

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

*Roll: 8 Present (Schock, Apke, Scarpelli, Swanson, Steneck, Brewer, Meyer and Bernstein). 1 Absent (Holliman). Also present were Deputy Village Administrator Heather Maieritsch.*

### **APPROVAL OF MINUTES**

*Motion to approve the Planning and Zoning Minutes dated June 9, 2011 by Scarpelli/Bernstein. 8 Ayes (Schock, Apke, Scarpelli, Swanson, Steneck, Brewer, Meyer and Bernstein). 1 Absent (Holliman).*

*Motion to approve the Planning and Zoning Minutes dated July 14, 2011 by Scarpelli/Brewer. 8 Ayes (Schock, Apke, Scarpelli, Swanson, Steneck, Brewer, Meyer and Bernstein). 1 Absent (Holliman).*

*Motion to approve the Planning and Zoning Minutes dated September 8, 2011 by Scarpelli/Bernstein. 8 Ayes (Schock, Apke, Scarpelli, Swanson, Steneck, Brewer, Meyer and Bernstein). 1 Absent (Holliman).*

*Motion to approve the Planning and Zoning Minutes dated October 13, 2011 by Scarpelli/Bernstein. 8 Ayes (Schock, Apke, Scarpelli, Swanson, Steneck, Brewer, Meyer and Bernstein). 1 Absent (Holliman).*

### **NEW BUSINESS**

1. **PUBLIC HEARING:** River Haven Development consisting of 82, multifamily senior rental apartments (Gardiner Place Senior Apartments) and 68 rental units consisting of detached, single family homes and duplexes (River Haven Place Apartments) for a parcel of property generally located on the west side of Illinois Route 25 about 3000 feet north of Illinois Route 72.
  - a. Preliminary Plan of Subdivision
  - b. Final Plat of Subdivision
  - c. Planned Unit Development Final Development Plan
  - d. Variance to Section 157.241 (G) *Design Standards Applicable to One and Two Family Dwelling Units* to permit garages to extend beyond the primary wall of the houses and to have greater similarity among home elevations than permitted by code.

*Motion to open the public hearing by Scarpelli/Bernstein.*

*8 Ayes (Schock, Apke, Scarpelli, Swanson, Steneck, Brewer, Meyer and Bernstein). 1 Absent (Holliman).*

The Heather Maieritsch swears in any individuals that will be giving testimony.

Village of East Dundee  
Kane County, IL  
Planning and Zoning & Historic Commission  
March 8, 2012

Scott Harrington, Village Planner, recapped the project. He stated that this project will be owned by one developer and the homes will be rented, the code is written in such a way to prevent all homes from looking the same and from garages protruding beyond the home. In this case, the lots are not large enough to allow the garages to be flush with the house. In order to minimize this there will only be single car garages and designs in the doors to minimize the detracting appearance as well as variety in the color and design of the homes. Granting a variance in this situation would be appropriate.

Jim Bergman, Developer, showed renderings of the different styles of homes which included 6 single family villas and 4 duplex models. He also stated that all homes will be slab homes and will be completed before anyone moves in.

**PUBLIC COMMENT:** Steve Weber of 644 Deerpath Road, East Dundee, Illinois 60118 asked about the size of the lots.

Jim Bergman stated that the width of the smallest lot is 50 feet up to 80 feet.

**PUBLIC COMMENT:** Peter Ropinski of 610 Went Street, East Dundee, Illinois 60118 recommended a barricade with a warning sign to prevent cars from running into the back of homes near Went and Madison Street. He also expressed concern about the water runoff from the site and the emergency access path.

Bergman's engineer stated that the retention pond will collect and gradually drain the storm water from the site

Joe Heinz, Village Engineer stated that Went will not have the street extend to pave up to the development like near the emergency access road because the space is needed for snow storage.

Peter Ropinski also asked who will be renting these.

Jim Bergman stated that families with preferences for veterans and seniors. The housed will rent for \$575 to \$1000 and the senior facility will be between \$700-\$800 a month

*Motion to close the public hearing by Scarpelli/Meyer.*

*8 Ayes (Schock, Apke, Scarpelli, Swanson, Steneck, Brewer, Meyer and Bernstein). 1 Absent (Holliman).*

*Motion to approve the Preliminary Plan of Subdivision and Final Plat of Subdivision by Bernstein/Apke.*

*7 Ayes (Schock, Apke, Swanson, Steneck, Brewer, Meyer and Bernstein), 1 Nay (Scarpelli), 1 Absent (Holliman).*

*Motion to approve the Planned Unit Development Final Development Plan by Schock/Steneck.*

7 Ayes (Schock, Apke, Swanson, Steneck, Brewer, Meyer and Bernstein), 1 Nay (Scarpelli), 1 Absent (Holliman).

*Motion to approve the Variance to Section 157.241 (G) Design Standards Applicable to One and Two Family Dwelling Units to permit garages to extend beyond the primary wall of the houses and to have greater similarity among home elevations than permitted by code by Schock/Brewer.*  
7 Ayes (Schock, Apke, Swanson, Steneck, Brewer, Meyer and Bernstein), 1 Nay (Scarpelli), 1 Absent (Holliman).

2. FINDINGS OF FACT: River Haven PUD (a parcel of property generally located on the west side of Route 25 about 3000 feet north of Illinois Route 72).

*Motion to approve the Findings of Fact by Scarpelli/Schock.*

8 Ayes (Schock, Apke, Swanson, Scarpelli, Steneck, Brewer, Meyer and Bernstein), 1 Absent (Holliman).

#### **HISTORIC COMMISSION**

1. 302 Main Street: Made to Measure

*Motion to approve the Historic Commission Certificate of Appropriateness for 302 Main Street by Scarpelli/Meyer.*

8 Ayes (Schock, Apke, Scarpelli, Swanson, Steneck, Brewer, Meyer and Bernstein), 1 Absent (Holliman).

*Motion to close the Planning and Zoning Meeting by Bernstein/Steneck.*

8 Ayes (Schock, Apke, Swanson, Scarpelli, Steneck, Brewer, Meyer and Bernstein), 1 Absent (Holliman).