



Chairman DeMay called to order at 7:30 p.m. the meeting of the Lake in the Hills Planning and Zoning Commission. This meeting was held remotely via Go To Meeting.

## **ROLL CALL**

Commissioners Brent Borkgren, Michael Esposito, Anna Siakel, Craig Bolton, and Chairman DeMay were present. Commissioner John Murphy joined remotely at 7:37 p.m., as he had a connectivity issue. Commissioner Walker joined at 7:43 p.m. Also in attendance were Interim Community Development Director Ann Marie Hess, Village Consultant Paul Evans, Trustee Bill Dustin, and Administrative Specialist Laura Pekovic.

## **APPROVAL OF MEETING MINUTES**

Commissioner Siakel made a motion to approve the Commission meeting minutes of October 12, 2020, and Commissioner Esposito seconded. Motion carried 5-0.

## **NEW BUSINESS**

- a. Change the Zoning Classification from B-2 to R-2 at 1126 West Algonquin Road

### **Staff Report**

Director Hess reviewed the Request for Commission Action dated November 16, 2020.

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

There was discussion among the group about the property at 1126 West Algonquin Road, the shared driveway, and the different zoned properties surrounding it. Property owner, Michael Lange, said that while he had the property for sale, buyer interest was for it to be a residential home, not another business. Mr. Lange stated he felt if the property was residential, it would cause less traffic than a business. Commissioner Walker said he didn't see changing the zoning as a problem, as it was originally zoned residential and there are other residential buildings nearby. Commissioner Siakel said that several years ago the Commission had discussed that area and saw it as business area.

Commissioner Esposito made a motion to approve the zoning classification request from B-2 to R-2 at 1126 West Algonquin Road. The motion was seconded by Commissioner Walker. On a roll call vote Commissioner Esposito, Murphy, Bolton, Walker, Borkgren, and Chairman DeMay voted Aye. Commissioner Siakel voted No. Motion carried 5-1.

## **OLD BUSINESS – None**

**ITEMS FOR DISCUSSION**— Section 16, Fences, and Section 3, Definitions, of the Lake in the Hills Zoning Code.

Paul Evans, Village consultant, started the presentation. He indicated that the goal was to improve Section 16's wording, comprehension, and permitted location illustrations. Another goal is to update the types of fences allowed and modernizing the standards based upon community needs and wants. The yard diagrams were presented and referred to by the group during this discussion.

Mr. Evans reviewed the community comparison study of surrounding municipalities and what is allowed for materials, height, location, and fence-panel openness. He stated that Algonquin, for certain fences, and Lake in the Hills are the only two communities in the comparison study that require some opening to the fence panels. Lake in the Hills has a 30 percent open requirement.

The discussion turned to fence types and materials. Commissioner Esposito felt PVC (poly vinyl chloride) is not a strong enough material, especially if the Commission allows a solid fence. He said the vinyl is not sturdy enough to withstand the cold and wind. He also said that vinyl or composites that are made to look like wood, would be acceptable materials. Commissioner Walker said he feels that vinyl is acceptable if the material is up to code and that if the fence is maintained and fixed in a timely fashion when it blows down. Director Hess explained PVC materials have improved over the years. Maintenance on cedar and pressure-treated wood fences have become a maintenance issue within the Village. She has noticed that some of the wood fence barriers along the north side of Randall Road are curled and pulled away from the rails, and some areas need maintenance. Commissioner Esposito clarified his concern of non-conformity of white vinyl PVC.

There was discussion about the PVC vinyl and its low-maintenance and panel-side consistency, in that both panel sides look the same. Chairman DeMay inquired as to what the surrounding communities allow. Mr. Evans explained that the surrounding communities allow PVC, except for Lakewood. Lakewood does not also allow chain-link fences. He reiterated that people choose PVC because it is low maintenance, meaning there is no rotting or rusting.

Director Hess said that according to the International Residential Code, the frost depth is 42 inches below grade. The Village requires it for fence posts to withstand high winds and prevent the post leaning issues. Some surrounding communities don't require that depth and they have problems with leaning fences. Commissioner Walker said vinyl will not rot like the wood and treated wood and agreed the deep post-hole depths make the fence sturdier. There was discussion about pressure-treated wood and its need to be maintained. Commissioner Esposito said he likes vinyl composite fences because they resemble wood & their posts are wood with a vinyl cover. Commissioner Esposito also asked if Village staff sees residents using the new expansive foam that is hard as concrete to set their fence posts. Director Hess replied that it is allowed in Lake in the Hills, and she had a couple of inquiries for installations with that material. She indicated that is a newer type of material that may take time to catch on in this area with the fence companies.

## PLANNING AND ZONING COMMISSION

November 16, 2020 MEETING MINUTES

Village of Lake In the Hills

There was discussion about what the Commission would like to have as suitable materials. Commissioner Esposito would like see PVC vinyl composite and wood as an acceptable material. Commissioner Walker said maintenance is most important to him. Commissioner Siakle asked about the Village regulating fence colors. Director Hess indicated that Village does not have an architectural committee to regulate colors. The Village has not had a problem with fence colors in the past. Commissioners Walker and Esposito said they were in agreement with the proposed changes thus far.

There was discussion about perimeter fences, and Commissioner Walker suggested that the Village pay or cost-share with the homeowner to maintain/replace permitted fencing along the main roads so there is uniformity and better aesthetics, which could increase property values. Commissioner Walker feels that there could be money in the budget for this. Director Hess expressed concern regarding sensitivity to customers with mandating expenditures in these current economic times. Commissioner Walker requested of Trustee Dustin to ask the VBOT and he said he would, but in general it would cost \$100K+. Commissioner Esposito suggested perhaps a grant could be applied for to pay for it.

Mr. Evans stated that he didn't propose changes to lakefront fences. He did propose changes to corner, perimeter, through, and interior lots for height, location, and openness. He explained the proposed changes and answered questions. There was discussion about uniformity of fence colors, styles, and heights.

There was discussion among the group about the maintenance, requirements and types of permitted fences. Commissioner DeMay indicated that he liked the proposed changes for corner fences. Commissioner Esposito said he liked the proposed changes to proposed hybrid fence (flat panel with top lattice) for corner lots and solid six-foot high panels for perimeter fences.

Mr. Evans said he would review the notes that he took at this meeting, would discuss with staff, and plan to continue this discussion at the next Planning & Zoning meeting.

### STAFF REPORT

- a. October 2020 Board of Trustees meeting—The fence variation at 261 Wright Drive was approved by the Village Board of Trustees.
- b. It was determined by the Commission that the February 15, 2021 Planning & Zoning meeting would be moved to February 16, 2021 due to the Presidents' Day holiday.

### AUDIENCE PARTICIPATION—None

**TRUSTEE LIAISON REPORT**— There was discussion by the Village Board of Trustees regarding the fence variation request for 261 Wright Drive. There was concern about a neighboring fence lining up with it. It was ultimately approved by the Village Board of Trustees by a vote of 5-1.

Commissioner Borkgren announced that this was his last Planning & Zoning meeting after 19 years of service.

## PLANNING AND ZONING COMMISSION

November 16, 2020 MEETING MINUTES

Village of Lake In the Hills

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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 9:42 p.m.

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

*Laura Pešović*

Administrative Specialist