AGENDA

VILLAGE OF WEST DUNDEE PLANNING & ZONING COMMISSION MONDAY, JULY 27, 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 June 22, 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 15-06: U-Haul Special use for automotive services as it relates to expansion of parking areas for rental equipment
- 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 Heather Skelton and U-Haul requesting approval of a Special Use for automotive services as it relates to expansion of parking areas for rental trucks 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 ¼ 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 EASEMNET 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 GNENERAL 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 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 1/4 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 seeking Special Use approval for automotive services related to expansion of parking areas for rental trucks at the northern portion of the Spring Hill Gateway West property, located at 862-890 West Main Street, West Dundee, IL. The petitioners are seeking expansion of the designated parking areas for U-Haul equipment due to customer's increased demand.

The West Dundee Planning and Zoning Commission will hold a public hearing on Monday, July 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