

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

Roll: 6 Present (Meyer, Steneck, Apke, Schock, Muscat and Brewer). 3 Absent (Scarpelli, Bernstein and Holliman). Also present were Assistant Village Administrator Brad Mitchell, Village Building Inspector Chris Ranieri, Village Engineer Joe Heinz, Management Analyst Tyler Grace and Village Clerk Katherine Holt.

APPROVAL OF MINUTES:

1. Historic Commission Meeting Minutes dated May 10, 2018

*Motion to approve the May 10, 2018 meeting minutes by Steneck/Muscat.
Motion carries by unanimous vote.*

PUBLIC COMMENT: None

Frank Scarpelli arrived to the meeting at 7:02 p.m.

NEW BUSINESS:

- 1. PUBLIC HEARING (200 Christina Drive)** – to consider a request for a special use to allow a gun shop and indoor shooting range in the M-1 Limited Manufacturing District.
 - a. Motion to recommend approval/denial of a special use permit for 03-25-126-004 a gun shop and indoor shooting range.
 - b. Motion to approve a Findings of Fact to recommend approval/denial of a special use permit 03-25-126-004 a gun shop and indoor shooting range.

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

Kris Kalischefski of WT Group described the site plan for the new 50,000 square foot building. He stated that Trident Defense will occupy approximately 15,000 square feet of the building. He advised that Trident is one of two companies that helped secure a \$2 million grant for the improvement and signalization of the intersection. Ty Cobb, Manager of Trident Defense, explained that he is moving his current manufacturing and sales operation and adding 3 indoor, 25 yard shooting ranges. Jonathan Ingalls of Action Target explained that his company has been doing shooting ranges for 30 years. He explained that the ranges will be soundproofed with a material that meets military standards. He said that outside traffic will be louder than any gun shots heard outside of the range. He stated that the ventilation system meets OSHA & NIOSH requirements. Kalischefski commented that all special use standards included in the findings of fact by the Village will be met.

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

Motion to approve a special use permit for 03-25-126-004 a gun shop and indoor shooting range subject to the conditions as presented in the Findings of Fact by Scarpelli/Muscat.

7 Ayes (Scarpelli, Meyer, Apke, Steneck, Schock, Muscat and Brewer). 0 Nays. 2 Absent (Holliman and Bernstein). Motion carries.

Motion to approve the Findings of Fact as presented to recommend approval of a special use permit for 03-25-126-004 a gun shop and indoor shooting range by Scarpelli/Steneck.

7 Ayes (Scarpelli, Meyer, Apke, Steneck, Schock, Muscat and Brewer). 0 Nays. 2 Absent (Holliman and Bernstein). Motion carries.

2. PUBLIC HEARING (Lot 5 Terra Business Park) – to consider a request for a variance from Section 57.123(C) and 159.049(C) of the Subdivision Chapter of the East Dundee Village Code requiring parkway trees.

- a. Motion to recommend approval/denial of a variance for 03-25-126-004 from Section 57.123(C) and 159.049(C) of the Subdivision Chapter of the East Dundee Village Code.
- b. Motion to approve a Findings of Fact to recommend approval/denial of a variance for 03-25-126-004 from Section 57.123(C) and 159.049(C) of the Subdivision Chapter of the East Dundee Village Code.

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

Assistant Administrator Mitchell explained that village code requires parkway trees to be spaced every 40 to 60 feet apart and requires interior trees to be spaced 30 feet apart. Kris Kalischefski stated that the hardship is the distance from the roadway to the property line and the required amount of interior trees. He said the closeness and crowding of the trees will eventually kill them. He advised that there will still be vegetation and it will keep in character of the neighborhood. Joe Heinz added that there are village utilities in that parkway and they would be difficult to repair if there are many trees there. He said the parkway in this industrial park is abnormally narrow.

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

Motion to approve a variance for 03-25-126-004 from Section 57.123(C) and 159.049(C) of the Subdivision Chapter of the East Dundee Village Code by Scarpelli/Schock.

7 Ayes (Scarpelli, Meyer, Apke, Steneck, Schock, Muscat and Brewer). 0 Nays. 2 Absent (Holliman and Bernstein). Motion carries.

Motion to approve the Findings of Fact as presented for a variance for 03-25-126-004 from Section 57.123(C) and 159.049(C) of the Subdivision Chapter of the East Dundee Village Code by Schock/Apke.

7 Ayes (Scarpelli, Meyer, Apke, Steneck, Schock, Muscat and Brewer). 0 Nays. 2 Absent (Holliman and Bernstein). Motion carries.

3. PUBLIC HEARING (Lot 5 Terra Business Park) – to consider a request for a variance from Section 157.066(A)(6)(a) of the Zoning Chapter of the East Dundee Village Code requiring the building setback to be not less than 40 feet in depth.

- c. Motion to recommend approval/denial of a variance for 03-25-126-004 from Section 157.066(A)(6)(a) of the Zoning Chapter of the East Dundee Village Code.
- d. Motion to approve a Findings of Fact to recommend approval/denial of a variance for 03-25-126-004 from Section 157.066(A)(6)(a) of the Zoning Chapter of the East Dundee Village Code.

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

Assistant Administrator Mitchell explained that lot 2 will be the new retail center. The required front yard setback is 40 feet and the petitioner is requesting a variance for a reduced setback of 22 feet. This is an interior road of the development that runs along the side of the retail center. Kris Kalischefski stated that there will still be a lot of green area. He explained that the hardship is that the road is impinging on the development area.

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

Motion to approve a variance for 03-25-126-004 from Section 157.066(A)(6)(a) of the Zoning Chapter by Schock/Muscat.

7 Ayes (Scarpelli, Meyer, Apke, Steneck, Schock, Muscat and Brewer). 0 Nays. 2 Absent (Holliman and Bernstein). Motion carries.

Motion to approve the Findings of Fact as presented for a variance for 03-25-126-004 from Section 157.066(A)(6)(a) of the Zoning Chapter by Scarpelli/Muscat.

7 Ayes (Scarpelli, Meyer, Apke, Steneck, Schock, Muscat and Brewer). 0 Nays. 2 Absent (Holliman and Bernstein). Motion carries.

HISTORIC COMMISSION: None

OTHER BUSINESS:

Assistant Administrator Mitchell asked the Commission if they would be available to begin meeting either on the first Thursday of each month or the third Thursday of each month instead of the second Thursday. The reason for this is that when items are approved by the Commission, it is a very tight schedule to prepare the items to go before the Village Board the following Monday. And if the item does not make the Village Board agenda for that following Monday, the Board does not meet for another two or three weeks since it only meets the first and third Monday of each month. This could delay requests or projects. There was consensus of the Commission to begin meeting on the first Thursday of each month beginning in August.

Motion to adjourn the Planning and Zoning Meeting at 7:40 pm by Scarpelli/Schock. Motion passed by unanimous vote. Meeting adjourns.