

**Planning and Zoning Commission Meeting**  
Via Video Conference as authorized by Governor Pritzker's  
COVID-19 Disaster Declaration

**Village of West Dundee**  
**Monday, February 22, 2021, 7:30 p.m.**

**I. CALL TO ORDER:**

The Planning and Zoning Commission meeting was called to order at 7:30 p.m. by Chairman Bob Martin.

**II. ROLL CALL:**

Present were Chairman Bob Martin, Commissioners John Seaton, Brian Slovacek, Rick Magsamen, Jim Kotleba and Jennifer Russell. Commissioner Cheryl Alopogianis arrived at 7:37 p.m.

Also in attendance were Community Development Director Tim Scott, Village Planner Atrin Fard and Trustee Tom Price, John Diehl (Environmental Risk Transfer), Craig Zachrich (HLC Partners) and Michael Schall (General Manager, Wan Xiang).

There was one person in the audience.

All attendance was via video conference.

**III. PLEDGE OF ALLEGIANCE:**

Chairman Martin led those in attendance in the Pledge of Allegiance.

**IV. APPROVAL OF AGENDA:**

**MOTION:** Moved by Commissioner Magsamen and seconded by Commissioner Slovacek to approve the agenda as amended with Public Hearing 21-02 held first and Public Hearing 21-01 held second. Upon roll call, the motion was approved.

**AYES:** Commissioners Seaton, Slovacek, Kotleba, Magsamen, Russell and Chairman Martin

**NAYS:** None

**ABSENT:** Commissioner Alopogianis

**V. APPROVAL OF MINUTES:**

**MOTION:** Moved by Commissioner Seaton and seconded by Commissioner Magsamen to approve the minutes of January 25, 2021. Upon roll call, motion was approved.

**AYES:** Commissioners Seaton, Slovacek, Kotleba, Magsamen, Russell, Alopogianis and Chairman Martin

**NAYS:** None

**ABSENT:** Commissioner Alopogianis

**VI. QUESTIONS FROM THE AUDIENCE:** There were none.

**VII. NEW BUSINESS:**

- A. Public Hearing – Consideration of Petition 21-02 – ERT Elgin, LLC – Consideration of Rezoning from Kane County (Unincorporated) Farming to SD Special Development District with Light Industrial Use Area Designation Upon Future Annexation and a Special Use for

Freight Terminal(s) for the Purpose of Potentially Constructing a Light Industrial Development on Approximately 56.80 Acres on Airport Road West of Voyager Landing Forest Preserve (Parcel Numbers: 03-35-300-011 and 03-35-300-012)

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

**AYES:** Commissioners Russell, Magsamen, Slovacek, Seaton, Kotleba, Alopogianis and Chairman Martin

**NAYS:** None

The Public Hearing opened at 7:38 pm.

Village Clerk Traver swore in the petitioner John Diehl (Environmental Risk Transfer) as well as Michael Schall, General Manager of Wan Xiang, and Craig Zachrich, HLC Partners.

Community Development Director Scott gave a brief description of the subject site which is south/southeast of HLC land which is in the southeast corner of the Village. HLC's land is the future site of the Canterfield Corporate Campus. He noted that the site is currently outside of the Village's corporate limits and therefore would require annexation. He said when the land is annexed to the Village it is automatically assigned the RE-1 Residential Estate Dwelling District zoning classification. He also said the Village has had recent annexations that were rezoned to SD District including the southern 55 acres of the Galvin estate and the southwestern 13 acres of the Heuser estate, both of which are in the northwest corner of the Village near the intersection of Route 72 and Randall Road.

He added that the site is vacant at the surface, reportedly the site of a former Elgin municipal waste dump, and is also immediately west of the Voyager Landing Forest Preserve.

Mr. Diehl, from Environmental Risk Transfer, said his company looks at sites that the market doesn't respond to due to environmental problems, and that it is his company's expertise to repurpose land that presents challenges to traditional development. He added that this land has sat dormant for a long time, and with the appropriate approach could support uses such as a storage facility or distribution center.

Mr. Diehl said that his firm does the engineering plans for the site, assumes all environmental risk from the seller, offers specialized insurance products, and seeks an experienced local developer as a partner to actually build a project. He remarked that his firm has done due diligence on the site and noted that further north on the site geotechnical conditions are better than the southern portion where there are some environmental challenges.

Mr. Diehl said that there is a verbal commitment to donate land at the northeast corner of the site to facilitate a planned greenway for the area.

Mr. Diehl stated although there are no formal plans for the site at this time, there is room for up to 400,000 square feet of distribution-centric, freight-terminal style buildings and 800-1000 truck stalls.

Director Scott commented that the buyer has an interest in TIF assistance given the inherent complications and potentially extraordinary expenses associated with environmental clean-up that could lead to site-suitable development.

Questions for Mr. Diehl and discussion among the Commission members took place regarding the location of the area's cemetery in relationship to the property, location of the proposed greenway in relationship to Voyager Landing, questions about the ownership/jurisdiction of Airport Road (it appears that the City of Elgin owns the improved area of the road and unimproved area may belong to the

County), if any testing has been done on the site (a vapor mitigation system may be required for any potential buildings), emergency access (access from subject lot to Airport Road, the idea of establishing additional connections particularly for emergency access and the potential for a traffic study), required management of stormwater (system to be designed and reviewed by the Village Engineer at a later date), handling of any waste pollutants (property would have to be remediated/capped and the firm would provide collateralized indemnity), and dialogue with the Kane County Forest Preserve (to ensure donated land with prove the potential for desired connectivity).

Trustee Price asked if Mr. Diehl had spoken to the City of Elgin. Mr. Diehl said he may be calling or meeting with them next week.

There was no audience comment.

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

**AYES:** Commissioners Slovacek, Kotleba, Magsamen, Seaton, Alopogianis, Russell and Chairman Martin

**NAYS:** None

The Public Hearing closed at 8:40 p.m.

**MOTION:** Moved by Commissioner Alopogianis and seconded by Commissioner Kotleba to recommend to the Village President and Board of Trustees Rezoning from Kane County (Unincorporated) Farming to SD Special Development District with Light Industrial Use Area Designation upon Future Annexation for Approximately 56 Acres West of the Voyageur Landing Forest Preserve. Upon roll call, motion was approved.

**AYES:** Commissioners Alopogianis, Kotleba, Russell, Magsamen, Seaton, Slovacek and Chairman Martin

**NAYS:** None

**MOTION:** Moved by Commissioner Seaton and seconded by Commissioner Magsamen to express preliminary support for a potential Special Use for freight terminal subject to developer's submittal of an actual site development plan with required review by the Village and its Engineer prior to future formal consideration

Upon roll call, motion was approved.

**AYES:** Commissioners Seaton, Magsamen, Slovacek, Russell, Alopogianis, Kotleba and Chairman Martin

**NAYS:** None

**B. Public Hearing – Consideration of Petition 21-01 – Consideration of: a Potential Text Amendment to Chapter 4 – Sign Regulations in Title 9 – Building Regulations of the West Municipal Code Concerning Pole Signs and the Potential Amortization of Pole Signs and their Future Replacement with Ground/Monument Signs.**

In response to Chairman Martin's inquiry, Director Scott said appropriate notice was sent to the newspapers regarding the Public Hearing.

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

**AYES:** Commissioners Magsamen, Kotleba, Russell, Alopogianis, Seaton, Slovacek and Chairman Martin  
**NAYS:** None

The Public Hearing opened at 8:54 p.m.

Director Scott explained that pole signs are prevalent in the Village with the majority of them located on Route 31. He said that staff has been asked to explore the potential for their replacement with ground/monument style signs, the difference being that ground are wider than tall and monument are taller than wide. He added that to potentially replace the pole signs with ground/monument signs would require a Village ordinance amending sign regulations of the Municipal Code, making existing nonconforming, and then amortizing them out to facilitate replacement or reconfiguration of existing with compliant bases. He added that the amortization process would provide property owners with a prescribed amount of time to facilitate replacement or retrofitting to achieve compliant ground/monument signs.

Director Scott further explained the difference between pole signs and ground/monument signs as to visibility, utility/function, and aesthetics. He referred to current code regulations for ground/monument signs along the Route 31 corridor.

To illustrate the transformation, Director Scott showed examples of existing pole signs that were converted to ground/monument style signs. Examples included complete sign replacements and retrofits where an existing sign cabinet is placed onto a code-compliant solid masonry base. He explained the amortization process and cited an Ordinance passed by the Village of Schaumburg to that effect.

Director Scott commented that given the expenses that would be incurred to property/business owners for sign replacement/conversion, perhaps the Village could explore the use of economic incentives (e.g., grants or loans potentially funded through the Main Street-Route 31 Tax Increment Financing (TIF) District to provide some financial assistance to achieve compliance (or to use it to perhaps incentivize faster compliance as would be prescribed in an amortization schedule).

In conclusion, Director Scott said it is worth noting that an effort to upgrade Route 31 through modern, consistent commercial signage represents just one step in a larger effort to beautify the corridor and in turn potentially stimulate investment. He said that other potential initiatives could be the burial of overhead utilities and installation of decorative light poles, new sidewalks to fill gaps in the existing network, and landscaped roadway medians.

Trustee Price asked about the signs on Route 72 (Main Street) in the downtown area and whether these would be part of this potential initiative. Director Scott said they would not, with these double pole-and-panel signs intended to stay in place and remain permitted by and included in the sign regulations of the Village's historic district.

Commissioners held a lengthy discussion regarding the proposal/policy directive, estimated costs involved and potential financial assistance/cost-sharing, landscaping around bases, electronic sign use and retrofitting, achieving property owner/business owner buy-in, the potential amortization schedule, and how the sign program fits into and should be just one part of a broader corridor investment plan that could also include utility burial, decorative lighting, new sidewalks where gaps exist, and landscaped median planters.

There was no audience comment.

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

**AYES:** Commissioners Kotleba, Russell, Alopogianis, Seaton, Magsamen, Slovacek and Chairman Martin

**NAYS:** None

The Public Hearing closed at 9:40 pm.

**MOTION:** Moved by Commissioner Alopogianis and seconded by Commissioner Kotleba to recommend to the Village Board of Trustees Development of a Text Amendment to the Village's Sign Regulations to Prohibit New and Make Nonconforming Existing Pole Signs and to Develop an Amortization Schedule to Facilitate Replacement of Existing Pole Signs with Ground/Monument Signs as part of a broader corridor planning effort along with the recommendation to explore potential Village economic assistance to incentivize/cost share. Upon roll call, motion was approved.

**AYES:** Commissioners Alopogianis, Kotleba, Russell, Seaton, Slovacek, Magsamen and Chairman Martin

**NAYS:** None

## **VIII. OLD BUSINESS:**

### **A. Petition 20-07: Review and Consideration of Business District Zoning**

**MOTION:** Moved by Commissioner Alopogianis and seconded by Commissioner Kotleba to table this item until the March 22, 2021 meeting of the Planning and Zoning Commission. Upon roll call, motion was approved.

**AYES:** Commissioners Alopogianis, Kotleba, Seaton, Slovacek, Russell, Magsamen and Chairman Martin

**NAYS:** None

## **IX. ADJOURNMENT:**

**MOTION:** Moved by Commissioner Russell and seconded by Commissioner Kotleba to adjourn the Planning and Zoning Commission meeting. Motion was approved by voice vote.

The Planning & Zoning Commission adjourned at 9:55 p.m.

Respectfully submitted,



Barbara Traver  
Village Clerk