

**Planning and Zoning Commission Meeting
West Dundee Village Hall 7:30pm**

**Village of West Dundee
Monday, July 27, 2015**

I. CALL TO ORDER:

The Planning and Zoning Commission meeting was called to order at 7:30 pm by Chairman Susanke.

II. ROLL CALL:

Present were Chairman Susanke, Commissioners Gilmore, Kaufman, Slovacek, Kotleba and Martin. Commissioner Magsamen was absent. Also in attendance were Community Development Director Scott, Planner Pociecha 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 Gilmore and seconded by Commissioner Kaufman to approve the agenda as presented. The motion was carried by unanimous roll call vote.

AYES: Commissioners Gilmore, Kaufman, Slovacek, Kotleba and Martin

NAYS: None

ABSENT: Commissioner Magsamen

V. APPROVAL OF MINUTES:

A. Regular Meeting – June 22, 2015

MOTION: Moved by Commissioner Martin and seconded by Commissioner Kotleba to approve the June 22, 2015 minutes as presented. Upon roll call, motion was approved.

AYES: Commissioners Kaufman, Slovacek, Kotleba and Martin

NAYS: None

ABSENT: Commissioner Magsamen

ABSTAIN: Commissioner Gilmore

VI. QUESTIONS FROM THE AUDIENCE: None

VII. NEW BUSINESS:

A. Public Hearing – Petition 15-06: U-Haul –Special Use for Automotive Services as it Relates to Expansion of Parking Areas for Rental Equipment

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

AYES: Commissioners Kotleba, Martin, Gilmore, Kaufman and Slovacek

NAYS: None

ABSENT: Commissioner Magsamen

The Public Hearing opened at 7:34 pm.

Planner Pociеча said the notice was published.

Village Clerk Traver swore in the petitioners.

Chairman Susanke said the petitioners are requesting a special use for automotive services for the purpose of expanding the permitted parking area for rental trucks and equipment at U-Haul Moving & Storage of Spring Hill. He said the property located at 890 West Main Street contains approximately 17 acres and 181,000 square feet of leasable space. He said the subject site is a parcel located at the western portion of Spring Hill Gateway, commonly known as Spring Hill Gateway West and is zoned B-2 Regional Business District.

Heather Skelton of U-Haul presented a brief background of the site since the purchase. She said the request to expand the truck parking area is simply due to increased customer demand with half of the facility's business resulting from rentals, while the other half is derived from on-site storage located in the north building. She said that U-Haul wishes to revisit their special use so that the permitted area for truck and equipment parking may potentially be expanded.

Ms. Skeleton presented a diagram of the proposed dedicated truck parking area in the north lot. She said the desire is to corral trucks in a singular area and the issue of scattered parking throughout this highly-visible parking lot could conceivably be eliminated. The diagram shows parking stalls for the equipment would be striped wider than those for automobile parking spaces and that parking would essentially take place in a series of parallel, linear queues.

Ms. Skeleton said that the present canopy would be moved to the east of the storage (north) building's main entrance. She said its main function is to identify where returned vehicles are to be dropped off.

Ms. Skelton and Mr. Jones said that it is U-Haul's desire to separate the storage facility and truck rental business of the north building and its parking lot from the south retail building and its parking lot. They are proposing a long, landscaped island of approximately eight feet in width, although there is room to increase it width.

They said additional landscaping is proposed in the form of two islands along the north-south drive aisle that defines the eastern edge of the north building's parking lot. Materials used in these islands would be low-level material that is present in existing islands.

Discussion took place to ensure that U-Haul will work with the Fire Department to make sure equipment can get through, (Ms. Skeleton said there is sufficient room), long terms goals, future incoming businesses, landscape islands materials (Ms. Skeleton said similar to existing berm, arborvitae, day lilies), suggestions to raise the grade of the berms, number of equipment on premises (26 pieces currently, but could fit up to 92 pieces), suggestion of a fountain or other focal point in parking lot, use of more dense landscaping materials, i.e. hedge type, evergreens, and whether or not leases from the current tenants have been reviewed and whether or not tenants would be up to equipment storage in the lot.

Community Development Director Scott answered other questions from the Commissioners regarding zoning for this area and retail development.

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

AYES: Commissioners Gilmore, Kaufman, Slovacek, Kotleba and Martin

NAYS: None

ABSENT: Commissioner Magsamen

The Public Hearing closed at 8:02 pm.

MOTION: Moved by Commissioner Gilmore and seconded by Commissioner Slovacek to recommend to the Village President and Board of Trustees Approval of a Special Use for Automotive Services Pertaining to Potential Expansion of Inventory and Parking of U-Haul Rental Trucks and Equipment for Commercial Property Located at 890 West Main Street, with the following conditions dated July 27, 2015

1. Compliance with documents including site plan as submitted with the planning and zoning application;
2. Compliance with all other applicable Village codes and ordinances;
3. Addition of a wider landscape island from East to West separated by evergreens.

Upon roll call, motion was approved.

AYES: Commissioners Gilmore, Slovacek, Kotleba and Martin

NAYS: Commissioner Kaufman

ABSENT: Commissioner Magsamen

VIII. ADJOURNMENT:

MOTION: Moved by Commissioner Martin and seconded by Commissioner Slovacek to adjourn the Planning and Zoning meeting. Motion was approved unanimously.

The Planning and Zoning Meeting adjourned at 8:07 pm.

Barbara Traver

Barbara Traver
Village Clerk

June 22, 2015

Village of West Dundee
Planning and Zoning Commission
Reference 03-27-252-005
Petition #15-0003
102 S. Second St.
West Dundee, IL 60118

In regard to an application filed by James Halverson requesting a variation of the maximum fence height regulations to allow for installation of a 6 foot (6') high fence at the property described as follows:

Parcel No: 03-27-252-005, lot 74 of Dundee Highlands Subdivision Unit 8, in the Village of West Dundee, Kane County, Illinois (said property commonly known as 624 Eichler Drive, West Dundee, IL 60118).

I am in agreement and support of Mr. Halverson's request for a variation of the maximum fence height in replacing the pre-existing fence at its current location in accordance with the lot lines on record.

I am also in agreement for Mr. Halverson to have the fence extended in line with the front of his home if he so chooses also in accordance with the lot lines on record.

As the owner of 617 Edwards, I believe this variance will allow for better separation between neighboring commercial and residential dwellings and will further beautify the community.

Sincerely,



Christopher Diori
617 Edwards Ave
West Dundee, IL 60118
224-800-2962