



# Village of Lake in the Hills

600 Harvest Gate, Lake in the Hills, Illinois 60156

PLANNING AND ZONING COMMISSION

MAY 16, 2022

## Call to Order

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

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

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

## Approval of Meeting Minutes

Motion to accept the Planning and Zoning Commission meeting minutes of April 18, 2022 was made by Commissioner Murphy and seconded by Commissioner Dixon. On a roll call vote, Commissioners Siakel, Murphy, Dixon, Swanlund, and Chairman Esposito voted Aye. No Nays. Motion carried 5-0.

## New Business

### **A. Variations to Section 16.7 Table 5-Signs Permitted, eight and Area Maximums at 220 North Randall Road**

Commissioner Esposito opened the public hearing at 7:02 p.m. and confirmed with staff that the public was given proper notice regarding the public hearing.

Director Langen announced that the applicant, Mark Hoffmann of Ala Carte Entertainment, was not present at the public hearing. He has requested that the public hearing be kept open until the next Planning & Zoning Commission meeting, scheduled for June 13, 2022.

A motion to keep the public hearing open until the next Planning & Zoning Commission meeting scheduled for June 13, 2022 and defer action on the item was made by Commissioner Swanlund and seconded by Commissioner Siakel. On a roll call vote, Commissioners Siakel, Murphy, Dixon, Swanlund, and Chairman Esposito voted Aye. No Nays. Motion carried 5-0.

### **B. Conditional Use for a Solar Energy System III in the R-4 Zoning District. Variation to Section 7.4 Residential Bulk Chart R-4 Zoning District Rear Yard Setback at 9340 Haligus Road.**

## Staff Report

Director Langen reviewed the Request for Commission Action dated May 16, 2022.



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

Mr. Joe Billitteri of Billitteri Enterprises spoke and introduced his business partner, John Curtis. Commissioner Dixon asked if the energy is going to the Village. Mr. Billitteri indicated that it is planned to be a community solar farm, and the energy is to go their existing properties. However, selling some of the energy to the Village could be an option in the future. This is not the only solar farm that they are working on, and the closest solar farm is in Huntley, down the street near the schools off of Haligus Road. Chairman Esposito and Commissioner Dixon asked about fencing for security. Mr. Curtis indicated that the planned six-foot chain-link fence is for a deterrence to keep people out. Mr. Billitteri answered Commissioner Dixon's concern about interference with birds. The solar panels will be no higher than six-feet off the ground. Commissioner Swanlund asked about noise from the solar panels. It was explained that there is no noise when the panels move. Closed public hearing at 7:43 p.m.

A motion to recommend approval to the Village Board for a Conditional Use at 9340 Haligus Road, to allow for the construction of a Class III Solar Energy System III in the R-4 Zoning District with the recommended staff condition, was made by Commissioner Dixon and seconded by Commissioner Siakel. On a roll call vote, Commissioners Siakel, Murphy, Dixon, Swanlund, and Chairman Esposito voted Aye. No Nays. Motion carried 5-0.

## C. Variation to Section 7.4, Residential Bulk Chart R-4 Zoning District Rear Yard Setback at 9340 Haligus Road

Commissioner Esposito opened the public hearing at 7:44 p.m. and confirmed with staff that the public was given proper notice regarding the public hearing.

### Staff Report

Director Langen reviewed the Request for Commission Action dated May 16, 2022.

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

Mr. Billitteri reiterated that the setback variation is important to the project. Commissioner Swanlund brought up the issue of the area being in a floodway/floodplain. Director Langen confirmed that the plans have been reviewed by a stormwater engineer. Commissioner Esposito closed the public hearing at 7:51 p.m.

A motion to recommend approval to the Village Board for variation to Section 7.5, Residential Bulk Chart R-4 Zoning District to allow 50 feet from required rear yard setback of 75 feet at 9340 Haligus Road, to allow for the construction of a Class III Solar Energy System with the recommended staff condition, was made by Commissioner Swanlund and seconded by Commissioner Siakel. On a roll call vote, Commissioners Siakel, Murphy, Dixon, Swanlund and Chairman Esposito voted Aye. No Nays. Motion carried 5-0.



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## **D. Zoning Text Amendments to Section 3, Definitions, 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 this new public hearing and opened the public hearing at 7:50 p.m. Director Langen clarified that last month's public hearing regarding this topic has been closed, and this new one opened, because of the addition of adding text amendments to Section 3, Definitions.

### Staff Report

Director Langen reviewed the Request for Commission Action dated May 16, 2022. He showed a power point of all the new trailer plates issued by the State of Illinois.

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

Director Langen indicated that he would like to bring the zoning code in line with the Illinois Vehicle Code. The use of the vehicle is helpful with code enforcement and why the vehicle is there. He clarified for the group that there is a difference between parking and storage, as parking is under 48 hours.

Resident Lane Donoti spoke. He spoke that he heard that there was concern about not being able to store trailers. It is a concern to him because of the lot shape of his property. However, based upon tonight's presentation, he is in agreement with the proposed changes.

Resident Darlene Warner spoke. She said that she owns three recreational vehicles, and she would like more information on the setback of her home. She also indicated that she prefers paper communication from the Village and does not read the Northwest Herald.

Resident Joe Tasic spoke. He asked for clarification on the definition on recreational trailer. Resident Sara Tasic spoke. She stated that one of the reasons she chose their home location in Lake in the Hills is because there is no HOA. She indicated that it is the personal responsibility of the resident to educate themselves of the ordinances of where they live.

Residents Scott Summerkamp and Guy Tarnowski asked to speak at the beginning of the public hearing. However, both clarified that the presentation answered their questions.

Highlights of the discussion amongst the group: 1. The front yard rear parking should be addressed in the text amendment. 2. Definition of inoperable vehicles needs to be clarified. 3. TA trailers less than 2,000 pounds should be allowed year-round. 4. Recreation trailers inclusion in allowable limits section needs to be clarified.



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Commissioner Dixon did some fact finding in preparation for this public hearing. He identified that many homeowners have topography and/or landscape issues that prohibit people from storing recreational vehicles other than the front yard. He also noticed that some residents use landscape to cover up license plates. Some food trucks are parking in the front of the house, and he questioned if that proposes a hazard with propane tanks being stored inside of them.

Chairman Esposito asked for a motion to keep the public hearing open and to table the amendment changes for the final draft to Section 3, Definitions, Section 7, Residential Districts and Section 18, Off-Street Parking and Loading, until the June 13, 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 June 13, 2022 Planning & Zoning meeting was made by Commissioner Dixon and seconded by Commissioner Siakel. On a roll call vote, Commissioners Siakel, Murphy, Dixon, Swanlund and Chairman Esposito voted Aye. No Nays. Motion carried 5-0.

## Item for Discussion-None

**Staff Report**—Director Langen informed the Village Board what transpired at the last Planning & Zoning meeting.

**Audience Participation**—A resident in the audience thanked the Planning & Zoning members for serving on the Board. Village President Ray Bogdanowski thanked the Planning & Zoning Commission for taking the time to understand the proposed changes to the ordinance.

## Adjournment

A motion to adjourn the meeting was made by Commissioner Murphy and seconded by Commissioner Dixon. On a roll call vote, Commissioners Siakel, Murphy, Dixon, 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 8:41 p.m. The next Planning and Zoning Commission meeting is scheduled for June 13, 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  
May 16, 2022**