



Commissioner DeMay called to order at 7:30 p.m. the meeting of the Lake in the Hills Planning and Zoning Commission.

ROLL CALL

Commissioners Brent Borkgren, Greg Walker, Diane Murphy, Anna Siakel, Tim Serritella, Michael Esposito, and Chairman DeMay were present. Also in attendance were Community Services Director Fred Mullard, Assistant Community Services Director Ann Marie Hess, Trustee Bill Dustin, and Recording Secretary Laura Pekovic.

APPROVAL OF MEETING MINUTES

Commissioner Borkgren made a motion to approve the Commission meeting minutes of December 17, 2018, and Commissioner Serittlla seconded. Motion carried 7-0.

NEW BUSINESS

1. **Conditional Use for a Religious Use in a B-4 zoning district for 9228 Trinity Drive --New Life Baptist Church**

Commissioner DeMay convened the public hearing at 7:31 p.m. All commissioners that answered roll call were present.

Staff Report

Community Services Director Mullard reviewed the request for public hearing and commission action dated January 14, 2018.

Presentation by Petitioner and Questions and Comments by Planning and Zoning Commission.

Pastor Mark Wood of New Life Baptist Church spoke. He indicated that New Life Baptist Church has been established in Lake in the Hills for twenty years and owns the building. One of the church's improvements was the additon of a walking path to free up parking spaces.

Director Mullard spoke about making this conditional use at 9228 Trinity Drive not have a four-year expiration date. In the past, the Village has not discouraged church conditional uses, but has put expiration dates on them. Expiration dates for conditional are not required by the Village of Lake in the Hills. However, the Village should think of potential conditions, such as a church opening in a residential district. Some new developments in Lake in the Hills have parking and density conditions. In this case, no conditions are warranted.

Motion to recommend a conditional use for a religious use in a B-4 zoning district for 9228 Trinity Drive for New Life Baptist Church, with no expiration date, was made by Commissioner Borkgren

PLANNING AND ZONING COMMISSION

January 14, 2019 MEETING MINUTES

Village of Lake In the Hills

and seconded by Commissioner Serritella. On a roll call vote Commissioners Borkgren, Serritella, Siakel, Esposito, Walker, Murphy, and Chairmain DeMay voted Aye. Motion carried 7-0.

OLD BUSINESS – None

ITEM FOR DISCUSSION--Director Mullard spoke that in the past, the Village has approved nine church conditional uses. As of today, two other chuches remain in Lake in the Hills. Conditional uses for churches originally started as to not encourage the church to stay in the industrial park and to encourage them to relocate. However, he has learned that according to case law, churches can't be unduly burdened. He recapped the Village's zoning ordinance on conditional use and how staff maintains compliance and use. Fred suggested that the Village put any applicable conditions on conditional uses and establish them early.

STAFF REPORT – Director Mullard reported that in December 2018, the Randall Algonquin Plaza (Walgreens) zoning variation was approved by the Village Board of Trustees. The Heathers (senior living) is scheduled to be presented to the Village Board of Trustees on January 22, 2019. Director Mullard is working with that developer, Sarillo Development, to ensure that they comply with the Village attorney's suggestions. Director Mullard met with the owner of Butcher on the Block their possible request for an enclosed, heated, outdoor seating space for the colder months.

AUDIENCE PARTICIPATION – None

TRUSTEE LIAISON REPORT – None

Commissioner Murphy made a motion to adjourn the meeting and was seconded by Commissioner Borkgren. All in favor voted Aye. Commissioner Borkgren adjourned the meeting at 7:56 p.m.

The next Lake in the Hills Planning and Zoning Commission meeting will be held Monday, February 18, 2019 at 7:30 p.m.

Respectfully Submitted,

Laura Pekovic,
Rcording Secretary