



Chairman DeMay 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, Craig Bolton, and Chairman DeMay were present. Commissioner Greg Walker was absent. Also in attendance were Interim Community Development Director Ann Marie Hess, Village Administrator Fred Mullard, and Administrative Specialist Laura Pekovic.

APPROVAL OF MEETING MINUTES

Commissioner Esposito made a motion to approve the Commission meeting minutes of August 17, 2020, and Commissioner Borkgren seconded. Motion carried 6-0.

NEW BUSINESS

1. **Request for a Variance to the Lake in the Hills Zoning Ordinance, Section 15.3-1 (D), and Permitted Fencing at 1610 Royal Oak Lane**

Staff Report

Interim Community Development Director Hess reviewed the Request for Commission Action dated September 14, 2020.

Discussion and Comments by Staff and the Planning and Zoning Commission

Mr. Richard Marvel, homeowner of 1610 Royal Oak Lane, Richard spoke. He explained that he received a permit to build the fence and it was planned to be 6-feet high to accommodate the close proximity to the deck and above-ground swimming pool. Also, he does not feel it is appropriate or fair for him redo the deck and that the fence is appropriate for the home site.

Resident Jack Rossatt also spoke. Also has a corner lot nearby and he has built his fence to comply with Village code and tapered the fence height lower towards the back to assist with the traffic sight line. He showed the Commission pictures of the fence at 1610 Royal Oak, and was his opinion the fence blocks the traffic sight lines.

Resident Ernesto Cruz spoke. It was opinion that the fence is appealing, is safe, and brings value to the neighborhood. He has no issues with the fence.

Interim Community Development Director Hess conveyed to the Commission that Mr. Rossat indicated that the last few feet of the back of the fence at 1610 Royal Oak could be tapered to 5-foot tall fence instead of 6-foot tall fence to alleviate the traffic sight line issues. There was discussion/clarification about the request and the issue of safety.

Motion to recommend approval to the Village Board to approve the variance to the Lake in the Hills Zoning Ordinance, Section 15.3-1 (D), Permitted Fencing, at 1610 Royal Oak Lane was made by Commissioner Murphy and seconded by Commissioner Siakle. On a roll call vote Commissioners, Esposito, Murphy, Borkgren, Bolton, Siakel, and Chairman DeMay voted Aye. Motion carried 6-0.

2. Request for a Variance to the Lake in the Hills Zoning Ordinance, Section 13.3-1, Accessory Structure–Height Limitations and Section 13.3.2, Accessory Structure – Size, at 4660 West Algonquin Road

Staff Report

Interim Community Development Director Hess reviewed the Request for Commission Action dated September 14, 2020.

Discussion and Comments by Staff and the Planning and Zoning Commission

The petitioner, Tom Yucis, owner of Butcher on the Block spoke on the need for this outdoor accessory structure/cooler. He explained that since COVID-19 started, his business has seen an a 60 percent increase of sales, has brought more business to Lake in the Hills from other nearby communities, and he predicts this will continue in the future. He currently has three coolers inside the building and a refrigerated truck parked outside the back of the building to store product such has meat, deli meats, and salads that are in demand for his business. Mr. Yucis clarified for the Commissioner Siakle that he has three back doors to the building, and people will not have to enter the cooler to enter the back of the building. It was clarified for Commissioner Borkgren, who would like to see the cooler built on the grass and not pavement that the accessory structure/cooler's location was decided upon, per the architect, because of the 10-foot required setback and space for roof water drainage.

Motion to recommend approval to the Village Board to approve the variance to the Lake in the Hills Zoning Ordinance Section 13.3-1, Accessory Structure–Height Limitations and Section 13.3.2, Accessory Structure–Size that allows for construction a 14-foot high, 465 square foot accessory shed/cooler located the back of the building at 4660 West Algonquin Road (**accessory be on grass instead of pavement**) was made by Commissioner Borkgren and seconded by Commissioner Esposito. On a roll call vote Commissioners Borkgren, Bolton, Siakel, Esposito, Murphy, and Chairman DeMay voted Aye. Motion carried 6-0.

3. Zoning Text Amendments to Section 16, Signs

Staff Report

Interim Community Development Director Hess reviewed the Request for Commission Action dated September 14, 2020 and also read aloud the public comments that were submitted to Village staff ahead of this public hearing. Also in attendance to answer any questions was Mr. Darrel Garrison of Planning Resources and consultant Paul Evans.

Discussion and Comments by Staff and the Planning and Zoning Commission

Tim Borden, Vice President of Moretti's spoke. He indicated that there is an electric message board at the Morton Grove location. He said it is a tasteful way to advertise the business and community events. He would like the same sign available in Lake in the Hills.

At Commissioner Borkgren request, there was discussion and clarification regarding monochromatic window signs pertaining to Section 16.E-2. It will be clarified in the new ordinance that there will be no mixing graphics and solids on a single elevation.

Motion to recommend approval to the Village Board to amend Section 16, Signs, to the Zoning Ordinance was made by Commissioner Borkgren and seconded by Commissioner Siakle. On a roll call vote Commissioners Borkgren, Bolton, Siakle, Esposito, Murphy and Chairman DeMay voted Aye. Motion carried 6-0.

OLD BUSINESS

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

Staff Report

Interim Community Development Director Hess reviewed the Request for Commission Action dated September 14, 2020.

Discussion and Comments by Staff and the Planning and Zoning Commission

Tony Sarillo, Architect and Developer, spoke to recap the development plans for Arden Rose Senior Living. Commissioner Borkgren asked for clarification regarding the vacated easement. Mr. Sarillo and Interim Community Development Director Hess clarified the location of the planned bike path, which now meets the Village's requirement. He reiterated that he and Laurel Sorenson have submitted a new photometric plan, plat of easements, a new building rendering, final engineering plans, and landscape plans to comply with the Village's requirements.

PLANNING AND ZONING COMMISSION

SEPTEMBER 14, 2020 MEETING MINUTES

Village of Lake In the Hills

Motion to recommend approval to the Village Board to approve a Conditional Use for Senior Housing, variations to Table 8.4, Section 18.9, Sections 15.2 & 15.3, and Section 26 of the Zoning Ordinance, , and Development Plan Final Approval for Arden Rose Senior Living at 700 East Oak Street was made by Commissioner Esposito and seconded by Commissioner Siakel. On a roll call vote Commissioners Borkgren, Bolton, Siakel, Esposito, Murphy, and Chairman DeMay voted Aye. Motion carried 6-0.

ITEMS FOR DISCUSSION – None

STAFF REPORT – Roots Autism Solutions was approved by the Village Board of Trustees last month.

AUDIENCE PARTICIPATION – None

TRUSTEE LIAISON REPORT – None

Commissioner Siakle made a motion to adjourn the meeting and was seconded by Commissioner Borkgren. All in favor voted Aye. Chairman DeMay adjourned the meeting at 8:31 p.m.

The next Lake in the Hills Planning and Zoning Commission meeting is scheduled for Monday, October 12, 2020 at 7:30 p.m.

Laura Pečović

Administrative Specialist I