



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**