



Village of Wonder Lake Planning and Zoning Commission

February 9, 2010 ~ Meeting Minutes

The scheduled meeting of the Village of Wonder Lake Planning and Zoning Commission was called to order at 7:05 p.m. on Tuesday, February 9, 2010 in the Municipal Center at 4444 N. Thompson Road, Wonder Lake, IL.

Present: Jim Cavanaugh, John Naatz, Kate Topf, Kim Windler

Absent: Jane Ratzlaff, Ken Such, Bill Arnos

Consultants: Bob Ahlberg, Planner

Minutes:

A motion was made by Kate Topf to approve the Minutes from the January 26, 2010, regular meeting; the motion was seconded by Kim Windler and approved unanimously.

Hancock Business District and Thatcher MPD Recommendation for Comprehensive Plan Amendment:

A motion was made by John Naatz to open the Public Hearing; the motion was seconded by Kim Windler and approved unanimously.

Jim Cavanaugh: The purpose of the public hearing is to amend the municipal comprehensive development plan to include the Thatcher Meadows concept development plan and Hancock business area plan to reflect the expansion of the Village boundaries.

Bob Ahlberg, Village Planner: The hope is that at the completion of tonight's public hearing that the Hancock area plan formally becomes part of the Villages comprehensive municipal plan as a sub area plan. Secondly, with the annexation of Thatcher Meadows it became necessary to revise the map 9 to reflect the land use plan with Thatcher Meadows so that both the plan and the group Thatcher Meadows plans are not at odds with each other. The third nature of the plan was to extend the arcs around the outside to show the limits of the Villages extraterritorial jurisdiction. Under state statues those arcs extend a mile and a half beyond present Village boundaries. As those arc's cover presently unincorporated property, if the property is within another municipality it's so noted on this map 9.

Jim Cavanaugh: There were a couple of spots that we had to bring into the Village boundaries, which also affected the arch a little bit. And there was an area of commercial business that we had to change the destination on to commercial business because it was an error on Rt. 120.

The record shows that there were no objections.

Public Present: Dennis Palys, Village Resident

A motion was made by Kim Windler and seconded by John Naatz, and approved unanimously to Recommend for approval to the Village Board the amendments to the municipal comprehensive plan, including Thatcher Meadows concept development plan and Hancock Business area plan and the included smaller amendments to the extraterritorial inclusions and amendments to the comprehensive plan map that was spoken about tonight.

On February 9, 2010, upon roll call, the vote on the above motion was as follows:
Ayes: Jim Cavanaugh, John Naatz, Kate Topf and Kim Windler

Nays: None

Absent: Ken Such, Bill Arnos and Jane Ratzlaff

A motion was made by John Naatz and seconded by Kate Topf to close the Public Hearing on February 9, 2010 and was unanimously approved.

NRB/Miller Property:

No movement at this time.

Meadows of West Bay:

They are close to connecting the two water companies together, the water line down Thompson Road.

Subdivision Code Amendments:

This is before the Board right now, and they have tabled this for now due to some additional issues they need to discuss.

Canopy Ordinance:

Bob Ahlberg handed out a February 9, 2010 recommendation of the Wonder Lake Planning & Zoning to the Village Board. A few additions/changes were to be made to the recommendation.

A motion was made by Kate Topf and seconded by John Naatz, and approved unanimously to recommend for approval to the Village Board the Canopy issue as reflected in the document that Bob Ahlberg handed out on February 9, 2010 including the amendments made tonight.

On February 9, 2010, upon roll call, the vote on the above motion was as follows:
Ayes: Jim Cavanaugh, John Naatz, Kate Topf and Kim Windler

Nays: None

Absent: Ken Such, Bill Arnos and Jane Ratzlaff

Thatcher Meadows:

Bob Ahlberg handed out the NRB documents of the second half of the submittal for final MPD approval for Phase 1A to the commissioners for review.

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