

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, Seaton, Magsamen, Kotleba and Martin. Commissioner Slovacek was absent. Also in attendance were Community Development Director Timothy Scott, Planner Gosia Pociecha and eight (8) people 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 Magsamen and seconded by Commissioner Kotleba to approve the agenda as presented. Upon roll call, the motion was approved.

AYES: Commissioners Gilmore, Seaton, Magsamen, Kotleba, Martin and Chairman Susanke

NAYS: None

ABSENT: Commissioner Slovacek

V. APPROVAL OF MINUTES:

MOTION: Moved by Commissioner Martin and seconded by Commissioner Kotleba to approve the minutes of August 29, 2016 as presented. Upon roll call, motion was approved.

AYES: Commissioners Gilmore, Magsamen, Kotleba, Martin and Chairman Susanke

NAYS: None

ABSENT: Commissioner Slovacek

VI. QUESTIONS FROM THE AUDIENCE: None

VII. NEW BUSINESS:

A. Public Hearing-Consideration of Petition 16-07: 618 Washington St.—Zoning Variation to Increase the Maximum Allowed Square Footage for a Detached Garage

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

AYES: Commissioners Gilmore, Seaton, Magsamen, Kotleba, Martin and Chairman Susanke

NAYS: None

ABSENT: Commissioner Slovacek

The Public Hearing opened at 7:34 pm.

Chairman Susanke said that all notices and requirements have been entered into the record.

Chairman Susanke said the petitioner is requesting a zoning variation to increase the maximum allowed square footage for a detached garage in order to demolish and reconstruct a detached garage that would follow the original structure's footprint of 24'x38'.

Village Clerk Traver swore in the petitioners, Mr. Richard Schuring and Jim Schuring.

Mr. Richard Schuring said the original structure is deteriorating and he wishes to rebuild the detached garage. He said the front addition will not be reconstructed, and the driveway will be brought up to a uniform height. He also wants to install standard garage doors. He said removal of the garage's front addition would set it 24' from the front property line and thereby provide sufficient space to park a car on the driveway without blocking the sidewalk.

Commissioner Martin asked if Mr. Schuring intends to build the floor to grade level. Mr. Schuring said the floor will be grade level, saving the foundation on the end wall and the back wall, but the other sides will need a foundation, which he will put in.

There was no public comment.

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

AYES: Commissioners Gilmore, Seaton, Magsamen, Kotleba, Martin and Chairman Susanke
NAYS: None
ABSENT: Commissioner Slovacek

The Public Hearing closed at 7:42 pm.

MOTION: Moved by Chairman Susanke and seconded by Commissioner Gilmore to recommend to the Village President and Board of Trustees approval of a variation from the West Dundee Zoning Ordinance pertaining to an Increase in the Maximum Allowable Square Footage of a Detached Garage for Property Located at 618 Washington Street in the Village of West Dundee, Illinois, with the following conditions:

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, and with the Finding of Facts Numbers 1, 2, 3, and 4.

Upon roll call, motion was approved.

AYES: Commissioners Gilmore, Seaton, Magsamen, Kotleba, Martin and Chairman Susanke
NAYS: None
ABSENT: Commissioner Slovacek

- B. Public Hearing- Consideration of Petition 16-08; 14N869 Route 31-Springs at Canterfield-Special Use for Preliminary Planned Development, Zoning Variation (number of parking spaces), Rezoning from Special Development District (SDD) to R-5 Medium Density Multiple-Family Planned Development District (R-5 PDD), and Preliminary Plat of Subdivision.**

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

AYES: Commissioners Gilmore, Seaton, Magsamen, Kotleba, Martin and Chairman Susanke
NAYS: None
ABSENT: Commissioner Slovacek

The Public Hearing opened at 7:45 pm.

Chairman Susanke said that all notices and requirements have been entered into the record.

Village Clerk Traver swore in Eric Thom, Elizabeth Adler, and Mike King from Continental Properties Company, Inc. and Jim Frayn from Manhard Consulting, LTD.

Chairman Susanke said the subject property is located on the east side of Route 31 on approximately 23.55 acres in size and subdivided from land commonly known as Haeger Properties.

Ms. Adler, from Continental Properties, presented to the Commission the development known as Springs of Canterfield. She said it will be located on 23 ½ acres in the northeast quadrant of Canterfield Dr. and Route 31 and is proposing the property to be rezoned to R-5 multi-family use. Currently, the site is mostly vacant with the exception of some accessory structures, which will be removed, and a silo at the north end of the site which will remain.

She said the complex would include thirteen (13) freestanding buildings with 20 apartment units per building for a total of 260 units. The unit mix will consist of 26 studios, 104 one-bedroom, 104 two-bedroom and 26 three bedroom. She said the units will be constructed of durable materials, i.e. ample fiber-cement siding and masonry accents.

In answer to Commissioner Gilmore's question regarding parking, she said parking would be provided through a mix of building-attached garages of eight bays, detached garages of either six, eight or twelve bays and surface parking. She said parking for the detached garages will be on a first come first served basis, and for the attached garages it will be part of the rent.

Director Scott said this layout makes sense with the other Canterfield development, should ignite local economy and bring in more rooftops.

Village Clerk Traver swore in Mr. Craig Zachrich, so he could answer questions from the Commissioners.

Commissioner Martin asked if there was going to be anymore expansion with the cemetery (no expansion), but the maintenance facility will be moved and the silo will be kept at its current location as it adds to the history of the area. Mr. King answered some of the questions about the detention pond and the overflow. Mr. Thom said they are still waiting for tests to come back before other questions about the detention pond can be answered.

Commissioner Martin asked about deceleration lanes and if the main entrance would warrant a light. Mr. Thom said it is up to IDOT and there is not enough traffic to warrant a light at this time. Mr. Thom offered to send any questions the Commissioners have to the traffic engineer.

Director Scott said that this will come back to the Commission for the final plan as this is only the preliminary plan.

Commissioner Seaton asked if it will have a gated entry and about security. Ms. Adler said the entry will be gated with an automated key system and a call box.

Ms. Adler said that rents are going to be competitive with the rents across the street. She said there are plans for connected walkways and that illumination still needs to be designed.

Commissioner Magsamen asked Continental to look at having perimeter walkways as so many people walk up and down the hill and he feels it is warranted.

Chairman Susanke asked if there was any public comment.

Trustee Price asked about the car wash areas and the drainage for the pond, infiltration, depth of the pond, thoughts about a lined pond, leaving part of the area open and doing something seasonal. Mr. Thom said he would take this into consideration.

Commissioner Magsamen thanked the presenters from Continental (Springs of Canterfield) for the great plan.

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

AYES: Commissioners Gilmore, Seaton, Magsamen, Kotleba, Martin and Chairman Susanke

NAYS: None

ABSENT: Commissioner Slovacek

The Public Hearing closed at 8:19pm.

MOTION: Moved by Commissioner Gilmore and seconded by Commissioner Kotleba to recommend Petition 16-08 to the Village President and Board of Trustees Approval of (1) a Special Use for a Preliminary Planned Development; (2) a Zoning Variation for Number of Parking Spaces; (3) Rezoning from Special Development District (SDD) to R-5 Medium Density Multiple-Family Planned Development District (R-5 PDD); (4) a Preliminary Plat of Subdivision; and (5) an Increase in the Allowed Curb Cut Width on Canterfield Drive to 52' for the proposed 260-Apartment Springs at Canterfield Development with the Following Conditions;

1. Compliance with documents including site plan as submitted with the Planning and Zoning Application;
2. Review and approval of engineering plans; and,
3. Compliance with other applicable Village codes and ordinances.

Upon roll call, motion was approved.

AYES: Commissioners Gilmore, Seaton, Magsamen, Kotleba, Martin and Chairman Susanke

NAYS: None

ABSENT: Commissioner Slovacek

VIII. OLD BUSINESS: There was none.

IX. STAFF REPORTS:

Director Scott briefed the Commissioners on the downtown improvements at 101 S. 1st Street, 101 West Main Street (Bamboozles), RocHaus, Bright Oaks, Gardner Senior Housing and Spring Hill Mall.

X. ADJOURNMENT

MOTION: Moved by Commissioner Magsamen and seconded by Commissioner Martin to adjourn the Planning & Zoning Commission meeting. Motion was approved by unanimous voice vote.

The Planning & Zoning Commission adjourned at 8:35 pm.

Respectfully submitted,

Barbara Traver
Village Clerk