



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 Joe DeMay, Anna Siakel, Greg Walker, Michael Esposito, Suzanne Artinghelli, and Brent Borkgren were present. Commissioner John Murphy was absent. Also in attendance were Community Services Director Fred Mullard, 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 June 17, 2019, and Commissioner Esposito 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.**

Chairman DeMay convened the public hearing at 7:33 p.m. All commissioners that answered roll call were present. Staff confirmed that notices of public hearing were correctly completed by the petitioner.

Staff Report

Community Services Director Mullard reviewed the Request for Public Hearing and Commission Action dated July 15, 2019.

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

Homeowner and applicant, Scott Thoessein, spoke about the reasons for his request. He explained the fence is to ensure some yard privacy because the land dips down. It also needs to contain the family's large dog. The group discussed the request, the Village's standards, and clarified the through lot, side, front and rear yard of the property. The Commission had no issue with the fence height. It was clarified that the fence would start at the middle of the home, go to the lot line, and maintain the 20-foot buffer. The Commission determined that there would be no conditions made to the proposed petition.

Motion to grant a variation to Section 15.3-1-D of the Zoning Ordinance, Front Yards, was made by Commissioner Esposito and seconded by Commissioner Borkgren. On a roll call vote Commissioners Borkgren, Siakel, Esposito, and Walker, Artinghelli and Chairman DeMay voted Aye. Motion carried 6-0

2. Variation to the Zoning Ordinance, Table 13.5, Permitted Accessory Structures, at 1221 Crystal Lake Road

Staff Report

Community Services Director Mullard reviewed the Request for Public Hearing and Commission Action dated July 15, 2019.

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

Homeowner and applicant, Scott Thoessein, spoke about the reasons for request. There is no garage at the home and it is needed for outside storage. There are sheds in the same location on other lots that have been there for decades. It was clarified that the shed would be within the fenced area.

Motion to grant a variation to Table 13.5, Permitted Accessory Structures, of the Zoning Ordinance, Front Yards, was made by Commissioner Borkgren and seconded by Commissioner Siakel. On a roll call vote Commissioners Borkgren, Siakel, Esposito, and Walker, Artinghelli, and Chairman DeMay voted Aye. Motion carried 6-0

OLD BUSINESS—Commissioner Borkgren asked Director Mullard for a follow up regarding the U-Haul signs at their parking lot. Director Mullard said that U-Haul had a speed bump installed instead, and the signs will be removed. Commissioner Siakel asked for an update regarding signs in the Village. Director Mullard replied that the sign survey is currently in creation and will be presented to the Village Board next week for their comments, changes, and approval before it is emailed out to business owners. Survey results will be compiled and presented to the Planning & Zoning Commission. Recommended changes will be made, with the consultants, into text amendments for the Commission’s approval. It’s projected to be finalized by November 2019. It was clarified that there will be no sign ad hoc committee, as previously discussed.

ITEM FOR DISCUSSION—None

STAFF REPORT— PetSuites of America was approved by the Village Board of Trustees as it was presented to them. PetSuites of America’s intention is to break ground in 2019.

AUDIENCE PARTICIPATION— None

TRUSTEE LIAISON REPORT— Trustee Dustin said the existing sign moratorium also gives business on Randall Road a chance to help their businesses during the road construction. Trustee Dustin also mentioned that the large monument sign at the medical building on Crystal Lake and Algonquin Roads needs to be removed. Director Mullard indicated he and the police department are aware of it, and the property owner has been informed that the sign needs to be removed right away. Commissioner Borkgren asked about Steak n Shake on Randall Road that has had a dumpster in the parking lot for two months. Director Mullard indicated that he would to follow up with the company, as it was supposed to transfer ownership to a franchisee.

PLANNING AND ZONING COMMISSION

July 15, 2019 MEETING MINUTES

Village of Lake In the Hills

Commissioner Borkgren made a motion to adjourn the meeting and was seconded by Commissioner Siakel. All in favor voted Aye. Chairman DeMay adjourned the meeting at 8:04 p.m.

The next Lake in the Hills Planning and Zoning Commission meeting will be held Monday, August 12, 2019 at 7:30 p.m.

Laura Pečović

Administrative Specialist/Recording Secretary