

Chairperson Swanson called the Planning and Zoning and Historic Commission meeting to order at 7:05 pm.

*Roll: 6 Present (Apke, Brewer, Bernstein, Holliman, Scarpelli and Swanson), 3 Absent (Schock, Meyer, Snow). Also present were Administrator Frank Koehler, Engineer Joe Heinz, Assistant to the Administrator Heather Zipparro, and Scott Harrington from Vandewall and Associates.*

**OLD BUSINESS:**

**NEW BUSINESS:**

- 1. PUBLIC HEARING: PZ Application # 09-12-01**, by Wiley and Bonnie Emberton, of 314 Johnson request a variation of section 157.085(B) for side and rear yard setbacks. The request is for a variance of the required side yard setback of 3 ft to 1 ft and a variance of the required rear yard setback of 5 ft to 3.5 ft.

*Motion to open the public hearing at 7:10 by Scarpelli/Holiman.*

*6 Aye (Apke, Brewer, Bernstein, Holliman, Scarpelli and Swanson n), 0 Nay, 3 Absent (Schock, Meyer, Snow)*

Assistant to the Administrator, Heather Zipparro, read the public hearing into the record.

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

Property owner, Wiley Emberton, gave a summery of the refurbishing project on the property at 314 Johnson and stated that they would like to put the third garage bay back up on the property.

*Motion to close the public hearing PZ 09-12-01 by Scarpelli/Brewer.*

*6 Aye (Apke, Brewer, Bernstein, Holliman, Scarpelli and Swanson n), 0 Nay, 3 Absent (Schock, Meyer, Snow)*

*Motion to approve PZ 09-12-01 as presented Scarpelli/Holliman.*

*6 Aye (Apke, Brewer, Bernstein, Holliman, Scarpelli and Swanson n), 0 Nay, 3 Absent (Schock, Meyer, Snow)*

- 2. Discuss Landshaper proposal for Dundee Lumber Property**

They were not present to present. Heather Zipparro stated that Landshaper originally came to the Village looking to use the Dundee Lumber Property for outside storage and may have changed their mind.

### **3. Review Wind Energy Legislation Proposal**

Village Administrator, Frank Koehler, stated that some individuals have shown an interest in wind energy and the Village is looking at legislation regulating and creating wind energy standards.

Scott Harrington of Vandewalle and Associates gave an overview of the wind energy legislation. He stated that there are two types of wind energy units. There is building mounted wind energy units that are placed on a roof and pole mounted wind energy units that are secured in the ground. The legislation will regulate pole and roof mounted differently. The roof mounted system cannot be higher than 15ft so it depends where on your roof you mount the system. Current zoning has a few exceptions to height requirements which are TV antennas or mechanical equipment so a wind energy roof mounted unit would also be added to this exceptions list.

Mr. Harrington also stated that there are two types of systems, small and large. Small wind and large wind systems over 10 kw and could be used only in wind farms or selling wind, most areas in town would only allow for a few on a site therefore it is not likely the East Dundee would ever have a wind farm. He also commented under the standards the Village is looking to put in place flickering should not be an issue but is addressed in case for one reason or another it becomes an issue.

Mr. Scarpelli commented on two issues, first the 30ft pole on a residential lot may be a bit high and unsightly.

Mr. Harrington stated that the 30 ft height was chosen because that was the max building height and also points out that this would need to abide by the 33ft set back requirement on a 30ft pole. We could also add to this that it needs to be behind the front wall of the principal structure.

Mr. Scarpelli stated that any mono pole above 8ft in a residential area could be objectionable and unsightly.

Mr. Koehler suggested that a pole in a residential area could be a special use and they would have to come to the Village for a special use permit.

Mr. Scarpelli also asked how small and large devices are classified, as well as, if technology advances to allow the small system to create more power than the current large power system, how would the current legislation address that.

Mr. Harrington stated that if new systems come out than the Village should look at that time to revisit the legislation.

Mr. Brewer stated that one of his concerns is abandonment of these systems.

Mr. Koehler stated that the Village will require the resident take down an abandoned system and if the property owner won't the Village will have to take the matter to court. If it becomes an extreme safety concern the Village could take it down and place a lien on the property.

#### **4. Review Comprehensive Plan Proposed Changes**

Mr. Koehler stated that a few months ago the Village was approached by Joe Palumbo to create an additional TIF to include portions of his property in the TIF. The creation of this additional TIF will connect the Dundee Crossings TIF to the Prairie Lakes TIF. Unfortunately, the last comprehensive map shows residential around the lake. These areas will likely stay as it is for 15 or more years. Also, we have industrial uses spread throughout the region and may no longer be the most desirable for residential directly next to a residential use. Therefore, would like to re-look at prospective and long-term uses and activities in the surrounding property. Currently, the Village would like to have the TIF in place sometime in May and the Comp Plan amendments in place before that. This reason for this item on the agenda is to review the Comp Plan amendments and see if there are any issues that staff may need to address before going further for a formal public hearing at the next Planning and Zoning meeting.

Mr. Scarpelli stated that in 2002 there was similar zoning as shown now but Prairie came in and wanted it changed to residential.

Mr. Koehler stated that we will formally touch base with prairie before the public hearing.

#### **5. Discussion on Planning and Zoning Meeting Dates**

Heather Zipparro asked if the Commission would be in favor of changing the meeting day for the months of February, March, and April from Thursday to another day during the week. The Planning and Zoning Commission had a consensus that moving the Planning and Zoning meetings for the month of February, March and April from the second Thursday of every month to the second Tuesday of every month at 7pm.

*Motion to approve the Planning and Zoning date change for the February, March and April as presented Scarpelli/Holliman.*

*6 Aye (Apke, Brewer, Bernstein, Holliman, Scarpelli and Swanson n), 0 Nay, 3 Absent (Schock, Meyer, Snow)*

*Motion to adjourn the Planning and Zoning and Historic Commission meeting at 8:20pm by Scarpelli/Holliman.*

*6 Aye (Apke, Brewer, Bernstein, Holliman, Scarpelli and Swanson n), 0 Nay, 3 Absent (Schock, Meyer, Snow)*