

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

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

APPROVAL OF MINUTES:

1. Planning and Zoning Commission Meeting Minutes dated June 14, 2018

Motion to approve the Planning and Zoning Commission Meeting Minutes dated June 14, 2018 by Apke/Schock. Motion carries by unanimous vote.

PUBLIC COMMENT: None

NEW BUSINESS:

- 1. PUBLIC HEARING (811 E. Main Street)** – to consider a request to rezone the following described property from B-2- Community Business District and B-3- Service Business District to the R-5- Multiple Dwelling District.
 - a. Motion to recommend approval/denial of a request to rezone the following described property from B-2- Community Business District and B-3- Service Business District to the R-5- Multiple Dwelling District.
 - b. Motion to approve a Findings of Fact to recommend approval/denial of a request to rezone the following described property from B-2- Community Business District and B-3- Service Business District to the R-5- Multiple Dwelling District.

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

John Curtis of United Construction Services explained that the project will include 2 new buildings of 18 apartment units each. The project consists of one and two bedroom market rate rental apartments. He said the property currently is zoned for commercial use and he is requesting it be rezoned to residential.

Trevor Hughes, President of the Home Owners Association at the Reserve and resident of 532 King Avenue, asked if any study has been done on the impact of changing the property from commercial to residential, specifically as it relates to children's needs and services. Mr. Curtis responded that typically one and two bedroom apartments rarely have children. Building Inspector Chris Ranieri added that the School District would be able to collect impact fees for two bedroom units and the Park District would collect for both one and two bedroom units. He mentioned that IDOT will be doing an engineering review of the entrance to the apartment complex.

Frank Menini, resident of 612 Reese Avenue, stated that his property borders the project's property. He stated that he chose his property because it was at a dead end street and adjacent to commercial property. He voiced his concerns with future privacy and the height and layout of the apartment buildings. He said he was happy with the buffer and landscaping that is being proposed. Mr. Menini further mentioned concerns with the dumpster location and increased storm water back up as he currently experiences issues with a back up already.

Eric Hokanson, resident of 518 King Avenue, asked how many parking spaces there will be for the apartment buildings. Mr. Curtis replied that there will be 57 regular parking spaces and 6 handicap spaces. Mr. Hokanson voiced concern with having enough spaces for residents of the apartments as well as their visitors. He also has a concern with emergency vehicle access. Mr. Curtis advised that the Fire Department has already performed a review of this.

Kurt Debus, resident of 714 Timothy Court and a member of the Reserve Home Owners Association Board asked why the public notice was so imprecise and legalized. He also asked why a map was not included and why the notice was not sent via regular mail in addition to being sent via certified mail. Assistant Administrator Mitchell advised that the public notices were mailed as required by state statute.

Judy Genandt, resident of 710 Timothy Court, asked what happens to the property if the project is not approved. Mitchell replied that the property would stay as is, as a commercial property. Ms. Genandt stated that she would like the property left vacant. Commissioner Holliman said that this land is part of future economic development and does not want to see it sit vacant. She added that this is not the best use of the property.

Liz Braden, resident of 723 Timothy Court, stated that having only one entrance to the property is going to cause a lot of traffic and noise in that one area.

Commissioner Schock asked why the buildings will be apartments and not condos. Mr. Curtis replied that the condominium market is not a strong selling market at this time. He said condos are only selling when they have unique feature such as being located on a lake or a river. Commissioner Bernstein asked why garages are not included in the plan. Mr. Curtis responded that residents are not willing to pay additional money for a garage based on other neighboring communities that offer them and are left with vacancies. Commissioner Schock commented that traffic will have a very difficult time turning eastbound onto Route 72 during rush hour traffic in the morning.

Motion to close the Public Hearing by Holliman/Apke. Motion carries by unanimous vote.

Motion to recommend approval of a request to rezone the property at 811 E. Main Street from B-2-Community Business District and B-3 - Service Business District to the R-5 -Multiple Dwelling District by Holliman. There was no second. Motion fails.

Motion to recommend denial of a request to rezone the property at 811 E. Main Street from B-2-Community Business District and B-3 - Service Business District to the R-5 -Multiple Dwelling District by Schock/Steneck.

4 Ayes (Apke, Steneck, Berstein and Schock). 2 Nays (Holliman and Brewer). 3 Absent (Scarpelli, Meyer and Muscat). Motion carries.

- 2. PUBLIC HEARING (811 E. Main Street)** – to consider a request for a variance from Section 157.036(A)(1) of the Zoning Chapter of the East Dundee Village Code allowing for the lot size to be 3.43 acres.
 - a. Motion to recommend approval/denial of a variance from Section 157.036(A)(1) of the Zoning Chapter of the East Dundee Village Code allowing for the lot size to be 3.43 acres.

- b. Motion to approve a Findings of Fact to recommend approval/denial of a variance from Section 157.036(A)(1) of the Zoning Chapter of the East Dundee Village Code allowing for the lot size to be 3.43 acres.

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

There was no discussion.

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

Motion to recommend denial of a variance from Section 157.036(A)(1) of the Zoning Chapter of the East Dundee Village Code allowing for the lot size to be 3.43 acres at 811 E. Main Street by Steneck/Schock.

4 Ayes (Apke, Steneck, Berstein and Schock). 2 Nays (Holliman and Brewer). 3 Absent (Scarpelli, Meyer and Muscat). Motion carries.

- 3. PUBLIC HEARING (811 E. Main Street)** – to consider a request for a variance from Section 157.036(A)(5) of the Zoning Chapter of the East Dundee Village Code requiring that the maximum building height is not to exceed two and one-half stories or 30 feet, whichever is lower.
- 4. PUBLIC HEARING (811 E. Main Street)** – to consider a request for a variance from Section 155.046(C) of the Subdivision Chapter of the East Dundee Village Code requiring that all lots shall have full frontage abutting a publicly dedicated street.
- 5. PUBLIC HEARING (811 E. Main Street)** – to consider a request for a variance from Section 157.056(B)(1) of the Subdivision Chapter of the East Dundee Village Code requiring that no development activity may occur within the minimum setback which is defined as 75 feet from the ordinary high water mark of streams, lakes and ponds, the edge of wetlands or within a designated depressional area.
- 6. PUBLIC HEARING (811 E. Main Street)** – to consider a request for a variance from Section 158.04(D)(2)(d)(2) of the Landscape Chapter of the East Dundee Village Code requiring landscape islands so that there is a maximum of 10 parking spaces in a row.

Motion to open Public Hearings for agenda items 3, 4, 5 and 6 by Schock/Apke. Motion carries by unanimous vote.

There was no discussion.

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

Motion to recommend denial of variance requests for agenda items 3, 4, 5 and 6 by Schock/Steneck. 4 Ayes (Apke, Steneck, Berstein and Schock). 2 Nays (Holliman and Brewer). 3 Absent (Scarpelli, Meyer and Muscat). Motion carries.

Motion to approve the Findings of Fact to recommend approval of a request to rezone the property at 811 E. Main Street from B-2- Community Business District and B-3- Service Business District to the R-5- Multiple Dwelling District by Holliman. There was no second.

Chairman Brewer asked the Commission to vote on the approval of the Finding of Fact for the request to rezone.

2 Ayes (Holliman and Brewer). 4 Nays (Apke, Steneck, Berstein and Schock). 3 Absent (Scarpelli, Meyer and Muscat). Motion does not pass.

Chairman Brewer then asked the Commission to vote on the approval of the Finding of Fact for variance requests for agenda items 2, 3, 4, 5 and 6.

2 Ayes (Holliman and Brewer). 4 Nays (Apke, Steneck, Berstein and Schock). 3 Absent (Scarpelli, Meyer and Muscat). Motion does not pass.

HISTORIC COMMISSION: None

OTHER BUSINESS: None

Motion to adjourn the Planning and Zoning Meeting at 8:15 pm by Berstein/Steneck. Motion passed by unanimous vote. Meeting adjourns.