

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

Roll: Commissioners Holliman, Bernstein Snow, Scarpelli, Martin and Chairman Swanson.  
Commissioner Meyer arrives at 7:02.

Note that there are currently seven commissioners, so all were present.

Also present were Administrator Frank Koehler, Engineer Joe Heinz, Building Official Bob Urbanowitz, Public Works Director TJ Moore and Attorney Jennifer Beegle.

Motion to approve the July 12, 2007 minutes with the additions of comments on petition 07-07-02 by Craig Rakow and Joe Zeller and after the motion to approve the findings of fact the commission made a motion to recommend PZ# 07-07-02 to the full board by Scarpelli/Holliman.  
Roll: 6 Ayes (Holliman, Bernstein, Snow, Scarpelli, Martin and Swanson), 1 Abstain (Meyer), 0 Absent. Motion carries.

Motion to reverse the agenda order by Martin/Scarpelli.

Roll: 7 Present (Holliman, Bernstein, Snow, Meyer, Scarpelli, Martin and Swanson), 0 Absent.  
Motion carries.

#### **NEW BUSINESS:**

#### **4. SITE PLAN REVIEW: Triumph 150 Prairie Lakes Rd Lot 15**

Andy Eisch states that they are seeking site plan approval for construction of 40,000 square foot industrial unit located on lot 15. The building will be on 2.5 acres of land.

Joe Heinz goes over some highlights:

#5 – Asked that the parking lot be out of the front set back.

#8 – Inquired as how they plan to handle refuse and is informed that it will be handled internally.

#16 – Need a five-foot wide landscape buffering along building, however the parking is next to the building. He suggests reducing the aisle width to 25 feet in order to add the green space.

#17 – Landscape Ordinance allows a maximum of ten parking spaces between planting islands, therefore, they would need a variance from the board to allow eleven spaces. Andy states that they will make it work.

Motion to recommend the Site Plan Review for Triumph 150 Prairie Lakes Rd Lot 15 as presented subject to the memorandum of Gerald L. Heinz and Associates dated 8/9/07 by Scarpelli/Holliman.

Roll: 7 Ayes (Holliman, Bernstein, Snow, Meyer, Scarpelli, Martin and Swanson), 0 Absent.  
Motion carries.

#### **3. PUBLIC HEARING: Terry Peterson For a Variance at 253 Fallbrook Ct., PZ# 07-08-01**

Motion to open the Public Hearing for PZ #07-08-01 at 7:16 pm by Martin/Snow.

Roll: 7 Ayes (Holliman, Bernstein, Snow, Meyer, Scarpelli, Martin and Swanson), 0 Absent.  
Motion carries.

Motion to close the Public Hearing for PZ #07-07-01 at 8:40 pm by Scarpelli/Marin.  
Roll: 7 Ayes (Holliman, Bernstein, Snow, Meyer, Scarpelli, Martin and Swanson), 0 Absent.  
Motion carries.

Motion to recommend PZ #07-07-01 and change the zoning to R3 with an amendment to reference the memo dated June 27<sup>th</sup> from Joe Heinz by Holliman/Snow.  
Roll: 7 Ayes (Holliman, Bernstein, Snow, Meyer, Scarpelli, Martin and Swanson), 0 Absent.  
Motion carries.

Motion to recommend the findings of fact pursuant hearing PZ #07-07-01 as amended excluding the R5 by Scarpelli/Snow.  
Roll: 7 Ayes (Holliman, Bernstein, Snow, Meyer, Scarpelli, Martin and Swanson), 0 Absent.  
Motion carries.

*There was a 15-minute break from 8:45 pm – 9:00 pm, no motions made.*

**1. CONTINUATION OF PUBLIC HEARING: East Dundee Official Zoning Map Update**

Motion to open the public hearing for the East Dundee Zoning Map at 9:00 pm by Scarpelli/Snow.  
Roll: 6 Ayes (Holliman, Bernstein, Snow, Meyer, Scarpelli, Martin), 1 Abstain (Swanson), 0 Absent. Motion carries.

The clerk reads a letter from Howard Burton – 14 Railroad Street.  
She also reads into the record the addresses of those who are requesting to be removed from the overall parcels subject to rezoning. The addresses are as follows:  
315 Barrington Ave.  
202 S. River  
6 Maiden Lane  
204 S. River  
PAL Group

Joe Heinz discusses changes to the zoning map.

Persons that spoke under Public Comment included:

DeLoris Doederlein – 525 Reese Ave. – requests her property be changed back to industrial.  
Fred Doederlein – 525 Reese Ave. – requests rezoning of property at 110 Railroad.  
James Sundwall – representing property owners at 415, 417, 419, 421, 425, 427 East 4<sup>th</sup> Street  
Mr. Sundwall is disturbed about the rezoning as neither he nor any other property owners were contacted before they received a letter from the village about this meeting. He states they would like to retain their current M1 zoning.

Persons that spoke under Public Objector:

Steve Steneck – 111 Dundee Ave.

Motion to close the public hearing for the East Dundee Zoning Map at 9:40 pm by Scarpelli/Meyer.  
Roll: 6 Ayes (Holliman, Bernstein, Snow, Meyer, Scarpelli, Martin), 1 Abstain (Swanson), 0 Absent. Motion carries.

Village of East Dundee  
Kane County, Illinois  
Planning and Zoning Committee  
August 9, 2007

Motion to recommend the East Dundee Zoning Map with the removal of the R3 section north of Dundee Lumberyard property by Scarpelli/Meyer.

Commissioner Scarpelli states that he cannot make a motion to remove the other addresses if there are no explanations and asks that the letters be read into public comment.

Motion withdrawn.

Motion to re-open the public hearing for the East Dundee Zoning Map at 9:45 pm by Scarpelli/Meyer.

Roll: 6 Ayes (Holliman, Bernstein, Snow, Meyer, Scarpelli, Martin), 1 Abstain (Swanson), 0 Absent. Motion carries.

Clerk Norton reads letters from the following objectors:

Property owned by the PAL Group  
Thomas Lippner - 204 S. River Street  
Dan Scully - 315 Barrington Ave

Motion to close the public hearing for the East Dundee Zoning Map at 9:56 pm by Scarpelli/Meyer.

Roll: 6 Ayes (Holliman, Bernstein, Snow, Meyer, Scarpelli, Martin), 1 Abstain (Swanson), 0 Absent. Motion carries.

Motion to recommend the East Dundee Official Zoning Map as presented removing all of the R3 zoned property North of the former Dundee Lumberyard site, removing the B1 zoned property at 315 Barrington, removing the B1 zoned property at 204 S. River and removing the B3 zoned property owned by the PAL Group by Scarpelli/Meyer.

Roll: 6 Ayes (Holliman, Bernstein, Snow, Meyer, Scarpelli, Martin), 1 Abstain (Swanson), 0 Absent. Motion carries.

Motion to adjourn the meeting at 10:00 pm by Bernstein/Snow.

Roll: 7 Ayes (Holliman, Bernstein, Snow, Meyer, Scarpelli, Martin and Swanson), 0 Absent. Motion carries.

Respectfully Submitted,

Sue Norton  
Village Clerk

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

Roll: Commissioners Holliman, Bernstein Snow, Scarpelli, Martin and Chairman Swanson.  
Commissioner Meyer arrives at 7:02.  
Note that there are currently seven commissioners, so all were present.

Also present were Administrator Frank Koehler, Engineer Joe Heinz, Building Official Bob Urbanowitz, Public Works Director TJ Moore and Attorney Jennifer Beegle.

Motion to approve the July 12, 2007 minutes with the additions of comments on petition 07-07-02 by Craig Rakow and Joe Zeller and after the motion to approve the findings of fact the commission made a motion to recommend PZ# 07-07-02 to the full board by Scarpelli/Holliman.  
Roll: 6 Present (Holliman, Bernstein, Snow, Scarpelli, Martin and Swanson), 1 Abstain (Meyer), 0 Absent. Motion carries.

Motion to reverse the agenda order by Martin/Scarpelli.

Roll: 7 Present (Holliman, Bernstein, Snow, Meyer, Scarpelli, Martin and Swanson), 0 Absent.  
Motion carries.

**NEW BUSINESS:**

**4. SITE PLAN REVIEW: Triumph 150 Prairie Lakes Rd Lot 15**

Andy Eisch states that they are seeking site plan approval for construction of 40,000 square foot industrial unit located on lot 15. The building will be on 2.5 acres of land.

Joe Heinz goes over some highlights:

#5 – Asked that the parking lot be out of the front set back.

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#17 – Landscape Ordinance allows a maximum of ten parking spaces between planting islands, therefore, they would need a variance from the board to allow eleven spaces. Andy states that they will make it work.

Motion to recommend the Site Plan Review for Triumph 150 Prairie Lakes Rd Lot 15 as presented subject to the memorandum of Gerald L. Heinz and Associates dated 8/9/07 by Scarpelli/Holliman.

Roll: 7 Present (Holliman, Bernstein, Snow, Meyer, Scarpelli, Martin and Swanson), 0 Absent.  
Motion carries.

**3. PUBLIC HEARING: Terry Peterson For a Variance at 253 Fallbrook Ct., PZ# 07-08-01**

Motion to open the Public Hearing for PZ #07-08-01 at 7:16 pm by Martin/Snow.

Roll: 7 Present (Holliman, Bernstein, Snow, Meyer, Scarpelli, Martin and Swanson), 0 Absent.  
Motion carries.

Mr. Peterson states that he and his client are asking for a variance so they can build a 15 x 15 foot wide sunroom. It is decided that this topic will be postponed until the commission can speak with the homeowner.

Motion to close the Public Hearing for PZ #07-08-01 at 7:34 pm by Martin/Scarpelli.  
Roll: 7 Present (Holliman, Bernstein, Snow, Meyer, Scarpelli, Martin and Swanson), 0 Absent.  
Motion carries.

Motion to postpone the Public Hearing for PZ #07-08-01 until the September 13<sup>th</sup> meeting by Martin/Bernstein.  
Roll: 7 Present (Holliman, Bernstein, Snow, Meyer, Scarpelli, Martin and Swanson), 0 Absent.  
Motion carries.

**OLD BUSINESS:**

**2. CONTINUATION OF PUBLIC HEARING: Mr. Larry Brelsford For Rezoning Van Buren, PZ# 07-07-01**

Motion to open the Public Hearing for PZ #07-07-01 at 7:36 pm by Snow/Scarpelli.  
Roll: 7 Present (Holliman, Bernstein, Snow, Meyer, Scarpelli, Martin and Swanson), 0 Absent.  
Motion carries.

Larry Brelsford, the petitioner for the Van Buren Street property, asks that the current zoning be changed to R3. He has already asked for an amendment and is dropping the request for R5 zoning. He explains that the property has eight lots and that he is not proposing a structure on lot 1.

Persons that spoke under Public Objector included:  
Jason Schultz – 418 N. Van Buren  
Karla Berke – 422 N. Van Buren

Persons that spoke under Public Comment included:  
Anna Zackro – 416 N. Van Buren  
Gloria Ziegler – 455 Illinois Street  
Catherine Rotello – 407 N. Van Buren  
Kathryn Edwards – 408 N. Van Buren

Mr. Brelsford stated that what he is asking for is consistent with the comp plan and consistent with the properties on the same side of the street. He states that there are built in protectors such as our village engineer as well as the most stringent flood plain ordinance in the Midwest, the Kane County Storm Water management Ordinance. He is asked if he would consider R2 zoning and he responds stating that R3 gives them possibility and flexibility of setting the homes on the lot.

Scott Harrington of Vandewalle and Associates introduces himself. He states that he doesn't think that single family or R3 is inconsistent with the comp plan. He states that if this were to pass, the entire property would be zoned R3.

Motion to close the Public Hearing for PZ #07-07-01 at 8:40 pm by Scarpelli/Marin.  
Roll: 7 Present (Holliman, Bernstein, Snow, Meyer, Scarpelli, Martin and Swanson), 0 Absent.  
Motion carries.

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Roll: 7 Present (Holliman, Bernstein, Snow, Meyer, Scarpelli, Martin and Swanson), 0 Absent.  
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Roll: 7 Present (Holliman, Bernstein, Snow, Meyer, Scarpelli, Martin and Swanson), 0 Absent.  
Motion carries.

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James Sundwall – representing property owners at 415, 417, 419, 421, 425, 427 East 4<sup>th</sup> Street

Mr. Sundwall is disturbed about the rezoning as neither he nor any other property owners were contacted before they received a letter from the village about this meeting. He states they would like to retain their current M1 zoning.

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Village Clerk