

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, Kaufman, Martin, and Slovacek. Commissioners Kotleba and Magsamen Also in attendance were Community Development Director Cathleen Tymoszenko, and several people in the audience.

III. PLEDGE OF ALLEGIANCE:

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

IV. APPROVAL OF AGENDA:

MOTION: Moved by Commissioner Gilmore and seconded by Commissioner Kaufman to approve the agenda. The motion was carried by unanimous roll call vote.

V. APPROVAL OF MINUTES:

1. Regular Meeting – June 23, 2014

MOTION: Moved by Commissioner Slovacek and seconded by Commissioner Martin to approve the June 23, 2014 Planning and Zoning Commission meeting minutes. The motion was carried by roll call vote of four.

AYES: Commissioners Kaufman, Martin, Slovacek and Chairperson Susanke

NAYS: None

ABSTAIN: Commission Gilmore

VI. QUESTIONS FROM THE AUDIENCE: There were none.

VII. UNFINISHED BUSINESS: There were none.

VIII. NEW BUSINESS:

- A. Public Hearing – Petition 14-06: 303 North Seventh Street – Variations of the front yard setback and the number of accessory motor vehicle storage structures and driveways on the lot.**

MOTION: Moved by Commissioner Gilmore and seconded by Commissioner Kaufman to open the public hearing. The motion was carried by unanimous roll call vote.

Chairperson Susanke gave a brief summary of the reason for the Public Hearing for 303 North Seventh Street.

Steven and Sherri Riggs of 303 N. Seventh Street were present to present their petition for a variation of the front yard setback and variation of the number of permitted accessory motor vehicle storage structures to allow for the demolition and new construction of a detached garage. The Riggs are proposing to replace an aging one-car garage (approximately 23' by 10.5') in the north-east corner of the property with a slightly larger one-car garage (22'x16'). The property is zoned R-3 Single Family Detached Dwelling District and is located on a corner lot creating two front yards. The existing garage is also located with the 3' feet setback along the east property line, however the proposed new structure would be located in conformance with the required rear and side line setbacks and will be placed 5' from the north and 3' from the east property lines. In order to allow for the replacement of the detached garage, a variation is also needed allowing two accessory motor vehicle storage structures and driveways on a lot.

The Riggs discussed their hardship for the need to have a new structure and noted it is deteriorating and the need for the slightly larger structure is for storage and would like to put up the structure to improve their home value.

Chairperson Susanke asked the audience if they had any comments.

Mr. Alfio Gismond of 608 Geneva, West Dundee feels it is a great thing to replace the structure and commended Steve and his wife for wanting to improve their house and lot.

MOTION: Moved by Commissioner Martin and seconded by Commissioner Kaufman to close the public hearing. The motion was carried by unanimous roll call vote.

MOTION: Commissioner Gilmore moved to make motion to approve the variations of the front yard setback and the number of accessory motor vehicle storage structures and driveways on the lot based on the Findings of Facts on the memo dated July 16, 2014 and that the new structure is not more than 50% than the existing structure and this not be a precedent to having two structures and the following conditions:

1. Compliance with site plan and specifications submitted with the Planning and Zoning Application.
2. Submittal of plans and specifications for detached garage for permit.
3. No additional encroachment into the required front yards.
4. Compliance with all other applicable codes and ordinances.

After a second by Commissioner Slovacek, the motion was carried by unanimous roll call vote.

AYES: Commissioners Gilmore, Kaufman, Martin, and Slovacek

NAYS: None

B. Public Hearing – Petition 14-07: 530 South Seventh Street – Variations of the side yard setback for detached garage extension.

MOTION: Moved by Commissioner Martin and seconded by Commissioner Slovacek to open the public hearing. The motion was carried by unanimous roll call vote.

Chairperson Susanke gave a brief summary of the reason for the Public Hearing for 530 South Seventh Street.

Armando Sanchez and Jamie Flores of 530 South Seventh Street were present to present their petition for a variation of the side yard setback. The petitioners are proposing to construct a 6' extension onto the back of the existing 24'x24' garage. In this zoning district, accessory structures must be set back at least 3 feet from a rear and side lot line. This existing garage is located approximately 1.5' from the side property line and encroaches approximately 1.5' into the side yard.

Director Tymoszenko noted that the owner has made a significant investment in the property as it sat vacant for a number of years. They have replaced the driveway apron, a rotting deck and are also looking to replace the roof.

Mr. Sanchez applied for a permit in May for the concrete slab and in July went to apply for a roof permit and there was some confusion around the permit for the garage and the new permit for the roof. Construction on the garage had already commenced and Mr. Sanchez had to stop the contractor from doing any more work on the concrete slab for the garage due to the variance. The permit was approved for a small concrete patio, not a garage.

Chairperson Susanke asked the audience if they had any comments.

Mr. Mike Elmore of 309 S. First Street, West Dundee was present to support the garage structure as the Sanchez's are improving the neighborhood.

Mr. Lance Schulte of 535 Eichler, West Dundee was present to support the Sanchez's variation as it is an improvement and they are doing phenomenal work around the house.

MOTION: Moved by Commissioner Martin and seconded by Commissioner Slovacek to close the public hearing. The motion was carried by unanimous roll call vote.

MOTION: Commissioner Martin moved to make motion to approve the variations of the side yard setback based on the Findings of Facts on the memo dated July 15, 2014 and the following conditions:

1. Compliance with site plan and specifications submitted with the Planning and Zoning Application.
2. No additional encroachment into the required front yards.
3. Compliance with all other applicable codes and ordinances.

After a second by Commissioner Gilmore, the motion was carried by unanimous roll call vote.

AYES: Commissioners Gilmore, Kaufman, Martin, and Slovacek

NAYS: None

C. Concept Plan Review: Continental Properties Springs at Canterfield

An informal discussion was held regarding the Continental Properties Springs at Canterfield. This was not a Public Hearing. The purpose was to get some general feedback regarding the project and to find out what concerns there may be.

Eric Thom, John Regan and Jessie Conrad were present in the informal discussion

Mr. Thom went through the presentation and provided a brief overview. He noted that the all of Spring Apartments are developed, owned and operated by Continental Properties and there are no third party operations. He mentioned they are pet friendly with strict policies on breeds, size and the number of pets per apartment. Mr. Thom reiterated that this is a gated community and unique as they offer one bedroom and studio apartments. Each building has a variety of one bedroom, 2 bedroom and studio apartments and some may have porches while others may have garages.

There will be a pool and clubhouse and a pedestrian connection on Boncosky. They will also have a pet wash area as well as multiple public gathering areas. There will also be a compactor and recycling on site and they are looking into moving the location to a less noticeable area.

Mr. Thom noted that after discussion with the residents of Fairhills, they moved the location of the garages so that no headlight would be oncoming into the backyard of the residents of Fairhills. The fence along the perimeter of the complex will be board on board and will also provide additional landscaping in the area. The building would be located 70' from the lot line. There will be a key fab at the entrance of the pedestrian entrance of the walking path.

It was noted that the area will need to be re-zoned as it is currently zoned as retail which is why this is considered a concept plan. Discussion was held as to whether they are in compliance with the agreement with Haeger Properties and it was noted that it was in compliance.

Mr. Thom noted that they proposing 228 units with 11 buildings over 18.40 acres which equates to a density of 12.39 units per acre.

Mr. Regan noted that the proposed multi-family complex is consistent with the Village.

Discussion around the Green Belt was held and noted that the detention pond is located on site and the wetlands are across the street. Some commissioners noted that they would like to see the detention pond off-site.

It was noted that it will be a gated community and that is what the neighborhood wanted although it would have to be reviewed and approved by the Fire Department.

Commissioner Kaufmann noted that he would like to see sidewalks along Route 31 and a bus stop as there isn't any on that stretch. It was noted that the road would need to be widened in order to provide sidewalks.

Preservation of trees was held and it was noted that they will try to save all of the trees along the perimeter and that most of the trees in the field are ash and are not high quality trees.

Commissioner Slovacek inquired as to the site grading it was noted that there is a 30 foot grade change and there will be small retaining walls in a stair step style with a lot of plantings and vegetation.

Mr. Thom noted that they changed the parking lot to be along Route 31 and there was concern that there would be a line of bumpers along Route 31.

Commission Gilmore was disappointed in the layout and felt there were too many buildings and it was boring. He mentioned that a three story building may be better for the location.

An inquiry was made as to the building likeness of each other and Mr. Thom noted they are mostly the same with the same color but noted that they can make them so there is a variety of colors.

Commissioner Gilmore noted that he would like to see more open space.

Mr. Thom mentioned the access gate and noted it would be opened with a key fab and all emergency vehicles will have a device to open the gate remotely. Commission Gilmore recommended a lift gate verses a swing gate.

X. ADJOURNMENT:

Director Tymoszenko took a minute to introduce the new Village Planner, Gosia Pocięcha to the Commission.

Commissioner Gilmore moved for adjournment, and Commissioner Martin seconded the motion. The meeting adjourned at 9:13 p.m.



Christin Mangan
Commission Secretary

