

**Planning and Zoning Commission Meeting
West Dundee Village Hall 7:30pm**

**Village of West Dundee
Monday, August 24, 2015**

I. CALL TO ORDER:

The Planning and Zoning Commission meeting was called to order at 7:28 pm by Chairman Susanke.

II. ROLL CALL:

Present were Chairman Susanke, Commissioners Gilmore, Kaufman, Slovacek, Magsamen, Kotleba and Martin. Also in attendance were Community Development Director Scott, Planner Pociecha and five (5) 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 Martin and seconded by Commissioner Slovacek to approve the agenda as presented. The motion was carried by unanimous roll call vote.

V. APPROVAL OF MINUTES:

A. Regular Meeting – July 27, 2015

MOTION: Moved by Commissioner Kaufman and seconded by Commissioner Slovacek to approve the July 27, 2015 minutes as presented. Upon roll call, motion was approved.

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

NAYS: None

ABSTAIN: Commissioner Magsamen

VI. QUESTIONS FROM THE AUDIENCE: None

VII. NEW BUSINESS:

A. Public Hearing – Petition 15-05: Spring Hill Mall Redevelopment – Approval of Final Planned Development

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

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

NAYS: None

The Public Hearing opened at 7:34 pm.

All notices have been published and requirements met for the Public Hearing. Deputy Clerk Tibbetts swore in the petitioners, Mr. Andrew Uttan of V3 Companies, 7325 Janes Ave #100, Woodridge, IL, and Mr. David Schroeder of Schroeder Architects, 3118 East Shadowlawn, Atlanta, GA.

Chairman Susanke said petitioner V3 Companies, representing Spring Hill Mall, LLC/Rouse Properties is requesting approval of their Final Redevelopment Plan for the purpose of reinvesting in, and redeveloping a significant portion of, Spring Hill Mall.

Mr. Uttan said the final plan's evolution was based on input from the Planning and Zoning Commission, Village staff, further research by the design team, new tenant requirements, and existing tenant accommodations. These changes included updating of the theater footprint to include 1,070 seats, and two restaurant pads and one multi-use pad. He added that the exterior facing retail has been increased by 2,800 square feet. He also said that the landscape portion has been doubled and the bike path has been included and will connect with the present path on Route 72.

Mr. Schroeder gave an overview of the landscape plans, the layout of the plaza as well as the addition of a fire pit in place of a fountain, walkways, parking spaces, islands and plantings. He said the trees that will be planted are from a list of approved species from the Village. Signage was also discussed using the lighthouse feature of the existing sign; LED with changing static display, back lit letters for tenant signs.

Commissioners held a brief discussion on the location of the bike path, effect on the detention pond, the vacant lot owned by Jewel and the lowering of the berm near the Jewel.

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

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

The Public Hearing closed at 7:47 pm.

MOTION: Moved by Commissioner Gilmore and seconded by Commissioner Kaufman to recommend to the Village President and Board of Trustees approval of the Final Redevelopment Plan as submitted for the property commonly known as Spring Hill Mall, subject to the following conditions,

1. Compliance with documents including the Plat of Survey submitted with the Planning & Zoning Application;
2. Review and approval of the final engineering plans; and
3. Compliance with all other applicable Village codes and ordinances.

Upon roll call, motion was approved.

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

B. Public Hearing – Petition 15-07 The Drake Group-Aspen Hills Lot 9-1399 Karen Drive – Zoning Variation to reduce required side yard setbacks

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

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

The Public Hearing opened at 7:50 pm.

All notices have been published and requirements met for the Public Hearing. Deputy Clerk Tibbetts swore in the petitioner, Mr. Tom Drake of The Drake Group, 1967 Johns Drive, Glenview, IL.

Chairman Susanke said the petitioner is requesting a variation of the standard that regulates side yard setbacks that if granted would allow the total to be less than the required 20'. He said the subject property is located at 1399 Karen Drive (Lot 9) and is a vacant lot zoned R-1 Single Family Detached Dwelling District.

In 2012, an agreement was reached between The Drake Group and the Homeowners Association authorizing additional home elevations and made possible a reduction in home size in exchange for an enhanced product. The two approved house types are 56' wide and 62' wide. With a number of remaining vacant lots 80' wide or less, placement of a 62' wide home would leave a total of 18' for side yard setbacks, which is less than the 20' required.

Mr. Drake said he has the approval of the Homeowners Association and said that a variation was being sought in order to construct a single-family, one-story residence on the subject property. As proposed, he said the principal structure has one side yard setback of 6.75' and the other at 6.95' totaling 13.7'. He said that although the setback from the property line doesn't meet the 20-foot standard of the R-1 District, that the proposed house is sited in a manner that would separate it adequately from the neighboring houses.

Commissioners held a brief discussion on the intent of the agreement, consistency of side yard setbacks, proximity to lot lines of surrounding homes and the style of the home which is the first ranch in the development.

Director Scott said there was unanimous support from the HOA for the variation, which the HOA and Mr. Drake worked to fit the home into the development. Director Scott submitted into record a letter of support from Mr. Brian Temple, 1381 Karen Drive.

Mr. William Richard Hoster III, 1362 Karen Drive, represented the HOA. He said that he is in favor of the request and that the setback is not out of character for the development. He commented on the roofline which is consistent with a two story home and the brick and stone front of the home.

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

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

The Public Hearing closed at 8:06.

MOTION: Moved by Commissioner Kaufman and seconded by Commissioner Slovacek to recommend to the Village President and Board of Trustees approval of a variation to reduce the total linear feet of side yard setbacks to less than the twenty feet (20') required by the R-1 Zoning District for 1399 Karen Drive, with the following conditions:

1. Compliance with documents including plat of survey as submitted with the Planning and Zoning Application; and
2. Compliance with all other applicable Village codes and ordinances.

Upon roll call, motion was approved.

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

C. Public Hearing-Petition 15-09: The Drake Group-Aspen Hills Lot 5 – 1407 Karen Drive- Zoning Variation to reduce required side yard setbacks

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

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

NAYS: None

The Public Hearing opened at 8:08 pm.

All notices have been published and requirements met for the Public Hearing.

Chairman Susanke said Mr. Tom Drake of the Drake Group is requesting a variation of the standard that regulates side yard setbacks that if granted would allow the total to be less than the required 20'. The subject property is located at 1407 Karen Drive (Lot 5) and is a vacant lot zoned R-1 Single-Family Detached Dwelling District.

Mr. Drake said he is asking for a zoning variation in order to construct a two story detached single-family house with an attached three car garage on the property. He explained that the proposed house is 62' wide. He said that on its 80' wide lot, it would have one side yard setback of 8' and at 10' for a total of 18'. He further explained that although the 18' of total yard setback would not meet the 20' required by the R-1 District, the proposed house would be oriented in a manner that sufficient separation from neighboring houses would be provided. He also said that he had the approval of the HOA to build this elevation on this specific lot.

Mr. William Richard Hoster III, 1362 Karen Drive, represented the HOA. He said he is supportive of the plans and that it has aesthetic value.

Director Scott submitted into record a letter of support from Mr. Brian Temple, 1381 Karen Drive.

Discussion was held by the Commissioners regarding proportion of spaces, modified floor plans, (would have to go before the Village Board and HOA for approval), if there will be additional variations for larger plans on less than 82' lots and the number of lots left to be built on in the development.

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

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

NAYS: None

The Public Hearing closed at 8:23 pm.

Commissioner Martin requested that if Lot 4 is not built as permitted, that staff inform the Planning & Zoning Commission.

MOTION: Moved by Commissioner Magsamen and seconded by Commissioner Kaufman to recommend to the Village President and Board of Trustees approval of a variation to reduce the total linear feet of side yard setbacks to less than the twenty feet (20') required by the R-1 Zoning District for 1407 Karen Drive, with the following conditions:

1. Compliance with documents including plat of survey as submitted with the Planning & Zoning Application; and,

2. Compliance with all other applicable Village codes and ordinances.

Upon roll call, motion was approved.

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

NAYS: Commissioner Gilmore

D. Public Hearing – Petition 15-10: U-Haul-Spring Hill Gateway West-890 W. Main Street – Zoning Variation to reduce number of required parking spaces

MOTION: Moved by Commissioner Martin and seconded by Commissioner Kaufman to open the Public Hearing.

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

NAYS: None

The Public Hearing opened at 8:28pm.

All notices have been published and requirements met for the Public Hearing. Deputy Village Clerk Kim Tibbetts swore in the petitioners Ms. Heather Skelton, 4504 W. Northwest Highway, Crystal Lake, IL and Mr. Jeffrey Jones, 1092 Graywall, Huntley, IL.

Chairman Susanke said that the petitioner, Ms. Heather Skelton of U-Haul, is requesting a variation of the applicable zoning standard that regulates the required number of off-street parking spaces. The subject property is located at 890 West Main St and is part of Spring Hill Gateway, which contains approximately 17 acres and 181,000 square feet of leasable space and was formerly known as Fashion Corner. The subject property is located at the western portion of Spring Hill Gateway, commonly known as Spring Hill Gateway West, and contains two buildings. The site is zoned B-2 Regional Business District.

Last month, U-Haul received approval for a modification to their Special Use for Automotive Services that would accommodate an orderly and controlled expansion of the parking area dedicated to their rental trucks and equipment. In addition the approval called for a long and wide landscape island that would separate the storage building's parking lot from neighboring retail buildings to the south and east, as well as a few smaller landscape islands along the north-south drive aisle and at the southwest corner of the north building's parking lot.

Village Staff noted during the hearing that if the special use was approved, the petitioner would also need to seek a variation to reduce the code-required number of parking spaces.

The three buildings, purchased in 2014 are under unified ownership, the total building square footage may be combined for the purpose of calculating the total number of parking spaces required for the center. There is approximately a total of 182,766 square feet in the three buildings and using the retail parking standard, 914 parking spaces would be required. The site is technically under-parked with its current supply of 879 spaces, so redesigning the parking lot would further reduce the number of parking spaces by 179, to a total of 700.

The remaining number of parking spaces would be sufficient to serve the existing and future retail uses in the south and east building. The North Building is used for the operations of U-Haul and the storage operation in the North building occupies approximately 32% of the total floor area of the three buildings combined and generates very little need for consumer parking.

Commissioners held a lengthy discussion about the mix of vehicles and equipment that will be parked and the configuration and location of such, restriping of the lot, storage of excess equipment, what happens to

equipment that no longer have usefulness (the approved special use does not allow for vehicles for sale or mechanical services), the locations of the two proposed landscape islands, berm and seasonal changes in the business, as well as potential that the building will be returned to retail utilization in the future.

Ms. Skelton said U-Haul is busy all year and that there is a defined flow in the plan for the movement of the vehicles with the reduction of required parking spaces. She stated that parking for a maximum of 35 pieces of equipment is requested. Ms. Skelton said U-Haul has invested \$7.5-million in the property and intends to retain ownership of the entire center in perpetuity.

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

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

NAYS: None

The Public Hearing closed at 8:49 pm.

MOTION: Moved by Commissioner Martin and seconded by Commissioner Kaufman to recommend to the Village President and Board of Trustees approval of a variation for a reduction in the required number of parking spaces for U-Haul Moving & Storage of Spring Hill located at 890 West Main Street, subject to the following conditions:

1. Compliance with documents including the plat of survey as submitted with the Planning and Zoning Application.
2. Compliance with all other applicable Village codes and ordinances.
3. Not to exceed 35 vehicles parked in front of North Building

Upon roll call, motion was approved.

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

NAYS: None

E. Public Hearing – Petition 15-11: U-Haul- Spring Hill Gateway East-370-390 W. Main Street-Special use for self storage

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

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

NAYS: None

The Public Hearing opened at 8:56 pm.

All notices have been published and requirements met for the Public Hearing.

Chairman Susanke said the petitioner, Ms. Heather Skelton of U-Haul, is requesting a special use to allow self-storage and related products in the east building of the three-building Spring Hill Gateway. He said the subject property is located at 370-390 West Main Street and is part of Spring Hill Gateway, which contains approximately 17 acres and 181,000 square feet of leasable space and was formerly known as Fashion Corner. The subject site is a parcel located at the eastern portion of Spring Hill Gateway, commonly known as Spring Hill Gateway East, and it contains one building. The site is zoned B-2 Regional Business District.

Ms. Skelton explained that U-Haul is requesting a special use that would allow for storage of portable (pod) storage containers in the east building, which has a loading dock. She provided an explanation of the logistics associated with pod storage, noting that customer traffic would be minimal. She said the self-storage would occupy the majority of the east building with a few smaller retail spaces to remain.

Director Scott noted that there may be a legal distinction in terms of the special use sought for automotive services versus the actual desired use, which is for storage. Legal review is recommended.

An extensive discussion took place regarding allowance of a warehouse or non-retail use of east building and how this would negatively impact the marketability and viability of neighboring retail uses, and the desire of the Village to promote retail use in the east building and reverse the entrances so the frontage faces Route 31 to make it more attractive to retailers.

Comments were also provided in support of a the concept as providing a diversified tax base and alternative use for the building which was not well designed for its intended retail use, and noting the strength of the U-Haul corporation.

Questions were raised as to whether a special use is the appropriate mechanism for this requested utilization, versus resubdivision and zoning change. It was noted that a special use permits are valid only for the specific petitioner, and the underlying zoning would apply upon any future sale of the property.

Ms. Skelton said U-Haul does not wish to return the property to retail as it there has been no serious interest from retail tenants and they envision it as a permanent storage location, which is a more viable business strategy. She stated that the CEO will never sell the property and will let a building sit vacant before selling.

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

The Public Hearing closed at 9:23 pm.

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

MOTION: Moved by Commissioner Gilmore and seconded by Commissioner Kotleba to recommend to the Village President and Board of Trustees approval of a special use for automotive services pertaining to potential self-storage for commercial property located at 370-390 West Main Street, subject to legal review. Upon roll call, motion was approved.

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

VIII. ADJOURNMENT:

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

The Planning and Zoning Meeting adjourned at 9:42 pm.



Kim Tibbetts
Deputy Village Clerk

