

**VILLAGE OF LAKE IN THE HILLS  
PLANNING AND ZONING COMMISSION MEETING MINUTES  
SEPTEMBER 17, 2007**

Chairman Thomas Stock called the meeting of the Lake in the Hills Planning and Zoning Commission to order at 7:30 pm at the Village Hall.

**ROLL CALL**

Commissioners Brent Borkgren, Bob Huckins, Anna Siakel, Ira Stroud, Frank Covone, Chuck Rambo and Chairman Stock were present.

Also in attendance were Director of Community Development Dan Olson, Development Coordinator Lynn Stevens, Recording Secretary Joyce Griggel, petitioners, witnesses, objectors, and observers.

**APPROVAL OF MEETING MINUTES**

There were no August meeting minutes ready for approval at this time.

**NEW BUSINESS**

**PUBLIC HEARINGS**

**Conditional Use Permit to operate a small-scale biodiesel production facility and Text Amendments to the following Sections of the Lake in the Hills Zoning Ordinance: Section 3, Definitions, to add a definition for “Biodiesel Production Facility,” and Section 11, Permitted and Conditional Use Chart - 1531 Imhoff Drive (Diastan, Inc.)**

Chairman Stock convened the public hearing at 7:31 PM. All Commissioners that answered the general roll call were present.

Chairman Stock swore in the petitioner, witnesses, objectors, and observers.

Diana Chmyr, president, presented the proof of notification to the surrounding property owners and certification of publication in the newspaper to the Recording Secretary.

Ms. Chmyr indicated that Diastan was requesting a conditional use permit to operate a small biodiesel facility at an existing property commonly know as 1531 Imhoff Drive. She noted that biodiesel is a renewable energy fuel produced from domestic resources, such as vegetable oils or fats. She stated that biodiesel is non-flammable, non-explosive, biodegradable, and non-toxic. It can be used in any diesel engine with minor adjustments being made to the engine or fuel system. She went on to explain that they would be using the latest, state of the art equipment, made of three to five millimeters thick stainless steel. They plan on buying a processor, mixing tank, centrifuge, and dry wash system. This system is closed, explosive proof, semi-automatic, has temperature controls, and is built following strict industrial safety standards. She added that there was a built-in safety detector that would shut the system down automatically if danger occurs. She said that they plan on using recycled vegetable oil, methanol, and sodium hydroxide. Ms. Chmyr mentioned that the methanol would be delivered in sealed, stainless steel containers by chemical company. These totes would remain close at all times and are connected to the machine by an automatic pump. She commented that liquid methanol was commonly used in race cars, waste water treatment, and paint stripper. They must follow strict safety procedures when using it. They

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plan on purchasing it in small amounts and it will be stored for a short period of time. She noted that the empty totes would be picked up when the new ones were being delivered. She stated that the other chemical that would be used is sodium hydroxide, which would be delivered in closed bags. They will store it appropriately in a cool, dry place. The sodium hydroxide is used as a catalyst in the biodiesel production and are available in the following forms: beads, pearls or flakes. She plans on purchasing beads or pearls to avoid any dust flakes could produce. When working with it full productive gear would be worn. She said that they would be using yellow grease. They plan on purchasing it from a local business called Hopkins Grease Company, which is located 500 feet from Imhoff Drive. She noted that, according to the USDA, biodiesel is less toxic than table salt. The biodiesel end product would be stored for a short period of time in closed containers. She added that they would follow the proper storage requirements. Ms. Chmyr commented that the fuel would meet ASTM standards. She plans on registering with the EPA and being a member of the National Biodiesel Board.

Ms. Chmyr went over the production process of transesterification. She stated that methanol and sodium hydroxide would be mixed in a separate tank, the mixture (methoxide) is pumped into the processor to react with the grease. A chemical reaction takes place, and the results are the creation of two products. Biodiesel and glycerin, which is a bi-product used in soap. The mixture is pumped into centrifuge and separated from each other. The biodiesel is pumped into the dry wash system, where ion resins free it from any remaining traces of water, methanol, catalyst or glycerol. Finally, it is pumped into a storage tank and ready for use. The glycerin would be pumped through a different pump into a storage container. It would be stored until it was ready to be picked up by a licensed chemical recycle company. She stated that this was a waterless blend with a dry wash system so no water would be used, and there would be no waste water.

Ms. Chmyr indicated that the building had a sprinkler system. She noted that they would have all of the necessary safety equipment and materials required to properly handle each chemical. She said that every precaution would be taken to ensure the safety of employees and the surrounding properties.

Commissioner Rambo stated mixing methanol and sodium hydroxide creates a chemical reaction and that there are risks. He questioned what precautions would be taken to ensure a safe environment. Ms. Chmyr replied that the system was completely sealed and that no fumes could escape. The methanol would be delivered in 340 gallon totes that are connected to a pump. The pump is sealed and leak proof so that no fumes can escape. She mentioned that the methanol totes would be placed in a tray to catch any accidental leakage as an added safety precaution.

Commissioner Rambo noted that the empty methanol totes would have fumes coming out of them. He questioned the amount of vapor that would cause a fire hazard. Ms. Chmyr remarked that their unit has a separate ventilation system. She commented that she would make sure the air was properly ventilated. She added that the empty totes wouldn't have any fumes escaping from them since they are all sealed. She noted the only time there was some exposure would be during the connection to the mixing tank. She said that it was a short connect and disconnect process and that the handler would be wearing protective gear. She noted that their chemical distributor would train them on how to handle accidental spillage. Commissioner Rambo stated that was a big concern of his.

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Commissioner Rambo noted that with any chemical reaction there are fumes. Ms. Chmyr stated that the fumes from the mixing process are filtered through the equipment and that nothing would be coming out of the tank. She added that the way in which it's heated accounts for the methanol being inside and won't create any sparks.

Commissioner Rambo recalled that they plan on making 2,000 gallons of biodiesel a day. He asked if there were any special handling or plans for spillage so that it doesn't get into the Village's water system. Ms. Chmyr said the drain in the warehouse would be closed with a special plug so that any spillage would be contained within. As far as handling a spillage of methanol she stated that their chemical distributor would train them for that. She added that biodiesel spillage is only an issue if catches on fire because the mist creates heavy fumes. She commented that when handled and stored properly there wouldn't be any spillage. She mentioned that if there was some spillage they would have a chemical absorbent on hand and the proper safety materials in place.

Commissioner Rambo still had big safety concerns. He pointed out that some states require a half mile evacuation for a biodiesel fire. Ms. Chmyr indicated that due to the size of their warehouse, the methanol and biodiesel being picked up once or twice a week, and that their production scale was small so she can't foresee a evacuation of the area occurring.

Chairman Stock questioned what governmental agencies oversaw or did safety inspection for biodiesel production. Ms. Chmyr stated that she has not gotten a specific answer on that yet. She has been told by various agencies that they have to see the plant. She assumes the EPA and local fire department. She also not sure on how the safety inspections will work. Commissioner Rambo noted that the fire suppression has to be handled differently. Commissioner Borkgren stated that the Fire Department must be informed so that they can have the correct safety plans in place. Commissioner Stroud asked if a radon system would be required for the facility. Commissioner Borkgren replied that there was a very good chance that the Fire Department would require one. Ms. Chmyr stated that methanol is no more dangerous than gasoline. She noted it wasn't a reactive chemical. She pointed out that you don't have to have a chemical background to handle it. You just have to follow the handling instructions. She mentioned that it is handled in a similar fashion as gas; with care and keep it away from sparks. She added that they would have a spillage plan in place.

Commissioner Huckins questioned how much methanol they would need each week. Ms. Chmyr said 2,000 gallons a week. Commissioner Huckins inquired if the Village had any special ordinances on the handling or storage of methanol. Mr. Olson replied that the Village and Fire Department would be reviewing plans once submitted. Ms. Stevens noted that he research indicates that some of requirements would be explosion proof wiring, space around the tanks, and awareness they are ready to deal with any circumstance from handling the products and equipment involved.

Commissioner Rambo understands that with the mixing process the mix ratio is critical and wondered if there where any plans in place to make sure there wouldn't be any problems since their equipment is semi-automatic. Ms. Chmyr explained that with a semi-automatic system one would be making the connections and pushing a button. The temperature is controlled inside and preset. She added that when using yellow grease, it's not so straight forward. The amount of catalyst depends on the FFA's in the feed stock. One must first test to see how much and adjust the sodium hydroxide accordingly, and she is

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working with her supplier on this. The rest of the process is automated, which means it knows how much oil to pump, or what temperature to heat the oil to. She said someone doesn't have to measure, change, and enter a formula. She explained that 100 gallons of oil requires about 10 to 12 percent methanol. She stated that she would prefer to use less methanol (10%) and lose some of the feed stock so that there is less of a methanol recovery process. She commented that methanol is a big concern for hers and she wants a safe environment. Commissioner Rambo questioned how the sodium hydroxide would be introduced into the system and how they would handled a bad batch. Ms. Chmyr stated that a chemical company would have to pick up the chemical waste. She responded that the sodium hydroxide beads slide into a small opening. She noted that this was the only measuring because it's not a liquid that could be pumped.

Commissioner Siakel questioned the nearest biodiesel location. Ms. Chmyr was not sure and indicated that she has been speaking with a company in Rhode Island that uses the same equipment they plan on buying. Chairman Stock stated that the closest one he could find was the City of Denver, CO.

Commissioner Siakel inquired on the number of employees. Ms. Chmyr said for the first year it would be her partner and her.

Commissioner Stroud asked if the tanks would be located above ground and had a concern with this location being too close to a fuel pumping station right across the street. Ms. Chmyr replied that any problems they have should not go outside the warehouse. She added that the tanks are all above ground.

Commissioner Huckins questioned how the fuel would be stored. Ms. Chmyr noted that it would be stored in stainless steel containers because it's safer than plastic. Ms. Stevens reiterated that there would be no below ground storage of the fuel.

Commissioner Rambo still had reservations with the safe handling of these materials. He questioned if safety was an issue the Commission could address. Chairman Stock explained that the Commission was dealing with a text amendment and conditional use, so safety should be taken into consideration, but is not within the Commission's scope. Mr. Olson remarked that the Commission was to determine if this use was appropriate for this area. Ms. Stevens said that they won't be allowed to open without the approval of the Fire Department and all safety guidelines being addressed.

Commissioner Huckins asked if there was a certification process. Ms. Chmyr stated that there was no certification. She added that each company would train them to handle each the materials or run the equipment. Commissioner Borkgren inquired if Ms. Chmyr planned on doing the 48-hour hazmat training. Ms. Chmyr said that she would if it was needed.

Chairman Stock went over the findings of fact for a conditional use as stated in the staff report prepared by the Development Coordinator on September 12, 2007.

**AUDIENCE PARTICIPATION**

Bill Hinde, 1480 Imhoff, stated that he had two concerns. The first was with their equipment producing odors and the second one was with the size of the delivery trucks. Ms. Chmyr replied that the materials

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would be coming in sealed containers. She added that there wouldn't be any appalling odors released into the air or any noise.

Collin Taheny, building owner, originally had concerns with this type of business locating in their new building until they did some research. They have no issues with odors being produced. He pointed out that the access driveway was approved for the Fire Departments largest truck. He noted that his company uses biodiesel. He stated that they have twenty-five other tenants and neighbors they have to answer to and they have no concerns with this use opening up here.

Motion to recommend approval of the attached text amendments to the Zoning Ordinance dated September 12, 2007 was made by Commissioner Huckins and seconded by Commissioner Borkgren. On a roll call vote Commissioners Borkgren, Huckins, Siakel, Stroud, Covone, Rambo and Chairman Tom Stock voted Aye. There were no Nays. Motion approved 7-0.

Motion based upon the staff report and findings of fact to recommend approval of a Conditional Use Permit to operate a small-scale biodiesel production facility in an M-1 Limited Manufacturing District in Unit A of 1531 Imhoff Drive was made by Commissioner Huckins and seconded by Commissioner Stroud.

**Discussion on the motion**

Commissioner Borkgren expressed concern with the lack of knowledge on the safety procedures and would like to add a condition requiring a 48-hour (ASWOP) hazmat certification. Commissioner Rambo agreed. Ms. Stevens noted that the Commissioner could have the training requirement has a condition of their motion. Ms. Stevens noted that the handling of these chemicals is regulated by OSHA, but she was not sure if it was already part of their requirements.

No amendment was made to the original motion. Motion based upon the staff report and findings of fact to recommend approval of a Conditional Use Permit to operate a small-scale biodiesel production facility in an M-1 Limited Manufacturing District in Unit A of 1531 Imhoff Drive was made by Commissioner Huckins and seconded by Commissioner Stroud. On a roll call vote Commissioners Huckins, Siakel, Stroud, Covone, and Chairman Tom Stock voted Aye. Commissioners Borkgren and Rambo voted Nay. Motion approved 5-2.

Chairman Stock closed the public hearing at 8:24 PM.

**Zoning Map Amendment, upon annexation, from the RE-5 Residential Estate District to the B-3 General Business District with a Conditional Use for a Planned Development – 9501 Algonquin Road (North side of Algonquin Road, 800 feet east of Lakewood Road) (Par Development)**

Chairman Stock convened the public hearing at 8:25 PM. All Commissioners that answered the general roll call were present.

The petitioner presented the proof of notification to the surrounding property owners and certification of publication in the newspaper to the recording secretary.

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Chairman Stock swore in the petitioner, witnesses, objectors, and observers.

Mr. Ryan Trottier, Par Development, noted that they were requesting to annex 9.46 acres of a 19.4 acre parcel, located to the east of Lake Pointe Phase One. The northern 3.47 acres will be retention/detention with the southern 5.46 acres being zoned for B-3 uses. He noted the surrounding uses. At this time they are proposing two lots with lot 1 being developed with a building. He went over the utility layout for the site. He said that there would be two access points for the development. A full access to the east, aligning with Wentworth Drive (south) in the Village of Algonquin and a right in/out at the west end that is a shared access with Lake Pointe Phase One. The full access has been approved by the County Highway Department and is currently being constructed with the Algonquin Road improvements. He noted that they have received approval from the Army Corps of Engineers, Fish & Wildlife, IDNR (incidental take permit), Illinois Historic Preservation Agency and US Fish and Wildlife. Mr. Olson passed out the approvals from these outside agencies that Mr. Trottier spoke of. Mr. Trottier stated that they will not be impacting the wetlands and noted that there is a 100-foot buffer between the wetlands and their detention area. The buffer is being enhanced with native plantings as recommended by the Army Corp. He explained that the stormwater management run off would be collected and filtered through a CDS structure, then discharged into a vegetative swale before entering a detention facility with wetland plantings. The detention facility has fingers per the US Fish and Wildlife to slow down the water and let it sit longer to filter out any pollutants. The water is then discharged into another vegetative swale, and travels 150 feet before entering Exner Marsh. He stated that there were four cleaning steps before it gets to marsh. Mr. Trottier added that the ITA permit requires perimeter fencing like in the Lake Pointe Phase One project. The fencing is to stop people, but has cuts that are 6" wide and 4" high to let a turtle pass through. If a turtle gets out there is one last preventative measure, high curbing. Signs will also be posted to contact MCCD if a turtle is found. He mentioned that shoe box amber lighting is proposed per IDNR. They will also be installing a turtle nesting ground in the far northern portion of the property. He reiterated that there would be no impact on the wetlands due to this development. He noted that they would like to begin grading the site this year.

Chairman Stock questioned if the comments in Smith Engineering's letter dated August 24, 2007 had been address. Mr. Trottier stated that they had no problems addressing them and that they are working on submitting revised plans.

Commissioner Borkgren questioned if there was anything currently in place in the Lake Pointe Phase One or Two developments to filter out any of the road pollutants or pesticides. Mr. Trottier replied that currently there was nothing in place.

Commissioner Huckins asked what size building they planned on constructing. Mr. Trottier remarked that they were going to let the market drive that. Commissioner Huckins questioned the types of allowed uses. Mr. Trottier said that they would be the same as Phase one. Chairman Stock noted that once the site is ready to be developed they would need to come back to the Commission for approval.

**AUDIENCE PARTICIPATION**

David Reid, 2028 Kittridge Drive, West Dundee, handed out color copies of his testimony packet dated September 17, 2007. He proceeded to ask if the retention pond on Lot 2 was already built. Mr. Trottier

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stated that it would be built. Mr. Reid questioned the two existing ponds. Mr. Trottier remarked that there were two existing ponds in the Lake Pointe Phase One development. Mr. Reid objected that there weren't any current methods of filtering pesticides in place and noted that there were farm fields that naturally filter out pollutants going into the marsh.

Mr. Reid reviewed the testimony packet. On page three he mentioned that they use the shared lake for fishing, swimming, and boating and noted that the surrounding developments have impacted the wetland with additional water run off making areas of their land unusable. On page four he reviewed the satellite view pictures and questioned if there would be any discharge into the lake which 1/3 of resides on their property. Mr. Trottier remarked yes, after it makes its way through the filtration system. Mr. Reid asked for details on the proposed steep slope between the properties. Mr. Trottier remarked that it was a 4 to 1 slope, with a retaining wall. Commissioner Borkgren asked if there would be any water run off over the retaining wall onto Mr. Reid's property. Mr. Trottier replied that currently there is, however with the development of this site there wouldn't be any. Pages five through seven were not directly relevant to this development. On page eight Mr. Reid noted that with the increased development there has been an increase of water into the wetlands. He had concerns that with the retention pond not capturing 100% of the water runoff and pollutants. He noted that with all of the surrounding developments and widening of Algonquin Road he won't be easy to isolate the impact on the watershed. On page nine Mr. Reid asked about the kinds of chemicals that would be applied to their parking lots and vegetation. He reiterated that the overflow will be in the lake they fish and swim in. He wanted the use of salt to be made prohibited for the site. Chairman Stock stated that it was outside the scope of the Commission. Mr. Reid wanted to know how the saline level would effect the plants and wildlife. On page ten he noted concerns with the developments retention pond feeding directly into their lake. On page eleven he questioned the allowable flow rates into the wetlands, noting that the orifice diameter should be less then 4", but Lake in the Hills requires 4". He asked who approved the allowable release rate. Mr. Olson stated that the Village has a Engineer to ensure the Village's ordinances are followed. Commissioner Borkgren added that the Village follows the McHenry County Stormwater Management ordinance. Mr. Reid objected to the development. On page twelve Mr. Reid has issues with the best management practices that state there will be removal of 95% of total suspended solids and 90% of the phosphorous. His concerns were on the impact of the remaining 5% of solids and 10% of phosphorous, and how much of this BMP process was happening in his lake. Mr. Eric Japsen, Christopher Burke Engineering, stated there is no Illinois regulation that specifies an allowable pollutant rate. He noted that in areas that do capture 80% is acceptable. He pointed out they exceed that. He indicated that there would be some type of de-icing and explained that was why there is a 4 step treatment process in place. He added that the basin would have salt tolerate plantings that help with the removal process. Mr. Reid stated that his question was not answered. Mr. Japsen explained that the first step in the process was the CDS structure, and the second step was a vegetative swale. The third is the wetland vegetation in the pond, and the fourth step is another vegetative swale. The fifth step was the shared pond. He does not have the figures for pollutants into pond, but it could be done. Page 13 had pictures of Rose pond and the shared pond. On page 14 Mr. Reid questioned what shoe box lighting was. Commissioner Stroud remarked that it was a 8" box directed down, so that there wouldn't be any light spillage. Mr. Reid asked how high off the ground the lighting would be. Mr. Trottier replied that nothing was currently being proposed, and it would be addressed at a later date. Mr. Olson added that the Village requires shoe box lighting, a photometric plan, and has lighting standards with maximum levels of allowable lighting at the exterior property line. Mr. Reid requested that the Commission to put a limit on the height of the lighting near the property line. Mr. Olson noted that

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maximum height per Village Ordinance is 25 ft. Mr. Reid still has concerns with light pollution. Commissioner Borkgren replied that a photometric plan will be done and there won't be any spillage onto his property. Page 15 he questioned what an SSA was and asked if there was any relief for the surrounding neighbors if they suffer damages from the failure of the stormwater management system this development is putting in place. Mr. Olson remarked that the Village requires an SSA where they can impose a tax in case the Village needs to step in and maintain a development. With regards to property damages he noted that Mr. Reid would have to go through the court system. Mr. Reid questioned if a bike path was going to be built and where. Mr. Olson stated that there was no room for a bike path along the Algonquin Road; however there might be a sidewalk connection to the west. Mr. Reid inquired on the types of permitted uses (e.g. gas station, drive through restaurant). Mr. Olson stated that those use are conditional uses, which require a public hearing. He stated that the uses being recommended are the same permitted and conditional uses as Lake Pointe Phase One. Mr. Reid asked if there were any noise limitations. Mr. Olson replied that in the Zoning Ordinance there are maximum decibel levels. Mr. Reid questioned if irrigation would be permitted. Mr. Olson stated that it was not required. Mr. Trottier added that it would be user specific. Mr. Reid's summary was on page 16.

Sharon Lilly, 9302 Algonquin Road, noted that they live on the adjacent (east) two acres for 18 years. She questioned the impact on their property value. She had well and septic concerns and felt that the Village was growing too much.

Mr. Trottier reiterated that they are using the best management principals and following the required controlled release rate. He added that they are trying to create a great development and the Village's Comprehensive Plan recommends commercial for this property. He pointed out that bringing water and sanitary to the area will increase property values. Jeremy Hamer, Haeger Engineering, explained that the detention pond was designed for a 100-year flood and that they have followed the release rates per McHenry County's Stormwater Management plan.

Mr. Olson noted that the applicant was requesting approval of a zoning map amendment upon annexation to B-3 PD. He recalled that they would have to submit a Development Plan for approval by the Commission prior to any construction of a building on the site.

Chairman Stock reviewed the findings of fact for a zoning map amendment and a conditional use for a planned development as stated in the staff report prepared by the Director of Community Development on September 13, 2007.

Mr. Olson recalled in 2002 the previous owner, Ron Hankin, proposed annexation with B-1 zoning to construct an office building.

Motion to recommend approval based upon the staff report and findings of fact of the Zoning Map Amendment, upon annexation, from the RE-5 Residential Estate District to the B-3 General Business District and a Conditional Use for a Planned Development per the standards attached and approval of a Tentative Plat dated 6/27/07 subject to all staff comments being addressed was made by Commissioner Borkgren and seconded by Commissioner Stroud.

**Discussion on the motion**

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Chairman Stock stated that he's lived in the Village for several years now and truly cares about the growth and development of the Village and the surrounding area.

Commissioner Stroud indicated that he has lived here for 21 years and understand and hears the people's concerns.

Motion to recommend approval based upon the staff report and findings of fact of the Zoning Map Amendment, upon annexation, from the RE-5 Residential Estate District to the B-3 General Business District and a Conditional Use for a Planned Development per the standards attached and approval of a Tentative Plat dated 6/27/07 subject to all staff comments being addressed was made by Commissioner Borkgren and seconded by Commissioner Stroud. On a roll call vote Commissioners Borkgren, Huckins, Siakel, Stroud, Covone, Rambo and Chairman Tom Stock voted Aye. There were no Nays. Motion approved 7-0.

Chairman Stock closed the public hearing at 9:44 PM.

A brief recess was taken.

**PLAN REVIEW**

**Development Plan – Prairie Stone Shops II, Lot 3 (Fuhler & Tegtmeier Development)**

John Fuhler, presented the development plan for an outlot located in the northeast corner of Prairie Stone Shops (Ackman & Lakewood Roads). He indicated that there was enough parking to accommodate a restaurant. They currently don't have a tenant and are hoping to attractive a sit down, family-style restaurant. The proposed building will look the same as the existing multi-tenant building on lot 1 (south). He said that that plan on using the same building materials and passed out a color picture of the building. The building on lot 3 will built lower as to not obstruct the visibility of the building behind it. Chairman Stock questioned how much lower this building was. Mr. Fuhler stated that the proposed building is 17 feet tall. Bill Tegtmeier stated that the existing building was 19 to 20 ft high and noted that the proposed building would not have any peaks. Mr. Fuhler explained that they were proposing a future monument sign at the corner of Ackman and Ronan Drive, as well as, one to the west of this building, in about the middle of the property along Ackman Road. He noted that their current tenant's were requesting a sign along Ackman Road. He added that the future signs would be constructed with the same materials as on the buildings and that the signs would meet Village requirements. Commissioner Rambo questioned if there were any other monument signs currently on the site. Mr. Fuhler stated that they currently had a stone identifying the commercial subdivision. Chairman Stock requested details on the building's entrance way layout. Mr. Fuhler stated that the entrance faces the parking lot. In case they don't get one business to use the entire building they are able to divide the building and then there would be three entrance ways off the parking lot. Commissioner Siakel asked what size building they planned on. Mr. Tegtmeier replied about a 4,700 sq. ft. building. Mr. Fuhler indicated that there would be signage on the east and west ends of building that would comply with Village code. Commissioner Stroud asked if they could consider continuing the soldier coarse along the top of building on the north, south and west sides. Mr. Fuhler was okay with dressing up the building with the soldier coarse. Chairman Stock didn't feel that it was necessary. Mr. Olson added that there would be parapet around the

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top of the building the screen the roof top mechanicals. Commissioner Huckins questioned if there was a right to add an access off of Ackman Road or through the parking lot. Mr. Tegtmeier stated that no other access is allowed off of Ackman Road.

Mr. Fuhler mentioned that they would be constructing a bike path along Ackman Road.

Ms. Stevens noted that the landscape plan complies with Village requirements. She mentioned that there were foundation plantings. She added that the parking lot landscaping was completed, except for the north island. Mr. Tegtmeier stated that they exceed the Village's landscaping requirements. Mr. Fuhler felt that it made the development more inviting.

Motion to recommend approval of a Development Plan consisting of Elevations, Site Plan and Details, and Photometric Plan dated 9/4/07, Landscape Plan dated 8/31/07, and applicant response letter dated August 28, 2007 contingent upon all comments being addressed to staff's satisfaction prior to Village Board approval was made by Commissioner Stroud and seconded by Commissioner Huckins. On a roll call vote Commissioners Borkgren, Huckins, Siakel, Stroud, Covone, Rambo and Chairman Tom Stock voted Aye. There were no Nays. Motion approved 7-0.

**AUDIENCE PARTICIPATION**

None.

**OLD BUSINESS**

None.

**ITEMS FOR DISCUSSION**

None.

**AUDIENCE PARTICIPATION**

None.

**CALENDAR**

Commission members discussed who would be attending the Committee of the Whole and Village Board meetings for the month of October, 2007.

**TRUSTEE LIAISON REPORT**

There was no Trustee Liaison Report.

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Commissioner Borkgren motioned to adjourn the meeting. It was seconded by Commissioner Rambo. Chairman Stock adjourned the meeting at 10:05 PM.

The next meeting of the Village of Lake in the Hills Planning and Zoning Commission will be Monday, October 15, 2007 at 7:30 PM.

Respectfully Submitted,

*Joyce Griggel*

Recording Secretary