

**Village of East Dundee
Planning and Zoning Commission
October 14, 2004
Meeting Minutes**

Chairman Swanson called the meeting to order at 7:03 in the Village Hall Annex.

Present were commissioners Gorman, Dahlke, Snow, Bernstein, Smith, Cohen, Meyer, Martin and Chairman Swanson. Also present were Administrator Bowden, Building Official Weide, Village Attorney Regan, petitioners Thom McNamee, Jim and Heidi Keller, Brent Simpson and Jeff Kutowski of WT Engineering and members of the public.

The commission discussed the minutes of the September 9, 2004 meeting, requesting they be rewritten with more detail. Chairman Swanson tabled the minutes until the next meeting.

Public Hearing PZ # 04-10-02 was opened at 7:06 pm. The application requests a rezone and variance for 702 Water Street, to rezone from R-3 to B-3 and to grant a variance to allow an encroachment of 46 feet, allowing for a 4 foot front yard setback on Water Street and a side yard encroachment of 8 feet to allow a 2 foot side yard setback on Michigan Street. Administrator Bowden explained two public notices had gone out, with the second adding a request for dancing and outdoor dining. The outdoor eatery decision is left to the decision of the liquor commission and thus requires no action.

Thom McNamee, owner of the Catfish Club, explained the purpose of the petition was to straighten out zoning and property issues, because although the property is in R-3, it has been a tavern for over 125 years. His plan for the property is to rename it Rosie O'Hare's Public House and make it a neighborhood bar, offering food and drinks.

The commission questioned the petitioner on the improvements made to date and future improvements, the type of clientele, and plans for entertainment and outdoor dining. There is a disagreement between the owner, who believes he may serve food presently and the Village Board, which believes food service is not an allowed use under R-3.

Members of the public Mark and Emily Christopherson, Joseph Alesi, Mary Ellen Mazzuca, John Brewer, Paula Lauer, Steve Styers, Dennis Fulton and Mary Pace addressed the commission and asked questions of Mr. McNamee. Concerns included increased undesirable impact on the neighborhood, such as loud music, garbage strewn about, on street parking and decreased property values.

Motion to close the public hearing at 8:19pm by Snow/Cohen passed with a vote of 9 ayes and 0 nays.

Staff made comments regarding the scheduled November public hearing on live entertainment. Attorney Regan said entertainment is a special use and typically relates to entertainment within the limits of the building. Official Weide commented that the occupancy load is set by code and will decrease by 50-60% from the current allowances as a bar.

Motion to table the issue until the next meeting by Gorman at 8:37 pm failed to receive a second, so the motion died.

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Motion to deny PZ# 04-10-02 to rezone 702 Water Street and to recommend to the Village Board that the zoning on this property remain as is by Meyer/Dahlke at 8:40 pm passed with a vote of 5 ayes, 1 nay and 3 abstentions.

Public Hearing # PZ 04-10-01 was opened at 8:45 pm. The petition requests a variance for 311 Elgin Avenue to allow a backyard setback encroachment of 27 feet allowing a backyard setback of 13 feet, in conjunction with Hillside as the front yard. Petitioner McNamee explained the variance would take 5 feet from 311 Elgin Ave. and give it to 309 Elgin Ave, to allow a single-family home on 309 under the R-3 zoning by giving it the required 60 feet of frontage. Attorney Regan stated the change would be permissible and more in keeping with the building code.

Residents Toby Tobler and Ruby Rodriguez addressed the commission with their concerns about building multiple homes on the lot and access. The commission told the residents that Mr. McNamee could re-subdivide the lot or lots and build multiple homes now, although he would need to provide public access to the homes, necessitating a new or improved road. Mr. McNamee stated his current plans are to build one single-family ranch home.

Motion to close the public hearing by Martin/Snow at 9:07 pm passed with a vote of 9 ayes and 0 nays.

Motion to approve Petition #PZ 04-10-01 by Dahlke/Smith passed with a vote of 9 ayes and 0 nays at 9:10 pm.

Motion to approve the findings of fact for Petition # PZ 04-10-01 by Cohen/Martin at 9:12 pm passed with a vote of 9 ayes and 0 nays.

Motion to reject the findings of fact for Petition #PZ 04-10-02 at 9:13 pm passed with a vote of 9 ayes and 0 nays.

Public Hearing #PZ 04-10-03 was opened at 9:14 pm. The petition requests a variance for 202 North Street to construct a one story addition, which would encroach 22 ½ feet into the required front yard, encroach 22 feet into the required backyard and exceed current lot coverage restrictions to connect existing front porch roofs and construct deck below then to create a wrap around porch. Petitioner Jim Keller described the addition, which will be a family room and covered porch with vinyl siding and wood trim to match the existing. There were no public comments. Inspector Weide told the petitioner the plans must be stamped by a licensed architect.

Motion to close the public hearing at 9:23 pm by Dahlke/Bernstein passed with a vote of 9 ayes and 0 nays.

Motion to approve Petition #PZ 04-10-03 as submitted by Dahlke/Cohen at 9:24 pm passed with a vote of 9 ayes and 0 nays.

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Motion to approve the findings of fact on Petition # PZ 04-10-03 at 9:25 pm passed with a vote of 9 ayes and 0 nays.

Brent Simpson and Jeff Kutowski of WT Engineering presented the concept plan for a gas station and convenience store at 72 and Rock Road. The building will be approximately 3500 sq. ft. with a 100-foot tunnel car wash. They are applying for a variance for the canopy to extend 20 feet into the front yard setback. The commissioners discussed signage, access, adequate parking, landscaping, and traffic impact. None of the commissioners expressed concerns over the variances.

Motion to adjourn at 9:53 pm by Martin/Cohen passed with a vote of 9 ayes and 0 nays.

Respectfully submitted,



Julia S. Heinz
Recording Secretary

**Village of East Dundee
Planning and Zoning Commission
October 14, 2004
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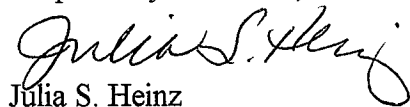
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Respectfully submitted,



Julia S. Heinz
Recording Secretary

**VILLAGE OF EAST DUNDEE
HISTORIC DISTRICT COMMISSION**

MEETING AGENDA

Thursday, October 14, 2004 AT 7:30 PM

**Village of East Dundee – Annex
120 Barrington Ave.**

- 1.0 CALL OF ORDER
- 2.0 ROLL CALL/DECLARATION OF QUOROM
- 3.0 APPROVAL OF MINUTES
 - 3.1 Minutes – September 9, 2004
- 4.0 OLD BUSINESS:
 - 4.1 Sign: Lutheran Church & School
- 5.0 NEW BUSINESS
- 6.0 ADJOURNMENT

Next meeting to be scheduled as required.

Posted: October 8, 2004

VILLAGE OF EAST DUNDEE
HISTORIC DISTRICT COMMISSION

Thursday, September 9, 2004

Meeting Minutes

Chairperson Swanson called the meeting to order at 8:00 pm in the Village Hall Annex.

Present were commissioners Dahlke, Gorman, Berstein, Meyer, Smith, Cohen, Martin and Chairman Swanson. Also present Building Official Weide.

The board discussed the 2nd floor addition, located at 318 N. River Street and approved this project.

The board also discussed the matter of the Immanuel Lutheran sign. Immanuel Lutheran Church will re-submit plans.

Motion to adjourn by Dahlke/Gorman at 8:30 pm passed with a vote of 8 ayes and 0 nays.

Respectfully submitted,



David Weide

Building / Zoning Official

**VILLAGE OF EAST DUNDEE
PLANNING AND ZONING COMMISSION**

MEETING AGENDA

Thursday, October 14, 2004 AT 7:00 PM

Village of East Dundee – Annex

120 Barrington Ave.

- 1.0 CALL TO ORDER
- 2.0 ROLL CALL/DECLARATION OF QUOROM
- 3.0 APPROVAL OF MINUTES
 - 3.1 Minutes – Meeting September 9, 2004
- 4.0 NEW BUSINESS
 - 4.1 702 Water Street – Thom Mcnamee
 - 4.2 311 Elgin Avenue – Thom Mcnamee
 - 4.3 202 North Street – Jim & Heidi Keller
- 5.0 CONCEPT PLAN
 - 5.1 Rental Systems – Gas Station/Convenience Store, Northwest Corner of Rt. 72 & Rock Road.
- 6.0 CORRESPONDENCE
- 7.0 REPORTS OF SUBCOMMITTEESS
 - 7.1 Nothing scheduled for this meeting.
- 8.0 HEARING OF PETITIONER WITHDRAWLS, CONTINUANCES
 - 8.1 Nothing scheduled for this meeting.
- 9.0 PUBLIC HEARINGS
 - 9.1 Nothing scheduled for this meeting.
- 10.0 OTHER BUSINESS
 - 10.1 Nothing scheduled for this meeting.
- 11.0 ADJOURNMENT

NEXT REGULAR MEETING: Wednesday, November 10, 2004 at 7:00 PM.