

AGENDA
VILLAGE OF WEST DUNDEE
PLANNING & ZONING COMMISSION
MONDAY, OCTOBER 27, 2014 7:30 P.M.

- I. Call to Order
- II. Roll Call
- III. Pledge of Allegiance
- IV. Approval of Agenda
- V. Minutes
 - A. Regular meeting – July 28, 2014
 - B. Regular meeting – September 29, 2014
- VI. Questions from the audience (not to exceed 30 minutes with a limit of 5 minutes per person requesting to be heard)
- VII. New Business
 - A. Public Hearing - Petition 14-11: Continental Properties Springs at Canterfield - Map Amendment and Zoning Change; a Special Use for R5 Planned Development; variances for parking space design and number of spaces; and a Preliminary Plat of Subdivision
- VIII. Old Business
 - A. Continuation of Public Hearing - Petition 14-10: Text Amendment - Medical Cannabis Cultivation and Dispensing Centers definition and placement
- IX. Adjournment

Meeting is held on the second floor of the
West Dundee Village Hall
102 S. Second Street
West Dundee Illinois 60118

PUBLIC NOTICE

An application has been filed by Continental 303 Fund LLC requesting approval of a Map Amendment and Zoning Change; a Special Use for R5 Planned Development; variances for parking space design and number of spaces; and a Preliminary Plat of Subdivision for the property described as follows:

THAT PART OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 27, TOWNSHIP 42 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF THE FAIRHILLS AT CANTERFIELD SUBDIVISION, PHASE 1, BEING A SUBDIVISION OF PART OF THE SOUTHWEST QUARTER OF SECTION 27, AND THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP AND RANGE AFORESAID, ACCORDING TO THE PLAT THEREOF RECORDED ON SEPTEMBER 12, 1995, AS DOCUMENT NO. 95K053597, (SAID POINT ALSO BEING IN THE CENTER OF BONCOSKY ROAD); THENCE NORTH 0 DEGREES 04 MINUTES 56 SECONDS EAST ALONG THE EAST LINE OF SAID SUBDIVISION, 1487.21 FEET TO THE INTERSECTION OF SAID EAST LINE WITH THE SOUTH LINE OF ANGLE TARN, (PER PLAT OF DEDICATION RECORDED DECEMBER 12, 1997 AS DOCUMENT NO. 97K085455); THENCE SOUTH 87 DEGREES 15 MINUTES 44 SECONDS EAST ALONG THE SOUTH LINE THEREOF, 597.68 FEET TO THE WEST RIGHT OF WAY LINE OF STATE ROUTE 31; THENCE SOUTH 0 DEGREES 03 MINUTES 48 SECONDS WEST ALONG SAID RIGHT OF WAY, 889.35 FEET TO AN ANGLE POINT IN SAID RIGHT OF WAY; THENCE SOUTH 01 DEGREES 33 MINUTES 55 SECONDS EAST ALONG SAID RIGHT OF WAY, 247.0 FEET TO THE NORTHWESTERLY RIGHT OF WAY LINE OF BONCOSKY ROAD; THENCE SOUTH 33 DEGREES 36 MINUTES 30 SECONDS WEST ALONG SAID RIGHT OF WAY, 67.88 FEET TO AN ANGLE POINT IN SAID RIGHT OF WAY; THENCE SOUTH 67 DEGREES 54 MINUTES 29 SECONDS WEST ALONG SAID RIGHT OF WAY, 166.17 FEET TO ANY ANGLE POINT IN SAID RIGHT OF WAY; THENCE SOUTH 22 DEGREES 05 MINUTES 31 SECONDS EAST, 33.07 FEET TO THE CENTERLINE OF BONCOSKY ROAD; THENCE SOUTH 67 DEGREES 54 MINUTES 35 SECONDS WEST ALONG SAID CENTERLINE, 459.50 FEET TO THE POINT OF BEGINNING, CONTAINING 18.396 ACRES, IN DUNDEE TOWNSHIP, KANE COUNTY, ILLINOIS. (said property commonly known as Northwest Corner of Boncosky Road and State Route 31 in West Dundee, IL).

The applicant is requesting Map Amendment and Zoning Change to allow for the rezoning of the property from B-3 Business Service District to R-5 Medium Density pursuant to Title 10 of the West Dundee Municipal Code Section 10-12-6; and a special use for a Planned Development pursuant to Title 10 of the West Dundee Municipal Code Section 10-4-2 Special Uses and Section 10-8 Planned Development; and variances for parking space design and number of spaces pursuant to Title 10 of the West Dundee Municipal Code Section 10-9-1-4 and Section 10-9-1-8 for the purposes of constructing a 220 unit multi-family apartment development.

The West Dundee Planning and Zoning Commission will hold a public hearing on Monday, October 27, 2014 at 7:30 pm, at Village Hall, 102 South 2nd Street, West Dundee. All interested parties are welcome to attend.

Submitted by Rogers Susanke
Chairman, West Dundee Planning and Zoning Commission

**VILLAGE OF WEST DUNDEE
PLANNING AND ZONING COMMISSION
PROCEDURES FOR PUBLIC HEARINGS**

1. Motion to open Public Hearing by Commission, role call vote taken.
2. Presentation of Legal Notices and Requirements.
3. Petitioners will present their entire case.
4. Chair will ask for any Formal Objectors. **Formal Objectors present factual information and may ask questions directly of Petitioners and present any evidence they may wish entered into the record.** A blue form must be filled out prior to speaking. This is different from the public comment portion of the hearing, which is held later in the hearing (see below).
5. The Planning and Zoning Commission may ask questions of testimony presented.
6. Chair will ask for Public Comments. **A Commentor can make a statement or present an opinion or point of view, but may not ask questions or present evidence.** A yellow form must be filled out prior to speaking, see below. Public Comments will be called in this order to testify:
 - A. Local Governmental Agencies – Park District, Library District, etc.
 - B. West Dundee Residents and Businesses
 - C. Area Residents
 - D. Interested Groups or Organizations
7. The Planning and Zoning Commission may ask questions of testimony presented.
8. Motion to Close Public Hearing, role call vote taken.

**** WE ASK YOU TO OBSERVE THE FOLLOWING **
RULES DURING THE HEARING:**

- a. To be considered a formal objector or to be part of the public comment period, an appropriate form must be filled out and presented to staff prior to the beginning of the Public Comment period. Name and address **MUST** be furnished for the public record. **PLEASE NOTE: Only those persons, who have signed the form and presented it to the Chair, prior to speaking, will be recognized.**
- b. One Person at a time will be formally recognized by the Chair in the order given above. Each speaker must be sworn in using full name and address as it appears on the sign in form. A court reporter will take verbatim testimony, please speak clearly into the microphone at the front of the room.
- c. The Chair may impose a time limit, per person, if the Chair deems it appropriate.
- d. A group may wish to choose someone to act as a speaker on their behalf to avoid duplicate testimony.
- e. No person may repeat a previous speaker until everyone who wishes to speak has had an opportunity to do so. The Chair reserves the right to limit the number of repeat speakers.
- f. Please refrain from talking or making comments while others are speaking and both positive and negative demonstrations or applause. You may be asked to leave the meeting if necessary to preserve the order of the proceedings.