

**Planning and Zoning Commission Meeting
Via Video Conference as authorized by Governor Pritzker's
COVID-19 Disaster Declaration**

**Village of West Dundee
Monday Oct.26, 2020
7:30 p.m.**

I. CALL TO ORDER:

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

II. ROLL CALL:

Present were Acting Chairman Bob Martin, Commissioners John Seaton, Brian Slovacek, Rick Magsamen and Jim Kotleba. Commissioner Cheryl Alopogianis arrived at 7:40 pm. Commissioner Jennifer Russell was absent.

Also in attendance were Community Development Director Tim Scott, Village Planner Atrin Fard, Trustee Tom Price and petitioners Patrick and Amanda De Marsh.

III. PLEDGE OF ALLEGIANCE:

Acting Chairman Martin led those in attendance in the Pledge of Allegiance.

IV. APPROVAL OF AGENDA:

MOTION: Moved by Commissioner Seaton and seconded by Commissioner Slovacek to approve the agenda as presented. Upon roll call, the motion was approved.

AYES: Commissioners Seaton, Slovacek, Magsamen, Kotleba and Acting Chairman Martin

NAYS: None

ABSENT: Commissioners Alopogianis and Russell

V. APPROVAL OF MINUTES:

MOTION: Moved by Commissioner Magsamen and seconded by Commissioner Slovacek to approve the minutes of May 26, 2020. Upon roll call, motion was approved.

AYES: Commissioners Seaton, Slovacek, Magsamen, Kotleba and Acting Chairman Martin

NAYS: None

ABSENT: Commissioners Alopogianis and Russell

VI. QUESTIONS FROM THE AUDIENCE:

There were none.

VII. NEW BUSINESS:

A. Public Hearing – Petition 20-06: 53 Edwards Avenue – Consideration of Zoning Variations to Allow Construction of a Second-story Residential Addition

MOTION: Moved by Commissioner Seaton and seconded by Commissioner Kotleba to open the Public Hearing for Petition 20-06. Upon roll call, motion was approved.

AYES: Commissioners Seaton, Slovacek, Russell, Magsamen, Kotleba and Actin Chairman Martin
NAYS: None
ABSENT: Commissioners Alopogianis and Russell

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

Director Scott presented the background explaining that the petitioners are requesting zoning variations for their property at 53 Edwards Avenue in order to add a second story to their existing home.

Director Scott said the principal structure is set back approximately 6.91' away from the rear (south) property line, with an open wood deck extending approximately 3.7' into the rear yard. He added that the house is considered legal nonconforming as it doesn't meet the required 30' setback from the rear/south property lot line.

Director Scott said that with respect to the proposed second floor addition's relationship to the rear of the existing home and the rear property line, the actual addition would be set back approximately 14.5' from the rear face of the house and 21.41' from the rear property line.

Director Scott noted that the subject property is set at the end of a street that meets the river and the lots in the area were platted many years ago, and the house's construction likely occurred before current zoning district regulations. He added that the proposed addition would not create an unusual burden for neighboring properties to the west and south as the proposed addition would be on the eastern portion of the house at least 50' away from the neighboring residence to the west and given that the property to the south is vacant.

Director Scott explained that the design of the second floor addition features contextual architecture, complementary roof lines, and compatible building materials that would seamlessly integrate the addition with the house and would not overwhelm the immediately-adjacent home to the west which is also two stories.

Village Clerk Traver swore in the petitioners Patrick and Amanda DeMarsh.

Mr. DeMarsh said they have lived there since 2004 and prior to that it was his wife's father's home and grandparents' home. He said it is their intention to invest in and update their house by adding the second story which would have a master bedroom as well as an all purpose room. He explained the design and materials that would be used for the addition.

Commissioners asked if the plan would change the footprint of the house (no change will be made to the footprint), does the yard to the south get water as it is on a flood plain (in 2006 water came up to 15' to 20' of the actual house, what recommendations or communications have been received from official agencies such as the Army Corps of Engineers, FEMA, IDNR, and Kane County (the appropriate entities will be engaged as part of the due diligence process).

With no further questions from the Commissioners, Acting Chairman Martin asked for Public Comment.

There was no Public Comment.

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

AYES: Commissioners Seaton, Slovacek, Magsamen, Kotleba, Alopogianis and Acting Chairman Martin

NAYS: None
ABSENT: Commissioner Russell
The Public Hearing closed at 7:51 p.m.

MOTION: Moved by Commissioner Magsamen and seconded by Commissioner Seaton to recommend to the Village President and Board of Trustees Approval of Variations from the West Dundee Zoning Regulations Pertaining to: (1) Required rear Yard Setback; (2) Structural Alteration to the Height or Bulk of a Nonconforming Building; and (3) Addition and Enlargement of a Nonconforming Structure to Allow Construction of a Second-story Residential Addition for Property Located at 53 Edwards Avenue, subject to the following conditions:

1. Compliance with documents including site plan as submitted with the Planning and Zoning Application;
2. Compliance with all other applicable Village codes and ordinances; and,
3. Compliance with all pertinent stormwater and floodplain regulations including the Kane County Stormwater Management Ordinance. Upon roll call, motion was approved.

AYES: Commissioners Seaton, Slovacek, Magsamen, Kotleba, Alopogianis and Acting Chairman Martin
NAYS: None
ABSENT: Commissioner Russell

The recommendation will be on the November 16, 2020 Board Agenda.

VIII. OLD BUSINESS: There was none

IX. ADJOURNMENT:

MOTION: Moved by Commissioner Magsamen and seconded by Commissioner Seaton to adjourn the Planning and Zoning Commission meeting. Motion was approved by voice vote.

The Planning & Zoning Commission adjourned at 7:56 p.m.

Respectfully submitted,



Barbara Traver
Village Clerk