

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

*Roll: 8 Present (Schock, Apke, Holliman, Swanson, Steneck, Brewer, Meyer and Bernstein). 1 Absent (Scarpelli). Also present were Deputy Village Administrator Heather Maieritsch.*

## **APPROVAL OF MINUTES**

## **PUBLIC PARTICIPATION**

## **NEW BUSINESS**

- 1. Public Hearing:** P/Z #12-09-01, by James Ball, requests an allowable special use in the B-3 Districts, to allow for to Section 157.053(D)(4) to allow for a gymnasium located at 1051 East Main Street, East Dundee, Illinois 60118.

*Motion to open the public hearing by Brewer/Schock.*

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

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

James Ball stated that he is looking to open a Crossfit Gym designed for all age groups and is a group workout fitness class. The group workouts help encourage everyone in the class. The gym will be open six days a week with classes at 6am and open at 4:30 again for evening classes.

*Motion to close the public hearing by Brewer/Apke.*

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

*Motion to approve the P/Z #12-09-01, by James Ball, requests an allowable special use in the B-3 Districts, to allow for to Section 157.053(D)(4) to allow for a gymnasium located at 1051 East Main Street, East Dundee, Illinois 60118 by Schock/Steneck.*

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

- 1. Findings of Fact** for P/Z #12-09-01 located at 1051 East Main Street, East Dundee, Illinois 60118.

*Motion to approve the Findings of Fact by Brewer/Apke..*

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

- 2. Public Hearing:** P/Z #12-09-02, by Insurance Auto Auctions, requests a subdivision of property to create a 35 acre parcel located at 600 Commonwealth Drive, East Dundee, Illinois 60118.

*Motion to open the public hearing by Holliman/Schock.*

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

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

Michael Madden presented on behalf of the IAA. He stated that IAA is purchasing lot one from Prairie Materials and requesting a subdivision.

James Kelly, Attorney for Barrington Hills stated that he has a few concerns that he would like addressed regarding the stormwater runoff and how it will impact Barrington Hills.

Dan Strahan, Engineer for Barrington Hills stated he believed there is an error in how the IAA stormwater was calculated. The stormwater report submitted by the applicant classifies the surface as pervious when based on the definition asphalt grindings are impervious even though this Cook County property must comply with Kane County Stormwater regulations.

Divuang Joshi, Barrington Hills resident at 525 Pondgate Drive- Held up a photo from his property that overlooks the proposed IAA site and stated that the buffers will not screen the project from his property. He also stated concern that by his calculations 7,777 cars can fit on the 35 acre site and these cars will not be drained prior to arriving at the site. A well is the only source of water for his property and the cacogenics from the cars will go into the land next to his property.

A representative from IAA stated that IAA has environmental insurance and implements best practices with environmental concerns.

Michael Madden stated that the site plan for IAA has already been approved and IAA is before the commission today for a resubdivision.

Tom Hahn, stated that there is 100 feet of clay layer from the surface to wells. He has looked at the topography and the residents live on a ridge 200 feet above river elevation. He has also performed soil borings on site and backfill is primarily clay although some building material is also present both of which are relatively impermeable.

Terry Holt, Barrington Hills Pondgate resident stated that IAA internal memo has excerpts about contamination at other locations.

Maryann Mullen from IAA stated that IAA agreed to install and maintain a well at a shallow and deep level at the north end of the site. IAA will also hire an outside consultant to monitor the well.

*Motion to close the public hearing by Holliman/Schock.*

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

*Motion to approve P/Z #12-09-02, by Insurance Auto Auctions, requests a subdivision of property to create a 35 acre parcel located at 600 Commonwealth Drive, East Dundee, Illinois 60118 pending Joe Heinz review by Holliman/Schock.*

*3 Ayes (Schock, Holliman, and Swanson), 1 Nay (Bernstein), 4 Present (Brewer, Meyer, Apke, and Steneck), 1 Absent (Scarpelli).*

#### **HISTORIC COMMISSION**

1. Made to Measure: 312 East Main Street, East Dundee Illinois 60118

*Motion to approve the Historic Commission Certificate of Appropriateness for 302 Main Street by Bernstein/Schock.*

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

2. Jim Keller Kitchen and Bath: 202 North River Street, East Dundee Illinois 60118

*Motion to approve the Historic Commission Certificate of Appropriateness for 302 Main Street by Holliman/Schock.*

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

*Motion to close the Planning and Zoning Meeting at 8:14pm by Holliman/Schock.*

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