



# Village of Lake in the Hills

600 Harvest Gate, Lake in the Hills, Illinois 60156

## Committee of the Whole Meeting

March 25, 2008

### Call To Order

The meeting was called to order at 7:32 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, Assistant Public Works Director Dave Gregoria, Village Engineer Dave Van Camp, Community Development Director Dan Olson, Village Attorney Jennifer Gibson and Village Clerk Denise Wasserman Haugk.

### Happy Birthday Trustee Yensen!

### Audience Participation:

### Administrator:

### Director of Public Safety:

### Community Development:

**Public Hearing – Annexation Agreement for Lake Pointe Phase II** – presented by Community Development Director Dan Olson - On September 27, 2007, the Village Board gave direction to negotiate an annexation agreement for the proposed Lake Pointe Phase II project. The 9.4 acre site is directly east of the Lake Pointe project along the north side of Algonquin Road. The Lake Pointe Phase II development involves the request for approval of a 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 and approval of a Tentative Plat. The northern 2/3 of the parcel is wetlands and the developer proposes to have commercial development on the southern portion of the site adjacent to Algonquin Road. There is only one lot shown for development at this time and no building is shown. Access would be provided to Algonquin Road at a location across from the existing Wentworth Drive. Cross access would also be provided to the west to the Lake Pointe project. If approved, the annexation agreement will require a development plan be submitted prior to the construction of any building on the site. The recommended permitted and conditional uses are the same ones that exist in the annexation agreement for the Lake Pointe project to the west. Staff has been working with the developer and has come up with a draft agreement. The draft includes many of the provisions included in our recently approved commercial annexation agreements, most notably the adjacent Lake Pointe project. A public hearing will need to be set in front of the Board. We would suggest the hearing be set for Tuesday, April 22<sup>nd</sup> at 7:00 p.m. Motion was made to place this item on the Village Board Agenda.

**Ordinance – 2008 Zoning Map**– presented by Community Development Director Dan Olson - : State statute requires municipalities to approve and publish their Official Zoning Map by the end of March every year. The map is divided into two sections (east and west). In addition to the electronic version of the zoning map, a full size hard copy of the map was given to the Board for review. Motion was made to place this item on the Village Board Agenda.

**Ordinance – Amending Ordinance 2004-78 (Signage – Lake Pointe)** – presented by Community Development Director Dan Olson - In 2004, the Village approved Ordinance No. 2004-78 that granted zoning and provided development standards for the Lake Pointe project at the northeast corner of Lakewood and Algonquin Roads. The Ordinance also approved a set of plans for the project, including a Preliminary Landscape Plan dated 10-11-04 (reduced plan in packet). The Plan included details for a proposed monument sign for the development to be located at the corner of Lakewood and Algonquin Roads on Lot 1. Recently the Village has indicated a desire to have a Village monument sign at that corner and have asked the developer to provide an easement for a future Village sign. The developer is proposing to re-locate their proposed signage further north along Lakewood Road (across from Sullivan Pass). They are also proposing to change the design of the sign. Proposed is a 16 foot high sign that is just under 200 square feet in size. It will be located on the north side of the full entrance off of Lakewood Road (across from Sullivan Pass). Landscaping around the sign is proposed and an easement will encompass the sign and plantings. The Final Plat for the Lake Pointe accommodates the sign easement and associated language. The annexation agreement for the site will also need to be amended, which will require a public hearing in front of the Village Board. We plan to coordinate that hearing with the upcoming CVS Pharmacy petition and plan (proposing amendment to Planned Development Ordinance and agreement regarding signage and landscaping) that will be coming up for a hearing in front of the Planning and Zoning Commission on April 14<sup>th</sup>. A public hearing was conducted by the Planning and Zoning Commission on March 17<sup>th</sup> on the amendments to the Planned Development Ordinance. The Commission recommended approval 5 to 0 (Commissioners Stroud and Borkgren were absent) of the proposed amendment. There were no objectors who spoke during the hearing. Two adjacent residents (Sullivan Pass area west of Lakewood Road) were at the meeting, however they did not speak during the hearing portion of the meeting. After the meeting, they noted concerns about the proposal to staff, including having an internally illuminated sign closer to their homes. They also noted a problem with the traffic in their neighborhood and the general overall impact of the future commercial development of the project. Motion was made to place this item on the Village Board Agenda.

**Ordinance – Variance for One West Oak Street**– presented by Community Development Director Dan Olson - The applicant proposes to build a two-story house with an attached garage with a 1,292 square foot footprint. The subject site is a corner lot zoned R-2 One Family Dwelling District. The applicant is requesting a variation to Section 7.4 of the Lake in the Hills Zoning Ordinance to reduce the front yard setback along Decatur Avenue from 25 feet to 15 feet in order to construct a house, while maintaining the 25 foot front yard setback along Oak Street. A public hearing was held in front of the Planning and Zoning Commission on March 17, 2008. By a vote of 5 to 0 (Commissioners Borkgren and Stroud were absent), the Commission recommended approval of a 15 foot front yard setback along Decatur Avenue. No neighboring residents appeared to speak in favor of or in opposition to the requested variation. Motion was made to place this item on the Village Board Agenda.

**Final Plat – Lake Pointe Subdivision**– presented by Community Development Director Dan Olson - PAR Development Inc. is requesting approval of the Final Plat for the Lake Pointe Center Subdivision located at the NE corner of Lakewood and Algonquin Roads. The annexation agreement for the subject

site was approved in 2004 and established the zoning for the site, development standards and also approved a Tentative Plat. The Final Plat is in substantial conformance with the approved Tentative Plat. The Planning and Zoning Commission reviewed the Final Plat on September 18, 2006 and recommended approval of the plat by a vote of 5-0 (Commissioners Borkgren and Chairman Mulcahy were absent), subject to all staff comments being addressed. There have been minor revisions to the Plat since that time including small changes to the Lakewood Road/Algonquin Road right-of-way, the boundary of Lot 1 and most recently the addition of a Village sign and landscape easement at the southwest corner of Lot 1 for a future Village identification sign. Motion was made to place this item on the Village Board Agenda.

**Engineer:**

**Parks and Recreation:**

**Public Works:**

Airport Office Lease – Aviation Insurance Consultants, Inc. – presented by Airport Manager Dave Gregoria– Aviation Insurance Consultants, Inc, an aviation insurance company, would like to enter into a twelve-month lease for the office space in the airport administration building. The monthly airport lease fee will be \$910.00 with no annual increase in January 2009. The lease was given to the Board for review. This lease will be valid March 2008 – March 2009. 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** – Property at Lakewood and Ackman – John Fuller will be here at the next set of meetings to discuss plans for the area.

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

Trustee Yensen – **McHenry County Transportation Liaison Report** – Meeting March 19, 2008. Trustee Yensen gave a brief overview of the Resolutions passed. Trustee Yensen also mentioned the open space meeting from the 15<sup>th</sup>.

Trustee Bogdanowski – **Business Relations Committee Liaison Report** – The chairman of the BRC will be present at Thursday’s meeting to give a report.

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 7:51 p.m.

Submitted by,

Denise Wasserman Haug  
Village Clerk