



Village of Wonder Lake Planning and Zoning Commission

March 23, 2010 ~ Meeting Minutes

The scheduled meeting of the Village of Wonder Lake Planning and Zoning Commission was called to order at 7:04 p.m. on Tuesday, March 23, 2010 in the Municipal Center at 4444 N. Thompson Road, Wonder Lake, IL.

Present: Jim Cavanaugh, John Naatz, Kate Topf, Kim Windler, Jane Ratzlaff,
Bill Arnos

Absent: Ken Such

Consultants: Bob Ahlberg, Planner; Bud Reed, Manhard

Minutes:

A motion was made by John Naatz to approve the Minutes from the February 9, 2010, regular meeting; the motion was seconded by Bill Arnos and approved unanimously.

Thatcher Meadows Phase 1A Final Plat:

Planning & Zonings responsibility at this stage is to ensure as much as we possibly can to the Village Board that all the zoning & subdivision conditions of the Village regulations have been or will be met. Bud Reed and Bob Ahlberg both presented their memorandums and there was a response from Applied Engineering Services. The 45 day requirement expired yesterday (3/22/10), but by mutual agreement in order to respond lengthy reviews from Bud Reed and Bob Ahlberg, NRB had requested that it be extended until tonight's meeting with the possibility of a further continuation after tonight's meeting. NRB gave a detailed presentation of their plans. They have construction bids going out tomorrow and do not want to miss this construction season. Scott Farris of Lakota Group presented the landscaping plan. As far as building structures go, those plans have not been finalized and will be presented to the Commission before being built. They plan on having the clubhouses, recreation centers, bridges and schools completed before the residential areas are started. It was recommended by the Commission that the parking lots by the ball fields need to be initially made at 90 spaces. A report will be ready by

April 13, 2010 and a recommendation will be considered at that time. Because there is a 45 day window this needs to be operated in, NRB made a verbal confirmation that they agree to an extension through April 13, 2010 provided there is a report available.

NRB/Miller Property:

No movement at this time.

Meadows of West Bay:

Bud is to have a report by the next meeting concerning the sale of the land.

Subdivision Code Amendments:

No movement at this time

Canopy Ordinance:

Currently with the Village Board, and there is no movement at this time.

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

Currently with the Village Board, and there is no movement at this time.

Communications:

Garage variance: the person wants a larger garage, but it is a detached garage, and the Village ordinance states you must have an attached garage. So the rules of the attached/detached garage issue may need to be revisited, and to address if there is a different way of preventing someone from making a house out of a garage.

The meeting was adjourned at 8:57 p.m. following a motion made by Jane Ratzlaff and seconded by Kim Windler and was unanimously approved.

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