



PLANNING AND ZONING COMMISSION

June 17, 2019 MEETING MINUTES

Village of Lake In the Hills

Commissioner Brent Borkgren called to order at 6:00 p.m. the meeting of the Lake in the Hills Planning and Zoning Commission.

ROLL CALL

Commissioners Anna Siakel, Greg Walker, Michael Esposito, Suzanne Artinghelli, John Murphy, and Brent Borkgren were present. Absent was Chairman Joe DeMay. Commissioner Borkgren was the Chairman for this meeting in Joe DeMay's absence. Also in attendance were Community Services Director Fred Mullard, Assistant Community Development Director Ann Marie Hess, Village Trustee Bill Dustin, and Administrative Specialist/Recording Secretary Laura Pekovic.

APPROVAL OF MEETING MINUTES

Commissioner Borkgren made a motion to approve the Commission meeting minutes of May 13, 2019, and Commissioner Walker seconded. Motion carried 6-0.

NEW BUSINESS

1. **Variation to the Zoning Ordinance, Section 15.31-D the Zoning Ordinance, Front Yards at 1221 Crystal Lake Road.**

Commissioner Borkgren convened the public hearing at 6:04 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 June 17, 2019.

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

Mr. Paul Wall spoke about the reasons for his variation request. It is mostly for privacy. He also said he would like to remove the reference to the transition from the 6-foot to the 4-foot fence.

Motion to grant a variation to Section 15.3-1-A & E of the Zoning Ordinance, was made by Commissioner Esposito and seconded by Commissioner Walker.

A motion was made by Commissioner Walker and seconded by Commissioner Esposito to amend the original motion to remove the reference to Subsection 15.3-1E, to accept the amended motion, and recommend to the Village Board a Variation to Section 15.31A of the Zoning Ordinance. On a roll call vote Commissioners Borkgren, Siakel, Esposito, Murphy, Walker and Artinghelli voted Aye. Motion carried 6-0.

2. Zoning Text Amendment to Section 11, Permitted and Conditional Use Chart.

Staff Report

Community Services Director Mullard reviewed the Request for Public Hearing and Commission Action dated June 17, 2019.

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

Staff proposed adding an additional condition use of "Kennel" in the General Business (B-3) District. The B-3 district is established to provide for a more intense amount of business than found in the B-2 District. This B-3 district will provide a large variety of facilities, stores, and services to add kennels. Commissioner Borkgren inquired if this particular use was something that was eliminated in the past or was it always like this. Director Mullard said he believed it was always like this. Commissioner Siakle asked how many dogs this use would include. Director Mullard indicated that had not been determined.

Motion to recommend approval to the Village Board for a zoning text amendment to Section 11, Permitted and Conditional Use Chart, was made by Commissioner Esposito and seconded by Commissioner Siakel. On a roll call vote Commissioners Borkgren, Siakel, Esposito, Walker, Artinghelli, and Murphy voted Aye. Motion carried 6-0.

3. Conditional Use for a Kennel and Development Plan Approval for Pet Suites of America, Inc. at 390 North Randall Road

Staff Report

Community Services Director Mullard reviewed the Request for Public Hearing and Commission Action dated June 17, 2019.

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

Jared Kenyon, P.E. of Kimley Horn and Rob Antrim, Executive VP of Real Estate Development of TM Crowley, spoke on PetSuites of America, Inc.'s Development Plan in Lake in the Hills. They said dogs would be let outside on the east side of the building, and turf and splash pools would be in the play area. Dogs are let outside at different times to keep the noise down. Cats and dogs could be both boarded at this facility. Pet waste would be cleaned up daily. There was discussion among the group about the pet smell both inside and outside the building. Mr. Antrim indicated that cleanliness at PetSuites of America, Inc. is very important. This company is part of a nationwide chain, and is entering the Illinois market.

Motion to recommend approval to the Village Board for a Conditional Use for a Kennel and approval of a Development Plan for Pet Suites on Parcel 19-29-151-027 at 390 North Randall Road was made by Commissioner Walker and seconded by Commissioner Esposito. On a roll call vote Commissioners Borkgren, Siakel, Esposito, Murphy, Artinghelli, and Walker voted Aye. Motion carried 6-0

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OLD BUSINESS – Commissioner Borkgren asked if U-Haul was allowed to make their parking lot a one-way thoroughfare, and if the thoroughfare was in the Development Plan. Director Mullard indicated he would look into the issue.

Director Mullard gave an update on the existing sign moratorium. Currently, the Village is still in the 90-day period of the original moratorium and will consider extension of it in July, if necessary.

ITEM FOR DISCUSSION – None

STAFF REPORT – None

Commissioner Siakle asked for more communication between staff and the Commission in regards to vacancies and any action taken outside of the Planning & Zoning meetings that would affect items brought before them in the past.

AUDIENCE PARTICIPATION – None

TRUSTEE LIAISON REPORT – None

Commissioner Walker made a motion to adjourn the meeting and was seconded by Commissioner Siakel. All in favor voted Aye. Commissioner Borkgren adjourned the meeting at 6:40 p.m.

The next Lake in the Hills Planning and Zoning Commission meeting will be held Monday, July 15, 2019 at 7:30 p.m.

Laura Pekovic

Administrative Specialist/Recording Secretary