



VILLAGE OF LAKE IN THE HILLS PLANNING AND ZONING COMMISSION MEETING MINUTES FOR MARCH 17, 2008

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 Joe DeMay, Anna Siakel, Frank Covone, Chuck Rambo and Chairman Stock were present. Commissioners Brent Borkgren and Ira Stroud were absent.

Also in attendance were Director of Community Development Dan Olson, Development Coordinator Lynn Stevens, Recording Secretary Joyce Griggel, Trustee Liaison Harlfinger, Trustee Yenson and Huckins.

APPROVAL OF MEETING MINUTES

Motion to approve the February 19, 2008 Planning and Zoning Commission meeting minutes was made by Commissioner Covone and a second by Commissioner Rambo. Motion unanimously approved by a sign of Aye.

NEW BUSINESS

PUBLIC HEARING

A. Amendment to Planned Development Ordinance No. 2004-78 Section 2 (B) by amending the Preliminary Landscape Plan dated 10-11-04 regarding monument sign easements, locations and details as shown on the Landscape Plan dated 1/15/08 – Lake Pointe

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.

The proof of notification in the newspaper and to the surrounding property owners were presented to the Recording Secretary.

Ryan Trottier, Par Development, indicated that the purpose of this amendment was to allow for a Village sign easement at the corner of Algonquin and Lakewood Roads. The approved plan called for a Lake Pointe Center monument subdivision sign at this location. Mr. Trottier stated that they were seeking to place a sign at the corner of Sullivan Pass and Lakewood Road. This signage would create more visibility for business on lots 3 & 4. Their subdivision signage at Algonquin and Lakewoods has been eliminated to allow for future Village signage. Therefore, they are relocating their 16-foot by 13-foot wide tenant sign to the north. The sign meets Village requirements and would be maintained by the property owner's association.

Commissioner Rambo questioned the change in style of the sign. Mr. Trottier stated that they needed something to help market their tenants. Originally the Village wanted a nice looking development sign at the corner of Algonquin and Lakewood Roads. Currently their users are requesting this additional signage and the Village wants their sign at this corner.

Commissioner Siakel inquired if there would be plantings around the proposed sign. Mr. Trottier remarked that there would be shrubs and flowers.

There was no audience participation.

A motion to recommend approval of an amendment to Planned Development Ordinance No. 2004-78 Section 2 (B) by amending the Preliminary Landscape Plan dated 10/11/04 regarding monument sign easements, locations and details as shown on the Landscape Plan dated 02/07/08 was made by Commissioner Rambo. The motion was seconded by Commissioner Covone. Discussion on the motion included: Commission Siakel questioning if the sign's materials would match their buildings. Mr. Trottier replied that the brick would match. On a roll call vote Commissioners DeMay, Siakel, Covone, Rambo and Chairman Stock voted Aye. There were no Nays. Commissioners Brent Borkgren and Ira Stroud were absent. Motion approved 5-0.

Chairman Stock closed the public hearing at 7:36 PM.

B. Amendment to Planned Development Ordinance No. 2005-17 Section 1 to eliminate the hours of operation restriction and to allow for additional wall signage – Prairie Stone Shops

Chairman Stock convened the public hearing at 7:37 PM. All Commissioners that answered the general roll call were present.

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

The proof of notification in the newspaper and to the surrounding property owners were presented to the Recording Secretary.

John Fuhler, presented pictures showing the existing signage (logo) for National Fitness and Tan. Mr. Fuhler noted that they occupy four (4) units. The Village's ordinance allows one sign per tenant/frontage. They would like to place one additional sign in the EIFC area, which was original designed for a sign. He noted that it would create balance, the building won't look vacant and that National Fitness needs people to know where they are. Mr. Fuhler noted that the existing signage was just their logo and the new sign would be their business name.

Mr. Fuhler noted that they were requesting the elimination of the business hour restrictions from 10:30 PM to 5:30 AM. He commented that he discloses this restriction to everyone, but his competition doesn't have this. Shannon McCrea, National Fitness and Tan, added that are competing with Lifetime Fitness in Algonquin that is open 24-hours. They would like to extended their hours to appeal to 2nd and 3rd shifters. He commented that the additional sign would create the visibility that they desire.

Chairman Stock questioned how many entrances the business has. Mr. McCrea stated that there was one. Chairman Stock asked if they intended to create a second entrance under the proposed signage. Mr. McCrea remarked no.

Commissioner DeMay asked what the total allowable signage square footage was. Mr. Olson commented 240 square feet. He added that both signs would be a total of 70 square feet. He stated that the issue was with the number of signs. Mr. Olson added that the building's architecture was originally designed to give the appearance that there would be a tenant with signage there.

Commissioner Covone noted that this development was in a residential area and questioned if National Fitness intended on being open 24 hours. Mr. McCrea stated that they would like to operate from 4 AM until 11 PM. Commissioner DeMay asked if the development's lights stayed on 24-hours. Mr. Fuhler stated no. He added that they were on a timer, so they should turn off at 12 AM. Some residents in the audience disagreed and stated that they thought the lighting remained on.

Mr. Olson commented that the amendment for the hours of operation affects the entire Prairie Stone Shops center. He added that the first site in this area (northeast corner of Ackman & Lakewood Roads) to be annexed was Princeton Crossing's 4.6 acre commercial parcel(to the east). Residents raised some concerns on the uses, lighting and hours of operation. The Village decided to then zone the property B-2 and removed some of the uses (e.g. gas stations). During the Village Board review they added the hour restriction of no business operation from 10:30 PM to 5:30 AM. As other developments (Prairie Stone Shops, Lakewood Pointe and commercial portion of Cheswick Place) annexed into the Village the same restrictions applied. He pointed out that with the recent development in the Village of Lakewood at the northwest corner of Red Tail and Ackman Road no hour restrictions were put in place. This puts the Village's commercial developments at a disadvantage. Due to this discrepancy the Board has indicated that they were willing to reconsider the hour restrictions in our developments. He indicated that there were no other hour restrictions anywhere else in the Village. Mr. Olson noted that each commercial property owner would have to come back to the Village to petition for this restriction to be lifted. He commented that this was an amendment to their annexation agreement, so there would be a hearing in front of the Village Board.

Mr. Olson noted that only one sign is allowed per tenant per elevation. He said that this was a unique situation, in which National Fitness and Tam occupies 4 spaces. He added that the square footage of both their signs will be under the allowed amount. He remarked that staff was recommending approval of the new signage and elimination of hours.

Audience Participation

Jennifer Kersteins, 8510 Watson Circle, Lakewood, noted that in her backyard you can view this entire development. She thanked the Commission and Board for their efforts and hard work for making this a pleasant development. She asked for the cooperation to continue due to the quality of life issues that will arise with the lifting of the hour restriction. She notes the additional noise that would be generated. She inquired about what types of uses could go into the development.

William Cherikos, 5 Banford Court, Lake in the Hills, also had quality of life concerns. He noted that his house faces Ackman Road and this shopping center. He comments that the noise from the parking lot, snow plowing, building construction and street sweeper was awful. He did not want the extended operating hours. He stated that the existing fence along Lakewood didn't buffer anything. He felt that the shopping center's buildings looked nice, and he was okay with the additional signage. His main concern is the traffic and that there is no buffer from the noise, lights, traffic or congestion.

Commission DeMay questioned if there were other hour restrictions in the Village. Mr. Olson replied just along Ackman Road from Cheswick Place to Prairie Stone Shops and then south along Lakewood to

Lakewood Pointe. He added that no other annexation agreement in the Village restricts a business's hours of operation. Mr. Olson commented that there were construction hours in place. He remarked that there were no other changes being made to the uses in the annexation agreement.

Mr. Fuhler stated that he understands the residents concerns. He commented that he was just trying to keep up the competition. He commented that he would agree to turning off the parking lot lights if that would help. He noted that there would be more landscaping going in. He brought up the corner lot and noted that future a building would be constructed that might help soften the noise and light concerns.

A motion to allow an additional wall sign for National Fitness and Tan not to exceed 28 square feet as shown on exhibit A was made by Commissioner Covone. The motion was seconded by Commissioner Rambo. On a roll call vote Commissioners DeMay, Siakel, Covone, Rambo and Chairman Stock voted Aye. There were no Nays. Commissioners Brent Borkgren and Ira Stroud were absent. Motion approved 5-0.

A motion to recommend approval of an amendment to Planned Development Ordinance No. 2005-17 Section 1 to eliminate the hours of operation restriction was made by Commissioner DeMay. The motion was seconded by Commissioner Siakel. On a roll call vote Commissioners DeMay, Siakel and Chairman Stock voted Aye. Commissioners Covone and Rambo voted Nay. Commissioners Brent Borkgren and Ira Stroud were absent. Motion approved 3-2.

Chairman Stock closed the public hearing at 8:03 PM.

C. Variance to Section 7.4 of the Lake in the Hills Zoning Ordinance in order to construct a building within the required front yard setback – 1 West Oak Street

Chairman Stock convened the public hearing at 8:04 PM. All Commissioners that answered the general roll call were present.

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

The proof of notification in the newspaper and to the surrounding property owners were presented to the Recording Secretary.

Justin Miller, Ridgeview Builders, indicated that they were requesting to reduce the 25 foot setback to 15 foot. He indicated that they would like to construct a 38 foot wide house on this lot. With the existing restrictions they could not build without creating wasted living space (long hallways). He stated that this lot was currently vacant as well as lot 30. He stated that they own both lots and currently plan on building just this one. He added that lot 2 has a house (his house) that is 38 feet wide.

Ms. Stevens noted that the lot across the street has a 15-foot setback. Then further north the set back is 25 feet, but the lots were wider. She added that south of Clark several lots have been built upon with a 15-foot setback.

There was no audience participation.

Chairman Stock reviewed the Findings of Fact for a Variance.

A motion, based upon the staff report and findings of fact, to recommend approval of a variance to Section 7.4 of the Zoning Ordinance for the subject property to decrease the Decatur Avenue front yard setback requirement to 15 feet for the purpose of constructing a two-story residence with a 1,292 building footprint based on the Plat of Survey dated January 26, 2007 marked up by the applicant was made by Commissioner Rambo. The motion was seconded by Commissioner Covone. On a roll call vote Commissioners DeMay, Siakel, Covone, Rambo and Chairman Stock voted Aye. There were no Nays. Commissioners Brent Borkgren and Ira Stroud were absent. Motion approved 5-0.

Chairman Stock closed the public hearing at 8:10 PM.

OLD BUSINESS

None.

ITEMS FOR DISCUSSION

Mr. Olson updated the Commission on the Rakow Plaza development that was approved by the Board last week. They wanted to maintain a building size of 10,800 square feet so they fit in the additional parking without infringing on the Jennings Drive setback.

AUDIENCE PARTICIPATION

None.

CALENDAR

Chairman Stock noted the April, 2008 meeting calendar.

TRUSTEE LIAISON REPORT

Trustee Harlfinger noted that they reviewed the sketch plan for Sunrise Assisted Living. They had some parking concerns at first, and felt that it was a good location due to the availability of transportation from Township buses.

Motion to adjourn the meeting was made by Commissioner Rambo. It was seconded by Commissioner Siakel. Chairman Stock adjourned the meeting at 8:14 PM.

The next meeting of the Village of Lake in the Hills Planning and Zoning Commission will be Monday, April 14, 2008 at 7:30 PM.

Respectfully Submitted,

Joyce Griggel

Recording Secretary