

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, Slovacek, Seaton, Magsamen, Kotleba and Martin. Also in attendance were Community Development Director Timothy Scott, Planner Gosia Pociecha and eight (8) 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 Slovacek and seconded by Commissioner Kotleba to approve the agenda as presented. Upon roll call, the motion was approved.

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

NAYS: None

V. APPROVAL OF MINUTES:

MOTION: Moved by Commissioner Martin and seconded by Commissioner Kotleba to approve the minutes of August 1, 2016 as presented. Upon roll call, motion was approved.

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

NAYS: None

VI. QUESTIONS FROM THE AUDIENCE: None

VII. NEW BUSINESS:

A. Public Hearing-Consideration of Petition 16-02: 939 W. Main Street— Consideration of a Final Planned Development and Final Plat of Subdivision for Gardner Capital's Spring Hill Senior Residences

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

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

NAYS: None

The Public Hearing opened at 7:32 pm.

Chairman Susanke said that all notices and requirements have been entered into the record.

Josh Mings, architect, said that the Appearance Review Commission approved the site plan, landscape/lighting plan, and building design/elevations with a different palette than originally presented and with a slight change to application of color in the insets along with an increased projection on the parapet copings and these changes have been made. He said there have been some revisions to the office area on the first floor and are still awaiting approval for the monument sign.

Tom Brantley, Gardner Capital, said the big issue at this time is the rerouting of the utility easement at the western and eastern points and rerouting of the storm sewer easements.

In answer to questions and comments from the commissioners, Mr. Brantley said Gardner has met extremely rigid requirement for green standards, light poles are scaled for residential area 16'to20' in height, no lights will be facing upwards, monument sign still needs approval and parking area can be rearranged if phase 2 should be built, phase 2 could include cottages, town homes or another building similar to the one in phase 1.

There was no Public Comment.

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

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

NAYS: None

The Public Hearing closed at 7:43 pm.

MOTION: Moved by Commissioner Gilmore and seconded by Commissioner Slovacek to recommend to the Village President and Board of Trustees approval of the Final Planned Development and Final Plat of Subdivision for the Property Commonly Known as Spring Hill Senior Residences located at 939 West Main Street, subject to the following conditions:

1. Compliance with documents submitted with the Planning and Zoning Application
2. Compliance with the Site Improvement Plans dated August 15, 2016 prepared by SPACECO.
3. Compliance with all other applicable Village codes and ordinances.

Upon roll call, motion was approved.

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

NAYS: None

B. Public Hearing- Consideration of Petition 16-05; Zoning Regulations Text Amendment to Define Cemetery

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

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

NAYS: None

The Public Hearing opened at 7:45 pm.

Chairman Susanke said that all notices and requirements have been entered into the record.

Director Scott explained that this is a petition for a Text Amendment to Chapter 1: definitions of the West Dundee Zoning Regulations, and if approved would define cemetery as a burial ground including structures such as mausoleums, columbaria, incidental management offices, and maintenance facilities.

Discussion took place regarding the amount of buildings allowed, if there should be a cap on the amount of accessory structures, (cemetery use would allow for more than one building), would a new zoning district have to be created (no)and if the text amendment has been reviewed by the Village Attorney(no it has not been reviewed).

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

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

NAYS: None

The Public Hearing closed at 7:53pm.

Further discussion took place regarding if other structures would meet some kind of code (building code) does the zoning code meet residential requirements on setbacks, the need for more language to define this and if there should be a new classification for one, two or three acres cemetery districts.

Director Scott said that this text amendment will simply define a permitted use that is already in the code.

There was no audience 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, Slovacek, Seaton, Magsamen, Kotleba, Martin and Chairman Susanke

NAYS: None

C Public Hearing- Consideration of Petition 16-06: 900 S. Eighth Street-Modification of a Special Use for a Planned Development for First Congregational Church to Allow Construction of Columbaria

Chairman Susanke said all the notices and requirements have been entered into the record.

Commissioner Gilmore recused himself from the following Public Hearing and vote as he was a former member of this church.

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

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

NAYS: None

The Public Hearing opened at 8:02 pm.

Village Clerk Traver swore in Aaron James, 900 S. 8th Street an Lisa Carr, 900 S. 8th Street.

Chairman Susanke said that the petitioner, First Congregational Church of Dundee, is requesting a modification of their existing Special Use for a Planned Development originally issued in 2005 in order to accommodate construction of a columbarium garden on their grounds.

He further explained that the planned development process allowed introduction of the church use, which is otherwise not permitted within the B-3 zoning district, and provided for multiple buildings on one zoning lot with a shared parking facility.

Pastor Aaron James said that it has been the desire of the congregation for over ten (10) years to have a columbarium. Significant research has been done and was brought to the church council and then to the congregation who voted unanimously in favor of the columbarium.

He described the columbarium garden as approximately 100' west of the existing church and approximately 35' north of the existing parking lot. He said the paved area would be connected to the parking lot and building via a walkway, the garden will feature benches and an arbor with brick columns to match the church's exterior and wood framed lattice to provide shade. The area will be landscaped with various trees, shrubs and ground cover to provide screening.

He added that the proposal calls for one columbarium to be constructed at the center of the proposed garden. It will be approximately 7'0" in height and 6'5" in diameter and contain 144 niches. He said the columbarium will be sunken into the ground approximately 3' and that the top of the structure will be granite. Each niche will have space for engraving.

Commissioner Slovacek asked about the potential for more columbariums. Pastor James said that the present proposal has room for 144 niches and he doesn't anticipate any more columbariums for at least 50-100 years. In answer to Commissioner Slovacek's question if the congregation should leave the property what would happen to the columbarium, Pastor James said it can be relocated.

Director Scott said only one neighbor had any objection and suggested plant material for screening.

In answer to commissioner's questions, Pastor James said cremains are installed in the niches are considered permanent and there will be by-laws, which will have address trustee management, funding, etc.

In answer to other commissioner's questions, Pastor James said interment services would be held in the arbor, the church has only one portion of the land, the parking lot would be shared use for office, etc. niches will be recessed in the columbarium and there is no objection to screening in between columbarium and 770 Beacon Street properties.

Director Scott said the reason for the special use is that the church is built in the commercial zone and this is a modification of an existing special use specific to this piece of property. It was also noted that there are two cemeteries located on Route 31 and that it hasn't deterred any development around it either residential and commercial.

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

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

The Public Hearing closed at 8:27pm.

MOTION: Moved by Commissioner Slovacek and seconded by Commissioner Martin to recommend to the Village President and Board of Trustees approval of a modification of a special use for a planned development for First Congregational Church, 900 South Eighth Street to allow construction of a Columbarium Garden subject to the following and potentially other Planning and Zoning Commission-specified 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.
3. Limit of up to three (3) Columbariums as shown in drawings and year round screening between Columbarium and 770 Beacon Street property.

Upon roll call, motion was approved.

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

NAYS: None

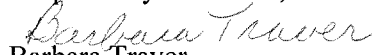
VIII. OLD BUSINESS: There was none.

IX. ADJOURNMENT

MOTION: Moved by Commissioner Martin 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 8:35 pm.

Respectfully submitted,


Barbara Traver
Village Clerk