



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, Greg Walker, Michael Esposito, and John Murphy were present. Commissioner Siakle was absent. 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 Borkgren made a motion to approve the Commission meeting minutes of April 13, 2020, and Commissioner Esposito seconded. Motion carried 5-0.

### **NEW BUSINESS--**

#### **1. Public Hearing for a Variation to the Zoning Ordinance, Section 15.31.B the Zoning Ordinance, Permitted Fencing at 971 Brandt Drive**

Chairman DeMay convened the public hearing at 7:32 p.m. All commissioners that answered roll call were present. Staff confirmed that the petitioner correctly completed notices of public hearing.

#### **Staff Report**

Community Services Director Mullard reviewed the Request for Public Hearing and Commission Action dated May 18, 2020.

#### **Presentation by Petitioner and Questions and Comments by Planning and Zoning Commission**

The applicants, Scott and Cindi Brazelton, stated they would like this variation to maximize their family's yard space. Michelle Schultz of 961 Brandt spoke, and lent her support of the Brazelton's request. There were no questions or any discussion among the Commission.

Motion to grant a variation to Section 15.3-1.B of the Zoning Ordinance, Permitted Fencing, at 971 Brandt Drive, was made by Commissioner Esposito and seconded by Commissioner Borkgren. On a roll call vote Commissioners, Esposito, Borkgren, Walker, Murphy, and Chairman DeMay voted Aye. Motion carried 5-0.

**2. Melody Living--Amended Final Plat of ReSubdivision**

**Staff Report**

Community Services Director Fred Mullard reviewed the Request for Commission Action dated May 18, 2020.

**Discussion and Comments by Staff and The Planning and Zoning Commission**

Melody Living has submitted an amended plat of resubdivision for acceptance by the Village. They plan to split the development into two lots to financially separate the construction efforts. This was considered and allowed for in the ordinance accepting the final plat approved by the Village Board July 27, 2017. The amended plat was reviewed by staff and the Village Attorney.

Also considered in July 2017 was the ability of Melody Living to adjust the number and mix of unit styles. As they moved forward with design, they plan to change the unit mix and footprint of the independent living building. Staff reviewed the proposal and found the changes within the scope of the July 2017 ordinance.

Trustee Dustin expressed concern that this is being done for financial reasons. Director Mullard confirmed that this project is not receiving government subsidies, that the developer appears to be financially stable, and they have approached the Village with preliminary designs for the next building.

Commissioner Borkgren indicated that this request shows a substantial amount of units are increasing, yet the amount of bedrooms are decreasing. Director Mullard explained that the change is due to the popularity of independent living one-bedroom units and there is still adequate parking in the design to accommodate this change. There was a brief discussion about the one-bedroom size, the location of the new building, the preapproval of this development being split into two lots, and the adding of more units. Commissioner Borkgren suggested that this item be tabled until the developer provides more information and the use mix issue can be addressed. Director Mullard indicated that this could delay the project.

Motion to continue the Amended Final Plat of ReSubdivision to the next Planning & Zoning Meeting was made by Commissioner Borkgren and seconded by Commissioner Walker. On a roll call vote Commissioners, Esposito, Borkgren, Walker, Murphy, and Chairman DeMay voted Aye. Motion carried 5-0.

**OLD BUSINESS** – None

**ITEM FOR DISCUSSION**--Sign Ordinance Changes

Director Mullard opened the discussion with Mr. Darrel Garrison from Planning Resources. The purpose of tonight's discussion was how to best convey the recommended changes in the new ordinance layout and have it to be easier to read and understood by everyone who reads it.

# PLANNING AND ZONING COMMISSION

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Village of Lake In the Hills

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Mr. Garrison recommended that the new ordinance table format be sectioned by zoning classifications, display sign graphics/imagery to make it easier to understand, and have clarification of the zoning districts, sign size, heights and notes.

Commissioner Borkgren requested that the Commissions' final draft show the content changes in red so they know what has changed, that the graphics be a representative of the sign types, and there be a details reference for the sign types. Overall feedback from the Commission was that they liked the changes to the ordinance that Mr. Garrison proposed.

Director Mullard confirmed with Trustee Dustin and the Commission that local businesses will have an opportunity to review and comment on the new sign ordinance. Also, that any existing signs would be allowed as legal, non-conforming.

**STAFF REPORT** – Director Mullard stated that the Village Board of Trustees had no Planning & Zoning items last month.

**AUDIENCE PARTICIPATION** – None

**TRUSTEE LIAISON REPORT** – None

Commissioner Esposito made a motion to adjourn the meeting and was seconded by Commissioner Walker. All in favor voted Aye. Chairman DeMay adjourned the meeting at 8:28 p.m.

The next Lake in the Hills Planning and Zoning Commission meeting is scheduled for Monday, June 15, 2020 at 7:30 p.m.

*Laura Pešović*

Administrative Specialist I