

**Planning and Zoning Commission Meeting
West Dundee Public Safety Center No. 2 - 7:30 p.m.**

**Village of West Dundee
Monday September 23, 2019**

I. CALL TO ORDER:

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

II. ROLL CALL:

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

Also in attendance were Community Development Director Tim Scott and Village Planner Atrin Fard. There was no audience.

III. PLEDGE OF ALLEGIANCE:

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

IV. APPROVAL OF AGENDA:

MOTION: Moved by Commissioner Slovacek and seconded by Commissioner Gilmore 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 Magsamen and Seconded by Commissioner Seaton to Approve the Minutes of July 31, 2019. Upon roll call, the motion was approved.

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

NAYS: None

VI. QUESTIONS FROM THE AUDIENCE: There were none.

VII. NEW BUSINESS:

A. Public Hearing - Petition 19-12 - Consideration of a Text Amendment Related to Side Yard Setback for Accessory Structures

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

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

NAYS: None

The Public Hearing opened at 7:37 p.m.

Village Planner Fard said all notices have been entered for the record.

Chairman Susanke said the Petition 19-12 requests consideration of a text amendment to Section 10-3-9 of the West Dundee Municipal Code. If approved, the proposed amendment would clarify the side yard setback regulation for accessory structures to make it consistent with existing provisions of the Zoning Code.

Director Scott gave an overview of the proposal by saying that setbacks for accessory structures are addressed through the regulations of each district and noted that examples of this practice were listed in a table in the staff report. He added that this allows for accessory structures in required side yards and used an example of side yard setbacks for a principal structure and an accessory structure on a residential lot.

Director Scott commented that the purpose of the text amendment to Section 10-3-9C(2) is to clarify the code and reflect practice as regulation of accessory structures is noted in district regulations. He remarked that commissioners may wish to either remove the phrase "or a required side" or keep the text but supplement it with "corner" so that it reads, "or a required corner side yard."

In response to Commissioner Martin's question on how this proposed text amendment would clarify the accessory structure setback in a corner side yard, Director Scott stated that a corner side yard is synonymous with and equal to a secondary front yard (the one not including the main entrance to a residence), and therefore, would be treated the same as a front yard.

Discussion took place on the application of required yards/setbacks for attached and detached garages and a couple of legal non-conforming corner lots that appear to have had accessory structures built in a manner that may not conform to current setback regulations.

Commissioners commented favorably on striking out the phrase of "or a required side yard" due to its conflict with district regulations and expressed a preference that the word "corner" not be added.

With no further comment from the Commissioners, a motion to close the Public Hearing was made.

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

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

NAYS: None

The Public Hearing closed at 7:53 p.m.

MOTION: Moved by Commissioner Gilmore and Seconded by Commissioner Magsamen to Recommend to the Village President and Board of Trustees Approval of a Text Amendment to the West Dundee Zoning Ordinance Related to Side Yard Setback for Accessory Structures. Upon roll call, motion was approved.

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

NAYS: None

IX. ADJOURNMENT

MOTION: Moved by Commissioner Gilmore and Seconded by Commissioner Slovacek to Adjourn the Planning & Zoning Commission Meeting. The motion was approved by unanimous voice vote.

The Planning & Zoning Commission adjourned at 7:55 p.m.

Respectfully submitted,



Atrin Khodadadi Fard
Village Planner