

Chair Dave Swanson chaired the meeting and called the Planning and Zoning and Historic Commission meeting to order at 7:00 pm.

Roll: 6 Present (Schock, Apke, Holliman, Swanson, Meyer and Bernstein). 3 Absent (Brewer, Scarpelli, and Steneck). Also present were Deputy Village Administrator Heather Maieritsch, Village Planning Consultant Scott Harrington, and Village Administrator Robert Skurla.

APPROVAL OF MINUTES: None

PUBLIC PARTICIPATION: None

Planning and Zoning Co-chair Frank Scarpelli arrived.

NEW BUSINESS

1. **Public Hearing:** P/Z #12-09-04, by Sven Bley, requests variances in the B-2 Districts, to allow for a monument sign at the corner of Route 72 and River Street and one off of Johnson and River for directional parking purposes for the business located at 302 East Main Street, East Dundee, Illinois 60118.

Motion to open the public hearing by Schock/Holliman.

7 Aye (Schock, Apke, Holliman, Swanson, Meyer, Scarpelli and Bernstein). 2 Absent (Brewer and Steneck).

Court reporter swears in anyone that will be giving testimony.

Sven Bley stated that due to the location of his business the signage requested is necessary to help direct visitors to where the parking is for his business.

Motion to close the public hearing by Scarpelli/Holliman.

7 Aye (Schock, Apke, Holliman, Swanson, Meyer, Scarpelli and Bernstein). 2 Absent (Brewer and Steneck).

Motion to approve the P/Z #12-10-04, by Sven Bley, requests variances in the B-2 Districts, to allow for a monument sign at the corner of Route 72 and River Street and one off of Johnson and River for directional parking purposes for the business located at 302 East Main Street, East Dundee, Illinois 60118 by Schock/Scarpelli.

7 Aye (Schock, Apke, Holliman, Swanson, Meyer, Scarpelli and Bernstein). 2 Absent (Brewer and Steneck).

1. Findings of Fact for P/Z# 12-10-04

Motion to approve the Findings of Fact by Scarpelli/Apke.

7 Aye (Schock, Apke, Holliman, Swanson, Meyer, Scarpelli and Bernstein). 2 Absent (Brewer and Steneck).

- 2. Public Hearing:** P/Z #12-10-02, by Jayesh Pastakia, requests a variance in the B-2 District, to allow for variances to remove two existing landscape areas variances to Sections 157.052(I)(2) and 158.04(D)(2)(a)(1) to remove existing landscape areas to provide for an additional parking space and lane for additional pumping station. located at 305 East Main Street, East Dundee, Illinois 60118.

Motion to open the public hearing by Scarpelli/Holliman.

7 Aye (Schock, Apke, Holliman, Swanson, Meyer, Scarpelli and Bernstein). 2 Absent (Brewer and Steneck).

Court reporter swears in anyone that will be giving testimony.

Jayesh Pastakia stated that he would like to add and additional pump lane and add and additional parking space in an effort to reduce congestion and people from just parking anywhere. He stated that the light pole that is currently in the way would be moved and replaced.

Planning and Zoning Commissioner, Paul Meyer, expressed concern for bikers and pedestrians that may be along the sidewalk that abuts the new pumping lane.

Planning and Zoning Co-chair, Frank Scarpelli, suggested that the commission approve the application and have the applicant work with Building Inspector Jim Kelly to determine a solution to address the safety concern to separate the pump and the sidewalk.

Motion to close the public hearing by Scarpelli/Apke.

7 Aye (Schock, Apke, Holliman, Swanson, Meyer, Scarpelli and Bernstein). 2 Absent (Brewer and Steneck).

Motion to approve the P/Z #12-10-02, by Jayesh Pastakia, requests a variance in the B-2 District, to allow for variances to remove two existing landscape areas variances to Sections 157.052(I)(2) and 158.04(D)(2)(a)(1) to remove existing landscape areas to provide for an additional parking space and lane for additional pumping station located at 305 East Main Street, East Dundee, Illinois 60118 by Scarpelli/Holliman.

6 Aye (Apke, Holliman, Swanson, Meyer, Scarpelli and Bernstein). 1 Nay (Schock) 2 Absent (Brewer and Steneck).

3. Findings of Fact for P/Z# 12-10-02

Motion to approve the Findings of Fact by Scarpelli/Holliman.

7 Aye (Schock, Apke, Holliman, Swanson, Meyer, Scarpelli and Bernstein). 2 Absent (Brewer and Steneck).

- 4. Public Hearing:** P/Z #12-10-01, by Glogovsky Oil Company, requests variances of section 156.04(C)(1)(a) to allow for an additional wall sign on the front façade of the

convenience store to allow for a total of three wall signs on the front façade and a variance of section 156.04(C)(1)(b) to allow for 104 square feet of signage instead of allowable 100 square feet of signage at 1077 East Main Street, East Dundee, Illinois 60118.

Motion to open the public hearing by Scarpelli/Holliman.

7 Aye (Schock, Apke, Holliman, Swanson, Meyer, Scarpelli and Bernstein). 2 Absent (Brewer and Steneck).

Court reporter swears in anyone that will be giving testimony.

Owner Chris Kalichski stated that he is the owner of the convenience store, car wash and gas station. Currently the existing front façade has a CITGO sign and will be changing to a Shell and when they do so would like to advertise the new convenience store that will now be located inside called the Grove Mart.

Motion to close the public hearing by Scarpelli/Holliman.

7 Aye (Schock, Apke, Holliman, Swanson, Meyer, Scarpelli and Bernstein). 2 Absent (Brewer and Steneck).

Motion to approve the P/Z #12-10-01, by Glogovsky Oil Company, requests variances of section 156.04(C)(1)(a) to allow for an additional wall sign on the front façade of the convenience store to allow for a total of three wall signs on the front façade and a variance of section 156.04(C)(1)(b) to allow for 104 square feet of signage instead of allowable 100 square feet of signage at 1077 East Main Street, East Dundee, Illinois 60118 by Scarpelli/Holliman.

7 Aye (Schock, Apke, Holliman, Swanson, Meyer, Scarpelli and Bernstein). 2 Absent (Brewer and Steneck).

5. Findings of Fact for P/Z# 12-10-01

Motion to approve the Findings of Fact by Scarpelli/Apke.

7 Aye (Schock, Apke, Holliman, Swanson, Meyer, Scarpelli and Bernstein). 2 Absent (Brewer and Steneck).

- 6. Public Hearing: PZ 12-10-03** applications by Pal Land, LLC, a Delaware limited liability company, for a parcel of property generally located to the north of Route 72, to the east of Dundee Ave, and to the south of Dundee Road (and more particularly described below) for the following: 1) a Special Use for a Planned Unit Development under Chapter 157.241(B), 2) Approval of its Development Plan pursuant to Chapter 157.245(D)(2), 3) Modifications to the zoning regulations of the underlying M-1 Limited Manufacturing zoning district including relief from section 157.066(A)(6) front yard, side yard and rear yard setbacks, and section 157.066(B) to vary the permitted uses to include all uses authorized within M-1, all uses authorized in B-2,

motor truck terminal, gas station & retail, and automotive retail & service; and 4) Variances to Section 157.240(F)(1)(a), 157(F)(2)(b)(2), 157.240(F)(3), 157.240(F)(5), 157.240(I)(2), 157.240(I)(5), 157.240(I)(7), 157.240(I)(9), 157.240(J)(2), and 157.240(J)(3)(b).

Motion to open the public hearing by Holliman/Schock.

7 Aye (Schock, Apke, Holliman, Swanson, Meyer, Scarpelli and Bernstein). 2 Absent (Brewer and Steneck).

Court reporter swears in anyone that will be giving testimony.

Village Planning Consultant, Scott Harrington, presented the proposed PUD and rezoning from R1 to M1. Mr. Harrington stated that the request is to also alter some existing standards in the M1 district to remain consistent with the existing portion of the business park. The five modifications include a boarder range of uses not just those listed in the industrial section, setback changes of 20 feet in the front and 40 feet in the rear, a parking set back of 10 feet from the property line, allow for signage allowed by code in the business district, and allow for electronic signage for uses listed in the Village code. Additionally, Pal Land is requesting variances to reduce landscape coverage and the amount of open spaces, mirroring what was approved back in 2007.

Motion to close the public hearing by Scarpelli/Holliman.

7 Aye (Schock, Apke, Holliman, Swanson, Meyer, Scarpelli and Bernstein). 2 Absent (Brewer and Steneck).

Motion to approve the P/Z #12-10-03, by Pal Land, LLC, a Delaware limited liability company, for a parcel of property generally located to the north of Route 72, to the east of Dundee Ave, and to the south of Dundee Road (and more particularly described below) for the following: 1) a Special Use for a Planned Unit Development under Chapter 157.241(B), 2) Approval of its Development Plan pursuant to Chapter 157.245(D)(2), 3) Modifications to the zoning regulations of the underlying M-1 Limited Manufacturing zoning district including relief from section 157.066(A)(6) front yard, side yard and rear yard setbacks, and section 157.066(B) to vary the permitted uses to include all uses authorized within M-1, all uses authorized in B-2, motor truck terminal, gas station & retail, and automotive retail & service; and 4) Variances to Section 157.240(F)(1)(a), 157(F)(2)(b)(2), 157.240(F)(3), 157.240(F)(5), 157.240(I)(2), 157.240(I)(5), 157.240(I)(7), 157.240(I)(9), 157.240(J)(2), and 157.240(J)(3)(b) by Holliman/Scarpelli.

7 Aye (Schock, Apke, Holliman, Swanson, Meyer, Scarpelli and Bernstein). 2 Absent (Brewer and Steneck).

7. Findings of Fact for P/Z# 12-10-03

Motion to approve the Findings of Fact by Holliman/Scarpelli.

7 Aye (Schock, Apke, Holliman, Swanson, Meyer, Scarpelli and Bernstein). 2 Absent (Brewer and Steneck).

8. Planning and Zoning Business Cards

The Planning and Zoning Commission was in consensus that they do not need individual business cards but would like to be issued an ID badge when the Village rolls out the employee badge program.

9. Change Planning and Zoning Meeting Time to 6pm

The commission was in consensus that they do not want to change the time of the Planning and Zoning meetings.

HISTORIC COMMISSION: None

*Motion to close the Planning and Zoning Meeting by Holliman/Schock.
7 Aye (Schock, Apke, Holliman, Swanson, Meyer, Scarpelli and Bernstein). 2 Absent (Brewer and Steneck).*