But this would need to be addressed at another meeting.

*Motion to approve the requested map amendment for the R-1 to an M-1 district by
Scarpelli/Miller*

*Roll: 8 Present (Miller, Brewer, Holliman, Meyer Bernstein, Martin, Scarpelli and Swanson),
1 Absent (Snow).*

*Motion to grant special use Special Use for a variation of Section 157.065(C) General
Requirements (1) to permit open storage within 300 ft of a residential zoning district boundary
line with an earthen berm having an average height of eight feet, instead of a solid wall or
uniformity painted fence at least eight feet in height; and, (2) to permit material stored out-of-
doors to exceed the height of the berm which would allow the applicant to establish and operate
an asphalt plant at 507 Rock Road by Scarpelli/Brewer.*

Meyer commented that instead of average height it would be better to specify minimum height.

Motion to amend last motion to change average height to minimum height by Scarpelli/Brewer.

*Roll: 8 Present (Miller, Brewer, Holliman, Meyer Bernstein, Martin, Scarpelli and Swanson),
1 Absent (Snow).*

*Motion to amend the Comprehensive Plan to accurately reflect the legal description of this
property to M-1 rather than combination of M-1 and R-1 by Scarpelli/Holliman.*

*Roll: 8 Present (Miller, Brewer, Holliman, Meyer Bernstein, Martin, Scarpelli and Swanson),
1 Absent (Snow).*

Dan O'Leary announced that the Board unanimously approved the appointment of Gwen Bernstein and John Snow to the Planning and Zoning Commission.

- 2. PUBLIC HEARING:** P/Z #07-12-02, by Dan Scully, requests Resubdivision for a tract presently in the M-1 Zoning District which is commonly known as 315 Barrington Ave.

Swanson received a call from Mr. Dan Sully who stated that he had problems getting out notices and the Public Hearing will be scheduled for a later date.

3. Site Plan Review: Dunkin Donuts, 890 E Main St.
There have been no changes to the site plan.

4. Discussion of Subdivision Requirements
Scarpelli felt that this is a streamline to the process but feels that if the property does not need any variances or special uses they should not have to go before a public hearing. Another streamline recommended would be to combine a preliminary and final plat in one.

Snow commented that anything we can do to encourage would be to the Village's benefit

5. East Dundee Historic Commission Certificate of Appropriateness: For a sign at 16 E. Main St.
Applicant would like can signs but the Commission recommended goose neck lighting.

Motion to table application for signage at 16 E Main to allow the applicant to go back into the Historic District and look at acceptable signage and come to a future meeting with a new application. by Scarpelli/Brewer.

Roll: 8 Present (Miller, Brewer, Holliman, Meyer Bernstein, Martin, Scarpelli and Swanson), 1 Absent (Snow).

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

Roll: 8 Present (Miller, Brewer, Holliman, Meyer Bernstein, Martin, Scarpelli and Swanson), 1 Absent (Snow).