

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

Roll: 9 Present (Schock, Apke, Holliman, Swanson, Steneck, Brewer, Meyer, Scarpelli and Bernstein). Also present were Deputy Village Administrator Heather Maieritsch.

APPROVAL OF MINUTES

PUBLIC PARTICIPATION

NEW BUSINESS

- 1. Public Hearing: Summit School, 611 East Main Street, East Dundee Illinois 60118-** Petition of Jim Bergman, as agent and purchaser on behalf of Summit School, Inc, the owner of Parcels 1 and 2 (as described below), for: an amendment to the Comprehensive Plan Future Land Use Map to designate Parcels 1 and 2 as General Business; a rezoning of Parcel 1 from O-D, office district, to B-3, general service business district; a rezoning of Parcel 2 from O-D, office district, to B-2, community business district; and a special use for a Planned Unit Development for Parcel 2 to permit office, community meeting space, residential and retail uses subject to certain conditions.

Motion to open the public hearing by Holliman/Scarpelli.

9 Ayes (Schock, Apke, Holliman, Swanson, Scarpelli, Steneck, Brewer, Meyer and Bernstein).

Court report swears in any individuals that will be giving testimony.

Jim Bergman presents on behalf of the project. Bergman stated that there are currently some users interested in the space and he is looking to sign a one year lease and try splitting the building for multiple uses. All of the proposed uses are allowable in the B-2 zoning and they work with non-profit veterans assistance groups.

Commissioner Scarpelli stated that a PUD usually sets uses in stone and could limit how the uses are divide within the building, such as restricting residential from the first floor.

Bergman commented that the township is currently interested in both floors, the grocery would have the gym and one residential unit. The pool would be covered and used by the grocery use as storage and the remaining area would be for other residential units for transitional housing or studio apartments.

Vandewalle Planner Scott Harrington stated that the building would need to comply with life safety.

Commissioner Scarpelli stated that the proposed layout is done well but is concerned it would become a boarding house.

Motion to close public hearing by Scarpelli/Holliman.

9 Ayes (Schock, Apke, Holliman, Swanson, Scarpelli, Steneck, Brewer, Meyer and Bernstein).

Motion to approve the petition of Jim Bergman, as agent and purchaser on behalf of Summit School, Inc, the owner of Parcels 1 and 2 (as described below), for an amendment to the Comprehensive Plan Future Land Use Map to designate Parcels 1 and 2 as General Business by Brewer/Scarpelli.

6 Ayes (Schock, Apke, Holliman, Swanson, Scarpelli, Steneck, Brewer, Meyer and Bernstein), 3 Nays (Steneck, Apke and Meyer).

Motion to approve the petition of Jim Bergman, as agent and purchaser on behalf of Summit School, Inc, the owner of Parcels 1 and 2 (as described below), for a rezoning of Parcel 1 from O-D, office district, to B-3, general service business district by Holliman/Brewer.

5 Ayes (Schock, Apke, Holliman, Swanson, Scarpelli, Steneck, Brewer, and Meyer), 4 Nays (Steneck, Apke, Bernstein and Meyer).

Motion to approve the petition of Jim Bergman, as agent and purchaser on behalf of Summit School, Inc, the owner of Parcels 1 and 2 (as described below), for a rezoning of Parcel 2 from O-D, office district, to B-2, community business district by Scarpelli/Holliman.

5 Ayes (Schock, Apke, Holliman, Swanson, Scarpelli, Steneck, Brewer, and Meyer), 4 Nays (Steneck, Apke, Bernstein and Meyer).

Motion to approve the petition of Jim Bergman, as agent and purchaser on behalf of Summit School, Inc, the owner of Parcels 1 and 2 (as described below), for a special use for a Planned Unit Development for Parcel 2 to permit office, community meeting space, residential and retail uses subject to certain conditions by limiting 1st floor residential to southern or classroom wing only and further put designation that it comply with the apartment section of code only, by Scarpelli/Holliman.

4 Ayes (Schock, Apke, Holliman, Swanson, Scarpelli, Steneck, and Meyer), 5 Nays (Steneck, Apke, Bernstein, Brewer and Meyer).

1. Findings of Fact for Summit School: 611 East Main Street, East Dundee Illinois 60118

Motion to approve the findings of fact for Summit School: 611 East Main Street, East Dundee Illinois 60118 by Scarpelli/Holliman.

9 Ayes (Schock, Apke, Holliman, Swanson, Scarpelli, Steneck, Brewer, Meyer and Bernstein).

2. Public Hearing: 220 Dundee Avenue, East Dundee Illinois 60118

Petition of JAS Express Inc, as agent and purchaser for 220 Dundee Ave (Route 25) for the "Property," as described below, requesting a permitted special use of Section 157.054(D)(21) and (22) for freight transfer.

Motion to open the public hearing by Brewer/Steneck.

9 Ayes (Schock, Apke, Holliman, Swanson, Scarpelli, Steneck, Brewer, Meyer and Bernstein).

Court report swears in any individuals that will be giving testimony.

The property is currently vacant and the proposed use would fall under the current zoning under a special use.

The owner of JAS stated that they would be open between the hours of 7am to 6pm and they pick-up and transfer steel out of state from semi to semi, most product is transported within 24 hours.

Motion to close public hearing by Bernstein/Holliman.

9 Ayes (Schock, Apke, Holliman, Swanson, Scarpelli, Steneck, Brewer, Meyer and Bernstein).

Motion to approve the petition of JAS Express Inc, as agent and purchaser for 220 Dundee Ave (Route 25) for the "Property," as described below, requesting a permitted special use of Section 157.054(D)(21) and (22) for freight transfer provided that the front portion of the building only be used for an allowable use under B-4 and prohibit the freight transfer business from locating into the front section or the building and limit the hours of operation from 6am to 9pm seven days a week by Scarpelli/Schock.

9 Ayes (Schock, Apke, Holliman, Swanson, Scarpelli, Steneck, Brewer, Meyer and Bernstein).

3. Findings of Fact for 220 Dundee Avenue, East Dundee Illinois 60118

Motion to approve the findings of fact for 220 Dundee Avnue, East Dundee Illinois 60118 by Scarpelli/Brewer.

8 Ayes (Schock, Apke, Holliman, Swanson, Scarpelli, Steneck, Brewer, Meyer and Bernstein), 1 Present (Schock).

4. Insurance Auto Auction, Inc. - Site Plan Approval

Property developer from IAA stated that IAA is looking to relocate the Wheeling business which would create 20 new jobs. The vehicles come on tow trucks and leave on auto carriers. The auction is held one day a week and vehicles are delivered Monday thru Friday from 8:30am-5:00pm. All vehicles are inspected at time of delivery to prevent seepage into the soil. IAA is also proposing a 8 to 10 foot screened fence along Commonwealth Drive. There will be an 8 foot fence, 10 foot tall berm and trees on top of that.

Village attorney, Pat Oconnor stated that the use is permitted under the current zoning.

Public Comment

Andy Mitzer

501 Pond Gate Drive

Barrington Hills\Expressed concern and interest into the type of fencing the IAA will be putting up as a buffer between the project and the homes.

Divyang Joshi
525 Pond Gate Drive
Barrington Hills

Expressed concern with contamination of groundwater and to his well from drainage off of the IAA site.

Ray Jorda
527 Pond Gate Drive
Barrington Hills

Terri Holt
523 Pond Gate Drive
Barrington Hills

Stated that the commission needs to be concerned with and address the potential contamination because after the area is contaminated it is too late.

Motion to approve the site plan for the Insurance Auto Auction pursuant to applicant meeting all items on Joe Heinz memo dated July 21, 2012 ED1922 by Schock/Steneck.

8 Ayes (Schock, Apke, Holliman, Swanson, Steneck, Brewer, Meyer and Bernstein). 1 Absent (Scarpelli).

Motion to close the Planning and Zoning and Historic Commission Meeting at 9:17pm by Holliman/Schock.

9 Ayes (Schock, Apke, Holliman, Swanson, Scarpelli, Steneck, Brewer, Meyer and Bernstein).