



Village of Lake in the Hills

600 Harvest Gate, Lake in the Hills, Illinois 60156

PLANNING AND ZONING COMMISSION

DECEMBER 13, 2021

Call to Order

The meeting was called to order at 7:30 p.m.

Roll call was answered by Commissioners Walker, Murphy, Bolton, Dixon, Swanlund, 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 October 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 6-0.

New Business

A. Conditional Use for a Religious Use at 9233 South Illinois Route 31

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 December 13, 2021. He summarized that El Santuario was granted a Conditional Use in January 2017 to operate a church operation for five years. The term limit has expired, so the owner applied for another conditional use to continue operation. Director Langen reviewed all the findings of fact, and he said that they have all been met.

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

Applicant, Heraclio Ramirez, thanked Director Langen for his comprehensive staff report and had no further comment. Director Langen responded to Commissioner Dixon's question regarding the traffic assessment. Director Langen clarified that it was his assessment based upon what was approved by the County in the past.

There were no public comments, and Director Langen closed the public hearing at 7:43 p.m.

Motion to recommend approval to the Village Board for a Conditional Use for a Religious Use at 9233 South Illinois Route 31, was made by Commissioner Walker and seconded by Commissioner Bolton. On a roll call vote, Commissioners Walker, Murphy, Bolton, Dixon, Swanlund, and Chairman Esposito voted Aye. No Nays. Motion carried 6-0.



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Item for Discussion

None

Staff Report

Director Langen reported that in November 2021, the Village Board of Trustees approved the request for a zoning variation at 6 Carl Court.

Audience Participation

None

Trustee Liaison report

Trustee Dustin had nothing to report. There was discussion between Trustee Dustin and Director Langen regarding the new marketing materials that are now on the Village's website.

Adjournment

A motion to adjourn the meeting was made by Commissioner Swanlund and seconded by Commissioner Walker. On a roll call vote, Commissioners Walker, Murphy, Bolton, Dixon, Swanlund, and Chairman Esposito voted Aye. No Nays. Motion carried 6-0.

There being no further business to discuss, the meeting of the Lake in the Hills Planning & Zoning Commission was adjourned at 7:47 p.m. The next Planning and Zoning Commission meeting is scheduled for January 17, 2022.

Submitted by,

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

Laura Pekovic
Recording Secretary