



Village of Lake in the Hills

600 Harvest Gate, Lake in the Hills, Illinois 60156

PLANNING AND ZONING COMMISSION

AUGUST 15, 2022

Call to Order

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

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

Commissioners Siakel and Dixon were absent.

Also present were Community Development Director Josh Langen and Recording Secretary Nancy Sujet.

Approval of Meeting Minutes

Motion to accept the Planning and Zoning Commission meeting minutes of July 18, 2022 was made by Commissioner Swanlund and seconded by Commissioner Walker. The motion was approved by a voice vote of 5-0.

New Business

A. Variation to Section 15.3, Permitted Fencing, C. Fences Within the Front Yard (side) at 3410 Chadwick Lane

Commissioner Esposito opened the public hearing at 7:31 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 August 15, 2022.

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

Commissioner Bolton verified that the fence is going between the trees and pool on the side yard. Director Langen stated yes, and that the resident may need to trim the trees, but no trees will be removed.

There were no public comments and Commissioner Esposito closed the public hearing at 7:36 p.m.

A motion to recommend approval to the Village Board for a variation of 11 feet from Section 15.3. Permitted Fencing, C., requiring setbacks for fencing in the front yard (side) to be equal to the neighboring property front setback of 25 foot, and allow for a fence at 3410 Chadwick Lane, Parcel 18-14-303-022, to be constructed in the front yard(side) was made by Commissioner Walker and seconded by Commissioner Bolton. On a roll call vote, Commissioners Walker, Murphy, Bolton, Swanlund, and Chairman Esposito voted Aye. No Nays. Motion carried 5-0.

B. Variation to PUD Zoning that was Established by the Fourth Amendment to the Annexation Agreement Made and Entered into on March 25, 1999, at 1 Juniper Court

Commissioner Esposito opened the public hearing at 7:38 p.m. and confirmed with staff that the public was given proper notice regarding the public hearing.



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Staff Report

Director Langen reviewed the Request for Commission Action dated August 15, 2022.

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

Resident Larry Falk is concerned about the offset of the property line to the house being different within the community. He would like to see consistency. He suggested to go back a certain distance from the permanent structure instead of the property line. There will be future roofs and decks and he would like to see consistency.

Director Langen stated that this is a specific variation for this property only. He stated that if a resident was looking to extend or cover a structure, they would need to request a variance for their address and the Village has to measure from the property line.

Chairman Esposito stated that when measuring from the property line the Planning & Zoning Commission takes into consideration if the request is extravagant or too big, they take that into consideration.

Commissioner Bolton confirmed that the variation is for only 1 Juniper Court.

Commissioner Esposito closed the public hearing at 7:48 p.m.

A motion to recommend approval to the Village Board for a variation of 19 foot from the 25 feet rear setback required by Section 7, Residential Districts, 7.4 Residential Bulk Chart, as otherwise required by the R-4 PUD zoning established by the Fourth Amendment to the Annexation Agreement made and entered into on March 25, 1999, to allow for a roofed addition at 1 Juniper Court Parcel 18-24-453-058, for the construction of a roofed addition was made by Commissioner Bolton and seconded by Commissioner Walker. On a roll call vote, Commissioners Walker, Murphy, Bolton, Swanlund, and Chairman Esposito voted Aye. No Nays. Motion carried 5-0.

C. Variation to PUD Zoning that was Established by the Fourth Amendment to the Annexation Agreement Made and Entered into on March 25, 1999 at Boulder Ridge West Nine Villas Phase I

Commissioner Esposito opened the public hearing at 7:51p.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 August 15, 2022.

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

A resident of Boulder Ridge confirmed that the change is from 25 feet to 10 feet. Director Langen stated that the variation is a reduction of 15 feet, which is 10 feet.

Commissioner Esposito closed the public hearing at 7:57 p.m.



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A motion to recommend approval to the Village Board a variation of 15 feet from the 25-foot rear setback required by Section 7, Residential Districts, 7.4 Residential Bulk Chart, as otherwise required by the R-4 PUD zoning established by the Fourth Amendment to the Annexation Agreement made and entered into on March 25, 1999, at Boulder Ridge West Nine Villas Phase - 1 was made by Commissioner Swanlund and seconded by Commissioner Murphy. On a roll call vote, Commissioners Swanlund, Murphy, Bolton, Walker, and Chairman Esposito voted Aye. No Nays. Motion carried 5-0.

Old Business-None

Item for Discussion-None

Staff Report-Director Langen reported that the Village Board did not approve a variance for a 20-foot sign for Moretti's. He stated that staff meet with the applicant to discuss different height options. The Village Board approved a 15-foot sign.

Commissioner Bolton asked if the sign would be in the same spot. Director Langen stated yes, approximately 8 feet off the property line.

Audience Participation- None

Trustee Liaison- None

Adjournment

A motion to adjourn the meeting was made by Commissioner Walker and seconded by Commissioner Murphy. The motion was approved by a voice vote of 5-0.

There being no further business to discuss, the meeting of the Lake in the Hills Planning & Zoning Commission was adjourned at 8:01 p.m. The next Planning and Zoning Commission meeting is scheduled for September 12, 2022.

Submitted by,

A handwritten signature in black ink that reads "Nancy Sujet".

Nancy Sujet
Recording Secretary