



# Village of Lake in the Hills

600 Harvest Gate, Lake in the Hills, Illinois 60156

PLANNING AND ZONING COMMISSION

JULY 18, 2022

## Call to Order

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

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

Also present were Community Development Director Josh Langen, Trustee Bill Dustin, President Raymond Bogdanowski, and Recording Secretary Laura Carpenter.

Commissioner Siakel asked for a nomination for tonight's Chairperson in Chairman Esposito's absence. A motion to nominate Commissioner Siakel was made by Commissioner Murphy, and was seconded by Commissioner Bolton. On a roll call vote, Commissioners Murphy, Bolton, Dixon and Swanlund vote Aye. No Nays, Motion carried 4-0

## Approval of Meeting Minutes

Motion to accept the Planning and Zoning Commission meeting minutes of June 13, 2022 was made by Commissioner Swanlund and seconded by Commissioner Murphy. On a roll call vote, Commissioners Murphy, Bolton, Dixon, Swanlund, and Chairperson Siakel voted Aye. No Nays. Motion carried 5-0.

## New Business--None

## Old Business

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

Chairperson Siakel re-opened the public hearing from June 13, 2022 at 7:37 p.m.

Mr. Mark Hoffman, owner of Moretti's, introduced himself. He stated that Moretti's has weathered through the pandemic and other restaurant challenges, and is still happily in business in Lake in the Hills after many years. He explained that a portion of the land in front of the restaurant was taken for the Randall Room Improvement Project, leaving the restaurant with no sign along Randall Road for the past two years.

The proposed sign would be about a \$100,000 investment in a state-of-the art LED sign, which is needed for visibility to the restaurant. He would like the sign higher than allowed because he wants it visible to the high-volume of cars and trucks traveling north and south on Randall Road. He furthermore stated that similar sign heights have been approved for other Moretti's locations in other municipalities. He also indicated that Moretti's has recently started having live music after the dinner hour Thursday through Friday, and there are plans for a future beer garden.



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## Staff Report

Director Langen reviewed the Request for Commission Action dated July 18, 2022. 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 12 feet above grade level, resulting in a 24 foot height total measurement from the front door grade. Therefore, the applicant will need a variation of 16 feet above the 8 feet allowed.

Director Langen confirmed for Chairperson Siakel that he communicated with the sign manufacturer, and the sign's light speed, intensity, etc. will abide by regulations in the Village's sign ordinance. Commissioner Bolton asked Mr. Hoffman about distractions, and he indicated that there would not be any. Commissioner Dixon asked Mr. Hoffman to be clear that there will be no moving images on the sign, as he does not want distractions on the road. Mr. Hoffman replied that they will follow all of the Village's sign regulations, and there will be no games televised on the sign, for example. Commissioner Dixon also inquired about the timing of static images. Mr. Hoffman said he found 5-6 images is the best case scenario. Commissioner Swanlund asked Mr. Hoffman to provide clarity on what trucks he spoke about that need visibility to the sign. Mr. Hoffman indicated that he considered the highest trucks, such as semitrucks, that drive up and down Randall Road. There was discussion about trees and sign heights along the strip centers along Randall Road. Mr. Hoffman answered Commissioner Bolton's inquiry that the corporate office manages the sign messages and graphics.

There were no public comments.

A motion to recommend approval to the Village Board for a variation to Section 16.8, Table 5, Signs Permitted, Height and Area Maximums with the noted condition, at 220 North Randall Road was made by Commissioner Dixon and seconded by Commissioner Murphy. On a roll call vote, Commissioners Murphy, Bolton, Dixon and Chairperson Siakel voted Aye. Commissioner Swanlund voted Nay. Motion carried 4-1.



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**Item for Discussion**-Commissioner Dixon expressed concern that there are very few LED sign regulations in Illinois, and that this should be looked at in case there are future requests for sign movements. Commissioner Swanlund agreed that this is a reasonable request. Director Langen stated that he could review the Village's sign ordinance again. He also noted that the Village Board could put conditions on the variations.

Commissioner Dixon made a motion to request an advisory on the issues and limitations that may come up in the future to be brought up for discussion at a later date. Commissioner Murphy seconded.

**Staff Report**—Director Langen stated that variation for 20 East Oak Street was approved by the Village Board of Trustees.

**Audience Participation**-Nothing

**Trustee Liaison**-Trustee Dustin had nothing to report.

## Adjournment

A motion to adjourn the meeting was made by Commissioner Dixon and seconded by Murphy. On a roll call vote, Commissioner Murphy, Bolton, Dixon, Swanlund, and Chairman Siakel 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 8:04 p.m. The next Planning and Zoning Commission meeting is scheduled for August 15, 2022.

Submitted by,

A handwritten signature in blue ink that reads "Laura Carpenter".

Laura Carpenter, Recording Secretary