



PUBLIC MEETING NOTICE AND AGENDA
PLANNING AND ZONING COMMISSION MEETING

JANUARY 16, 2023
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 September 12, 2022 Planning and Zoning Commission meeting minutes
4. New Business— None
5. Old Business— None
6. Items for Discussion
 - A. Conceptual review of conditional uses and zoning variations for the proposed outdoor storage of vehicles as a principal use at 8525 IL Route 31
7. Staff Report
 - A. Board of Trustees meeting update
8. Audience Participation
9. Trustee Liaison Report
10. Next Planning & Zoning meeting is scheduled for February 13, 2023
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: January 13, 2023

Time:



Village of Lake in the Hills

600 Harvest Gate, Lake in the Hills, Illinois 60156

PLANNING AND ZONING COMMISSION

SEPTEMBER 12, 2022

Call to Order

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

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

Also present were Assistant Community Development Director Ann Marie Hess, Trustee Bill Dustin, and Recording Secretary Laura Carpenter.

Approval of Meeting Minutes

Motion to accept the Planning and Zoning Commission meeting minutes of August 15, 2022 was made by Commissioner Bolton and seconded by Commissioner Dixon. On a roll call vote, Commissioners Siakel, Bolton, Dixon, Swanlund, and Chairman Esposito voted Aye. No Nays. Motion carried 5 -0.

New Business

A. Conditional Use for an Obedience School with Dog Day Care at 9190 Pyott Road

Commissioner Esposito opened the public hearing at 7:32 p.m. and confirmed with staff that the public was given proper notice regarding it.

Staff Report

Assistant Director Hess reviewed the Request for Commission Action dated September 12, 2022.

The applicant proposed a dog obedience and training school in three of the tenant spaces at the address. The operation will consist of indoor training classes for dogs and their owners. Training will be oriented towards home protection. Day or overnight care will be limited and secondary, as most classes will have owners accompany their dog for each session. Outdoor training space and dedicated parking is also proposed to serve the business. As obedience schools and dog day care are listed as conditional uses in the M-1 zoning district, the applicant requests a conditional use permit to establish the business.

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

Sean Galavan, applicant, spoke. He noted that he chose the 9190 Pyott Road location because it would be a good space to train dogs in the capacity he wants, and that if any dogs would be kept overnight, that they would be monitored by him or another trainer. Commissioner Dixon inquired about the fencing. Mr. Galavan stated that the area out back will be fenced and monitored by a trainer for the purpose of dog exercise. Commission Swanland asked about the animals' welfare being in the area, specifically the gas fumes from the surrounding areas. Mr. Galavan indicated that he has trained dogs in warehouses near O'Hare Airport, and this location is much cleaner than warehouses.



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SEPTEMBER 12, 2022

There were no public comments, and Commissioner Esposito closed the public hearing at 7:41 p.m.

A motion to recommend approval to the Village Board to grant a Conditional Use to allow for an obedience school with dog day care at 9190 Pyott Road was made by Commissioner Siakel and seconded by Commissioner Dixon. On a roll call vote, Commissioners Siakel, Bolton, Dixon, Swanlund and Chairman Esposito voted Aye. No Nays. Motion carried 5-0.

B. Variation to Section 7.4 Residential Bulk Chart for an Attached Garage at 255 Indian Trail

Commissioner Esposito opened the public hearing at 7:42 p.m. and confirmed with staff that the public was given proper notice regarding it.

Staff Report

Assistant Director Hess reviewed the Request for Commission Action dated September 12, 2022. She explained that there was an error in the packet information in favor for the applicant. This was discussed with Administrator Andrews and the Village's attorney during the day, and permission was given to move forward with the public hearing at this time without needing to repost or re-advertise the public hearing notice.

The variation that is needed to be sought for this request needs to be to Section 4.4-2, Lot Area and Dimension, for homes that were platted prior to 1974 (not Section 7.4). Those homes are permitted to have a smaller side-yard setback because they have homesites that were platted to be only 60 feet wide. Taking into consideration the correct variance request, the homeowner now seeks a variation of a 5-foot setback instead of the 9-foot setback that the variation paperwork was prepared for.

She continued that the applicant anticipates the construction of an attached garage in a side yard. The garage will be built along the west side of the house and will be served by the existing driveway. The applicant desires an enclosed vehicle storage space and would be built on existing driveway/parking space already used for vehicle storage. The attached garage would replace the recently constructed without a permit, substandard carport. The property is located in an R-2 zoning district. The limited frontage and the existing proximity of the house next to the side lot line limit the applicant's ability to construct a side-yard addition to the main structure. The proposed garage would be built 1-foot from inside the west side lot line. Therefore, the applicant requests a 5-foot variation from the 6-foot side yard setback requirement.

Assistant Director Hess continued that the existing carport is a temporary structure that was built without a building permit a while ago, and no complaints were received from adjacent neighbors. The variance request and reconstruction needed is to get the structure in compliance with zoning approval, building code requirements for anchoring, fire separation, structural needs, and proper attachment to the home.



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

Commissioner Dixon asked for clarification of the proposed distance between the garage and existing home. Assistant Director Hess indicated it would be 8 feet.

Carol and Robert Herley spoke on behalf of the applicant, Mr. David Tarik, whom they said English is a second language for him, and they live down the street from him. They stated that it was important for Mr. Tarik to have his vehicle covered from the winter elements. They brought pictures of the property and drawings of the current carport and drawings of a future design to show the commissioners. Those pictures are attached to these meeting minutes. Assistant Director Hess indicated that she just saw the drawings a few hours prior, and upon a cursory review, they are non-code compliant. She reiterated to the petitioners that stamped plans were to be submitted by the Herley's and applicant, as previously discussed. There was discussion among the group about the property line distance line measurements, proposed garage measurements and location, and if there was or was not a garage at the home in the past. Mr. Herley said that Mr. Tarik would prefer to build a garage in front of the home, but was told he could not do that. Assistant Director Hess indicated that Village records don't show a past variation request for this at the property. Mr. Tarik may have had an informal discussion with a Village employee, and not have understood that even though that garage may not be allowed under the zoning code, he could have requested for a variation from the zoning code. Commissioner Dixon asked how long the homeowner lived in the home, and he answered it has been about five years.

Resident Dan Hirshfeld spoke. He is the next door neighbor who the home is next to the carport. He indicated that he thinks the carport is too close to his home, and it is a tight fit to get to the back of his property with lawn equipment, and impossible when the small area between homes has snow piled up in the winter. His preference is to have the new garage in the front of the home.

Resident Priscilla Chura emailed Village Hall staff earlier in the day with her comments, and they were read aloud by Recording Secretary Laura Carpenter. Her emailed comments in support of the variance are attached to these meeting minutes.

There was a consensus among the Commission that a side yard garage would not work on the site, and it would be best for the homeowner to consider a garage to be built in front of the home.

There were no further public comments, and Commissioner Esposito closed the public hearing at 8:23 p.m.

A motion to recommend approval to the Village Board a variation to Section 4.4-2, Lot Area and Dimension at 255 Indian Trail to allow for the construction of an attached garage in the side yard was made by Commissioner Siakel and seconded by Commissioner Dixon. On a roll call vote, Commissioners Siakel, Bolton, Dixon, Swanlund, and Chairman Esposito voted No. No Ayes. Motion denied 0-5.

Item for Discussion-None



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Staff Report—Assistant Community Development Director reported the variation applications for 10 Chadwick Court and 1 Juniper Court were both approved by the Village Board in August 2022.

Audience Participation- None

Trustee Liaison-Trustee Dustin had nothing to report.

Adjournment

A motion to adjourn the meeting was made by Commissioner Siakel and seconded by Commissioner Dixon. On a roll call vote, Commissioners Siakel, Bolton, Dixon, Swanlund, and Chairman Esposito voted Aye. No Nays. Motion 5-0.

There being no further business to discuss, the meeting of the Lake in the Hills Planning & Zoning Commission was adjourned at 8:31 p.m. The next Planning and Zoning Commission meeting is scheduled for October 17, 2022.

Submitted by,

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

Laura Carpenter
Recording Secretary



INFORMATIONAL MEMORANDUM

PLANNING AND ZONING COMMISSION

MEETING DATE: January 16, 2023

DEPARTMENT: Community Development

SUBJECT: Conceptual review of conditional uses and zoning variations for the proposed outdoor storage of vehicles as a principal use

EXECUTIVE SUMMARY

General Information

Potential Requested Actions:

- Conditional Use Permits:
 - Outdoor Storage of Vehicles as a principal use
 - Accessory Outdoor Storage of Materials/Vehicles/Equipment
 - Planned Unit Development (PUD)
- Zoning Variations / PUD Exceptions
 - To allow vehicle storage less than 10 feet from lot lines (Section 9.4)
 - To allow a fence in areas other than the side or rear yard (Section 15.8-2)
 - To allow gravel areas to exceed 10% of the lot area (Section 18.2-7)
 - To reduce landscaping along front berm (Section 26.4-2 & Table 26.5)
 - To eliminate screening along side and rear (Section 26.7)

Owner: Chicago Title Land Trust # 8002350374

Applicant: Kevin Seay, VP of Entitlements & Development, Plote Properties

Purpose: To allow the outdoor storage of vehicles and equipment

Location and Size: 8525 IL Route 31. Approximately 23.53 acres

Zoning and Land Use:

Site:	M-1 Limited Manufacturing. Vacant land
North:	M-1 Limited Manufacturing. Berquist Marine Center, Boat Sales
East:	<ul style="list-style-type: none">• OS Open Space. Hoffman Park• Village of Cary, B-2 Shopping Center. Vacant Land
South:	M-1 Limited Manufacturing. Outdoor vehicle storage
West:	M-1 Limited Manufacturing. Quarry/Vacant Land
Future Land Use:	Commercial

Background

Kevin Seay, Vice President of Entitlements & Development for Plote Properties, has submitted documents to the Village to allow for the outdoor storage of vehicles on a group of parcels totaling 23.53 acres on the

west side of Illinois Route 31, approximately one-half mile south of James R. Rakow Road. Mr. Seay has indicated that Plote intends to maintain ownership of the property, but wants to lease out the property to several different tenants for outdoor storage. He anticipates that most of the tenants would store semi-trucks and trailers, but that some tenants might be landscape contractors who store landscaping equipment and bulk landscaping materials.

The subject property is within the M-1 Limited Manufacturing zoning district. In accordance with the Permitted and Conditional Use Chart in Section 11 of the Zoning Code, the "outdoor storage of vehicles as a principal use" is allowed in the M-1 zoning district only with the approval of a conditional use. As noted above, Mr. Seay has indicated that the principal use of the property is proposed to be the outdoor storage of semi-truck and semi-trailer vehicles. This would require approval of a conditional use.

Per Section 11 of the Zoning Code, the "outdoor storage of materials/vehicles/equipment accessory to a principal use" is allowed in the M-1 zoning district only with the approval of a conditional use. Therefore, an additional conditional use approval would be required to allow the outdoor storage of landscaping equipment and bulk landscaping materials as uses accessory to the principal use of semi-truck/trailer storage.

Further, as noted in the definition of "Planned Development" in Section 3 of the Zoning Code, if land is zoned for manufacturing and is greater than five (5) acres in size it shall be developed as a Planned Development. Therefore, the development of the subject 23.53-acre property in the manufacturing zoning district would require the approval of a conditional use for a planned development.

Mr. Seay has submitted preliminary engineering drawings along with site and landscaping plans to demonstrate the conceptual design. In the existing condition, the site is relatively flat and level, except for an existing depressional area along the southern lot line that was reportedly designed and constructed as a stormwater management basin, and except for an existing wetland area along the northern lot line (directly behind the existing Berquist Marine Center boat sales business). Within the front (eastern) 75 feet of the property along Route 31, the plans show the installation of a landscaped berm to screen the view of the storage from the street. For all of the remaining area of the property, the plans show asphalt grindings to be spread on the ground as the surface materials for the vehicle storage areas. All vehicles would enter and leave the site from one new driveway proposed to be constructed along Route 31. The new driveway would align with the existing U-turn / left-turn lanes on Route 31 such that no additional improvements to the highway are proposed. A row of LED light fixtures on 20-foot-tall poles are shown to be installed along the east and west sides of the storage area to provide necessary illumination. Finally, the plans show an eight-foot-tall fence to be installed to the west of the proposed landscaped berm and to the north of the existing stormwater basin.

Alternative site plans have been submitted for consideration and feedback. One plan shows 100% of the gravel/grinding areas to be used to store semi-trucks and semi-trailers, and shows that as many as 360 semi-trucks/trailers could be stored on the property at full capacity. Mr. Seay also submitted a professional traffic study to the Village staff which indicates that as many as 400 vehicles could be stored on the property without requiring any additional roadway improvements along Route 31. A second plan shows 200 semi-truck/trailer storage spaces along the northern half of the property, with an open paved area on the southern half for accessory storage of other materials/vehicles/equipment.

Questions to Consider

Per Section 24.6 of the Zoning Code, the Planning and Zoning Commission (PZC) must consider a list of factors and how they are relevant to the specific conditional uses when making a recommendation to the Village Board. At this time, staff is only presenting an informational item and requesting preliminary feedback from the PZC without any vote or recommendation. However, Mr. Seay intends to complete his applications to move the requests forward, and staff anticipates the scheduling of a public hearing in the

near future for formal consideration. Therefore, in order to provide guidance to staff and the applicant, please consider the following:

- Is the proposed outdoor storage of semi-trucks and semi-trailers necessary or desirable on the subject property?
- Is the proposed accessory storage of landscaping equipment and bulk landscaping materials necessary or desirable on the subject property?
- The Village's comprehensive planning documents call for commercial development on the subject property in the future when municipal water and sewer utilities become available, but the current zoning is industrial and the proposed uses are industrial. Therefore, would the proposed uses be desirable on a permanent basis? If not, would the proposed uses be desirable on a long-term temporary basis?

Per Section 23.7 of the Zoning Code the PZC can only recommend the approval of zoning variations if there is evidence, in the judgement of the Village, that nine standards are met. Again, at this time staff is only presenting an informational item and requesting preliminary feedback from the PZC without any vote or recommendation. However, staff requests that the PZC provide guidance to staff and the applicant regarding the several different categories of variations:

- Per Section 18.2-7 of the Zoning Code, areas in the M-1 zoning district used strictly for the outdoor storage of equipment or vehicles may be treated with gravel, ground asphalt or crushed limestone, and such areas shall not exceed 10% of the total site area. The submitted plans show up to 74 percent of the site area covered with asphalt grindings. Is this temporary paving material acceptable on a permanent basis? If not, would the proposed surface be acceptable on a long-term temporary basis?
- Per Section 9.4 of the Zoning Code, the storage of materials, equipment or vehicles shall not take place within 10 feet of any rear or side yard or within any front yard. The plans show the asphalt-grindings storage area extending up to the property line in the rear and side yard with almost no setback. Is there some particular hardship that would prohibit the owner from keeping the storage 10 feet away from the side and rear lot lines, or would the request just be based on a desire to store additional vehicles?
- A landscaped berm along Route 31 would be required by Section 26.4-2 & Table 26.5 of the Zoning Code. The code requires a number of trees and shrubs for every 100 linear feet of frontage of the development. Specifically, for the 1447.84 feet of frontage along Route 31, the code would require 43 overstory trees, 29 understory trees, 43 evergreen trees, 174 large shrubs, and 87 small shrubs. The plans show the proposed berm being landscaped with only 64 evergreen trees, and the berm stops short of the south property line.
 - Should the berm extend all the way to the south lot line to block the view of stored vehicles across the stormwater management basin?
 - The proposed plantings on the berm include more evergreen trees than required, but include less overall landscaping. Will this provide enough screening?
- The submitted plans do not show any landscaping on the side and rear of the storage area. Per Section 26.7 of the Zoning Code, landscape screening is required when outdoor storage is, or will be, located on a nonresidential lot. Specifically, the code requires a six-foot tall wall or fence with overstory trees, or a berm with a variety of landscaping, or a combination of the two. The site is adjacent to a quarry to the west, and the properties to the north and south include existing trees and brush with some existing outdoor storage areas. Is landscape screening necessary adjacent to

other similar uses? Would landscape screening be desirable in the future when the adjacent mining activities end? If the future availability of municipal water and sewer utilities spurs the redevelopment of the areas to the north and south, would landscape screening of the outdoor storage be desirable?

ATTACHMENTS

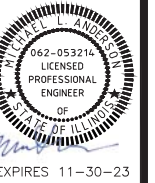
1. Exhibits

RECOMMENDED ACTION

Staff requests that the Planning and Zoning Commission consider the questions above and provide feedback regarding the desirability of the proposed outdoor storage as proposed. The requested feedback will help the applicant and staff determine which specific conditional uses and variations to bring forward for official consideration at a forthcoming public hearing.

OUTDOOR STORAGE AREA 24-ACRE MSC PARCEL, ROUTE 31 PRELIMINARY ENGINEERING PLANS

SECTION 15 TOWNSHIP 43 NORTH RANGE 8 EAST
LAKE IN THE HILLS, ILLINOIS
MCHENRY COUNTY



DEVELOPER / OWNER:
Plote Investments, L.P.
1141 E. Main Street
Suite 100
East Dundee, IL 60118
Tel: 847-428-1000
Fax: 847-428-1062

PREPARED BY:
Haeger Engineering LLC
Illinois Prof. Design Firm #184-003152
100 E. Slate Parkway
Schaumburg, IL 60173
Tel: 847-394-6600
Fax: 847-394-6608
www.haegerengineering.com

VILLAGE OF LAKE IN THE HILLS - VILLAGE HALL:
600 Harvest Gate
Lake in the Hills, IL 60156
Tel: 847-960-7400
Fax: 847-960-7415

VILLAGE OF LAKE IN THE HILLS - PUBLIC WORKS:
9010 Haligus Road
Lake in the Hills, IL 60156
Tel: 847-960-7500
Fax: 847-960-7501

SITE BENCHMARK:
NGS Benchmark "MCH31 1B". Stainless steel rod
in sleeve located 300 feet north of the entrance to
8920 Route 31 along the west side of Route 31.

Elevation = 870.28 (NAVD 88 - provided by SEC)



Existing Symbol	Description	Proposed Symbol
⊙	Storm Sewer Manhole	●
○	Catch Basin	▲
□	Inlet	→
⊠	Flared End Section	
⊙	Sanitary Sewer Manhole	
→	Storm Sewer	
→	Sanitary Sewer	
→	Water Main	
→	Fire Hydrant	
→	Valve Vault	
→	Valve Box	
→	B-Box	
→	Well Head	
→	Light Pole	
→	Light Pole With Mast Arm	
→	Traffic Signal	
→	Traffic Signal With Mast Arm	
→	Hand Hole	
→	Fence	
→	Guardrail	
→	Pipe Bollard	
→	Sign	
→	Gas Valve	
→	Gas Line	
→	Electric Line	
→	Overhead Utility Line	
→	Fiber Optic Line	
→	Electrical Pedestal	
→	Electric Manhole	
→	Guy Wire	
→	Utility Pole	
→	Telephone Pedestal	
→	Telephone Manhole	
→	Telephone Line	
→	Cable TV Line	
→	Cable TV Pedestal	
→	Mailbox	
→	Pavement Elevation	P XXX.XX
→	Ground Elevation	XXX.X
→	Open Lid Frame & Grate	Gr XXXXX
→	Closed Lid Frame & Lid	Rim XXXXX
→	Swale	→
→	Hardscape Flow	→
→	Softscape Flow	→
→	Contour Line	→
→	Normal Water Level	→
→	High Water Level	→
→	Over Land Flow Route	→

INDEX TO SHEETS	
NO.	DESCRIPTION
C1.0	TITLE SHEET
C2.0	EXISTING CONDITIONS PLAN
C3.0	PRELIMINARY GRADING, UTILITY & LANDSCAPING PLAN - INITIAL PLAN
C3.1	PRELIMINARY GRADING, UTILITY & LANDSCAPING PLAN - POTENTIAL FUTURE PLAN



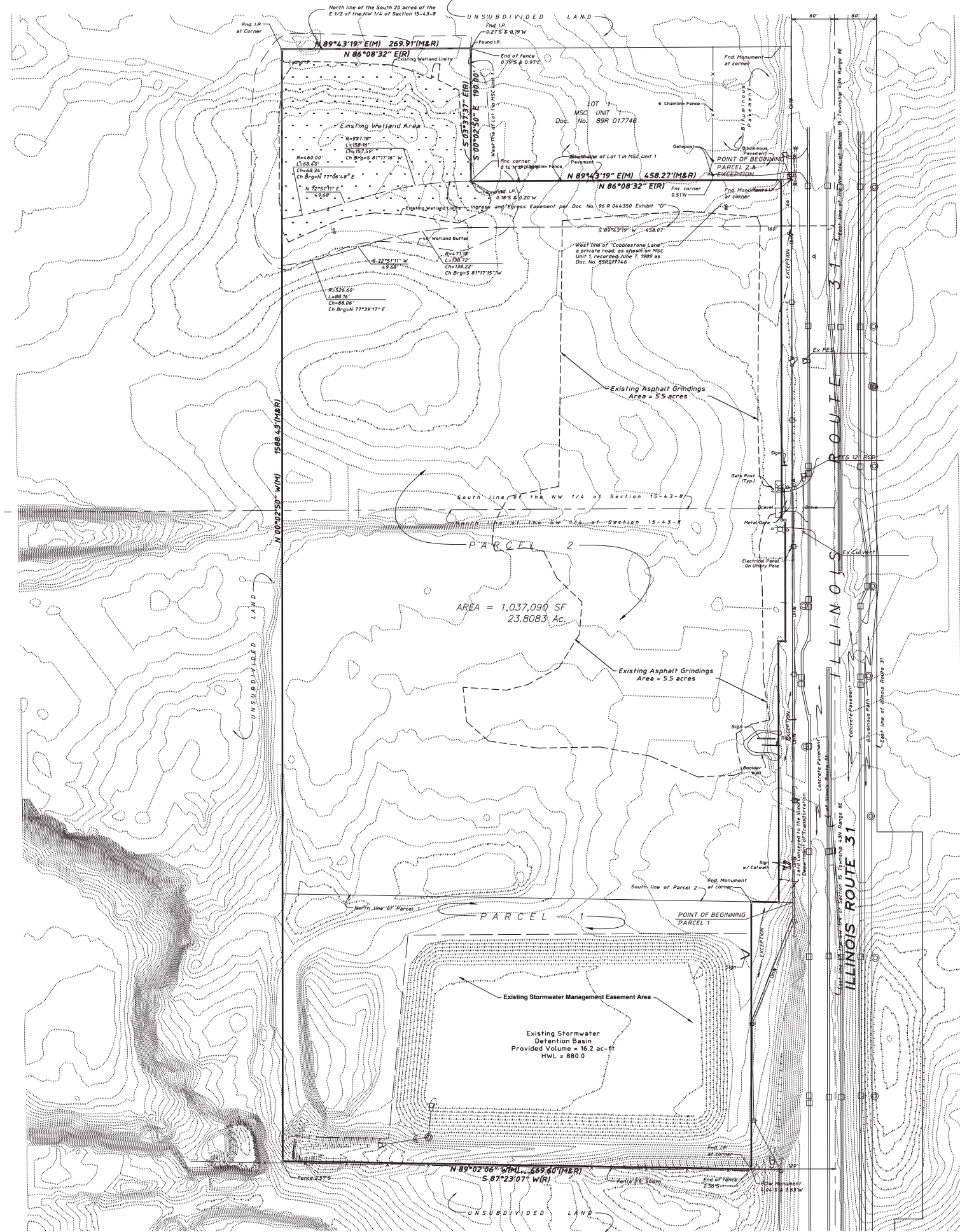
Know what's below.
Call before you dig.

Note:
Call 811 at least 48 hours, excluding weekends and holidays, before you dig.

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TITLE SHEET
OUTDOOR STORAGE AREA
24-ACRE MSC PARCEL, ROUTE 31
LAKE IN THE HILLS

Project Manager: M L A
Engineer: M L A
Date: 12.20.2022
Project No. 05-212
Sheet **C1.0** / C3

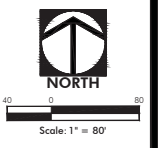


LEGAL DESCRIPTION:

A TRACT OF LAND TAKEN OF THE FOLLOWING 2 PARCELS:
PARCEL 1: THAT PART OF THE WEST HALF OF SECTION 15, TOWNSHIP 43 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF LOT 1 IN MSC UNIT 1 RECORDED JANUARY 18, 1989 AS DOCUMENT NUMBER 89R017746; THENCE SOUTH 03 DEGREES, 40 MINUTES, 50 SECONDS EAST ALONG THE WEST LINE OF FEDERAL AID ROUTE 58 (ILLINOIS ROUTE 31), A DISTANCE OF 1032.43 FEET FOR A POINT OF BEGINNING; THENCE CONTINUING SOUTH 03 DEGREES, 40 MINUTES, 50 SECONDS EAST ALONG SAID WEST LINE, A DISTANCE OF 21.19 FEET; THENCE SOUTH 18 DEGREES, 07 MINUTES, 12 SECONDS WEST, A DISTANCE OF 161.56 FEET; THENCE SOUTH 03 DEGREES, 40 MINUTES, 50 SECONDS EAST, A DISTANCE OF 209.51 FEET; THENCE SOUTH 87 DEGREES, 23 MINUTES, 07 SECONDS WEST, A DISTANCE OF 669.60 FEET; THENCE NORTH 03 DEGREES, 37 MINUTES, 37 SECONDS WEST, A DISTANCE OF 381.82 FEET; THENCE NORTH 87 DEGREES, 23 MINUTES, 07 SECONDS EAST, A DISTANCE OF 729.25 FEET TO THE POINT OF BEGINNING, IN MCHENRY COUNTY, ILLINOIS.
PARCEL 2: THAT PART OF THE WEST HALF OF SECTION 15, TOWNSHIP 43 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF LOT 1 IN MSC UNIT 1, RECORDED JANUARY 18, 1989 AS DOCUMENT NUMBER 89R017746; THENCE SOUTH 03 DEGREES, 40 MINUTES, 50 SECONDS EAST ALONG THE WEST LINE OF FEDERAL AID ROUTE 58 (ILLINOIS ROUTE 31), A DISTANCE OF 1032.43 FEET; THENCE SOUTH 87 DEGREES, 23 MINUTES, 07 SECONDS WEST, A DISTANCE OF 729.25 FEET; THENCE NORTH 03 DEGREES, 07 MINUTES, 37 SECONDS WEST, A DISTANCE OF 1206.61 FEET TO THE NORTH LINE OF THE SOUTH 20 ACRES OF THE EAST HALF OF THE NORTHWEST QUARTER OF SAID SECTION 15; THENCE NORTH 86 DEGREES, 08 MINUTES, 32 SECONDS EAST ALONG SAID NORTH LINE, A DISTANCE OF 269.91 FEET TO THE NORTHWEST CORNER OF SAID LOT 1; THENCE SOUTH 03 DEGREES, 37 MINUTES, 37 SECONDS EAST ALONG THE WEST LINE OF SAID LOT 1, A DISTANCE OF 190.00 FEET TO THE SOUTHWEST CORNER OF SAID LOT 1; THENCE NORTH 86 DEGREES, 08 MINUTES, 32 SECONDS EAST ALONG THE SOUTH LINE OF SAID LOT 1, A DISTANCE OF 458.27 FEET TO THE POINT OF BEGINNING, IN MCHENRY COUNTY, ILLINOIS.

EXCEPTING THEREFROM THAT PART OF SAID TRACT OF LAND DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 1 IN MSC UNIT 1, BEING A SUBDIVISION OF PART OF THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 43 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 7, 1989 AS DOCUMENT NUMBER 89R017746; THENCE ON AN ASSUMED BEARING OF SOUTH 0 DEGREES 07 MINUTES 30 SECONDS EAST ALONG THE WEST RIGHT OF WAY LINE OF ILLINOIS ROUTE 31 ACCORDING TO FINAL JUDGEMENT ORDER, CASE NUMBER 66-662, TRACT 45, FILED JULY 2, 1970 IN THE CIRCUIT COURT FOR THE 9TH JUDICIAL CIRCUIT, MCHENRY COUNTY, ILLINOIS; A DISTANCE OF 1053.62 FEET TO THE WESTERLY RIGHT OF WAY LINE OF ILLINOIS ROUTE 31; THENCE SOUTH 21 DEGREES 40 MINUTES 35 SECONDS WEST ALONG THE SAID WESTERLY RIGHT OF WAY LINE OF ILLINOIS ROUTE 31, A DISTANCE OF 161.56 FEET TO THE SAID WEST RIGHT OF WAY LINE OF ILLINOIS ROUTE 31; THENCE NORTH 0 DEGREES 07 MINUTES 30 SECONDS WEST, A DISTANCE OF 172.31 FEET TO A POINT 60.00 FEET NORMALLY DISTANT WEST OF THE PENULTIMATE CORNER OF THE SAID WEST RIGHT OF WAY LINE OF ILLINOIS ROUTE 31; THENCE SOUTH 89 DEGREES 03 MINUTES 30 SECONDS EAST, A DISTANCE OF 40.01 FEET TO A POINT 20.00 FEET NORMALLY DISTANT WEST OF THE SAID WEST RIGHT OF WAY LINE OF ILLINOIS ROUTE 31; THENCE NORTH 0 DEGREES 07 MINUTES 30 SECONDS WEST ALONG A LINE 20.00 FEET NORMALLY DISTANT WEST OF AND PARALLEL WITH THE SAID WEST RIGHT OF WAY LINE OF ILLINOIS ROUTE 31, A DISTANCE OF 372.71 FEET; THENCE NORTH 89 DEGREES 55 MINUTES 29 SECONDS EAST, A DISTANCE OF 10.00 FEET TO A POINT 10.00 FEET NORMALLY DISTANT WEST OF THE SAID WEST RIGHT OF WAY LINE OF ILLINOIS ROUTE 31; THENCE NORTH 0 DEGREES 07 MINUTES 30 SECONDS WEST ALONG A LINE 10.00 FEET NORMALLY DISTANT WEST OF AND PARALLEL WITH THE SAID WEST RIGHT OF WAY LINE OF ILLINOIS ROUTE 31, A DISTANCE OF 172.94 FEET; THENCE SOUTH 89 DEGREES 52 MINUTES 46 SECONDS WEST, A DISTANCE OF 5.00 FEET TO A POINT 15.00 FEET NORMALLY DISTANT WEST OF THE SAID WEST RIGHT OF WAY LINE OF ILLINOIS ROUTE 31; THENCE NORTH 0 DEGREES 07 MINUTES 30 SECONDS WEST ALONG A LINE 15.00 FEET NORMALLY DISTANT WEST OF AND PARALLEL WITH THE SAID WEST RIGHT OF WAY LINE OF ILLINOIS ROUTE 31, A DISTANCE OF 486.37 FEET TO THE SOUTH LINE OF LOT 1 IN SAID MSC UNIT 1; THENCE NORTH 89 DEGREES 41 MINUTES 53 SECONDS EAST ALONG THE SOUTH LINE OF LOT 1 IN SAID MSC UNIT 1, A DISTANCE OF 15.00 FEET TO THE POINT OF BEGINNING.



LEGEND

—x—x—	Fence
—o—o—	Pipe
—d—d—	Sign
— — —	Utility Pole
—w—w—	Guy Wire
—(—(—	Record
—o—o—	Manhole
—o—o—	Inlet
—o—o—	Flared End Section
—o—o—	Hand Hole
—o—o—	Overhead Utility Line

HAEGER ENGINEERING
 consulting engineers • land surveyors
 100 East State Parkway, Schaumburg, IL 60193 • Tel: 815-394-6600 Fax: 815-394-6606
 Illinois Professional Design Firm License No. 18-0003152
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EXISTING CONDITIONS / DEMOLITION PLAN
OUTDOOR STORAGE AREA
24-ACRE MSC PARCEL, ROUTE 31
 LAKE IN THE HILLS

Project Manager:	M L A
Engineer:	M L A
Date:	12.20.2022
Project No.:	05-212
Sheet:	C2.0 / C3



Scale: 1" = 80'

LEGEND

- Asphalt Grindings
- Asphalt Pavement for Access Driveway
 - 2" HMA Surface Course
 - 3" HMA Binder Course
 - 12" Compacted CA-6 Aggregate Base

Proposed Berm Screening Landscaping

Common Name	Botanical Name	Quantity	Spacing	Installed Size
Black Hills Spruce	Picea glauca 'Densata'	32	15-ft o.c.	7-ft
Colorado Blue Spruce	Picea pungens 'Glauca'	32	15-ft o.c.	7-ft
Crown Vetch	Coronilla varia	1500	18-in o.c.	Flats

DETENTION SUMMARY FROM 2011 POND DESIGN

2-YEAR MAX. RELEASE RATE = 0.04 CFS PER ACRE OF HYDROLOGICALLY DISTURBED AREA

100-YEAR MAX. RELEASE RATE = 0.05 CFS PER ACRE OF HYDROLOGICALLY DISTURBED AREA

HYDROLOGICALLY DISTURBED AREA = 21.34 ACRES

2-YEAR MAX. RELEASE RATE = 21.34 AC. x 0.04 CFS/AC. = 0.85 CFS

100-YEAR MAX. RELEASE RATE = 21.34 AC. x 0.05 CFS/AC. = 1.07 CFS

RESTRICTOR INVERT = 871.30

RESTRICTOR DIAMETER = 4.00 INCHES

CALCULATED 2-YEAR RELEASE RATE = 0.74 CFS

CALCULATED 2-YEAR VOLUME = 2.78 ACRE-FEET

CALCULATED 2-YEAR HIGH WATER LEVEL = 874.57

CALCULATED 100-YEAR RELEASE RATE = 1.05 CFS

CALCULATED 100-YEAR VOLUME = 9.73 ACRE-FEET

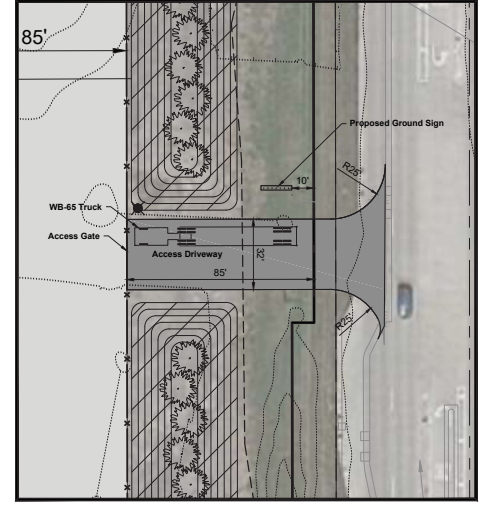
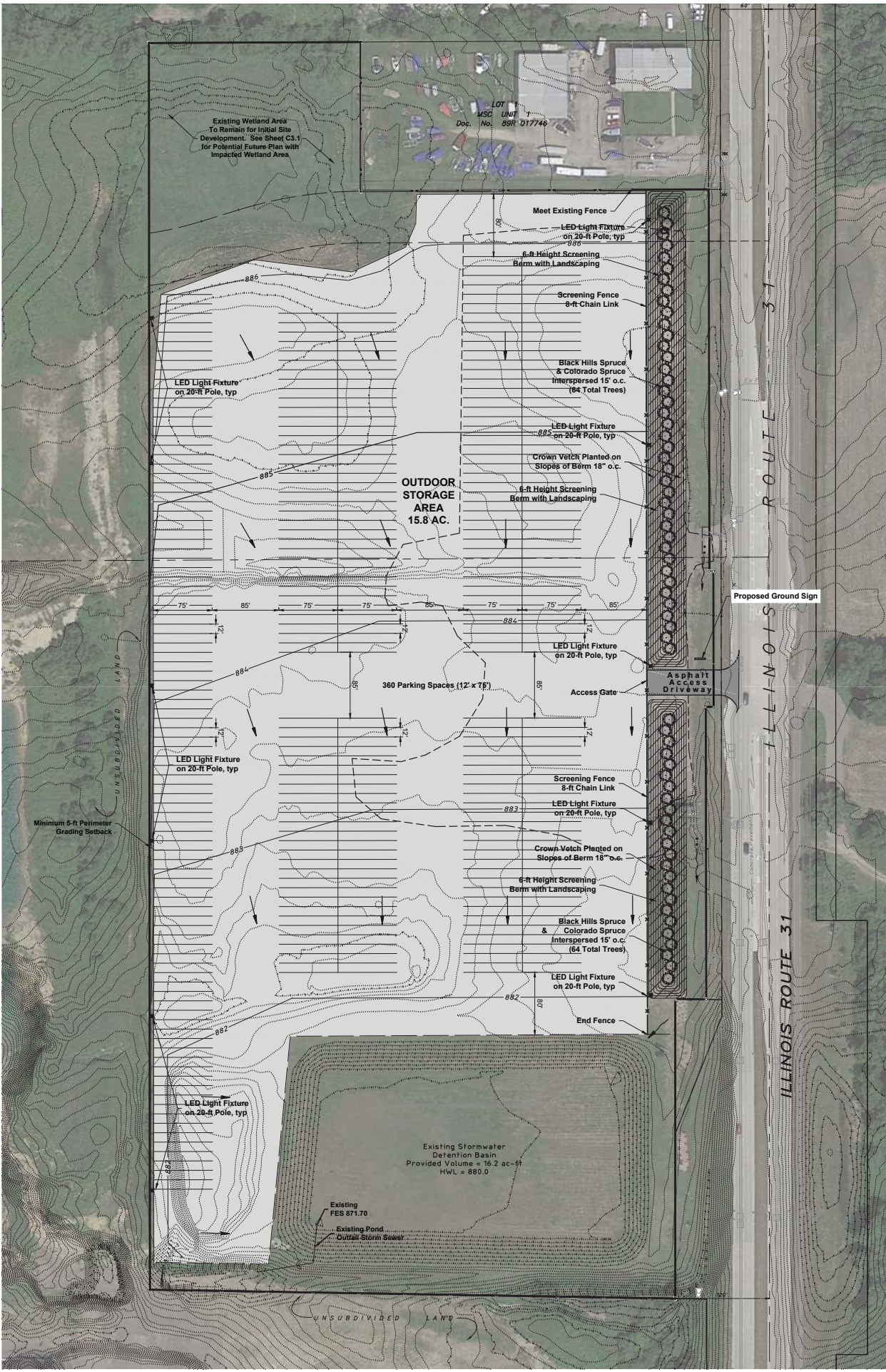
CALCULATED 100-YEAR HIGH WATER LEVEL = 877.68

MAX POND HIGH WATER LEVEL = 880.00

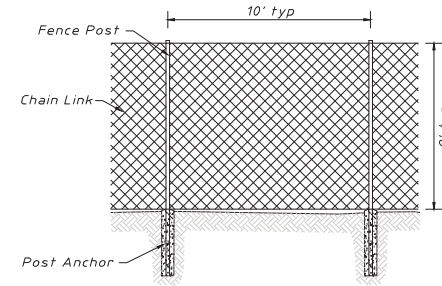
MAX POND STORAGE = 15.86 ACRE-FEET

REQUIRED COMPENSATORY STORAGE = 5.17 ACRE-FEET (SEE EXISTING DRAINAGE STUDY)

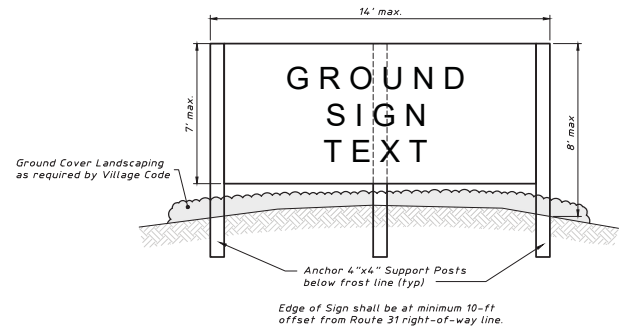
COMPENSATORY STORAGE PROVIDED = (MAX VOLUME) - (CALCULATED VOLUME) = (15.86 ACRE-FEET) - (9.73 ACRE-FEET) = 6.13 ACRE-FEET



ACCESS DRIVEWAY DETAIL
SCALE: 1"=40'



FENCING DETAIL
NOT TO SCALE



GROUND SIGN DETAIL
NOT TO SCALE

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PRELIMINARY GRADING, UTILITY & LANDSCAPING PLAN - INITIAL

OUTDOOR STORAGE AREA
24-ACRE MSC PARCEL, ROUTE 31
LAKE IN THE HILLS

Project Manager: M L A
Engineer: M L A
Date: 12.20.2022
Project No. 05-212
Sheet **C3.0** / C3



Scale: 1" = 80'

LEGEND

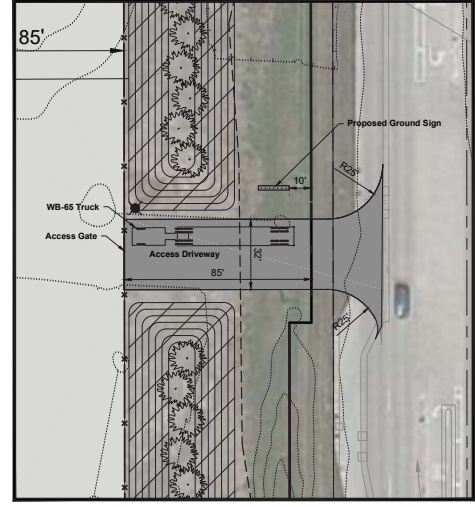
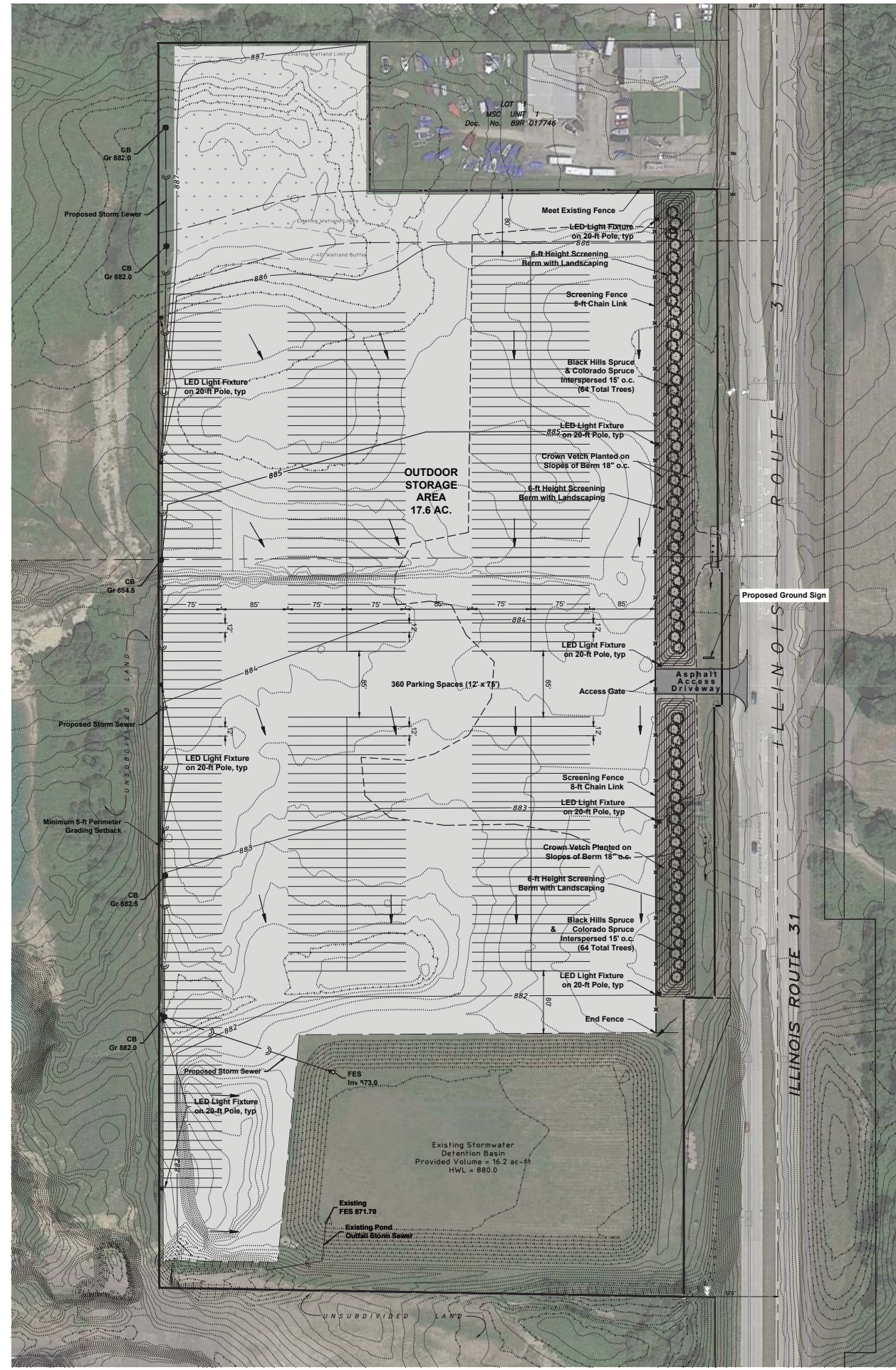
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Proposed Berm Screening Landscaping

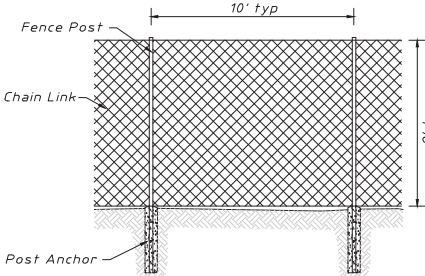
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Crown Vetch	Coronilla varia	1500	18-in o.c.	Flats

DETENTION SUMMARY FROM 2011 POND DESIGN

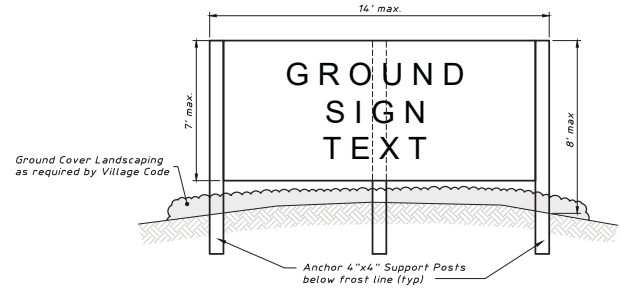
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ACCESS DRIVEWAY DETAIL
SCALE: 1"=40'



FENCING DETAIL
NOT TO SCALE



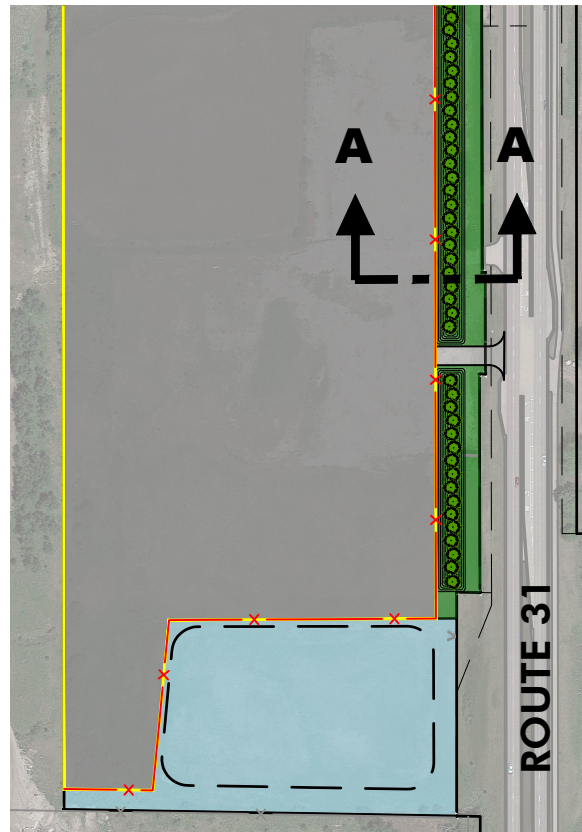
GROUND SIGN DETAIL
NOT TO SCALE

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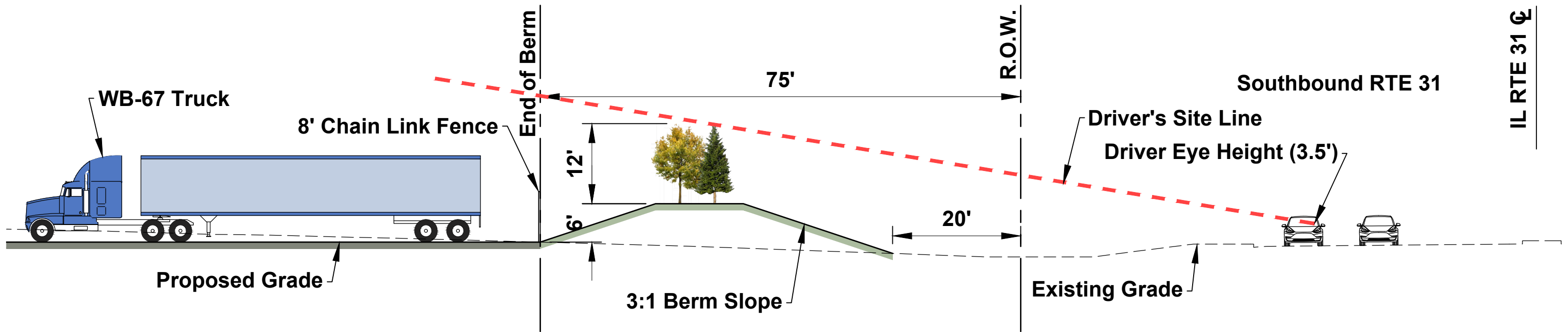
PRELIMINARY GRADING, UTILITY & LANDSCAPING PLAN - ALTERNATE
OUTDOOR STORAGE AREA
24-ACRE MSC PARCEL, ROUTE 31
 LAKE IN THE HILLS

Project Manager: M L A
 Engineer: M L A
 Date: 12.20.2022
 Project No. 05-212
 Sheet

C3.1



PLAN VIEW



SECTION A-A

Looking North Thru Route 31

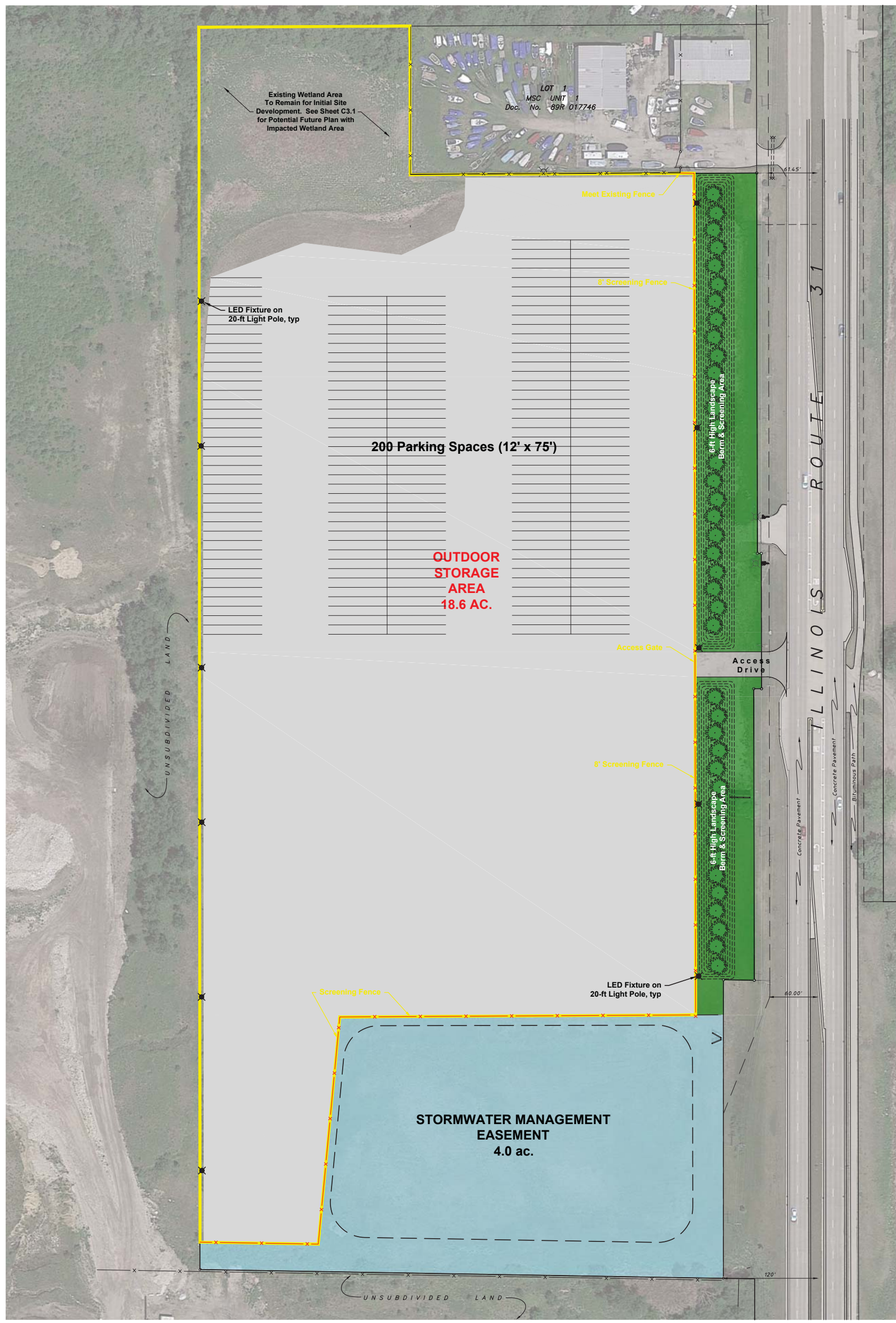
CONCEPT CROSS SECTION
ROUTE 31 PARCEL
PLOTE PROPERTIES
 LAKE IN THE HILLS, ILLINOIS

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Project Manager: M L A
 Engineer: M L A
 Date: 03.02.2022
 Project No. 05-212
 Sheet 1 / 1

No.	Date	Revision

Plot Date: Dec 12, 2022 9:23 am
 Project By: mla
 File Name: P:\2022\052120\052120\052120.dwg
 Plot Date: Dec 12, 2022 9:23 am
 Project By: mla
 File Name: P:\2022\052120\052120\052120.dwg



CONCEPT SITE PLAN
OUTDOOR STORAGE
ROUTE 31 PARCEL
PLATE PROPERTIES
 LAKE IN THE HILLS, IL


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Project Manager: MLA
 Engineer: MLA
 Date: 12.05.2022
 Project No.: 05-212
 Sheet: 1/1

No.	Date	Revision



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Printed By: m...
File Name: P:\2022\02\21\052122\052122\052122.dwg



**CONCEPT SITE PLAN
OUTDOOR STORAGE**
**ROUTE 31 PARCEL
PLOT PROPERTIES**
LAKE IN THE HILLS, IL

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Project Manager: MUA
Engineer: 12.05.2022
Date: 05.21.2
Project No. 1
Sheet 1

No. Date Revision