

Commissioner Wussow asked about signage at the parking lot entrance to which Mr. Nicholas stated there will be a small medallion sign. Ms. Stegall stated that that portion of the parking lot will remain in DuPage County so the Village did not ask for detailed information on this signage. Commissioner Loftus asked which part of the Country Club will be in the Village limits, and Village Planner Stegall showed this on the map. Commissioner Loftus stated the front entrance is out of the Commission's purview, and Mr. Nicholas stated they wanted to show as much as possible for consistency reasons.

Commissioner Wussow asked if the Commission was reviewing the request for a longer approval time period, and Ms. Stegall stated the Commission will do this. Ms. Stegall stated the staff thought the 10-year approval timeframe request was fine; however, the Plan Commission agreed with the ARC that they thought 10 years was too long. Ms. Stegall stated they would pass the Commissions' recommendations onto the Village Board. Commissioner Dieter asked if there were any other reasons aside from fund-gathering as to why the petitioner would need a longer approval period. Randy Bus, President of Cemcon, Ltd. in Aurora, Illinois, stated there is the burden of going through the process again just for a parking lot, but the cost is their main motivation. Ms. Stegall stated the Plan Commission did encourage the petitioner to look at the landscape plan and see what they could install now so the plants would begin to grow and screen any cars currently parking in the grass even before the parking lot is constructed.

Chairman Burdett asked if the landscape additions proposed for Hill Avenue would allow for possible sidewalks later on to which Mr. Bus stated the property fence is 10½ feet behind the right-of-way so the landscaping will be on the Country Club's property, and any sidewalks should not disturb this. Dan Dalziel, Principal with 3D Design Studio in Grayslake, Illinois, stated a lot of this could depend on the contour of the eventual road if Hill Avenue is redone in the future.

Commissioner Wussow stated this is a thorough packet which helped her to visualize the proposed changes. She stated the landscaping looks lush, and there is variety in the design. She stated she does not see a need for the approval timeframe to go beyond four years.

Commissioner Loftus stated the renderings and information answered his questions. He stated it is good that there will be a pedestrian crossing added. He stated the landscaping plan looks good.

Commissioner Dickie stated the plan is wonderful and helps to clean-up and beautify the site. He stated the petitioner has been mindful of possible sidewalks in the future, and there seems to be plenty of room for sidewalks if they are added later. He stated the LED lights are good and will help with energy conservation. He stated he does agree that a four year timeframe seems reasonable.

Commissioner Dieter stated the petitioner is being consistent with what currently is there. He stated he thinks the Village should work with the Country Club more closely for the redesign of Hill Avenue and the possible addition of sidewalks. He stated he thinks the approval timeframe should not go beyond two years.

Commissioner Albrecht stated she thinks this is a lovely project, and it will be an improvement. She stated there is good detail and visuals, and she thinks sidewalks do need to be added. She stated she agrees with approval timeframe being four years.

Chairman Burdett stated he is in favor of the project with a four-year approval timeframe. He stated he does want the Village Board to know that the Commission believes sidewalks should be added on the north side of Hill Avenue.

Commissioner Wussow moved to approve the proposed plan as presented with the condition that the approval length of time on the extension for the northernmost leg of the parking lot be limited to four years. The motion was seconded by Commissioner Albrecht and carried unanimously by a vote of 6-0.

5. Chairman's Report

Chairman Burdett stated Commissioners Dohrer and Thompson were not in attendance at this meeting as they are members of the Glen Oak Country Club and recused themselves from the previous topic.

6. Trustee's Report

None

7. Staff Report

Village Planner Stegall stated there will be a meeting on September 10, 2014.

Commissioner Wussow stated DuPage Medical Group's monument sign is still there that the ARC approved for removal as the medical group added a wall sign. She stated the lettering has been removed; however, the sign is still there. Ms. Stegall stated she would follow-up on this.

Commissioner Dieter stated the Commission should see any information about plans or variances for the Giesche site as early as possible to which Ms. Stegall stated that no architectural plans or concepts have yet been developed but that she would forward the information from the Plan Commission meeting to the Commission.

8. Adjourn

As there was no other business to discuss, Chairman Burdett asked for a motion to adjourn. Commissioner Wussow moved, seconded by Commissioner Loftus to adjourn the meeting at 7:43 p.m. The motion carried unanimously by a vote of 6-0.

Submitted by: Debbie Solomon, Recording Secretary

Reviewed by: Michele Stegall, Village Planner