

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

Roll: 8 Present (Brewer, Muscat, Steneck, Apke, Scarpelli, Holliman, Bernstein and Meyer). 1 Absent (Schock). Also present were Deputy Village Administrator/Village Clerk Heather Maieritsch and Deputy Village Clerk/Administrative Asst. Katherine Holt.

APPROVAL OF MINUTES:

- 1. August 18, 2014 Meeting Minutes**
- 2. August 21, 2014 Meeting Minutes**

Motion to approve the meeting minutes by Scarpelli/Steneck.

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

PUBLIC COMMENT: None

Motion to move the Historic Commission items up for discussion before New Business by Scarpelli/Muscat.

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

HISTORIC COMMISSION:

- 1. 220 N. River Street: Rakow Building**

Jerry Skowronski of Otto Engineering presented renderings of the proposed new building. He said the business that will occupy the new building, the Leasing Associates of Barrington, leases specialized medical equipment to hospitals and clinics across the United States. The company has 25 employees. He said the building will be of historic yellow brick with mahogany doors for the main entrance. The bottom of the building will be split block in limestone. Chairman Brewer voiced concern that the aluminum store front windows were not fitting with a historic look and asked if other window options could be explored. Mr. Skowronski said he will ask Mr. Roeser for additional ideas based on the Commission's feedback and submit that to the Commission next week.

Motion to Table the Certificate of Appropriateness for 220 N. River Street: Rakow Building until new renderings are available to review by Holliman/Apke.

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

- 2. 316 N. River Street: Sweet Pop Fizz**

Heather Maieritsch stated that a temporary sign was put up at Sweet Pop Fizz some time ago while the business owner worked with the building owner to create permanent signage. With no agreement being made between the two, the business owner has decided to keep the temporary signage indefinitely.

Motion to Approve the Certificate of Appropriateness for 316 N. River Street: Sweet Pop Fizz by Bernstein/Holliman.

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

NEW BUSINESS:

1. **Public Hearing: discussion and motion** on P/Z #14-10-01 and Findings of Fact for variance to 151.006(B)(5)(a) 2 and 3 to allow for the fence to be setback ten (10) feet from the sidewalk instead of the required building line setback of 25 feet and a variance to 157.087(A)(1)(c) to allow for a six (6) foot fence in the side yard on a corner house rather than the allowed three (3) foot fence, at 412 Fallbrook Drive, East Dundee Illinois 60118.

Motion to open the public hearing for P/Z #14-10-01 by Scarpelli/Holliman.

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

Michael Wulf, the applicant and homeowner, stated that he would like to enclose his corner lot property with a fence. He said that since submitting his variance application, he has made some modifications to the request. After receiving input from several neighbors, he has decided to ask for a 20 foot setback instead of a 10 foot setback. He said his plan is for a 6 foot tall, solid panel fence that would be professionally installed. He advised that the layout of his back deck stairs allows very limited clearance from the building line. A couple members of the commission felt there were other remedies to address the hardship including creating another landing that would turn at a 90 degree angle from the building line.

Motion to approve a fence height of no more than 4 feet on the north line and 6 feet on the other 3 sides, aligning with the existing brick paver retaining wall on the north side by Scarpelli/Bernstein.

There was no consensus. Motion was made but then withdrawn prior to the vote.

Motion to allow a variance for a 6 foot tall fence on the north line, aligning with the existing brick paver retaining wall by Holliman/Steneck.

3 Ayes (Steneck, Holliman and Bernstein). 5 Nays (Scarpelli, Meyer, Apke, Muscat and Brewer). 1 Absent (Schock). Motion does not carry.

Motion to close the public hearing for P/Z #14-10-01 by Scarpelli/Muscat.

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

2. **PUBLIC HEARING, discussion and motion** on P/Z #14-10-02 and Findings of Fact for variances to Summit School.
 - a. A variance from 156.04(A)(2)(a) which allows for a four (4) square foot directional sign and grant approval for an additional monument sign that can act as a large nineteen square foot directions sign at the corner of Howard Avenue and Route 72.
 - b. A variance from the allowable fifteen foot minimum setback for signage from the property line at the corner of Route 72 and Howard to allow for a one foot setback from the property line along Route 72 and an eight foot setback from the property line along Howard Avenue. Lastly, a variance from the fifteen foot setback from the property line

for the monument/electronic message sign along Route 72 to allow for a setback of five feet from the property line.

Motion to open the public hearing for P/Z #14-10-02 by Scarpelli/Muscat.

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

Motion carries.

Heather Maieritsch stated that the Village is currently managing the property at 611 E. Main Street. Linda Coast is in attendance on behalf of the project manager, Dave Schmidt. A directional sign is being proposed at the corner of Route 72 and Howard Avenue. Village code allows for signage to be a maximum of four square feet in size. The proposed sign is larger than allowed with the main signage dimensions of 42.87" x 48" and two additional 8" high tenant signs below. A set back of one foot from the property line is being proposed because the building now sits on the property line due to the widening of Route 72. A couple of Commissioners voiced concerns about visual safety from a traffic standpoint. Maieritsch replied that the sign will be set back 8 feet from the sightline of Route 72 traffic and there is no obstruction of sight pulling off of Howard Avenue onto Route 72. There is also a two-sided electronic message display sign being proposed on Route 72 at the main entrance of the property. The proposed electronic sign and size meets village code. This sign is proposing a 5 foot set back from the property line instead of the required 15 foot setback.

Motion to close the public hearing for P/Z #14-10-02 by Muscat/Steneck.

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

(Schock). Motion carries.

Motion to approve a directional sign without tenant advertisement with the sign face to not exceed 14.29 square feet and the bottom of the sign to stand no more than 18 inches off of the ground by Scarpelli/Holliman.

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

Motion carries.

Motion to allow a five foot setback and to also include the bottom portion of the sign to be bricked to match the brick of the building by Scarpelli/Muscat.

4 Ayes (Scarpelli, Holliman, Muscat and Brewer). 4 Nays (Meyer, Apke, Steneck and Bernstein). 1 Absent (Schock). Motion does not carry.

- 3. PUBLIC HEARING, discussion and motion** for the Village-initiated request to add pharmacies and drug stores to the table that lists permitted uses in an M-1, Limited Manufacturing District under sub-section "(i) Healthcare and veterinary uses" in the table set forth in Section 157.065(A)(1).

Motion to open the public hearing requesting to add pharmacies and drug stores as permitted uses in an M-1 District by Holliman/Muscat.

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

Motion carries.

Maieritsch said that the Village is looking to add these uses to the M-1 area, specifically off of Route 72, so that it can consider marijuana growing and distribution operations since receiving an application from an interested company. Scarpelli said he has no concerns with the operation being located at the Route 72

location, however, there are M-1 zones in the downtown and residential areas he does have a concern with. Maieritsch said that regardless of the village zoning, the state has very strict requirements and restrictions for where these operations can locate.

Motion to close the public hearing by Muscat/Scarpelli.

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

Motion to add pharmacies and drug stores as permitted uses in an M-1 District by Holliman.

There was no second motion. Motion fails.

4. PUBLIC HEARING, discussion and motion for the Village initiated amendments to the text of the following sections of the East Dundee Code of the Ordinances:

- a. 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

Motion to open the public hearing to separate the Zoning Board of Appeals from the Planning and Zoning Commission by Scarpelli/Muscat.

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

Maieritsch advised that Village Attorney Orr made amendments to the code based on the Village's practices. She said there are three members on the Board of Appeals that are separate from the Planning & Zoning members. In the case of an appeal, village policy would have the case appear before these three board members and then not necessarily come back before the Planning & Zoning Commission. She said the current code does not give these three members authority over the P&Z Commission. She said Attorney Orr recommends there be two mutual groups so that there is a mutual party to be heard by. The Commission had various questions so Maieritsch suggested tabling this item until the next meeting so that the Attorney can be present to answer questions.

Motion to close the public hearing by Scarpelli/Steneck.

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

Motion to Table the public hearing to separate the Zoning Board of Appeals from the Planning and Zoning Commission to the November 13 meeting by Meyer/Muscat.

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

Motion to close the Planning and Zoning Meeting at 8:46pm by Apke/Scarpelli.

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