



Village of Lake in the Hills

600 Harvest Gate, Lake in the Hills, Illinois 60156

PLANNING AND ZONING COMMISSION

AUGUST 16, 2021

Call to Order

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

Roll call was answered by Commission members Siakel, Walker, Esposito, and Bolton. Absent were Commissioners Murphy and Dixon and Chairman DeMay. Commissioner Esposito chaired the meeting in Chairman DeMay's absence. Also present were Community and Economic 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 meetings of July 12, 2021 was made by Commissioner Siakel and seconded by Commissioner Walker. On roll call vote, Commissioners Siakel, Walker, Esposito, and Bolton and voted Aye. No Nays. Motion carried 4-0.

New Business

- a. **Variations to Section 7.4, Residential Bulk Chart, in the R-2 Zoning District for front and side yard setbacks at 65 Hilltop Drive**

Acting Chairman Esposito read the staff confirmation that the public was given proper regarding this public hearing.

Staff Report

Director Langen opened the public hearing at 7:31 p.m. and reviewed the Request for Commission Action dated August 16, 2021.

He stated that the applicant, David Manuel, has requested in writing to the Village that action be deferred because his architect needs to submit updated plans.

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

There were no public comments, and Director Langen closed the public hearing closed at 7:34 p.m.

Motion to recommend continuance of the public hearing and defer action was made by Commissioner Siakel and seconded by Commissioner Walker. On roll call vote, Commissioners Siakel, Walker, Esposito, and Bolton voted Aye. No Nays. Motion carried 4-0.

- b. **Conditional Use for a Drive-Through Use at 251 North Randall Road**

Acting Chairman Esposito read the staff confirmation that the public was given proper notice regarding this public hearing.

Staff Report

Director Langen opened the public hearing at 7:36 p.m. and reviewed the Request for Commission Action dated August 16, 2021.



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

Chris McQuire of McCON, Building Corporation spoke and was joined by two other owners. He thanked Village staff for their guidance and that Director Langen was thorough in his presentation with the company's proposal. Commissioner Siakel asked about the building's exterior. Mr. McQuire provided a colored rendering of the building elevation that showed the Culver's wall signs and shifting of the entry door to the north side of the building. He added that due to the double drive-through, there would be added buffer landscaping. With no further comments or questions, the public hearing was closed at 7:43 p.m.

Motion to recommend approval to the Village Board a Conditional Use for a Drive-Through at 251 North Randall Road with the staff-recommended conditions was made by Commissioner Siakel and seconded by Commissioner Walker. On roll call vote, Commissioners Siakel, Walker, Esposito, and Bolton voted Aye. No Nays. Motion carried 4 -0.

Old Business--None

Item for Discussion--None

Staff Report

Director Langen reported that the Culver's incentive package was approved by the Village Board of Trustees.

Audience Participation

None

Trustee Liaison Report

Trustee Dustin had nothing to report.

Adjournment

A motion to adjourn the meeting was made Commissioner Siakel and seconded by Commissioner Walker. On roll call Commissioner Siakel, Walker, Esposito, and Bolton 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 Esposito. The next Planning and Zoning Commission meeting is scheduled for Monday, September 13, 2021.

Submitted by,

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

Administrative Specialist I