

**AGENDA**  
VILLAGE OF WEST DUNDEE  
PLANNING & ZONING COMMISSION  
MONDAY, JUNE 22, 2015 7:30 P.M.

- I. Call to Order
- II. Roll Call
- III. Pledge of Allegiance
- IV. Approval of Agenda
- V. Minutes
  - A. Special call meeting – January 12, 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. Public Hearing – Petition 15-02: 308 N. Fourth Street – Zoning Variation for 6' high fence
  - B. Public Hearing – Petition 15-03: 624 Eichler Drive – Zoning Variation for 6' high fence
  - C. Public Hearing – Petition 15-04: Renishaw – Zoning Variation for number of parking spaces; Plat of Re-subdivision No. 5
  - D. Public Hearing – Petition 15-05: Spring Hill Mall Redevelopment – Special use for Planned Development; Review of preliminary Development Plan
- 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**

The Village of West Dundee Planning and Zoning Commission will hold a public hearing in consideration of the following petitions:

An application has been filed by Susan Romano 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:

THE NORTH 1/2 OF LOTS 1 AND 2 IN BLOCK 24 OF THE ORIGINAL TOWN OF DUNDEE, ON THE WEST SIDE OF THE FOX RIVER, IN THE VILLAGE OF WEST DUNDEE, KANE COUNTY, ILLINOIS (said property commonly known as 308 North Fourth Street, West Dundee, IL 60118).

The applicant is requesting a variation of the West Dundee Zoning Ordinance Section 9-1A-7: Fences of the West Dundee Municipal Code to allow for installation of a 6 foot (6') high fence around the property.

### **AND**

An application has been 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:

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).

The applicant is requesting a variation of the West Dundee Zoning Ordinance Section 9-1A-7: Fences of the West Dundee Municipal Code to allow for installation of a 6 foot (6') high fence around the property.

### **AND**

An application has been filed by Joshua Peters of Oakview Corporate Park requesting a variation of the number of required parking spaces for a new office and warehouse building intended for the use for Renishaw, Inc. at the property described as follows:

THAT PART OF LOT 1 IN OAKVIEW CORPORATE PARK RESUBDIVISION NO. 3, BEING A RESUBDIVISION OF PART OF THE NORTHWEST FRACTIONAL QUARTER OF SECTION 19, TOWNSHIP 42 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 5, 2012 AS DOCUMENT 2012K076828, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 1; THENCE THE FOLLOWING 7 COURSES ALONG THE LIMITS OF SAID LOT 1: 1) SOUTH 01 DEGREES 09 MINUTES 11 SECONDS EAST, A DISTANCE OF 500.00 FEET; 2) THENCE SOUTH 88 DEGREES 50

MINUTES 54 SECONDS WEST, A DISTANCE OF 145.00 FEET; 3) THENCE SOUTH 01 DEGREES 09 MINUTES 11 SECONDS EAST, A DISTANCE OF 210.00 FEET TO A POINT OF CURVATURE; 4) THENCE SOUTHWESTERLY ALONG A CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 80.00 FEET, AN ARC LENGTH OF 125.67 FEET TO A POINT OF TANGENCY; 5) THENCE SOUTH 88 DEGREES 50 MINUTES 54 SECONDS WEST, A DISTANCE OF 488.79 FEET TO A POINT ON A CURVE; 6) THENCE NORTHERLY ALONG A CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 39.50 FEET, AN ARC LENGTH OF 13.61 FEET AND A CHORD THAT BEARS NORTH 06 DEGREES 19 MINUTES 48 SECONDS EAST, A DISTANCE OF 13.54 FEET TO A POINT OF REVERSE CURVATURE; 7) THENCE NORTHERLY ALONG A CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 55.50 FEET, AN ARC LENGTH OF 70.59 FEET; THENCE NORTH 62 DEGREES 55 MINUTES 34 SECONDS EAST, A DISTANCE OF 79.93 FEET TO A POINT OF CURVATURE; THENCE NORTHERLY ALONG A CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 10.00 FEET, AN ARC LENGTH OF 11.05 FEET TO A POINT OF TANGENCY; THENCE NORTH 00 DEGREES 25 MINUTES 14 SECONDS WEST, A DISTANCE OF 670.52 FEET TO THE NORTH LINE OF SAID LOT 1; THENCE NORTH 88 DEGREES 50 MINUTES 54 SECONDS EAST ALONG SAID NORTH LINE, A DISTANCE OF 647.50 FEET TO SAID POINT OF BEGINNING, IN THE TOWNSHIP OF DUNDEE, KANE COUNTY, ILLINOIS.

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 a new office and warehouse building intended for the use for Renishaw, Inc., a distribution company offering service and application support for precision measuring products.

**AND**

An application has been filed by V3 Companies representing Spring Hill Mall, LLC/Rouse Properties requesting Special Use for Planned Development and preliminary Re-development Plan review for property described as follows:

THAT PART OF THE SOUTHEAST QUARTER OF SECTION 21, AND THAT PART OF THE SOUTHWEST QUARTER OF SECTION 22, ALL IN TONWSHIP 42 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN KANE COUNTY, ILLINOIS (said property commonly known as Spring Hill Mall Lots).

The applicant is requesting a Special Use for B-2 Planned Development pursuant to Title 10 of the West Dundee Municipal Code Section 10-5C-3: Special Uses and Section 10-8: Planned Development and review of the preliminary Re-development Plan for the purpose of renovation of portion of the Spring Hill Mall property.

**The West Dundee Planning and Zoning Commission will hold a public hearing on Monday, June 22, 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