



PUBLIC MEETING NOTICE AND AGENDA  
PLANNING AND ZONING COMMISSION MEETING

DECEMBER 13, 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 October 18, 2021 Planning and Zoning Commission meeting.
4. New Business
  - A. Conditional Use for a Religious Use at 9233 South Illinois Route 31
5. Old Business
6. Item for Discussion
7. Staff Report
  - A. November 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:** December 10, 2021

**Time:**



# Village of Lake in the Hills

600 Harvest Gate, Lake in the Hills, Illinois 60156

PLANNING AND ZONING COMMISSION

OCTOBER 18, 2021

## Call to Order

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

Roll call was answered by Commissioners Walker, Murphy, Bolton, Dixon, and Chairman Esposito. Absent was Commissioner Siakel.

Also present were Community Development Director Josh Langen, Trustee Bill Dustin, and Recording Secretary Laura Pekovic.

## Approval of Meeting Minutes

Motion to accept the Planning and Zoning Commission meeting minutes of September 18, 2021 was made by Commissioner Walker and seconded by Commissioner Dixon. On a roll call vote, Commissioners Walker, Murphy, Bolton, Dixon and Chairman Esposito voted Aye. No Nays. Motion carried 5-0.

## New Business

### **A. Variations to Section 7.4 Residential Bulk Chart in the R-2 Zoning District, rear yard setback at 6 Carl Court**

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 7:32 p.m. and reviewed the Request for Commission Action dated October 18, 2021.

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

Applicant, Natalie Medina, thanked Director Langen for his comprehensive staff report. Commissioner Bolton confirmed with the applicant that the backyard is fenced. Director Langen confirmed for Commissioner Dixon that the deck roof is covered.

There were no public comments, and Director Langen closed the public hearing at 7:42 p.m.

Motion to recommend approval to the Village Board for variations to Section 7.4 Residential Bulk Chart in the R-2 zoning district, rear yard setback at 6 Carl Court, was made by Commissioner Bolton and seconded by Commissioner Walker. On a roll call vote, Commissioners Walker, Murphy, Bolton, Dixon, and Chairman Esposito voted Aye. No Nays. Motion carried 5-0.



# Village of Lake in the Hills

600 Harvest Gate, Lake in the Hills, Illinois 60156

PLANNING AND ZONING COMMISSION

OCTOBER 18, 2021

## Item for Discussion

### Market area development profiles

Director Langen presented the recently created market area development profiles. They will be on the Village's website. They are to be used to promote commercial real estate and plan for future development of those parcels. The information included market research, marketing materials, and potential development layouts for the Village's retail market areas. The presentation was received well by the Commission members.

## Staff Report

Director Langen reported that in September 2021, the Village Board of Trustees approved the Planning and Zoning Commission's recommendation to grant the variations at 65 Hilltop Drive.

## Audience Participation

None

## Trustee Liaison report

Trustee Dustin had nothing to report

## Adjournment

A motion to adjourn the meeting was made by Commissioner Walker and seconded by Commissioner Dixon. On a roll call vote, Commissioners Walker, Murphy, Bolton, Dixon and Chairman Esposito voted Aye. No Nays. Motion carried.

There being no further business to discuss, the meeting of the Lake in the Hills Planning & Zoning Commission was adjourned at 8:16 p.m. The next Planning and Zoning Commission meeting is scheduled for November 15, 2021.

Submitted by,

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

Laura Pekovic  
Recording Secretary



# REQUEST FOR PUBLIC HEARING AND COMMISSION ACTION

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## PLANNING AND ZONING COMMISSION

**MEETING DATE:** December 13, 2021

**DEPARTMENT:** Community Development

**SUBJECT:** Conditional Use for Religious Use at 9233 South Illinois Route 31

## EXECUTIVE SUMMARY

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### General Information

*Requested Action:* Heraclio Ramirez requests a conditional use be granted for renewal of a religious use operation at 9233 South Illinois Route 31.

*Owner:* El Santuario Cary

*Applicant:* Heraclio Ramirez - El Santuario

*Purpose:* Grant a conditional use to allow for continued operation of a religious use.

*Location and Size:* 9233 South Illinois Route 31 Lots 4-8 D&S Commercial Park Phase 2- approximately acres.

<i>Zoning and Land Use:</i>	Site:	B-4 Business Commercial/Commercial Center
	North:	B-4 Business Commercial/Professional Service Tenant
	East:	Village of Algonquin /Vacant - Parkland
	South:	B-4 Business Commercial/Professional Service Tenant
	West:	B-4 Business Commercial /Commercial Center
	Future Land Use:	Commercial

### Background

The subject property is a condominium tenant space in the Trinity Commons shopping center owned by Heraclio Ramirez. The commercial center contains tenant spaces which have retail and office space along the front of the property and warehousing space at the rear of each space. Tenants are a mix of professional and personal services. El Santuario was granted a conditional use to operate a church at this location in January, 2017. A condition of approval was the need to re-apply for a church operation after 5 years. The term limit has expired, so the owner is applying for another conditional use to continue operation.

The Village has granted Conditional Use Permits in the past to a number of religious organizations. New Life Baptist Church on Trinity Drive was granted a CUP with a requirement to renew every 4 years. After 20 years of renewal, the Church was granted a permanent CUP with no expiration. New Life owns the space they occupy. The Centerville Joy Community Church constructed a church building on Lakewood Road and was granted a permanent CUP prior to construction. The Muslim Community Association purchased the building in 2014. The BAPS Shri Swaminarayan Mandir on East Oak Street was granted a CUP in 2017 with a 5 year expiration. They also own the building.

### **Standards and Findings of Fact for a Conditional Use**

The Planning and Zoning Commission may recommend and the Board of Trustees shall consider the following factors and how they are relevant to the specific conditional use requested:

- A. That the proposed use at the particular location requested is necessary or desirable to provide a service or a facility which is in the interest of public convenience and will contribute to the general welfare of the neighborhood or community;**

The applicant indicates they are providing a church service and place to worship.

Staff finds there to be demand for church services and places to worship and will contribute to the general welfare of the commercial center and surrounding area.

- B. That the proposed use will not, under the circumstances of the particular case, be detrimental to the health, safety, morals or general welfare of persons residing or working in the vicinity, or injurious to property values or improvements in the vicinity;**

The applicant indicates the proposed religious use is a positive attribute to the community and is a peaceful assembly.

Staff finds the proposed use to have low weekday traffic and not be a disturbance to neighboring tenants. The use will not be detrimental to the health, safety, morals or general welfare of persons residing or working in the vicinity, or injurious to property values or improvements in the vicinity.

- C. That the establishment of the conditional use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district;**

The applicant indicates the conditional use will promote a use that is beneficial and in line with existing tenants.

Staff finds the area to be a commercial area with a mix of commercial uses and adequate parking. The proposed church will not impede the normal orderly development and improvement of the surrounding commercial district.

- D. The extent to which the conditional use is harmonious and compatible with the goals and objectives of the Village's comprehensive planning documents;**

The applicant states the proposed church would be a welcome institution that would give the community options for places to worship.

Staff finds the Village Future Land Use map designates this area as Commercial. Religious uses are allowed with a CUP in the B-4 Business-Commercial Zoning District and would be harmonious and compatible with the Village Comprehensive Plan.

**E. The amount of traffic congestion or hazards, if any, that may occur as a result of the conditional use, as well as the extent and adequacy of pedestrian and vehicular access and circulation;**

The applicant indicates the proposed use would not impede traffic and congestion as church services are held on Sunday mornings.

Staff finds churches to generally be low traffic impact on weekdays and adequate parking available to accommodate weekend services. The shopping center has sidewalks connecting all tenant spaces. The shopping center has multiple ingress and egress points. The use is not anticipated to generate traffic congestion or hazards.

**F. The extent that the conditional use can be adequately served by essential public facilities and services, and by private utilities;**

The applicant states all utilities are at the site.

Staff finds the use can be adequately served by essential public and private facilities, services, and utilities servicing the commercial center.

**G. That the proposed use will comply with the regulations and conditions specified in this Zoning Code for such use, and with the stipulations and conditions made a part of the authorization granted by the Board of Trustees;**

The applicant indicates the use would meet this requirement.

Staff finds the proposed use will comply with regulations and conditions in the Zoning Code.

**ATTACHMENTS**

- |                |                        |                   |
|----------------|------------------------|-------------------|
| 1. Application | 4. Future Land Use Map | 7. Plat of Survey |
| 2. Site Plan   | 5. Aerial Photo        |                   |
| 3. Zoning Map  | 6. Site Photos         |                   |

**RECOMMENDED ACTION**

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The Planning and Zoning Commission recommend approval to the Village Board to grant a conditional use for a religious use at 9233 South Illinois Route 31 on Parcel 19-22-127-025.



PLANNING & ZONING APPLICATION

Property Information

Common street address: 9233 S. IL ROUTE 31

PIN (Property Index Number): 19-22-127-025

Current Zoning: B4

Proposed Zoning: B-4 CONDITIONAL USE

Current Use: CHURCH USE

Proposed Use: CHURCH USE

Is the request consistent with the Comprehensive Plan? YES

Number of Acres: \_\_\_\_\_ 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): UNIT 9233 D+SCOMMERICAL CONDOS (LTS 4 THRU 8 D+S COMMERCIAL PARK PHASE 2)

Property Owner Information

Name(s): TRINITY COMMONS CONDOMINIUM

Business/Firm Name (if applicable): TRINITY COMMONS CONDOMINIUM ASSOCIATION

Address: 9233 S. RT 31

City/State/Zip: LAKE IN THE HILLS, IL 60156

Phone Number: \_\_\_\_\_

Email: \_\_\_\_\_

Applicant Information

Name(s): HERACLIO RAMIREZ

Business/Firm Name (if applicable): EL SANTUARIO CARY

Address: 9233 S IL ROUTE 31

City/State/Zip: LAKE IN THE HILLS / ILLINOIS / 60156-1670

Phone Number: \_\_\_\_\_

Email: ROCKYR676@HOTMAIL.COM

**PLANNING & ZONING APPLICATION**  
Page Two

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	500.00
Rezoning		\$500 + \$10/ac over 2 ac	J	Yes	
Text Amendment		\$500	K	Yes	
Variance -- Residential		\$100	L	Yes	
Variance -- Non-Residential		0-2 ac = \$250 Over 2 ac = \$500	L	Yes	
Development Plan Review		\$500 + \$10/ac	M	No	
<b>Total Fees -- add column 6 (Separate Check)</b>					
<b>Additional Fees</b>					
Stormwater Permit Application Fee to be paid at time of permit issuance ( <b>Separate Check</b> )					
Minor = \$250 Intermediate or Major = \$1,000					
Reimbursement of Fees Required <b>Appendix B</b> = \$2,000 + \$100/acre for every acre over 5 acres ( <b>Separate Check</b> )					

*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.*

*[Handwritten Signature]*  
Property Owner's Signature

11-03-2021  
Date

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

*[Handwritten Signature]*  
Applicant's Signature

8/23/21  
Date

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





Property Address/PIN: 19-22-127-025

**Standards and Findings of Facts  
Per Section 24.6 of the Zoning Ordinance**

Before recommending any Conditional Use, the Planning and Zoning Commission and the Board of Trustees shall consider the following factors and how they are relevant to the specific conditional use being requested.

1. That the proposed use at the particular location requested is necessary or desirable to provide a service or a facility which is in the interest of public convenience and will it contribute to the general welfare of the neighborhood or community? **Explain how this standard is met.**

TO PROVIDE CHURCH SERVICE AND OPPORTUNITY  
TO WORSHIP

2. That the proposed use, under the circumstances of the particular case, will not be detrimental to the health, safety, morals or general welfare of persons residing or working in the vicinity, or injurious to property values or improvements in the vicinity. **Explain how this standard is met.**

CHURCH SERVICE IS A POSITIVE ATTRIBUTE TO  
THE COMMUNITY AND IS A PEACEFUL ASSEMBLY

3. That the establishment of the conditional use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district. **Explain how this standard is met.**

CONDITIONAL USE WILL PROMOTE A USE THAT IS  
BENEFICIAL AND IN LINE WITH EXISTING TENANTS

Property Address/PIN: 19-22-127-025

4. The extent to which the conditional use is harmonious and compatible with the goals and objectives of the Village's comprehensive planning documents. **Explain how this standard is met.**

THE VILLAGE WILL WELCOME RELIGIOUS  
INSTITUTIONS THAT WILL GIVE THE COMMUNITY  
MEMBERS OPTIONS FOR PLACES TO WORSHIP

5. The amount of traffic congestion or hazards, if any, that may occur as a result of the conditional use, as well as the extent and adequacy of pedestrian and vehicular access and circulation. **Explain how this standard is met.**

TRAFFIC AND CONGESTION WILL NOT BE  
IMPEDED DUE TO CHURCH SERVICES HELD ON  
SUNDAY MORNINGS

6. The extent that the conditional use can be adequately served by essential public facilities and services, and by private utilities. **Explain how this standard is met.**

ALL UTILITIES ARE AT SITE  
   
 

7. That the proposed use will comply with the regulations and conditions specified in this Zoning Code for such use, and with the stipulations and conditions made a part of the authorization granted by the Board of Trustees. **Explain how this standard is met.**

CONDITIONAL USE WILL FALL INTO THIS  
CATEGORY  
 

8. The Village may impose any other criteria as identified in the Zoning Code.

Hercilio Ramirez 8/3/21  
Property Owner's Signature Date

Hercilio Ramirez 8/27/21  
Applicant's Signature Date



## 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

HERACLIO RAMIREZ - EL SANTUARIO (Applicant)

regarding the property at 9233 S. IL RT 31, LAKE IN THE HILLS, IL 60156

I understand a hearing will be held on the \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_\_\_, at 7:30pm at the Lake in the Hills Village Hall, 600 Harvest Gate, Lake in the Hills, IL 60156.

Property Owner's Signature Heracio Ramirez Date 8/27/21

Address 9233 S. RT 31 LAKE IN THE HILLS, IL 60156

PIN# 19-22-127-025

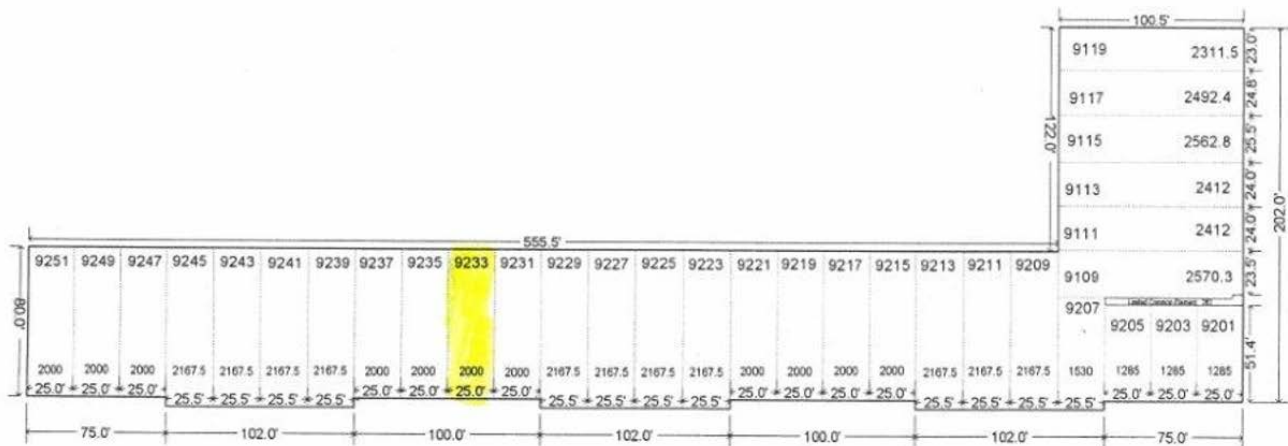


# Conditional Use request to allow for a religious use at 9233 South Illinois Route 31



## EXHIBITS

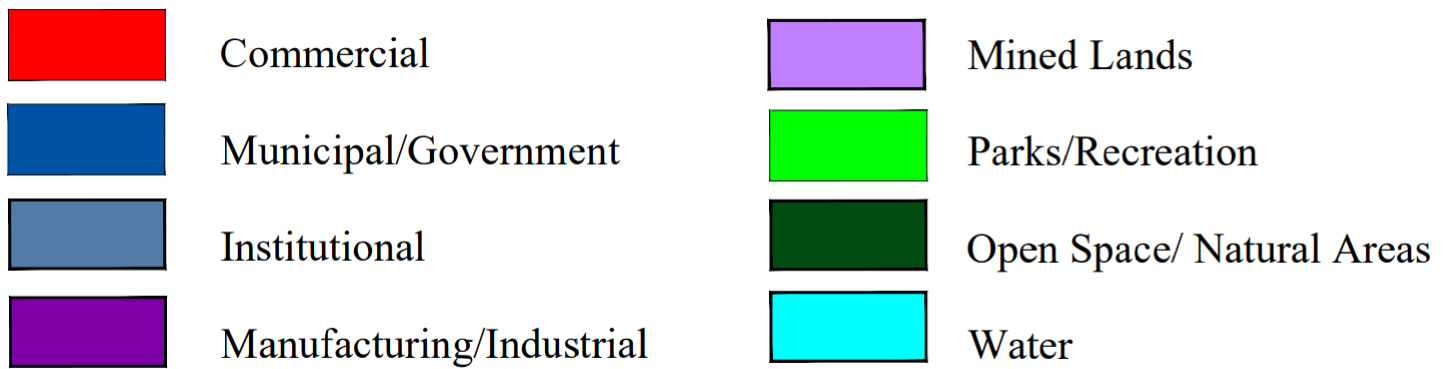
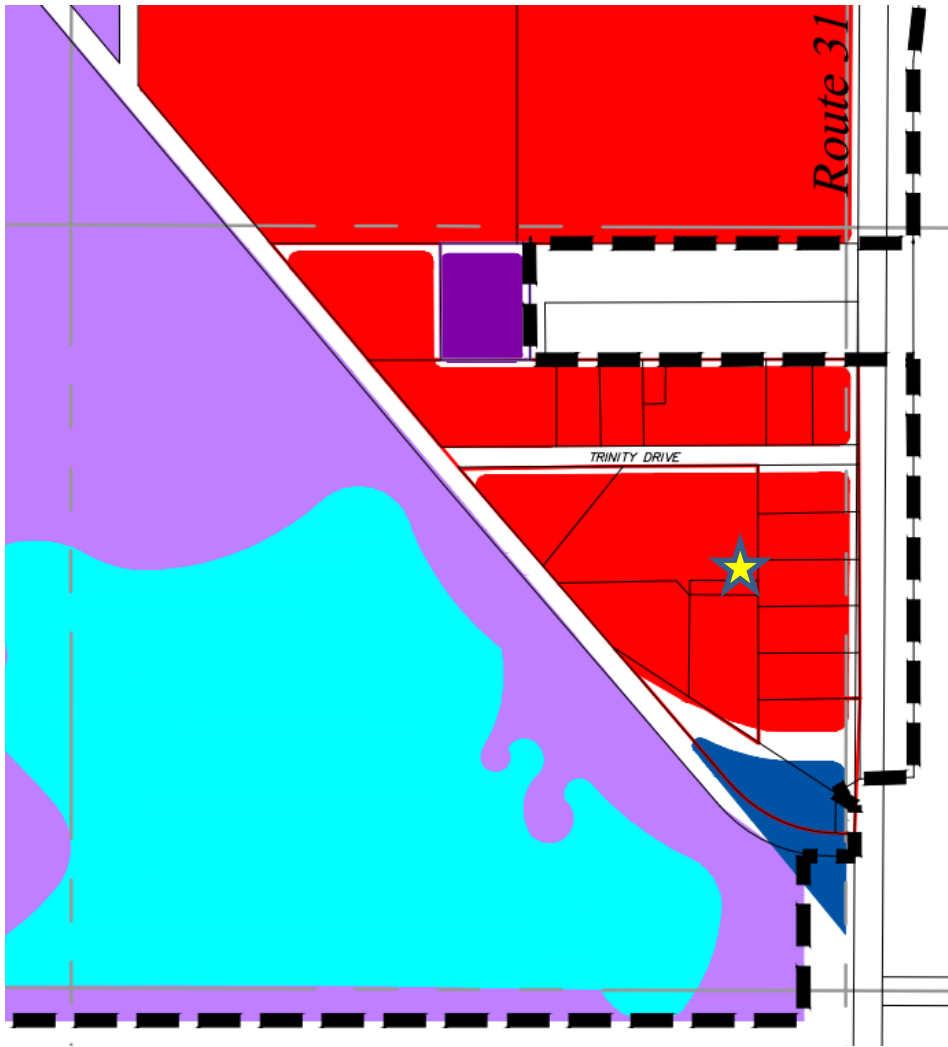
### 2. SITE PLAN



### 3. ZONING MAP



#### 4. FUTURE LAND USE MAP



## 5. AERIAL PHOTO



## 6. SITE PHOTOS



