

I. CALL TO ORDER:

The Planning and Zoning Commission meeting was called to order at 7:27 pm by Chairman Susanke.

II. ROLL CALL:

Present were Chairman Susanke, Commissioners Gilmore, Kaufman, Slovacek, Magsamen, Kotleba and Martin. Also in attendance were Community Development Director Scott, Planner Pociеча and one (1) person 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 Kotleba and seconded by Commissioner Slovacek to approve the agenda as presented. Upon roll call, the motion was approved.

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

V. APPROVAL OF MINUTES:

MOTION: Moved by Commissioner Kotleba and seconded by Commissioner Kaufman to approve the minutes of March 28, 2016 as presented. Upon roll call, motion was approved.

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

VI. QUESTIONS FROM THE AUDIENCE: None

VII. NEW BUSINESS:

A. Public Hearing-Consideration of Petition 16-01: 1323 Karen Drive (Lot 16) Request for a Variation to Reduce the Total Linear Feet of Side Yard Setbacks to Less than Twenty Feet (20') Required by the R-1 Zoning District

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

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

The Public Hearing opened at 7:30 pm.

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

Tom Drake, 1976 Johns Dr., Glenview, IL, the petitioner, was sworn in by Village Clerk Traver.

Chairman Susanke said that Mr. Thomas Drake of the Drake Group is requesting a variation of the standard that regulates side yard setbacks that if granted would allow the total to be less than the required 20'. He said the property is located at 1323 Karen Drive (Lot16) and is a vacant lot zoned R-1 Single-Family Detached Dwelling District.

Mr. Drake said that his firm purchased the remaining 13 vacant lots in 2012 and an agreement was reached between The Drake Group and the Homeowners' Association that accommodated additional variety in the types and sizes of houses and made possible a reduction in home size in exchange for an enhanced product. He said that the two approved house types are 56'-wide and 62'-wide and that the remaining vacant lots are 80'-wide or less, placement of a 62'-wide home would leave a total of 18' for side yard setbacks, which is less than the 20' that is required.

Mr. Drake said in 2015, the Drake Groups sought a zoning variation to allow relief from the minimum side yard setback standard to build a ranch house and the Planning & Zoning Commission recommended approval of the reduced setbacks. He said he is working with potential buyers to construct another ranch on lot 16, which is 2230 square feet not including the basement or garage.

William Hoster, 1362 Karen Drive, West Dundee, IL, President of the Home Owners Association was sworn in by Village Clerk Traver.

In response to a question from Commissioner Magsamen, he said at a recent HOA meeting that a vote was taken regarding support for a ranch at this lot and there were 21 "yes" votes and 3 "no" votes. He said the affirmative vote came with the condition that the ranch be constructed with exterior upgrades (brick/stone on the entire front to the peaks and roof dormer) reflecting the materials and design of the ranch previously built on Lot 9 (1399 Karen Drive). He also said that the neighbor on the north is supportive of this petition.

Discussion was held regarding the site plan, the two vacant lots left, covenants, changing the existing plan by making the house smaller (Mr. Drake said the interest from HOA is to build larger rather than smaller homes), moving the house more to the south, pushing the house back 6', if this type of variation is allowable in Glenview and not having to have to have variances brought before the Commission for the other vacant lots.

Commissioner Martin would like to see it more centered equal distance between the lot lines. Mr. Drake said that is doable.

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

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

The Public Hearing closed at 7:53 pm.

Chairman Susanke asked if there were any additional comments.

Commissioner Gilmore voiced an objection to existing new construction needing a variance.

Commissioner Slovacek said he can appreciate home owners and the HOA desire for a larger home, but needing a variance doesn't make a lot of sense, considering the house can be located farther back on the lot and not require a variance.

MOTION: Moved by Commissioner Martin and seconded by Commissioner Magsamen to recommend to the Village President and Board of Trustees a variance to reduce the total required 20' side yard setback by no more than 2' on lot 16, 1323 Karen Drive with the finding of fact dated in the memo from Director Scott, of April 25, 2016 and with the following conditions:

1. Compliance with documents including plat of survey and elevation drawings as submitted with the Planning and Zoning Application: and
2. Compliance with all other applicable Village codes and ordinances: and
3. Compliance with the house being centered on the lot at 1323 Karen Drive.

Upon roll call motion was approved.

AYES: Commissioners Magsamen, Kotleba, Martin and Chairman Susanke

NAYS: Commissioners Gilmore, Kaufman and Slovacek

VIII. MISCELLEANOUS:

Commissioner Kaufman announced that he is resigning from the Planning & Zoning Commission as he is moving to Gilberts.

IX. ADJOURNMENT

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

The Planning & Zoning Commission adjourned at 8:00 pm.

Respectfully submitted,

Barbara Traver
Barbara Traver
Village Clerk