

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

Motion to approve the Planning and Zoning and Historic Commission meeting minutes dated March 8, 2012 by Scarpelli/Brewer.

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

Motion to approve the Planning and Zoning and Historic Commission meeting minutes dated April 12, 2012 by Scarpelli/Apke.

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

Motion to approve the Planning and Zoning and Historic Commission meeting minutes dated May 21, 2012 by Scarpelli/Apke.

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

PUBLIC PARTICIPATION

Mark Donner of 540 Reese Avenue, East Dundee asked if apartments are planned for the Springhill Ford property.

Village Administrator, Robert Skurla stated that no apartments are planned for that site as it is zoned B-4 automotive.

NEW BUSINESS

- 1. Public Hearing: Summit School, 611 East Main Street, East Dundee Illinois 60118-** Petition of Jim Bergman, requesting a permitted special use of Section 157.055(C)(2)(b)(1) for the property zoned O-D, Office District, to allow for a permitted special use for a hotel or apartment hotel.

Motion to open the public hearing by Holliman/Scarpelli.

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

Court reporter swears in anyone that will be giving testimony.

Village Administrator, Robert Skurla gave a presentation on behalf of Jim Bergman. He stated that Bergman will be bringing in workers for the adjacent housing development and is looking for a place to house them while the project is under construction. Long term Bergman has noted a high demand for veterans housing and the site could be used as additional short term veterans housing for stays of less than 12 months. There is also ongoing discussion with Dundee

Township for use of a portion of this property for offices and also with Cozzi Discount Grocery to also locate in this building.

Commissioner Paul Meyer asked what standards are applicable for a dormitory if this is approved.

Administrator Robert Skurla stated that Bergman is looking to enter into a one year lease with an option to buy, but cannot significantly alter the building while leasing and the special use could be contingent on a redevelopment agreement.

Commissioner Frank Scarpelli stated that there is no specific business plan for what Bergman is proposing.

Commissioner Steve Apke stated that he has a problem with the Administrator speaking on Bergman's behalf.

Commissioner Howard Schock agreed that the property owner should be present since there is no business plan provided.

The commissioners were in agreement that they would like to see a business plan and if there are two phases to this project a plan outlining the two separate phases and how all the uses will be integrated into one building.

*Motion to recess public hearing by Scarpelli/Holliman.
9 Ayes (Schock, Apke, Holliman, Swanson, Scarpelli, Steneck, Brewer, Meyer and Bernstein).*

2. Findings of Fact for Summit School

*Motion to table Findings of Fact by Bernstein/Schock.
9 Ayes (Schock, Apke, Holliman, Swanson, Scarpelli, Steneck, Brewer, Meyer and Bernstein).*

3. Insurance Auto Auction, Inc. - Site Plan Approval

Village Engineer, Joe Heinz gave an overview of the IAA site plan.

Commissioner Howard Schock asked whether the zoning was appropriate here.

Village Administrator, Robert Skurla stated that the attorney Pat O'Connor stated that the use is permitted under M1- auto sales. He stated that 25,000 cars per year will pass through the site and the Village will be charging a per vehicle tax. The use is a wholesale auction that does not include retail sales tax and is not open to the public.

Chair Dave Swanson stated that the commission needs to get a legal opinion that this is a permitted use and then the commission can vote on the site plan.

HISTORIC COMMISSION

1. Certificate of Appropriateness: Annex

Motion to approve paint color and issue certificate of appropriateness for the Village Hall annex by Brewer/Steneck.

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

2. Certificate of Appropriateness: Village Hall Roof

Motion to approve shingles and issue certificate of appropriateness for the Village Hall roof by Brewer/Steneck.

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

3. Certificate of Appropriateness: Van Custard Façade

Motion to approve certificate of appropriateness for Van's Custard by Schock/Holliman.

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

Economic Development Consultant, Doug Bregren presented the proposed façade improvements to Van's Custard on behalf of the business.

Motion to close the Planning and Zoning and Historic Commission Meeting by Holliman/Schock.

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