

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

Roll: 5 Present (Brewer, Steneck, Schock, Muscat, Holliman and). 4 Absent (Apke, Meyer, Scarpelli, and Bernstein). Also present were Deputy Village Administrator Jennifer Johnsen, Village Engineer Joe Heinz, Village Clerk Katherine Holt and Deputy Clerk Gail Hess.

APPROVAL OF MINUTES:

1. Planning and Zoning Meeting Minutes March 9, 2017

*Motion to approve the February 9, 2017 meeting minutes by Schock/Holliman.
Motion carries by unanimous vote.*

PUBLIC COMMENT: None

NEW BUSINESS:

- 1. PUBLIC HEARING - to consider a request for a variance from Section 157.066(A)(3), the required building floor area, and a variation from Sections 157.065 (G) and 157.147(B)(2), the maximum width of a driveway across public property, for the proposed Speedway to be located on the northwest corner of Christina Drive and Route 72 on a portion of Lot 5 in the Terra Business Park**
 - a. Motion to recommend approval/denial of a variance from Section 157.066(A)(3), the required building floor area, and a variation from Sections 157.065 (G) and 157.147(B)(2), the maximum width of a driveway across public property for the proposed Speedway to be located on the northwest corner of Christina Drive and Route 72 on a portion of Lot 5 in the Terra Business Park**
 - b. Motion to approve a Findings of Fact to recommend approval/denial of a variance from Section 157.066(A)(3), the required building floor area, and a variation from Sections 157.065 (G) and 157.147(B)(2), the maximum width of a driveway across public property for the proposed Speedway to be located on the northwest corner of Christina Drive and Route 72 on a portion of Lot 5 in the Terra Business Park**

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

Court reporter swears in everyone who will be giving testimony.

Deputy Administrator Johnsen stated that Speedway is looking to construct a fueling center at the intersection of Christina Drive and Route 72, which is currently undeveloped land. Speedway is seeking a couple of variations for the zoning code. She advised that the first variation request is for the minimum floor area in which the M-1 district requires there be 5,000 square feet of building space but Speedway's typical prototype size is 4,600 square feet for all of their locations. She stated that the second request is for the width of the driveway that crosses public property. She said there are truck diesel fueling lanes and they will need extra width for a turning radius. She noted that they are also seeking site plan approval as they are under contract to close on the property.

Chris Kalischefski of Corporate Design and Development Group gave a PowerPoint presentation of the project. He explained that the 4,600 square foot facility will be a 24 hour operation with ten fueling dispensers. The fueling station will sit on 3.8 acres. He explained that Speedway chose East Dundee because they feel the market is underserved in this area for fuel and convenience store customers. Kalischefski said that the request for the driveway width is for safety reasons.

Commissioner Schock asked if this fueling station will be similar to the one in Hampshire. Mr. Kalischefski replied that it will. Commissioner Holliman asked if the traffic signal has been committed for at that intersection. Kalischefski replied that they are working with IDOT and have had preliminary meetings with them. He advised that a complete traffic study has been done and accepted. He said that the Village is applying for an EDP grant and has received initial positive feedback from EDP. Deputy Administrator Johnsen added that the Village has a redevelopment agreement with Speedway. She said the signal and intersection improvements are part of their project and the grant funding received would reduce the reimbursement back to Speedway by the Village.

Motion to close the Public Hearing by Stenick/Scarpelli. Motion carries by unanimous vote.

Motion to Approve a variance from Section 157.066(A)(3), the required building floor area, and a variation from Sections 157.065 (G) and 157.147(B)(2), the maximum width of a driveway across public property for the proposed Speedway to be located on the northwest corner of Christina Drive and Route 72 on a portion of Lot 5 in the Terra Business Park by Scarpelli/Muscat..

Motion carries by unanimous vote.

Motion to approve a site plan for the proposed Speedway to be located on the northwest corner of Christina Drive and Route 72 on a portion of Lot 5 in the Terra Business Park, contingent upon final engineering approval by the Village Engineer and subject to the memorandum from Gerald L. Heinz and Associates to Building Official James Kelly dated March 23, 2017 by Scarpelli/Muscat.

Motion carries by unanimous vote.

- 2. Discussion and motion to recommend approval/denial of the site plan for the proposed Speedway to be located on the northwest corner of Christina Drive and Route 72 on a portion of Lot 5 in the Terra Business Park, contingent upon final engineering approval by the Village Engineer**

The Commission discussed the findings of fact and conditions. The Commission agreed with the Village's responses provided on Johnsen's memo.

Motion to approve the findings of fact as presented by Muscat/Holliman.

Motion carries by unanimous vote.

- 3. PUBLIC HEARING – to consider a request to rezone 201 Penny Avenue from B2 – Community Business District to R5 – Multiple Dwelling Business District**
 - a. Motion to recommend approval/denial of a request to rezone 201 Penny Avenue, East Dundee, Illinois from B2 – Community Business District to R5 – Multiple Dwelling Business District**

b. Discussion and motion to approve a Findings of Fact to recommend approval/denial of a request to rezone 201 Penny Avenue from B2 – Community Business District to R5 – Multiple Dwelling Business District

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

Court reporter swears in Joe Billitteri.

Petitioner Joe Billitteri stated that he has purchased the building located at 201 Penny Avenue with plans to convert it into eight apartment units. The apartments will have two bedrooms, 2 bathrooms and are approximately 930 square feet. He said the pet friendly facility will have expanded green space areas and will include carports in the rear.

Court reporter swears in everyone from the public who will be giving testimony.

Ric Federighi of 208 Dunridge Circle is the President of the Dunridge Association. He said the Association had a meeting earlier this week and there were many concerns by homeowners regarding security, adjacent landscaping, trespassing, fencing, project time frame and Section 8 housing.

Dave Backes, also of the Dunridge Association, stated that his concern is low income housing and asked what the rent will be. Billitteri replied that the rent will range between \$1,300 and \$1,500 a month. Backes said his other concern is to make the fence in the rear more private. He asked the Village what the upside was for doing this project. Johnsen replied that staff has been directed by the Village Board to do a feasibility study to determine whether this is an eligible area for a tax increment financing district. One area looked at is factors of blite and this property satisfies the requirements thus far for meeting several factors of blite with the most prevalent reason being the prolonged vacancy of the property. She advised that the building has been fully vacant since 2014 with many units being long vacant prior to that. She stated that the use for medical office space at the building is just not desirable anymore. She added that Mr. Billitteri is investing \$1 million with the purchase and will make the property useable which will make it more safe and valuable.

Jeff Lenke of 204 Lorian Court stated that the previous lighting in the rear of the property was too bright and asked what type of lighting this project will use. He also stated that with this project having no amenities, he feels Mr. Billetteri will not be able to get \$1,300 a month in rent. Mr. Billetteri responded said he paid \$5,000 for a study to determine what the rent should be at that location. He welcomed any of the residents to personally call him to discuss any concerns or questions they may have. He also said that he would like a contact person at Dunridge to keep informed on the project's progress and passed out his business card to interested individuals. Mr. Federighi volunteered to be the contact person. Commissioner Muscat asked what the height is of the current fence. Mr. Federighi advised that half of the fence is a six foot chain link and the other half is an eight foot wood fence.

Commissioner Scarpelli asked what the maximum density allowed is in the R-5 district. Johnsen replied that she did not know off hand as plans had not been submitted yet and that type of review has not been done. Scarpelli then asked if a multi family is allowed in the R-4 district. Johnsen responded that it is not

and that R-5 is the only multiple dwelling unit district. Scarpelli asked if the zoning of this property could be subject to a PUD development only. Johnsen replied that it would not because it is not actually a development but is rather a reuse of a property. She said that a PUD would typically need to have a variety of variances and this project does not expect to have any. Scarpelli asked Mr. Billitteri if the project will proceed if the TIF District does not pass. Billitteri responded that he needs the TIF district assistance for this project. He advised that his timeframe will consist of 120 days of rehab work and he would like the building occupied in the Fall.

Motion to close the Public Hearing by Scarpelli/ Stenick. Motion carries by unanimous vote.

Motion to approve the request to rezone 201 Penny Avenue from B2 – Community Business District to R5 – Multiple Dwelling Business District by Holliman/Schock.

6 Ayes (Scarpelli, Holliman, Schock, Muscat, Steneck and Brewer). 0 Nays. 3 Absent (Meyer, Apke, Bernstein and). Motion carries.

Motion to approve the findings of fact as presented by Holliman/Schock.

Motion carries by unanimous vote.

4. PUBLIC HEARING - to recommend that the Future Land Use Plan within the Comprehensive Plan be amended to designate 201 Penny as multi-family residential and 210 Penny as general business

- a. Motion to recommend approval/denial that the Future Land Use Plan within the Comprehensive Plan be amended to designate 201 Penny as multi-family residential and 210 Penny as general business**
- b. Discussion and motion to recommend that the Future Land Use Plan within the Comprehensive Plan be amended to designate 201 Penny as multi-family residential and 210 Penny as general business**

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

Deputy Administrator Johnsen stated that in order to create the Penny Avenue TIF District, the land uses in the Comprehensive Plan must match the goals of the TIF District. She said that 201 Penny Avenue is recommended to be designated as multi-family use. She said in reviewing for the proposed new TIF district, it was discovered that 210 Penny was listed as multi-family residential when it should be commercial. Scarpelli asked if this is not approved, would it prohibit the TIF. Johnsen replied that she is not sure and that would be a question for legal. Scarpelli stated that he is all for making the Comprehensive Plan match what exists in the Village but he cannot support a TIF in a residential district.

Motion to close the Public Hearing by Scarpelli/Muscat. Motion carries by unanimous vote.

Motion to approve the Future Land Use Plan within the Comprehensive Plan be amended to designate 201 Penny as multi-family residential and 210 Penny as general business by Scarpelli/Schock.

6 Ayes (Scarpelli, Holliman, Schock, Muscat, Steneck and Brewer). 0 Nays. 3 Absent (Meyer, Apke, Bernstein and). Motion carries.

HISTORIC COMMISSION: None

OTHER BUSINESS:

Johnsen asked the Board if they were interested in having the Village Attorney come to a future meeting and provide an overview on some planning and zoning processes specific to the Village. Scarpelli mentioned a recent time that the Attorney gave an overview on hardship conditions to consider for a special use or a variance request. He said that he thought it was valuable. Chairman Brewer said that he felt it would be beneficial to do. Johnsen said she will arrange for that at a future meeting with a lighter agenda.

Motion to adjourn the Planning and Zoning Meeting at 8:10pm by Muscat/Holliman. Motion passed by unanimous vote. Meeting adjourns.