

**Planning and Zoning Commission Meeting
West Dundee Village Hall 7:30pm**

**Village of West Dundee
Monday, Sept. 28, 2015**

I. CALL TO ORDER:

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

II. ROLL CALL:

Present were Chairman Susanke, Commissioners Gilmore, Kaufman, Slovacek, Magsamen, Kotleba and Martin. Also in attendance were Community Development Director Scott and two (2) persons 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 Martin and seconded by Commissioner Kotleba to approve the agenda as presented. Upon roll call, the motion was approved.

AYES: Commissioners Gilmore, Kaufman, Slovacek, Magsamen, Kotleba and Martin

NAYS: None

V. QUESTIONS FROM THE AUDIENCE: None

VI. NEW BUSINESS:

A. Public Hearing – Petition 15-12: 1355 Chadwick Court –Zoning Variation to Reduce Required Rear Yard Setback

MOTION: Moved by Commissioner Kotleba and seconded by Commission Gilmore to open the Public Hearing. Upon roll call, motion was approved.

AYES: Commissioners Gilmore, Kaufman, Slovacek, Magsamen, Kotleba and Martin

NAYS: None

The Public Hearing opened at 7:34 pm.

Director Scott said the notice of the hearing was published.

Village Clerk Traver swore in Lucian Lange, 2322 Glenmoor Dr., West Dundee, IL.

Chairman Susanke said the petitioner is requesting a variation of the standard that regulates rear yard setback. He said if the variation were granted, it would allow construction of a three-season room addition that would encroach into the required 40' rear yard/setback.

Mr. Lucian Lange, of Reitan Architects, representing the petitioner, addressed the commissioners explaining that the lot is located on a cul-de-sac and is almost pie-shaped. It measures approximately 60' along the front lot line and tapers outward to 195' at the rear lot line. He said the petitioner is requesting a variation of the standard that regulates the depth of the rear yard that if granted would allow the setback to be less than the required 40'.

He said the three-season room would replace a portion of an existing wood deck that is in disrepair and needs to be replaced. The three-season room would be accessed through a door adjacent to the kitchen and dining area.

Mr. Lange said the single family residence is located on a somewhat irregularly-shaped lot, the buildable area of the lot is much wider than it is deep, and that almost any addition to the rear of the existing residence would result in an encroachment into the required rear yard/setbacks.

A brief discussion followed with the Commissioners regarding the depth of the rear yard, if the shape and location of the lot screens neighboring properties (it does) if the three-season room addition would be visible from neighboring homes (it would not) and the if the lot backs up to Huntley Road (it does).

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

AYES: Commissioners Gilmore, Kaufman, Slovacek, Magsamen, Kotleba and Martin
NAYS: None

The Public Hearing closed at 7:40 pm.

MOTION: Moved by Commissioner Gilmore and seconded by Commissioner Kotleba to recommend to the Village President and Board of Trustees Approval of a Variation to Reduce Rear Yard Setback to Less than the Forty Feet (40') required by the RE-3 Residential-Estate Dwelling District for 1355 Chadwick Court based on the Findings of Fact in the memo dated September 28, 2015. Upon roll call, motion was approved.

AYES: Commissioners Gilmore, Kaufman, Slovacek, Magsamen Kotleba and Martin
NAYS: None

VII. ADJOURNMENT:

MOTION: Moved by Commissioner Magsamen and seconded by Commissioner Martin to adjourn the Planning and Zoning meeting. Motion was approved unanimously.

The Planning and Zoning Meeting adjourned at 7:43 pm.



Barbara Traver
Village Clerk