



Village of Lake in the Hills

600 Harvest Gate, Lake in the Hills, Illinois 60156

PLANNING AND ZONING COMMISSION

FEBRUARY 14, 2022

Call to Order

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

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

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 December 13, 2021 was made by Commissioner Murphy and seconded by Commissioner Bolton. On a roll call vote, Commissioners Walker, Murphy, Bolton, Swanlund, and Chairman Esposito voted Aye. No Nays. Motion carried 5-0.

New Business

A. Zoning Text Amendments to Section 3, Definitions, and Section 17, Home Occupations

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 7:31 p.m. and reviewed the Request for Commission Action dated February 14, 2022. This text amendment is to amend the current ordinances to define home day care to allow for outdoor and daily operation.

In summary, Day Care Centers are permitted with a conditional use permit in all business zoning districts. However, for home day care operations, there are no regulations beyond the home occupation restrictions. The home occupation restrictions do not allow for home day care operations because they maintain the business be restricted to the principal structure, not generate noise, and limit gatherings to 4 times per month. As home day care operations need to allow for outdoor activity, these limits do not allow for children to play outside, nor to the regulations allow for daily gathering of children.

To remedy these home occupations and to clarify how home day care operations may function, Section 3, Definitions, needs to be amended to include a definition of home day care. Home day care operations are intended to be for lesser activity than day care centers. Also, Section 17, Home Occupations, needs to be amended to allow for outdoor play and daily operation.



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Discussion and Comments by the Public, Staff, and the Planning and Zoning Commission
Trustee Dustin asked about insurance by daycare providers. Chairman Esposito explained that licensed home-daycares have to show proof of specific insurance that pertains to home daycare. Director Langen confirmed that the Village does not monitor licensed home day care providers. There were no public comments, and Director Langen closed the public hearing at 7:37 p.m.

Motion to recommend approval to the Village Board to amend Section 3, Definitions, and Section 17, Home Occupations, to define home day cares and to allow for outdoor and daily operations was made by Commissioner Murphy and seconded by Commissioner Walker. On a roll call vote, Commissioners Walker, Murphy, Bolton, Swanlund, and Chairman Esposito voted Aye. No Nays. Motion carried 5-0.

Item for Discussion-None

Staff Report

Director Langen reported that on January 11, 2022, the Village Board of Trustees approved the Planning & Zoning Commission's recommendation to renew the conditional use for a religious use for El Santurio at 9233 South Illinois Route 31.

Audience Participation-None

Trustee Liaison Report

Trustee Dustin had nothing to report. However, he inquired about the trees being removed on Route 47 north of Reed Road. Commissioner Esposito suggested it may be in preparation of the Route 47 road expansion by the McHenry County Department of Transportation.

Adjournment

A motion to adjourn the meeting was made by Commissioner Walker and seconded by Commissioner Bolton. On a roll call vote, Commissioners Walker, Murphy, Bolton, Swanlund, and Chairman Esposito voted Aye. No Nays. Motion carried 5-0.

There being no further business to discuss, the meeting of the Lake in the Hills Planning & Zoning Commission was adjourned at 7:52 p.m. The next Planning and Zoning Commission meeting is scheduled for March 14, 2022.

Submitted by,

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

Laura Pekovic
Recording Secretary

**Village of Lake in the Hills Planning and Zoning Commission Meeting
February 14, 2022**