



PUBLIC MEETING NOTICE AND AGENDA
PLANNING AND ZONING COMMISSION MEETING

OCTOBER 18, 2021

7:30 P.M.

1. Call to Order
2. Roll Call
3. Consent Agenda
 - A. Motion to accept and place on file the minutes of the September 13, 2021 Planning and Zoning Commission meeting.
4. New Business
 - A. Variations to Section 7.4 Residential Bulk Chart R-2 Zoning District, rear yard setback at 6 Carl Court
5. Old Business
6. Item for Discussion
 - A. Market area development profiles
7. Staff Report
 - A. September 2021 Board of Trustees meeting
8. Audience Participation
9. Trustee Liaison Report
10. 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:

Time:



Village of Lake in the Hills

600 Harvest Gate, Lake in the Hills, Illinois 60156

PLANNING AND ZONING COMMISSION

SEPTEMBER 13, 2021

Call to Order

The meeting was called to order at 7:30 pm. Present were Commissioners Siakel, Murphy, Dixon, Bolton, and Acting Chairman Esposito. Absent were Commissioner Walker and Chairman DeMay.

Commissioner Esposito served as acting chairperson in Chairman DeMay's absence. Also present were Community and Economic Development Director Josh Langen, Village President Ray Bogdanowski, Village Trustee Bill Dustin, and Administrative Specialist Laura Pekovic.

Village President Ray Bogdanowski introduced himself. He announced that Chairman Joe DeMay resigned his position last week, and he wants to act quickly to appoint a new chairman. He appointed Michael Esposito as the new Planning and Zoning chairman. He expressed his appreciation to the Commission for a job well done, and would be available for questions after the meeting.

Approval of Meeting Minutes

Motion to accept the Planning and Zoning Commission meeting minutes of August 16, 2021 was made by Commissioner Siakel and seconded by Commissioner Murphy. On roll call vote, Commissioners Siakel, Murphy, Dixon, Bolton, and Chairman Esposito voted Aye. No Nays. Motion carried 5-0.

New Business

None

Old Business

Variations to Section 7.4, Residential Bulk Chart, in the R-2 Zoning District for Front and Side Yard Setbacks at 65 Hilltop Drive.

Community Development Director Josh Langen reopened the public hearing at 7:34 p.m. and reviewed the Request for Commission Action dated September 13, 2021.

The petitioner, David Manuel, requested variations to allow for a structural rebuild and construction of an elevated deck. The applicant proposed to rebuild a structure damaged by water drainage on the existing foundation, to build an elevated deck and associated stairs, and access to the rebuilt and surviving portions of the structure. The damage is estimated to be greater than 50 percent of the value of the structure; therefore, the property no longer has legal non-conforming status and will need to be rebuilt to meet the current Village Zoning Ordinance. Where those sections of the zoning ordinance are not met, variations would be needed. The applicant proposed the front portion of the house to be rebuilt on an existing foundation which is 2'10" into the required 25' front setback. A variation to the Section 7.4 Residential Bulk chart for R-2 property to allow for a 22' front setback is requested to accommodate the rebuild.



Village of Lake in the Hills

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Given the proposed configuration of the house access to the sides or rear of the house or lot would not be possible with current zoning regulations as stairs over four feet in height are considered obstructions within a required setback and are not allowed. The applicant proposed decking to access the side and rear of the house. The decking would make use of existing concrete steps and would intrude 7'11" into the required 10' side setback. Therefore, a variation to the Section 7.4 Residential Bulk chart for R-2 property to allow for a 2'1" side setback on the north side lot line was requested to accommodate the proposed decking.

Director Langen recommended approval of the requested variations with the condition that the proposed fire-resistance measures, including type of materials, application, and location/expanse of the fire-rated portion of the deck, are found by the Village building code official to qualify as fire-rated by the current building code and eligible for a 2' setback, as opposed to the 5' setback required for non-fire rated structures.

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

Commissioner Dixon requested clarification and confirmation of the correct location of the property's driveway and easement on the plat of survey. Director Langen checked with the GIS and found that the information was correct. Commissioner Siakel added that she is familiar with the property, as she lived on the lake for many years. She knows the property's challenges and the petitioner seemed to find a good way to build on the slope that is safe and good for the homeowner and surrounding neighbors.

There were no public comments. With no further discussion, Director Langen closed the public hearing at 7:45 p.m.

Commissioner Bolton made a motion to recommend approval to the Village Board for a variation to Section 7.4 Residential Bulk Chart R-2 Zoning District front and side yard setbacks at 65 Hilltop Drive, Parcel 19-20-455-040, to allow for home reconstruction on the existing foundation with a 22.6' front setback and for proposed decking with a 2'1" northside setback, with the following condition:

- 1) Proposed fire-resistance measures, including type of materials, application, and location/expanse of the fire-rated portion of the deck, are found by the Village building code official to qualify as fire-rated by the current building code and eligible for a 2' setback, as opposed to the 5' setback required for non-fire rated structures.

The motion was seconded by Commissioner Siakel. On a roll call vote, Commissioners Siakel, Murphy, Bolton, Dixon, and Chairman Esposito voted Aye. No Nays. Motion carried 5-0.

Item for Discussion

None



Village of Lake in the Hills

600 Harvest Gate, Lake in the Hills, Illinois 60156

PLANNING AND ZONING COMMISSION

SEPTEMBER 13, 2021

Staff Report

August 2021 Board of Trustees Meeting

Director Langen reported that the Village Board of Trustees voted to approve the Planning & Zoning Commission's recommendation for a conditional use to allow a drive-through at 251 North Randall Road for Culvers.

Audience Participation

None

Trustee Liaison Report

Trustee Dustin had nothing to report.

Adjournment

There being no further business to discuss, the Planning and Zoning Commission meeting was adjourned at 7:57 p.m.

Submitted by,

A handwritten signature in black ink that reads "Jenna Petovic".

Recording Secretary



REQUEST FOR PUBLIC HEARING AND COMMISSION ACTION

PLANNING AND ZONING COMMISSION

MEETING DATE: October 18, 2021

DEPARTMENT: Community Development

SUBJECT: Variations to Section 7.4 Residential Bulk Chart R-2 Zoning District rear yard setback at 6 Carl Court

EXECUTIVE SUMMARY

General Information

<i>Requested Action:</i>	Natalie and Adrian Medina request variations to Section 7.4 Residential Bulk Chart R-2 Zoning District rear yard setbacks at 6 Carl Court to allow for a replacement covered deck 3' into the required rear yard setback.	
<i>Owner:</i>	Natalie and Adrian Medina	
<i>Applicant:</i>	Natalie and Adrian Medina	
<i>Purpose:</i>	Replace a dilapidated rear yard covered deck with a partially-covered deck connecting a newly installed pool to the rear door.	
<i>Location and Size:</i>	6 Carl Court – approximately 8,200 sq. ft.	
<i>Zoning and Land Use:</i>	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:	Medium-Density Residential 7.5 to 12 units/ac)

Background

The applicants are proposing to replace partially cover a new deck which connect the rear door to a newly installed pool and allows for access to the back yard. The property is located in an R-2 One-Family Residential zoning district.

A pool was recently approved and installed in the rear yard. A new deck has also been constructed in the rear yard with no roofing. The deck replaces the original deck and, currently, door alarms are used to meet pool safety requirements. However, the next phase of the project is proposing to cover over half of the deck

and install a pool railing as part of the structure. This phase would leave a portion of the deck uncovered. Uncovered decks are allowed within 5' of the rear lot line. However, as the proposed covered portion would connect to the house via a roof, the covered portion of the deck would have to conform to the house rear setback requirement of 25' from the rear lot line. As the covered portion of the deck is within 23' of the rear yard lot line, a variation would be required to complete the project.

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 replaced deck was structurally unsound and the next phase of the deck replacement is needed to keep children out of the pool and provide a safeguard beyond a rear door alarm.

Staff finds the property to be substandard in size, which limits the feasibility of constructing typical covered accessory structures in the rear yard. The lot measures approximately 8,200, which is below the 10,000 sq. ft. minimum for lots in the R-2 district. All of the setbacks are configured for larger 10,000 sq. ft. lots and are limiting when applied to smaller lots. The larger front and rear setbacks reduce the space needed to configure typical covered accessory structures.

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

The applicant indicates the original deck was not structurally sound.

Staff finds the property to have unique circumstances. The lot is smaller than the required 10,000 sq. ft. and is limited by the R-2 setback not meant for the smaller lot. The pool and new deck were able to be built within the 5' accessory setbacks; however the 25' building setback and smaller lot size does not allow for a deck configuration which would cover a portion of the deck and installation of associated safety railings for the pool.

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

The applicant indicates the project will raise the value of other properties in the area and will not visually alter the appearance of the lot and home from the street.

Staff finds the essential character of the property will remain residential and the proposed covered deck would not alter the character of the locality. Cover decks allow for sun and rain protection and are typically found in residential back yards. This deck also allows for safety railings around the pool. The setback encroachment is minimal and not considered to alter the character of the locality.

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 site conditions limit the ability to configure a covered deck which would allow for access to the pool and installation of safety railings.

Staff finds the property to have a smaller lot size than required and a limited backyard. Accessory structures can be built, but setbacks do not allow for a covered deck which would provide the structural frame to install safety railings and provide cover. The original deck was covered; however, the deck was in poor condition and was not configured or constructed to provide access or safety railings for a pool.

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 configured to limit the building of accessory structures.

Staff finds the property to be unique to R-2 zoned property. The lot has a smaller lot size than required by the R-2 zoning and is located on a cul-de-sac, which limits both front yard and rear yard building configurations. The front lot line measures approximately 40' at the street Right-of-Way, which is half the required 80'. This limits the ability to have a covered front porch, leaving a covered deck in the rear as their preferred option for covered outdoor space. There are properties with similar conditions; however, R-2 properties in the Village generally meet the minimum lot size and frontage requirements.

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 of the variation is to cover a portion of a new deck and allow for safety railings for a pool. The applicant also states they do not intend to move or sell or to make money out of the proposed project.

Staff finds the variation would allow for the replacement of an existing deck and serve the pool as well as the backyard. The project appears to have multiple uses and needs beyond exclusively making money.

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

The applicant indicates the hardship has not been created by the owners.

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

H. 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.

The applicant indicates variation would not be detrimental to the public welfare or injurious to other property or improvements in the neighborhood.

Staff finds covered decks to be typical residential accessory structures and a minor encroachment into the rear setback in this case would not be detrimental to the public welfare or injurious to other property or improvements in the neighborhood.

I. 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 with the neighborhood.

The applicant indicates the improvements would increase the value of the property and surrounding properties and would not impede or endanger any adjacent properties.

Staff finds the proposed variation to be a new single-story deck which would require building inspection and 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 with the neighborhood.

ATTACHMENTS

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

RECOMMENDED ACTION

Planning and Zoning Commission recommend approval to the Village Board for a variation to Section 7.4 Residential Bulk Chart R-2 Zoning District rear yard setback at 6 Carl Court, Parcel # 19-28-201-017, to allow for a covered deck to encroach up to 4' into the rear yard setback.

RECEIVED

AUG 26 2021

2018161

Village of Lake in the Hills
Community Development

APPLICATION

Date Filed (Staff Use Only):

Property Information

Common street address: 6 Carl Court

PIN (Property Index Number): 19-28-201-017

Current Zoning: R-2

Proposed Zoning: R-2

Current Use: Residential

Proposed Use: Residential

Is the request consistent with the Comprehensive Plan? yes

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): See attached

Property Owner Information

Name(s): Natalie & Adrian Medina

Business/Firm Name (if applicable):

Address: 6 Carl Court

City/State/Zip: Lake in the Hills, IL 60156

Phone Number: 612-730-1920

Email: natiemarhula@yahoo.com

Applicant Information

Name(s): same as above

Business/Firm Name (if applicable):

Address:

City/State/Zip:

Phone Number:

Email:

Application Request

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		\$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	\$100
Variance – Non-Residential		0-2 ac = \$250 Over 2 ac = \$500	L	Yes	
Development Plan Review		\$500 + \$10/ac	M	No	
Total Fees – add column 6 (Separate Check)					\$100
Additional Fees					
Stormwater Permit Application Fee to be paid at time of permit issuance (Separate Check)					
Minor = \$250 Intermediate or Major = \$1,000					
Reimbursement of Fees Required Appendix B = \$2,000 + \$100/acre for every acre over 5 acres (Separate Check)					

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.

Natalie Medina 8-24-21
 Property Owner Signature Date

If Owner/Applicant is a School District please, fill out and submit

Natalie Medina 8-24-21
 Applicant Signature Date

Appendix N

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



VARIATION APPLICATION
PAGE TWO

PROPERTY ADDRESS/PIN 6 Carl Court
19-28-201-017

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 Bulk chart minimum rear yard restrictions 25' setback
District R2.

Variation to overhang rear easement 3'. Building variation
for screen room as defined in 13.3-5c. New building to replace
old covered porch for safety reasoning; (kids not getting to the pool)
Existing covered porch not structurally sound. New screen porch
also being installed to limit access to pool from house. (door w/lock)

Covered porch 11' out by 16' wide

approximately 22' from property line



**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.

Residence, Project will raise value of other local properties
home owner has no intent to sell property for profit

2. The plight of the owner is due to unique circumstances.

Explain how this standard is met.

to replace unsafe existing covered porch

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

Building located behind property and will not
alter property characteristics from the street



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.**

to limit access to the pool

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.**

The structure will have little to no effect on properties in the same zoning district

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.**

home owner has no intent to sell the residence. It is our forever home, looking to obtain the variant for safety reasons.



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.

again no; the variant is only to replace existing unsafe building & to help limit access to the pool

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 building is located in the rear of the property & poses no risk to the public or adjacent properties

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.**

proposed building will overall increase the value of the property & all adjacent properties. The proposed building does not impede or endanger any adjacent properties

Natalie Medina

8-24-21

Applicant's Signature

Date

Natalie Medina

8-24-21

Property Owner's Signature

Date



600 Harvest Gate
Lake in the Hills, IL 60156

(847) 960-7440
Fax: (847) 960-7445
www.lith.org

Planning and Zoning Commission

Hearing Acknowledgement Form for Single Family Residential Variations per Section 21.6-4 of the Zoning Ordinance

The undersigned acknowledges receipt of the public notice for a residential variation filed by

Natalie Medina

(Applicant)

regarding the property at 6 Carl Court

I understand a hearing will be held on the 18th day of October 2021, at 7:30pm at the Lake in the Hills Village Hall, 600 Harvest Gate, Lake in the Hills, IL 60156.

Property Owner Signature Natalie Medina Date 8-26-21

Address 6 Carl Court LTH PIN# 19-28-201-017

*

PLAT OF SURVEY OF

LOT 186 IN THE HICKORY VALLEY UNIT 3, BEING A SUBDIVISION OF PART OF THE NORTHEAST QUARTER OF SECTION 28 AND PART OF THE SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 40 NORTH, RANGE 6, EAST OF THE THIRD PRINCIPAL MERIDIAN, ADJACENT TO THE PLAT THEREIN RECORDED DECEMBER 27, 1994, AS DOCUMENT NO. 20010283, IN MONROE COUNTY, ILLINOIS,

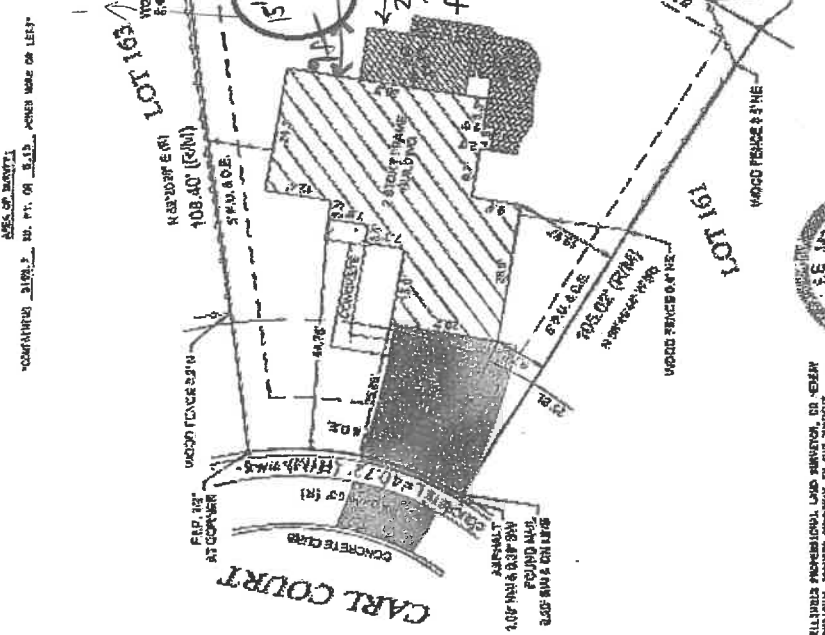
AS OF DATE

COMPILED BY: J. R. PT. OR. S.D., JOHN W. DE LUCA



SCALE: 1" = 30'
EAST LINE OF LOT 186 AS SHOWN ABOVE WAS OCCUPIED PER RECORD SURVEY/PLAT.
03-11-12 M. OH.

- A. - UNIMPROVED
- B. - RAILROAD TRACK LINE
- C. - UNCALCULATED
- D. - CITY EASEMENT
- E. - DRIVE
- F. - EAST
- G. - S. 1/4
- H. - S. 1/2
- I. - WEST
- J. - WEST
- K. - NORTH
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- NOTE:
1. ALL TIES SHOWN ON THIS SURVEY ARE REFERRED TO THE ILLINOIS SURVEYING BOARD, PLAINFIELD, ILLINOIS, (I.S.B.)
 2. THIS SURVEY IS A RE-SURVEY OF THE PROPERTY SHOWN THEREON.
 3. COMPANY ALL DIMENSIONS AND POINTS IN FIELD AND REPORT ANY DISCREPANCIES TO SURVEYOR AT ONCE.
 4. NO DIMENSIONS SHALL BE ASSUMED BY OWNER.



JAMES W. DE LUCA
PROFESSIONAL LAND SURVEYOR
STATE OF ILLINOIS
NO. 017

ME
MONROE ENGINEERING, INC.
375 WASHINGTON ROAD, LAKE, ILL. 60022
PHONE: (815) 271-0770
FAX: (815) 271-0774
WEB SITE: WWW.MEIVIL.COM

ADDRESS: MONROE, ILLINOIS 62450
DATE: 10/20/08
CLIENT: DEPT. OF PUBLIC WORKS & UTILITIES
PROJECT: CARL COURT
DRAWN BY: J. DE LUCA
CHECKED BY: J. DE LUCA
SCALE: AS SHOWN

EXHIBIT A

LEGAL DESCRIPTION

Legal Description: LOT 162 IN HIDDEN VALLEY UNIT 3, BEING A SUBDIVISION OF PART OF THE NORTHEAST QUARTER OF SECTION 28 AND PART OF THE SOUTHEAST QUARTER OF SECTION 21, TOWNSHIP 43 NORTH, RANGE 8, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 27, 1994, AS DOCUMENT NO. 94R70733, IN MCHENRY COUNTY, ILLINOIS.

Permanent Index #'s: 19-28-201-017

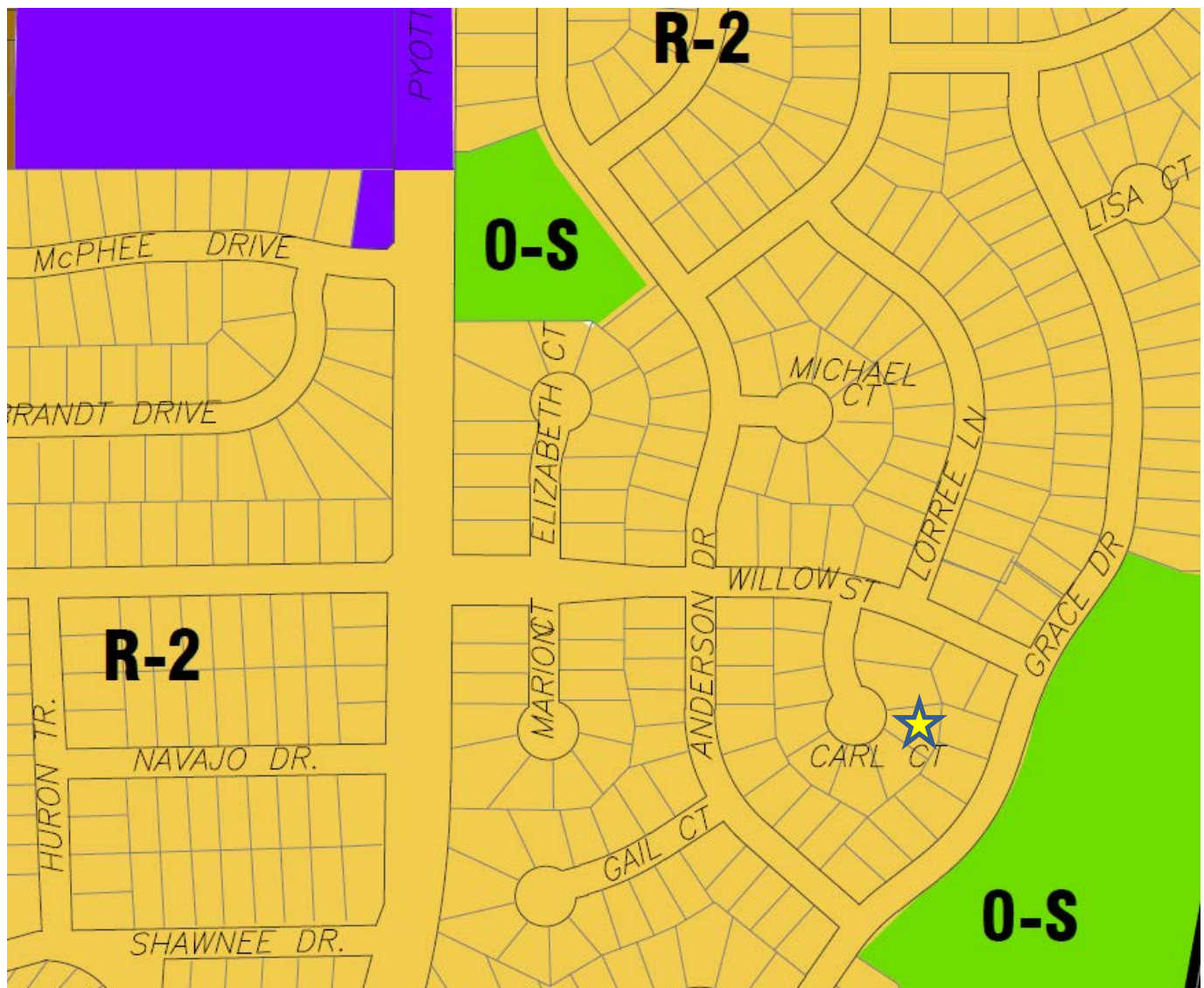
Property Address: 6 Carl Court, Lake In The Hills, Illinois 60156

Variation request for 6 Carl Court From Section 7.4 Residential Bulk Chart R-2 Zoning District

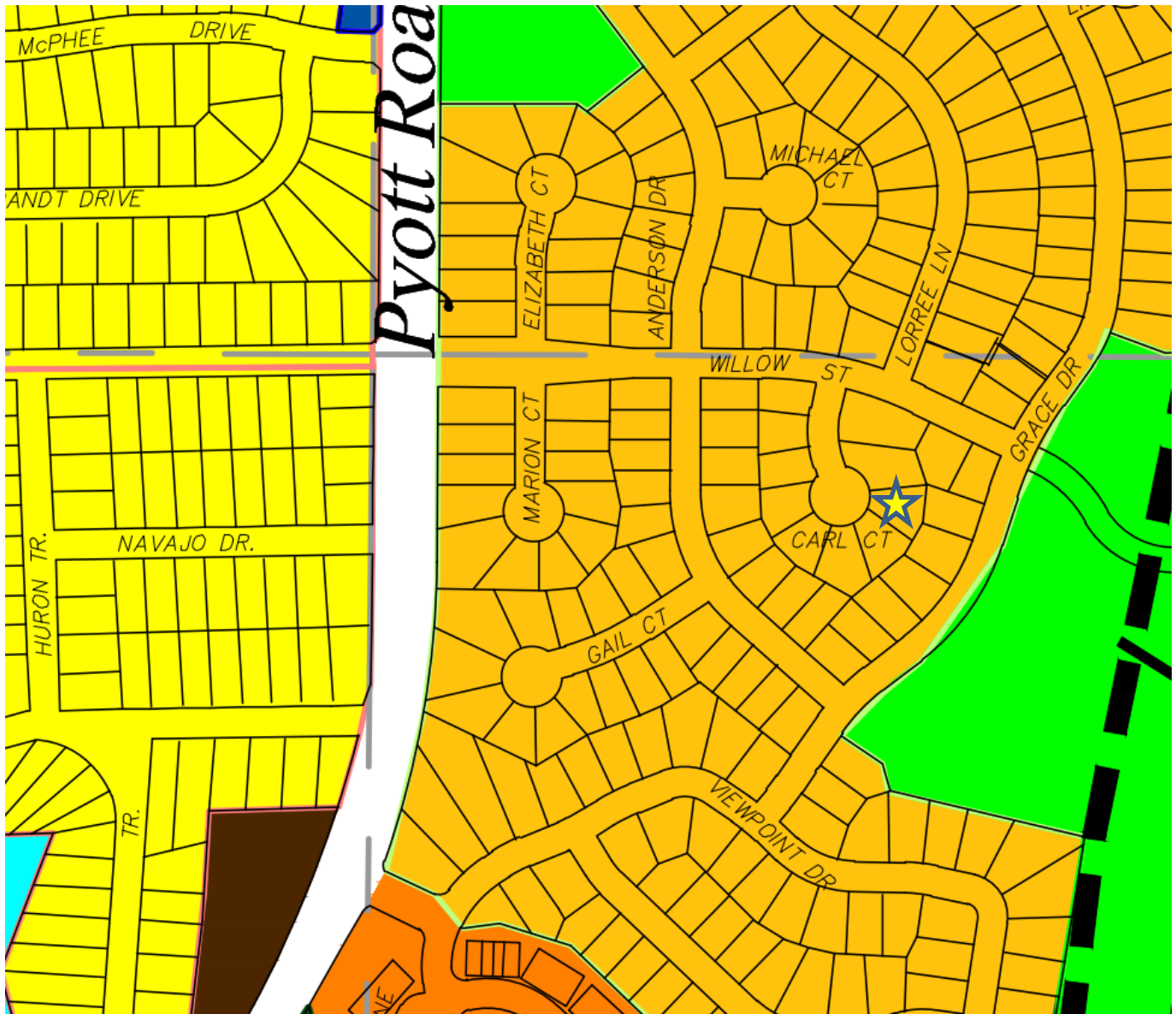


EXHIBITS

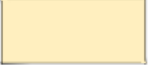



3. ZONING MAP



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



View of rear of house from Grace Drive





INFORMATIONAL ITEM

PLANNING AND ZONING COMMISSION

MEETING DATE: October 18, 2021
DEPARTMENT: Community Development
SUBJECT: Market Area Development Profiles

EXECUTIVE SUMMARY

The Community Development Department continuously works to promote the Village and available commercial real estate as well as plan for future development of those parcels. Recent efforts have focused on the preparation of market research, marketing materials, and potential development layouts for the Village's retail market areas. The marketing materials are used to engage businesses who call the Village looking for information and to coordinate with local brokers looking to lease and sell commercial real estate. Planning materials are used to illustrate potential development layouts and to assess the need and potential configurations of road, water, and sewer improvements.

ATTACHMENTS

1. Market Area Development Profiles

RECOMMENDED ACTION

None

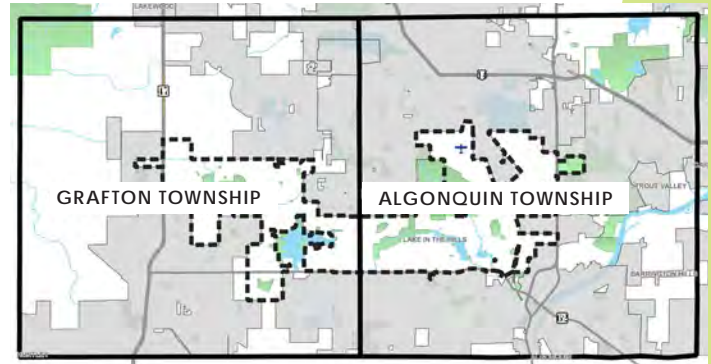
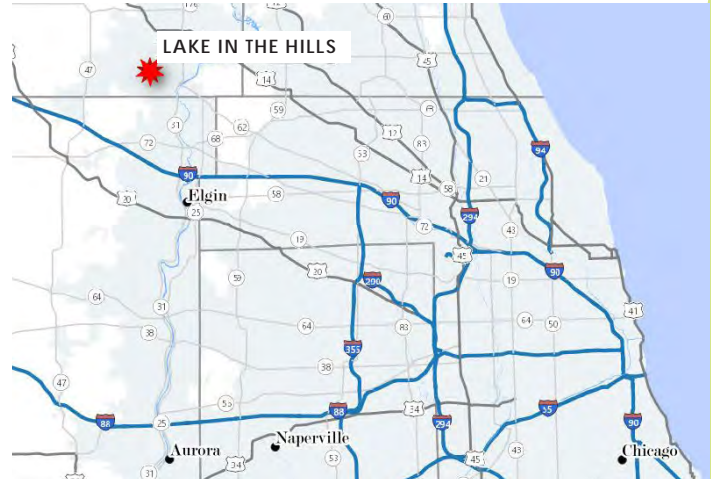


RETAIL & DEVELOPMENT PROFILE



PROFILE HIGHLIGHTS

- Located in the Chicago, Illinois metropolitan region and just 5 miles from Metra commuter rail stops.
- Served by Lake in the Hills 3CK Airport.
- Home to luxury residential subdivisions, upscale dining and shopping, and outstanding school districts.
- Golf courses, recreation centers, and theatre venues are located in the Village or nearby.
- Natural attractions include local beaches, fishing on the lake, parks with extensive programming, and bird watching in the Fen and the Exner Marsh.



The Village of Lake in the Hills is available to answer any questions regarding development and business opportunities. For additional demographics, market data, and incentive programs, please call the Community Development Department.

DJ Fiore
Economic Development Coordinator

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dfiore@lith.org

Joshua Langen
Community and Economic Development Director

(847) 960-7441
jlangen@lith.org
lith.org/business

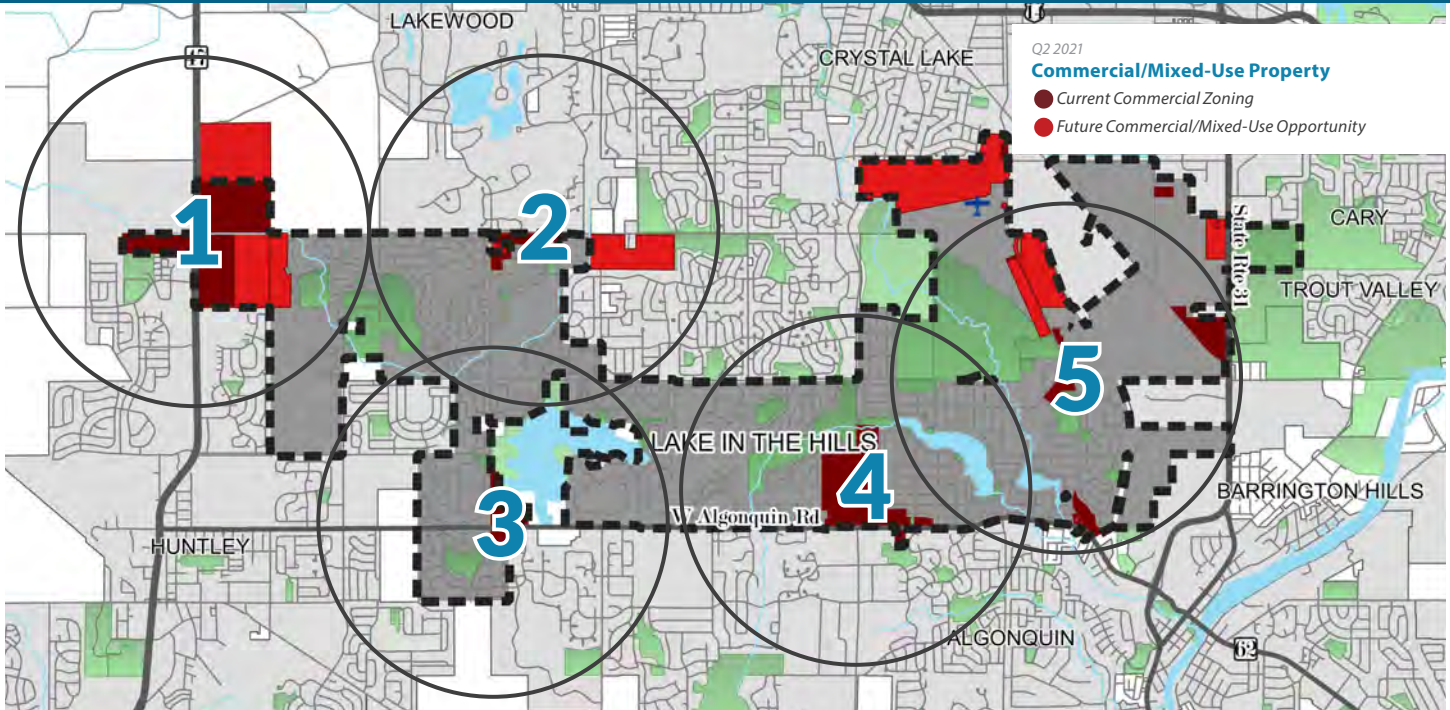
		POPULATION	MEDIAN HOUSEHOLD INCOME	PER CAPITA INCOME	TOTAL OCCUPIED HOUSING UNITS	OWNER-OCCUPIED HOUSING UNITS	MEDIAN HOME VALUE	BACHELOR'S DEGREE	GRADUATE DEGREE
Village of Lake in the Hills	Estimate	28,759	\$92,872	\$36,784	9,679	7,934	\$227,100	5,184	1,636
	%	-	-	-	-	82%	-	29.1%	9.2%
Algonquin Township	Estimate	87,430	\$89,810	\$40,879	32,721	26,609	\$220,800	11,334	4,740
	%	-	-	-	-	81.30%	-	32.10%	13.40%
Grafton Township	Estimate	55,391	\$105,534	\$41,607	18,806	16,749	\$264,200	15,789	7,424
	%	-	-	-	-	89.10%	-	26.20%	12.30%
McHenry County	Estimate	307,714	\$86,799	\$39,006	112,453	89,278	\$224,500	48,226	23,482
	%	-	-	-	-	79.40%	-	23.20%	11.30%
Illinois	Estimate	12,770,631	\$39,188	\$36,038	4,846,134	3,202,715	\$194,500	1,831,438	1,178,587
	%	-	-	-	-	66.10%	-	21.10%	13.60%

Source: 2019 ACS - U.S. Census Bureau



RETAIL & DEVELOPMENT PROFILE

RETAIL GAP ANALYSIS - 1 MILE REGIONS



GREEN - SURPLUS DEMAND	MARKET AREA 1		MARKET AREA 2		MARKET AREA 3		MARKET AREA 4		MARKET AREA 5	
	1-Mile 2021	3-Mile 2021	1-Mile 2021	3-Mile 2021	1-Mile 2021	3-Mile 2021	1-Mile 2021	3-Mile 2021	1-Mile 2021	3-Mile 2021
Total Retail Trade and Food & Drink	\$72,447,582	\$585,443,197	\$203,381,935	\$873,688,285	\$160,120,113	\$101,887,362	-\$353,174,519	\$180,099,095	\$80,054,130	-\$393,179,390
Total Retail Trade	\$65,624,626	\$529,820,990	\$184,472,814	\$777,907,419	\$144,029,600	\$65,080,392	-\$334,876,449	\$144,997,734	\$71,212,891	-\$382,400,555
Total Food & Drink	\$7,206,616	\$59,030,096	\$19,941,793	\$102,582,092	\$17,014,885	\$42,784,249	-\$17,269,614	\$41,959,327	\$9,335,627	-\$4,614,228
Motor Vehicle & Parts Dealers	\$14,772,837	\$87,580,705	\$38,802,099	\$243,640,143	\$34,598,913	\$128,817,917	\$14,131,479	\$182,913,707	\$17,099,185	\$33,358,321
Automobile Dealers	\$12,212,491	\$70,570,137	\$32,039,418	\$204,209,263	\$28,581,606	\$105,458,594	\$11,908,364	\$156,227,465	\$15,896,578	\$40,273,700
Other Motor Vehicle Dealers	\$1,257,414	\$5,843,928	\$3,318,584	\$20,590,122	\$2,969,381	\$7,298,740	\$2,348,551	\$12,324,855	\$1,589,185	-\$3,321,763
Auto Parts, Accessories & Tire Stores	\$1,392,729	\$11,650,125	\$3,681,461	\$20,568,923	\$3,257,987	\$16,912,071	\$237,750	\$15,826,302	\$1,674,140	-\$2,313,649
Furniture Stores	\$1,426,848	\$8,413,816	\$2,437,237	\$16,072,884	\$3,419,801	-\$8,563,861	\$522,961	-\$14,135,546	\$1,836,208	\$636,733
Home Furnishings Stores	\$911,144	\$8,299,006	\$2,726,856	\$14,060,016	\$1,760,544	\$6,504,773	-\$2,715,304	\$5,319,214	\$1,316,328	-\$5,893,464
Electronics & Appliance Stores	\$2,843,927	\$20,836,384	\$6,851,604	\$45,874,255	\$6,770,059	\$10,907,693	\$4,815,557	\$18,185,190	\$2,952,324	-\$25,159,068
Bldg Material & Supplies Dealers	\$4,968,699	\$41,559,781	\$12,742,799	\$51,791,417	\$11,116,190	\$31,540,658	-\$19,560,174	\$30,324,933	\$4,591,538	-\$31,616,183
Lawn & Garden Equip & Supply Stores	\$450,254	\$2,753,157	\$1,234,649	\$8,383,254	\$1,041,672	\$3,001,098	\$1,008,639	\$4,188,630	\$575,385	\$4,441,075
Food & Beverage Stores	\$9,034,176	\$82,789,164	\$29,139,643	\$107,119,500	\$17,354,930	-\$67,859,554	-\$132,827,872	-\$65,576,464	\$13,692,358	-\$153,592,206
Grocery Stores	\$9,767,969	\$78,811,697	\$25,905,799	\$92,856,570	\$18,296,639	-\$73,030,325	-\$132,458,161	-\$77,181,357	\$11,964,461	-\$162,947,292
Specialty Food Stores	\$574,164	-\$1,736,400	\$1,361,455	\$3,344,905	-\$2,224,151	-\$385,599	\$900,159	\$5,702,297	\$768,382	\$5,634,699
Beer, Wine & Liquor Stores	\$785,611	\$5,675,302	\$1,840,818	\$10,852,835	\$1,296,609	\$5,772,370	-\$1,083,312	\$6,136,032	\$1,009,271	\$4,044,641
Health & Personal Care Stores	\$2,770,319	\$27,234,714	\$11,831,777	\$39,927,795	\$2,801,086	\$23,586,040	-\$6,744,489	\$34,680,912	\$5,920,409	\$11,794,433
Gasoline Stations	\$5,761,908	\$47,438,378	\$15,135,210	\$84,089,216	\$10,632,348	\$64,081,812	\$8,696,619	\$66,178,085	-\$3,329,220	\$59,539,661
Clothing & Clothing Accessories Stores	\$3,531,729	\$31,063,637	\$9,601,365	\$57,536,814	\$8,572,510	-\$17,921,579	\$4,305,911	-\$32,099,286	\$3,984,478	\$28,479,256
Jewelry, Luggage & Leather Goods Stores	\$651,619	\$5,772,727	\$1,777,150	\$9,793,893	\$1,566,584	\$4,448,833	\$531,292	\$3,777,266	\$659,421	\$5,023,101
Sporting Goods, Hobby, Book & Music Stores	\$1,670,223	\$13,938,012	\$4,245,833	\$19,757,442	\$3,515,534	-\$2,131,807	-\$4,518,143	-\$8,823,966	\$1,083,312	-\$15,911,680
Book, Periodical & Music Stores	\$276,524	\$2,317,437	\$749,226	\$4,832,558	\$576,844	\$2,199,315	\$752,376	\$2,324,308	\$364,840	\$1,229,758
General Merchandise Stores	\$11,824,972	\$104,367,113	\$31,673,031	\$8,811,628	\$28,276,686	-\$109,769,663	-\$186,952,228	-\$101,248,181	\$14,336,474	-\$269,891,670
Department Stores Excluding Leased Depts.	\$8,527,024	\$75,275,877	\$22,917,030	\$120,454,153	\$20,480,906	\$32,056,584	-\$35,223,295	\$38,459,708	\$11,057,845	-\$42,503,378
Florists	\$154,985	\$1,351,323	\$447,543	\$2,477,982	\$346,645	\$2,236,826	\$202,805	\$2,555,841	\$192,793	\$1,556,140
Office Supplies, Stationery & Gift Stores	\$455,469	\$3,895,762	\$1,214,517	\$6,690,638	\$1,085,128	\$4,672,585	-\$587,024	\$4,159,812	\$585,614	-\$88,065
Used Merchandise Stores	\$245,292	\$1,114,283	\$660,716	-\$4,413,814	\$262,868	\$332,193	-\$447,857	-\$1,046,226	\$318,668	-\$7,082,650
Food Services & Drinking Places	\$7,111,210	\$57,817,796	\$19,724,836	\$99,047,930	\$16,759,510	\$36,210,122	-\$20,204,074	\$33,894,661	\$9,216,281	-\$14,962,730
Special Food Services	\$200,147	\$1,560,886	\$397,181	\$3,266,339	\$501,085	\$3,017,771	\$557,134	\$2,230,669	-\$1,408	\$799,407
Drinking Places - Alcoholic Beverages	\$268,296	\$1,291,845	\$732,137	\$4,410,801	\$651,100	\$1,995,049	\$479,559	\$3,385,800	\$350,582	\$3,701,279
Restaurants/Other Eating Places	\$6,679,828	\$54,965,065	\$18,595,518	\$91,370,789	\$15,607,324	\$31,197,302	-\$21,240,767	\$28,278,192	\$8,867,108	-\$19,463,416

Sources: ESRI BAO, 2019 Consumer Expenditure Survey - Midwest Region - U.S. Bureau of Labor Statistics, U.S. Retail Firms by Kind of Business: 1992-2019 - U.S. Census Bureau, Village of Lake in the Hills estimates

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ILLINOIS ROUTE 47/ ACKMAN ROAD MARKET AREA #1 IMPROVEMENT SCHEDULE

MAIN STEPS

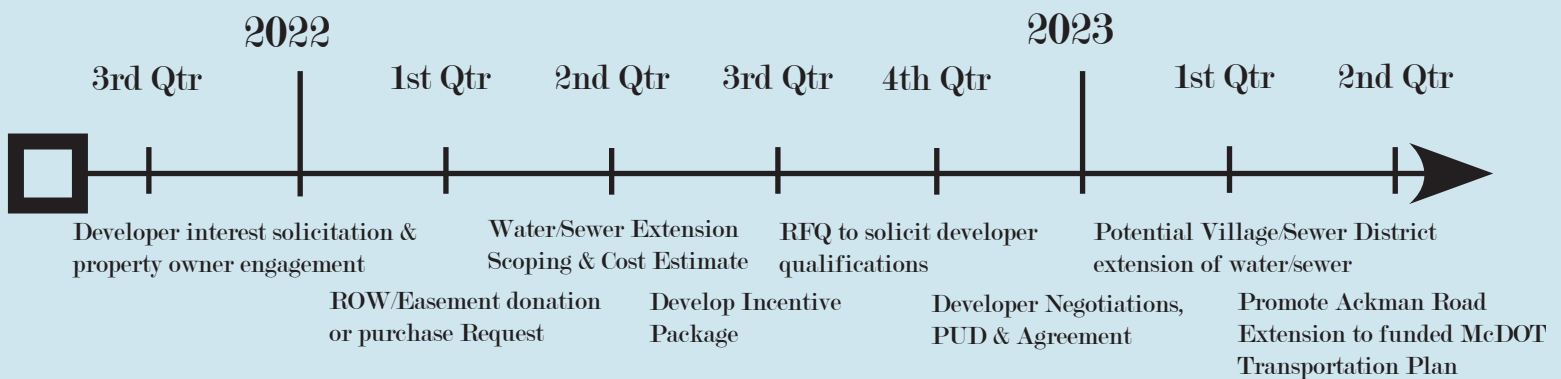
- **Developer interest solicitation & property owner engagement**
 - ◇ Prepare developer list
 - ◇ Prepare marketing materials & potential promotional event (developers breakfast/developer workshop)
 - ◇ Invite property owners to promotional event
- **ROW/Easement donation or purchase Request**
 - ◇ Determine ideal ROW/Easement locations
 - ◇ Draft ROW/Easement plat showing location by phase
 - ◇ Request donation from property owner
- **Water/Sewer Extension Scoping & Cost Estimate**
 - ◇ Determine number and type of end users
 - ◇ Develop Scope & Cost estimates of water extension
 - ◇ Work with Sewer District to develop scope & cost of sewer extension
 - ◇ Research funding options
- **Develop Incentive Package**
 - ◇ Prepare analysis of potential incentives
 - ◇ Work with Admin and Village Board to determine appropriate potential incentives
- **RFQ to solicit developer qualifications**
 - ◇ If needed, prepare RFQ materials and process to solicit developer interest in all available parcels
 - ◇ Choose developer(s) to move forward with

- **Developer Negotiations, PUD & Agreement**
 - ◇ Enter into negotiations with chosen developer and begin PUD process, as needed
 - ◇ Draft agreement to include Village incentives & developer commitments along with milestones
- **Potential Village/Sewer District extension of water/sewer**
 - ◇ Extend water service before or after developer negotiations, dependent upon quality of RFQ respondents and feedback
 - ◇ Request extension of sewer service after water extension determination has been made
- **Promote Ackman Road Extension to funded McDOT Transportation Plan**
 - ◇ Work with McHenry County DOT to promote Ackman Road extension from Long-Range Transportation Plan to a funded Short-Term Transportation Plan

PARALLEL STEPS

- **Prepare fiscal valuation report of parcels**
 - ◇ Identify existing value and potential future increase in taxable value of parcels
- **Identify environmental and other utility/agency constraints**

Improvement Schedule

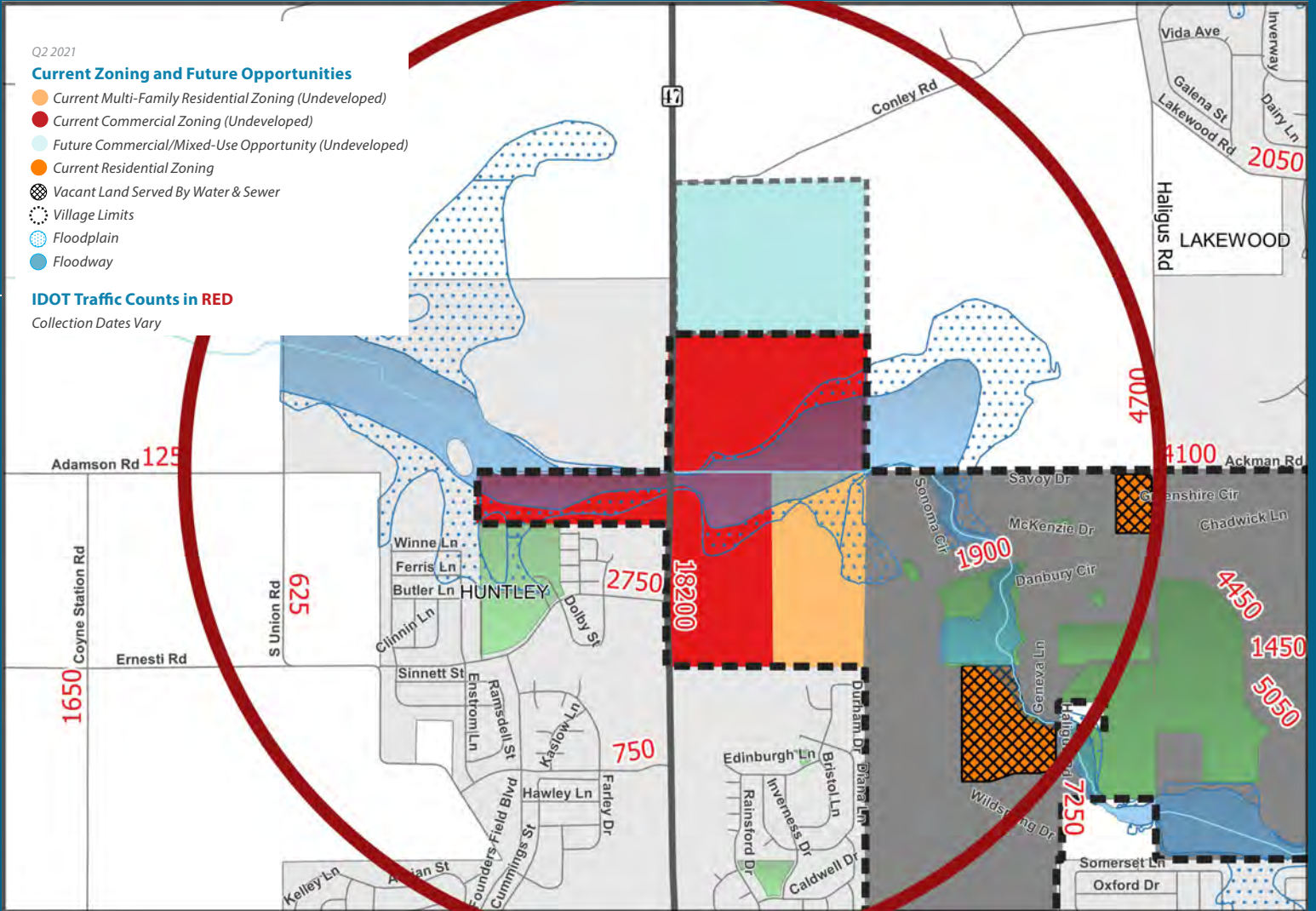


Commercial and Residential Market Research and Valuation Efforts - Ongoing

Village of Lake in the Hills
- Community Development Department



ILLINOIS ROUTE 47/ACKMAN ROAD MARKET AREA #1 DEVELOPMENT PROFILE

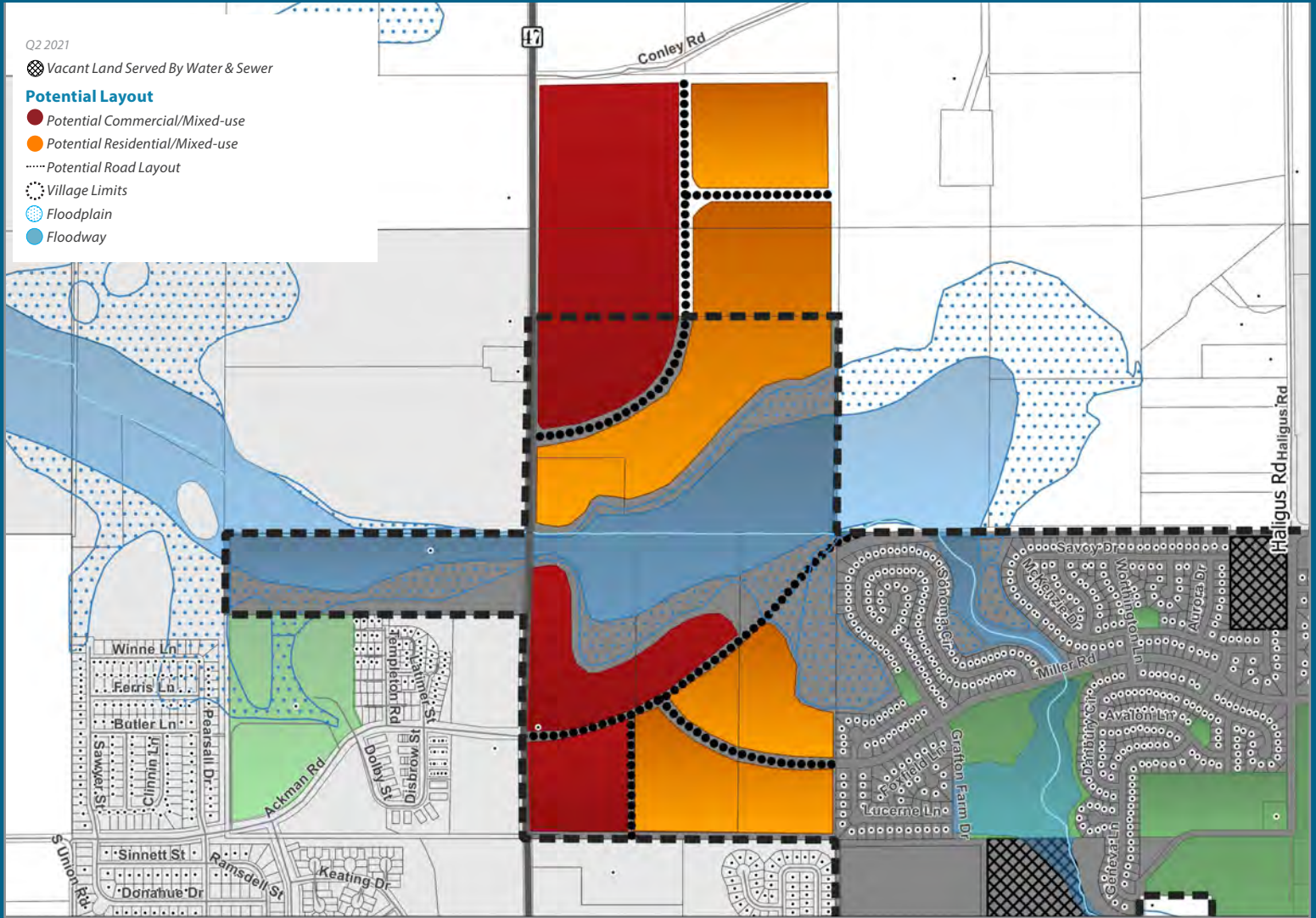


ILLINOIS ROUTE 47/ACKMAN ROAD MARKET AREA #1 DEMOGRAPHICS

ONE MILE RADIUS SHOWN ON MAP		POPULATION	MEDIAN HOUSEHOLD INCOME	PER CAPITA INCOME	OCCUPIED HOUSING UNITS	OWNER-OCCUPIED UNITS	MEDIAN HOME VALUE
1-Mile Radius	Estimate	4,718	\$103,215	\$41,621	1,366	1,300	\$287,146
	%	-	-	-	-	90.7%	-
3-Mile Radius	Estimate	37,934	\$104,443	\$39,218	12,315	11,847	\$262,319
	%	-	-	-	-	87.5%	-
5-Mile Radius	Estimate	89,573	\$95,164	\$41,500	30,330	33,538	\$255,421
	%	-	-	-	-	84.2%	-



ILLINOIS ROUTE 47/ ACKMAN ROAD MARKET AREA #1 DEVELOPMENT PROFILE



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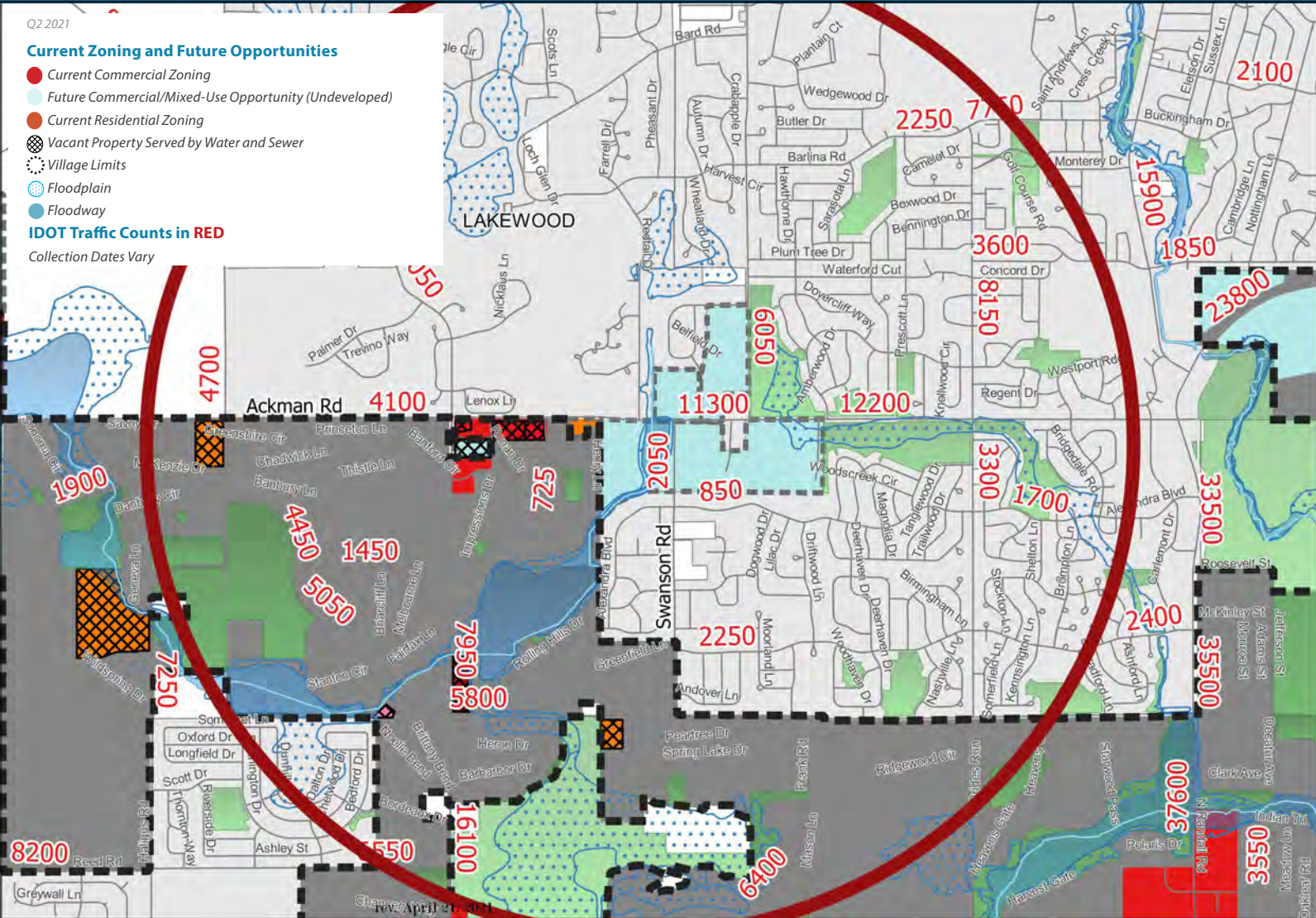
ACKMAN ROAD/SWANSON ROAD MARKET AREA #2 DEVELOPMENT PROFILE

Q2 2021

Current Zoning and Future Opportunities

- Current Commercial Zoning
- Future Commercial/Mixed-Use Opportunity (Undeveloped)
- Current Residential Zoning
- Vacant Property Served by Water and Sewer
- Village Limits
- Floodplain
- Floodway
- IDOT Traffic Counts in RED**

Collection Dates Vary



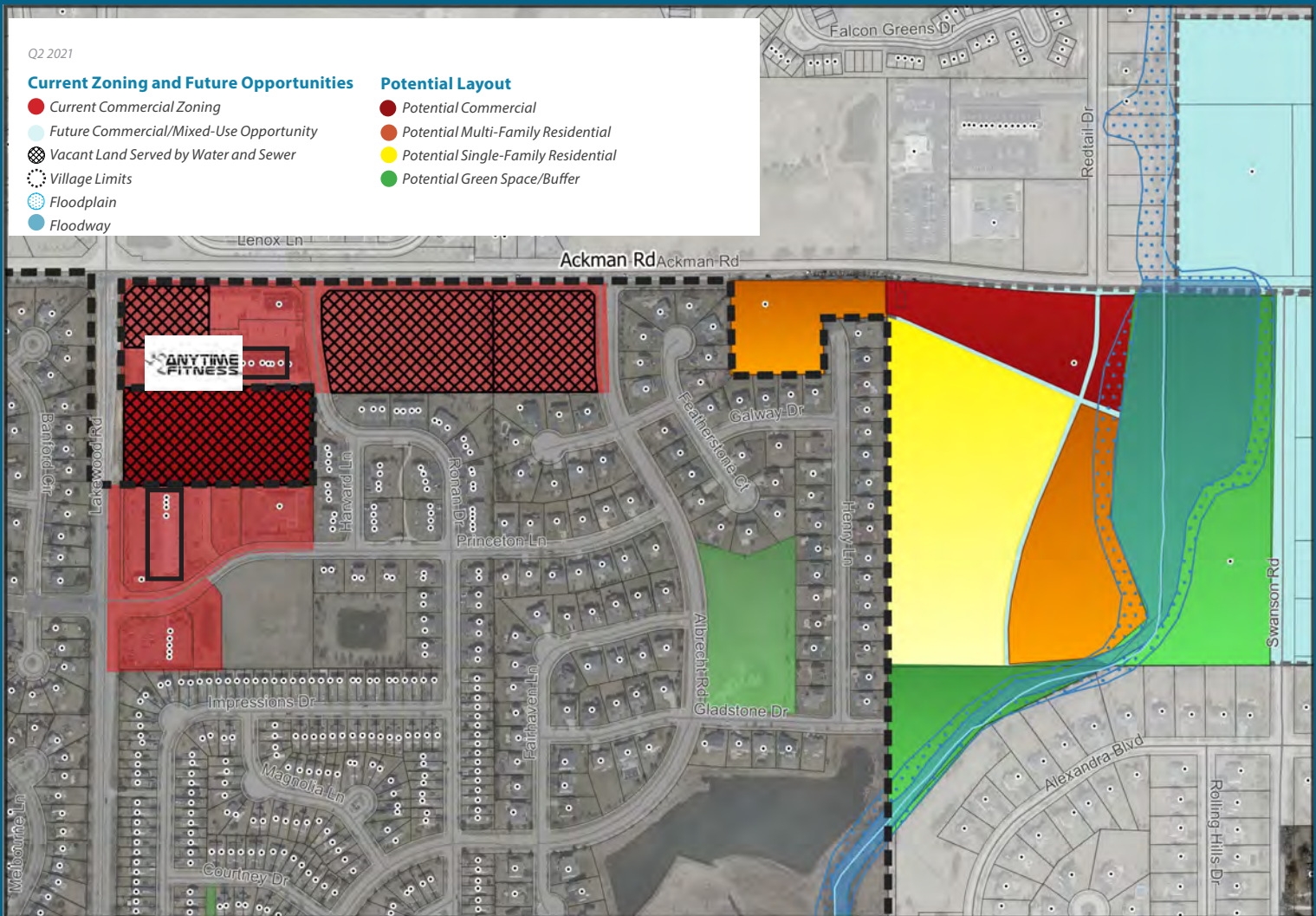
ACKMAN ROAD/SWANSON ROAD MARKET AREA #2 DEMOGRAPHICS

ONE MILE RADIUS SHOWN ON MAP		POPULATION	MEDIAN HOUSEHOLD INCOME	PER CAPITA INCOME	OCCUPIED HOUSING UNITS	OWNER-OCCUPIED UNITS	MEDIAN HOME VALUE
1-Mile Radius	Estimate	10,482	\$114,083	\$41,615	3,152	2,997	\$302,985
	%	-	-	-	-	92.7%	-
3-Mile Radius	Estimate	72,548	\$101,633	\$40,405	23,826	20,624	\$274,952
	%	-	-	-	-	83.1%	-
5-Mile Radius	Estimate	117,459	\$99,300	\$41,148	40,201	33,718	\$270,310
	%	-	-	-	-	80.1%	-

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ACKMAN ROAD/ SWANSON ROAD MARKET AREA #2 DEVELOPMENT PROFILE



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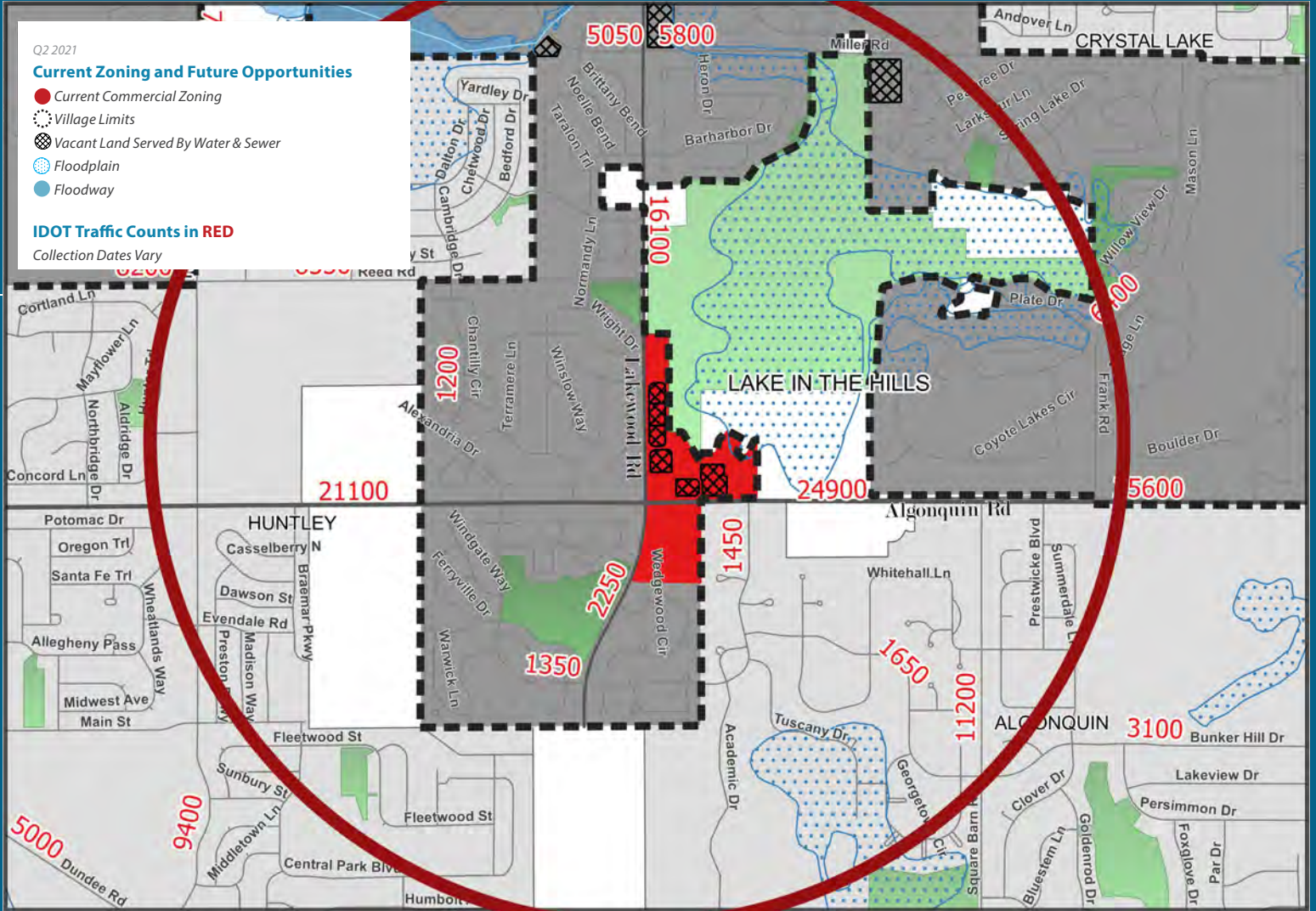
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ALGONQUIN ROAD/LAKEWOOD ROAD MARKET AREA #3 DEVELOPMENT PROFILE

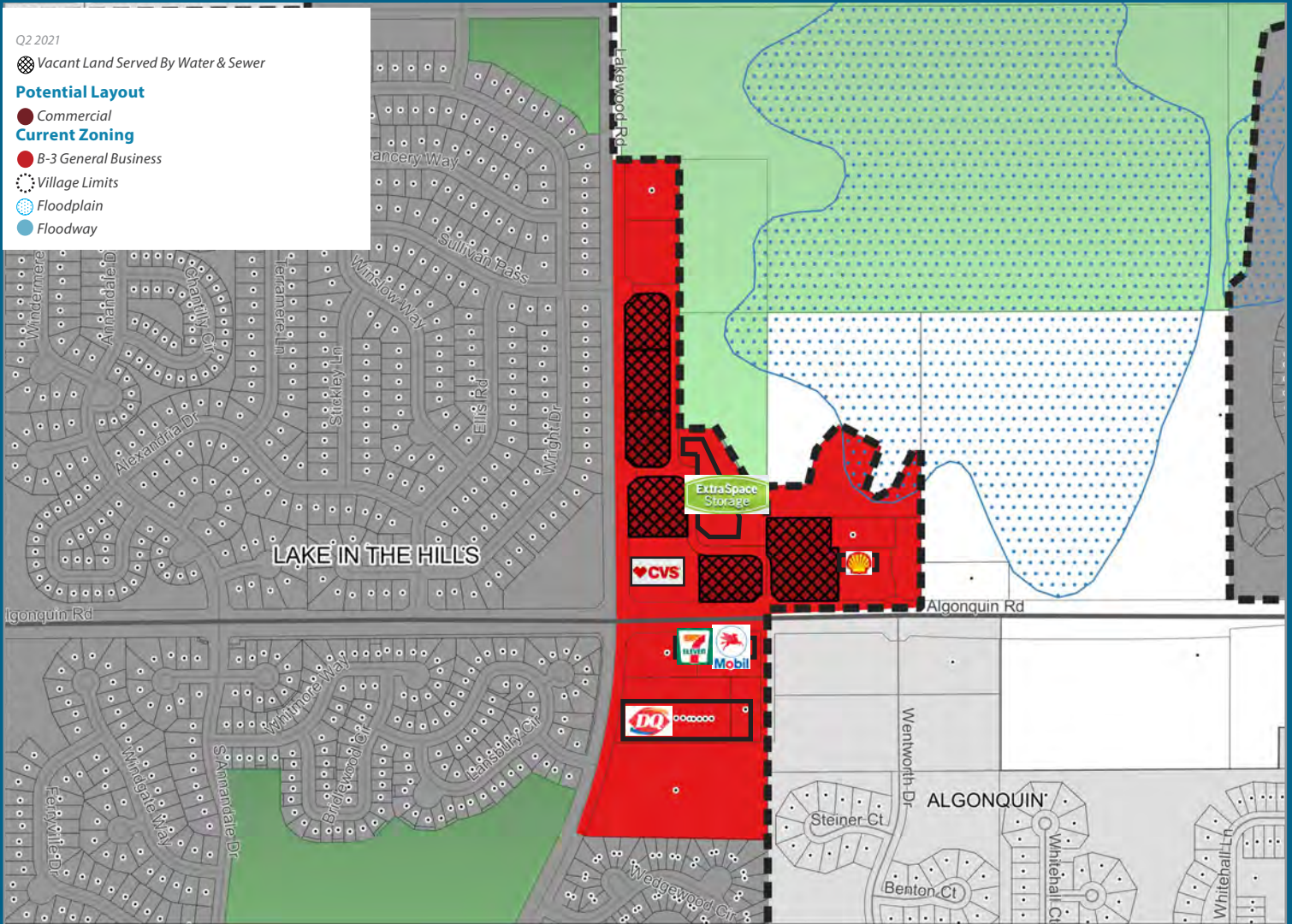


ALGONQUIN ROAD/LAKEWOOD ROAD MARKET AREA #3 DEMOGRAPHICS

ONE MILE RADIUS SHOWN ON MAP		POPULATION	MEDIAN HOUSEHOLD INCOME	PER CAPITA INCOME	OCCUPIED HOUSING UNITS	OWNER-OCCUPIED UNITS	MEDIAN HOME VALUE
1-Mile Radius	Estimate	7,995	\$112,482	\$37,724	2,935	2,736	\$274,961
	%	-	-	-	-	91.1%	-
3-Mile Radius	Estimate	54,949	\$106,098	\$40,891	20,254	17,966	\$259,010
	%	-	-	-	-	85.6%	-
5-Mile Radius	Estimate	108,389	\$98,416	\$42,054	44,299	38,581	\$252,007
	%	-	-	-	-	83.0%	-



ALGONQUIN ROAD/ LAKEWOOD ROAD MARKET AREA #3 DEVELOPMENT PROFILE



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LOWE'S NORTH RANDALL ROAD MARKET AREA #4 DEVELOPMENT PROFILE



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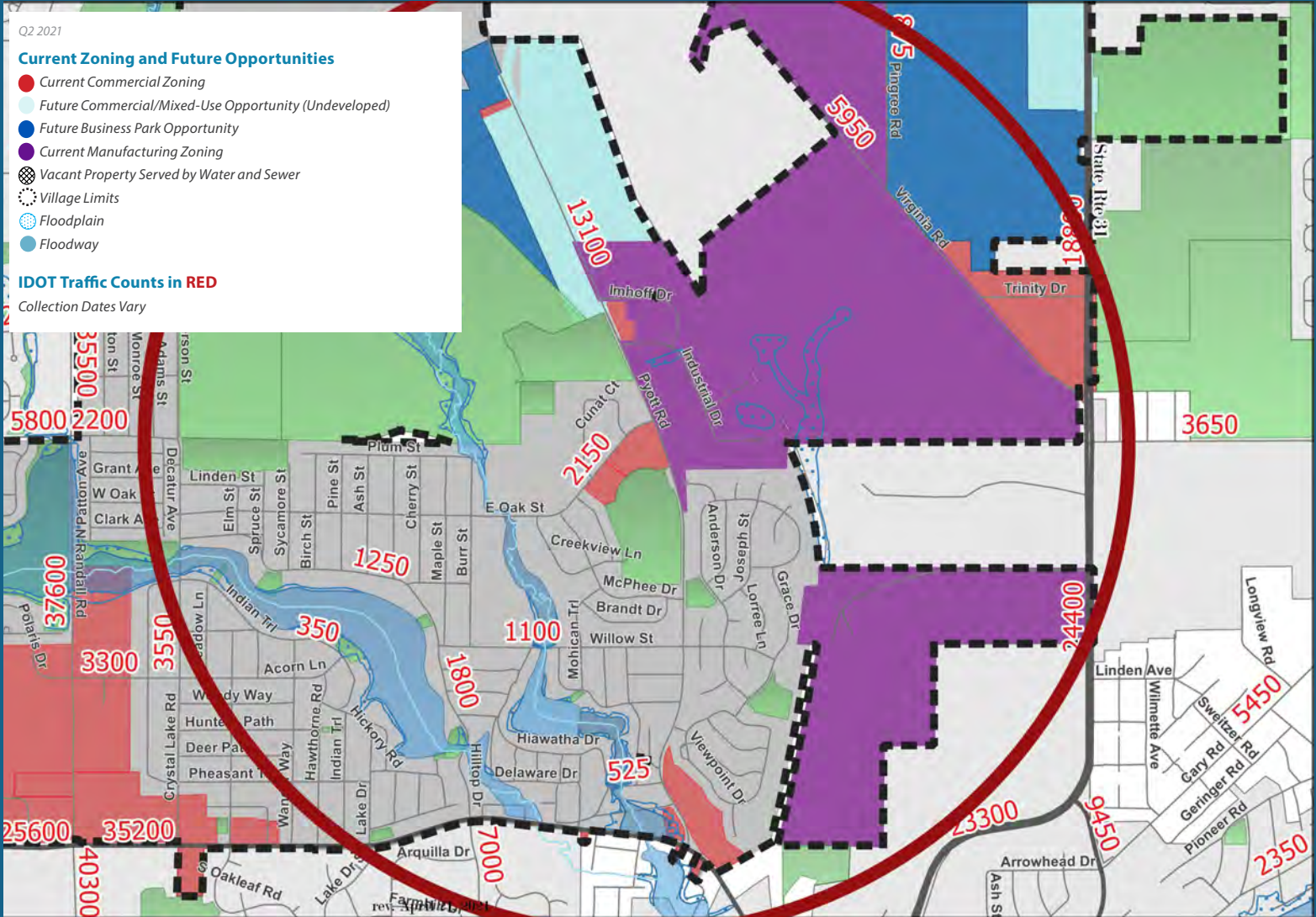
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PYOTT ROAD/EAST OAK STREET MARKET AREA #5 DEVELOPMENT PROFILE



PYOTT ROAD/EAST OAK STREET MARKET AREA #5 DEMOGRAPHICS

ONE MILE RADIUS SHOWN ON MAP		POPULATION	MEDIAN HOUSEHOLD INCOME	PER CAPITA INCOME	OCCUPIED HOUSING UNITS	OWNER-OCCUPIED UNITS	MEDIAN HOME VALUE
1-Mile Radius	Estimate	5,744	\$73,277	\$34,666	2,273	1,669	\$187,582
	%	-	-	-	-	70.4%	-
3-Mile Radius	Estimate	64,487	\$99,392	\$41,300	23,290	19,274	\$224,228
	%	-	-	-	-	78.7%	-
5-Mile Radius	Estimate	164,466	\$97,936	\$40,714	55,876	46,905	\$240,943
	%	-	-	-	-	80.0%	-

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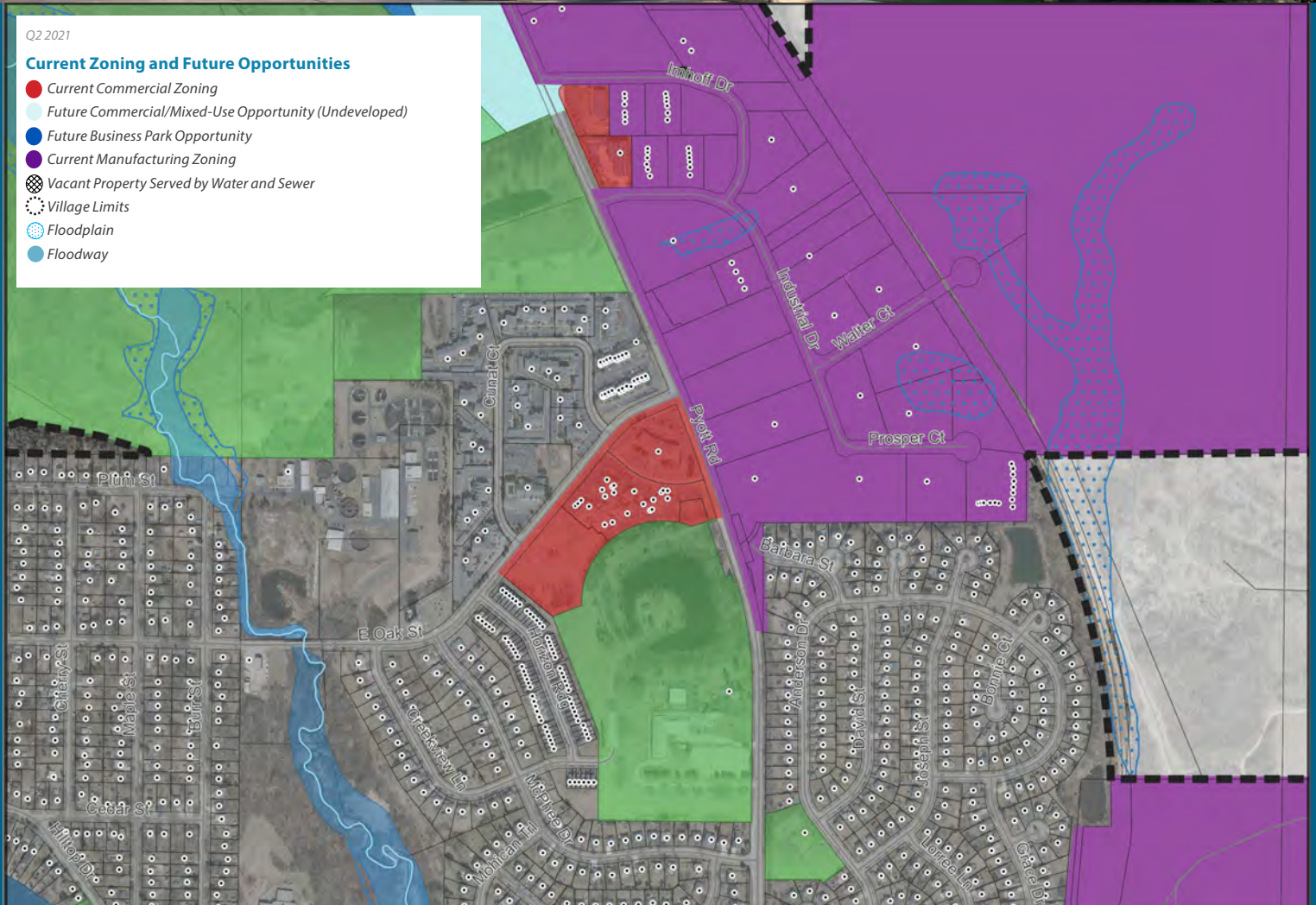
PYOTT ROAD/EAST OAK STREET MARKET AREA #5 DEVELOPMENT PROFILE



Q2 2021

Current Zoning and Future Opportunities

- Current Commercial Zoning
- Future Commercial/Mixed-Use Opportunity (Undeveloped)
- Future Business Park Opportunity
- Current Manufacturing Zoning
- Vacant Property Served by Water and Sewer
- Village Limits
- Floodplain
- Floodway



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**Lake in the Hills
Community Development Department
DRAFT Full Area Concept Plan & Water Ext.
4/5/2021**
* Note: Areas in sq. ft. * 35%

