

Chairperson Swanson called the Planning and Zoning and Historic Commission meeting to order at 7:05 pm.

*Roll: 8 Present (Brewer, Holliman, Meyer, Snow, Bernstein, Martin, Scarpelli and Swanson), 1 Absent (Miller). Also present were Administrator Frank Koehler, Building Official Urbanowitz, Engineer Joe Heinz, and Assistant to the Administrator Heather Zipparro.*

Motion to Approve the July 10, 2008 Planning and Zoning and Historic Commission Minutes with the correction of the date of the last meeting minutes approval by Scarpelli/Meyer.

*Roll: 7 Present ( Brewer, Holliman, Meyer, Snow, Bernstein, Scarpelli and Swanson), 1 Abstain Martin, 1 Absent (Miller).*

#### **OLD BUSINESS:**

#### **NEW BUSINESS:**

##### **1. Site Plan Review:** Terra Business Park at Dundee Crossings, Lot 2

Joel, representing Terra Business Park, gave a presentation of the 4 acre site plan. The site plan calls for a pre-cast concrete business park broken into 5 units with accent stone on the façade.

Joe Heinz stated that he only had a few minor comments.

Motion to approve site plan for Terra Business Park at Dundee Crossings, Lot 2 subject to Joe Heinz memorandum dated August 11, 2008 by Holliman/Snow.

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

##### **2. Site Plan Review:** Go-Kart Service and Rental Center, 971 East Main St

The Go-Kart rental and facility called Pete's Pit Stop will include a go-kart track.

The go-kart track is approx 1/3 of a mile and will be far enough off of Christina Drive to allow for a retail strip mall. This project would be a temporary use in order to gauge the demand for this type of facility and until a commercial/retail use will be a viable use at this location.

The approximately set back of this project from RT 72 is 46 ft and the track will be set back 20 ft from the site line. The distance from the road to the track will be approximately 35 feet and the track will complete surround by concrete barriers and the width of the track would be 20-25 feet.

Commissioner Snow questioned about the noise factor and the presenter stated that the noise would minimal considering the noise level on RT 72 and the hour of operation would be approximately from 12pm-8pm.

Commissioner Meyer expressed a concern about the speed of these cars. The presenter stated that due to the size of the track and the limitations of the vehicles would only be able to go a max of 30 miles per hour.

Commissioner Scarpelli stated that all of the comments about the track are meaningful but the item on the agenda is for review of the building.

Frank Koehler stated that this should be viewed as a principal building.

Motion to approve site plan for Pete's Pit Stop Go-Kart Service and Rental Center at 971 East Main St subject to Joe Heinz memorandum dated August 11, 2008 by Martin/Holliman.

*Roll: 7 Present (Brewer, Holliman, Meyer, Snow, Martin, Scarpelli and Swanson), 1 Nay (Bernstein) 1 Absent (Miller).*

Motion to amend the agenda to move items 4 and 5 prior to item number 3.

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

### **3. Village Code Ordinance Revisions**

Village Administrator Frank Koehler presented a way to streamline a subdivision process. This entails notifying surrounding property owners by first class mail and would not require a public hearing.

Commissioner Scarpelli commented that he would also like to lengthen the time before that the applicant needs to notify the surrounding property owners.

The commission as a whole also spoke about making notice still required to be 15-30 day prior to the Commission meeting.

Commissioner Scarpelli also added that he would like the definition under amusement tightened up in addition to a few other corrections.

### **4. East Dundee Historic Commission Certificate of Appropriateness: For a sign at 320 N River St, A Little Bit of Everything**

Motion to approve the Certificate of Appropriateness by Snow/Scarpelli.

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

**5. East Dundee Historic Commission Certificate of Appropriateness:** For a sign at 100  
N River St, Puzzle Dust Cafe

Puzzle Dust presented a new sign application and picture.

Motion to approve the Certificate of Appropriateness by Scarpelli/Snow.

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

Motion to adjourn the Planning and Zoning and Historic Commission meeting at 8:40pm by  
Scarpelli/Martin.

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