

Village of Wonder Lake
Planning & Zoning Commission Meeting Minutes
August 9, 2016

Members present: Bill Arnos, Jim Cavanaugh, Anthony Blecore, Kurt Schweizer, Diana Bark
Carla Kimmell PE also present

Chairperson Cavanaugh called the meeting to order at 7:03 pm. Chairman Cavanaugh made a request that the minutes from July 12, 2016 public hearing be combined with the meeting today, August 9, 2016. Approval of minutes is postponed.

Communication: Bob Ahlberg is absent.

Discussion continued concerning HJ Hogan Farm 6708 Whispering Meadows Lane, Wonder Lake for the reclassification, subdivision and any necessary zoning variations on the property in the Village of Wonder Lake.

Bob Ahlberg, Robinson Engineering and M CCD provided letters. All the commissioners were provided with copies of the letters.

M CCD sent a letter and an email. The conservation district was not sent a notice of the public hearing. Chairman Cavanaugh stated the M CCD property is not adjacent to the property in question and was not required to have notice. Chairman Cavanaugh spoke with the M CCD Executive Director by phone. M CCD concerns are outlined in the letter: Night lighting, drainage, pollination of the prairie white fringed orchid. June and July need to have dark nights for the pollination.

Robinson Engineering had concerns that are stated in the letter: drainage, detention pond, storm water, septic system, road extension, will the store affect green space and be lake friendly.

Bob Ahlberg send a letter with suggestions on additional conditions for a suggested motion to approve the petition.

Chairman Cavanaugh spoke of the comments made on July 9, 2016 public hearing.

1. A traffic study was performed. Does not appear to be a real problem.
2. Quite residential area will be lost. In the Village of Wonder Lake plan, this area has a future use for business.
3. Hancock Dr., business's are not in the village
4. Tax advantage for Harrison school..unknown
5. Sidewalk in front of the General Dollar store. The commission has decided to let the village board decide on the sidewalk issue.

Commissioner Belcore made a motion seconded by Commissioner Arnos using Bob Ahlberg's suggestion with the following additions, The Village Board will decide on the sidewalk issue, the night lighting in June and July will be addressed with further discussion with M CCD. The motion carries on a unanimous roll call vote.

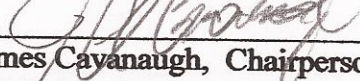
Carla Kimmell will meet with Robinson Engineering and MCCD. Any expenses encured will be paid by the developer.

Village president Tony Topf would like a copy of the minutes once Bob Ahlberg puts together a reccomdation prior to the end of August.

Commissioner Kurt Schweizer told the commission that he is starting a new job and will be traveling much of the time. A suggestion of remote attendance is a possiblity.

Commissioner Arnos made a motion seconded by Commissioner Belcore to adjourn at 7:37 pm. Chairperson Cavanaugh declared the motion passed on a unanimous voice vote.

Respectfully submitted,
Sue Draffkorn, Clerk
Village of Wonder Lake
Planning & Zoning Commission

By: 
James Cavanaugh, Chairperson
Draft 8.20.2016

August 30, 2016

**RECOMMENDATION OF THE WONDER LAKE
PLANNING AND ZONING COMMISSION**

The Village of Wonder Lake Planning and Zoning Commission (hereinafter "the Commission") convened a public hearing on July 12, 2016 at 7:00 p.m. to consider the request of H.J. Hogan, Inc, (hereinafter "the Petitioner") the owner of property located on the North side of McCullom Lake Road, approximately 1,200 feet east of East Wonder Lake Road, Wonder Lake, Illinois. 60097. Said owner proposes to rezone said property from E-1 Estate District to B-2 General Business District, the subdivision of said property to create a single lot from the 1.825 acre subject parcel (prior to any required roadway dedications) to permit the proposed development site and the approval of any necessary Zoning Variations to permit the construction of a Dollar General retail store at said location.

Said property is legally described as follows:

A PART OF THE SOUTHWEST QUARTER OF SECTION 8, TOWNSHIP 45 NORTH,
RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, VILLAGE OF WONDER
LAKE, COUNTY OF MCHENRY, STATE OF ILLINOIS. BEING MORE
PARTICULARLY DESCRIBED AS FOLLOWS;

BEGINNING AT THE SOUTHWEST CORNER OF SAID SECTION 8, THENCE
NORTH 00 DEGREES 14 MINUTES 24 SECONDS EAST 265.00 FEET ALONG THE
WEST LINE OF SAID SECTION 8; THENCE NORTH 89 DEGREES 16 MINUTES 18
SECONDS EAST 300.00 FEET ALONG A LINE PARALLEL TO THE SOUTH LINE
OF SAID SECTION 8; THENCE SOUTH 00 DEGREES 14 MINUTES 24 SECONDS
WEST 265.00 FEET ALONG A LINE PARALLEL TO THE WEST LINE OF SAID
SECTION 8 TO A POINT ON THE SOUTH LINE OF SAID SECTION 8; THENCE
SOUTH 89 DEGREES 16 MINUTES 18 SECONDS WEST 300.00 FEET ALONG
SAID SOUTH LINE TO THE POINT OF BEGINNING. CONTAINING 1.825 ACRES,
MORE OR LESS.

Following the closure of the public hearing on July 12, 2016, the matter was continued to August 9, 2016 to permit the Commission to discuss the testimony, consider the petition and adopt a recommendation to the Village Board of Trustees on the matter.

I. Petition.

The Petitioner filed the requisite petitions for Rezoning, Subdivision and Variances with the

Village Clerk of the Village of Wonder Lake. Proper notice was published in the Northwest Herald on June 26, 2016 and distributed as required by statute.

II. Location of Property.

The property involved is located on the North Side of McCullom Lake Road, approximately 1,200 feet east of East Wonder Lake Road, Wonder Lake, Illinois, Illinois, McHenry Township, McHenry County, Illinois.

III. Documents Submitted for Consideration.

On July 12, 2016 and August 9, 2016 the Commission considered:

- A. An application packet dated April 26, 2016, provided by the petitioner.
- B. Testimony provided by the Petitioner's representative, Carla M. Kimmel, P.E. of the Farnsworth Group and the applicant, Harry J. Hogan.
- C. Testimony provided by those in attendance and identified in the minutes of the July 12, 2016 public hearing on the matter.
- D. A July 25, 2016 letter from Elizabeth S. Kessler, Executive Director of the McHenry County Conservation District (MCCD).
- E. An August 2, 2016 from Greg Gruen, P.E. of Robinson Engineering.

IV. Findings

Based on the evidence presented and its deliberations thereon, the Commission concludes that the proposed rezoning is generally consistent with the trend of development in the area and the existing and proposed land uses of surrounding property, as designated in the Village's Comprehensive General Plan and amendments thereto. No zoning variations were subsequently identified nor proposed for the development. Furthermore, the Commission concludes that such proposed rezoning and subdivision will have minimal impact on surrounding land uses, create several new jobs for residents of the area, provide more shopping options for area residents and generate a positive tax impact for all taxing districts.

V. Summary of Testimony

Petitioner: The Petitioner provided a summary of the existing and proposed improvements on the property and clarified the extent of the proposed improvements.

Others in Attendance: Residents of adjacent properties attended the hearing expressed opposition to the proposed development and asked for clarification on the extent of the proposed improvements.

VI. Recommendation of Commission.

After considering the presentation by the Petitioner and others at the July 12, 2016 public hearing and written correspondence thereafter, on August 9, 2016 a motion was made by

Commissioner Belcore and seconded by Commissioner Amos to recommend to the Village Board the proposed rezoning of the property to Village of Wonder Lake B-2 General Business District and Subdivision of the property to create a single-lot to encompass the proposed development, subject to:

1. If so required by the Village Board, either the construction of a public sidewalk in the public ROW south of the site, or the escrow of sufficient funds (in the opinion of the Village Engineer and Village Attorney) to construct a future sidewalk in the abutting public ROW south of the proposed lot, with such escrow to be held by, and used by the Village to construct such sidewalk, when and if it deems it necessary.
2. Approval of the development plans by the Village Building Department prior to construction.
3. Approval of the development plans, final subdivision plans and final subdivision plat (and any required revisions thereto) by the Village Engineer prior to construction.
4. Any required revisions to the site lighting plan to create night-sky friendly outdoor lighting, controlled by timers in June and July to turn off exterior lights when the establishment is not operating, and incorporating input from discussions with the MCCD and the Village Engineer to minimize impact on the Harrison Benwell Conservation Area.

In addition, the Commission recommends that the Village Board direct the Commission to hold future hearings to amend the Village's Comprehensive General Plan to designate the development site and any appropriate adjacent property for business purposes.

Upon roll call the vote the above motion was as follows:

Ayes: Bill Amos, Diana Bark, Anthony Belcore, Kurt Schweizer and James Cavanaugh.

Nays: None

Absent: Betty Naatz and Rayne Gerhardt

Respectfully submitted,

VILLAGE OF WONDER LAKE
PLANNING AND ZONING
COMMISSION

By:

James Cavanaugh, Chairman

Attach: Application Packet
Minutes of July 12, 2016 Public Hearing