



PLANNING AND ZONING COMMISSION

February 18, 2019 MEETING MINUTES

Village of Lake In the Hills

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

ROLL CALL

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

APPROVAL OF MEETING MINUTES

Commissioner Serritella made a motion to approve the Commission meeting minutes of January 14, 2018, and Commissioner Borkgren seconded. Motion carried 7-0.

NEW BUSINESS

1. **Conditional Use for an Automotive Service in the B-4 Zoning District at 9114 Virginia Road, Suite 107 – JD Auto Specialists, Inc.**

Chairman DeMay convened the public hearing at 7:32 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 February 18, 2019. The request was from Jason Dobler of JD Auto Specialists, Inc. for a Conditional Use for an Automotive Service repair facility at 9114 Virginia Road in the B-4 zoning district.

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

The applicant's attorney, James Kaiser, summarized the request. He reiterated that the building has five existing bays and will offer competitive services to Lake in the Hills' and the surrounding area residents.

Motion to recommend approval to the Village Board for a Conditional Use for an Automotive Service, with additional conditions as noted in the staff report, at 9114 Virginia Road on Parcel 19-22-100-014, was made by Commissioner Borkgren and seconded by Commissioner Esposito. On a roll call vote, Commissioners Borkgren, Serritella, Siakel, Esposito, Walker, Murphy, and Chairman DeMay voted Aye. Motion carried 7-0.

2. **Conditional Use for Outdoor Sales/Open Sales Lot Accessory to Principle Use at 8595 Pyott Road – Lemon Grove Trucks**

Staff Report

Community Services Director Mullard reviewed the Request for Public Hearing and Commission action dated February 18, 2019. The requests is for a Conditional Use for an Outdoor Sales/Open Sales Lot Accessory to Principle Use at 8595 Pyott Road.

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

Herb Biedermann of Lemon Grove Trucks spoke about his proposed business at this location. It is niche market where he will buy trucks at wholesale and sell high. The trucks will be sold to the public for around \$30,000 to \$60,000. The retail cost would be \$125K+. He is confident that his business will be successful. Commissioner Siakel asked about animals and vandalism around the trucks and test drives. Mr. Biedermann explained the trucks had open beds, but were not extremely low. The property is bordered by Jameson Paving, and they have similar trucks. In addition, it is not a residential area with foot traffic. Test drives would be along Pyott, Algonquin, and Randall Roads. At the most, there would be one test drive a day. In response to Commissioner Esposito's question about signage, Mr. Biedermann indicated that one is planned to be on the building.

Motion to recommend approval to the Village Board for a Conditional Use for an Outdoor Sales/Open Sales Lot Accessory to Principle Use, with additional conditions as noted on the staff report, at 8595 Pyott Road, Unit E on Parcel 19-17-400-003 as made by Commissioner Borkgren and seconded by Commissioner Esposito. On a roll call vote, Commissioners Borkgren, Serritella, Siakel, Esposito, Walker, Murphy, and Chairman DeMay voted Aye. Motion carried 7-0.

OLD BUSINESS – None

ITEM FOR DISCUSSION – None

STAFF REPORT – Director Mullard recapped the Commission's one recommended item that was presented to the Village Board in January 2019. There was no discussion for the Conditional Use for New Life Baptist Church at 9228 Trinity Drive, and the Village Board approved it.

AUDIENCE PARTICIPATION – None

TRUSTEE LIAISON REPORT – None

Commissioner Borkgren made a motion to adjourn the meeting and was seconded by Commissioner Esposito. All in favor voted Aye. Chairman DeMay adjourned the meeting at 7:48 p.m.

The next Lake in the Hills Planning and Zoning Commission meeting is scheduled for Monday, March 18, 2019 at 7:30 p.m.

Laura Pekovic,
Administrative Specialist I