

**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, Kotleba, Martin, and Magsamen. Commissioner Slovacek was absent. Also in attendance were Community Development Director Scott, Village Planner Pociеча and three 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 Martin and seconded by Commissioner Kaufman to approve the agenda as presented. Upon roll call, the motion was approved.

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

**NAYS:** None

**V. APPROVAL OF MINUTES:**

**A. Regular Meeting – August 24, 2015**

**MOTION:** Moved by Commissioner Gilmore and seconded by Commissioner Magsamen to approve the August 24, 2015 minutes as presented. Upon roll call, the motion was approved.

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

**NAYS:** None

**B. Regular Meeting – September 28, 2015**

**MOTION:** Moved by Commissioner Magsamen and seconded by Commissioner Martin to approve the September 28, 2015 minutes as presented. Upon roll call, the motion was approved.

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

**NAYS:** None

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

**VII. NEW BUSINESS:**

**A. Public Hearing – Petition 15-13: 727 Oregon – Consideration of a Zoning Variation to Allow a Second Driveway on a Residential Lot**

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

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

The Public Hearing opened at 7:35 pm.

Planner Pociecha confirmed that notice for the public hearing had been published.

Planner Pociecha swore in Arthur Schueler and Patty Schueler, 18N423 Sawyer Rd, West Dundee, IL.

Mr. Schueler explained to the commissioners that the reason for his request is to make the home safer and more livable by installing a proper and useable driveway on Oregon as the existing short driveway off of Route 31 is unsafe given required backing out onto this highly-trafficked road.

A brief discussion followed regarding the short length of the existing driveway. Commissioner Martin asked if the petitioner was the property owner at the time the Illinois Department of Transportation (IDOT) acquired a portion of the lot for the agency's right-of-way. Mr. Schueler stated that he was not the owner at that time and that he purchased the property later at a discount with the intent to convert the former duplex (non-conforming) back to a single-family residence for rent (conforming).

Discussion continued about the existing 12-inch caliper tree that would need to be removed to install the new driveway. While Director Scott explained that replanting of at least 2.5-inch caliper tree would be customary, he noted that staff's recommendation was to require a 3-inch caliper tree and to recommend additional trees to screen the adjacent single-family property to the east and to potentially make up the difference in lost caliper inches going from a somewhat mature parkway tree to a new one. Commissioners also discussed tree replacement requirements, with Commissioner Gilmore noting that there is no longer a tree preservation ordinance in place that would require that additional new trees be supplied beyond reasonable replacement of the parkway one.

Commissioner Magsamen asked about the two plats of survey and driveway plans that had been included in the packet. Director Scott clarified that the petitioner had submitted a concept plan and that staff supplied an alternative that slightly reduced the overall hardscape and that distanced it from the adjoining single-family property to the east. Mr. Schueler shared his support of the staff-generated alternative site plan.

Lastly, Commissioner Gilmore commented that there would be no reason to remove the existing short driveway and garage door facing Route 31 as doing so would only prove to be costly and time consuming. Staff also noted the presence of a drain that had been installed as part of the area's reconstruction by IDOT.

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

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

The Public Hearing closed at 7:45 pm.

**MOTION:** Moved by Commissioner Kaufman and seconded by Commissioner Gilmore to recommend to the Village President and Board of Trustees approval of a zoning variation from the standards that regulate the number of permitted curb openings and driveways in order to construct a second curb opening and driveway on Oregon Street based on an alternative configuration submitted by Village staff, to allow the existing curb cut and driveway on Route 31 to remain, and to require the petitioner to fund replacement of the existing parkway tree with a three-inch caliper tree one in a location

determined by Public Works, based on the Conditions and Findings of Fact in the memo dated October 26, 2015. Upon roll call, the motion was approved.

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

**VIII. ADJOURNMENT:**

**MOTION:** Moved by Commissioner Martin and seconded by Commissioner Kaufman to adjourn the Planning and Zoning meeting. The motion was approved unanimously.

The Planning and Zoning Meeting adjourned at 7:58 pm.



Gosia Pocięcha  
Village Planner