

Village of East Dundee
Kane County, Illinois
Planning and Zoning Committee Special Meeting
May 10, 2006
and May 25, 2006

Chairperson Swanson called the meeting to order at 6:30 pm.

Roll: 8 Present (Holliman, Mahony, Snow, Bernstein, Meyer, Poynor, Martin and Swanson), 1 Absent (Smith).

Also present were Administrator Nicholson, Scott Harrington of Vandewalle and Associates, Engineer Heinz, Building Official Urbanowitz and Trish Terrill.

Motion to open public hearing P/Z# 06-04-01 at 6:32pm by Holliman/Mahony.

Roll: 8 Ayes (Holliman, Mahony, Snow, Bernstein, Meyer, Poynor, Martin and Swanson), 0 Nays, 1 Absent (Smith). Motion carries.

Motion to close public hearing P/Z# 06-04-01 by Bernstein/Snow.

Roll: 8 Ayes (Holliman, Mahony, Snow, Bernstein, Meyer, Poynor, Martin and Swanson), 0 Nays, 1 Absent (Smith). Motion carries.

The commission discussed the continuation of the meeting for May 25th. The commission directed staff to come up with an alternate location that the meeting could held and inform the commission and the public of the official date and time.

Motion to adjourn at 8:52 by Snow/Martin. A voice vote was unanimous.

Reconvene

Chairman Swanson re-called the meeting to order at 6:30pm.

Motion to reopen the public hearing by Holliman/Snow.

Roll: 8 Ayes, (Holliman, Bernstein, Snow, Meyer, Poynor, Smith, Martin and Swanson), 0 Nays, 1 Absent (Mahony)

Motion to take a 10 minute break by Holliman/Mahony.

Roll: 7 Ayes, (Holliman, Mahony, Snow, Bernstein, Meyer, Poynor and Swanson), 0 Nays, 2 Absent (Smith and Martin).

Motion carries.

Motion to reopen the meeting by Smith/Holliman.

Roll: 8 Ayes, (Holliman, Mahony, Bernstein, Meyer, Poyner, Smith, Martin and Swanson), 0 Nays, 1 Absent (Snow).

Motion carries.

Motion to close the public hearing at 10:15pm by Holliman/Mahony.

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Roll: 8 Ayes (Holliman, Mahony, Bernstein, Meyer, Poynor, Smith, Martin, and Swanson), 0 Nays, 1 Absent (Snow).

The Commission then held discussion on the project.

Commissioner Poynor recommended that the project is overly dense and to reduce the town homes by at least 20.

Commissioner Meyer would like to see the units down to 100.

Commissioner Smith discussed the project, that he would like to see more of a mix, and rentals could be addressed in the bylaws.

Commissioner Martin had concerns with the density and the height of the town homes

Commissioner Holliman would like to see the streets not connected and the density lowered.

Commissioner Mahony thought that the density should be lower and the mix should be changed to something more similar to the comp plan.

Commissioner Bernstein would like to keep Wendt closed except for foot paths.

Commissioner Poynor thought that the single family homes should be the same and eliminate 20 town homes.

Motion to change the comprehensive plan amendment to include 110 total dwelling units where 81 with 88 town homes and 22 single family homes by Poynor/Meyer.

Roll: 6 Ayes (Holliman, Bernstein, Meyer, Poynor, Smith, Swanson), 2 Nays (Mahony and Martin), 1 Absent (Snow).

Motion carries.

The Commission asked if they could recommend the project without the streets going through.

Commissioner Martin did not have a problem opening the road, but he did have a problem with density.

Commissioner Poynor stated that leaving the roads open will keep the values open.

Commissioner Smith was aware that there is a traffic concern but that he was not apposed to having them open.

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Commissioner Swanson did not think that community would be established with emergency access only.

Commissioner Holliman thought that she would use the roads going out not in to get to Dominick's.

Motion that the streets of Madison and Wendt be allowed to go through and no text amendment be required by Meyer/Poynor.

Roll: 5 Ayes (Holliman, Meyer, Poynor, Martin and Swanson), 3 Nays (Mahony, Bernstein and Smith), 1 Absent (Snow).

Motion carries.

Motion for PAR development's purposes of 88 row homes and 22 single family homes to be situated 25.6 acres in a mixed use development along State Highway 25 in East Dundee, Illinois by Poynor/Meyer.

Scott Harrington discussed his memo of April 6th and his recommendations for the commission's consideration.

Commissioner Poynor asked about the benefit of including the out parcel on Rt. 72.

Dan Shepard said he was in agreement with everything but this parcel and the installation of the sidewalk.

The commission and PAR development discussed the pros and cons of the sidewalk inclusion.

Commissioner Mahony had a question regard to section D in Mr. Harrington's memo.

Motion to amend the motion to take into consideration Vandewalle's seven page recommendations as well as taking into consideration Gerald Heinz recommendations on March 24th by Poynor/Meyer.

Roll: 5 Ayes (Holliman, Bernstein, Meyer, Poynor and Swanson), 3 Nays (Mahony, Smith and Martin), 1 Absent (Snow).

Motion carries.

Motion to adjourn by Smith/Martin at 10:41 pm. A voice vote is unanimous.

Respectfully Submitted,

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Trish Terrill
Assistant to the Administrator

Village of East Dundee
Kane County, Illinois
Planning and Zoning Committee
May 10, 2007

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price point.

Discussion Re: Sign Code Changes

Justin Yonker of Vandewalle and Associates discussed with the commission the updates to the historic sign code. The commission directed Mr. Yonker to begin building upon the guidelines and product an updated version of the code by incorporating the suggested changes.

Motion to adjourn at 8:47 pm by Martin/Mahony. A voice vote was unanimous.

Respectfully Submitted,



Trish Terrill