

AGENDA
VILLAGE OF WEST DUNDEE
PLANNING & ZONING COMMISSION
MONDAY, AUGUST 24, 2015 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 27, 2015
- 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. Petition 15-05: Spring Hill Mall Redevelopment – Approval of Final Planned Development
 - B. Public Hearing – Petition 15-07: The Drake Group – Aspen Hills Lot 9 – 1399 Karen Drive - Zoning Variation to reduce required side yard setbacks
 - C. Public Hearing – Petition 15-09: The Drake Group – Aspen Hills Lot 5 – 1407 Karen Drive - Zoning Variation to reduce required side yard setbacks
 - D. Public Hearing – Petition 15-10: U-Haul – Spring Hill Gateway West – 890 W. Main Street - Zoning Variation to reduce number of required parking spaces
 - E. Public Hearing – Petition 15-11: U-Haul – Spring Hill Gateway East – 370-390 W. Main Street - Special use for self-storage
- VIII. Old Business
 - A. None
- 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 Thomas Drake of the Drake Group requesting a variation of the side setback requirement for the property described as follows:

LOT 9 IN MILLER RIDGE SUBDIVISION, BEING A SUBDIVISION OF PART OF THE SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 42 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 11, 2002 AS DOCUMENT 2002K165081, IN KANE COUNTY, ILLINOIS (said property commonly known as 1399 Karen Drive, West Dundee, IL).

The applicant is requesting a variation of the West Dundee Zoning Ordinance Section 10-4D-2 Lot Area Requirements of the West Dundee Municipal Code to allow for the reduction of the required side setback.

AND

An application has been filed by Thomas Drake of the Drake Group requesting a variation of the side setback requirement for the property described as follows:

LOT 5 IN MILLER RIDGE SUBDIVISION, BEING A SUBDIVISION OF PART OF THE SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 42 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 11, 2002 AS DOCUMENT 2002K165081, IN KANE COUNTY, ILLINOIS (said property commonly known as 1407 Karen Drive, West Dundee, IL).

The applicant is requesting a variation of the West Dundee Zoning Ordinance Section 10-4D-2 Lot Area Requirements of the West Dundee Municipal Code to allow for the reduction of the required side setback.

AND

An application has been filed by Heather Skelton and U-Haul requesting approval of a zoning variance for reduction of number of parking spaces in the B-2 Regional Business District for the property described as follows:

PARCEL 1: LOTS 1 AND 3 IN SPRING HILL FASHION CORNER, BEING A RESUBDIVISION OF LOTS 5, 6, 7, 8 AND 9 OF THE PLAT OF SPRING HILL SOUTHEAST AND UNSUBDIVIDED LANDS IN THE SOUTHWEST $\frac{1}{4}$ OF SECTION 22, TOWNSHIP 42 NORTH, RANGE 8, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 21, 1984 AS DOCUMENT NO. 1702859 IN KANE COUNTY, ILLINOIS, AND

PARCEL 2: EASEMENT CREATING A MEANS OF DRAINAGE OF SURFACE WATER FOR THE BENEFIT OF PARCEL ONE AS SET FORTH IN EASEMENT AGREEMENT DATED OCTOBER 26, 1984 AND RECORDED OCTOBER 30, 1984 AS DOCUMENT NO. 1700606 GRANTED BY HOMART DEVELOPMENT CO., A

DELAWARE CORPORATION IN FAVOR OF SPRING HILL ASSOCIATES, AND OHIO GENERAL PARTNERSHIP OVER THE STORM DRAINAGE ROUTING DESCRIBED AS FOLLOWS: BEGINNING AT A POINT, DEFINED AS THE INTERSECTION OF THE CENTERLINE OF ENTRANCE ROAD B OF SPRING HILL MALL AND THE NORTHERN R.O.W. LINE OF STATE HIGHWAY 72; THENCE NORTHERLY ALONG SAID CENTERLINE OF ENTRANCE ROAD B, A DISTANCE OF 260.00 FEET TO A POINT; THENCE EASTERLY 40.00 FEET TO AN EXISTING STORM SEWER MANHOLE; THENCE EAST 17.00 FEET ALONG A 36 INCH CMP TO THE WEST PROPERTY LINE OF LOT NUMBER 9 OF SPRING HILL SOUTHEAST SUBDIVISION, TO THE TRUE POINT OF BEGINNING; THENCE WEST 17.00 FEET ALONG THE 30 INCH CMP TO THE AFOREMENTIONED STORM SEWER MANHOLE; THENCE WESTERLY 162.00 FEET ALONG AN EXISTING 36 CMP TO AN OUTFALL STRUCTURE IN THE SPRING HILL MALL DETENTION POND; THENCE TO THE AFOREMENTIONED DETENTION POND, AND

PARCEL 3: ACCESS EASEMENT OVER, ACROSS AND UPON THAT PORTION OF THE SOUTHWEST ¼ SECTION OF SECTION 22, TOWNSHIP 42 NORTH, RANGE 8, EAST OF THE THIRD PRINCIPAL MERIDIAN KNOWN AS "RING ROAD" AS DESCRIBED AS DELINEATED ON EXHIBIT "B" ATTACHED TO AND FORMING A PART OF THE OPERATING AGREEMENT RECORDED APRIL 27, 1981 AS DOCUMENT NO. 1575014, IN THE OFFICE OF THE RECORDER OF DEEDS, IN KANE COUNTY, ILLINOIS, AND

PARCEL 4: EASEMENT FOR PARKING AND INGRESS AND EGRESS ON, OVER AND THROUGH LOTS 1, 2, 3, AND 4 OF SPRING HILL FASHION CORNER, AS MORE FULLY DESCRIBED IN PARCEL ONE ABOVE, AS CREATED BY DECLARATION OF COMMON AREA INGRESS-EGRESS AND PARKING EASEMENT RECORDED ON OCTOBER 30, 1984 AS DOCUMENT NO. 1700608, AND AMENDED BY AMENDMENT NO. 1 TO DECLARATION OF COMMON AREA, INGRESS-EGRESS AND PARKING EASEMENT RECORDED FEBRUARY 14, 1986 AS DOCUMENT 1758891 AND AMENDED BY DOCUMENT 1782042 RECORDED MARCH 13, 1986 IN THE OFFICE OF THE RECORDER OF DEEDS, IN KANE COUNTY, ILLINOIS (said property commonly known as SPRING HILL GATEWAY WEST 830-890 Main Street, West Dundee, IL).

The applicant is requesting a variation of the West Dundee Zoning Ordinance Section 10-9-1-8: Required Off Street Parking Spaces of the West Dundee Municipal Code to allow for reduction of the number of parking spaces for at the northern portion of the Spring Hill Gateway West property, located at 862-890 West Main Street, West Dundee, IL.

AND

An application has been filed by Heather Skelton and U-Haul requesting approval of a Special Use for self-storage in the B-2 Regional Business District for the property described as follows:

PARCEL ONE: LOT 2 IN SPRING HILL FASHION CORNER, BEING A RESUBDIVISION OF LOTS 5, 6, 7, 8 AND 9 OF THE PLAT OF SPRING HILL SOUTHEAST AND UNSUBDIVIDED LANDS IN THE SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 42 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 21, 1984 AS DOCUMENT 1702859 IN KANE COUNTY, ILLINOIS.

PARCEL TWO: EASEMENT CREATING A MEANS OF DRAINAGE OF SURFACE WATER FOR THE BENEFIT OF PARCEL ONE AS SET FORTH IN EASEMENT AGREEMENT DATED OCTOBER 26, 1984 AND RECORDED OCTOBER 30, 1984, AS DOCUMENT NO. 1700606 GRANTED BY HOMART DEVELOPMENT CO., A DELAWARE CORPORATION IN FAVOR OF SPRING HILL ASSOCIATES, AN

OHIO GENERAL PARTNERSHIP OVER THE STORM DRAINAGE ROUTING DESCRIBED AS FOLLOWS: BEGINNING AT A POINT, DEFINED AS THE INTERSECTION OF THE CENTER LINE OF ENTRANCE ROAD B OF SPRING HILL MALL AND THE NORTHERN R.O.W. LINE OF STATE HIGHWAY 72; THENCE, NORTHERLY ALONG SAID CENTERLINE OF ENTRANCE ROAD B A DISTANCE OF 260 FEET TO A POINT; THENCE EASTERLY 40 FEET TO AN EXISTING STORM SEWER MANHOLE; THENCE EAST 17 FEET ALONG A 36 INCH CMP TO THE WEST PROPERTY LINE OF LOT NUMBER 9 OF SPRING HILL SOUTHEAST SUBDIVISION, TO THE TRUE POINT OF BEGINNING; THENCE WESTERLY 17 FEET ALONG THE 30 INCH CMP TO THE AFOREMENTIONED STORM SEWER MANHOLE; THENCE WESTERLY 162 FEET ALONG AN EXISTING 36 INCH CMP TO AN OUTFALL STRUCTURE IN THE SPRING HILL MALL DETENTION POND; THENCE TO THE ABOVE MENTIONED DETENTION POND.

PARCEL THREE: ACCESS EASEMENT OVER, ACROSS AND UPON THAT PORTION OF THE SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 42 NORTH, RANGE 6, EAST OF THE THIRD PRINCIPAL MERIDIAN KNOWN AS "RING ROAD" AS DESCRIBED AND DELINEATED ON EXHIBIT "B" ATTACHED TO AND FORMING A PART OF THE OPERATING AGREEMENT RECORDED APRIL 27, 1981, AS DOCUMENT 1575014, IN THE OFFICE OF THE RECORDER OF DEEDS, KANE COUNTY, ILLINOIS.

PARCEL FOUR: EASEMENT FOR PARKING AND INGRESS AND EGRESS ON, OVER AND THROUGH LOTS 1,3, AND 4 OF SPRING HILL FASHION CORNER, AS MORE FULLY DESCRIBED IN PARCEL ONE ABOVE, AS CREATED BY DECLARATION OF COMMON AREA INGRESS-EGRESS AND PARKING EASEMENT RECORDED OCTOBER 30, 1984 AS DOCUMENT 1700608, IN THE OFFICE OF THE RECORDER OF DEEDS, KANE COUNTY, ILLINOIS. (said property commonly known as SPRING HILL GATEWAY EAST, 310-390 North 8th Street, West Dundee, IL).

The applicant is seeking Special Use approval to allow for establishment of self-storage at the Spring Hill Gateway East property, located at 310-390 North 8th Street, West Dundee, IL. U-Haul currently operates moving equipment rental and household storage in the northern building of the Spring Hill Gateway West property.

The West Dundee Planning and Zoning Commission will hold a public hearing on Monday, August 24, 2015 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