

PLANNING AND ZONING COMMISSION

June 15, 2020 MEETING MINUTES

Village of Lake In the Hills



Chairman DeMay called to order at 7:30 p.m. the meeting of the Lake in the Hills Planning and Zoning Commission. This was a virtual meeting. The agenda for this virtual meeting informed the public that they could attend and gave directions on how they could access it online or via telephone.

ROLL CALL

Chairman Joe DeMay and Commissioners Brent Borkgren, Michael Esposito, Anna Siakel, and John Murphy were present. Absent was Commissioner Greg Walker. Also in attendance were Community Services Director Fred Mullard, Village Trustee Bill Dustin, Assistant Community Development Director Ann Marie Hess, and Administrative Specialist Laura Pekovic.

APPROVAL OF MEETING MINUTES

Commissioner Esposito made a motion to approve the Commission meeting minutes of May 18, 2020, and Commissioner Murphy seconded. Motion carried 5-0.

NEW BUSINESS--None

OLD BUSINESS – Melody Living--Amended Final Plat of ReSubdivision

Staff Report

Community Services Director Fred Mullard reviewed the Request for Commission Action dated June 15, 2020

Discussion and Comments by Staff and The Planning and Zoning Commission

Laura Hester, Vice President of Cedarwood Development, introduced herself and Ron DiNardo. She announced that the first Melody Living residents are scheduled to move in August 2020.

Ms. Hester summarized that the shift in the unit mix is for one bedrooms and is consistent with consumer demand and the market studies that Cedarwood Development has done. She explained the reasons for the requested changes, the building renderings, and the relationship between the two Melody Living buildings. One example of a change was that the streetside landscaping was brought into the courtyard for the residents to enjoy. Ms. Hester also clarified the unit mix chart and the changes to the one-and-two bedroom units and that the three-bedroom unit was removed, as it was too expensive for the consumer and was not selling. She also described the side-by-side changes to the elevations, that the building square footage change would create 96 units instead of 77 units, and there would be a small change to the size of the parcel.

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Trustee Bill Dustin received clarification from Ms. Hester that the two buildings were financed separately three years apart and that the ownership will remain the same.

Commissiner Borkgren expressed concern related to a change in the population density comparing the number of units to the total floor space. Ms. Hester indicated that 19 additional units with 25 additional parking spaces were added to this proposed building, which is in compliance with the building code. She further explained that the customer mix is about 20 percent couples and 80 percent singles, and that 83 years old is the average age for independent living, thus the need for the unit mix change. She also stated that Cedarwood Developments investment in Melody Living is \$40 million. The original ordinance allowed unit mix changes to be done administratively, but this was brought to the Planning and Zoning Commission to show the unit mix and change to the plat of survey.

Motion to recommend approval to the Village Board to accept the Melody Living's Amended Final Plat of Resubdivision, approve changes to the unit mix, and to the footprint of the independent living building was made by Commissioner Esposito and seconded by Commissioner Siakel. On a roll call vote Commissioners, Esposito, Murphy, and Chairman DeMay voted Aye. Commissioners Borkgren and Siakel voted no. Motion carried 3-2.

ITEM FOR DISCUSSION--None

STAFF REPORT—Director Mullard announced that the sign ordinance discussion will be on the July Planning & Zoning Commission meeting agenda. He plans to have a public hearing at the August Planning and Zoning Commission meeting for the sign text amendments. Director Mullard also stated that the Village Board of Trustees had no planning & zoning items on their agenda last month.

AUDIENCE PARTICIPATION—None

TRUSTEE LIAISON REPORT— None

Commissioner Siakel made a motion to adjourn the meeting and was seconded by Commissioner Murphy. All in favor voted Aye. Chairman DeMay adjourned the meeting at 8:02 p.m.

The next Lake in the Hills Planning and Zoning Commission meeting is scheduled for Monday, July 13, 2020 at 7:30 p.m.

Laura Pekovic

Administrative Specialist I