

*Chairman Brewer called the Planning & Zoning and Historic Commission meeting to order at 7:04 pm. Roll: 6 Present (Brewer, Steneck, Schock, Muscat, Holliman and Bernstein). 3 Absent (Scarpelli, Meyer and Apke). Also present were Deputy Village Administrator Jennifer Johnsen and Village Clerk Katherine Holt.*

**APPROVAL OF MINUTES:**

**1. Planning and Zoning/Historic Commission Meeting Minutes January 12, 2017**

*Motion to approve the January 12, 2017 meeting minutes by Schock/Steneck. 6 Ayes (Brewer, Steneck, Schock, Muscat, Holliman and Bernstein). 0 Nays. 3 Absent (Scarpelli, Meyer and Apke). Motion carries.*

**PUBLIC COMMENT: None**

**NEW BUSINESS:**

**1. PUBLIC HEARING- On an application for a variance for 220 Dundee Avenue, East Dundee Illinois. The requested variance is from section 157.054 (G)(4) for a variance from the required 40' rear yard to allow for the expansion of the existing building located in the rear of the property and reduce the rear yard to 2.16'**

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

Chairman Brewer stated that the petitioner, Jaime Velazquez, is not present.

Court reporter swears in Sharon Huck of 180 Dunbar Lane, a neighbor adjacent to the property requesting the variance. Ms. Huck stated that Mr. Velazquez plans to extend his building by 37 feet. She said there is already a lot of noise coming from the property from truck traffic in addition to the noise from trucks nearby at Wolf Driving School. She asked if there is a need to add to the commotion that already exists. She also stated that she thought the cemetery property was never to be used for anything other than the cemetery itself. Chairman Brewer replied that the lot is part of Mr. Velazquez's property, not the cemetery property.

Court reporter swears in John DeGroot of 179 Dunbar Lane, a neighbor adjacent to the property requesting the variance. Mr. DeGroot said he is just a concerned neighbor as well with the same concerns that Ms. Huck voiced.

Commissioner Holliman suggested that Mr. Velazquez start over with his request and the process since he is not here this evening and this matter has been continued once before already. Commissioner Schock suggested the request be denied.

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

Ms. Huck asked what business Mr. Velazquez is running out of the rear of the property. Chairman Brewer responded that he runs a car repair business. Deputy Administrator Johnsen stated that it is very unusual to have a two foot setback from the property line. Brewer said that Mr. Velazquez owns the property and he should have realized that he couldn't do a building expansion upon purchasing the property.

The Commission discussed the findings of fact and conditions.

*Motion to Deny the Variance Request by Schock/Steneck.*

*6 Ayes (Brewer, Steneck, Schock, Muscat, Holliman and Bernstein). 0 Nays. 3 Absent (Scarpelli, Meyer and Apke). Motion carries.*

- 2. Discussion and motion to approve a Findings of Fact to recommend approval/denial of a variance for 220 Dundee Avenue, East Dundee, IL 60118 to expand the existing building located in the rear of the property and reduce the rear yard to 2.16'.**

**HISTORIC COMMISSION: None**

*Motion to adjourn the Planning and Zoning Meeting at 7:17pm by Schock/Berstein. Motion passed by unanimous vote. Meeting adjourns.*