



Village of Lake in the Hills

600 Harvest Gate, Lake in the Hills, Illinois 60156

PLANNING AND ZONING COMMISSION

JULY 12, 2021

Call to Order

The meeting was called to order at 7:30 pm. by Commissioner Esposito, who served as the acting chairperson in Chairman DeMay's absence.

Roll call was answered by Commissioners Anna Siakel, Michael Esposito, John Murphy, Craig Bolton, and James Dixon. Absent was Commissioner Greg Walker and Chairman Joe DeMay. Also in attendance were Community Development Director Josh Langen, Trustee Bill Dustin, and Administrative Specialist Laura Pekovic.

Approval of Meeting Minutes

Motion to accept the Planning and Zoning Commission meeting minutes of May 17, 2021 was made by Commissioner Siakel and seconded by Commissioner Bolton. Motion carried 5-0.

New Business

A. Variations to Section 13.2-1.B and Section 13.2-1.C at 331 Hiawatha Drive

Commissioner Esposito confirmed with staff that the public was given proper notice regarding the public hearing.

Staff Report

Director Langen opened the public hearing at 7:02 p.m. and reviewed the Request for Commission Action dated July 12, 2021. He also read out loud a letter from a neighbor in support of the variations.

Discussion and Comments by the Public, Staff, and the Planning and Zoning Commission
Resident Alicia Stolz spoke regarding the reasons why she needs the pool for her orthopedic health and an at-home activity for her children because of her physical limitations. Commissioner Dixon expressed concern about the drainage, since the surrounding area's topography is inclined. Ms. Stolz indicated that the ground will be leveled to install the pool, and Commissioner Esposito added that the actual property is pretty level and he has seen similar instances where the ground is leveled and backfilled for proper drainage. Director Langen indicated he felt comfortable with Village staff and the Village's stormwater engineer evaluating this issue. Commission members asked about properly fencing the pool, and Director Langen assured them that Village staff would inspect it to ensure it was installed to code. The public hearing closed at 7:47 p.m.

Motion to recommend approval to the Village Board for variations to Section 13.2-1.B and Section 13.2-1.C at 331 Hiawatha Drive with the recommended conditions in the staff report was made by Commissioner Bolton and seconded by Commissioner Murphy. On a roll call vote, Commissioners Siakel, Esposito, Murphy, Bolton and Dixon voted Aye. Motion carried 5-0.

B. Conditional Use for an Automotive Service Use at 8304 Pingree Road

Commissioner Esposito confirmed with staff that the public was given proper notice regarding the public hearing.



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Staff Report

Director Langen opened the public hearing at 7:48 p.m. and reviewed the Request for Commission Action dated July 12, 2021.

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

Maria Saletnik, of Mega Auto Care, Inc., spoke regarding their wanting to move the business of 18 years to Lake in the Hills from Woodstock. She replied to Commissioner Siakel's question regarding oil disposal, that the building is equipped to contain it, and a service provides pick up.

Motion to recommend approval to the Village Board for a conditional use for an Automotive Service at 8304 Pingree with the recommended conditions in the staff report was made by Commissioner Murphy and seconded by Commissioner Bolton. On a roll call vote, Commissioners Siakel, Esposito, Murphy, Bolton, and Dixon voted Aye. Motion carried 5-0.

Old Business--None

Item for Discussion--None

Staff Report

Director Langen reported that in May 2021, the Village Board of Trustees determined strategic planning goals and approved the changes to the Comprehensive Plan.

Audience Participation-None

Trustee Liaison report

Trustee Dustin reported that the Village's strategic plan includes commercial expansion of Routes 31 and 47.

Adjournment

A motion to adjourn the meeting was made by Commissioner Siakel and seconded by Commissioner Bolton and approved by a voice vote of 5-0. Motion carried. There being no further business to discuss, the meeting of the Lake in the Hills Planning & Zoning Commission was adjourned at 8:00 p.m. The next Planning and Zoning Commission meeting is scheduled for August 16, 2021.

Submitted by,

A handwritten signature in black ink, appearing to read "Laura Pekovic".

Laura Pekovic/Administrative Specialist