

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

Roll: 6 Present (Miller, Snow, Bernstein, Meyer, Martin, and Swanson), 3 Absent (Holliman, Brewer, and Scarpelli). Also present were Administrator Frank Koehler, Building Official Urbanowitz, Assistant to the Administrator Heather Zipparro.

Motion to approve the February 7, 2008 minutes by Martin/Miller.

Roll: 6 Present (Miller, Snow, Bernstein, Meyer, Martin, and Swanson), 3 Absent (Holliman, Brewer, and Scarpelli).

Commissioner Brewer arrived at 7:10pm.

NEW BUSINESS:

1. Public Hearing: PUD Amendment for the Electronic Signs located at the Citgo gas station at 1097 E Main Street.

Motion to open the public hearing on application PZ #08-02-01 by Snow/Bernstein.

Roll: 7 Present (Miller, Brewer, Snow, Bernstein, Meyer, Martin, and Swanson), 2 Absent (Holliman, and Scarpelli).

Court reporter swears in individuals that will be speaking.

Adam Neisendorf from Par development presented the project on behalf of the owners. He stated that the electronic signs installed were different from the sign that was previously approved with the PUD and requests for an amendment to the PUD to allow the electronic sign. Electronic signs are allowed shortly after the approval of the applicants PUD and the Citgo gas station Electronic sign would conform with the current ordinance.

Motion to close the Public Hearing on PZ application #08-02-01 by Martin/Snow.

Roll: 7 Present (Miller, Brewer, Snow, Bernstein, Meyer, Martin, and Swanson), 2 Absent (Holliman, and Scarpelli).

Motion to recommend an amendment to the PUD to allow a electronic sign by Meyer/Snow.

Roll: 7 Present (Miller, Brewer, Snow, Bernstein, Meyer, Martin, and Swanson), 2 Absent (Holliman, and Scarpelli).

2. Dynegy: Addition to building located at 1221 Power Dr.

Commissioner Martin questions why this project must appear before the Planning and Zoning Commission. Frank Koehler stated that the Village's current code requires a site plan review for all additions to an existing business with the exception of residential areas.

Frank Koehler explains that we will further look into streamlining the process to make it more developer friendly.

Dynegy is looking to add onto the current existing building located at 1221 Power Dr. They will be adding an office addition of 30ftx90ft with a height of 13ft. All of the sanitary, water, electric, and sprinkler systems will be extended. The total addition will be adding 1,320 sq ft onto the west side of the building.

Motion to approve the site plan for the Dynegy addition by Snow/Brewer.

Roll: 7 Present (Miller, Brewer, Snow, Bernstein, Meyer, Martin, and Swanson), 2 Absent (Holliman, and Scarpelli).

3. Discuss text amendment change to allow permitted use of residential above the first floor

Frank Koehler explained that the Village's current ordinance allows residential above the second floor as a special use in any business categories and would like to amend in the B1 as a permitted use. Encourage as a permitted use in B1 but have it remain a special use in all categories. It will still need to be determined if one or two off street parking spaces would be required. Also the Village will be looking into requiring vacant properties to register and show proof of an inspection. Commissioners are in consensus that we will have a public hearing regarding this matter.

4. Discuss Certificate of Appropriateness

The Commission is in agreement that staff should create a form to make a record that the project has been approved and signed off on.

Motion to adjourn the Planning and Zoning Commission at 7:31 pm by Snow/Martin.

Roll: 7 Present (Miller, Brewer, Snow, Bernstein, Meyer, Martin, and Swanson), 2 Absent (Holliman, and Scarpelli).

Respectfully Submitted,



Heather Zipparro

Village of East Dundee
Kane County, IL
Historic Commission
March 13, 2008

Chairperson Swanson called the meeting to order at 8:00 pm.

Roll: 7 Present (Miller, Brewer, Snow, Bernstein, Meyer, Martin, and Swanson), 2 Absent (Holliman, and Scarpelli). Also present were Administrator Frank Koehler, Building Official Urbanowitz, Assistant to the Administrator Heather Zipparro.

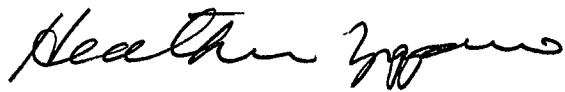
Motion to approve the February 7, 2008 minutes by Martin/Miller.

Roll: 7 Present (Miller, Brewer, Snow, Bernstein, Meyer, Martin, and Swanson), 2 Absent (Holliman, and Scarpelli).

Motion to adjourn the Historic Commission meeting at 8:06 pm Swanson/Martin.

Roll: 7 Present (Miller, Brewer, Snow, Bernstein, Meyer, Martin, and Swanson), 2 Absent (Holliman, and Scarpelli).

Respectfully Submitted,



Heather Zipparro