



# 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.



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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 "Diana Peltovic".

Administrative Specialist I