

I: CALL TO ORDER: David Gauger called the Plan Commission Regular meeting to order at 6:06pm.

II: ROLL CALL:

A. Present

- 1 Jeff Bell
- 2 Chris Polark
- 3 Valerie Griseta
- 4 David Gauger
- 5 Bill Hart, Building Commission

Not Present

- 1: Dale Miller
- 2: Nancy Koske, Trustee

III: APPROVAL OF MINUTES:

A: Jeff Bell made a motion to approve the minutes of the Plan Commission Regular Meeting of April 2, 2008, 2008 as written. Valerie Griseta seconded the motion  
Ayes: Valerie Griseta, Jeff Bell, Chris Polark, David Gauger  
Nays: none

IV: OLD BUSINESS:

A: David Gauger stated the Comprehensive Plan was subdivided between members of the Commission thinking some ideas would be brought to the table in 2 weeks for review. He found it difficult to go through and he has done very little on his section.

B: Jeff Bell and Chris Polark were charged with reviewing the Rte 12 corridor and had the following comments and questions:

- a. They looked at everything on the Rte 12 corridor south. In figure 3-2 sub area key development area location map the Rte 12 corridor starts from Lake Front Park to the Rte 12/59 split where it appears to stop and they feel it should go to the southern tip of the Village. They asked what the Village limits were?
- b. They feel the first step would be to update the municipal boundaries, driving the planning jurisdiction. The current maps seem to reflect Duck Lake Crossing and Big Hollow School as the only new annexations. Existing land uses need to be changed.
- c. Future Plan, figure 3-1, doesn't appear to extend the planning jurisdiction to the southern end of the Village. 1 ½ miles south of Menards puts us to Molidor and the map doesn't go that far. From a planning jurisdiction this needs to be included even though much of the property is in Volo.
- d. They feel they should get the information from Volo regarding their plan and boundaries. Chris presented the Round Lake's future use land map stating it is laid out well along the western edge including Big Hollow on Nippersink and Fish Lake, plans for quasi-public lands or low density single family homes.

- h. Valerie Griseta presented a Volo plan she got from the internet.
  - i. They established there are 3 sub areas with 13 key development areas. They thought the intersection of 134 & 12 might be an additional key development area.
  - j. Discussions were had about figure 2-1-B the municipal boundaries planning jurisdiction, existing land use figure 22 and future land use figure 31. The planning jurisdiction would impact both 22 & 31. They feel Duck Lake Crossing on the existing land use map is shown as vacant should be low density residential housing, the Dominicks corner is shown as vacant should be commercial, Big Hollow corner, the southeast corner of 12 & 134, should reflect commercial. The new Big Hollow school on Fish Lake & Nippersink should be government or institutional, Home Depot on Rte12 should be commercial. The southern part should be updated based on Volo and Round Lake's maps.
  - k. Future land use should be used the same as existing land use with the exception possibly Duck Lake Crossing.
  - l. The whole planning jurisdiction needs further scrutiny, as it does not reflect the townhouses behind Home Depot and the development along Molidor Rd.
- C: Bill Hart responded to some of their inquiries by stating:
- a. The Rte 12 corridor should go south of Molidor Rd. The Village boundary is the boat sales business south of Menards. Molidor is the next road over and is unincorporated.
  - b. A 2 acre parcel along Longwood was recently added.
  - c. One motion can be made when all recommendations are made, color code the map and make the motion on that with a written explanation.
  - d. Will try to get a Lake County map and a Village Boundary map.
  - e. 134 & 12 would be commercial either B-3 or PUD.
  - f. Lakemoor would need to be included in their planning as it comes up to Big Hollow Rd west of the Village.
- D: Discussions were had clarifying zoning on various parcels and buildings for proper land use. What pieces of land are still available for annexation. The possible uses of the southeast corner of 12 & 134 and the proper zoning needed. The landscape plan for the hotel and what will be replaced by whom. The tree replacement ordinance restrictions. A presentation of options for costs and procedures to accomplish this task be made to either to this Commission or the Village Board. The tools needed to promote future economic development of the Village. The possibility of resident and business interest into the plan before it is given to the Village Board.
- E: Valerie Griseta stated she is having difficulty with the North corridor since the zoning is so general as it all appears to be M-2. The west side was true. Spring Grove mentioned in their plan they are posturing with Thelen. Where do there boundaries end?
- 1: Mr. Hart responded the biggest part of her area is to the east were Antioch comes out clarifying the boundaries she should be looking at. He should have given her the zoning overlay covering most of the M-2. 2 or 3 mining operations need to be looked at. He explained the conflict with Spring Grove and whatever Thelen is doing with Spring Grove should be compatible. He will check into it.

2: Mr. Gauger stated the intersection of Wilmont Rd. and Rte 173 North is her area.

F: Discussion was had about possibly creating another sub-area East of State Park Rd. This is a mix of residential and commercial. 100 acres south of Sundial should be included in the planning area. The uses in the existing use and future use plans conflict. The Spring Grove plan future development page. The widening of roads to accommodate future growth. The future development of the Thelen property. The sewerage and water treatment plants and where they will go. The speed limits and placing of stop lights on Rte 12 and IDOT's concerns.

V: NEW BUSINESS:

None

VI: ADJOURNMENT: Jeff Bell made a motion to adjourn the Plan Commission Regular Meeting at 7:00pm. Chris Polark seconded the motion.

Ayes: Valerie Griseta, Jeff Bell, Chris Polark, David Gauger

Nays – none

Meeting adjourned at 7:00pm

Respectfully submitted by  
Sue Langowski  
Secretary