



PUBLIC MEETING NOTICE AND AGENDA
PLANNING AND ZONING COMMISSION MEETING

JULY 18, 2022
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 June 13, 2022 Planning and Zoning Commission meeting minutes
4. New Business—None
5. Old Business— Variations to Section 16.7, Table 5 – Signs Permitted, Height and Area Maximums, at 220 North Randall Road
6. Items for Discussion--None
7. Staff Report
 - A. June, 2022 Board of Trustees meeting
8. Audience Participation
9. Trustee Liaison Report
10. Next Planning & Zoning meeting is scheduled for August 13, 2022
11. 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: July 15, 2022

Time:



Village of Lake in the Hills

600 Harvest Gate, Lake in the Hills, Illinois 60156

PLANNING AND ZONING COMMISSION

JUNE 13, 2022

Call to Order

The meeting was called to order at 7:35 p.m.

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

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 May 16, 2022 was made by Commissioner Dixon and seconded by Commissioner Swanlund. On a roll call vote, Commissioners Walker, Murphy, Bolton, Dixon, Swanlund, and Chairman Esposito voted Aye. No Nays. Motion carried 6-0.

New Business

A. Variations to Section 13, Accessory Structures, Table 13.5, Permitted Accessory Structures at 20 East Oak Street

Commissioner Esposito opened the public hearing at 7:37 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 June 13, 2022.

Resident Joe Tasic spoke. He reiterated the reasons stated in his variation application and the staff report on why his pool needs to go on the front (side) yard. Mr. Tasic confirmed with Commissioner Dixon that the pool was installed and was done so with a building permit. However, the placement of the pool deemed this variation request necessary. Commissioner Bolton noted that he saw the property, and agreed that there is no room in the backyard for a swimming pool. Commissioner Dixon expressed concern about the pool being on a hill and drainage. It was confirmed that the grade of the home slopes down to a storm sewer, and the surrounding homes sit up higher, so no adverse drainage is anticipated. There were no public comments and Commissioner Esposito closed the public hearing at 7:45 p.m.

A motion to recommend approval to the Village Board for a variation from Section 13.5, Permitted Accessory Structures, Chart, restricting pools to the rear yard at 20 East Oak Street, at Parcels 19-20-331-008 and 19-20-331-009, to allow for the construction of a pool in the front yard side (side). was made by Commissioner Bolton and seconded by Commissioner Murphy. 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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B. Variations to Section 16.7, Table 5- Signs Permitted, Height and Area Maximums, at 220 North Randall Road.

Commissioner Esposito closed the public hearing from May 16, 2022. He opened a new public hearing on this matter at 7:47 p.m. and confirmed with staff that the public was given proper notice regarding the public hearing. Since the applicant was not present, Commissioner Esposito asked for motion to continue the public hearing until July 18, 2022.

Commissioner Dixon made a motion to keep the public hearing open and defer action until July 18, 2022 for variations to Section 16.7, Table 5-signs Permitted, Height and Area Maximums, at 220 North Randall Road 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.

C. Zoning Text Amendments to Section 3, Definitions, Section 7, Residential Districts, and Section 18, Off-Street Parking and Loading

Commissioner Esposito reopened the public hearing at 7:55 p.m. and confirmed with staff that the public was given proper notice regarding the public hearing, and that this public hearing is a continuation of the public hearing that was opened on May 16, 2022.

Staff Report

Director Langen reviewed the Request for Commission Action dated June 13, 2022. He reviewed the proposed text amendments to Sections 3, 7, and 18. In summary, proposed amendments to Section 18 include;

- Allowances for trailers with new plate classifications of "Motorcycle TA", "RT", and "UT" would be permitted in residential districts, with restrictions on cargo height & length.
- Commercial vehicles with license plate higher than class "D" are not permitted to be stored or parked on residential properties, beyond deliveries and on-premise construction.
- Trailers with "TB" license plates would be allowed in residential districts.
- Temporary trailer approvals would be issued by Community Development Director.
- Trailer height and length allowances have been raised to 9' and 16', respectively.
- Boats, trailers, and recreational vehicles are to be restricted to back and side yards during the "Off season".
- Side yard storage screening shall be 6 feet in height and no more than 30 percent open. For front yard (front) and front yard (side) yards on corner lots, fencing shall be the maximum allowable height and within the location allowed in Section 15, fences. Vehicles do not need to be completely screened from view. Recreational vehicles not requiring a license plate do not need to be behind a fence.
- Trailers with a classification of "Motorcycle TA", "UT" Utility Trailer, or those with a gross vehicle weighted rate of 2,000 pounds or less may be stored year-round in any yard.



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Proposed amendments to Section 3 include amended and added definitions aligned with State Vehicle Code. Amendments to Section 7.4 Residential Bulk Chart include a note for Yard Requirements that storage of vehicles shall be in conformance with both Section 18 and the Property Maintenance code. This will provide consistency between Zoning Sections and the Property Maintenance code and help to mitigate potential unsightly exterior property violations.

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

Director Langen confirmed for Commissioner Dixon that an approved surface needs to be applied for via a building permit application. There were no public comments. Commissioner Esposito closed the public hearing at 8:05 p.m.

A motion to recommend approval to the Village Board for to amend Section 3, "Definitions", Section 7, "Residential Districts", and Section 18, Off-Street Parking and Loading, to allow for greater flexibility of the Village's current trailer storage regulations and the inclusion of additional trailer license plates now available from the Office of Secretary of State, was made by Commissioner Dixon and seconded by Commissioner Bolton. On a roll call vote, Commissioners Walker, Bolton, Dixon, Swanlund, and Chairman Esposito voted Aye. Commissioner Murphy voted Nays. Motion carried 5-1.

Item for Discussion-None

Staff Report—Director Langen stated that there was no Planning and Zoning business discussed at last month's VBOT meeting.

Audience Participation—Mr. and Mrs. Tasic requested a stop sign be installed on Oak Street and Elm due to a few recent auto crashes. Staff also clarified for Mr. and Mrs. Tasic their next steps with their variation request, and instructed Mr. Tasic to email a written request to Community Development.

Trustee Liaison—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, 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 8:13 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**



REQUEST FOR PUBLIC HEARING AND COMMISSION ACTION

PLANNING AND ZONING COMMISSION

MEETING DATE: July 18, 2022

DEPARTMENT: Community Development

SUBJECT: Variations to Section 16.7 Table 5 - Signs Permitted, Height, at 220 North Randall Road

EXECUTIVE SUMMARY

General Information

Requested Action: Mark Hoffman requests a variation to Section 16.7 Table 5 - Signs Permitted, height, for an additional 16 feet beyond the allowable maximum 8 feet height allowed for a ground sign in the B-2 Business district.

Owner: M D LP - Mark Hoffman

Applicant: Mark Hoffman

Purpose: Construct a ground sign advertising the business.

Location and Size: 220 North Randall Road. Approximately 123,650 sq feet in area.

Zoning and Land Use:

Site:	B-2 Business - Neighborhood Convenience. Commercial
North:	B-3 Business - General. Commercial
East:	B-3 Business - General. Commercial
South:	B-3 Business - General. Commercial
West:	B-3 Business - General. Commercial
Future Land Use:	Commercial

Background

The applicant proposes the installation of a ground sign advertising an on-premise business at 220 N. Randall Road. The sign would be a replacement of a smaller ground sign removed due to the widening of Randall Road. The original sign appeared to meet current sign regulations and no variations were applied for or approved for a larger sign. The site where the sign would be placed is located on the west side of Randall Road. The subject property is surrounded by both multi-tenant shopping center and single-tenant businesses. Nearby signs for Steak n Shake, White Castle, and Taco Bell are in conformation with current sign regulations.

The proposed sign would be for a single-tenant business, which is regulated by Table 5 of Section 18, Signs. Table 5 allows for ground signs a maximum of 8 feet in height. Sign height is measured at the grade elevation of the business entrance. The grade elevation of the business entrance is 4 feet below the proposed sign location. The applicant is proposing a sign 20 feet in height, which is 4 feet above grade level, resulting in a 24 foot height total measurement from grade. Therefore, the applicant will need a variation of 16 feet above the 8 feet allowed.

The Planning and Zoning Commission may recommend and the Board of Trustees shall permit a variation of the provisions of this Zoning Code, as authorized in this Section, only if the evidence, in the judgement of the Village sustains each of the following three conditions:

A. The property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations governing the district in which it is located;

The applicant indicates the business has not had a ground sign for the past two years as the original sign was removed by the recently completed Randall Road Improvement Project. There has not been a ground sign advertising the business since the original sign was removed.

Staff finds the property not to have a ground sign. Staff acknowledges signage is important to the applicant and to commercial business promotion. Chapter 18 – signage, does allow for ground signs and surrounding single-tenant businesses each have a ground sign on Randall Road.

B. The plight of the owner is due to unique circumstances;

The applicant indicates the existing retention pond required the building to be constructed farther from the right-of-way than the minimum required in the B-2 district.

Staff finds the building to be set back approximately 75' from the Randall Road right-of-way. The minimum front setback required for the B-2 district is 30'. The proposed sign location would be at an elevation approximately 15' below the Randall Road and Algonquin Road intersection, creating limited visibility for northbound traffic. There are other businesses at similar elevations; however, none have identical setbacks or have a detention pond along Algonquin Road.

C. The variation, if granted, will not alter the essential character of the locality;

The applicant indicates that as the property is located in an existing business district, the proposed sign will not change the business character and is similar to the Lowes pylon sign at the intersection of N. Randall Road and Polaris Dr.

Staff finds the essential character of the property would remain commercial if the variations were granted. Other signs for surrounding commercial single-tenant properties in this area are range from below sidewalk grade up to 8' above sidewalk grade.

For the purpose of supplementing the above standards, the Village, in making this determination whenever there are practical difficulties or particular hardship, also shall take into consideration the extent to which the following facts, favorable to the applicant, have been established by the evidence:

D. That the particular physical surroundings, shape or topographical conditions of the specific property involved would bring a particular hardship upon the owner as distinguished from a mere inconvenience if the strict letter of the regulation were to be carried out;

The applicant indicates the building is set far back from the newly widened Randall Road and cars have driven past the building before they realize a restaurant is there. A distinctive sign is needed to be seen from a distance.

Staff finds the building to be set back approximately 75' from the Randall Road right-of-way. The proposed sign location would be at an elevation approximately 15' below the Randall Road and Algonquin Road intersection. The combination of larger setback and elevation change does create limited visibility for northbound traffic. There are other businesses at similar elevations; however, none have identical setbacks or a detention pond along Algonquin Road.

E. That the conditions upon which the petition for variation is based would not be applicable generally to other property within the same zoning classification; or

The applicant indicates B-2 zoning is exclusive to this site and is surrounded by B-3 zoning districts in all directions.

Staff finds the property to be zoned B-2, with surrounding properties zoned B-3; however, the ground sign regulations are the same for both districts. There are other businesses at similar elevations and locations; however, none have identical setbacks or a detention pond along Algonquin Road.

F. That the purpose of the variation is not based exclusively upon a desire to make more money out of the property.

The applicant indicates the purpose of the variation is to recover from the past two years of lost business and better identity.

Staff finds the variation would allow the proposed sign to be constructed in place of a sign removed by road construction.

G. That the alleged difficulty or hardship has not been created by any person presently having interest in the property.

The applicant indicates they have not created the difficult condition of the previous years and the applicant was not responsible for the removal of their original sign loss to the N. Randall Road improvement project.

Staff finds a hardship was created when the lot was platted, nearby shopping center developed, and road widened. The property was platted along a roadway where drainage naturally occurred along the eastern edge of the property. The resulting detention pond created visibility issues by necessitating a larger building setback. In addition, the location at the particular elevation also created visibility issues, particularly along a widened road which induces higher speed and greater distance from north bound traffic to the site.

H. That the granting of the variation will not be detrimental to the public welfare or injurious to other properties or improvements to the neighborhood in which the property is located.

The applicant indicates there should be no adverse conditions to neighboring properties.

Staff finds the proposed sign would be taller than the height of some surrounding single-tenant ground signs, but similar in height to other signs as measured from the sidewalk. The height above the maximum allowed

could contribute to more imposing signage conditions along the corridor and encourage additional oversized sign variation requests. However, other signs for surrounding commercial single-tenant would appear similar in height when measured from the sidewalk grade.

- I. **That the proposed variation will not impair an adequate supply of light and air to adjacent property, or substantially increase the danger of fire, or otherwise endanger the public safety, or substantially diminish or impair values within the neighborhood.**

The proposed sign is set on a small diameter pylon in a large yard away from other businesses and buildings and would not impair the supply of light and air. The proposed sign would not likely increase danger of fire or endanger or diminish property values.

ATTACHMENTS

1. Application
2. Plat of Survey
3. Exhibits

RECOMMENDED ACTION

Planning and Zoning Commission recommend approval to the Village Board for a variation to Section 16.7 Table 5 - Signs Permitted, for the requested variation to Section 16.7 Table 5 - Signs Permitted, for an additional 16 feet beyond the allowable maximum 8 feet height allowed for a ground sign for 220 N. Randall Rd., PIN #19-30-276-006 with the following condition;

1. The changeable copy portion of the sign shall not be used to direct attention to a business, commodity, service, or entertainment conducted, sold or offered at a location other than the premises on which the sign is located.



PLANNING & ZONING APPLICATION

Property Information

Common street address: 220 N. RANDALL RD

PIN (Property Index Number): 19-20-276006

Current Zoning: B-2 30074-515122 Proposed Zoning: _____

Current Use: RESTAURANT Proposed Use: _____

Is the request consistent with the Comprehensive Plan? _____

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): _____

Property Owner Information

Name(s): M + D LIMITED PARTNERSHIP

Business/Firm Name (if applicable): MORETTI'S RISTORANTE & PIZZERIA

Address: 2330 HAMMOND DR SUITE G

City/State/Zip: SCHAUMBURG IL 60173

Phone Number: 847 303-4426

Email: jdiller@aceplaces.com mark@aceplaces.com

Applicant Information

Name(s): MARIC HOFFMANN

Business/Firm Name (if applicable): ALA CARTE ENTERTAINMENT

Address: 2330 HAMMOND DR SUITE G

City/State/Zip: SCHAUMBURG IL 60173

Phone Number: 847 456-6169

Email: jdiller@aceplaces.com MARK@aceplaces.com

220 N. RANDALL RD

PROPERTY ADDRESS/PIN 19-~~76~~-276-006

30 OFF 5/5/22

220 RANDALL ROAD – MORETTI'S RISTORANTE & PIZZERIA SIGN - PIN# 19-30-276-006

1. Please indicate the variation that is being sought, include section(s) and paragraph(s) of the Zoning Ordinance and any dimension(s) and a brief description of the proposed use, construction or development that prompted the request:

16.2-4 Sign Area - Two faces total 200 sq. ft. - 394.79 sq. ft. Proposed – VARIANCE REQUEST IS FOR AN ADDITIONAL 194.79 SQ. FT. TOTAL OR 97.395 SQ. FT. EACH SIDE.

16.7-2 District B-2 chart - 100 sq. ft. Max size each face for single tenant, 8 feet max height from grade – VARIANCE REQUEST IS FOR A 25 FOOT TOTAL HEIGHT INCLUDING THE 8'-9" PYLON OR 17 FEET MORE THAN 8 FEET ALLOWED

Proposed revised sign 4/26 now complies without variance relief for these sections:

16.2-5 Landscaping – See plan for compliance

16.2-6 Sight Line Preservation – Triangular setback 23' each side for clearance – complies

16.2-7 A - No moving lights all on steady, no flashers in sign build.

16.2-7 B-1 -Internal Illumination – 70 footcandles max – static portion of sign using internal LED's will meet these requirements

16.2-7 D-3a,b,c,d – Samsung sign is totally programmable to meet these requirements thru the software.

16.2-7 D-4d Message Board Brightness – 5,000 nit daytime, 500 nit after dusk - Samsung Sign is totally programmable to meet these requirements through the software with auto dim feature and able to set these nit parameters the digital sign can't exceed 5000nits during the day, and reduces down automatically using a photo sensor to 500 nits at full darkness

The Planning and Zoning Commission may recommend and the Board of Trustees shall permit a variation of the provisions of this Zoning Code, as authorized in this Section, only if the evidence, in the judgement of the Village sustains each of the following three conditions:

1. The property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations governing the district in which it is located.

Moretti's has had No sign for the past two years as it was removed by the added Randall Road lane construction during the Pandemic hence there's been nothing portraying what the multi-function uses are that this building site has to offer.

2. The plight of the owner is due to unique circumstances.

The existing retention pond sets the building far back from the now wider street with sign gone.

3. The variation, if granted, will not alter the essential character of the locality.

Within the existing business district it will not change the business character and the proposed sign is similar to the Lowes pylon sign North on Randall Road at Polaris Dr.

4. That the particular physical surroundings, shape or topographical conditions of the specific property involved would bring a particular hardship upon the owner as distinguished from a mere inconvenience if the strict letter of the regulation were to be carried out.

The Moretti's building is set far back a now faster-paced Randall Road and cars are past before they realize a restaurant is there. A distinctive sign is needed to be seen from a distance.

5. That the conditions upon which the petition for variation is based would not be applicable generally to other property within the same zoning classification.

B-2 zoning is exclusive to this site within different surrounding B-3 zoning in all directions.

6. That the purpose of the variation is not based exclusively upon a desire to make more money out of the property.

The purpose is to recover from the past two years of lost business and better identity.

7. That the alleged difficulty or hardship has not been created by any person presently having interest in the property.

The owner has not created the more difficult condition of the previous years and loss of signage.

8. That the granting of the variation will not be detrimental to the public welfare or injurious to other property or improvements in the neighborhood in which the property is located.

220 N. RANDALL RD
PROPERTY ADDRESS/PIN 19-20-276-006

220 RANDALL ROAD – MORETTI’S RISTORANTE & PIZZERIA - PIN# 19-30-276-006

There should be no adverse conditions to neighboring properties.

9. That the proposed variation will not impair an adequate supply of light and air to adjacent property, or substantially increase the danger of fire, or otherwise endanger the public safety, or substantially diminish or impair property values within the neighborhood.

The proposed sign is set on a small diameter pylon allowing vision and light to filter thru unencumbered beneath.

Mark Hoffmann 4/27/22

Applicant's Signature Date

Mark Hoffmann 4/27/22

Property Owner's Signature Date

MORETTI'S

220 N. Randall Rd.
 Lake in the Hills, IL 60156

Date	10/25/21
Acct. Executive	S. Menna
Page No.	001
Revision Number	Date
(Rev. 9)	06/21/22

Drawn By D. Savage

Drawing Scale

PERMIT INFO

Sign Sq. Ft.

No. of Lamps/LEDs

Total Wattage

No. of Power Supplies

Total Amperage

Ext. 20 Amp Toggle Switch w/Rubber Boot Yes

Signature mm/dd/yy

Cust. Approval Date

Signature mm/dd/yy

Landlord Approval Date



A D/F PYLON SIGN W/ SAMSUNG 8mm RGB EMU

N.T.S.

ELECTRICAL NOTES

Sign company DOES NOT provide Primary Electrical to Sign. Power to the Sign must be done by a licensed electrical contractor or licensed electrician.

Each Sign Must Have:

1. A minimum of One(1) dedicated 120V 20A circuit.
2. Junction box installed within Six(6) feet of Sign.
3. Three Wire: Line, Ground, and Neutral.

MORETTI'S

220 N. Randall Rd.
Lake in the Hills, IL 60156

Date 10/25/21

Acct. Executive S. Menna

Page No. 002

Revision Number Date

(Rev. 9) 06/21/22

Drawn By D. Savage

Drawing Scale 3/16"=1'

(Rev. 8)

PERMIT INFO

Sign Sq. Ft.

No. of Lamps/LEDs

Total Wattage

No. of Power Supplies

Total Amperage

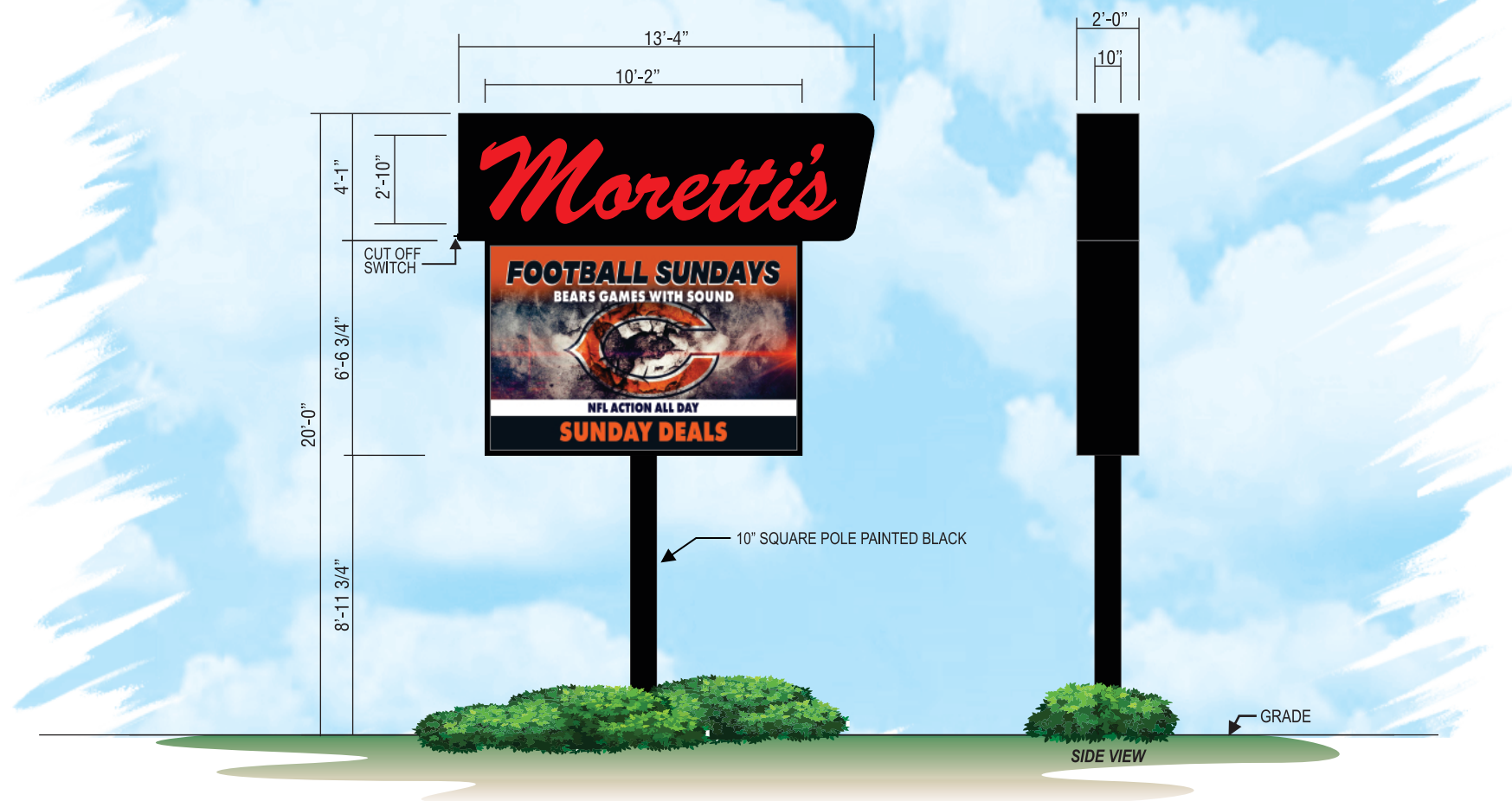
Ext. 20 Amp Toggle Switch w/Rubber Boot Yes

Signature mm/dd/yy

Cust. Approval Date

Signature mm/dd/yy

Landlord Approval Date



D/F ILLUM. PYLON SIGN W/ SAMSUNG 8mm RGB EMU

Total Sq.Ft.: **266.6**
Cabinet: **Routed & Backed (Red). Alum. Cabinet Painted Black.**

Pole: **Painted, MP Black.**

Illumination: **Red LED.**

Notes: **Need Survey to determine Sign Area.**

Quantity: **2**
Overall Cab. Height: **6'-10 3/4"**
Overall Cab. Width: **10'-2"**
Active: **6'-6 3/4" x 9'-10"**
Overall Sign Depth: **8in.**
Total Sq. Ft.: **70.0**

Type: **8mm 240 x 360 RGB LED Matrix Display**
Cabinet Style: XPR-E
Approx. Weight/Face: 541.8 lbs
Wattage/Face: 6000 (Display only)

MP BLACK 923
MP TO MATCH PMS 200 C



ELECTRICAL NOTES

Sign company DOES NOT provide Primary Electrical to Sign. Power to the Sign must be done by a licensed electrical contractor or licensed electrician.

Each Sign Must Have:

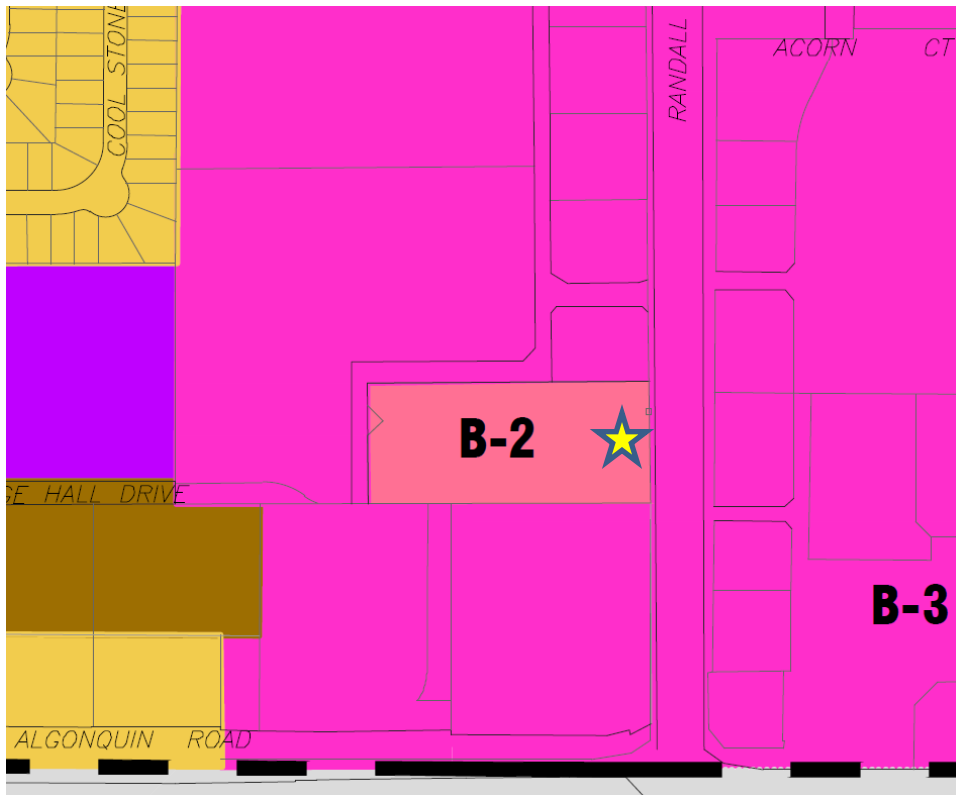
1. A minimum of One(1) dedicated 120V 20A circuit.
2. Junction box installed within Six(6) feet of Sign.
3. Three Wire: Line, Ground, and Neutral.

Variations request to allow for ground sign at 220 North Randall Road











3. EXHIBITS

ZONING MAP

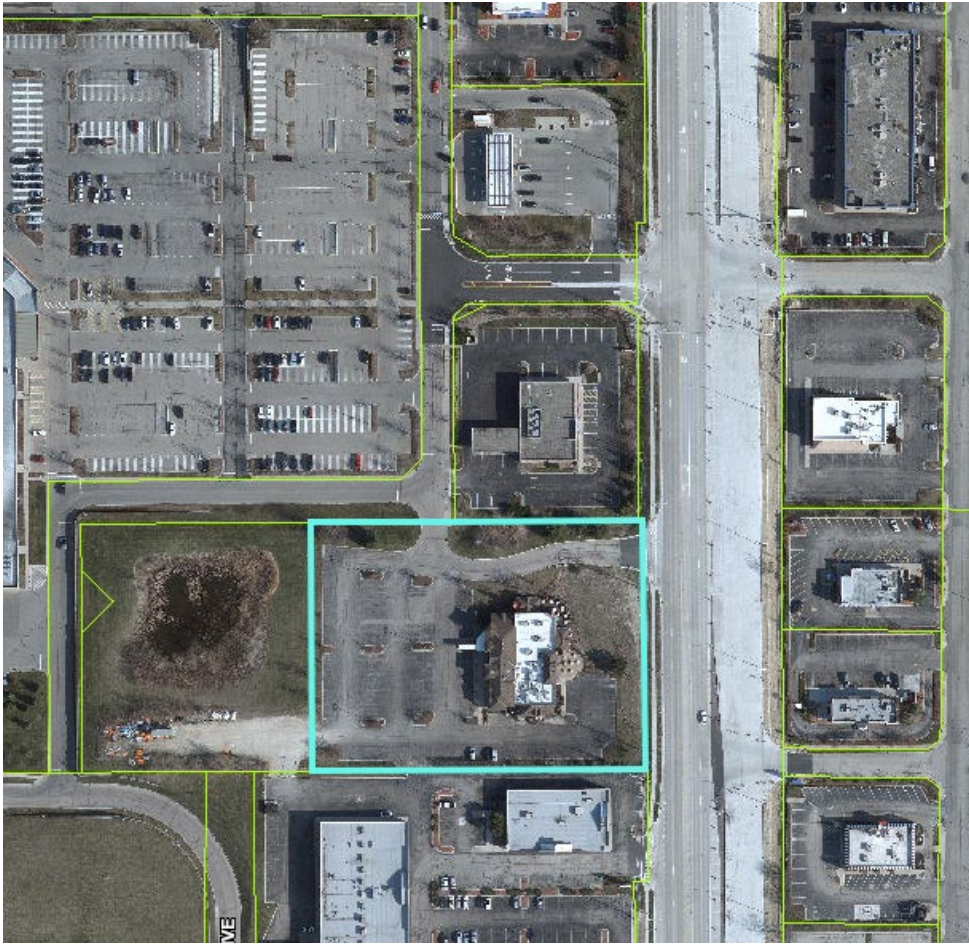


FUTURE LAND USE MAP



	Commercial		Mined Lands
	Municipal/Government		Parks/Recreation
	Institutional		Open Space/ Natural Areas
	Manufacturing/Industrial		Water

AERIAL PHOTO

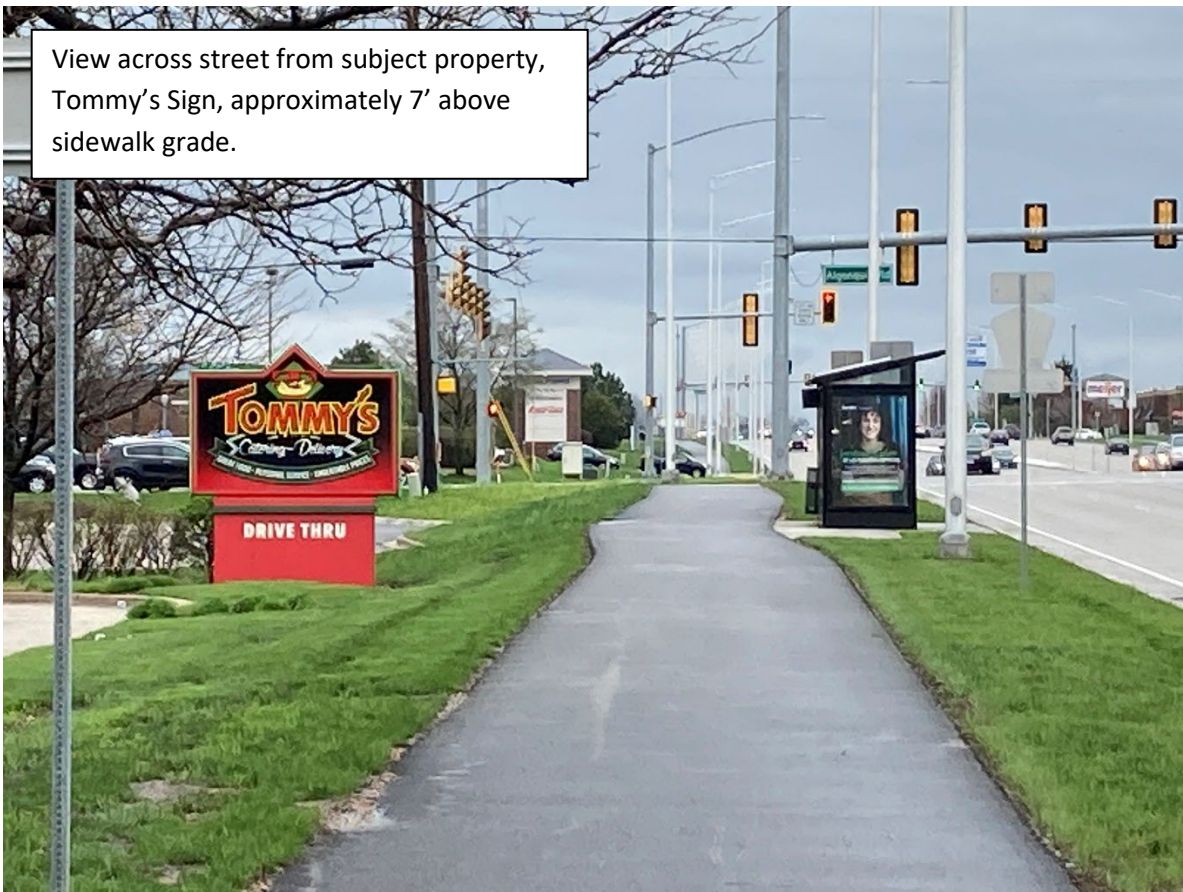


SITE PHOTOS

View of Moretti's from Algonquin Rd. and Randall Rd. intersection



View across street from subject property, Tommy's Sign, approximately 7' above sidewalk grade.



View across street from subject property, Culver's Sign, approximately 8' above sidewalk grade.



View south of subject property, Rise's Sign, approximately 5' above sidewalk grade.



View subject property.



View from subject property at proposed sign location, looking south. Trees approximately 25' to 30' tall.

