

Chairman Brewer called the Planning & Zoning Commission meeting to order at 7:00 pm.

Roll: 5 Present (Schock, Scarpelli, Holliman, Muscat and Brewer). 4 Absent (Meyer, Bernstein, Steneck, and Apke). Also present were Assistant Village Administrator Brad Mitchell, Village Building Inspector Chris Ranieri, Village Engineer Joe Heinz and Village Clerk Katherine Holt.

APPROVAL OF MINUTES:

1. Planning and Zoning Commission Meeting Minutes dated December 13, 2018

Motion to approve the Planning and Zoning Commission Meeting Minutes dated December 13, 2018 by Schock/Scarpelli. Motion carries by unanimous vote.

PUBLIC COMMENT: None

NEW BUSINESS:

- 1. PUBLIC HEARING (811 E. Main Street)** – to consider a request for a variance from Sections 157.036(A)(6) and 157.032(A)(6)(a) of the Zoning Chapter of the East Dundee Village Code requiring the front yard setback in the R-5 Multiple Dwelling Residential District to be 35 feet.
 - a. Motion to recommend approval/denial of a request for a variance from Sections 157.036(A)(6) and 157.032(A)(6)(a) of the Zoning Chapter of the East Dundee Village Code requiring the front yard setback in the R-5 Multiple Dwelling Residential District to be 35 feet.
 - b. Motion to approve a Findings of Fact to recommend approval/denial of a request for a variance from Sections 157.036(A)(6) and 157.032(A)(6)(a) of the Zoning Chapter of the East Dundee Village Code requiring the front yard setback in the R-5 Multiple Dwelling Residential District to be 35 feet.

- 2. PUBLIC HEARING (811 E. Main Street)** – to consider a request for a variance from Sections 157.036(A)(6) and 157.032(A)(6)(c) of the Zoning Chapter of the East Dundee Village Code requiring the rear yard setback in the R-5 Multiple Dwelling Residential District to be 40 feet.
 - a. Motion to recommend approval/denial of a variance from Sections 157.036(A)(6) and 157.032(A)(6)(c) of the Zoning Chapter of the East Dundee Village Code requiring the rear yard setback in the R-5 Multiple Dwelling Residential District to be 40 feet.
 - b. Motion to approve a Findings of Fact to recommend approval/denial of a variance from Sections 157.036(A)(6) and 157.032(A)(6)(c) of the Zoning Chapter of the East Dundee Village Code requiring the rear yard setback in the R-5 Multiple Dwelling Residential District to be 40 feet.

Motion to open both Public Hearings (Items 1 & 2) by Scarpelli/Muscat. Motion carries by unanimous vote.

Developers, John Curtis and Joe Billitteri, stated that they are seeking approval to subdivide the parcel into two parcels, with one building on each parcel. Curtis said currently, village ordinance allows for only one building per property.

Commission Schock asked why these variances were not asked for when this project was previously presented. Mr. Curtis stated that they were deciding which route to go at the time. He said that either the ordinance needed to be changed or the project needed to proceed with a subdivision. Engineer Heinz added that the developers at the time decided it was in their best interest to subdivide the lot which then re-orientated the lots and changed the front and rear yards. Without the variance approvals, the developers will not be able to subdivide the property.

Motion to close the Public Hearing by Scarpelli/Muscat. Motion carries by unanimous vote.

Motion to approve variances for the front and rear yard setback requirements as requested by Scarpelli/Holliman.

4 Ayes (Scarpelli, Holliman, Muscat and Brewer). 1 Nay (Schock). 4 Absent (Meyer, Bernstein, Steneck, and Apke). Motion carries.

Motion to approve the Findings of Fact to recommend approval of variances for the front and rear yard setbacks subject to the conditions as presented by Scarpelli/Muscat.

4 Ayes (Scarpelli, Holliman, Muscat and Brewer). 1 Nay (Schock). 4 Absent (Meyer, Bernstein, Steneck, and Apke). Motion carries.

HISTORIC COMMISSION: None

OTHER BUSINESS: None

Motion to adjourn the Planning and Zoning Meeting at 7:14 pm by Schock/Muscat. Motion passed by unanimous vote. Meeting adjourns.