



Village of Lake in the Hills

600 Harvest Gate, Lake in the Hills, Illinois 60156

PLANNING AND ZONING COMMISSION

APRIL 18, 2022

Call to Order

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

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

Also present were Community Development Director Josh Langen and Recording Secretary Laura Pekovic. Liaison Trustee Dustin was not in attendance.

Approval of Meeting Minutes

Motion to accept the Planning and Zoning Commission meeting minutes of February 14, 2022 was made by Commissioner Bolton and seconded by Commissioner Swanlund. On a roll call vote, Commissioners Siakel, Walker, Murphy, Bolton, Swanlund, and Chairman Esposito voted Aye. Commissioner Dixon abstained. No Nays. Motion carried 6-0.

New Business

A. Zoning Text Amendments to Section 7, Residential Districts, and Section 18, Off-Street Parking and Loading

Commissioner Esposito confirmed with staff that the public was given proper notice regarding the public hearing and opened the public hearing at 7:32 p.m.

Staff Report

Director Langen reviewed the Request for Commission Action dated April 18, 2022 for the text amendments to amend the current ordinances.

In summary, The Village Board had directed the Community Development Department to evaluate Section 18, Off-Street Parking and Loading, of the Zoning Code in regards to property owners wanting to have trailers not specifically designed for snowmobiles or recreational vehicles considered "in season" for purposes of storage in the front yard during winter months. Director Langen made a brief summary of the relevant aspects of proposed amendments to Article 18 and Article 7 – Residential Districts. Director Langen shared his research for the surrounding municipalities, and identified potential options to provide increased flexibility to the Village's ordinance.

Director Langen continued that Section 18 was amended in February 2010 to regulate commercial vehicles and all trailer storage. Commercial vehicles having a class "D" plate or lower were allowed to be stored in residential districts without being fully enclosed, subject to height regulations. Trailers with a classification of "TA" were also allowed to be stored in residential districts without being fully enclosed, with height and length restrictions.



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Section 18 was also amended in March 2018 to move parking regulations from Chapter 12 of the Municipal Code to Section 18 of the Zoning Ordinance, including regulations for “in season”, “off season”, and winter use vehicles. Director Langen reviewed the recreational vehicle ordinances of the surrounding municipalities.

The proposed ordinance would allow for “TA”, motorcycle “TA”, and “UT” trailers to be stored on front driveways, year-round. Recreational vehicles having a class “RV” plate and recreational trailers with a class “RT” plate would be permitted in residential districts and on front driveways, although subject to “off-season” restrictions.

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

There were questions and discussion among the group regarding parking restrictions, their thoughts of how to proceed or keep the ordinance the same, and the reason for this proposed ordinance change.

Director Langen finished his presentation to the Commission, and Commission Esposito asked for a motion to leave the public hearing open until the May 16, 2022 Planning and Zoning meeting.

A motion to recommend that the public hearing be kept open and further reviewed at the next Planning & Zoning Commission meeting scheduled for May 16, 2022 was made by Commissioner Walker and seconded by Commissioner Siakel. On a roll call vote, Commissioners Siakel, Walker, Murphy, Bolton, Dixon, Swanlund and Chairman Esposito voted Aye. No Nays. Motion carried 7-0.

There was discussion among the group. Topics included year-round parking of recreation vehicles, drawbacks, benefits, structure of the ordinance, and specific potential changes to parking based upon plate type.

Director Langen asked the Commission to state what they would like to see at next month. It was stated that they would not like to have year-round trailers being stored in the front yards. Director Langen stated that he could state in the Property Maintenance Code what could be stored on the trailers.

Chairman Esposito suggested that more research be done on this subject and that the Commission address the issue at the next Planning & Zoning Commission meeting. Director Langen asked if the Commission would like to allow more than D plates. Consensus was that the answer was “no”, because the Village’s roads are not equipped to handle their weight.

Chairman Esposito asked for a motion to table the amendments to Section 7 and 18, until the May 16, 2022 Planning & Commission meeting.

Motion to recommend to table the zoning text amendments to Section 7, Residential Districts, and Section 18, Off-Street Parking and Loading, to the May 16, 2022 Planning & Zoning meeting was made by Commissioner Siakel and seconded by Commissioner Walker. On a roll call vote, Commissioners Siakel, Walker, Murphy, Bolton, Dixon, Swanlund, and Chairman Esposito voted Aye. No Nays. Motion carried 7-0.

Item for Discussion-None

**Village of Lake in the Hills Planning and Zoning Commission Meeting
April 18, 2022**



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Staff Report

Director Langen reported that the zoning text amendments to Section 3, Definitions, and Section 17, Home Occupations were adopted by the Village Board, as recommended by the Planning & Zoning Commission.

Audience Participation-None

Trustee Liaison Report

Trustee Dustin was not in attendance.

Adjournment

A motion to adjourn the meeting was made by Commissioner Siakel and seconded by Commissioner Walker. On a roll call vote, Commissioners Siakel, Walker, Murphy, Bolton, Dixon, Swanlund, and Chairman Esposito voted Aye. No Nays. Motion carried 7-0.

There being no further business to discuss, the meeting of the Lake in the Hills Planning & Zoning Commission was adjourned at 8:43 p.m. The next Planning and Zoning Commission meeting is scheduled for May 16, 2022.

Submitted by,

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

Laura Pekovic
Recording Secretary