

**Village of Wonder Lake
Planning & Zoning Commission Meeting Minutes
March 10, 2020**

Members Present: Jim Cavanaugh, Bill Arnos, Kurt Schweizer (by phone), Betty Naatz, and Anthony Belcore.

Absent: Diana Bark.

Also Present: Village planner Bob Ahlberg and interested public.

1. **Call to Order, Pledge of Allegiance:** Chairperson Cavanaugh called the meeting to order at 7:06 pm and all present recited the Pledge of Allegiance.
2. **Roll Call, Establish Quorum:** Mr. Ahlberg called the roll and a quorum was present.
3. **Review and Approval of Minutes of Previous Meeting:** As no minutes were available from the January 14, 2020 meeting, consideration and approval of such minutes was deferred until they are prepared and distributed.
4. **Harmony Farms Preliminary Review:** Ashley Jakiela and Halley Nye of Harmony House Farm were present to outline their proposal to annex to the Village and operate a "Reception Facility" on their 10 acre property located at 6710 McCullom Lake Road, Wonder Lake, Illinois. Mr. Ahlberg described the zoning/approval process that starts with the presentation of the proposal tonight, on an informal basis, following referral of the matter to PZC by the Village Board in November of 2019. This informal review is the first step which will ultimately require annexation of the property to the Village; zoning of the property as F-1 Farming District; amending the text of the Zoning Ordinance to define "Reception Facility, establish a parking requirement for such use, and list the use as a conditional use in the F-1 District; and grant the applicants Conditional Use approval. Ms. Jakiela and Mr. Nye noted that the existing farmhouse on the property dates to the 1860's and described the proposed operation, phasing, and future construction of the property as outlined in the submission packets submitted by the applicants. Private events (250 attendees maximum) and community events (up to 2,000 attendees) are contemplated for the venue. Event hours, noise control and catering/liquor service were discussed generally. The applicants described how they intend to start small with event tents and temporary sanitary facilities and improve the site with various permanent site amenities over time.

The applicants expressed an interest in connecting to Village sewer and water if available, explained that the Superintendent of Harrison School had indicated that parking at Harrison School would be available for use for events that would not conflict events at the school. Submission of a letter or agreement from the school was requested outlining security, traffic control, shuttle service, traffic control and other limits that would be provided. Mr. Ahlberg asked how many parking spaces could be provided on the site, given that the McHenry County Unified Development Ordinance, upon which the amendments now proposed for Wonder Lake are based, requires the provision of one space per 10 attendees. The cap proposed of a maximum of 250 attendees suggests that at least 25 spaces should be provided on site with the balance of parking for larger events to be provided off site. Uber, Lyft and hotel shuttles are more prevalent now and are expected to reduce actual demand. The applicant was encouraged to explore how that minimum number of spaces could be provided on site. A small gravel parking area to the south is also available so that the applicant's personal vehicles could be located there during events. It was suggested that a draft Annexation Agreement be prepared as a document that may allow such parking to remain "non-paved", other necessary zoning flexibility and providing a means of tying

all of the operational requirements, limits and restrictions into a single document. The need for ample enclosed storage on the site was agreed upon.

Liquor licensing requirements by the Village and others are being explored. Other details set forth in the application packet and the commission agreed to review the packet and develop additional questions for discussion at the next PZC meeting, tentatively scheduled for March 24, 2020.

5. Old Business

A. **Amendment of Ordinance No. 68 and the Zoning Ordinance Relating to Parking Areas and Permissible Hours for Commercial Vehicles and Trailers – Discussion**

Mr. Ahlberg presented proposed revisions to various draft amendments previously discussed. These included:

1. A **proposed revision to the Article XIX, Chapter 19 of the Zoning Ordinance definition of “Vehicle, Commercial”** that had been previously reviewed. No further revisions required.
 2. **Proposed revisions to Village Code Ordinance No. 68**, originally prepared by the Village Attorney but subsequently revised by PZC. These amendments eliminates present language in Ordinance No. 68 applicable to trailer parking surfacing replaces it with a reference to other surfacing requirements set forth in Chapter 11, Paragraph B.6 of the Zoning Ordinance. Further, present language in Ordinance No. 86 relating to trailer parking area placement trailer orientation is deleted in its entirety and replaced with language that would permit the parking of non-commercial trailers in residential districts in front yards and side yards in a manner that reduces their visual impact from abutting streets. Mr. Ahlberg is to further amend the proposed language to clarify that trailer parking orientation requirements are not applicable to rear yard trailer parking.
 3. **Proposed revisions to Article XI, Chapter 11, Paragraph B.6 of the Zoning Ordinance** regarding surfacing and design, previously discussed and revised, were reviewed and approved in concept. However, Mr. Ahlberg was directed to further revise the draft revisions to clarify that rear yard trailer parking pads are permissible in residential districts. To further revise the language to clarify that rear yard trailer parking is also permitted without regard to orientation.
 4. **Proposed revision to Article XI, Chapter 11, Paragraph a. of the Zoning Ordinance prohibiting commercial vehicle parking in Residential Districts**, previously revised and amended, to exempt pick-up trucks and vans that are licensed as Class A-D was reviewed and approved in concept. However, Mr. Ahlberg raised the need for this Draft Ordinance to also delete existing Village Code Ordinance No. 5 language set forth in Section 5, Paragraph 5.10 to eliminate conflicts with proposed Zoning Ordinance amendments.
- B. **Flagpole Height and Placement – Discussion:** Mr. Ahlberg presented draft amendments to the Article XV, Chapter 15. regarding flagpole height and placement. After presentation and review, the proposed amendments were approved in concept.
- C. **Parking of “Classic Vehicles”:** Mr. Ahlberg indicated that he had not investigated nor prepared any material for review and the matter was tabled to a future meeting.
- D. **Meadows of West Bay – Update:** Mr. Cavanaugh relayed that he and the Village President had met with a representative of Lennar Homes regarding possible acquisition and development of this project. More information to come.

- E. **Thatcher Meadows – Update:** Mr. Cavanaugh reported that it appeared that NRB was pursuing development activities at the site and additional information will be provided when appropriate.
- F. **Miscellaneous:** The owner of Village Foods requested information on the timing of the water and sewer extensions along Hancock Dr. so that he might be able to plan for minimal access disruption. He was advised to contact the Village Administrator, Candi Gay.
- G. **Adjournment:** Upon a motion by Commissioner Arnos, seconded by Commissioner Gerhardt, the Commission adjourned at 8:26 pm.

Respectfully submitted,

Bob Ahlberg, Consulting Planner, Village of Wonder Lake Planning & Zoning Commission

By: Jim Cavanaugh
Draft 3/14/20

