

Village of East Dundee  
Kane County, IL  
Planning and Zoning Committee  
October 11, 2007

Chairperson Swanson called the meeting to order at 7:00pm

**Roll:** Commissioner John Snow, Commissioner Gwen Bernstein, Commissioner Frank Scarpelli, Commissioner Craig Martin, and Commissioner David Swanson were present.

**Note:** Commissioner Paul Meyer was absent and Commissioner Sue Holliman arrived after roll.

**SWEARING IN OF COMMISSIONERS:**

-Commissioner Paul Meyer, the Commissioner to be sworn in was absent. Removed the swearing in because he will swear in new officers as well as Meyer at the same time.

*Motion to add item to new business of discussion regarding the possible separation of Historic Commission from PZ to get feedback from Commissioners to Village President and Village Board.*

Roll: 5 Aye (Snow, Bernstein, Scarpelli, Martin, Swanson)  
2 Nay (Holliman, Meyer)

**APPROVAL OF MINUTES** from September 12, 2007

*Motion to approve September 12, 2007 with amendments; every roll call present should be stricken and aye shall replace it. Because according to Robert's Rules of Order Present means no. Must go back in previous meeting minutes must be brought back to board for re-approval to change Present to Aye and everything passed would not in actuality be passed.*

Roll: 5 Aye (Snow, Bernstein, Scarpelli, Martin, Swanson)  
2 Nay (Holliman, Meyer)

**OLD BUSINESS:**

**HISTORIC SIGN CODE AMENDMENT:**

Final Draft and changes were made

Section 2a: Material- All signs should be of material that was or could have been used at the time the building was designed, built, or renovated to reflect subsequent materials similar may be approved.

Section 2b: Color- Sign material color should reflect the time the building was designed, built, or renovated to reflect.

Section 2c: Lettering- All lettering should be compatible with the style and time the building was designed, built, or renovated.

Section 2d: Style- All 2dimensional signs should be in a style that was compatible with the time the building was designed, built, or renovated to reflect the business contained within.

Section 2e: Illumination- Neon lighting and florescent lighting; signs may only externally illuminated by fixtures compatible with the time that the building was designed, built or

Village of East Dundee  
Kane County, IL  
Planning and Zoning Committee  
October 11, 2007

renovated to reflect internally illuminated signs not allowed in district and external neon signs may be permitted cannot be housed in container.

Section 2f-2J- Text is as it previously was.

Scarpelli- Questioned whether holding a public hearing was necessary to change the sign code.

Justin-Public hearing was not necessary and can be voted on and sent to Village Board.

Justin- Three dimensional sign was defined as a sign that projects outside the building, any sign not painted on a building is a 3D sign.

Scarpelli- Under current ordinance village allows and does not prevent buildings from having signs painted on.

Justin- Recommended that they change Historic sign District to eclectic Sign District.

*Motion to approve sign amendment as presented for section L of the Historic District*

Roll: 5 Aye (Snow, Bernstein, Scarpelli, Martin, Swanson)

2 Absent (Holliman, Meyer)

**NEW BUSINESS:**

1. **PUBLIC HEARING:** Dan Scully variances, rezoning and special use for 315 Barrington Ave., PZ #07-10-01

*Motion to open public hearing for PZ #07-10-01 at 7:25 pm.*

Roll: 5 Aye (Snow, Bernstein, Scarpelli, Martin, Swanson)

2 Absent (Holliman, Meyer)

Court reporter swears in Nicole.

Nicole representing Taylor and Associates who is representing Dan Scully explains the first order of business. Proposing to restore building #1 has stucco on base and wants to restore the existing brick, there will be 1 of the existing apartments and are proposing to add 1 additional apt to 2<sup>nd</sup> floor, for a total of 2 apartments. Building currently houses Dan machine shop, his office, and Cecilia's hair shop.

Proposing Cecilia's hair open office space and retail space.

Along Barrington want to extend landscaping for beautification of Barrington.

Snow discusses if there is another exit besides the stairwell for the tenants of the apartment to exit in case of emergency.

Nicole stated- It was stated that there is a door the exits out onto the roof.

Village of East Dundee  
Kane County, IL  
Planning and Zoning Committee  
October 11, 2007

Scarpelli- Should be conditioned on the plat of subdivision, predicated that the B1 would be granted the rear yard setback only has to be 3 ft.

Wrong sections were published in the public hearing. Because 157.085 is for accessory building codes, as listed in public hearing 157.085 g 3 and 157.085 b17 do not exist.

Should have been 157.065 if staying in manufacturing but the B1 downtown District are 157.051.

Scarpelli- Can still discuss content because has to come back for another public hearing it will be discussed then. Commented to Dan that he doesn't want to get variances based on what he zoning use to be but what it will be.

Joe Hintz and Scarpelli- Said a re-subdivision public hearing is required because he is taking a footprint of a lot and changing the legal description of it.

Attorney- Even though public hearing is wrong the PZ is still able to discuss it.

Scarpelli discussed filling out front of building even it was just a false front and expresses his concern with granting B1 with the lack of parking. Also expresses concern granting special use without seeing ingress and egress from site and would like to see a floor plan of the upstairs apartments.

Bernstein- concern with parking and would like to upstairs floor plan

Martin- Concern with parking

Taylor- Discussion over where to put lot line, one option to run in middle of parking lot.

#### Public Comments/Objectors

No one from the audience

*Motion to close the Public Hearing PZ #07-10-01 at 8:15 pm.*

Roll: 6 Aye (Holliman, Snow, Bernstein, Scarpelli, Martin, Swanson)

1 Absent (Meyer)

*Motion to table PZ #07-10-01 until proper public notification can be made and same time re-subdivision can be taken care of.*

Roll: 6 Aye (Holliman, Snow, Bernstein, Scarpelli, Martin, Swanson)

1 Absent (Meyer)

2. **PUBLIC HEARING:** Dan Scully variances for 2<sup>nd</sup> lot on 4<sup>th</sup> St., PZ #07-10-02

Village of East Dundee  
Kane County, IL  
Planning and Zoning Committee  
October 11, 2007

*Motion to open the Public Hearing for PZ #07-08-02 at 8:20 pm.*

Roll: 6 Aye (Holliman, Snow, Bernstein, Scarpelli, Martin, Swanson)  
1 Absent (Meyer)

Court reporter swears in Nicole.

Nicole explains the areas being removed and what will be replaced, the area being replaced is similar in size, Dan would like to move his shop as well as an office to building 2. Parking lot in between the buildings could hold 8-9 spaces.

Scarpelli- Brought up the idea of having the property was zoned B1 and then could grant Special Use for manufacturing in a B1 District. The Village Board would have to make a text amendment to allow Scully's particular business as a Special Use in a B1 District.

Joe Hintz- Expressed concern about allowing manufacturing as a Special use in a B1 District because then you go away from performance standards of noise because manufacturing is the property's primary use.

Public Comments/Objectors

N/A

*Motion to close the Public Hearing PZ #07-10-02 at 8:50 pm.*

Roll: 6 Aye (Holliman, Snow, Bernstein, Scarpelli, Martin, Swanson)  
1 Absent (Meyer)

*Motion to approve PZ #07-10-02 contingent on the plat of re-subdivision. .*

Roll: 5 Aye (Holliman, Snow, Bernstein, Martin, Swanson)  
1 Nay Scarpelli  
1 Absent (Meyer)

The Findings of Fact are incorrect in regards to the variations sought. Petition can go to the Village Board without Findings of Fact. The Findings of Fact will have to get straightened out and approved later with the re-subdivision and the first part.

*Motion to table the Findings of Fact.*

Roll: 6 Aye (Holliman, Snow, Bernstein, Scarpelli, Martin, Swanson)  
1 Absent (Meyer)

Discussion item that was added to the agenda regarding the Historic Commission. Decision for the Historic Commission and the P/Z Commission to stay together.  
Swanson- Said the idea of splitting the boards came about because of the concern that minor changes could not be made quickly because the P/Z committee only meets once every 30 days.

Snow- Questioned whether two boards be paid

Village of East Dundee  
Kane County, IL  
Planning and Zoning Committee  
October 11, 2007

Scarpelli- Commented that he had been on the Historic Commission in the past the Historic was a non-compensating commission.

Consensus is not to split the Historic and the P/Z meeting.

*Motion to adjourn the meeting at 9:10 pm.*

Roll: 6 Aye (Holliman, Snow, Bernstein, Scarpelli, Martin, Swanson)  
1 Absent (Meyer)

Respectfully Submitted,

Heather Zipparro  
Deputy Village Clerk