

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, Meye, Scarpelli and Bernstein). Also present were Deputy Village Administrator Heather Maieritsch.

APPROVAL OF MINUTES

PUBLIC PARTICIPATION

NEW BUSINESS

- 1. PUBLIC HEARING, J.D. Byrider 750 Dundee Avenue:** J.D. Byrider requests the following signage variances to the Village signage requirements, for a parcel of property located at 750 East Dundee Avenue, East Dundee, Illinois 60118. The applicant requests a variance to Section 156.04(C)(1)(a) to allow for a total of three wall signs on the front façade of the primary building, not to exceed 10% of the front building façade and to allow for one additional sign on the south side of the secondary building, and a variance of Section 156.04(E)(2)(d)(1) to allow for 138 square feet of signage per side on the pole sign.

Motion to open the public hearing by Scarpelli/Holliman.

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

Court reporter swears in anyone that will be giving testimony.

Ben Dehays presented the signage proposal on behalf of J.D. Byrider. J.D. Byrider will be maintaining the exiting pole sign and add an electronic sign. They are requesting a variance of 13 square feet and proposing three signs two of which are already allowed by code.

Motion to close the public hearing by Scarpelli/Holliman.

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

Motion to approve J.D. Byrider requests the following signage variances to the Village signage requirements, for a parcel of property located at 750 East Dundee Avenue, East Dundee, Illinois 60118. The applicant requests a variance to Section 156.04(C)(1)(a) to allow for a total of three wall signs on the front façade of the primary building, not to exceed 10% of the front building façade and to allow for one additional sign on the south side of the secondary building, and a variance of Section 156.04(E)(2)(d)(1) to allow for 138 square feet of signage per side on the pole sign by Scarpelli/Holliman.

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

Village Special Legal Counsel, Michael Smoron requested that the commission the public hearings for items 2, 3, 4, 5, 7, and 8 to allow audience members to ask questions. He reminded

the audience that currently only zoning matters are being considered by this commission. The public hearings on the annexations of these properties will be heard on May 21, 2012.

*Motion to open the public hearing for items 2, 3, 4, 5, 7, and 8 by Scarpelli/Steneck.
9 Ayes (Schock, Apke, Holliman, Swanson, Scarpelli, Steneck, Brewer, Meyer and Bernstein).*

2. **PUBLIC HEARING, Text Amendment:** Village-initiated request for amendments to the text of the following sections of the East Dundee Zoning Chapter: 157.053(D) General Service Business District, Special Uses to add: (20) Pet crematorium and 157.003(B) Rules and Definitions to add: **PET CREMATORIUM.**
3. **PUBLIC HEARING, GAT Guns:** Petition for Our Secret LLC/GAT Guns, Inc., the owner of the property commonly known as 14N915 Route 25, Dundee, Illinois 60118 for a rezoning to B3 and the following special uses, subject to conditions and restrictions imposed by the Village, be permitted on and approved for the Property: 1) Indoor shooting range and; 2) Gun shop, subject to certain conditions, upon annexation to the Village.
4. **PUBLIC HEARING, Steve Ledin :** Petition for Steve Ledin, the owner of the property commonly known as 14N897 Route 25, Dundee Illinois 60118, for a rezoning to B3, upon annexation to the Village.
5. **PUBLIC HEARING, John Gauvin:** Petition for John Gauvin, the owner of the property commonly known as 14N881 Route 25, Dundee, Illinois 60118 for a rezoning to B3, upon annexation to the Village.
7. **PUBLIC HEARING, Pampered Pets:** Petition for Patrick and Sandy Hendrickson, the owner of the property commonly known as 14N837 Route 25, Dundee, Illinois 60118 for rezoning to B3 and a special use for a Pet Crematorium, subject to certain conditions, upon annexation to the Village.
8. **PUBLIC HEARING, Buettner:** Petition for Buettner Family Limited Partnership No. 2, the owner of the property commonly known as 14N679 Route 25, Dundee, Illinois 60118, for a rezoning to B3, subject to certain conditions, upon annexation to the Village.

Court reporter swears in anyone that will be giving testimony.

Dan Kenelly from Vanderwall and Associates gave a presentation overview on the zoning requests for the properties being considered tonight. Kessler and McGraw properties will have a planning and zoning public hearing held on May 21st rather than being discussed tonight.

Commissioner Scarpelli asked if once these properties are annexed into the Village if they will receive new addresses.

Village Administrator, Robert Skurla stated that they will receive new addresses once annexed into the Village.

*Motion to close the public hearing for items 2, 3, 4, 5, 7, and 8 by Scarpelli/Holliman.
9 Ayes (Schock, Apke, Holliman, Swanson, Scarpelli, Steneck, Brewer, Meyer and Bernstein*

*Motion to approve Village-initiated request for amendments to the text of the following sections of the East Dundee Zoning Chapter: 157.053(D) General Service Business District, Special Uses to add: (20) Pet crematorium and 157.003(B) Rules and Definitions to add: **PET CREMATORIUM** by Scarpelli/Brewer.*

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

Motion to approve petition for Our Secret LLC/GAT Guns, Inc., the owner of the property commonly known as 14N915 Route 25, Dundee, Illinois 60118 for a rezoning to B3 and the following special uses, subject to conditions and restrictions imposed by the Village, be permitted on and approved for the Property: 1) Indoor shooting range and; 2) Gun shop, subject to certain conditions, upon annexation to the Village by Scarpelli/Schock.

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

Motion to approve petition for Steve Ledin, the owner of the property commonly known as 14N897 Route 25, Dundee Illinois 60118, for a rezoning to B3, upon annexation to the Village by Scarpelli/Steneck.

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

Motion to approve petition for John Gauvin, the owner of the property commonly known as 14N881 Route 25, Dundee, Illinois 60118 for a rezoning to B3, upon annexation to the Village by Scarpelli/Schock.

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

Motion to approve petition for Patrick and Sandy Hendrickson, the owner of the property commonly known as 14N837 Route 25, Dundee, Illinois 60118 for rezoning to B3 and a special use for a Pet Crematorium, subject to certain conditions, upon annexation to the Village by Scarpelli/Schock.

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

Motion to approve petition for Buettner Family Limited Partnership No. 2, the owner of the property commonly known as 14N679 Route 25, Dundee, Illinois 60118, for a rezoning to B3, subject to certain conditions, upon annexation to the Village by Scarpelli/Apke.

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

6. **PUBLIC HEARING, Michael Kessler:** Petition for Michael Kessler, the owner the property commonly known as 14N859 Route 25, Dundee, Illinois 60118 for a rezoning to B3, and various special uses to allow for, but not limited to the sale of

used vehicles including cars, boats, trailers, motorcycles and RV's and variances to Sections 157 Zoning, 158 Minimum Landscaping, Screening and Tree Preservation Standards, and 156 Signs, subject to conditions and restrictions imposed by the Village, be permitted on and approved for the property, upon annexation to the Village.

This item will be reposted and re-noticed for the May 21st, 2012 Planning and Zoning meeting, at which time the public hearing will be held.

9. **PUBLIC HEARING, McGraw:** Petition for Max McGraw Wildlife Foundation, the owner of a part of PIN 03-25-300-013, Dundee, Illinois 60118, for a rezoning to B3, upon annexation to the Village.

This item will be reposted and re-noticed for the May 21st, 2012 Planning and Zoning meeting, at which time the public hearing will be held.

Motion to close the Planning and Zoning Meeting at 7:45pm by Holliman/Schock.

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