

PLANNING AND ZONING COMMISSION

September 16, 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, Greg Walker, Michael Esposito, Suzanne Artinghelli, John Murphy, Brent Borkgren, and Chairman DeMay were present. Also in attendance were Community Services Director Fred Mullard, Assistant Community Development Director Ann Marie Hess, Village Trustee Bill Dustin, Administrative Specialist/Recording Secretary Laura Pekovic.

APPROVAL OF MEETING MINUTES

Chairman DeMay noted that start time of the July 15, 2019 first public hearing should be changed to 7:34 p.m. instead of 6:34 p.m. With that change, Commissioner Esposito made a motion to approve the Commission meeting minutes of July 15, 2019, and Commissioner Borkgren seconded. Motion carried 7-0.

NEW BUSINESS

1. Variation to the Zoning Ordinance, Section 15.3-1C, Front Yards, at 5400 Avalon Lane

Chairman DeMay 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 September 16, 2019.

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

Due to a past staff error, the homeowner was granted a permit to install a fence in the front yard (side) at 5400 Avalon Lane. The purpose of this after-the-fact variation is to enable the homeowner to keep the fence at its location and will protect the property owner from being forced to relocate it. There were no comments or questions from the Commission.

Motion to grant a variation to Section 15.3-1-C, Front Yards, of the Zoning Ordinance, was made by Commissioner Borkgren and seconded by Commissioner Walker. On a roll call vote Commissioners Borkgren, Esposito, Siakel, Walker, Murphy, Artinghelli and Chairman DeMay voted Aye. Motion carried 7-0.

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2. Variation to the Zoning Ordinance, Table 13.5, Permitted Accessory Structures Table, at 5400 Avalon Lane

Staff Report

Community Services Director Mullard reviewed the Request for Public Hearing and Commission Action dated September 16, 2019.

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

Wayne Kesul, petitioner, spoke. He stated that he made this request because he just wants to put a swimming pool in his backyard. Without this variation, there would be no room behind the home for the pool.

Motion to grant a variation to Table 13.5, Permitted Accessory Structures Table, of the Zoning Ordinance, was made by Commissioner Borkgren and seconded by Commissioner Esposito. On a roll call vote Commissioners Borkgren, Siakel, Esposito, Walker, Murphy, Artinghelli and Chairman DeMay voted Aye. Motion carried 7-0

3. Consideration of a Sketch Plan for 1511 Imhoff Drive

Staff Report

Community Services Director Mullard reviewed the sketch plan request from Prairie Enterprises LLC to construct a lot for outdoor storage of recreational vehicles on the vacant property. He added that if this project was to move forward, the petitioner is aware that they would need to get a conditional use for outdoor storage of vehicles and variances for setbacks. A proposed chain fence is authorized to be placed on this lot. Director Mullard added that the pavement would be setback ten feet, but vehicles would overhang the pavement, but still be within the fenced area.

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

Kyle Lindley, owner of Big Stuff Storage, spoke. He answered questions from the Commission such as there will be no screen on the chain-link fence, and that the space will store motorhomes, boats, cars, and RVs. Mr. Lindley stated that there is a current demand in Lake in the Hills for this type of storage, and he showed the Commission pictures of his existing Lake in the Hills storage facility.

Len Kleinjan, President of Haeger Engineering, spoke regarding the placement of the vehicles on the property and vehicle turnaround room for access to the private road. He also stated that there is 10-foot setback at Mr. Lindley's other Lake in the Hills facility. There would be 24-hour access to this proposed storage facility, and entrance would be granted via access control with a security code.

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Motion to recommend approval to the Village Board for consideration of a sketch plan for 1511 Imhoff Drive was made by Commission Walker and seconded by Commission Borkgren. On a roll call vote Commissioners Borkgren, Siakel, Esposito, Walker, Murphy, Artinghelli, and Chairman DeMay voted Aye. Motion carried 7-0

OLD BUSINESS--None

ITEM FOR DISCUSSION—Sign Ordinance Changes

Staff Report

Community Services Director Mullard reviewed the Informational Memorandum dated September 16, 2019.

Director Mullard Fred described how the survey was presented to local business owners, property owners, developer/real estate professionals, and residents. He then reviewed a summary of the results. Trustee Dustin suggested that all Commission members thoroughly read the comments and keep them in mind when making decisions about potential changes to the existing sign ordinance.

For clarification, Director Mullard had compiled a Definitions sheet that is used in the ordinance and shared it with the group. He shared with the Commission a list of discussion points that detailed what needed to be reviewed in the ordinance. The group started with the discussion points.

16.1 Purpose—Commission members suggested that the ordinance be more concise.

16.8 Permits—Commission member suggested that the ordinance wording reflect the new organizational chart and that Items 1-4 be combined.

16.9 Removal of Signs--There was discussion about unsafe signs, (i.e. high winds for tall signs, signed damaged from a car accident). Commission agreed that the wording be changed to reflect the new organizational chart.

16.3 General Provisions—The recommendation was to bring various sections together instead of having them scattered throughout the document, thus making the information easier to find. There was discussion about video gaming and political signs. Commissioner Esposito would like to see a separate section for sign maintenance so half-lit, faded, and broken signs are fixed/replaced. The group suggested eliminating video gaming signs from Section 33.31.C7 and not limit them just because they are gaming signs.

There was discussion about the number of allowable garage sale signs. It was requested that staff conduct a surrounding community comparable study. It was stated that in regards to campaign signs, that the Village complies with State law.

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16.10 Additional Requirements—Commission suggested combining this section with Section 16.3 General Provisions.

Director Mullard suggested that the discussion end for tonight and be reconvened at the October 14, 2019 Planning & Zoning meeting.

STAFF REPORT—Director Mullard reported that Board approved at the the July 25, 2019 meeting the shed and fence variances for 1221 Crystal Lake Road. Regarding the Steak n Shake building and parking lot dumpster, Director Mullard said staff has attempted to contact corporate about the issue, but with no success. They will continue to follow up. Director Mullard reported that the Village Board is in discussion about cannabis, its restrictions and zoning, and to expect cannabis text amendments at the October 2019 Planning & Zoning meeting.

AUDIENCE PARTICIPATION— None

TRUSTEE LIAISON REPORT— None

Commissioner Siakel made a motion to adjourn the meeting and was seconded by Commissioner Borkgren. All in favor voted Aye. Chairman DeMay adjourned the meeting at 8:45 p.m.

The next Lake in the Hills Planning and Zoning Commission meeting will be held Monday, October 14, 2019 at 7:30 p.m.

Laura Pekovic

Administrative Specialist/Recording Secretary