

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 Kaufman, Slovacek, Kotleba, Martin and Magsamen. Commissioner Gilmore was absent. Also in attendance were Village Manager Cavallaro, Community Development Director Tim Scott, Planner Gosia Pociecha and twelve (12) 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 Kotleba and seconded by Commissioner Kaufman to approve the agenda as presented. The motion was carried by unanimous roll call vote.

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

NAYS: None

ABSENT: Commissioner Gilmore

V. APPROVAL OF MINUTES:

A. Special Meeting – January 12, 2015

MOTION: Moved by Commissioner Magsamen and seconded by Commissioner Kotleba to approve the January 12, 2015 minutes as presented. Upon roll call, motion was approved.

AYES: Commissioners Kaufman, Magsamen, Kotleba and Martin

NAYS: None

ABSENT: Commissioner Gilmore

ABSTAIN: Commissioner Slovacek

VI. QUESTIONS FROM THE AUDIENCE:

Manager Cavallaro introduced the new Community Development Director, Timothy Scott.

VII. NEW BUSINESS:

A. Public Hearing – Petition 15-02: 308 N. 4th Street-Zoning Variation for 6' High Fence

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

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

NAYS: None

ABSENT: Commissioner Gilmore

The Public Hearing opened at 7:35 pm.

Planner Pociеча said the notice was published and that residents within 250 feet were notified by certified mail.

Chairman Susanke read the Public Notice and Village Clerk Traver swore in the petitioner.

Chairman Susanke said the petitioner is requesting a variation of the regulation governing the maximum height of a fence that if granted would allow for the installation of a six-foot (6') high fence along the northern edge of her residential lot. He said the property is located at 308 N. 4th Street, is improved with a two-story frame residence and an attached one-car garage, and is zoned R-3 Single Family Detached Dwelling District.

Ms. Romano explained her reasons for the request for the fence height along the northern lot line that would address the limited privacy afforded by the current four-foot high fence on the subject property's sloping lot. She also said at a later date she would like to add a deck, and that she has received the support of her neighbors for the requested variation in fence height.

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

AYES: Commissioners Kaufman, Slovacek, Magsamen, Kotleba and Martin
NAYS: None
ABSENT: Commissioner Gilmore

The Public Hearing closed at 7:43 pm.

MOTION: Moved by Commissioner Kaufman and seconded by Commissioner Slovacek to approve the variation to six feet (6') based on the drawings, no formal objections, the Findings of Fact and the two additional conditions as stated in the memo dated June 22, 2015.

AYES: Commissioners Kaufman, Slovacek, Magsamen, Kotleba and Martin
NAYS: None
ABSENT: Commissioner Gilmore

B. Public Hearing- Petition 15-03 624 Eichler Drive – Zoning Variation for 6' high fence

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

AYES: Commissioners Kotleba, Martin, Kaufman, Slovacek and Magsamen
NAYS: None
ABSENT: Commissioner Gilmore

The Public Hearing opened at 7:45 pm.

Planner Pociеча said the notice was published and that residents within 250' were notified by certified mail.

Chairman Susanke read the Public Notice and Village Clerk Traver swore in the petitioner.

Chairman Susanke said that Mr. Halverson is requesting a variation of the regulation governing the maximum height of a fence that if granted would allow for the installation of a six foot (6') high fence on the northwest and southwest lot lines of his residential lot.

Mr. Halverson explained his property borders two lots that have three story brick multi-family building on them. He said the fence would afford him the ability to increase privacy between his single-family home and the neighboring multi-family units. He said the fence would mitigate the negative effects of traffic related noise and headlight glare from the adjacent multi-family buildings.

Mr. Halverson said he contacted the owner of the multi family home at 617 Edwards and has a letter (which has been entered for the record) from the owner who is in agreement with the request.

Upon questioning from the Commissioners, Mr. Halverson said he plans to trim his bushes to fence height to afford privacy.

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

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

NAYS: None

ABSENT: Commissioner Gilmore

The Public Hearing closed at 7:52 pm.

MOTION: Moved by Commissioner Martin and seconded by Commissioner Slovacek to approve of the variation of the maximum fence height regulations based on the Finding of Fact and the additional conditions as outlined in the memo of June 22, 2015. Upon roll call, motion was approved.

AYES: Commissioner Martin, Kaufman, Slovacek, Magsamen and Kotleba

NAYS: None

ABSENT: Commissioner Gilmore

C. Public Hearing – Petition 15-04: Renishaw – Zoning Variation for the Number of Parking Spaces: Plat of Re-subdivision No.5

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

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

NAYS: None

ABSENT: Commissioner Gilmore

The Public Hearing opened at 7:54 pm.

Planner Pociecha said the notice was published and that residents within 250' were notified by certified mail.

Chairman Susanke read the public notice and Village Clerk Traver swore in the petitioners.

Chairman Susanke said the petitioner Opus Development is requesting a variation of the number of parking spaces required by code and resubdivision of the land for a new office and warehouse building for use by Renishaw, Inc. He said the property is contained within the Oakview Corporate Park, which has SDD (Special Development District) as its underlying zoning classification.

Matthew Etcheson said Renishaw is requesting fewer parking spaces than the code is zoned, and said that there is land banked space for additional parking if needed. He said he is looking to install what the client is requesting.

Josh Peters said the maximum occupant count at move-in is expected to be 126, broken down as 70 office employees, 36 warehouse employees, and 20 weekly visitors. He said that in addition, since the majority of office employees are reportedly required to travel, the typical number of office employees at the building will likely be closer to 55. He also said that although future company growth is anticipated, the majority of it will take place in field offices, so the parking needs at the subject property are essentially expected to remain constant.

Mr. Peters said the petitioners are proposing 215 parking spaces instead of the required 315 spaces. He said that with the expected occupant count of 126, the proposed parking supply exceeds the need by 89 parking spaces or nearly 71%. He said the number of spaces required by code exceeds the anticipated need by 189 spaces or 150%.

Discussion ensued on future expansion, and need for parking (which would depend on what the addition is office or warehouse) land banked space for future, whether or not a photometric study had been done (meets the foot candle of zoning) and questions about storm water runoff (there are several detention ponds on the property)

Commissioner Martin commented that this is the right approach leaving green space until it is needed.

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

AYES: Commissioners Kaufman, Slovacek, Magsamen, Kotleba and Martin
NAYS: None
ABSENT: Commissioner Gilmore

The Public Hearing closed at 8:10 pm.

MOTION: Moved by Commissioner Slovacek and seconded by Commissioner Kaufman to approve the petitioner's request for a plat of resubdivision, subject to final review by the Village engineer, and a variation of the required number of parking spaces, the Findings of Fact including the additional conditions as noted in the memo dated June 22, 2015. Upon roll call, motion was approved.

AYES: Commissioners Slovacek, Magsamen, Kotleba, Martin and Kaufman
NAYS: None
ABSENT: Commissioner Gilmore

D. Public Hearing – Petition 15-05: Spring Hill Mall Redevelopment – Special Use for Planned Development: Review of Preliminary Development Plan

MOTION: Moved by Commissioner Kaufman and seconded by Commissioner Slovacek to open the public hearing. Upon roll call, motion was approved.

AYES: Commissioners Kaufman, Slovacek, Magsamen, Kotleba and Martin
NAYS: None
ABSENT: Commissioner Gilmore

The Public Hearing opened at 8:13 pm.

Planner Pociеча said that notice was published and that residents within 250' were notified by certified mail.

Chairman Susanke read the Public Notice and Village Clerk Traver swore in the petitioners.

Chairman Susanke said that the petitioner V3 Companies, representing Spring Hill Mall, LLC/Rouse Properties, is requesting a Special Use for a Planned Development and a Preliminary Redevelopment Plan Review for the purpose of redeveloping a significant portion of the Spring Hill Mall. He said the property is zoned B-2 Regional Business District.

Andrew Uttan, Engineer, V3 Companies of Illinois and David Schroeder, Architect, presented to the Commission the background on the Mall including the last renovation in 2005, Rouse acquiring the property in 2012 and the major changes that are being proposed.

Mr. Uttan said that the petitioner is seeking a Special Use for a Planned Development which is located in the B-2 Regional Business District and that the proposal adheres to code requirements, with the exceptions being building height and separation.

Mr. Schroeder said that the proposed redevelopment is located on the westernmost portion of the property and includes three primary components: a new entertainment anchor that would see construction of an approximately 35,000 square foot movie theater building, two (2) free standing building pads that could accommodate restaurants with the potential for outdoor seating as well as significant public space, and more that 21,800 square feet of exterior-facing retail space and nearly 6200 square feet of internally oriented retail space.

Demolition would take place in two phases.

The plan calls for a theater which now has the entrance in the center, restaurant pads, other multi uses, outward facing retail, water feature and amenities in the plaza. There will be increased green space which would reduce retention as well as a proposed cross access driveway to the Jewel property. The service areas would be relocated, have roll up doors and would allow for screening of compactors, trash, plows, etc.

Mr. Schroeder said the materials will be a brick blend matching the base portion of the Mall, earth tones, stone piers, and the entry would have a covered awning. The backside elevation would be landscaped.

The zoning request for building separation is requested, but the petitioners are asking for flexibility as the theater drawings are complete yet, but the out lots do meet the requirements.

Mr. Uttan said they are looking to increase the building height to 50', which does fit into the allowable deviations.

Mr. Schroeder said the highest points right now are the Mall entry canopies which have a peak no higher than 50-55'.

Commissioners asked about Mr. Schroeder's experience with malls and mall redevelopment and he explained the various projects he has worked on including Deer Park Center in Illinois, Destin Commons in Florida, Loveland, Colorado, Gulf Coast Town Center and Roger's Arkansas.

Commissioner Slovacek asked about the vision for pedestrian areas, and Mr. Schroeder said plans are to have them 30' wide with trees and landscaping. In answer to walk ability questions, he said that

buildings 90' to 150' apart are too far and he is proposing buildings closer together which promotes good walk ability and has more of a human scale.

Discussion ensued between Commissioners and petitioners regarding sustainability aspects, a desire for a sidewalk from Jewel to the Plaza, handicap accessibility, incorporation of the bike trail system and the desire to see a broader palate of trees in the landscaped areas. Commissioner Magsamen said that Public Works has a list of trees which are desirable.

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

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

NAYS: None

ABSENT: Commissioner Gilmore

The Public Hearing closed at 9:03 pm.

Manager Cavallaro said Staff is excited about the investment and is working with Rouse with their efforts focused on Spring Hill Mall as a regional destination.

MOTION: Moved by Commissioner Martin and seconded by Commissioner Magsamen to accept the recommendation of a Special Use for a Planned Development based on the Findings of Fact, including the conditions as outlined on pages 4 and 5 of the memo dated June 22, 2015. Upon roll call, motion was approved.

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

NAYS: None

ABSENT: Commissioner Gilmore

VIII. ADJOURNMENT:

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

The Planning and Zoning Meeting adjourned at 9:07 pm.

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