

Chairperson Swanson called the Planning and Zoning and Historic Commission meeting to order at 7:00 pm.

Roll: 9 Present (Brewer, Miller, Holliman, Meyer, Snow, Bernstein, Martin, Scarpelli and Swanson), 0 Absent. Also present were Administrator Frank Koehler, Building Official Urbanowitz, and Engineer Joe Heinz.

Motion to Approve the August 14, 2008 Planning and Zoning and Historic Commission Minutes by Martin/Holliman.

Roll: 9 Present (Brewer, Miller, Holliman, Meyer, Snow, Bernstein, Martin, Scarpelli and Swanson), 0 Absent.

OLD BUSINESS:

NEW BUSINESS:

Motion to amend the agenda to move Historic Commission Certificate of Appropriateness before the Public Hearing by Scarpelli/Martin.

Roll: 9 Present (Brewer, Miller, Holliman, Meyer, Snow, Bernstein, Martin, Scarpelli and Swanson), 0 Absent.

- 1. East Dundee Historic Commission Certificate of Appropriateness:** For a sign at 16 E Main St: Puerto Caribe.

Motion to approve sign for Puerto Caribe located at 16 E Main St by Scarpelli/Holliman.

Roll: 9 Present (Miller, Brewer, Holliman, Meyer, Snow, Bernstein, Martin, Scarpelli and Swanson), 0 Absent.

- 2. PUBLIC HEARING:** P/Z #08-09-01: Request by the Village of East Dundee for a rezoning, from R-1 Single Family Residential to M-1, Limited Manufacturing District, for a tract presently in the R-1 zoning district for the portion of Prairie Material property lying south of Penny Road, west of the Nicor right-of-way and north of Power Drive property.

Motion to open the public hearing on P/Z #08-09-01 by the Village of East Dundee by Scarpelli/Brewer.

Roll: 9 Present (Miller, Brewer, Holliman, Meyer, Snow, Bernstein, Martin, Scarpelli and Swanson), 0 Absent.

Court reporter swears in any individuals that will be speaking.

Frank Koehler gives a summary of the situation.

The Village was in the process of modifying the Official Zoning Map. All properties zoned F-Factory were being rezoned due to the removal of the F-Factory zoning classification. At the time the applicant submitted a letter to the Village requesting to postpone the rezoning of this property pending discussions on the industrial land use of the property. Unfortunately the Village no longer had a land use classification of F-Factory and could not leave the property as it was.

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The closest zoning classification to F-Factory is M-1. And the property should have just been rezoned to M-1. The Village is seeking to correct the oversight and asks that the property be rezoned to an M-1 a use that is consistent to the area.

Andrew Kolb and Peter Bazos, representatives of Prairie Materials, spoke in favor of the rezoning. They explained that at the time they received notification of the rezoning they notified the Village that they wanted to have the property removed from the Village's rezoning. They spoke with Trish Terrill and were told that the property would be removed from the rezoning. Therefore, did not attend the rezoning public hearing.

Ron Roser, an attorney representing Pal Land Company, spoke against the rezoning. Roser represented a property that is directly to the west of the property that is under discussion. His client objects to changing the zoning from a residential use that it currently is zoned.

Motion to recess the Public Hearing for 15 minutes by Snow/Scarpelli.

Roll: 9 Present (Miller, Brewer, Holliman, Meyer, Snow, Bernstein, Martin, Scarpelli and Swanson), 0 Absent.

Motion to reconvene the Public Hearing by Scarpelli/Snow.

Roll: 9 Present (Miller, Brewer, Holliman, Meyer, Snow, Bernstein, Martin, Scarpelli and Swanson), 0 Absent.

Scarpelli stated that it is the property owners responsibility to be cognizant of what is going on with their property and if Prairie Materials wanted to right the wrong they should submit an application.

Swanson stated that he believes that this is not a correction of error because it would have either remained F-Factory or R-1 Residential.

Motion to close the public hearing on P/Z #08-09-01 by the Village of East Dundee at 8:23pm by Snow/Scarpelli.

Roll: 9 Present (Miller, Brewer, Holliman, Meyer, Snow, Bernstein, Martin, Scarpelli and Swanson), 0 Absent.

Motion to deny P/Z #08-09-01 for a rezoning, from R-1 Single Family Residential to M-1, Limited Manufacturing District, for a tract presently in the R-1 zoning district for the portion of Prairie Material property lying south of Penny Road, west of the Nicor right-of-way and north of Power Drive property by Snow/Bernstein.

Roll: 9 Present (Miller, Brewer, Holliman, Meyer, Snow, Bernstein, Martin, Scarpelli and Swanson), 0 Absent.

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

Roll: 9 Present (Brewer, Holliman, Meyer, Snow, Bernstein, Martin, Scarpelli and Swanson), 1 Absent (Miller).