

I. CALL TO ORDER:

The Planning and Zoning Commission meeting was called to order at 7:25 p.m. by Chairman Susanke.

II. ROLL CALL:

Present were Chairman Rogers Susanke, Commissioners Rick Gilmore, John Seaton, Brian Slovacek, Rick Magsamen, Jim Kotleba and Bob Martin.

Also in attendance were Community Development Director Tim Scott 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 Kotleba and seconded by Commissioner Seaton to approve the agenda as presented. Upon roll call, the motion was approved.

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

NAYS: None

V. APPROVAL OF MINUTES:

MOTION: Moved by Commissioner Slovacek and seconded by Commissioner Seaton to approve the minutes of September 24, 2018. Upon roll call, motion was approved.

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

NAYS: None

ABSTAIN: Commissioner Magsamen

VI. QUESTIONS FROM THE AUDIENCE: There were none.

VII. NEW BUSINESS:

A. Public Hearing – Consideration of Petition 18-09: 84 Edwards Street – Consideration of Zoning Variations to Allow Construction of a Two-Car Front-Loaded Attached Garage in a Required Side Yard and Set Back Less Than the Required 15’ from the Front of the Principal Structure

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

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

NAYS: None

The Public Hearing opened at 7:28 p.m.

Village Clerk Traver said that all notices have been entered.

Village Clerk Traver swore in the petitioner, James Juengling, 84 Edwards Ave. West Dundee.

Chairman Susanke said the petitioner, Mr. James Juengling, is requesting zoning variations granting relief from requirements regarding: (1) side yard setback and (2) the 15' setback from the front of the principal structure. If relief from these regulations were granted, the petitioner would be able to construct an attached two-car garage.

Chairman Susanke said 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 to the house's west side, and is zoned R-3 Single-Family Detached Dwelling District.

Director Scott recalled that the members of the Planning & Zoning Commission approved previous variations to this property which were subsequently approved by the Village Board, that would have resulted in construction of a detached garage, the face of which would have lined up with the front of the house and with a side yard setback of 3' from the east property line.

Director Scott said the majority of the residences on the north side of this block of Edwards Avenue have attached garages and an average setback of approximately 15'. The front of the subject house is set back approximately 15', and the face of the proposed attached garage is set back approximately another 5' producing a garage setback of approximately 20'.

Mr. Juengling said he is making the request to create an attached garage to the existing property that would like it should be there and would improve functionality and enhance appearance. He said the original approval for a detached garage would have created drainage problems and wouldn't be as functional as an attached garage.

A brief discussion was held regarding variances and standards for detached and attached garages and the need to make a text change to the Ordinance.

Director Scott summarized by saying that the Village approved the homeowner's previous plan for a detached two-car front loaded garage with no setback from the front of the home and 3' from the east property line. The new proposal sets an attached two-car front-loaded garage back approximately 5' from the front of the home and 3' from the east property line.

There was no additional public comment.

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

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

NAYS: None

The Public Hearing closed at 740 p.m.

MOTION: Moved by Commissioner Slovacek and seconded by Commissioner Seaton to recommend to the Village President and Board of Trustees Approval of Variations from the West Dundee Zoning Ordinance Pertaining to (1) Required Side Yards/Setbacks and (2) Required Setback from the Front of a Principal Structure for an Attached Two-Car Front-Loaded Garage for Property Located at 84 Edwards Avenue in the Village of West Dundee, Illinois subject to the following conditions:

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

Upon roll call, motion was approved.

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

B. Public Hearing – Consideration of Petition 18-10: Text Amendment – Consideration of a Text Amendment Related to Residential Use in the Office District

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

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

The Public Hearing opened at 7:44 p.m.

Village Clerk Traver said all notices were entered.

Village Clerk swore in, Daniel Bonis, 535 Tollgate Road, Elgin, Illinois.

Chairman Susanke said an inquiry from a prospect instead in a for sale property along Main Street prompted Staff to look into the Main Street corridor and where and how residential is addressed by code.

Mr. Bonis said he is considering purchasing the property located at 606 West Main Street as the building in which he currently rents space in Elgin is 95% unoccupied with failing maintenance. He is looking to moving his Law Office and Title Company to the building on Main Street in West Dundee which he said is well maintained.

In the future, he would like to use the second floor of the building as residential and over the course of time would have to put in a kitchen and expand the bathroom.

Director Scott said that moving west into the secondary leg of Main Street that extends nearly to Route 31, commercial uses still predominate, but the prevailing character is residential in form. In this area, he said, properties are mostly zoned O – Office District and R-B Residential Business District with several properties zoned R-3 – Single Family Detached Dwelling District (for churches and single family houses).

Director Scott said that as with the B-1 District, residential above the first/ground floor is permitted in the R-B District; however, the building must be owner occupied in the R-B District. Currently the O District doesn't address residential use.

A brief discussion ensued on the text amendment with the Commissioners agreeing that if the building is owner occupied, it most likely will be well maintained and will fall in line with other buildings on Main Street.

There was no public comment.

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

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

NAYS: None

The Public Hearing closed at 8:07 p.m.

MOTION: Moved by Commissioner Gilmore and seconded by Commissioner Slovacek to recommend to the Village President and Board of Trustees Approval of a Text Amendment Related to Residential Use in the Office Zoning District as stated in the memo of October 22, 2018 for upper level residential use above an office be a permitted use. Upon roll call, motion was approved.

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

NAYS: None

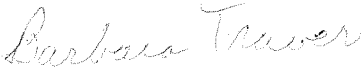
VIII. OLD BUSINESS: There was none.

IX. ADJOURNMENT

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

The Planning & Zoning Commission adjourned at 8:13 p.m.

Respectfully submitted,



Barbara Traver
Village Clerk