

Chairperson Swanson called the Planning and Zoning and Historic Commission meeting to order at 7:10 pm.

Roll: 7 Present (Steneck, Apke, Schock, Holliman, Brewer, Scarpelli, and Swanson). 2 Absent (Bernstein, and Meyer). Also present were Joe Heinz, Village Engineer, Assistant to the Administrator Heather Maieritsch, and Robert Skurla.

1. Motion to amend Planning and Zoning Minutes pursuant to the Village attorney the Planning and Zoning Commission must make a motion to amend the previously approved minutes the corrected the minutes as they were originally intended for present to represent aye for March 13, 2008, April 10, 2008, June 12, 2008, July 10, 2008, August 14, 2008, and September 11, 2008.

Motion to amend Planning and Zoning Minutes pursuant to the Village attorney the Planning and Zoning Commission must make a motion to amend the previously approved minutes the corrected the minutes as they were originally intended for present to represent aye for March 13, 2008, April 10, 2008, June 12, 2008, July 10, 2008, August 14, 2008, and September 11, 2008 by Scarpelli/Holliman.

Roll: 7 Aye (Steneck, Apke, Schock, Holliman, Brewer, Scarpelli, and Swanson). 2 Absent (Bernstein, and Meyer).

2. PUBLIC HEARING: Application by DW- Servant Fund (East Dundee), LLC for a resubdivision of Lot 2 at Dundee Gateway Subdivision.

Motion to open the Public Hearing for the application by DW- Servant Fund (East Dundee), LLC for a resubdivision of Lot 2 at Dundee Gateway Subdivision **by Scarpelli/Holliman.**

Roll: 6 Aye (Apke, Schock, Holliman, Brewer, Scarpelli, and Swanson). 1 Present (Steneck), 2 Absent (Brewer, and Meyer).

Meyer arrived at 7:05.

The court reporter swears in members that will be speaking or giving testimony.

Mike Vidmar presented the resubdivision to the Planning and Zoning Commission. They are subdividing one acre for purpose of selling it to a car wash.

Village Engineer, Joe Heinz stated suggested an ingress easement added to plat on west end to show rights to other property owner. Also, they should look into utilities that could serve existing plated lots.

Commissioner Scarpelli asked if storm water detention was required.

Village Engineer Joe Heinz stated that it was addressed with the original subdivision.

Motion to close public hearing by Meyer/Scarpelli.

Roll: 7 Aye (Apke, Meyer, Schock, Holliman, Brewer, Scarpelli, and Swanson). 1 Present (Steneck), 1 Absent (Bernstein).

Motion to approve the application by DW- for a resubdivision subject to Joe Heinz memorandum dated September 9th 2010 items by Scarpelli/Brewer.

Roll: 7 Aye (Apke, Meyer, Schock, Holliman, Brewer, Scarpelli, and Swanson). 1 Present (Steneck), 1 Absent (Bernstein).

3. PUBLIC HEARING: Application by East Dundee Express Carwash for a Special Use of 157.052(D)(4) to allow a carwash in the B-2, Community Business District.

Motion to open the public hearing for the application by East Dundee Express Carwash for a Special Use of 157.052(D)(4) to allow a carwash in the B-2, Community Business District by Swanson/Holliman.

Roll: 7 Aye (Apke, Meyer, Schock, Holliman, Brewer, Scarpelli, and Swanson). 1 Present (Steneck), 1 Absent (Bernstein).

The court reporter swears in the individuals that will be speaking.

The architect gave a summary of the project. He stated that the car wash would be located on a state route next to a gas station and was viewed as the highest and best use. They will have a stacking area to use the car bay, an area for parking, a vacuum area, 2 areas to wash dogs, an office for the facility, and washrooms. They are looking to have the car wash open 7 days a week, from 7am-9pm.

Commissioner Steneck asked if the site will be lit up.

The architect stated that it will only be lit enough to meet the police departments requirements.

Resident, Jamie Bartels stated that he is concerned about the noise to surrounding neighbors.

The architect stated that there are only be two large vacuums, one of which will be concealed in the building and the other will be in an enclosure outside.

Commissioner Steneck asked if the blower will shut off before the doors open.

Owner of car wash stated exit door is a cloth door, with a thick vinyl sheet that goes up and down between each car. They use a heated drying chamber which helps reduce noise.

Commissioner Steneck asked if they looked at putting some sort of masonry wall along Route 25 to help block light and noise.

Scott stated they would prefer to do landscaping as it would look nicer and IDOT is not likely to allow them to put in a masonry wall in that area due to visibility issues. They will add landscaping to the plan on the two sides of the property to address the headlight issue.

Resident, Cass Binteze of 803 Balmoral Court, asked how much sales are expected in regards to the carwash on a yearly basis.

Scott stated that they expect about 5,000 to 6,000 cars a month.

Commissioner Schock asked about water consumption 20 gallons per car and some would be recycled.

Motion to close the Public Hearing by Scarpelli/Holliman.

Roll: 7 Aye (Apke, Meyer, Schock, Holliman, Brewer, Scarpelli, and Swanson). 1 Present (Steneck), 1 Absent (Bernstein).

Motion to limit the car wash hours from 7am to 9pm by Scarpelli/Meyer.

Roll: 6 Aye (Steneck, Meyer, Holliman, Brewer, Scarpelli, and Swanson). 2 Nay (Apke, and Schock), 1 Absent (Bernstein).

Motion to approve the East Dundee Express Carwash for a Special Use of 157.052(D)(4) to allow a carwash in the B-2, Community Business District by Holliman/Brewer.

Roll: 6 Aye (Schock, Meyer, Holliman, Brewer, Scarpelli, and Swanson). 2 Nay (Apke, and Steneck), 1 Absent (Bernstein).

Motion to move the car wash site plan agenda item before the text amendment public hearing by Scarpelli/Brewer.

Roll: 8 Aye (Steneck, Apke, Schock, Meyer, Holliman, Brewer, Scarpelli, and Swanson). 1 Absent (Bernstein).

4. Site Plan Review: The East Dundee Express Carwash located at Lot 2 Route 25 South of Thornton Oil Gas Station.

Village Engineer passed out a memo of his comments. He expressed concern regarding the main entrance and exit onto the car wash site and would like denser year round foliage, such as, evergreens. This landscaping should be moved away from the entrance to increase visibility.

Motion to approve the East Dundee Express Carwash located at Lot 2 Route 25 South of Thornton Oil Gas Station site plan contingent to compliance with Heinz Engineering memo by Holliman/Apke.

Roll: 3 Aye (Schock, Holliman, and Swanson). 5 Nay (Steneck, Meyer, Apke, Brewer, and Scarpelli) 1 Absent (Bernstein).

Commissioner Meyer stated that he voted against the site plan due to his concern with the traffic flow issue.

5. PUBLIC HEARING: Application by the Village of East Dundee for text amendments to the Municipal Code of Ordinances to add Towing Operation as either a permitted use by

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Kane County, IL
Planning and Zoning & Historic Commission
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adding Section 157.066 (B)(18) or add Towing Operation as a special use by adding Section 157.066 (C)(8).

Motion to open the public hearing on text amendments to the Municipal Code of Ordinances to add Towing Operation as either a permitted use by adding Section 157.066 (B)(18) or add Towing Operation as a special use by adding Section 157.066 (C)(8) by Scarpelli/Brewer. Roll: 7 Aye (Apke, Schock, Meyer, Holliman, Brewer, Scarpelli, and Swanson). 1 Present (Steneck), 1 Absent (Bernstein).

Economic Development Consultant Robert Skurla stated that no zoning in the Village currently provides for a towing operation and the Village should at least provide for it in some zoning district.

Commissioner Scarpelli stated that there was some legislation about 10yrs ago that if a Village does not allow a particular use somewhere within the Village limits, that particular use has the right to open anywhere.

Skurla stated that the Village is looking to allow a towing operation and storage of towed vehicles.

Scarpelli stated that this use would need specific parameters otherwise it could turn into a junk yard and recommended staff look into a definition for further discussion.

Scarpelli stated he questioned whether M1 was the proper place in the code for a towing use because the Village currently has a fairly attractive M1 Businesses District and suggested M1 only if requiring interior storage and larger set setbacks.

The commission was in general consensus for towing to be allowed in the M2 zoning district.

Motion to table the public hearing on the text amendments to the Municipal Code of Ordinances to add Towing Operation as either a permitted use by adding Section 157.066 (B)(18) or add Towing Operation as a special use by adding Section 157.066 (C)(8) pending further definitions of the terms towing business by Scarpelli/Meyer.

Roll: 8 Aye (Steneck, Apke, Meyer, Schock, Holliman, Brewer, Scarpelli, and Swanson), 1 Absent (Bernstein).

Motion to adjourn the Planning and Zoning and Historic Commission meeting at 9:40 by Scarpelli/Holliman.

Roll: 8 Aye (Steneck, Apke, Meyer, Schock, Holliman, Brewer, Scarpelli, and Swanson), 1 Absent (Bernstein).