

**Planning and Zoning Commission Meeting
West Dundee Village Hall 7:30 p.m.**

**Village of West Dundee
Monday, Jan. 30, 2017**

I. CALL TO ORDER:

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

II. ROLL CALL:

Present were Chairman Susanke, Commissioners Gilmore, Seaton, Slovacek, Magsamen, Kotleba and Martin. 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 Martin and seconded by Commissioner Kotleba to modify the agenda so that Item C. be placed first. Upon roll call, the motion was approved.

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

NAYS: None

V. APPROVAL OF MINUTES:

MOTION: Moved by Commissioner Slovacek and seconded by Commissioner Martin to approve the minutes of December 19, 2016 as presented. Upon roll call, motion was approved.

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

NAYS: None

VI. QUESTIONS FROM THE AUDIENCE: None

VII. NEW BUSINESS:

C. Public Hearing-Consideration of Petition 17-03: 318 Liberty Street—Zoning Variation to Allow Expansion of an Existing Single Car Detached Garage

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

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

NAYS: None

The Public Hearing opened at 7:32 p.m.

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

Chairman Susanke said the petitioners Julie and Russell Gudvangen are requesting a zoning variation granting relief from the front setback requirement for accessory motor vehicle storage structures and a variation from the regulations related to additions and enlargements of non-conforming structures to accommodate an expansion of an existing one-car detached garage. He said the property is located on a corner lot at 318 Liberty Street, is improved with a two story frame residence and a detached one-car garage, and is zoned R-3 Single Family Detached Dwelling District.

He added that the existing one-car detached garage is approximately 14.3' wide by 22.3' deep and is located in the northwest corner of the lot facing Fourth Street.

Village Clerk Traver swore in the petitioners, Mr. Russell Gudvangen and Julie Gudvangen.

Mr. Gudvangen said that they want to keep the historical accuracy and use both the existing structure and materials to match the garage or house. He said he isn't sure if he can find the same material to match, but if not, he would match the garage to the house.

Commissioner Slovacek said there is an existing tree in the parkway and asked if it will remain. Mr. Gudvangen said the tree will remain.

Public Comment:

Barbara Haines, 314 Liberty Street, the next door neighbor, said she in full support of their improvement.

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

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

NAYS: None

The Public Hearing closed at 7:39 p.m.

MOTION: Moved by Commissioner Martin and seconded by Commissioner Seaton to recommend to the President and the Village Board of Trustees Approval of Variations for Petition 17-03 for the Front Setback Requirement for Accessory Motor Vehicle Storage Structures and Additions and Enlargements of Non-Conforming Structures for property located at 318 Liberty Street subject to 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;
3. Finding of Facts as stated 1, 2,3, and 4 on page 4 of the petition; and,
4. Compliance with the Plat and Drawings which have been submitted.

Upon roll call, motion was approved.

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

NAYS: None

A. Public Hearing – Consideration of Petition 17-01: Gardner Capital West Dundee Senior Residences- Consideration of a Modification to a Previously Approved Planned Development to Allow a Reduction in Building Footprint and the Number of Dwelling Units.

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

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

NAYS: None

The Public Hearing opened at 7:41 p.m.

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

Village Clerk Traver swore in Scott Puffer, 333 Parr Lane, Kirkwood, MO and Josh Mings, 734 N. Milwaukee, Chicago, IL, representatives from Gardner Development.

Chairman Susanke said the petitioner is requesting a modification of a previously-approved Special Use for a Planned Development in order to allow a reduction in the number of dwelling units from 85 to 61 and a reduction in the overall footprint of their proposed senior housing project.

Chairman Susanke said this proposed development concept was first presented to the Village Board in March 2015 and the Board recommended that the concept plan be referred to the Planning and Zoning Commission for its review and consideration.

Chairman Susanke said Gardner's preliminary plans were presented to and received a positive recommendation from the Planning and Zoning Commission on August 1, 2016.

Scott Puffer said the petition to reduce the number of dwelling units is due to a prospective cut in the low-income housing tax credit program under the new federal administration. He said Gardner Capital was tasked with reducing construction expenses by \$2.5 million, and as a result, it was decided to downsize the building's footprint and expand the green space.

Mr. Puffer said that the building will remain four (4) stories, employ the same materials and finishes, not change the monument sign at the entrance, and the end cap will be as it was before.

A brief discussion was held on the walkway (there will still be ingress and egress), if the amenities will be in effect (yes), would the building be added to (will not add to that building), when ground breaking would be (March or April 2017), parking (total number of parking spots have been reduced to accommodate 61 units), and future development (plans for the future are to be determined, but Gardner owns 5 more acres, which could be developed with a similar building creating a courtyard effect or with townhomes or villas.

There was no public comment.

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

The Public Hearing closed at 7:52 p.m.

MOTION: Moved by Commissioner Slovacek and seconded by Commissioner Kotleba to recommend to the Village President and Board of Trustees Approval of a Modification of a Special Use for a Planned Development for Gardner Capital Development's West Dundee Senior Residences to Allow Construction of a 61 Unit Senior Housing Project, subject to 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;
3. Compliance with other applicable Village codes and ordinances; and,
4. Finding of Facts on page 4 of the memo dated January 30, 2017.

Upon roll call, motion was approved.

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

NAYS: None

**A. Consideration of Petition 17-02: 14N869 Route 31-Springs of Canterfield-
Consideration of a Final Planned Development and Final Plat of Subdivision**

Director Scott said the petitioner is requesting approval of the Final Planned Development and Plat of Subdivision.

Elizabeth Adler and Eric Thom, Continental Properties addressed the Planning & Zoning Commission on the changes that have been made since the preliminary plans were presented to the Commission in October of 2016's proposal for the Springs of Canterfield.

Ms. Adler presented a visual presentation on the minor changes since the October meeting for the 23 1/2 acre parcel, east of Route 31 and North of the Canterfield extension which is proposed for 13 residential buildings consisting of 260 units and a clubhouse with pool in a gated community.

She said the 5' chain link fence on the east and northeast sides was replaced with decorative aluminum fencing to comply with the ARC recommendation; that the six-bay garage on the northeast side of the site was converted into a six-bay garage with nine storage units for the residents; the mail kiosk was relocated to the right side of the entry drive to maximize convenience, allowing residents to pick-up mail on their way into the complex; and, the elevations have been modified to reflect the ARC's approval with the horizontal trim on the buildings being replaced with board-and-batten siding extending down to the brick.

Mr. Thom addressed the detention pond, which given soil conditions, the wet basin originally proposed will become a dry-bottom basin and that they are working the basin so that it may accommodate both active and passive uses and be landscaped including a mix of suitable native species, along with a green path going through the detention area.

Discussion took place on the depth of the detention pond, types of plants and grasses to be planted (native and low grasses), and the request that signage be added not to enter the area if water is in the pond.

Mr. Thom said additional signage will added to that area.

Mr. Michael King, Manhard Consulting, answered questions on the detention pond regarding the side slopes, the low slopes, the steepest point, and spoke about the low stone base and the amount of time for

the pond to drain down in the event of a heavy rain. He said water testing still needs to be done and commented that he has spoken with the landscape architect about suitable landscape materials.

Discussion took place regarding lighting, (typical Dundee luminaires will be used), a request for lighting on the front of the elevations and garages as the submittal didn't show lanterns for safety for the cars in that area, and fencing and signage for the play and pet areas, (proper signage will be in both areas as well as a baggie stand in the pet areas, and that fencing in that area will be 5' high).

A lengthy discussion took place on providing a sidewalk along either side of Route 31, providing a walkway along the river (maybe subject to flooding in certain conditions), safety issues in not providing a walkway and the slopes on Route 31 (Ms. Adler said a walkway would be very steep and present a high risk of safety), and a desire to see a drawing of a proposed connection.

Commissioner Martin asked that further exploration of a pedestrian path be added to the minutes, as well as asking the Village to look at further exploration of pedestrian connectivity for the Haeger sub-area.

MOTION: Moved by Commissioner Gilmore and seconded by Commissioner Martin to recommend to the Village President and Board of Trustees Approval of the Final Planned Development and Final Plat of Subdivision for the Proposed 260 Apartment Development Known as the "Springs of Canterfield," subject to the following conditions dated January 30, 2017:

1. Compliance with documents submitted with the Planning and Zoning Application;
2. Compliance with comments and requirements of the Village Fire Prevention Officer regarding fire hydrant locations and turning movements;
3. Compliance with comments and requirements of the Village Engineer including but not necessarily limited to the detention basin;
4. Compliance with all other applicable Village codes and ordinances;
5. Acknowledgment that the developer will be making a request from the Village for financial assistance; and,
6. Further exploration of pedestrian connectivity for the Haeger sub-area.

Upon roll call, motion was approved.

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

NAYS: None

VIII. ADJOURNMENT

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

The Planning & Zoning Commission adjourned at 8:40 p.m.

Respectfully submitted,

Barbara Traver

Barbara Traver
Village Clerk