

VILLAGE OF KILDEER

ARCHITECTURE COMMITTEE

July 7, 2021



MINUTES

1. Call to Order. A meeting of the Village of Kildeer Architecture Committee was called to order in-person and electronically as Zoom Meeting ID 837 3192 2818, pursuant to Governor Pritzker's Executive Order relaxing the requirements of the Open Meetings Act during the COVID-19 pandemic.

The meeting was called to order at 7:05 p.m. with roll call as follows:

Present: Chairman Wolter and Members Adler and Blasgen (via Zoom)

Absent: and Member Meehan

Chief Village Officer Talbett was present at Village Hall.

2. Member Adler moved to approve the minutes from the February 23, 2021 meeting. Chairman Wolter seconded the motion which passed upon a unanimous roll call vote roll call vote as follows:

Ayes: 3 Chairman Wolter and Members Adler and Blasgen

Nays: 0

Absent: 1 Member Meehan

Abstain: 0

The motion passed 3-0.

3. Requests for Approval:

Addition, Lot 10 Meadows (20720 Meadows Court)

Plans for an addition were presented by the homeowner, Marat Liavitskyi. A review of the plans revealed a 12.5 foot encroachment over the rear yard setback at the SE corner of the addition. The addition cannot be moved to another location because a septic field is on one side of the addition and a pond is on the other. Chairman Wolter visited the property earlier and noted that there is a dense row of vegetation along the rear property line. Homeowner Liavitskyi obtained signatures from the homeowners behind his house to indicate no objection to the setback. Committee members expressed concern about setting a precedent by allowing a setback but given the unique circumstances of this site no precedent is being set.

Member Blasgen moved that the plans be recommended for approval by the Village Board with the following conditions:



- 1) Exterior materials are limited to wood, masonry or hardiboard;
- 2) Lake County Health Department approves the impact on the septic system;
- 3) The Village Engineer approves the impact on stormwater drainage;
- 4) The siding on the addition matches the existing style and color of the home; and
- 5) The foundation is moved to reduce the setback encroachment so that it is 39.5 feet from the rear property line at its closest point as shown on the plans dated 7/7/21.

Member Adler seconded the motion which was approved by a unanimous roll call vote as follows:

Ayes: 3 Chairman Wolter and Members Adler and Blasgen
Nays: 0
Absent: 1 Member Meehan
Abstain: 0

The motion passed 3-0.

4. Other Business - None

5. Member Adler moved to adjourn the meeting. Member Blasgen seconded the motion which was approved by a unanimous roll call vote as follows:

Ayes: 3 Chairman Wolter and Members Adler and Blasgen
Nays: 0
Absent: 1 Member Meehan
Abstain: 0

The motion passed 3-0.

The meeting ended at 7:42 p.m.

Respectfully submitted by Michael Talbett

Approved by: _____


Chairman