

*Chairman Brewer called the Planning & Zoning Commission meeting to order at 7:04 pm.
Roll: 7 Present (Brewer, Steneck, Apke,, Meyer, Muscat, Holliman and Bernstein). 2 Absent (Scarpelli,
and Schock). Also present were Deputy Village Administrator Jennifer Johnsen, Village Clerk Katherine
Holt and Deputy Clerk Gail Hess.*

APPROVAL OF MINUTES:

1. Planning and Zoning/Historic Commission Meeting Minutes February 9, 2017

*Motion to approve the February 9, 2017 meeting minutes by Holliman/Steneck.
Motion carries by unanimous vote.*

PUBLIC COMMENT: None

*Commissioner Schock arrived to the meeting at 7:01 p.m.
Commissioner Scarpelli arrived to the meeting at 7:02 p.m.*

NEW BUSINESS:

- 1. PUBLIC HEARING - On a request to rezone 620 Dundee Avenue, East Dundee, Illinois from the B3 – Service Business District to the M1 – Limited Manufacturing District.**
 - a. Motion to approve/deny a request to rezone 620 Dundee Avenue, East Dundee, Illinois from the B3 – Service Business District to the M1 – Limited Manufacturing District.**
 - b. Motion to approve a Findings of Fact to recommend approval/denial of a request to rezone 620 Dundee Avenue, East Dundee, Illinois from the B3 – Service Business District to the M1 – Limited Manufacturing District.**

Motion to open the Public Hearing by Schock/Holliman. Motion carries by unanimous vote.

Deputy Administrator Johnsen stated that there is a request to rezone the former Walmart property at 620 Dundee Avenue from a B-3 district, which allows for retail and other commercial uses, to the M-1 manufacturing district.

Court reporter swears in everyone who will be giving testimony.

Ryan Trottier, Vice President of Real Estate for Plote Companies, said the goal is to take the existing 115,000 square foot building and reface the elevation, demise it into spaces for industrial tenants and do retro fit work to the building. The plans also include adding a 30,000 square foot addition onto the north side of the building and constructing two new 28,000 square foot buildings. He said the proposal will add jobs, increase the real estate tax base and add more businesses to the Village. He showed renderings to the Commission of what the architecture of each building would look like.

Conor Mullady, Managing Director with Jones Lang LaSalle, stated that he represents the owners of the Walmart property, Dundee Partners. He said around September 2016, he began a marketing campaign and

discussions with Village staff to determine the best uses for the property. He said the marketing efforts were unable to attract any serious retail anchor tenants.

Aron Gruen gave a presentation of the current trends impacting community development and what makes for success in retail development. He provided an explanation as to why the retail market is weak at this location which included the importance for retailers to be located next to other retailers and not at freestanding locations. He described the benefits of replacing vacant retail with light industrial and commercial uses. He advised that the proposed project will create approximately 217 new jobs.

Adam Neisendorf, Property Manager for Plote Properties, explained that his job is to ensure that the Rock Road Industrial Park stays occupied with businesses. That business park has a diverse and broad tenant mix which includes professional offices, financial planners and engineers, a fitness center, warehousing and manufacturing uses and a kitchen and bath retailer. He said that not everyone that occupies the proposed new business park will be industrial or manufacturing. He said there will be mixed business types.

Kurt Kresmery advised that he built most of the buildings in the Rock Road Business Park. He said the proposed development is similar to his development in Elgin at the former Kmart property. He said it has been a very successful business park and has been 100 percent occupied with minor exceptions for twenty years. He said the Elgin Business Park also has a variety of tenants and uses.

David Plote said this property is a great fit for his project and knows it will be as successful as his Rock Road Business Park. He said he is not requesting any financial incentive from the Village. He wants the frontage buildings on Routes 72 and 25 to look nice and has very architecturally designed plans for them as he would like them to attract retailers.

Commissioner Steneck asked what the percentage of the Elgin development is retail. Mr. Kresmery responded that it is a fairly low percentage. Mr. Plote added that the development is a different site plan where it doesn't have a lot of windows like the proposed project has and the buildings are longer and narrower. Mr. Trottier also noted that the proposed frontage buildings have increased architectural standards to attract retailers unlike the Elgin plan twenty years ago.

Commissioner Scarpelli stated that he has spent 27 years marketing and leasing second run retail spaces and from a real estate perspective, feels that the proposed site is not a good retail site. He said that while the site has only been vacant for a short time, the Dominick's property has been vacant for fifteen years now and is a nicer looking property than the Walmart property. He said there is plenty of other frontage along Routes 72 & 25 that could be developed for retail. He says he sees no negative to this plan and feels it is the best thing for the Village.

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

Chairman Brewer stated that the Village had a Comprehensive Plan done and this site was declared to be a business district. He said now the Plan Commission has been asked to change the direction of the zoning. He said he would have felt more comfortable had the Village Board put forth this recommendation to the Commission. Deputy Administrator Johnsen responded that this is part of the process. She said that the developer did approach the Village Board on a concept level but that it is part of the State and Village process that the developer petitions the Plan Commission.

Commissioner Steneck commented that he just cannot see an industrial park at this location. He said there were valid points made on retail driving more to the e-commerce trend. He stated that the property has not even been vacant for a year yet and the Village has not had enough time to truly market it and weigh all its options.

Commissioner Holliman stated that there is no substantial retail along the entire Route 25 corridor from Alonquin to Elgin and doesn't feel there is much hope for it either. She feels this is the best option and will vote in favor for it.

*Motion to Approve the request to rezone 620 Dundee Avenue, East Dundee, Illinois from the B3 – Service Business District to M1 – Limited Manufacturing District by Holliman/Schock.
6 Ayes (Scarpelli, Holliman, Meyer, Schock, Muscat, and Bernstein). 3 Nays (Apke, Steneck and Brewer).
0 Absent. Motion carries.*

The Commission discussed the findings of fact and conditions. The Commission agreed with the Village's responses provided on Johnsen's memo with the following amendments:

- The existing uses of property within the general area of the property shall also include an unincorporated area south of the property on the west side of Route 25 that contains automotive uses.
- The zoning classification of property within the general area of the property in question shall also include that the eastern portion of the property has a special use for mining.

Motion to approve the findings of fact as amended in tonight's discussion by Scarpelli/Muscat.
Motion carries by unanimous vote.

HISTORIC COMMISSION: None

Motion to adjourn the Planning and Zoning Meeting at 8:04pm by Muscat/Holliman. Motion passed by unanimous vote. Meeting adjourns.