



## PLANNING AND ZONING COMMISSION

May 13, 2019 MEETING MINUTES

Village of Lake In the Hills

Commissioner Brent Borkgren 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, Greg Walker, Michael Esposito, and Brent Borkgreen were present. Absent were Chairman DeMay and Commissioner Serritella. Also in attendance were Community Services Director Fred Mullard, Assistant Community Development Director Ann Marie Hess, Village Trustee Bill Dustin, Village Administrator Jennifer Clough, Village President Russ Rusanzki, and Administrative Specialist Laura Pekovic. Trustee Steven Harlfinger joined the meeting around 8:00 p.m.

### APPROVAL OF MEETING MINUTES

Commissioner Siakel made a motion to approve the Commission meeting minutes of February 18, 2019, and Commissioner Esposito seconded. Motion carried 4-0.

### NEW BUSINESS

1. **Parkside Apartments LITH, LLC at 9340 Haligus Road. Variation from Section 7.6 of the Zoning Code, Residential Districts, Dwelling Standards Chart.**

Commissioner Borkgren convened the public hearing at 7:34 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 May 13, 2019. The request, from United Construction Services, Inc., was for a variation to the Table 7.6, Dwelling Standards Chart, to reduce the minimum size of a one-bedroom unit from 850 square feet to 700 square feet, and reduce the minimum size of a two-bedroom unit from 1,000 square feet to 900 square feet.

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

John Curtis of United Construction Services, Inc. and Joe Billitteri of Parkside Apts. LITH, LLC spoke about the plan for the apartment building development and the apartment size request. This development is similar to an existing one in East Dundee. Based upon recent area market research, the one-bedroom market rate is \$1,100 per month, and the two-bedroom market rate is \$1,400-\$1,450 per month. The goal is to provide a new apartment product and that is affordable.

The two apartment buildings will be three stories tall with one interior stairwell serving six units. Exterior finishes will include brick on the first floor and gables. Interior finishes will include granite countertops and stainless steel appliances. There will be full-size stackable washer and dryer in each apartment. Parking will be surface only with no garages, and about 1.7 parking spaces per apartment. The construction start is planned for Fall 2019 at the latest.

Motion to recommend approval to the Village Board for a variation from to Table 7.6 of the Zoning Ordinance at 9340 Haligus Road on Parcel 18-22-200-031, reducing the minimum unit sizes for one and two bedroom apartments, was made by Commissioner Esposito and seconded by Commissioner Siakel. On a roll call vote Commissioners Borkgren, Siakel, Esposito, and Walker, voted Aye. Motion carried 4-0.

## **2. Discussion on Changes to Section 16, Signs of the Lake in the Hills Zoning Ordinance**

### **Staff Report**

Community Services Director Mullard reviewed the Request for Public Hearing and Commission Action dated May 13, 2019. Planning Resources was contacted by the Village and asked to attend this meeting. This scheduled sign discussion was advertised on the Village's Facebook page, and announced to the Lake in the Hills Chamber of Commerce and Village Board of Trustees for dissemination. There were no audience participants present for the discussion. Planning Resources was tasked to provide an overview of the Village's sign ordinance, point out how it's regulations compare with neighboring communities, discuss some possible areas to consider for changes, and receive feedback from the Planning & Zoning Committee and the public. Staff anticipates working with Planning Resources to create a draft text amendment for consideration at a public hearing in June 2019.

Daryl Harrison and Randy Metz of Planning Resources spoke. Their goal was to ascertain feedback from the group about any changes they would like to see to the current sign ordinance. The showed a PowerPoint presentation that summarized sign purposes, summary of current inplace ordinances, a comparison to other communities, and current sign trends.

Mr. Metz analyzed that the Village's current sign ordinance is effective and descriptive, but feels it lacks being user friendly. For example, definitions are in a different section, and it lacks graphics. Director Mullard agreed that adding graphics to the ordinance would be beneficial for clarification purposes and the Commission agreed. Mr. Metz reviewed types of temporary portable signs, on and off premises signs, freestanding signs, building signs, snipe signs, pennants, banners, flags, and inflatable signs. One of Mr. Metz's suggestions was to remove the size requirement for inflatable signs. There was discussion among the group regarding LED signs, building wraps, perforated vinyl see-through window signs, and human signs.

Commissioner Esposito added that he would like residents be able to have more garage sale signs. He that adding a chart to the ordinance for cross referencing signs types would be helpful

There was discussion about portable signs, specifically on the side of the trucks at U-Haul. Director Mullard stated that U-Haul received Village Board approval to have the trucks parked there. There was discussion about trucks being parked on property for an extended use of time for off site advertising, and in residential versus commercial districts. Commissioner Borkgren indicated that the Village's ordinance should not restrict residents to park their work trucks with advertising in front

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of their home. Commissioner Waker suggested a time limit for garage sale and estate sale signs be taken down after the sale. There was discussion about open house signs, that are currently prohibited. If the Village does not allow it and does not enforce it, especially on the weekends, then perhaps it should be eliminated from the sign ordinance. These prohibited signs are up during the weekend, thus not being enforced. Suggestions by the group were to address in the updated sign ordinance broken/blinking signs and see-through vinyl signs

Trustee Harlfinger added that he has spoken to local businesses owners about the sign ordinance restricting their ability to promote their business. He reiterated that the Village board wanted the Planning & Zoning Commission to review the sign ordinance to make it less restrictive, not more restrictive. There was discussion among the group regarding businesses having to compete against the ongoing Randall Road construction project, which is already behind schedule and can take up to three years to be completed. Trustee Harlfinger suggested more time for the Planning and Zoning to review the existing the zoning code, and for them to prioritize what they want address with the sign ordinance. Commissioner Borkgren suggested that an ad hoc committee meeting be held to conduct a more thorough review.

**OLD BUSINESS** – None

**ITEM FOR DISCUSSION** – None

**STAFF REPORT** – Director Mullard recapped the Commission's two recommended items that were presented to the Village Board in April 2019. The Conditional Uses for JD Auto and Lemon Grove Trucks were approved with no discussion

Assistant Director Hess talked to the group about the Fall 2019 Planning Commissioner meeting.

**AUDIENCE PARTICIPATION** – None

**TRUSTEE LIAISON REPORT** – None

Commissioner Esposito made a motion to adjourn the meeting and was seconded by Commissioner Siakle. All in favor voted Aye. Commissioner Borkgren adjourned the meeting at 9:12 p.m.

The next Lake in the Hills Planning and Zoning Commission meeting will be held Monday, June 17, 2019 at 7:30 p.m.

*Laura Pekovic*  
Administrative Specialist