

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

Roll: 8 Present (Bernstein, Steneck, Apke, Schock, Scarpelli, Meyer, Muscat and Brewer). 1 Absent (Holliman). Also present were Assistant Village Administrator Brad Mitchell, Village Building Inspector Chris Ranieri and Village Clerk Katherine Holt.

APPROVAL OF MINUTES:

1. Planning and Zoning Commission Meeting Minutes dated August 2, 2018

Motion to approve the Planning and Zoning Commission Meeting Minutes dated August 2, 2018 by Berstein/Steneck. Motion carries by unanimous vote.

PUBLIC COMMENT: None

NEW BUSINESS:

- 1. PUBLIC HEARING (VOED)** – to consider a request for a text amendment to Section 157.050(D)(1)(k)(3) Zoning Chapter of the East Dundee Village Code regulating out door play area requirements for a child care center in a B-3 Service Business District.

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

Assistant Administrator Mitchell explained that Village Code requires that a child care center must have at least 150 square feet of outdoor play area for each child. He advised that the Department of Children and Family Services (DCFS) requires 75 square feet per child. Based on the village code requirement, the applicant would need to request a variance. At this time, the Village recommends striking this requirement from the code as staff does not feel it should regulate beyond what DCFS recommends. Commissioner Scarpelli asked if the business will require DCFS approval and provide that approval to the Village. Mitchell said that is correct.

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

Motion to approve a text amendment to Section 157.050(D)(1)(k)(3) Zoning Chapter of the East Dundee Village Code regulating out door play area requirements for a child care center in a B-3 Service Business District by Scarpelli/Muscat.

8 Ayes (Bernstein, Steneck, Apke, Schock, Scarpelli, Meyer, Muscat and Brewer). 0 Nays. 1 Absent (Holliman). Motion carries.

- 2. PUBLIC HEARING (460 Dundee Avenue – Ideabox Childcare)** – to consider a request for a special use to allow for a child care center in the B-3 Service Business District.
 - a. Motion to recommend approval/denial of a special use permit for 03-23-479-006 a child care center in the B-3 Service Business District.
 - b. Motion to approve a Findings of Fact to recommend approval/denial of a special use permit for 03-23-479-006 a child care center in the B-3 Service Business District.

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

Ideabox Childcare applicants, Dwight and Vicky Simmons, explained that they will be opening a child care center at a location that previously housed a day care center. They said that they researched East Dundee and after visiting the site, they knew this is where they wanted to be.

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

Motion to approve a special use permit for 03-23-479-006 a child care center in the B-3 Service Business District subject to the conditions as presented in the Findings of Fact by Scarpelli/Berstein.

8 Ayes (Scarpelli, Meyer, Muscat, Apke, Steneck, Berstein, Schock and Brewer). 0 Nays. 1 Absent (Holliman). Motion carries.

Motion to approve the Findings of Fact to recommend approval of a special use permit for 03-23-479-006 a child care center in the B-3 Service Business District subject to the conditions as presented by Scarpelli/Bernstein. Motion carries by unanimous vote.

HISTORIC COMMISSION:

1. Certificate of Appropriateness for canopy/awning signs: 311 Barrington Avenue

- a. Discussion and Motion to recommend Approval/Denial of a Certificate of Appropriateness for 311 Lofts Proposed Canopy/Awning Sign, Unit A Canopy/Awning Sign, Lucky Girl Canopy/Awning Sign (Unit D), Black and Gray Canopy/Awning Sign (Unit B), and Migrate Canopy/Awning Sign (Unit C).

Tracy Burnidge and Terry Donati presented the Commission with renderings of proposed canopy/awning sign designs and colors for four units at 311 Barrington Avenue. The Commission was in agreement with the Sunbrella Black, True Brown, Terra Cotta and Forest Green colors presented.

Motion to approve the Certificate of Appropriateness for the four canopy/awning signs at 311 Barrington Avenue by Scarpelli/Steneck.

8 Ayes (Scarpelli, Meyer, Muscat, Apke, Steneck, Berstein, Schock and Brewer). 0 Nays. 1 Absent (Holliman). Motion carries.

Commissioner Scarpelli asked Assistant Administrator Mitchell if a pre-approved pallet guideline of colors could be created for a certain historic time period so that an applicant would not need to request approval of the Historic Commission. He added that maybe this could be done for font types as well. Mitchell said that he will research what other municipalities are doing.

OTHER BUSINESS: None

Motion to adjourn the Planning and Zoning Meeting at 7:37 pm by Schock/Muscat. Motion passed by unanimous vote. Meeting adjourns.