

I. CALL TO ORDER:

The Planning and Zoning Commission meeting was called to order at 7:33 pm by Chairman Susanke.

II. ROLL CALL:

Present were Chairman Susanke, Commissioners Gilmore, Magsamen, Martin, Seaton, and Slovacek. Absent was Commissioner Kotleba. Also in attendance were Community Development Director Scott, Village Planner Pociecha and two people 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 Magsamen and seconded by Commissioner Slovacek to approve the agenda as presented. Upon roll call, the motion was approved.

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

NAYS: None

V. APPROVAL OF MINUTES:

MOTION: Moved by Commissioner Martin and seconded by Commissioner Seaton to approve the minutes of October 31, 2016 as presented. Upon roll call, the motion was approved.

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

ABSTAIN: Commissioner Slovacek

NAYS: None

VI. QUESTIONS FROM THE AUDIENCE: None

VII. NEW BUSINESS:

A. Public Hearing - Consideration of Petition 16-09: 1411 Karen Drive (Lot 3) Request for a Variation to Reduce the Total Linear Feet of Side Yard Setbacks to Less than the Twenty Feet (20') Required by the R-1 Zoning District

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

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

NAYS: None

The Public Hearing opened at 7:35 pm.

Chairman Susanke confirmed that all notices and requirements have been entered into the record.

Tom Drake, 1976 Johns Drive, Glenview, IL, the petitioner, was sworn in by Village Planner Pociecha.

Chairman Susanke said that Mr. Thomas Drake of the Drake Group is requesting a variation of the standard that regulates side yard setbacks that if granted would allow the total to be less than the required 20'. He said the property is located at 1411 Karen Drive (Lot3) and is a vacant lot zoned R-1 Single-Family Detached Dwelling District.

Mr. Drake referenced the staff memo said that his firm purchased the remaining 13 vacant lots in 2012 with the intention of constructing single-family homes and that an agreement was reached between The Drake Group and the Homeowners' Association that included two approved house types, a 56'-wide and 62'-wide house. At that time a matrix was created allowing certain homes and elevations on the remaining lots. Per current staff's interpretation of site/district regulations, a zoning variation is needed for the side yard setbacks.

Mr. Drake further added that that there has been a noteworthy market demand for ranches, as this is the third proposed and specifically requested by the buyer. He remarked that the two previously built ranch homes achieved the highest sales price for homes in the subdivision. Mr. Drake noted that the subject lot is the last vacant one in the subdivision.

Rich Hoster, 1362 Karen Drive, West Dundee, IL, President of the Home Owners Association (HOA) was sworn in by Village Planner Pociacha.

Mr. Hoster stated that the HOA e-mailed a notice to homeowners to seek input on the proposed ranch and required side yard variation and 10 of the 12 who replied did so in support. He noted that the neighbor immediately to the west (Lot 2) was very supportive. Mr. Hoster added that the property owners directly across the street from the proposed ranch had some questions, but after clarification, also expressed support for the proposal. Noted that the two completed, two-story homes to the east of the subject site - specifically, Lot 4 at 1409 Karen Drive and Lot 5 at 1407 Karen Drive - are owned by The Drake Group and seeking buyers.

Mr. Hoster commented that the HOA is pleased that the proposed ranch is the last home to be built in the subdivision. He stated Mr. Drake was easy to work with and applauded his work to create a semi-custom neighborhood by bringing different styles and high-quality materials to the homes, even on the lots where Mr. Drake did not have to upgrade the elevations per the previously approved anti-monotony agreement.

Mr. Hoster stated that the HOA supports the proposal and would appreciate Planning and Zoning Commission's approval of this petition so that the subdivision can be completed.

Commissioner Martin pointed out that it has been mentioned in the past by Mr. Drake that he would not seek any more variation requests for the remaining lots in the subdivision.

Mr. Drake explained that the only home that could be built on the subject lot without granting a variation would be the 56'-wide model, which is exactly the same as the home built on Lot 2 directly to the west and with its standard materials is the least favorable home in the subdivision based on HOA-supplied feedback. Mr. Drake emphasized that the prospective homeowner specifically sought out a ranch similar to the two previously built and commented that the lot's limitations - backing up to Huntley Road (which is slated for widening) and lacking grade to create a full walk-out lower level - may deter other prospective buyers.

Commissioner Gilmore noted the large percentage of other R-1 zoned new developments within the Village and with their likely conformity, believed that the HOA and the developer should not be allowed to request side setbacks and instead should alter design to meet underlying regulations.

Director Scott explained that the development assumed by The Drake Group represents a unique situation, as there was an agreement to develop with approved home types and sizes and that several administrative approvals were granted over the years prior to current Village staff.

Mr. Hoster stated that by his recollection at the time the agreement was drafted in 2012 when The Drake Group purchased the remaining vacant lots, there were already a number of homes constructed which did not meet the zoning requirements.

Mr. Drake pointed out that the HOA and the Village wanted to construct larger homes while The Drake Group did not originally. He added that the parties seemed to understand how a 62'-wide home on a typical 80'-wide lot would relate to the side yard setback requirement and in turn reflect the built neighborhood.

Commissioner Seaton commented that as the last available lot, the proposed house would finish the subdivision, which was good for homeowners and the Village, and reflect both the physical characteristics of the rest of the neighborhood and recent formal approvals.

Both Commissioners Gilmore and Magsamen suggested that the side yard setback variations granted for Aspen Hills should not spill over to the neighboring Grand Pointe Meadows subdivision. A short discussion on the 13 remaining vacant lots in Grand Pointe was held, including marketability based on the owner's asking price and unpopularity of the required rear garage configuration.

Commissioner Gilmore commented that applying the first five of the Village's variation standards to the proposal would not constitute a hardship for the developer.

There was also discussion on the proposed façade, with Commissioner Gilmore stating that he would prefer more masonry on the front rather than simply the stone wainscoting and entry arch. Mr. Drake replied that there is no requirement for a materials upgrade for that lot and that the proposal reflects the desires of the contract-purchaser and satisfies the HOA.

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

AYES: Chairman Susanke, Commissioners Gilmore, Magsamen, Martin, Seaton and Slovacek
NAYS: None

The Public Hearing closed at 8:10 pm.

Chairman Susanke asked if there were any additional comments.

Commissioner Gilmore reiterated that application of the first five of the Village's variation standards do not constitute a hardship for the developer, and as such, objected to granting the requested side yard setback variation for construction of the proposed new ranch.

MOTION: Moved by Commissioner Seaton and seconded by Commissioner Slovacek to recommend to the Village President and Board of Trustees approval of a variation to reduce the total linear feet of side yard setbacks to less than the twenty feet (20') required by the R-1 zoning district for 1411 Karen Drive with the following conditions:

1. Compliance with documents including plat of survey and elevation drawings as submitted with the Planning and Zoning Application; and
2. Compliance with all other applicable Village codes and ordinances.

Upon roll call, the motion was approved.

AYES: Commissioners Magsamen, Martin, Seaton and Chairman Susanke
NAYS: Commissioners Gilmore and Slovacek

VIII. OLD BUSINESS

There was no old business to address. A discussion regarding the status of ongoing projects throughout the Village ensued. The Commissioners shared how were pleased they are with the progress and direction of new developments in the Village.

Director Scott mentioned that the new, eight-screen Cinemark movie theater at Spring Hill Mall is officially open. He also provided updates on downtown projects including: 101 West Main Street (i.e., Bamboozel's restaurant); 101 South First Street (i.e., conversion of the old bowling alley building into street-facing retail, including Around the Corner Candy, and then potentially a restaurant for the larger rear space); 96 West Main Street (i.e., the forthcoming RocHaus live music venue which is targeting an April 2017 opening); and, 92-94 West Main Street (i.e., multi-purpose space to support the music venue, with a green room, merchandise store, and office uses, among others, possible).

Director Scott relayed the status of the Bright Oaks, Spring Hill Senior Residences, and Springs at Canterfield projects. He mentioned a potential Spring groundbreaking for Bright Oaks as the developer's targeted time for such and noted the Village's requirement for a dedicated, set-aside account which will act as a safeguard in the event that construction is started but not finished. The money could be used to either finish or take down what was already built, depending on the degree of completion.

Director Scott relayed that Gardner Development is looking to reduce the Spring Hill Senior Residences unit count from the approved 85 to 61 to reduce the overall construction cost of the project in order to make up a shortfall in its tax-credit financing. He added that the reduction in unit count would be accomplished by maintaining four floors and its exterior appearance but reducing the footprint of the wing that extends to the west, and in doing so, replacing it with greenspace. Director Scott stated that Gardner would like to bring the revised project to the Planning and Zoning Commission in January of 2017.

Director Scott stated that the Preliminary Plan for the 260-unit Springs at Canterfield apartment project had been approved by the Village Board and the Appearance Review Commission and that consideration of its Final Plan would be before the Planning and Zoning Commission as soon as the group's January 2017 meeting.

Staff was encouraged to research the existing setbacks of the Grande Pointe Meadows subdivision and how they relate to underlying zoning requirements in order to help prepare for future development of the remaining vacant lots.

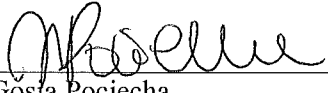
IX. ADJOURNMENT

MOTION: Moved by Commissioner Magsamen and seconded by Commissioner Slovacek to adjourn the Planning & Zoning Commission meeting.

AYES: Chairman Susanke, Commissioners Gilmore, Magsamen, Martin, Seaton and Slovacek
NAYS: None

The Planning & Zoning Commission adjourned at 8:45 pm.

Respectfully submitted,



Gosia Pocięcha
Village Planner

