

*Chairman John Brewer chaired the meeting and called the Planning and Zoning and Historic Commission meeting to order at 7:00 pm.*

*Roll: 9 Present (Brewer, Schock, Muscat, Steneck, Apke, Scarpelli, Holliman, Bernstein and Meyer). 0 Absent. Also present were Village Attorney Kathleen Field Orr, Deputy Village Administrator/Village Clerk Heather Maieritsch and Deputy Village Clerk/Administrative Asst. Katherine Holt.*

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

##### **1. July 10, 2014 Meeting Minutes**

*Motion to approve the meeting minutes dated July 10, 2014 by Schock/Apke.*

*9 Ayes (Brewer, Schock, Muscat, Steneck, Apke, Scarpelli, Holliman, Bernstein and Meyer). 0 Absent.*

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

*Motion to move the Historic Commission item to be discussed before New Business by Scarpelli/Apke.*

*9 Ayes (Brewer, Schock, Muscat, Steneck, Apke, Scarpelli, Holliman, Bernstein and Meyer). 0 Absent.*

#### **HISTORIC COMMISSION:**

##### **1. Certificate of Appropriateness for 319 North River Street: Depot Signage**

Deputy Village Administrator Heather Maieritsch presented designs created by Zeller Marking for a sign to be posted at the Depot/Visitors Center. The design reflects a time in history when the North Western Railway ran through the Dundee area. She said currently the Depot does not have signage naming it as such. Of the two designs presented, one with an angled logo and the other with a straight/horizontal logo, the majority of the commission chose the straight/horizontal logo. There was a recommendation by the commission to install gooseneck lighting to illuminate the sign.

*Motion to approve the Certificate of Appropriateness for 319 North River Street: Depot Signage in the straight/horizontal design by Scarpelli/Muscat.*

*9 Ayes (Brewer, Schock, Muscat, Steneck, Apke, Scarpelli, Holliman, Bernstein and Meyer). 0 Absent.*

#### **NEW BUSINESS:**

- 1. Public Hearing:** on P/Z #14-07-01, a Village-initiated request for amendments to the text of the following sections of the East Dundee Code of the Ordinances:

- 1) Amend the Zoning Chapter of the Code of the Ordinances of the Village of East Dundee by clarifying the requirements for Findings of Fact in Chapter 150 Section 150.03 of the Code of the Village of East Dundee Subsections (A)(1), (J), and (K), and Chapter 157 Section 157.223 Subsection (D)
- 2) Amend the Subdivision Chapter for the Village by removing the Plan Commission from the process for reviewing and approving subdivision plans in Chapter 155 Section 155.004, 155.006, 155.007 , 155.025, 155.026, 155.027, 155.028, 155.029, 155.030, 155.045, 155.046, 155.048, 155.049, 155.053, 155.076, 155.096, 155.099, 155.999
- 3) Separate the Zoning Board of Appeals from the Planning and Zoning Commission through amendments to Section 150.01, 150.02, 150.03, 157.205, 157.207, 157.207, 157.207, 157.222,
- 4) Amend Section Entitled Planned Unit Development Chapter 157 Sections 157.240 through 157.249
- 5) Amend Section 157.224 Special Uses by deleting requirements specific to planned developments

Chairman Brewer stated that the purpose of the public hearing is a Village initiated request to amend and streamline the Planned Unit Development (PUD) ordinance and procedure.

*Motion to open the public hearing for P/Z #14-07-01 by Scarpelli/Apke.*

*9 Ayes (Brewer, Schock , Muscat, Steneck, Apke, Scarpelli, Holliman, Bernstein and Meyer). 0 Absent.*

Village Attorney Kathleen Field Orr advised that public hearing items #2 and #3 are no longer part of tonight's hearing. She said upon reviewing East Dundee's planned unit development (PUD) ordinances and procedures, she did not understand them at all. They required variances and findings of fact and should not since PUD concepts are unique ideas. She said this takes away from what is being brought to the table. She has rewritten the ordinance and procedure so that they conform to the general use of PUDs. The new process will begin with the developer presenting and reviewing their idea with village staff. The next step will be to present pictures and the concept to the Village Board. Then the plan will appear before the Planning Commission for review and approval. Lastly, the plan will appear before the Village Board for final approval. She said that everything that must be presented to the Planning Commission will be included in the amended ordinance. She advised that this procedure is the way that active communities approach the PUD process. She added that a minimum of two acres of land is required for a PUD. Chairman Brewer mentioned a concern he has about changes being made by the Village after being approved by the Planning Commission. When a change occurs, he said the information is not relayed back to the Commission. He referenced section 157.248 of the PUD ordinance regarding amendments or minor revisions to the PUD. Attorney Orr advised that she added percentages to control the changes being made and to keep them limited to minor changes.

Village of East Dundee  
Kane County, IL  
Planning and Zoning & Historic Commission  
August 21, 2014

*Motion to close the public hearing P/Z #14-07-01 by Scarpelli/Holliman.*

*9 Ayes (Brewer, Schock , Muscat, Steneck, Apke, Scarpelli, Holliman, Bernstein and Meyer). 0 Absent.*

*Motion to approve P/Z #14-07-01 inclusive of #1, #4 and #5 by Scarpelli/Apke.*

*9 Ayes (Brewer, Schock , Muscat, Steneck, Apke, Scarpelli, Holliman, Bernstein and Meyer). 0 Absent.*

*Motion to close the Planning and Zoning Meeting at 7:47pm by Apke/Berstein.*

*9 Ayes (Brewer, Schock , Muscat, Steneck, Apke, Scarpelli, Holliman, Bernstein and Meyer). 0 Absent.*