



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.



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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



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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, appearing to read "Diana Peltovic".

Administrative Specialist I