

*Chairman John Brewer chaired the meeting and called the Planning and Zoning and Historic Commission meeting to order at 6:02 pm.*

*Roll: 6 Present (Brewer, Schock , Muscat, Steneck, Apke and Meyer). 3 Absent (Scarpelli, Holliman, and Berstein) Also present were Village Attorney Kathleen Field Orr, Village Planner Scott Harrington, Village Engineer Joe Heinz, Village Administrator Bob Skurla, Deputy Village Administrator/Village Clerk Heather Maieritsch and Deputy Village Clerk/Administrative Asst. Katherine Holt.*

#### **APPROVAL OF MINUTES:**

##### **1. January 16, 2014 Meeting Minutes**

*Motion to approve the meeting minutes dated January 16, 2014 by Steneck/Apke.*

*6 Ayes (Brewer, Schock , Muscat, Steneck, Apke and Meyer). 3 Absent (Scarpelli, Holliman, and Berstein)*

##### **2. April 14, 2014 Meeting Minutes**

*Motion to approve the meeting minutes dated April 14, 2014 by Apke/Muscat.*

*6 Ayes (Brewer, Schock , Muscat, Steneck, Apke and Meyer). 3 Absent (Scarpelli, Holliman, and Berstein)*

#### **PUBLIC COMMENT: None**

*Motion to move the Historic Commission items up on the agenda by Meyer/Apke.*

*6 Ayes (Brewer, Schock , Muscat, Steneck, Apke and Meyer). 3 Absent (Scarpelli, Holliman, and Berstein)*

#### **HISTORIC COMMISSION:**

##### **1. Certificate of Appropriateness for Blues BBQ: 100-102 N. River Street**

Robert “Buzz” Doyle stated that the Pour House sign will be removed and replaced by one, long awning that would include the restaurant’s name. He said there would also be a handcrafted wooden sign that would be hung on the building above the awning. He added that the building’s frontage would have gooseneck down lighting. Heather Maieritsch confirmed that the building department has reviewed the application and the size of the signage meets the Village code.

*Motion to approve the Certificate of Appropriateness for Blues BBQ: 100-102 N. River Street by Muscat/Apke.*

*6 Ayes (Brewer, Meyer, Schock , Steneck, Apke and Muscat). 3 Absent (Holliman, Scarpelli and Berstein)*

## 2. Certificate of Appropriateness for Smoke Haus: 10 E. Main Street

Kevin Slovic said that the signage would include decals placed on the front windows. Heather Maieritsch confirmed that the building department has reviewed the application and that signage on the awning at that location is not allowed. Therefore, signage must appear on the interior of the window glass.

*Motion to approve the Certificate of Appropriateness for Smoke Haus: 10 E. Main Street by Schock/Steneck.*

*6 Ayes (Brewer, Meyer, Schock, Steneck, Apke and Muscat). 3 Absent (Holliman, Scarpelli and Berstein)*

### NEW BUSINESS:

1. **Public Hearing:** on application, P/Z #14-06-01, by Chicago Title Land Trust Company, Trust No. HTB-11-3242 & HTB-11-5065, for a 176.72+/- acre Planned Unit Development (PUD) located south of Route 72 and west of ComEd right-of-way.

*Motion to open the public hearing by Muscat/Schock.*

*6 Ayes (Brewer, Meyer, Schock, Steneck, Apke and Muscat). 3 Absent (Holliman, Scarpelli and Berstein)*

Gerry Callaghan, legal counsel for the applicant, stated that the Plote property is approximately 176 acres for which the owners are proposing an environmental campus comprised of several environmentally friendly recycling uses. He said some of the uses are already being conducted on the property and others are being conducted just east of the property in Hoffman Estates. The proposal is to move all uses to this campus and request PUD approval. If approved, the Village residential landscape waste would be received at the site at no charge. The Village would also receive a \$15,000 annual licensing fee and a \$0.75 cent per ton tipping fee for construction and demolition debris processed. Richard Southorn, project manager at CB&I, said the property is currently used mainly for quarrying activities. With PUD zoning, two additional uses are being requested. The first is to develop a compost facility for landscape waste and the second is for a clean construction demolition debris recycling operation. The uses will rotate within the site as the quarry moves, allowing the site to be used to the best of its ability. He said he has analyzed the grading, drainage and stormwater controls of the site. Mr. Callaghan advised that no solid waste or garbage will be accepted into the facility. He said 75% of what is accepted must be recycled. Mr. Southorn stated that there should not be an increase in truck traffic and the existing main entrance on Rt. 72 would continue to be used. Scott Harrington, Village Planner, gave a report on the historic and existing uses of the site. He advised that the proposed use is consistent with the Comprehensive Plan. His report lists seven conditions upon the Board's approval of the PUD and also a request that the applicant address the comments provided by the Village Engineer.

Scarpelli arrived to the meeting at 6:19pm

*Motion to close the public hearing by Scarpelli/Muscat.  
7 Ayes (Brewer, Meyer, Schock , Steneck, Apke, Scarpelli and Muscat). 2 Absent (Holliman and Berstein)*

**2. Application P/Z #14-06-01**

- A Planned Unit Development preliminary and final plan approval for an environmental campus including several mineral extraction, batch, solid waste processing and recycling uses
- A Variance to Sec. 201(g) of the Village Storm Water Ordinance
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*Motion to approve Application P/Z #14-06-01 subject to the Vandewalle & Associates, Inc. and Gerald L. Heinz & Associates, Inc. memorandums dated June 11, 2014 by Scarpelli/Steneck.  
7 Ayes (Brewer, Meyer, Schock , Steneck, Apke, Scarpelli and Muscat). 2 Absent (Holliman and Berstein)*

Kathy Orr, Village Attorney, stated that in conjunction with the PUD approval by the Village Board, standards will be adopted that will mirror the state so that the Village can take appropriate enforcement action for zoning code violations. She also said that the current PUD ordinance is unworkable. Much of it is non-applicable and should not include variances since a PUD is a new plan. She proposes to recraft the ordinance to make it user-friendly, more informative and more flexible. She will present this at the next Planning & Zoning meeting.

*Motion to approve the Findings of Fact by Muscat/Scarpelli.  
7 Ayes (Brewer, Meyer, Schock , Steneck, Apke, Scarpelli and Muscat). 2 Absent (Holliman and Berstein)*

*Motion to close the Planning and Zoning Meeting at 7:08pm by Stenick/Apke.  
7 Ayes (Brewer, Meyer, Schock , Steneck, Apke, Scarpelli and Muscat). 2 Absent (Holliman and Berstein)*