

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

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

*Motion to Approve the October 9, 2008 Planning and Zoning and Historic Commission minutes by Scarpelli/Martin.*

*6 Aye (Miller, Brewer, Snow, Martin, Scarpelli and Swanson)*

*2 Abstain (Bernstein and Meyer)*

*1 Absent (Holliman)*

**OLD BUSINESS:**

**NEW BUSINESS:**

- 1. PUBLIC HEARING:** P/Z #08-11-01, by DW-Servant Fund (East Dundee), LLC, a Delaware limited liability company, requests a Preliminary and Final Plat of Subdivision and a Variance to allow Lot 3 to be reserved for storm water detention that will be accessible by cross access Easement instead of a frontage abutting a dedicated street for a lot located at the Southeast corner of Illinois Route 68 and Illinois Route 25.

*Motion to open the public hearing for PZ 08 11 01 at 7:08 by Scarpelli/martin.*

*8 Aye (Miller, Brewer, Snow, Martin, Meyer, Bernstein, Scarpelli and Swanson)*

*1 Absent (Holliman)*

Court reporter swears in anyone giving testimony.

Representative of petitioner, Ben Bussman, gives presentation and requests a final plat of subdivision.

There are no major issues with Joe Heinz comments except for the side walk extension.

Frontage along 25 and 72 and detention area are the only require perimeter landscaping and no landscaping is required or proposed near residential.

Ben Bussman stated that they have submitted plans to IDOT and are awaiting a response from IDOT in addition to rebuilding the median.

Commissioner Snow questioned as to how someone would enter if they are southbound ion 25

Ben Bussman stated that they would have to turn left onto 68 and then turn into the development.

Commissioner Scarpelli questioned as to whether the retention pond would be maintained by the property owner and Ben Bussman stated that the property owners would be responsible for maintaining it and the detention pond would have about a five foot bounce in the detention pound.

Scarpelli asked whether the detention pond would have a railing or fence around it and Ben Bussman stated that there is not a pool of water unless there is a rain event.

*Motion to close the public hearing at 7:18 by Martin/Brewer.*

*8 Aye (Miller, Brewer, Snow, Martin, Meyer, Bernstein, Scarpelli and Swanson)*

*1 Absent (Holliman)*

*Motion to approve PZ # 08-11-01 subject to the engineering comments by Gerald L. Heinz by Snow/Martin.*

*8 Aye (Miller, Brewer, Snow, Martin, Meyer, Bernstein, Scarpelli and Swanson)*

*1 Absent (Holliman)*

*Motion to approve Findings of Fact by Scarpelli/Miller.*

*8 Aye (Miller, Brewer, Snow, Martin, Meyer, Bernstein, Scarpelli and Swanson)*

*1 Absent (Holliman)*

- 2. PUBLIC HEARING: P/Z #08-11-02, by Rocco Labellarte, requests a Variance for parking form the required 44 to 37, a variance from Section 155.056 that states no development activity is allowed within 75 feet of ordinary high water marks of ponds or wetlands, a Variance for a setback for a front year setback from 35' to 20' to build an addition of 2,300 square feet to the existing building for a lot located at 545 Dundee Ave.**

*Motion to open the public hearing at 7:20 by Martin/Brewer.*

*8 Aye (Miller, Brewer, Snow, Martin, Meyer, Bernstein, Scarpelli and Swanson)*

*1 Absent (Holliman)*

Court reporter swears in anyone that will be giving testimony.

Applicant Rocco gives a presentation of his planned project.

Martin questioned whether a hardship exists or not.

Snow's expresses his concern about making changes to frontage.

Scaprelli asked Bob whether Variances are allowed for economic gain or just for hardships. Bob Urbanowitz states that variances are granted only when there is a hardship. Scarpelli states that there does not appear to be a hardship and not knowing what that applicant plans to put there makes it harder to grant a variance because a hardship cannot be proven at this time.

Applicant asked if the retention pond is necessary. Scarpelli commented that the engineer would be able to answer that but that it appears that the retention pond is a shared system although it primarily serves the shopping center.

The Commission is under consensus that there are other options that the applicant could look into at this time instead of the commission approving these variances.

Village of East Dundee  
Kane County, IL  
Planning and Zoning &  
Historic Commission  
November 11, 2008

Scarpelli suggested that we table this item.

*Motion to close the public hearing at 7:41 by Martin/Snow.*

*Roll: 6 Aye (Miller, Brewer, Snow, Martin, Scarpelli and Swanson), 2 Abstain (Meyer, Bernstein).*

*Motion to table #P/Z 08-11-02 to a future date until six months from now unless further amended by staff by Scarpelli/Brewer.*

*Roll: 7 Aye (Miller, Brewer, , Snow, Martin, Scarpelli and Swanson), 2 Abstain (Meyer, Bernstein).*

*1 Absent (Holliman)*

*Motion to adjourn the Planning and Zoning and Historic Commission meeting at 8:00pm by martin/brewer.*

*Roll: 7 Aye (Miller, Brewer, Snow, Martin, Scarpelli and Swanson), 2 Abstain (Meyer, Bernstein).*

*1 Absent (Holliman)*