



## Village of Wonder Lake Planning and Zoning Commission

*January 26, 2010 ~ Meeting Minutes*

The scheduled meeting of the Village of Wonder Lake Planning and Zoning Commission was called to order at 7:02 p.m. on Tuesday, January 26, 2010 in the Municipal Center at 4444 N. Thompson Road, Wonder Lake, IL.

**Present:** Jim Cavanaugh, Bill Arnos, John Naatz, Kim Windler

**Absent:** Ken Such, Kate Topf, Jane Ratzlaff

**Consultants:** Bob Ahlberg, Planner; Sam McLean, NRB

### **Minutes:**

A motion was made by John Naatz to approve the Minutes from the January 12, 2010, regular meeting; the motion was seconded by Bill Arnos and approved unanimously.

### **NRB/Miller Property:**

No movement at this time.

**Hancock Business District and Thatcher MPD Recommendation for Comprehensive Plan Amendment:** A public hearing date is set for February 9, 2010.

### **Meadows of West Bay:**

No new information at this time.

### **Subdivision Code Amendments:**

A recommendation has been signed and given to the Village Board. Rich Curran will be putting this into ordinance form.

### **Thatcher Meadows:**

Sam McLean of NRB was present to review the Street Furniture plan that will be included in the Phase 1A version. The lighting plan included Prairie Style downward facing lighting units, made by Sternberg. Banner brackets will be included on these to display seasonal banners. Double headed versions of these lights will be at both entrances, and the single headed versions spaced every 300 ft throughout the rest of the main road areas. Standard Com-Ed fixtures will be placed throughout the rest of the common areas. The commission recommended using either wood-like (composite) or metal benches, whichever is more maintenance-free. The Route 120 entryway monument includes pools, waterfalls, and a lighted tower standing 30ft tall. The commission requests the addition of some kind of Village of Wonder Lake sign be added to the main entrance area. Electrical outlets should also be included at the main entrances, clubhouses and

park areas. NRB would like to start their review application by February 5, 2010.

**Canopy Ordinance:**

The commission feels the existing Village Municipal Code under the Nuisance Ordinance already covers this issue. The commission needs a definition of what exactly is being referred to and what it is that needs to be regulated. The necessity of the issue is in question and the existing Nuisance Ordinance can be used to enforce the problem now. The Planning & Zoning Commission does not feel this issue needs to be regulated, but if the Village Board does feel this needs to be then Planning & Zoning feels it is best to be done through the Nuisance Ordinance. But if the Village Board does want to ban and eliminate the use of Canopies then that would be best done through the Zoning Ordinance, which can be done, but it is not through the decision of Planning & Zoning, it would have to be decided on by the Village Board.

The meeting was adjourned at 8:22 p.m. following a motion made by Bill Arnos and seconded by Kim Windler and was unanimously approved.

Respectfully submitted,  
Marissa Lambert  
Planning and Zoning Commission Clerk  
Village of Wonder Lake