

Chairperson Swanson called the Planning and Zoning and Historic Commission meeting to order at 7:01 pm.

Roll: Present 5 (Apke, Scarpelli, Holliam, Brewer, and Swanson). Also present were Assistant to the Administrator Heather Maieritsch.

APPROVAL OF MINUTES:

NEW BUSINESS:

Motion to move approval of sign to first item by Brewer/Scarpelli.

Roll: 5 Aye (Apke, Scarpelli, Holliman, Brewer, and Swanson)

- 1. Fernando's Steak and Seafood Restaurant & Bar:** 16 East Main Street, East Dundee, Illinois 60118.

Applicant stated that they just changed out the face of the sign to have their business name on it.

Motion to approve Certificate of Appropriateness by Scarpelli/Holliman.

Roll: 5 Aye (Apke, Scarpelli, Holliman, Brewer, and Swanson)

- 2. P/Z #10-07-01,** by Robert and Lidia Reinhardt, for a Variance of §157.051(B)(2)(e) to remove the two parking space requirement for residential above business in the Downtown B1 District at 318 N. River Street, East Dundee, Illinois 60118.

Motion to open public hearing P/Z #10-07-01, by Robert and Lidia Reinhardt, for a Variance of §157.051(B)(2)(e) to remove the two parking space requirement for residential above business in the Downtown B1 District at 318 N. River Street, East Dundee, Illinois 60118 by Scarpelli/Apke.

Roll: 4 Aye (Apke, Scarpelli, Holliman, Brewer, and Swanson)

Reporter swears in individuals that will be speaking.

Applicant stated that previous tenant had used upstairs and unit was set up for residential and would like to use it as residential instead of office. They currently have a tenant in mind and need to seek the variance due to a recent code change.

Wallace Wolff, property owner of 315 E 4th Street, commented that people are illegally parking on his property and the downtown already has a shortage of parking.

Motion to close public hearing discussion by Scarpelli/Apke.

Roll: 5 Aye (Apke, Scarpelli, Holliman, Brewer, and Swanson)

Motion to table PZ 10-07-01 for a Variance of §157.051(B)(2)(e) to remove the two parking space requirement for residential above business in the Downtown B1 District at 318 N. River Street to a future pending review by Scarpelli/Brewer.

3. 421-423 Site Plan Review

Applicant stated that they are looking to reduce the size of the building to allow for more parking.

Commission expressed that this was a good idea and the property owner should figure out how many parking spaces he would like to have for potential tenants and use that to help determine the size of building they would like to have on the site.

4. Lot 54, Bonnie Dundee Terrance

Heather Maieritsch gave an overview of the planned Scott drive access driveway leading to Palumbo's property.

Motion to adjourn the Planning and Zoning and Historic Commission meeting at 8:15 by Scarpelli/Holliman.

Roll: 5 Aye (Apke, Scarpelli, Holliman, Brewer, and Swanson)