



VILLAGE OF LAKE IN THE HILLS PLANNING AND ZONING COMMISSION MEETING MINUTES FOR JULY 14, 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. Commissioner Chuck Rambo was absent.

Also in attendance were Director of Community Development Dan Olson, Recording Secretary Joyce Griggel, Development Coordinator Lynn Stevens, Trustee Liaison Mulcahy, and the press.

APPROVAL OF MEETING MINUTES

Motion to approve the June 16, 2008 Planning and Zoning Commission meeting minutes was made by Commissioner Borkgren and a second by Commissioner Covone. Motion unanimously approved by a sign of Aye.

Commissioner Borkgren questioned the status of the CVS development. Mr. Olson remarked that they were still working on revising their plans and that we should be receiving them soon. Commissioner Borkgren asked if the concern with the CVS ground sign location and Village sign easement had been addressed. Mr. Olson stated that it appeared to be fine.

NEW BUSINESS

None.

OLD BUSINESS

None.

ITEMS FOR DISCUSSION

A. Village Center Design Guidelines

Ms. Stevens stated that she took a different approach with these guidelines. It is in a descriptive narrative format with qualifiers, and no specific dimensions. She questioned if this format was an acceptable approach. She indicated that photos would accompany the text. She noted that building design and other design issues have not been dealt with yet.

Commissioner Siakel pointed out that on page number 2 under Connections-association in the first paragraph, first sentence the word "dense" should be removed and she did not like the phrase "run their errands there" in the second sentence. She felt that phrase implied "running to the dry cleaners" and she envisions more unique businesses in this area. Chairman Stock liked the use of dense verse compact, since the word dense is a term that a developer would comprehend. Commissioner Borkgren wanted "compact and dense" removed. Ms. Stevens argued that a greater density was needed for this area. Mr.

Olson added that once the plans were submitted it would be up to the Commission and Board to determine if the development was dense enough or too dense. Chairman Stock didn't have an issue with allowing a greater density for this area.

Commissioner Siakel noted that she liked the feel and mixture of indoor and outdoor in the first paragraphs.

Commissioner DeMay questioned on page 3, under Sense of place what the word tension meant. Ms. Stevens explained that it meant both urban and village with the right mix of density and uses. She felt that the Commission was seeking a more village setting with an urban feel. Commissioner DeMay wanted everything to blend in harmony. Mr. Olson stated that different language could be used.

Commissioner Borkgren understands the idea and questioned if a market study had been done to determine if this was viable. Mr. Olson replied that it hadn't been done and that the guidelines were broad enough where mixed use would develop here.

Ms. Stevens stated they were just guidelines and that there would be an introduction expressing the ideas we are seeking and that there is flexibility. We will also ask developers to explain how they can achieve this.

Commissioner Siakel felt that it was a bit too wordy and poetic. Chairman Stock stated that it was a hard to paint a picture with words. He asked if the property owners were aware of what we were trying to accomplish. Mr. Olson remarked that the property owners/Shorewood have been made aware of the Village's vision for this area and have been kept up to date. They currently have people that are interested and attended the last meeting. He added that this area was being handled differently than the Rt. 47 guidelines. The guidelines are more flexible.

Commissioner Siakel was concerned with using the language "national chain". She did not want to see a big box retailer come in with a plan that included just a couple of benches. Mr. Olson envisions a national chain like Starbucks locating in the Village Center. He added that if the Commission had use concerns it could be dealt with at the time of rezoning. He mentioned that it was done at the Lake Point and Prairie Point developments.

Chairman Stock brought up the CVS situation, where the development was presented as take it or leave it. Ms. Stevens remarked that with the guidelines we are trying to guide a development towards what the Village wants. Chairman Stock had some concerns whether or not these guidelines would prevent a situation like this from happening again. Ms. Stevens noted that CVS didn't have guidelines and that we were trying to prevent this type of situation. She added that these guidelines are for a completely different type of development than we are used to. Chairman Stock believes that the guidelines would have to be somewhat descriptive. Commissioner Borkgren did not want to get specific and stated that these guidelines were not enforceable. Chairman Stock felt that they would help filter what was presented to them. Commissioner Borkgren replied that the problem was that this location is not considered a destination. He said that it needed to attract people and needed the right businesses as the draw. He was unsure that we would be able to do that. Ms. Stevens believes that the concept as a whole would be the draw. She added that signage would be used and that there was also Algonquin Road frontage.

Chairman Stock inquired on bike path accessibility and connections to this property. Mr. Olson remarked that there was one on Harvest Gate that leads to the Big Sky subdivision. Trustee Mulcahy stated that a

new path location was being considered. Chairman Stock noted that Commissioner Borkgren had a good point. There needed to be a draw, and he questioned how accessible this location was. Commissioner Siakel would like to see good restaurants, coffee shops, book stores, and ice cream shops locate here, which Algonquin already has however we don't. Ms. Stevens stated that we want the right mix and a developer will have to work on this to make it a destination that is pedestrian friendly. Mr. Olson mentioned that restaurants would create some nighttime activity. Chairman Stock was concerned with the ability to issue liquor licenses due to the short distance from the school. Mr. Olson was not sure of the requirements. He noted that Village Hall has a lot of people coming and going due to various Park and Recreation programs as well from doing Village business. Chairman Stock noted that the Rotary would like to do "movie at the park nights" in a year or two. He added that there are also concerts at Village Hall. Ms. Stevens commented that these types of programs were needed to help this type of development succeed.

Commissioner Covone stated that he prefers the narrative approach for the guidelines. He liked that it was general. He felt that it was too long, but better than an outline. Commissioner Siakel liked the feel of the narrative way. Ms. Stevens questioned if there was anything that was not captured. Chairman Stock talked about downtown Crystal Lake area. They used a TIF district to attract businesses. He added that you will find ice cream parlors, night clubs, a theater, a wine shop, and lots of attractions in this area. Commission DeMay added that residents live there. Commissioner Siakel commented that the train was there as well. Commission DeMay liked the downtown feel. Ms. Stevens noted that more and more communities were doing this and that developers are familiar with it. Commissioner Borkgren feels there won't be enough of a draw because the site is not on a major road. Commissioner Siakel stated that this was an advantage since you would be avoiding all the traffic congestion on Randall Road.

Commissioner Borkgren questioned if issuing liquor licenses would be a problem for this area with the school being right across the street. Ms. Stevens noted that the restrictions in the municipal code could be changed. Currently it's 200 feet. She added that the State's requirements are less restrictive and exempt restaurants where the primary focus is food. Commissioner Covone added that good quality restaurants will be key to keep people coming back to this location.

Commissioner Siakel said that it was a good start. Chairman Stock felt it was headed in the right direction.

AUDIENCE PARTICIPATION

None.

CALENDAR

Chairman Stock noted August's meeting calendar for the Committee of the Whole and Village Board meetings. He encouraged members of the Commission to attend.

TRUSTEE LIAISON REPORT

Trustee Mulcahy had nothing to report. He was glad to be working with the Commission again.

Commissioner Siakel noted the success of the LITH Ribfest and thanked Chairman Stock. Chairman Stock thanked the LITH Public Works Department for all their hard work after the storm.

Motion to adjourn the meeting was made by Commissioner Covone. It was seconded by Commissioner Borkgren. Chairman Stock adjourned the meeting at 8:04 PM.

The next meeting of the Village of Lake in the Hills Planning and Zoning Commission will be Monday, August 18, 2008 at 7:30 PM.

Respectfully Submitted,

Joyce Griggel

Recording Secretary