



VILLAGE OF LAKE IN THE HILLS PLANNING AND ZONING COMMISSION MEETING MINUTES FOR JUNE 16, 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 Brent Borkgren, Joe DeMay, Anna Siakel, Frank Covone, and Chairman Stock were present. Commissioners Chuck Rambo and Ira Stroud were absent.

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

APPROVAL OF MEETING MINUTES

Motion to approve the May 12, 2008 Planning and Zoning Commission meeting minutes was made by Commissioner Borkgren and a second by Commissioner Siakel. Motion unanimously approved by a sign of Aye.

NEW BUSINESS

CONTINUED PUBLIC HEARING

A. Conditional Use Permit for an amendment to Ordinance 2004-78 to permit exceptions to the B-3 zoning standards with regard to signage and landscape standards; a Conditional Use Permit for a "drive-through" for a pharmacy window & Development Plan – Lake Pointe Lot 1 (CVS)

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

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

Attorney Andrew Kolb noted that this was a continued public hearing and that the building's appearance was revamped. He added that the site plan had been revised to address the traffic movement concerns. He recalled that the proposed development was located at the northeast intersection of Algonquin and Lakewood Roads. He stated that the lot was approximately 1.88 acres and zoned B-3. He specified that they were requesting a conditional use for a drive through and a modification to the existing Planned Development agreement with regards to signage. The modifications that they were requesting pertain to the wall signage and a monument sign with an electronic message board.

Mark Rice, Arc Design Resources, reviewed the changes to the site plan. He stated that the original plan did not have a long enough island to address the concerns with the drive through traffic. He commented that on the updated plan a median was included to prevent a hard right when existing the drive through. A landscaped, curbed, barrier was extended as well as signage and pavement markings added to enforce the

no left turn into the drive through from the northeast access. He feels that these improvements properly address the traffic concerns. He noted that there were some minor changes made to the landscape plan.

Chairman Stock recalled that extending the drive through island would have caused issues with their semi-truck deliveries and asked how they addressed that. Mr. Rice remarked that the backing up by the semi-truck would be done on their site and that there would only be one delivery per week. Mr. Mike Hanning added that they ran the calculations and the truck would be able to make the turn. Commissioner Borkgren asked that the island be extended even further, instead of using the painted pavement striping. He feels very strongly that vehicles entering from the northeast will make a left hand turn into the private drive through. Mr. Rice was concerned with the trucks being able to make the turn. Mr. Hanning indicated that they have never constructed a median to protect any of the drive throughs in their other sites. It's been his experience that this not a big enough concern to address any further. Chairman Stock commented that more and more developments, like the Village's Bank of America, you have to circle around the entire building before entering the drive through. Mr. Hanning added that this was a common layout/ring road. Chairman Stock believes the proposed signage and island will work fine. Mr. Rice stated that the drive through island would have two trees and sod. Chairman Stock questioned if there would be any bushes in the island. Mr. Hanning added that the trees would survive, however it would be hard to keep any bushes alive.

Mr. Rice pointed out the changes to the new photometric plan at the north and east property lines that now meet the ordinance.

Mike Hanning reviewed the new building elevations. He indicated that they have been working with staff. The east elevation now shows the trash compactor, the south the trash enclosure and the north the bump-out. The building materials are the same split face block. They added stone accents and used less of the wheat color. Currently the building doesn't meet the masonry requirement. Commissioner DeMay questioned why the stone columns were not brought around to the east elevation. Mr. Hanning said there were no pilasters to support the stone. Commissioner Siakel agreed that addition of the stone was needed on the east building elevation. Commissioner DeMay remarked that this elevation was very visible.

Chairman Stock questioned how much they did not meet the masonry requirement by. Ms. Stevens replied 13 percent. Mr. Hanning indicated that it was due to the EIFS around the top of the building. Commissioner Borkgren wanted to know if the EIFS drive through overhang could be changed to masonry. Mr. Hanning stated that they couldn't make it stone due to the additional cost of steel to support it. Ms. Stevens asked if they could do the wheat brick along the top of the east elevation. Mr. Hanning replied that they could.

Commissioner Siakel indicated that she liked the addition of the limestone. Chairman Stock added that the building looked better than the first submittal.

Doug Merritt, sign consultant, passed out and reviewed the proposed sign package dated May 9, 2008. He stated that the traffic count was 11,000 on Lakewood Road and 9,000 on Algonquin Road. He felt that they could serve the public better with their primary ground sign at this corner. He mentioned that the Village was granted an easement for a community sign here. The primary ground sign (A1) was reduced in height (20' to 15') and square footage to match the surrounding community signs. CVS felt strongly about having the electronic message board and would like to work with the Commission on agreeable intervals for the sign change. He indicated that the Crystal Lake CVS ground sign lacks height which has caused maintenance, visibility and operating concerns. Commissioner Siakel asked that he

review the old sign versus the new. Mr. Merritt stated that they were permitted to have a 100 sq ft, 8 ft high monument sign and that they were only proposing 59 sq ft. He noted that there had been a reduction in the overall sign height by 5 feet. The width was 15'8" and it was reduced to 12'. The base of the sign would be brick and the colors would match the building. Commissioner Covone noted that the Algonquin/Randall Roads and Algonquin/Square Barn Roads Walgreen's didn't have large ground signs and thought their sign requests were unnecessary. Mr. Merritt replied that the Algonquin/Square Barn Walgreen's had a small tenant panel. Commissioner Borkgren raised safety concerns with the proposed sign. Mr. Merritt remarked it would be 15 feet high due to the future Village ground sign at this corner and a grading difference. They have also reduced the content of sign. Commissioner Borkgren wanted to review the preliminary grading plan. Mr. Merritt stated that there was a 3 foot grading variance.

Mr. Olson stated that staff was unaware of the proposed 15 foot high sign being relocated to the Algonquin/Lakewood Road intersection until tonight. He mentioned that the Village's sign will be at this corner and he didn't want the potential of any conflict. He stated that the proposed sign didn't appear to be in the Village's sign easement, and other staff members still needed to review this. He noted that initially staff indicated that they did not want CVS to locate their sign at this corner. Mr. Ryan Trottier, Par Development, remarked that Lake Point's original plan allowed a sign at this location. The Village then came to Par seeking a sign easement for their sign. The sign for Par was moved to the area across from Sullivan Pass to serve the tenants in the back lots. Mr. Olson had visibility concerns with it being so close to the future Village sign. Chairman Stock questioned if this was a new proposal. Mr. Merritt stated that it was in the works and based upon the traffic counts on these roads. He corrected himself by noting that the traffic count on Lakewood was 11,900 and 19,000 on Algonquin Road. He stated that they were willing to do a joint sign with the Village. Commissioner Borkgren's concern was allowing a 15 ft sign due to access and grading and would then prompt all the other outlots along Algonquin/Lakewood Roads to request the same creating a row of 15 ft high signs. Mr. Merritt noted that they just want one ground sign and have a 3 foot grading challenge to deal with. The electronic message board (EMB) needed to be up off the ground. Commissioner Borkgren asked what percentage of sales were driven off the EMB. Mr. Merritt remarked 60 percent of their sales were from their ancillary services. He added they don't offer the same services at each location and that's why the wall signage is necessary. Commissioner Borkgren questioned whether the store could succeed without the EMB. Mr. Merritt remarked that 60 percent of the ancillary service sales is made up of multiple products, which would be displayed on the EMB. He added that the community could use it as well. Commissioner Borkgren strongly feels that the public would not just be going there because of what they just read on the EMB. Commissioner DeMay had concerns with the proposed 15 ft sign location being that a Village sign easement existed next to it. Mr. Hanning stated that they worked with Par and are fine with the location of the Village's easement. He added that there would be a distance of 12 to 15 ft between the signs. Mr. Merritt indicated that they were willing to work with staff on the height of the sign. Ms. Stevens commented that the Village's ordinance doesn't allow any type of message board. Chairman Stock noted that across the street Castle Bank had a EMB with the time and temperature. Mr. Olson stated that it was approved in 2000 and no variances were needed on the height or size.

Mr. Merritt stated that the 12/3/07 sign package was shown to the Commission by mistake. They are requesting only one sign at Algonquin & Lakewood. He stated that the wall signs are necessary for public awareness, if they can't have the one proposed at Algonquin and Lakewood. Commissioner Siakel stated that people understand the types of services they offer. Mr. Merritt would be open to removing the ancillary services wall signs if the Commission agrees to the EMB. Commissioner Borkgren recalled at the last meeting a suggestion was made that the wall signage be combined together as one sign. Mr. Merritt replied that he took that idea back to Corporate CVS and they did not want to do that.

Chairman Stock questioned if they would do a 11 or 10 ft sign with a message board. Mr. Merritt felt that they could do a 11' sign, incorporate building elements with the EMB being clearly visible.

Ms. Stevens asked that they consider one ground sign. Mr. Merritt noted that they were requesting just one sign. Commissioner Borkgren asked what they would do if the Commission said no to the proposed monument sign and ancillary services wall signs. Mr. Merritt was unsure and wanted to work with the Commission. Ms. Stevens stated that the allowable content was a business name and logo. Mr. Olson noted that the square footage of the monument sign was not the issue and that message boards with changeable letters were more acceptable.

Commissioner Covone inquired if the EMB was what they must have and if they were willing to remove the ancillary services wall signs. Mr. Merritt replied that by allowing the EMB gives them the opportunity to get their message out. He added that it wouldn't flash, probe or blink, has a static message that fades in and out at a agreed upon interval. Commissioner DeMay did not have a problem with allowing the message board. Ms. Stevens felt that the EMB was more attractive. Chairman Stock had an issue with the 15' sign and wanted all the ancillary wall signs to be removed. Mr. Merritt agreed.

Commissioner Siakel was looking for more details on the EMB. Mr. Merritt noted that it was an LED with no animation, rolling, bursts or crawling and red characters/text. Ms. Stevens asked what might be displayed on the electronic message board. Mr. Merritt said it could be a Medicare/Medicade message, in store ad (product and price), or photo services. They would extend the use to the Village and that nothing vulgar would be displayed. Commissioner Borkgren had traffic safety concerns and wanted to know the number of lines displayed. Mr. Merritt stated that it would be one product and price. Commissioner Siakel was concerned with it being a distraction. Mr. Merritt remarked that it would be one message that lasts the entire time a vehicle stops at a traffic signal. Ms. Stevens asked the height of the letters and number of lines. Commissioner Siakel questioned if the EMB would just be on one side. Mr. Merritt stated that the sign would be placed on a 45 degree angle at the intersection so that it addressed both frontages. Mr. Olson added that staff has not had the time to review this proposed location yet. Mr. Rice stated that the location of their proposed sign was outside the Village's easement. Mr. Merritt added that the EMB message would be no more than three lines. Commissioner requested to know the size of the lettering. Mr. Merritt remarked 6 to 8 inches.

Audience Participation

None.

Mr. Olson explained that there were three separate issues that needed to be addressed the conditional use for the drive through, the amendment to the PD for the signage and the Development Plan.

Commissioner Covone inquired if the base of the monument sign would a brick similar to the building. Mr. Merritt replied that it would.

Chairman Stock reviewed the standards and findings of fact for a conditional use for a drive through prepared by the Development Coordinator dated May 8, 2008.

A motion to recommend approval based upon the staff report and findings of fact for the Conditional Use Permit for a drive-through pharmacy in a B-3 General Business District on the subject property in accordance with the signage, pavement markings, access and circulation plans indicated on the Layout

Plan dated May 8, 2008, subject to the conditional that all comments are address to staff's satisfaction prior to Village Board approval was made by Commissioner Covone and seconded by Commissioner Siakel. On a roll call vote Commissioners DeMay, Siakel, Covone, and Chairman Stock voted Aye. Commissioner Borkgren voted Nay. Commissioner Ira Stroud and Chuck Rambo were absent. Motion approved 4-1.

Amended Planned Development - Signage

The Commission was in agreement on the following: a 11' monument sign, no ancillary wall signs, one monument sign, the monument sign being located at the southwest corner on a 45 degree angle, allowing the electronic message board, and that the exact location to be determined by staff.

Commissioner Borkgren questioned if this item should be tabled for 30 days so that staff can review the proposed sign. Mr. Olson stated that this item would not be going to the Village Board next week, which gives staff time to review it. Mr. Kolb was concerned with closing the public hearing and then staff recommending a new sign location, which would require them to being process all over again. Mr. Olson commented that staff would report to the Board who had the final approval. Ms. Stevens added that the location of the sign does not require a variance.

Commissioner Siakel questioned the sign located above the building entrance. Mr. Merritt said it was a transit sign recessed from the entrance area that won't be visible from the right of way. It is also illuminated. Ms. Stevens added that they must comply with the Village's window sign coverage allowance of 50 percent. Mr. Merritt stated that they were compliant.

Mr. Olson suggested that the EMB intervals be determined. Mr. Kolb stated that 15 minutes was standard.

Motion to recommend approval of amending Ordinance 2004-78 to allow the following signage in excess of B-3 standards; to allow one monument sign 11' in height, to allow an electronic message board with message intervals of no less than 15 minutes, remove ancillary signs from building elevation, and to limit the number of monument signs to one subject to condition that all comments are addressed to staff's satisfaction prior to Village Board approval was made by Commissioner Siakel and seconded by Commissioner Borkgren. On a roll call vote Commissioners Borkgren, DeMay, Siakel, Covone, and Chairman Stock voted Aye. There were no Nays. Commissioner Ira Stroud and Commissioner Chuck Rambo were absent. Motion approved 5-0.

Development Plan

Commissioner Siakel indicated that the east elevation needed to have the wheat ban along the top of the building and limestone pillars added. Mr. Hanning stated that if there is a pillar it would be limestone and the wheat along the top of the building will be on all four sides.

Commissioner Brokgren reiterated that he wanted the drive through EIFS removed and replaced with masonry. Chairman Stock inquired on the percentage of the drive through overhang that was EIFS, since we are under by 13 percent. Ms. Stevens stated that on the south elevation was 5% EIFS, the west 11%, the north 8% and the east 6%. Mr. Hanning noted that the new average was 7.5 percent EIFS, not 13%. The overhang is not part of the building and would require more steel to support it. Chairman Stock doesn't have a problem with 7.5% of the building being non-masonry, however he did with 13%.

Commissioner Borkgren commented that when entering the development the drive through is the first thing you see. Chairman Stock did not find it unappealing. Commissioner Siakel was concerned that the brick would make it look top heavy. Commissioner Covone and DeMay were okay with the drive through EIFS.

Motion to recommend approval of a Development Plan consisting of the following documents: Layout Plan dated 5/8/08, Elevations dated 5/8/08 with the change of 4 limestone pillars on the east elevation, Landscape Plan dated 5/8/08, Lighting Plan dated 5/8/08 with accompanying lighting specification sheets, and sign package date 5/9/08, except no ancillary wall signs, only one monument sign located at the corner of Algonquin and Lakewood Roads, 11 foot in height with an electronic message board changing at no less than 15 minute intervals, with a base of brick matching the color of the building and subject to all comments being addressed to staff's satisfactions prior to Village Board approval was made by Commissioner Siakel and seconded by Commissioner Covone. Discussion on the motion included:

Mr. Kolb requested that the wall sign requirements revert back to the ordinance, since no signs were proposed on two sides of the buildings. Ms. Stevens replied that they did have drive through signs on each of those two elevations. Mr. Merritt felt that they were directional signs. Ms. Stevens stated that they were wall signs and that they have several directional signs through out the site. Mr. Merritt would like to place a CVS sign on the rear of the building as the ordinance allows. Ms. Stevens noted that their 2 CVS signs exceed the maximum size. Mr. Merritt recalled that the ordinance is one sign per elevation not to exceed 100 sq ft. He would like it to revert back to the ordinance that would allow a CVS sign in the back. Mr. Olson said no the current motion would not allow this. Mr. Merritt clarified that the square footage for the CVS wall signs was 133.6 as submitted on 2 elevations with the removal of the ancillary wall signs. Ms. Stevens stated that if they wanted the Commission to consider something different, we should not continue. Mr. Merritt just wanted things to be clear. Commissioner Borkgren wanted to know why this was being brought up now. Ms. Stevens mistakenly did not point out that the current CVS wall signage was in excess and was not included in the proposed motion.

Commissioner Borkgren made a motion to amend the west and south CVS Pharmacy wall sign elevations from a size of 133.6 to 100 square feet. Commissioner DeMay seconded the motion. On a roll call vote Commissioners Borkgren, DeMay, Siakel, Covone, and Chairman Stock voted Aye. There were no Nays. Commissioners Ira Stroud and Chuck Rambo were absent. Motion approved 5-0.

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Chairman Stock closed the public hearing at 9:27 PM.

OLD BUSINESS

None.

ITEMS FOR DISCUSSION

Chairman Stock noted the upcoming LITH Ribfest July 10 – 13.

Ms. Stevens stated that the village center design guidelines will be prepared for the next meeting. She is working on finishing up the narrative and visuals. Mr. Olson added that they've reframed from strict details.

Commissioner Siakel questioned if the Village has received another submittal from the assisted living development. Ms. Stevens commented that she has not received an application yet and that they were working on some engineering, but we should see something soon.

AUDIENCE PARTICIPATION

None.

CALENDAR

Chairman Stock noted July's meeting calendar attendance of Committee of the Whole and Village Board meetings.

TRUSTEE LIAISON REPORT

Trustee Harlfinger was not present and no report was given.

Motion to adjourn the meeting was made by Commissioner Borkgren. It was seconded by Commissioner Covone. Chairman Stock adjourned the meeting at 9:31 PM.

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

Respectfully Submitted,

Joyce Griggel

Recording Secretary