

PLANNING AND ZONING COMMISSION

August 17, 2020 MEETING MINUTES

Village of Lake In the Hills



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

ROLL CALL

Commissioners Brent Borkgren, Michael Esposito, Anna Siakel, John Murphy, Greg Walker, and Craig Bolton were present. Absent was Chairman DeMay. Also in attendance were Interim Community Services Director Ann Marie Hess, Village Administrator Fred Mullard, and Administrative Specialist Laura Pekovic.

APPROVAL OF MEETING MINUTES

Commissioner Siakel made a motion to approve the Commission meeting minutes of June 15, 2020, and Commissioner Esposito seconded. Motion carried 6-0.

NEW BUSINESS

1. **Request for a Conditional Use for a School for the Mentally and Physically Challenged Students at 970 East Oak Street for Roots Autism Solutions, LLC.**

Staff Report

Interim Community Services Director Hess reviewed the Request for Commission Action dated August 17, 2020.

Discussion and Comments by Staff and The Planning and Zoning Commission

Jillian Burgard spoke that Roots Autism Solutions School is currently in Buffalo Grove, and they look forward to bringing this school to Lake in the Hills. She briefly described the school's overall operations in regards to staffing, which is a student-to-staff ratio of 1-1. There will be students dropped off and picked up during the day.

Motion to recommend approval to the Village Board to approve the Conditional Use for a school for the Mentally and Physically Challenged Students at 970 East Oak Street for Roots Autism Solutions, LLC. was made by Commissioner Siakel and seconded by Commissioner Esposito. On a roll call vote Commissioners, Esposito, Murphy, Borkgren, Bolton, Walker, and Siakel voted Aye. Motion carried 6-0.

2. Request for a Conditional Use for Senior Housing, Variations, and Development Plan Final Approval for Arden Rose Senior Living

Staff Report

Interim Community Services Director Hess reviewed the Request for Commission Action dated August 17, 2020.

Discussion and Comments by Staff and the Planning and Zoning Commission

Anthony Sarillo, of Sarillo Development, and Laurel Sorenson, owner of Arden Rose Home Care, spoke.

Mr. Sarillo reviewed the landscaping plan and clarified that he asked for a variation for decreased plantings because there is existing foliage from the adjacent park that borders the property. The plan is to have landscaping with lots of ornamental grass, as the design is to enhance the rustic theme of the building. Mr. Sarillo explained the request for a fence variation along Oak Street. He also introduced a new building rendering with masonry requirements, which was well received by the Commission. There was discussion about the bike path that is required by the Village. Mr. Sarillo would like to eliminate the bike path, if possible, and showed a Google earth map showing existing bike paths in the area and the proposed bike path on the site. Commissioners Siakle and Borkgren said they would like to keep the bike paths in the area requirement, as it will connect to a parking lot, be on an easement, help the Cunat Court residents walking and bike access the Larsen Park, and connect to the Prairie Trail.

Commissioner Borkgren asked the petitioner if all the documents had been presented to staff. Interim Community Development Director said that the photometric plan and plat of easements, per Mr. Sarillo, will be compliant, but forthcoming. It was determined that it was premature to vote on a final approval on this project.

There was discussion regarding a setback variation request to the east and the building. Mr. Sarillo stated that is not critical to the project, and they are flexible. Commissioner Borkgren inquired about the reduced parking request from 24 to 19 spaces. It was stated by Ms. Sorenson that typically residents don't drive, thus the need for less parking spaces. She felt it was better to design the property to give more green space than blacktop. Commissioner Walker inquired as to how many employees would be onsite; the petitioner replied typically five staff members would be in each building. Mr. Sarillo stated that the plat of easements and photometric plan are in the works, and he anticipates no issue with compliance.

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Commissioner Siakle inquired about the reason for the setback variation request along East Oak Street to 20 feet from the required 30 feet. Interim Community Development Director Hess clarified the building to the east has a retaining wall with a five foot setback. Mr. Sarillo also showed the proposed two property entrances and exits, as well as the decorative split rail fence.

Ms. Margaret Giddings of the Horizon Ridge Homeowners Association inquired about the proposed building height, lightening, and construction site containment, and traffic. Mr. Sarillo clarified that the proposed building will be one-story tall. However, a small second-floor office space may occur. Also, the outside lighting is designed to be contained to the property, as there will also be a landscape buffer. There will be a construction fence around the property, and all construction equipment will be parked on the property during non-working hours.

There was no more discussion among the group. Commissioner Siakle reiterated, and the Commission agreed, that they would like to see plans for photometric, elevations, plats, and any necessary documents.

Motion to continue the request for a Conditional Use for Senior Housing, Variations, and Development Plan Final Approval for Arden Rose Senior Living was made by Commissioner Siakel and seconded by Commissioner Walker. On a roll call vote Commissioners Borkgren, Bolton, Siakel, Walker, Esposito, and Murphy voted Aye. Motion carried 6-0.

Old Business – None

Items for Discussion – Sign Section – Draft Ordinance

Interim Community Development Director Hess stated that this discussion is a review of the final draft of the updated sign ordinance. This new ordinance was written to consolidate, make it less wordy, and add graphics for a visual explanation. Mr. Darrel Garrison of Planning Resources were present, along with consultant Paul Evans.

Interim Community Development Director Hess offered to make summary clarifications. Commissioner Borkgren indicated that he requested changes to be made in red, so they would be easier to identify. Interim Community Development Director Hess said a lot of this ordinance was consolidated language. She also reviewed the public comments that were included with this meeting's agenda packet.

She reviewed the requested changes to the prohibited signs and clarified that human signs will not be allowed. There will also be no permanent hand-painted signs allowed. Sandwich boards and feather banners will now be allowed with limitations. Mr. Garrison spoke that he confirmed these changes with his meeting notes from past Commission meetings.

There was discussion and clarification about window films. The owner of 1:27 Photography spoke. She explained that she has the window clings as a sign, and they were a large investment

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for her business and how important they are to advertise her photography services. It was determined that her window clings would be able to remain, as it would be considered legal non-conforming, which is in the draft ordinance.

The new sign ordinance adds legal language to clarify the legal-non-conforming term.

There was discussion among the group, and the Commission agreed that neutral should be specified when addressing window blackouts.

Interim Community Development Director Hess clarified that businesses will now be allowed up to six months per year for temporary signs. There was discussion among the group about the time limit and types of temporary signs in multi-tenant buildings and temporary construction signs. The Commission agreed with Commissioner Borkgren's suggestion on a rolling 12-month period that a sign can be up for 60 days and down for 60 days. This would be available for tenants in multi-tenant buildings. Temporary signs can also be requested as part of the construction plan.

STAFF REPORT— Approved by the Village Board of Trustees was the Amended Plat of Resubdivision for Melody Living and temporary signage for the subdivision-wide garage sale at Meadowbrook.

The Commission agreed that going forward, they would like to receive all the Village Board packets along with the Planning & Zoning agenda packets.

AUDIENCE PARTICIPATION—None

TRUSTEE LIAISON REPORT— None

Commissioner Siakle made a motion to adjourn the meeting and was seconded by Commissioner Walker. All in favor voted Aye. Commissioner Borkgren adjourned the meeting at 8:51 p.m.

The next Lake in the Hills Planning and Zoning Commission meeting is scheduled for Monday, September 14, 2020 at 7:30 p.m.

Laura Pečović

Administrative Specialist I