



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 and Administrative Specialist Laura Pekovic.

## APPROVAL OF MEETING MINNUTES

Commissioner Siakel made a motion to approve the Commission meeting minutes of September 14, 2020, and Commissioner Esposito seconded. Motion carried 6-0.

## NEW BUSINESS

1. **Request for a Variance to the Lake in the Hills Zoning Ordinance, Section 15.3-2, Fencing in Rear and Side Yards, at 261 Wright Drive**

### **Staff Report**

Interim Community Development Director Hess reviewed the Request for Commission Action dated October 12, 2020.

### **Discussion and Comments by Staff and the Planning and Zoning Commission**

Mr. Jacob Gregory, homeowner of 261 Wright Drive, spoke. He stated that he wants to keep his young children safe from the neighbor's dogs, and he wants a solid fence for privacy from neighbors having parties outside and not wearing masks. Commissioner Siakel mentioned that the police and fire department may need the 30 percent open for surveillance. The petitioner stated that surrounding communities, such Crystal Lake, allow flat panel fences, and that he was requesting vinyl because it is easier to care for. Director Hess indicated upon inquiry with Chief Brey prior to the meeting, the Police Department would not be opposed to permitting solid fences. Director Hess also stated some surrounding communities allow solid fencing, and that staff receives weekly requests from residents wanting to install solid fencing. There was discussion with the Commission about setting precedence, continuity of the neighborhood, the pros and cons of solid fencing, and vinyl verses wood materials. Chairman DeMay suggested the 30 percent open requirement could be reviewed by the Commission next month. Commissioner Borkgren stated he would approve a solid fence, but would like to see it constructed of wood to blend with other fences in the neighborhood. Commissioner Esposito stated the fence should be constructed of wood for strength. Mr. Gregory said that he would accept needing to install wood if he could just get approval for a solid fence.

Kathleen Trautman, neighbor spoke. Her concern is for the police department and that the police and the neighbors are protected. She respects Mr. Gregory's desire to protect his children. She would like to find a compromise that is fair to everyone. Chairman DeMay wanted a discussion for possible text amendments to be on the November 2020 Planning Commission agenda.

Commissioner Borkgren made a motion to approve the variation request to Section 15.3-2, Rear and Side Yards, which requires the fence to be 30 percent open, to recommend approval to the Village Board to allow a solid wood fence at 261 Wright Drive. The motion was seconded by Commissioner Esposito. On a roll call vote Commissioner Esposito, Murphy, Borkgren, and Chairman DeMay voted Aye. Commissioner Siakel and Bolten voted No. Motion carried 4-2.

There was discussion among the group regarding the revisiting of certain codes that need revising, and Chairman DeMay asked staff that it be put on the agenda for the next Planning & Zoning meeting.

**OLD BUSINESS--None**

**ITEMS FOR DISCUSSION –None**

### **STAFF REPORT**

- a. September 2020 Board of Trustees meeting—All of these previously approved Planning & Zoning agenda items were approved by the Village Board of Trustees: Fence variation at 1610 Royal Oak Lane; two accessory structure variations at 4660 West Algonquin (Butcher on the Block), approval of a sketch plan, conditional use, and two variations for Arden Rose Senior Living at 700 East Oak Street, and text amendments to Section 16, Signs, of the Zoning Ordinance.
  
- b. Administrative variations were granted for 2900 Brisbane Drive and 2891 Melbourne Lane per Section 15-3-1 (G), for side yard fence location.

**AUDIENCE PARTICIPATION –None**

**TRUSTEE LIAISON REPORT – None**

Commissioner Borkgren made a motion to adjourn the meeting and was seconded by Commissioner Siakle. All in favor voted Aye. Chairman DeMay adjourned the meeting at 8:06 p.m.

The next Lake in the Hills Planning and Zoning Commission meeting is scheduled for Monday, November 16, 2020 at 7:30 p.m.

*Laura Pekovic,*  
Administrative Specialist