

**I. CALL TO ORDER:**

The Planning and Zoning Commission meeting was called to order at 7:30 p.m. by Chairman Susanke.

**II. ROLL CALL:**

Present were Chairman Rogers Susanke, Commissioners Rick Gilmore, Rick Magsamen and Bob Martin. Commissioner John Seaton attended via teleconference. Commissioners Brian Slovacek and Jim Kotleba were absent. Also in attendance were Community Development Director Scott, Village Planner Gosia Pocięcha, and one (1) person in the audience.

**III. PLEDGE OF ALLEGIANCE:**

Chairman Susanke led those in attendance in the Pledge of Allegiance.

**IV. APPROVAL OF AGENDA:**

**MOTION:** Moved by Commissioner Gilmore and seconded by Commissioner Martin to approve the agenda as presented. Upon roll call, the motion was approved.

**AYES:** Commissioners Gilmore, Seaton, Magsamen, Martin and Chairman Susanke

**NAYS:** None

**ABSENT:** Commissioners Slovacek and Kotleba

**V. APPROVAL OF MINUTES:**

**MOTION:** Moved by Commissioner Martin and seconded by Commissioner Magsamen to approve the minutes of February 26, 2018 as presented. Upon roll call, motion was approved.

**AYES:** Commissioners Gilmore, Seaton, Magsamen, Martin and Chairman Susanke

**NAYS:** None

**ABSENT:** Commissioners Slovacek and Kotleba

**VI. QUESTIONS FROM THE AUDIENCE: None**

**VII. NEW BUSINESS:**

- A. Public Hearing – Consideration of Petition 18-02: 84 Edwards- Consideration of a Zoning Variation to Allow Construction of a Two-Car Detached Garage in the Required Front Yard and at the Same Setback as the Principal Structure**

**MOTION:** Moved by Commissioner Magsamen and seconded by Commissioner Martin to open the Public Hearing. Upon roll call, motion was approved.

**AYES:** Commissioners Gilmore, Seaton, Magsamen, Martin and Chairman Susanke

**NAYS:** None

**ABSENT:** Commissioners Slovacek and Kotleba

**The Public Hearing opened at 7:32 pm.**

Commissioner Gilmore recused himself from voting on the project, noting any comments would not be as a commissioner but rather as the architect for the project.

Planner Pociеча stated that all the requirements for the Public Hearing have been entered into the record.

Chairman Susanke said the petitioner is requesting zoning variations granting relief from: (1) the front setback requirement for an accessory motor vehicle storage structure and (2) the required 15' setback from the face of the principal structure. If relief from these regulations were granted, the petitioner would be able to have a two-car detached garage constructed at the same setback as the existing principal structure.

Chairman Susanke added that the subject property is located at 84 Edwards Avenue, is improved with a two story brick and frame residence with an attached one-car garage, and is zoned R-3 Single Family Detached Dwelling District.

Chairman Susanke said the existing principal structure is set back approximately 14'11" from the front property line. There is a one-car garage attached to the west of the principal structure with a living space addition on the back. The existing garage is set back approximately 46' from the front property line. He added that for reference, the principal structures for properties east and west of the subject property have approximate front yard setbacks established at 16' and 15', respectively.

The petitioner, James Juengling presented his drawing showing that the front yard setback is 17'3" not 14'11", and that the proposed detached garage would be set back 17'3" from the front property line in order to align it with the principal structure, essentially mimicking that of an attached garage.

Mr. Juengling said the zoning variations that he is requesting, if approved, would allow construction of a two-car detached garage on the east side of the principal structure. He said it is his intent to convert the existing attached one-car garage on the west side of the home to living space and connect it to the kitchen. He said the door of the existing one-car garage would be replaced with a wall and a window in a style consistent with the rest of the house so that it would appear as if it had always been that way. He said the existing driveway would be removed but a sidewalk would remain to connect and provide access to the home's west-facing entries.

Director Scott said that the minimum front setback for a detached garage in the subject zoning district is 50' from the front property line. He stated that since the lot's width exceeds 60', a front-loaded garage shall be set back a minimum of 15' from the front of the principal structure. Director Scott added that parking on a driveway shall not interfere with free passage of the sidewalk.

Director Scott reviewed the regulations and potential alternatives. Mr. Juengling spoke to issues with meeting all of the regulations, including drainage issues and the potential impact on the existing improvements of mature landscaping and a patio.

Commissioner Gilmore stated that drainage under the proposed plan would go to the street. Commissioners remarked that the design of the garage would be complementary to the home and that it would largely reflect the established streetscape of the block.

**MOTION:** Moved by Commissioner Martin and seconded by Commissioner Magsamen to close the Public Hearing. Upon roll call, motion was approved.

**AYES:** Commissioner Seaton, Magsamen, Martin and Chairman Susanke

**NAYS:** None

**ABSENT:** Commissioners Slovacek and Kotleba

**ABSTAIN:** Commissioner Gilmore

**The Public Hearing closed at 7:51 p.m.**

Commissioner Martin commented that he doesn't think there is a precedent being set as in the Old Town, the front face of the house has been used in the past.

**MOTION:** Moved by Commissioner Magsamen and seconded by Commissioner Seaton to recommend to the President and the Village Board of Trustees Approval of Variations from the West Dundee Zoning Ordinance Pertaining to (1) the Front Setback Requirement for Accessory Motor Vehicle Storage Structure and (2) the Minimum 15' Setback from the Front of a Principal Structure for a Front Loaded Detached Garage for Property Located at 84 Edwards Avenue in the Village of West Dundee, Illinois with the conditions that the existing garage shall be converted to living space with the exterior matching the house and that the old driveway and apron shall be removed, subject to the Finding of Facts as listed in the Director Scott's memo dated March 26, 2018 and with the following conditions:

1. Compliance with documents including site plan as submitted with the Planning and Zoning Application; and
2. Compliance with all other applicable Village codes and ordinances.

Upon roll call, motion was approved.

**AYES:** Commissioners Seaton, Magsamen, Martin and Chairman Susanke  
**NAYS:** None  
**ABSENT:** Commissioners Slovacek and Kotleba  
**ABSTAIN:** Commissioner Gilmore

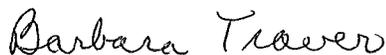
**VIII. OLD BUSINESS:** There was none.

**IX. ADJOURNMENT**

**MOTION:** Moved by Commissioner Magsamen and seconded by Commissioner Martin to adjourn the Planning & Zoning Commission Meeting. Motion was approved by unanimous voice vote.

The Planning & Zoning Commission adjourned at 8:01 p.m.

Respectfully submitted,



Barbara Traver  
Village Clerk