



# Village of Lake in the Hills

600 Harvest Gate, Lake in the Hills, Illinois 60156

## Committee of the Whole Meeting

February 26, 2008

### Call To Order

The meeting was called to order at 7:30 p.m. Present were Trustees Harlfinger, Murawski, Bogdanowski, Mulcahy, Huckins, Yensen, and President Plaza.

Also present were Village Administrator Gerald Sagona, Director of Public Safety James Wales, Public Works Director Fred Mullard, Community Development Director Dan Olson, Village Attorney Kevin Chrzanowski and Village Clerk Denise Wasserman Haug.

### Audience Participation:

#### Administrator:

**Raffle License – Dundee Crown Parents of Music Performers** – presented by Village Administrator Gerald Sagona – The Dundee-Crown Parents of Music Performers are requesting a raffle license. All provisions of Section 31.02 of the Village Code have been met. The Dundee-Crown Parents of the Music Performers unanimously voted to request a waiver of the fidelity bond requirement associated with the Raffle Application form. Motion was made to place this item on the Village Board Agenda.

### Director of Public Safety:

#### Community Development:

**Ordinance – Zoning Map Amendment – Lot 1 and part of Lot 2, Wonder Industrial Complex Subdivision** – presented by Community Development Director Dan Olson – The applicant, Jeff Goble of Charles River Development, on behalf of the property owner, Fred Dickman, is requesting a zoning map amendment to change the zoning classification for Lot 1 and part of Lot 2 of the Wonder Industrial Complex Subdivision from M-1 Limited Manufacturing District to B-4 Commercial Business District. The owner proposes to redevelop the site with a single story multi-tenant commercial building. Lot 1 is currently vacant. The Planning and Zoning Commission conducted a public hearing on January 14, 2008, and recommended approval 6-0 (Commissioner Stroud was absent) of the zoning change. There were no objectors at the meeting.

#### Ordinance – Conditional Use Permit – Lots 1, 2, and 3 of the Wonder Industrial Complex

**Subdivision** – presented by Community Development Director Dan Olson – The property owner, Fred Dickman, proposed building a 10,800 square foot single-story multi-tenant retail building on a reconfigured Lot 1 of Wonder Industrial Complex Subdivision at the northwest corner of Rakow and Pyott Roads, off the private Jennings Drive. Such a development combined with the existing building on Lots 2 and 3 would require some variations from the Zoning Ordinance. Over the years the county has taken property from Lot 1 for road widening and has plans to take more in the near future, presenting challenges to the development of the vacant lot. At staff's suggestion, the applicant, Jeff

Goble of Charles River Development, on behalf of the owner, applied for a conditional use for a Planned Development. This concept was proposed as a Sketch Plan in October 2006, at which time the Planning and Zoning Commission and the Board of Trustees generally favored the plan. The Planning and Zoning Commission heard testimony and reviewed the proposed zoning changes, Planned Development and

Development Plan and Final Plat at a public hearing on January 12, 2008 and continued on February 19, 2008. The proposed building will be located on the western portion of a reconfigured Lot 1, with access coming off of the private Jennings Drive. Parking will be in front of the building facing Pyott Road and also behind the building via access on Lot 2. The proposed development would deviate from the Zoning Ordinance by a reduced side yard for the existing building on Lot 2, allowing parking with the Jennings Drive and Pyott Road front yards, and lack of a berm in the Pyott and Rakow Road front yards, and lack of a berm in the Pyott and Rakow Road front yards in order to allow stormwater to properly drain in swales. At its January meeting, the Commission was displeased with the number of exceptions to the Zoning Ordinance and was uncertain how future development would blend with the proposed new building on Lot 1. An initial motion on the proposed development failed and was rescinded. The Commission voted to continue the hearing and asked the applicant to come back with an overall phased development plan for all three lots. In February, the applicant presented a couple different scenarios for future development, neither of which provided adequate parking for the proposed building sizes. The applicant also reduced the size of the proposed monument signs to comply with zoning standards. Commissioners expressed concern with the parking in the Jennings front yard due to potential vehicle conflicts with cars accessing the site. The applicant agreed to remove the 4 parking spaces in the Jennings front yard on Lot 1 and correspondingly reduce the building size to 960 square feet so to meet the zoning standards for parking spaces based on square footage. Some parking that would not conflict with accessing vehicles remains in the Jennings and Pyott front yards. The applicant is also requesting a waiver from the requirement for 100% masonry exterior finishes for new buildings. The proposed elevations show approximately 91% masonry on the east elevation that faces Pyott Road and 100% masonry on the other three elevations. By a vote of 5 to 0 (Commissioners Borkgren and Stroud were absent) at the February 19, 2008 meeting, the Commission recommended approval of the Conditional Use Permit for a Planned Development for Lots 1, 2, and 3 of the Wonder Industrial Complex Subdivision with the reduced building size and parking, subject to the condition that all comments were addressed to staff's satisfaction prior to Village Board action. All comments have now been satisfactorily addressed. There were no objectors to the Planned Development at either of the meetings on the subject.

**Final Plat – First Amendment to Wonder Industrial Complex Subdivision** – presented by Community Development Director Dan Olson – The applicant, Jeff Goble of Charles River Development on behalf of the property owner, Fred Dickman, has submitted a Final Plat for re-subdivision of Lots 1, 2 and 3 of the Wonder Industrial Complex Subdivision. The lot line between Lots 1 and 2 is moved approximately 45 feet to the west, expanding the size of Lot 1 that has been reduced in size over the years to due to road widening. The Planning and Zoning Commission reviewed the Final Plat at its January and February meetings and recommended approval of the plat by a vote of 5 – 0 (Commissioners Borkgren and Stroud were absent) on February 19, 2008.

Michael Coppedge spoke on behalf of the project. He is concerned that if the project is asked to cut any more square footage off the project, it would be a financial hit for them. In order to maximize the retail availability to the Village the center would need to be 10,800 sq. ft. and not less than 10,000. They would also like to begin building and have tenants in before Crystal Lake has any development in the

area. New plans will be sent back to staff to review and brought back to the next Committee of the Whole meeting.

Trustee Yensen wondered about the usage of certain materials on the building. There was also brief discussion regarding variances on parking spaces and setbacks. Trustee Harlfinger had questions on the drainage system.

Further discussion took place regarding development of Lots 2 and 3. Trustee Harlfinger noted his concern regarding another Prairie Style building, stating there are too many already. Trustee Mulcahy is in favor of the project.

**Ordinance – Text Amendments – Zoning Ordinance** – presented by Community Development Director Dan Olson - Staff has proposed a variety of minor text amendments to the Zoning Ordinance to provide clarity and resolve practical applications of the Code. The Planning and Zoning Commission initially discussed them in December and on January 10<sup>th</sup>, the Village Board directed staff to set a public hearing in front of the Planning and Zoning Commission for February 19<sup>th</sup>. The Commission conducted a hearing that night and recommended approval by a vote of 5 to 0 (Commissioners Borkgren and Stroud were absent). Motion was made to place this item on the Village Board Agenda.

**Sketch Plan – Sunrise Senior Living (NE Corner of Algonquin Road and Harvest Gate)** – presented by Community Development Director Dan Olson – The applicant, Carey Haller for Sunrise Senior Living proposes to build 3 senior/assisted living buildings on a re-subdivided L-shaped lot, while reserving a rectangular shaped lot at the corner for future commercial development. The site is currently vacant. The proposal would require re-subdivision of the 3 lots into 2 and the re-zoning of the current Lots 6 and 7 to a business district. B-3/General Business District zoning is appropriate as this site is part of the identified Village Center area and is bordered to the east by B-3 zoning. The Comprehensive Plan recommends Commercial use for the site and identifies it as being within the Village Center area. The Comprehensive Plan also includes a Village-wide residential development objective “to provide additional opportunities for senior housing in areas of the community . . . that will be accessible to assets such as shopping, recreation, and medical treatment.” (Chapter III, page 2) Design guidelines for the Village Center have not been completed, but are currently under review. The Planning and Zoning Commission reviewed the plan at their February 19<sup>th</sup> meeting. The Commission (Commissioners Borkgren and Stroud were absent) found the site plan and buildings would be an attractive addition to the Village, but some members were concerned that the use may not be appropriate for the defined Village Center area. The applicants were present to give a brief overview of the project. Tim Hedges spoke on behalf of the Sunrise Senior Living. Trustees Yensen and Murawski had a few questions. They are both in favor of the project as is Trustee Mulcahy. John Green went over the site plan. Trustee Mulcahy likes the plan but wonders if all the buildings can be accessed with less of an asphalt circle around the entire area. The Board is in general consensus to proceed with plans.

**Engineer:**

**Parks and Recreation:**

**Public Works:**

**Contract – KIMCO Corporation – 2008 Cleaning Services for Village Facilities** – presented by Public Works Director Fred Mullard – Proposals for the Cleaning Services Contract were opened

February 15, 2008. The four proposals received ranged from a low of \$295,490.80 from KIMCO Corporation to a high of \$388,248.00, total for the four years. The contract is renewable each year, based upon performance. First year's cost will be \$72,245.24. Public Works recommends accepting KIMCO Corporation's cleaning's proposal. Public Works reviewed KIMCO Corporation's references and confirmed that they are capable of meeting the requirements of the contract. Since the contract starts April 1 of this year, the budget covers anticipated 2008 expenses. Copies of recommendations and results from the proposal were given to the board for review and consideration. Motion was made to place this item on the Village Board Agenda.

**Purchase – Sauber Manufacturing Company – Fiberglass Utility Body with Crane** – presented by Public Works Director Fred Mullard – On Friday, February 15, 2008 proposals were opened for the purchase of a fiberglass utility body with crane. The two proposals received ranged from a low of \$22,754.00 from Sauber Manufacturing Company to a high of \$25,272.00. Sauber Manufacturing Company met all specifications and Public Works recommends accepting their bid. Combined with a cab and chassis, the total price of the vehicle is \$57,188.00, against a budgeted amount of \$52,000.00. The additional funds will be available from savings in another capital account; however, a budget amendment is required to complete this purchase. Copies of the recommendation and bid results from the proposal opening were given to the Board for review and consideration. Motion was made to place this item on the Village Board Agenda.

**Airport – T-Hangar Space Lease – Thomas Lynch (WT-20)** - presented by Public Works Director Fred Mullard – The Lake in the Hills Airport Rules and Regulations require airport tenants to enter into applicable leases, licenses or storage agreements. Thomas Lynch is entering into a yearly renewal of his T-Hangar Space Lease and has signed the appropriate lease document. Motion was made to place this item on the Village Board Agenda.

**Finance Director:**

**Organizations and Developers:**

**Board of Trustees:**

Trustee Harlfinger – **Planning and Zoning Commission Liaison Report** –

Trustee Huckins – **Community Advisory Council for Randall Road Liaison Report** -

Trustee Yensen – **McHenry County Transportation Liaison Report** – Attended Feb. 20 meeting.

Trustee Bogdanowski – **Business Relations Committee Liaison Report** – The Business Plan seminar had 23 attendees, stated it was very successful.

Trustee Joe Murawski – **Senior Liaison Report** -

Trustee Paul Mulcahy - **Parks and Recreation Board Liaison Report** -

**President:**

**Audience Participation:**

**Adjournment:** There being no further business to discuss, the Committee of the Whole meeting was adjourned at 8:37 p.m.

Submitted by,

Denise Wasserman Haugk  
Village Clerk