



**PUBLIC MEETING NOTICE AND AGENDA**  
**PLANNING AND ZONING COMMISSION MEETING**  
**AGENDA**

**July 12, 2021**  
**7:30 p.m.**

1. Call to order
2. Roll call
3. Approval of the May 17, 2021 Planning and Zoning Commission meeting minutes
4. New business
  - a. Variations to Section 13.2-1B and Section 13.2-1.C at 331 Hiawatha Drive
  - b. Conditional Use for an Automotive Service Use at 8304 Pingree Road
5. Old business—None
6. Item for discussion—None
7. Staff report
  - a. May 2021 Board of Trustees meeting
8. Audience participation
9. Trustee liaison report
10. Next meeting is scheduled for August 16, 2021
11. Adjournment

**Village of Lake in the Hills**  
**600 Harvest Gate**  
**Lake in the Hills, IL 60156**

*The Village of Lake in the Hills is subject to the requirements of the Americans with Disabilities Act of 1990. Individuals with disabilities who plan to attend this meeting and who require certain accommodations so that they can observe and/or participate in this meeting, or who have questions regarding the accessibility of the meeting or the Village's facilities, should contact the Village's ADA Coordinator at 847-960-7414 (TDD 847-658-4511) promptly to allow the Village to make reasonable accommodations for those persons.*

**Posted by:**

**Date:** July 9, 2021

**Time:**



# Village of Lake in the Hills

600 Harvest Gate, Lake in the Hills, Illinois 60156

**PLANNING AND ZONING COMMISSION**

**MAY 17, 2021**

## Call to Order

The meeting was called to order at 7:30 pm.

Roll call was answered by Commission members Siakel, Murphy, Bolton, and Dixon. Absent were Commissioners Walker and Esposito and Chairman DeMay. Commissioner Siakel chaired the meeting in Chairman DeMay's absence.

## Approval of Meeting Minutes

Motion to accept the Planning and Zoning Commission meeting meetings of April 12, 2021 was made by Commissioner Murphy and seconded by Commissioner Bolton. Chairman Dixon stated that he abstained voting on the previous Commission meeting minutes, so the voice vote was 5-0 Aye, instead of 6-0. On roll call vote, Commissioners Siakel, Murphy, Bolton and Dixon voted Aye. No Nays. Motion carried 4-0.

Also present were Community and Economic Development Director Josh Langen, Trustee Bill Dustin, and Administrative Specialist Laura Pekovic.

## New Business

- a. Amendment to the Comprehensive Plan, Chapter IV, Subarea Plans, Subarea 3

## Staff Report

Director Langen opened the public hearing at 7:05 p.m. and reviewed the Request for Commission Action dated May 17, 2021. He reviewed the existing comprehensive plan and then reviewed the changes to Subarea 3, which is the airport and surrounding property. Amendments include goals such as improvement of viability, access, and maintenance. The Village would like to expand the airport, acquire land, and modernize it. Director Langen noted that in order to apply for grants and future airport funding, these amendments need be part of the Comprehensive Plan.

## Discussion and Comments by the Public, Staff, and the Planning and Zoning Commission

Director Langen stated the he would seek feedback from airport hangar tenants, lessees, and property owners along Pyott Road. Director Langen clarified for Commissioner Dixon parts of the maps. There was discussion about connecting water and sewer to the airport area and the possibility of obtaining grants to help fund that. There were no public comments, and Director Langen closed the public hearing closed at 7:38 p.m.

Motion to approve the amendment to the Comprehensive Plan, Chapter IV, Subarea Plans, Subarea 3 was made by Commissioner Murphy and seconded by Commissioner Bolton. On roll call vote, Commissioners Siakel, Murphy, Bolton, and Dixon voted Aye. No Nays. Motion carried 4-0.

## Old Business

None

## Item for Discussion

Illinois Route 47 University of Illinois at Chicago Capstone Project Results.



# Village of Lake in the Hills

600 Harvest Gate, Lake in the Hills, Illinois 60156

**PLANNING AND ZONING COMMISSION**

**MAY 17, 2021**

Director Langen reviewed the report from the University of Illinois Chicago, College of Urban Planning and Public Affairs, Subarea Concept Plan for Route 47. The report provided ideas for housing, transportation, and commercial expansion. There is an environmental constraint, and the Village is working with the McHenry County Department of Transportation in trying to take the steps necessary so the end result can be bringing water and sewer to the area so the area is more buildable. Commissioner Dixon suggested that the Village meet with the surrounding communities to see what they have planned for that area, and the mixed-use building concept seemed to be the most practical. In discussion with developers, Director Langen ascertained that building rooftops first is most important.

## Staff Report

Director Langen confirmed that on February 25, 2021, the Village Board voted “yes” to approve an ordinance based upon the Planning and Zoning Commission recommendations for the following three items:

1. Conditional Use for a Day Care Center at 40 West Acorn Lane
2. Amending Ordinance 2019-47 granting a Conditional Use and Variations at 1511 Imhoff Drive
3. Map Amendment to allow the rezoning of 1203 Crystal Lake Road from B-2, Business-Neighborhood Convenience, to B-1, Residential Transitional.

## Audience Participation

None

## Trustee Liaison Report

Trustee Dustin spoke about the south Route 47 development.

## Adjournment

A motion to adjourn the meeting was made Commissioner Murphy and seconded by Commission Bolton. On roll call Commissioner Siakel, Murphy, Bolton, and Dixon voted Aye. No Nays. Motion carried 4-0.

There being no further business to discuss, the meeting of the Lake in the Hills Planning and Zoning Commission was adjourned at 7:57 pm by Acting Chairperson Siakel. The next Planning and Zoning Commission meeting is scheduled for Monday, June 14, 2021.

Submitted by,

A handwritten signature in black ink, appearing to read "Dana Pelletier".

Administrative Specialist I



# REQUEST FOR PUBLIC HEARING AND COMMISSION ACTION

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## PLANNING AND ZONING COMMISSION

**MEETING DATE:** July 12, 2021

**DEPARTMENT:** Community Development

**SUBJECT:** Variations to Section 13.2-1.B and Section 13.2.-1.C at 331 Hiawatha Drive

## EXECUTIVE SUMMARY

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### General Information

*Requested Action:* Jeff and Alicia Stoltz request variations to Section 13.2-1.B and Section 13.2.-1.C at 331 Hiawatha Drive to allow for a pool in the front yard (side).

*Owner:* Jeff and Alicia Stoltz

*Applicant:* Jeff and Alicia Stoltz

*Purpose:* Install a pool in the front (side) yard of a corner lot.

*Location and Size:* 331 Hiawatha Drive – approximately 7,400 sq. ft.

*Zoning and Land Use:*

Site:	R-2 One Family Dwelling/Residential
North:	R-2 One Family Dwelling/Residential
East:	R-2 One Family Dwelling/Residential
South:	R-2 One Family Dwelling/Residential
West:	R-2 One Family Dwelling/Residential
Future Land Use:	Residential

### Background

The applicant is proposing to install a pool in their front yard (side) of their corner lot. A corner lot is a lot located at the intersection of two or more streets. The applicants' lot is located at the intersection of Hiawatha Drive and Cherokee Trail. When a lot is designated a corner lot, the lot will have two front yards, a front yard (front) and a front yard (side). When a corner lot has its rear yard facing the side yard of a neighboring property, the lot is described as a reverse corner lot. The applicant property is a reverse corner lot. Accessory structures, including pools are required to be no closer to their front yard (side) property line than the neighbor's front yard setback. In this case, the setback from the front yard (side) would need to be 25 feet. However, the applicant is proposing an alternate layout which would be closer to the property line than the required 25 feet, depending upon site conditions. Therefore, a variation would be required to install the pool as proposed.

Section 13.2-1.C. states accessory structures may not be erected in front of the main building on a zoning lot. As the pool is proposed to be in the front yard (side), a variation would also be required from this section to allow for the proposed location.

The lot is a substandard lot measuring only approximately 7,400 sq. ft. in an R-2 District which requires 10,000 feet minimum. The lot is also configured to have an address and driveway along the wider lot line, along Hiawatha, instead of along the narrower lot line, Cherokee Trail, reducing size of the rear yard.

**The Planning and Zoning Commission may recommend and the Board of Trustees shall permit a variation of the provisions of this Zoning Code, as authorized in this Section, only if the evidence, in the judgement of the Village sustains each of the following three conditions:**

**A. The property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations governing the district in which it is located;**

The applicant indicates the lot is oriented in a way that most of the yard is on the side (corner lot).

Staff finds addition of a swimming pool to be a reasonable usage of property and a typical function of owning a home. The current site conditions do not allow for a pool to be installed in any other location on the lot. Current lot configuration is inconsistent with standard lot regulations for the R-2 zoning district which creates difficulties in using the property in a typical manner, including the installation of a pool.

**B. The plight of the owner is due to unique circumstances;**

The applicant indicates they have very little space behind their house and their “backyard” is actually on the side.

Staff finds the property to have unique circumstances. The lot is configured to have a relatively deeper front yard (side) than those typically found on a corner lot while still maintaining a full front yard (front) setback, thus limiting the rear and side yard areas and limiting space for accessory structures.

**C. The variation, if granted, will not alter the essential character of the locality;**

The applicant indicates they are changing the configuration of the lot by adding a pool.

Staff finds the essential character of the property will remain residential and be not alter the character of the locality. There pools in other residential properties in the area as well as lots with unique configurations and building placements.

**For the purpose of supplementing the above standards, the Village, in making this determination whenever there are practical difficulties or particular hardship, also shall take into consideration the extent to which the following facts, favorable to the applicant, have been established by the evidence:**

**D. That the particular physical surroundings, shape or topographical conditions of the specific property involved would bring a particular hardship upon the owner as distinguished from a mere inconvenience if the strict letter of the regulation were to be carried out;**

The applicant indicates the only available yard space is in the side yard.

Staff finds the property to be configured where the widest portion of the lot is the front yard (front) and rear, which is contrary to typical lot configuration and does not allow for a large enough rear yard for a pool. Also,

the lot is smaller than required for the district and, therefore, has larger lot setbacks applied, which further limits the potential for accessory structures in the rear yard.

**E. That the conditions upon which the petition for variation is based would not be applicable generally to other property within the same zoning classification; or**

The applicant indicates their lot is unique and fairly uncommon in the neighborhood.

Staff finds the property to be unique to this area. The lot is configured to have a relatively deeper front yard (side) than those typically found on a corner lot while still maintaining a full front yard (front) setback, thus limiting the rear and side yard areas.

**F. That the purpose of the variation is not based exclusively upon a desire to make more money out of the property.**

The applicant indicates the purpose is for putting up a pool.

Staff finds addition of a swimming pool to be a reasonable usage of property and a typical function of owning a home, not exclusively a method of making more money out of the property.

**G. That the alleged difficulty or hardship has not been created by any person presently having interest in the property.**

The applicant indicates that the lot was configured during the original construction of the house.

Staff finds the hardship was created when the house was initially constructed and not by the current owners.

## **ATTACHMENTS**

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1. Application
2. Site Plan
3. Zoning Map
4. Future Land Use Map
5. Aerial Photo
6. Site Photos

## **RECOMMENDED ACTION**

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Planning and Zoning Commission recommend approval to the Village Board for variations from Section 13.2-1.B and Section 13.2.-1.C at 331 Hiawatha Drive, Parcel #19-28-154-001 to allow for a pool in the front yard (side) with the following conditions;

- 1) A plat of survey shall be submitted and the desired pool location shall be determined to conform to the zoning code by reference to the plat as well as any other applicable documents or regulations by the Community Development Department.
- 2) The pool location shall generally be in conformance with the proposed submitted location plan, depending upon site conditions, and such location shall not be in violation of other applicable zoning regulations exclusive of Section 13.2-1.B and Section 13.2.-1.C.





**PLANNING & ZONING APPLICATION**

**Property Information**

Common street address: 331 HIAWATHA DR.

PIN (Property Index Number): 19-28-154-001

Current Zoning: R2 Proposed Zoning: R2

Current Use: Residential Proposed Use: Residential

Is the request consistent with the Comprehensive Plan? \_\_\_\_\_

Number of Acres: .25 If greater than 4 acres, 2 acres for government property or 5 acres for manufacturing zoned land, application shall be processed as a Planned Development as a Conditional Use. See definition of Planned Development and PD Section of Zoning Ordinance.

Legal description of the property (print or attach exhibit):  
\_\_\_\_\_  
\_\_\_\_\_

**Property Owner Information**

Name(s): JEFF STOLTZ, ALICIA STOLTZ

Business/Firm Name (if applicable): \_\_\_\_\_

Address: 331 HIAWATHA DR.

City/State/Zip: LAKE IN THE HILLS, IL 60156

Phone Number: 847-483-4787

Email: ALICIALSTOLTZ@GMAIL.COM

**Applicant Information**

Name(s): JEFF STOLTZ, ALICIA STOLTZ

Business/Firm Name (if applicable): \_\_\_\_\_

Address: 331 HIAWATHA DR.

City/State/Zip: LAKE IN THE HILLS, IL 60156


Phone Number: 847-483-4787


Email: ALICIALSTOLTZ@GMAIL.COM

**PLANNING & ZONING APPLICATION**  
**Page Two**

1	2	3	4	5	6
Request	Select Request with "X"	Required Fee ac = acre	For Requirements See Appendix	Public Hearing Required See Appendix A2	Total Fee (enter amount per column 3)
Annexation		\$ 1,000/ac payable upon annexation	D	Yes	
Sketch Plan		\$ 0	E	No	
Tentative Plat		\$ 500 + \$ 10/ac	F	No	
Final Plat		\$ 500 + \$ 10/ac	G	No	
Plat of Vacation and/or Resubdivision Plat		\$ 500 + \$ 10/ac	H	No	
Conditional Use		\$ 500 + \$ 10/ac over 2 ac	I	Yes	
Rezoning		\$ 500 + \$ 10/ac over 2 ac	J	Yes	
Text Amendment		\$ 500	K	Yes	
Variance - Residential		\$ 100	L	Yes	
Variance - Non-Residential		0-2 ac = \$ 250 Over 2 ac = \$ 500	L	Yes	
Development Plan Review		\$ 500 + \$ 10/ac	M	No	
<b>Total Fees - add column 6 (Separate Check)</b>					
<b>Additional Fees</b>					
Stormwater Permit Application Fee to be paid at time of permit issuance ( <b>Separate Check</b> )					
Minor = \$ 250 Intermediate or Major = \$ 1,000					
Reimbursement of Fees Required <b>Appendix B</b> = \$ 2,000 + \$ 100/acre for every acre over 5 acres ( <b>Separate Check</b> )					

*If the Village provides a sign to publicize a public hearing related to this application, the applicant accepts responsibility to ensure the sign is returned within one week after completion of the hearing. The applicant further agrees that if the sign is not returned, they will compensate the Village \$ 75.00 to allow for a replacement of the lost sign and agrees the Village may withhold approval of their application until payment is received.*


6/12/21
Date
**If Owner/Applicant is a School District please, fill out and submit Appendix N**  
 Property Owner's Signature


6/12/21
Date

Applicant's Signature

**All required appendices and documentation shall be submitted with this application. Incomplete applications will not be processed.**



PROPERTY ADDRESS/PIN 14-28-154-001

1. Please indicate the variation that is being sought, include section(s) and paragraph(s) of the Zoning Ordinance and any dimension(s) and a brief description of the proposed use, construction or development that prompted the request:

VARIATION FROM SECTION 13.2.C TO ALLOW FOR  
A SWIMMING POOL TO BE LOCATED IN THE  
FRONT (SIDE) YARD.

VARIATION FROM SECTION 13.2.B TO ALLOW FOR AN  
ACCESSORY STRUCTURE TO BE LOCATED IN THE  
FRONT (SIDE) YARD ON A REVERSED CORNER LOT  
CLOSER TO THE FRONT YARD REQUIRED ON THE  
ADJACENT LOT TO THE REAR.

PROPERTY ADDRESS/PIN 19-28-154-001

**Standards and Findings of Facts for a Variance per Section 23.7 of the Zoning Ordinance**

The Planning and Zoning Commission may recommend and the Board of Trustees shall permit a variation of the provisions of this Zoning Code, as authorized in this Section, only if the evidence, in the judgement of the Village sustains each of the following three conditions:

1. The property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations governing the district in which it is located. **Explain how this standard is met.**

OUR LOT IS ORIENTED IN A WAY THAT MOST OF THE YARD IS ON THE SIDE (CORNER LOT)

2. The plight of the owner is due to unique circumstances. **Explain how this standard is met.**

WE HAVE VERY LITTLE SPACE BEHIND OUR HOUSE OUR "BACKYARD" IS ACTUALLY ON THE SIDE

3. The variation, if granted, will not alter the essential character of the locality. **Explain how this standard is met.**

WE ARE CHANGING THE CONFIGURATION OF THE LOT BY ADDING A POOL



PROPERTY ADDRESS/PIN 19-28-154-001

For the purpose of supplementing the above standards, the Village, in making this determination whenever there are practical difficulties or particular hardship, also shall take into consideration the extent to which the following facts, favorable to the applicant, have been established by the evidence:

4. That the particular physical surroundings, shape or topographical conditions of the specific property involved would bring a particular hardship upon the owner as distinguished from a mere inconvenience if the strict letter of the regulation were to be carried out. **Explain how this standard is met.**

THE ONLY AVAILABLE YARD SPACE IS IN THE  
SIDE YARD

5. That the conditions upon which the petition for variation is based would not be applicable generally to other property within the same zoning classification. **Explain how this standard is met.**

OUR LOT IS UNIQUE AND FAIRLY UNCOMMON  
IN THE NEIGHBORHOOD

6. That the purpose of the variation is not based exclusively upon a desire to make more money out of the property. **Explain how this standard is met.**

THE PURPOSE IS FOR PUTTING UP A POOL

7. That the alleged difficulty or hardship has not been created by any person presently having interest in the property. **Explain how this standard is met.**

THE LOT WAS CONFIGURED DURING ORIGINAL  
BUILDING OF THE HOUSE

PROPERTY ADDRESS/PIN 19-28-154-001

8. That the granting of the variation will not be detrimental to the public welfare or injurious to other property or improvements in the neighborhood in which the property is located. **Explain how this standard is met.**

THE POOL WILL BE SET WELL INTO THE LOT  
AWAY FROM LOT LINES AND STREETS

9. That the proposed variation will not impair an adequate supply of light and air to adjacent property, or substantially increase the danger of fire, or otherwise endanger the public safety, or substantially diminish or impair property values within the neighborhood. **Explain how this standard is met.**

THE POOL WILL BE A SUBSTANTIAL DISTANCE  
FROM ALL OTHER STRUCTURES AND ADJACENT PROPERTY

JM STW

Applicant's Signature

6/24/21

Date

JM STW

Property Owner's Signature

6/24/21

Date

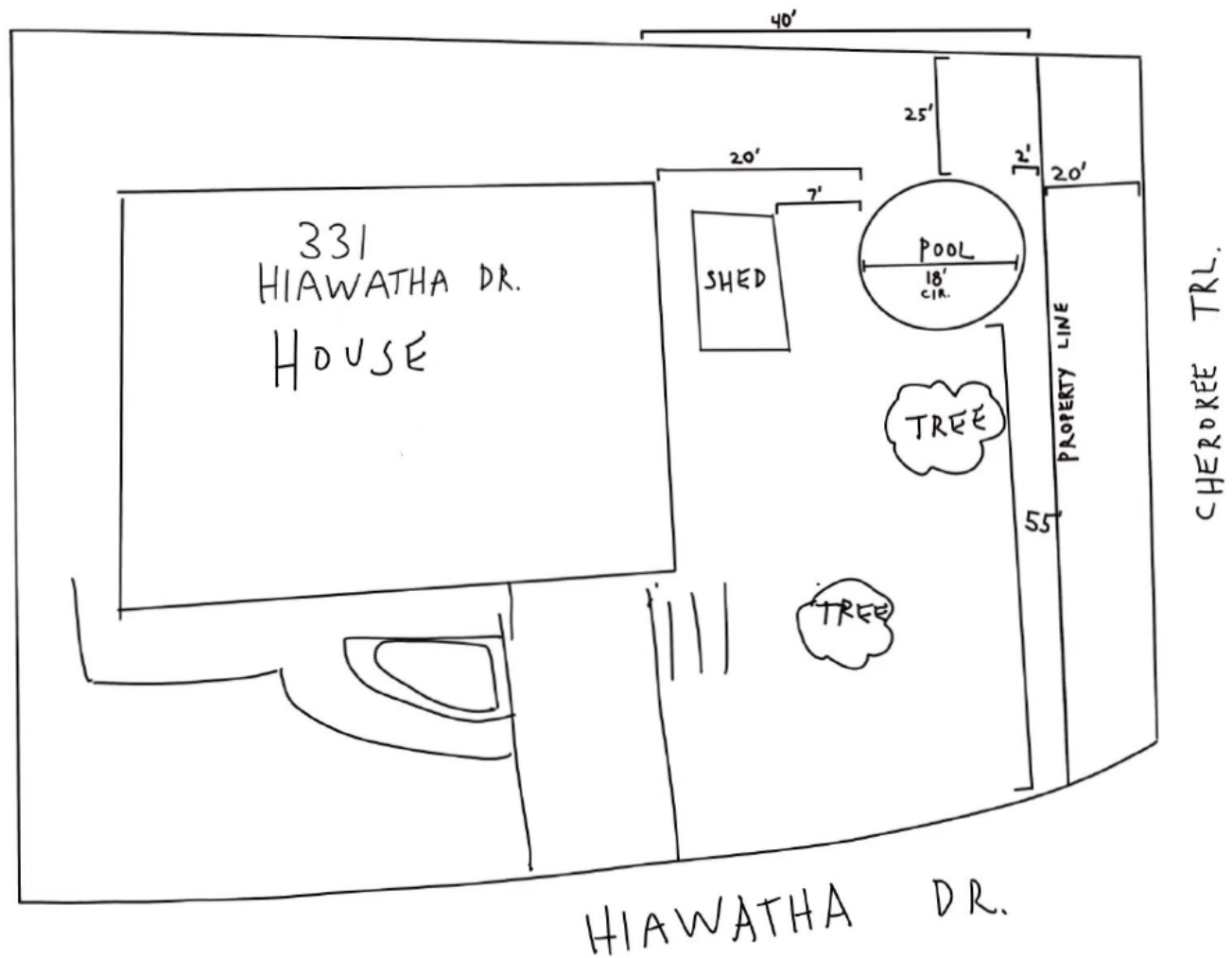


# Variation request for 331 Hiawatha Dr. From Section 13.2-1.B and Section 13.2.-1.C



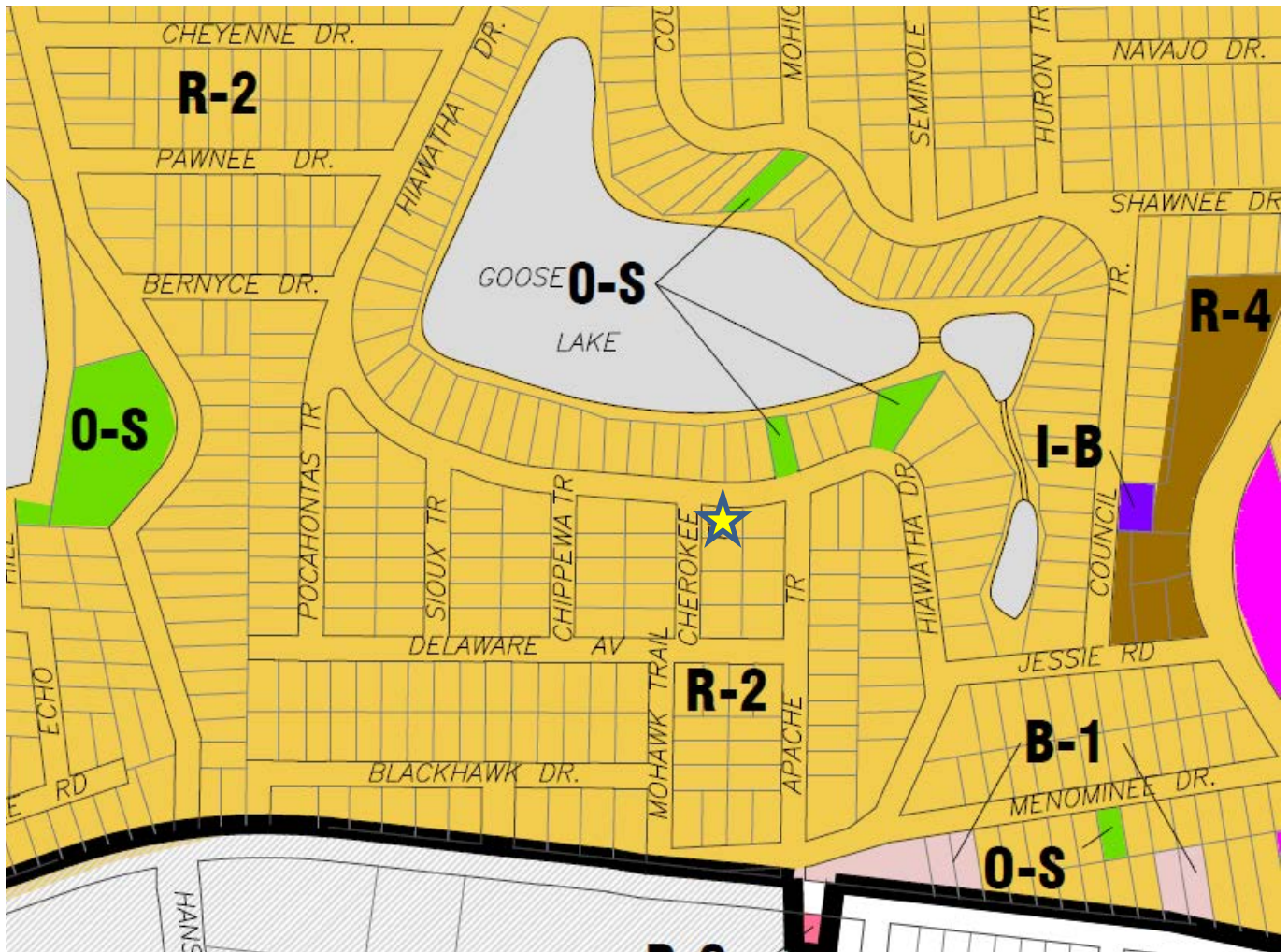
## EXHIBITS

### 2. SITE PLAN

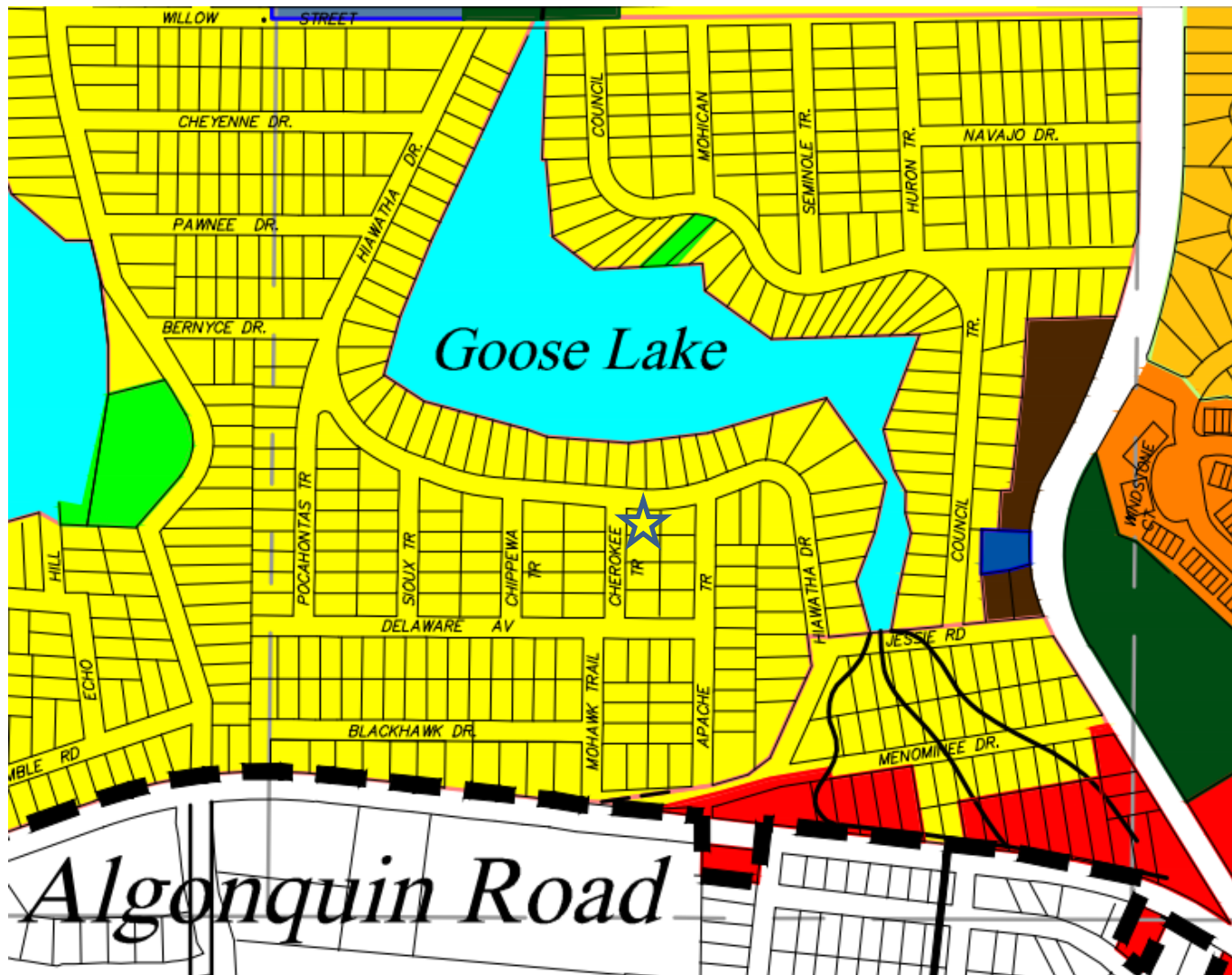








### 3. ZONING MAP



#### 4. FUTURE LAND USE MAP



### Legend

-  Estate Residential (< 2.0 units/ac.)
-  Low Density Residential (2.0 to 3.5 units/ac.)
-  Low Density Residential (> 3.5 to 4.5 units/ac.)
-  Medium Density Residential (> 4.5 to 7.5 units/ac.)



## 5. AERIAL PHOTO



## 6. SITE PHOTOS









# REQUEST FOR PUBLIC HEARING AND COMMISSION ACTION

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## PLANNING AND ZONING COMMISSION

**MEETING DATE:** July 12, 2021

**DEPARTMENT:** Community Development

**SUBJECT:** Conditional Use for an Automotive Service use at 8304 Pingree Road

## EXECUTIVE SUMMARY

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### General Information

*Requested Action:* Darivez Saletnik requests a conditional use permit for operation of an automobile repair use at 8304 Pingree Road.

*Owner:* Missions Direct Inc. (Chicago Urban Missions Foundation, Inc.)

*Applicant:* Darivez Saletnik

*Purpose:* Operation of an automobile repair business.

*Location and Size:* 8304 Pingree Rd. - approximately 35,000 sq. ft.

*Zoning and Land Use:*

Site:	B-4 Business Commercial/Auto sales & detailing
North:	B-4 Business Commercial/Residential & vehicle storage
East:	B-4 Business Commercial/vehicle storage
South:	M-1 Manufacturing Limited/Manufacturing
West:	M-1 Manufacturing Limited/Quarry
Future Land Use:	Commercial

### Background

The subject property is currently in use as an Automobile Sales use and an Automobile Detailing use. Both of these uses would be discontinued should the proposed conditional use be approved. The following is a brief timeline of recent Conditional Uses approved for the property;



- In 2009 an automobile service Conditional Use was approved. The use has discontinued and the approval is no longer valid.
- In 1994 a rental vehicle storage Conditional Use was approved. The use appears to be ongoing on the neighboring property, but not on the subject property.
- In 2012 an automobile sales Conditional Use was approved. The use is ongoing.

Automobile Service is a use allowed as a Conditional Use in the B-4 District.

### **Standards and Findings of Fact for a Conditional Use**

The Planning and Zoning Commission may recommend and the Board of Trustees shall consider the following factors and how they are relevant to the specific conditional use requested:

- A. That the proposed use at the particular location requested is necessary or desirable to provide a service or a facility which is in the interest of public convenience and will contribute to the general welfare of the neighborhood or community;**

The applicant indicates auto repair facilities are in high demand, therefore the proposed Conditional Use will be in the best interest of the public and contribute to the general welfare of the community.

Staff finds a there to be a need for automobile service in this area as no other such businesses are located in the general area. The proposed use will provide a needed service and contribute to the general welfare of this industrial/commercial corridor and the Village.

- B. That the proposed use will not, under the circumstances of the particular case, be detrimental to the health, safety, morals or general welfare of persons residing or working in the vicinity, or injurious to property values or improvements in the vicinity;**

The applicant indicates they will comply with all health and safety rules and regulations pertaining to the operation of an automotive facility.

Staff finds the proposed use will not be detrimental to the health, safety, morals, or welfare of those working or living in the area and will not injure property values. A residential property is located next to the subject property; however, the residential use is located on B-4 property, has adequate landscaping and screening, and adequate fencing surrounds the rear storage area of the subject property, minimizing potential future conflicts.

- C. That the establishment of the conditional use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district;**

The applicant indicates the majority of other businesses surrounding this facility are industrial or manufacturing. The requested Conditional Use will have a positive impact on them and the community as a whole providing much needed auto repair service.

Staff finds the area to be a mixture of commercial and industrial properties. The area is anticipated to host additional commercial and industrial uses in the future and the proposed Conditional Use would not impede the anticipated growth of this area.

**D. The extent to which the conditional use is harmonious and compatible with the goals and objectives of the Village’s comprehensive planning documents;**

The applicant states the proposed Conditional Use facility is located within an area that meets such planning guidelines. Automotive repair service is commercial in nature, which matches the goals of the Comprehensive Plan.

Staff finds Automotive Service to be allowable as Conditional Use in the B-3 General Business zoning district and that the subject property is located in a compatible “Commercial” land use district on the Future Land Use Map.

**E. The amount of traffic congestion or hazards, if any, that may occur as a result of the conditional use, as well as the extent and adequacy of pedestrian and vehicular access and circulation;**

The applicant indicates there is enough parking and pedestrian access for the property. All the repairs are conducted inside the building, so the business will not be adding to traffic congestion or hazards.

Staff finds the site has adequate ingress and egress and would not create a traffic hazard. Pedestrian facilities are not located along Pingree Road; however, adequate sidewalks exist on-site. There are three (3) service bays, requiring nine (9) parking spaces. There are three (3) striped spaces, one handicap, and seven (7) spaces historically used as parking on the property. There is adequate loading area.

**F. The extent that the conditional use can be adequately served by essential public facilities and services, and by private utilities;**

The applicant states the existing building was constructed with adequate public and private facilities and services for this Conditional Use and to operate the business.

Staff finds the use can be adequately served by essential public and private facilities, services, and utilities. The property is on public sewer; however, public water is not available. Therefore, the building does not have a sprinkler system and would need Fire Department approvals and potential facility upgrades to host certain uses associated with automobile repair.

**G. That the proposed use will comply with the regulations and conditions specified in this Zoning Code for such use, and with the stipulations and conditions made a part of the authorization granted by the Board of Trustees;**

The applicant indicates the proposed use and building space will continue to comply with all applicable regulations of the zoning code.

Staff finds the proposed use will comply with related use zoning regulations specified in the zoning code and that any site plan review needed will require the applicant to comply with any applicable regulations. The current site plan shows all vehicle storage to be located in the rear of the property and not be visible from the street.

**ATTACHMENTS**

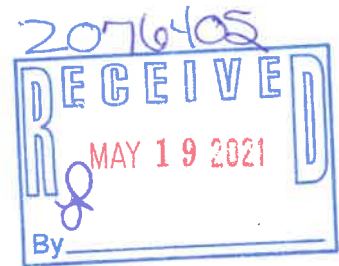
1. Application
2. Site Plan
3. Zoning Map
4. Future Land Use Map
5. Aerial Photo
6. Site Photos

## **RECOMMENDED ACTION**

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The Planning and Zoning Commission recommend approval to the Village Board for a Conditional Use for Automotive Service at 8304 Pingree Road on Parcel 19-15-100-037 with the following conditions:

- 1) A plat of survey shall be submitted and the vehicle storage area configuration shall be determined to conform to the zoning code by reference to the plat as well as any other applicable documents or regulations by the Community Development Department.
- 2) Vehicle storage shall not be allowed in the front or side yards. Only vehicles for customer/employee parking or repaired vehicles to be picked-up by customer on the same day are allowed in the front or side yard paved parking areas.
- 3) The proposed use and site configuration shall generally be in conformance with the proposed submitted location plan, depending upon site conditions, and such location shall not be in violation of other applicable zoning regulations.



PLANNING & ZONING APPLICATION

Property Information

Common street address: 8304 PINGREE RD

PIN (Property Index Number): 1915100037

Current Zoning: B-4 Proposed Zoning: CONDITIONAL USE

Current Use: CARWASH & AUTO SALES Proposed Use: AUTO REPAIR

Is the request consistent with the Comprehensive Plan? YES

Number of Acres: 0.82 If greater than 4 acres, 2 acres for government property or 5 acres for manufacturing zoned land, application shall be processed as a Planned Development as a Conditional Use. See definition of Planned Development and PD Section of Zoning Ordinance.

Legal description of the property (print or attach exhibit): DOC 2018R0035479 LT 1 ERICSONS RESUB MEMO: CHICAGO URBAN MISSIONS FOUNDATION INC.

Property Owner Information

Name(s):

Business/Firm Name (if applicable): Missions Direct Inc. (Formerly Chicago Urban Missions Foundation Inc)

Address: 323 S Commonwealth Ave

City/State/Zip: Elgin, IL 60123

Phone Number: 814-221-4173

Email: drtimbailey@gmail.com

Applicant Information

Name(s): Dariusz Saletnik

Business/Firm Name (if applicable): Mega Auto Care Inc.

Address: 728 Amsterdam St

City/State/Zip: Woodstock IL 60098


Phone Number: 773-895-8392

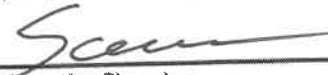
Email: megaautocareinc@gmail.com

**PLANNING & ZONING APPLICATION**  
**Page Two**

1	2	3	4	5	6
Request	Select Request with "X"	Required Fee ac = acre	For Requirements See Appendix	Public Hearing Required See Appendix A2	Total Fee (enter amount per column 3)
Annexation		\$1,000/ac payable upon annexation	D	Yes	
Sketch Plan		\$0	E	No	
Tentative Plan		\$500 + \$10/ac	F	No	
Final Plat		\$500 + \$10/ac	G	No	
Plat of Vacation and/or Resubdivision Plat		\$500 + \$10/ac	H	No	
Conditional Use	X	\$500 + \$10/ac over 2 ac	I	Yes	\$ 500,-
Rezoning		\$500 + \$10/ac over 2 ac	J	Yes	
Text Amendment		\$500	K	Yes	
Variance - Residential		\$100	L	Yes	
Variance - Non-Residential		0-2 ac = \$250 Over 2 ac = \$500	L	Yes	
Development Plan Review		\$500 + \$10/ac	M	No	
<b>Total Fees - add column 6 (Separate Check)</b>					
<b>Additional Fees</b>					
Stormwater Permit Application Fee to be paid at time of permit issuance <b>(Separate Check)</b> Minor = \$250 Intermediate or Major = \$1,000					
Reimbursement of Fees Required <b>Appendix B = \$2,000 + \$100/acre for every acre over 5 acres (Separate Check)</b>					

*If the Village provides a sign to publicize a public hearing related to this application, the applicant accepts responsibility to ensure the sign is returned within one week after completion of the hearing. The applicant further agrees that if the sign is not returned, they will compensate the Village \$75.00 to allow for a replacement of the lost sign and agrees the Village may withhold approval of their application until payment is received.*

DocuSigned by:  
  
 Property Owner's Signature  
 Date: 5/13/2021

  
 Applicant's Signature  
 Date: 5/19/2021

**If Owner/Applicant Is a School District please, fill out and submit Appendix N**

*All required appendices and documentation shall be submitted with this application. Incomplete applications will not be processed.*





Property Address/PIN: 1915100037

**Standards and Findings of Facts  
Per Section 24.6 of the Zoning Ordinance**

Before recommending any Conditional Use, the Planning and Zoning Commission and the Board of Trustees shall consider the following factors and how they are relevant to the specific conditional use being requested.

1. That the proposed use at the particular location requested is necessary or desirable to provide a service or a facility which is in the interest of public convenience and will it contribute to the general welfare of the neighborhood or community? **Explain how this standard is met.**

Auto repair facilities are in high demand, therefore  
the proposed conditional use will be in best interest  
of public and contribute to general welfare  
of community.

2. That the proposed use, under the circumstances of the particular case, will not be detrimental to the health, safety, morals or general welfare of persons residing or working in the vicinity, or injurious to property values or improvements in the vicinity. **Explain how this standard is met.**

Applicant will comply with all health and safety  
rules and regulations pertaining to the operation  
of an automotive facility.

3. That the establishment of the conditional use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district. **Explain how this standard is met.**

Majority of other businesses surrounding this facility  
are industrial or manufacturing. The requested  
conditional use will have a positive impact on them  
and the community as a whole providing much  
needed auto repair service.

Property Address/PIN: \_\_\_\_\_

4. The extent to which the conditional use is harmonious and compatible with the goals and objectives of the Village's comprehensive planning documents. **Explain how this standard is met.**

Proposed conditional use facility is located within area that meets such planning guidelines. Automotive repair service is commercial in nature, which matches the goals of comprehensive plan.

5. The amount of traffic congestion or hazards, if any, that may occur as a result of the conditional use, as well as the extent and adequacy of pedestrian and vehicular access and circulation. **Explain how this standard is met.**

There is enough parking and pedestrian access for the property. All the repairs are conducted inside the building, so the business will not be adding to the traffic congestion or hazards.

6. The extent that the conditional use can be adequately served by essential public facilities and services, and by private utilities. **Explain how this standard is met.**

The existing building was constructed with adequate public and private facilities and services for this conditional use, and to operate the business.

7. That the proposed use will comply with the regulations and conditions specified in this Zoning Code for such use, and with the stipulations and conditions made a part of the authorization granted by the Board of Trustees. **Explain how this standard is met.**

The petitioner will follow regulations and conditions specified in the building code, together with any stipulations and conditions added by the Board of Trustees.

8. The Village may impose any other criteria as identified in the Zoning Code.

DocuSigned by: [Signature] 5/13/2021  
Property Owner's Signature Date

[Signature] 5/19/2021  
Applicant's Signature Date

# Variation request for 331 Hiawatha Dr. From Section 13.2-1.B and Section 13.2.-1.C



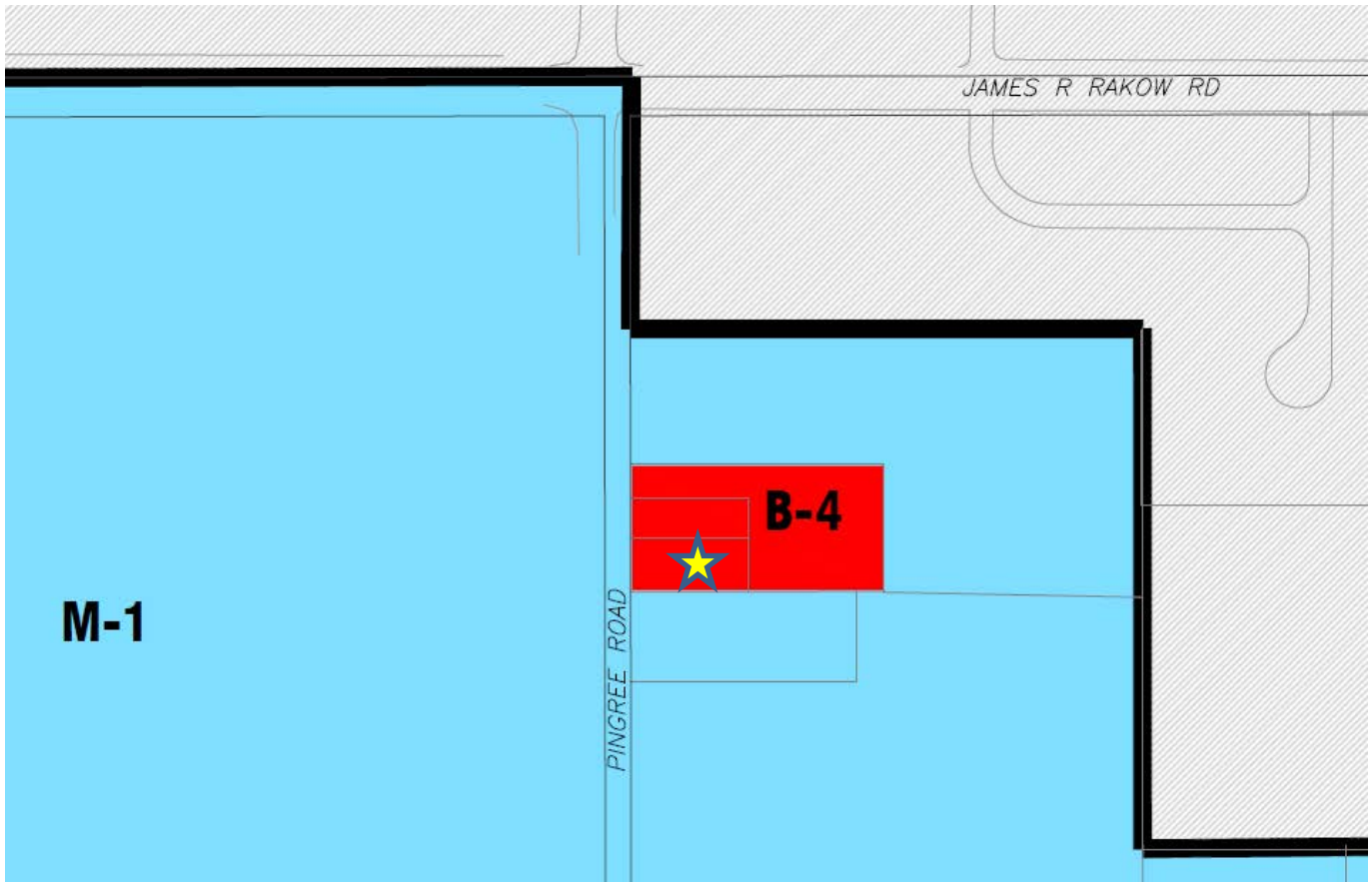
## EXHIBITS

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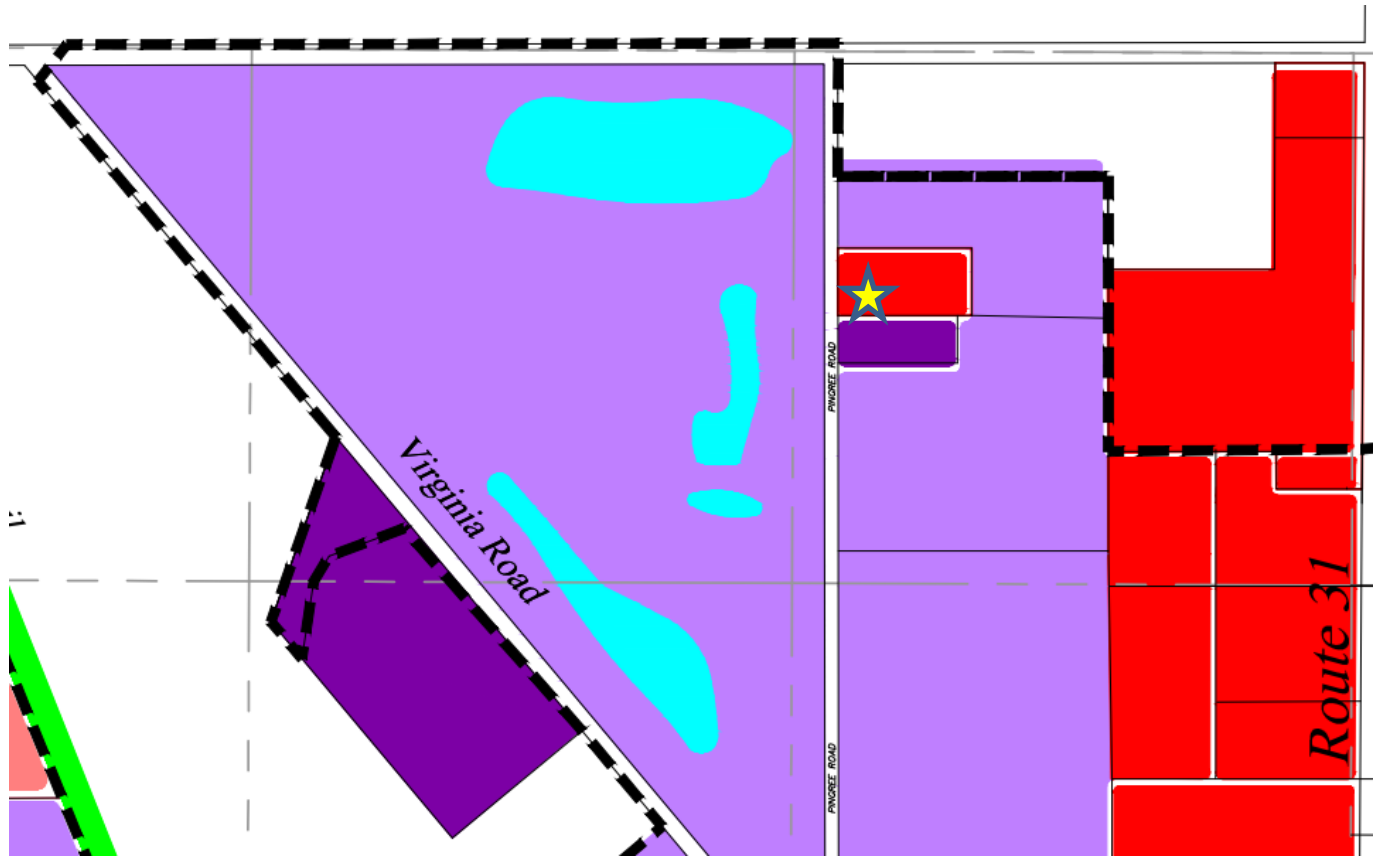
### 2. SITE PLAN



### 3. ZONING MAP



#### 4. FUTURE LAND USE MAP



Commercial



Municipal/Government



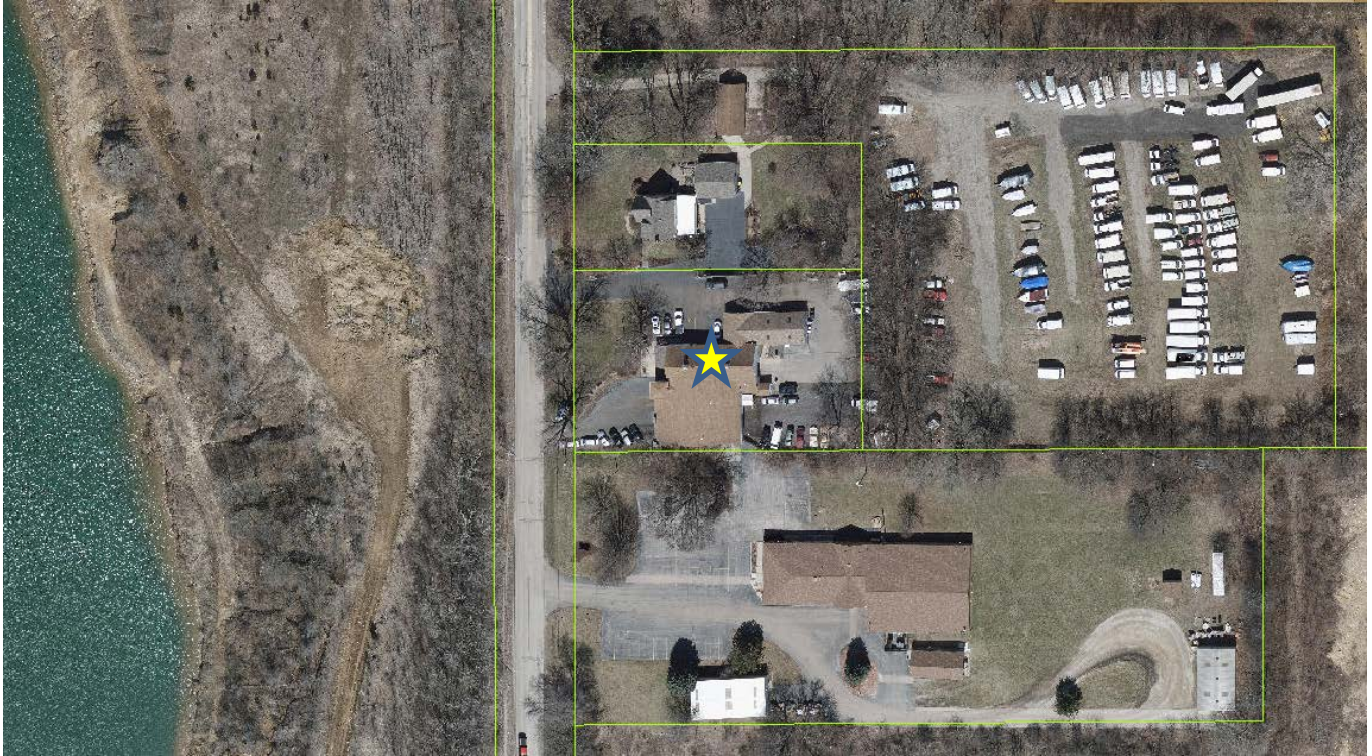
Institutional



Manufacturing/Industrial



## 5. AERIAL PHOTO



## 6. SITE PHOTOS





Front of property



Rear of property

