



PLANNING AND ZONING COMMISSION

January 18, 2021 MEETING MINUTES

Village of Lake In the Hills

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 Anna Siakel, Craig Bolton, John Murphy, Michael Esposito, Greg Walker, and Chairman DeMay were present. Also in attendance were Community Development Director Josh Langen, Assistant 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 December 14, 2020, and Commissioner Murphy seconded. Motion carried 6-0.

NEW BUSINESS

- a. **Request for approval of a text amendment to the zoning ordinance, Section 11, Permitted and Conditional Use Chart, to allow "Outdoor Storage of Materials/Vehicles/Equipment Accessory to Principle Use" in the B-2 zoning district**

Chairman DeMay confirmed that staff confirmed that the public hearing was given proper notice.

Staff Report

Assistant Director Hess reviewed the Request for Commission Action dated January 18, 2021.

Discussion and Comments by Staff and the Planning and Zoning Commission

There was no comment by the staff, Planning and Zoning Commission members, or the public.

Commissioner Siakel made a motion to recommend approval for a text amendment to the zoning ordinance, Section 11, Permitted and Conditional Use Chart, to allow "Outdoor Storage of Materials/Vehicles/Equipment Accessory to Principle Use" in the B-2 zoning district. The motion was seconded by Commissioner Esposito. On a roll call vote Commissioners Murphy, Bolton, Siakel, Esposito, and Chairman DeMay voted Aye. Commissioner Walker had connectivity issues and did not vote. Motion carried 5-0.

- b. **Request for approval of text amendments to the zoning ordinances Section 3, Definitions, and Section 15, Fences**

Staff Report

Community Development Director Josh Langen introduced himself and reviewed the Request for Commission Action dated January 18, 2021. He reviewed with the Commission via a Power Point presentation the recommend updates to Sections 3 and 15. The recommended updates include a new fence reference table, updates to administrative approval guidelines, separation fencing criteria, new

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diagrams, and allowable fence materials, fence heights and types on all lots, including buffer and corner lots.

Discussion and Comments by Staff and the Planning and Zoning Commission

Director Langen read aloud comments from Village Residents Vincent and Natalia Heard that were emailed to him that day. The comments were regarding the fence height at his home. Director Langen indicated that he contacted the residents that day, and their concerns did not specifically relate to the ordinance changes, and he was able to answer his questions.

Commissioner Bolton made a motion to recommend approval for text amendments to the zoning ordinances Section 3, Definitions, and Section 15, Fences. The motion was seconded by Commissioner Siakel. On a roll call vote Commissioner Murphy, Esposito, Bolton, Siakel, and Chairman DeMay voted Aye. Commissioner Walker had connectivity issues and did not vote. Motion carried 5-0.

OLD BUSINESS – None

ITEMS FOR DISCUSSION – Chairman DeMay thanked Assistant Director Hess for her recent leadership and expertise with the Planning & Zoning Commission .

STAFF REPORT

- a. December 2020 Board of Trustees meeting – Assistant Director Hess reported to the Commission that the variance requests for 104 Deer Path and 8302 Pingree Road were both passed by the Village Board of Trustees.

AUDIENCE PARTICIPATION – None

TRUSTEE LIAISON REPORT – Nothing to report from Trustee Dustin. Commissioner Walker asked Trustee Dustin for VBOT update regarding his inquiry about the Village assisting to maintain buffer fences. Trustee Dustin indicated that there was no discussion among them, and the issue was not moving forward at this time.

Commissioner Siakle made a motion to adjourn the meeting and was seconded by Commissioner Bolton . All in favor voted Aye. Chairman DeMay adjourned the meeting at 8:08 p.m.

The next Lake in the Hills Planning and Zoning Commission meeting is scheduled for Tuesday, February 16, 2021 at 7:30 p.m.

Laura Pekovic
Administrative Specialist