

I. CALL TO ORDER:

The Planning and Zoning commission meeting was called to order at 7:32 pm by Chairman Susanke.

II. ROLL CALL:

Present were Chairman Susanke and Commissioners Gilmore, Kaufman, Kotleba, Martin, Shore and Slovacek. Also in attendance were Community Development Director Cathleen Tymoszenko and Planner Jennifer Becker and four (4) persons in the audience.

III. PLEDGE OF ALLEGIANCE:

Commissioner Susanke led those in attendance in reciting the Pledge of Allegiance.

IV. APPROVAL OF AGENDA:

MOTION: Moved by Commissioner Martin and seconded by Commissioner Shore to approve the agenda. Upon roll call, motion was approved.

V. APPROVAL OF MINUTES:

MOTION: Moved by Commissioner Gilmore and seconded by Commissioner Shore to approve the August 22nd, 2011 Planning and Zoning Commission meeting minutes. Upon roll call vote, motion was approved.

VI. QUESTIONS FROM THE AUDIENCE: There were none.

VII. UNFINISHED BUSINESS: There were none.

VIII. NEW BUSINESS:

**Variance Request:
519 South Second Street
R-3 Single Family Residence District – Front Yard Variance to Permit the
Construction of a covered front porch in front yard**

MOTION: Moved by Commissioner Martin and seconded by Commissioner Shore to open the public hearing, which passed unanimously.

Planner Becker confirmed publication of the legal notice in the newspaper and certified mail notices to all property owners within 250 feet of the subject property. Chairman Susanke noted that the property is located at 519 South Second Street and the homeowner, Patrick Hanley is requesting a front yard variation for a new expanded covered front porch to the existing house. The property is zoned R-3 Residence District which has a front yard setback requirement of 25 feet. The main structure is set back 21.75 feet from the property line. The property had an existing porch protecting the front door which created a setback of 14 feet.

Mr. Patrick Hanley, the owner of 519 South Second Street, was sworn in as applicant. He provided testimony relating to why he was requesting a variance. He stated that the house was built in the early 1900s and that the reason for replacing the current porch is because the floor has rotted out and he wants to extend the porch to the width of the house and to put up a flat roof to fit in with the rest of the neighborhood and is requesting for six (6") inches. Mr. Hanley noted that he is not asking for anymore footage than what other homes in the area currently have been granted variations.

Discussion by the Commission was held.

MOTION: Commissioner Martin moved and Commissioner Slovacek seconded to close the public hearing, which was passed unanimously.

MOTION: Commissioner Martin moved to approve the variance request as submitted based on the finding of facts for 519 S. Second Street not to exceed 14.6". After a second by Commissioner Kotelba, the motion carried by unanimous roll call vote.

**Variance Request
LA Fitness International, LLC
400 N. Eighth Street (Former Toys R Us Site)
B-2 Regional Business District – Front Yard Variance to permit the construction
of a new building which encroaches into a required front yard**

MOTION: Moved by Commissioner Shore and seconded by Commissioner Kotelba to open the public hearing, which passed unanimously.

Planner Becker confirmed publication of the legal notice in the newspaper and certified mail notices to all ten property owners within 250 feet of the subject property.

Gary Collins, Director of Development for LA Fitness, representative for LA Fitness and Engineer Mike Worline of Cemcom, Ltd. were sworn in as applicants.

LA Fitness project engineer, Mr. Worline gave a brief overview of the proposed building and overlay survey. Mr. Worline mentioned that based on the height of the proposed new building and the required setback along Route 31 totals 55 feet LA Fitness is requesting a one foot variance due to the new building having a 36 foot setback, one

foot beyond the minimum. Mr. Worline noted that he had a meeting with the Fire Chief regarding the new layout to see if an emergency response vehicle would have any difficulties maneuvering around the building in the event of an emergency.

Mr. Worline also indicated that the new proposed building will occupy approximately 25% less ground area than the current structure.

Discussion by the Commission was held.

Commissioner Martin inquired about the proposed building's roof top visibility from Ring Road and it was noted that the roof will be peaked in the middle and sloped on the sides. It was also noted that during site line studies, the roof will also have an arch similar to those in Geneva Commons on Randall Road.

Planner Becker mentioned that LA Fitness has submitted a landscape plan that meets and exceeds Village compliance. It was noted that they would keep as many mature trees as possible.

The commissioners agreed that LA Fitness will be good for the town of West Dundee.

MOTION: Commissioner Shore moved and Commissioner Kaufman seconded to close the public hearing, which was passed unanimously.

MOTION:

Commissioner Gilmore moved to approve the variance request of 1 foot as submitted based on the finding of facts for 400 North Eighth Street site plan with a correction to the date of November 29, 2011. After a second by Commissioner Shore, the motion carried by unanimous roll call vote.

IX. ADJOURNMENT:

Commissioner Gilmore moved for adjournment, and Commissioner Shore seconded the motion. The meeting adjourned at 8:14 p.m.

Christin Mangan
Commission Secretary