



PUBLIC MEETING NOTICE AND AGENDA
PLANNING AND ZONING COMMISSION MEETING

March 13, 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 February 13, 2023 Planning and Zoning Commission meeting minutes
4. New Business—Conditional Use, Variation, and Development Plan for an Outdoor Deck at Moretti's Restaurant at 220 North Randall Road
5. Old Business—None
6. Items for Discussion—None
7. Staff Report
 - A. Board of Trustees meeting update
8. Audience Participation
9. Trustee Liaison Report
10. Next Planning & Zoning meeting is scheduled for April 17, 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: March 10, 2023

Time:



Village of Lake in the Hills

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PLANNING AND ZONING

FEBRUARY 13, 2023

Call to Order

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

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

Also present were Director of Community Development John Svalenka, Trustee Bill Dustin, and Recording Secretary Laura Carpenter.

Approval of Meeting Minutes

Motion to accept the Planning and Zoning Commission meeting minutes from January 16, 2023 was made by Commissioner Dixon and seconded by Commissioner Bolton. On a roll call vote, Commissioners Siakel, Walker, Murphy, Bolton, Dixon, Swanlund, and Chairman Esposito voted Aye. No Nays. Motion carried 7-0.

New Business

Conditional Uses, Variation, and Development Plan for the Outdoor Storage of Vehicles at 8525 South Illinois Route 31

Commissioner Esposito opened the public hearing at 7:31 p.m. and confirmed with staff that the public was given proper notice regarding it.

Staff Report

Director Svalenka reviewed the Request for Public Hearing and Commission Action dated February 13, 2023. The requested actions from the applicant were as follows:

- ❖ Conditional Use Permit to allow outdoor storage of vehicles as principal use
- ❖ Conditional Use Permit to allow outdoor storage of materials/vehicles/ equipment accessory to a principal use
- ❖ Conditional Use Permit to allow a Planned Development, with exceptions
- ❖ Variations from Sections 25.3.C and 25.4.B of the Zoning Code to allow a Planned Development with yards around the periphery/boundary that are less than the yard requirements of the district
- ❖ Development Plan for a Planned Development

Kevin Seay, Vice President of Entitlements & Development for Plote Properties, has submitted completed applications to the Village to allow for the outdoor storage of vehicles and equipment 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. The applicant will maintain ownership of the property and 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 contractors who store equipment and bulk materials, such as a landscape contractor for example.



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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.

The applicant has requested approval of this 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, the applicant has requested approval of this additional conditional use to allow accessory storage of equipment and bulk materials.

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 applicant has requested approval of a conditional use for a planned development on the subject 23.53-acre property in the manufacturing zoning district. In accordance with Section 25.5 of the Zoning Code, a Development Plan must be prepared and submitted for any Planned Development. Therefore, the applicant has also requested approval of development plan. As allowed by Section 25.4 of the Zoning Code, the applicant is also requesting the approval of several exceptions from the Zoning Code regulations as part of the planned development, as detailed below.

Per Sections 25.3.C and 25.4.B of the Zoning Code, the yards and open spaces adjoining the boundaries of a planned development shall not be less than the yard requirements of the district in which it is located, and yards shall be provided along the periphery of planned developments as required by the regulations of the district in which said development is located. One of the exceptions noted above is a request to reduce the required minimum setbacks around the boundary/periphery of the planned development, which would not be allowed by the code. Therefore, the applicant has also requested variations from Sections 25.3.C and 25.4.B of the Zoning Code to allow the planned development to include such an exception.

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. The applicant has requested approval of this 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, the applicant has requested approval of this additional conditional use to allow accessory storage of equipment and bulk materials.

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 applicant has requested approval of a conditional use for a planned development on the subject 23.53-acre property in the manufacturing zoning district. In accordance with Section 25.5 of the Zoning Code, a Development Plan must be prepared and submitted for any Planned Development. Therefore, the applicant has also requested approval of development plan.



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As allowed by Section 25.4 of the Zoning Code, the applicant is also requesting the approval of several exceptions from the Zoning Code regulations as part of the planned development, as detailed below.

Per Sections 25.3.C and 25.4.B of the Zoning Code, the yards and open spaces adjoining the boundaries of a planned development shall not be less than the yard requirements of the district in which it is located, and yards shall be provided along the periphery of planned developments as required by the regulations of the district in which said development is located. One of the exceptions noted above is a request to reduce the required minimum setbacks around the boundary/periphery of the planned development, which would not be allowed by the code. Therefore, the applicant has also requested variations from Sections 25.3.C and 25.4.B of the Zoning Code to allow the planned development to include such an exception.

Director Svalenka continued the public hearing with a detailed staff analysis of all of the petitioner's conditional use, variation, and development plan requests with their exceptions.

In conclusion, Director Svalenka recommended that the Planning and Zoning Commission review, deliberate, and make a motion to approve the petitioner's requests and grant exceptions as outlined below.

1. The requested conditional uses shall be initially approved for a period not-to-exceed five years, and the approval shall automatically be void after five years. However, upon the written request by the applicant, the President and Board of Trustees may approve additional five-year extensions of the uses without the need for additional public hearings.
2. One year after operable public water lines and public sanitary sewer lines are installed within 100 feet of the boundaries of the subject property, the conditional use approval shall automatically be void, and all outdoor storage shall be removed from the entirety of the property within that one-year period.
3. The temporary outdoor storage of semi-trucks and semi-trailers shall be the principal use of the property, and the outdoor storage of any other materials/vehicles/equipment shall not cover more than 50 percent of the area of the property.
4. Fuel storage tanks and fueling pumps shall be prohibited on the subject property.
5. Any vehicles used to transport fuels or other hazardous materials must be empty while stored on the property.
6. The dumping of landscape waste or other waste shall be prohibited on the subject property.
7. The bulk storage of mulch shall be prohibited on the subject property.
8. All vehicles used for landscaping purposes must be empty while stored on the subject property.
9. All tenants on the property must register with the Village in accordance with the business regulations in Chapter 32 of the Municipal Code, unless the tenant ready already has a valid business registration for a location elsewhere in the Village.



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10. The traffic impact study dated November 17, 2022 prepared by KLOA must be revised to comply with the all of the Village's engineering consultant's review comments prior to consideration of the proposed uses by the Board of Trustees.
11. Final engineering plans shall be submitted to the Village for review and must be revised to comply with the all of the Village's engineering consultant's review comments prior to issuance of a building permit.

Director Svalenka recommended approval of the requested conditional use for a Planned Development include the granting of the following exceptions from the applicable bulk regulations of the Zoning Code:

1. An exception from Section 9.4 of the Zoning Code to allow the storage of materials, equipment or vehicles to take place within less than 10 feet of any rear or side yard.
2. Exceptions from Sections 26.4-2 & Table 26.5 of the Zoning Code to reduce the number of overstory trees along Route 31 from 3 per 100 feet to zero, to reduce the number of understory trees along Route 31 from 2 per 100 feet to zero, to reduce the number of large shrubs along Route 31 from 12 per 100 feet to zero, and to reduce the number of small shrubs along Route 31 from 6 per 100 feet to zero.
3. An exception from Sections 26.7 of the Zoning Code to eliminate the required landscape screening along the side and rear lot lines.
4. An exception from Section 18.2-7 of the Zoning Code to increase the percentage of ground asphalt from ten percent to 74 percent of the site.

Applicant Kevin Seay, Vice President of Entitlements & Development for Plote Properties, spoke. He mentioned that Plote did add landscaping to the drawing based upon the Planning & Zoning commissions feedback from last month's meeting. As for the staff recommended condition that the conditional use be for a five-year time period, Plote stands firm that they seek a ten-year conditional use. The reason is because Plote has owned the property for 20+ years, and it has sat mostly vacant. Resurfacing, lighting, and fencing would be a substantial investment, and Plote has a concern that if the conditional use is only for five years, it could be a risky investment. They understand that this truck parking is not the most desired use for this property, but market forces can only determine the best use of this property at the time. Since Plote Properties is a developer, they would be interested in developing the property if there was future interest. Also, it could take three to four years to fully develop the property and fill it up with tenants. Furthermore, Mr. Seay explained the requested exception to storing landscape waste is needed so companies can store it in the short-term on Friday to get them through the weekend and dispose of it properly on Monday.

Ryan Trottier, of Plote Properties, spoke about Plote's grinding and detention pond improvements to the property. The company also has also done studies, used ICSC and other marketing efforts, but has not gotten any activity because of the property's lack of utilities. He realized that there will not be an immediate retail tax to the Village, but those people accessing the property will be doing business in the area. Furthermore, this truck parking could alleviate traffic in Lake in the Hills since companies will have a safe place to park their trucks.



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

There was discussion amongst the staff, Planning & Zoning Commission, and Mr. Seay about the length of the conditional use, and Plote putting in their leases that tenants can't store landscape waste longer than 72 hours. There was concern about the benefit to the Village for this use. Taxes have been paid on this unused property for decades, property taxes may increase, and this could have a good roadside appearance with the landscaped berm. It was clarified that the Village has not spoken with the fire department, and regardless if there was a fire or medical emergency there, it would be addressed then the same way it is now.

There were no further public comments or discussion, and Commissioner Esposito closed the public hearing at 7:54 p.m.

Director Svalenka read the motion as follows: Recommend approval of a Conditional Use Permit to allow outdoor storage of vehicles as a principal use, approval of the requested the Conditional Use Permit to allow outdoor storage of materials/vehicles/equipment accessory to a principal use, approval of the requested Conditional Use Permit to allow a Planned Development, approval of the requested variations from Sections 25.3.C and 25.4.B of the Zoning Code to allow a Planned Development with yards around the periphery/boundary that are less than the yard requirements of the district, and approval of the development plan, all on the property at 8525 South. Route 31 and per the findings of the staff report dated February 13, 2023 subject to the 11 conditions and with the granting of the four exceptions noted in that same staff report. Commissioner Walker said that this would be the motion, and it was seconded by Commissioner Dixon. Commissioner Esposito asked for discussion on the motion. Hearing none, Commissioner Esposito moved that the original motion be amended regarding Condition 1 to change the use for a period not-to-exceed ten years and be amended regarding Condition 8 to require all vehicles used for landscaping purposes to be emptied within 72 hours after use. On a roll call vote regarding the amendments to the original motion, Commissioners Siakel, Walker, Murphy, Bolton, Dixon, Swanlund, and Chairman Esposito voted Aye, No Nays. The amendments to the original motion passed 7-0. On a roll call vote for the amended motion, Commissioners Siakel, Walker, Murphy, Bolton, Dixon, Swanlund, and Chairman Esposito voted Aye. No Nays. Motion passed 7-0.

David Plote spoke and thanked staff and the Planning and Zoning Commission.

Old Business---None

Item for Discussion--None

Staff Report-- Director Svalenka reported that there were no updates.

Audience Participation--None



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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 Walker, Murphy, Bolton, Dixon, Swanlund, and Chairman Esposito voted Aye. No Nays. Motion 6-0.

There being no further business to discuss, the meeting of the Lake in the Hills Planning & Zoning Commission was adjourned at 8:00 p.m. The next Planning and Zoning Commission meeting is scheduled for March 13, 2023.

Submitted by,

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

Laura Carpenter
Recording Secretary

DRAFT

REQUEST FOR PUBLIC HEARING AND COMMISSION ACTION



PLANNING AND ZONING COMMISSION

MEETING DATE: March 13, 2023

DEPARTMENT: Community Development

SUBJECT: Conditional Use, Variation and Development Plan for an Outdoor Deck at Moretti's Restaurant at 220 N. Randall Road

EXECUTIVE SUMMARY

General Information

- Requested Action:*
- Conditional Use Permit to allow an outdoor use accessory to a principal use.
 - Variation from Sections 18.2-2.C and 18.9 of the Zoning Code to eliminate the requirement to increase the number of parking spaces.
 - Development Plan
- Owner:* M & D Limited Partnership
- Applicant:* Mark Hoffmann, Moretti's
- Purpose:* To allow the construction of a new outdoor deck accessory to the existing Moretti's restaurant
- Location and Size:* 220 North Randall Road. Approximately 2.79 acres 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

Mark Hoffmann, owner of Moretti's restaurant, has submitted applications to the Village to allow for the construction of a new 3,225 square-foot deck on the front (east) side of the Moretti's restaurant

at 220 N. Randall Road. The deck is proposed to provide additional areas for outdoor dining by restaurant patrons.

The subject property is within the B-2 Neighborhood Convenience Business zoning district. In accordance with the Permitted and Conditional Use Chart in Section 11 of the Zoning Code, an “outdoor use accessory to a principal use” is allowed in the B-2 zoning district only with the approval of a conditional use. The applicant has requested approval of this conditional use.

Per Section 18.2-2.C of the Zoning Code, when a building undergoes any increase in the gross floor area or seating capacity then the parking facilities shall be increased accordingly to at least equal the minimum parking required. Per Section 18.9 of the Zoning Code, restaurants are required to provide one parking space for every 70 square feet. The proposed new deck would require an additional 46 parking spaces, for a total of 213 parking spaces. As shown on the submitted plan, the subject property includes only 152 parking spaces. Therefore, the applicant has also requested a variation from Sections 18.2-2.C and 18.9 of the Zoning Code to reduce the required number of parking spaces from 213 to 152.

In accordance with Section 25.5 of the Zoning Code, a Development Plan must be prepared and submitted for any Planned Development. On August 26, 1999 the Board of Trustees approved a development plan for the Govnor’s Public House restaurant on the subject property. On September 28, 2000 the Board of Trustees approved a first amendment to the development plan for Govnor’s Public House. On October 22, 2013 the Board of Trustees approved a second amendment to the development plan, this time for the Moretti’s restaurant. Therefore, in order to allow for changes in the site plan and landscaping to accommodate the proposed deck, the applicant has requested approval of a third amendment to the development plan for the subject property.

Analysis – Conditional Use

Per Section 24.6 of the Zoning Code, there are seven factors that shall be considered by the Planning and Zoning Commission regarding how they are relevant to the specific conditional use being requested. The applicant has indicated on their submitted application form how they believe these factors are met. Staff has provided a detailed analysis below of all factors for the request.

In the review of whether the proposed outdoor use is necessary or desirable to provide a service or facility which is in the interest of public convenience and will contribute to the general welfare, the submitted application form states that all other Moretti’s locations have areas for dining al fresco and that the proposed deck would allow the subject property to provide a similar service to the Lake in the Hills community. Staff notes that the subject property already includes small existing outdoor dining areas, and many of the fast-food restaurants in the Village along Randall Road also already provide small outdoor dining spaces. However, Moretti’s is the only large sit-down type of restaurant within the Village limits in the vicinity, and staff finds that allowing a larger outdoor dining area for this specific restaurant would provide a unique and desirable service for the public.

Next, staff has reviewed whether the proposed outdoor use will be detrimental to the health, safety, morals or general welfare of persons residing or working in the vicinity, or injurious to property values or improvements in the vicinity. The proposed deck will allow restaurant patrons to dine

outside in fresh air and sunshine during the warmer months, and staff finds that such a use will only improve health and general welfare. The deck is proposed to be set back 48.9 feet from the front property line along Randall Road, and about 40 feet away from the driveway along the north side of the property. Therefore, the deck will not be close to busy traffic lanes, and staff finds that the deck will not be detrimental to the health of persons using the deck.

Regarding how the outdoor deck might affect property value or improvements in the vicinity, staff has considered the amount of noise that might be generated. The restaurant already includes some existing outdoor dining areas, and staff is not aware of any noise complaints regarding those outdoor areas. The subject property is in the middle of a busy commercial area adjacent to a noisy highway, so staff finds that any increase in noise will likely blend in with the sounds of traffic. The nearest residential dwelling units are located over 900 feet away, and staff finds that the noise is not likely to have any effect on those residences. Because any increase in noise is not likely to be a nuisance, staff finds that the outdoor use will not be injurious to property values or improvements in the vicinity.

Third, staff has reviewed whether the establishment of the outdoor dining use will impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district. The property is within the B-2 Neighborhood Convenience Business zoning district, and the surrounding properties in all directions are in the B-3 General Business zoning district. Staff finds that the proposed outdoor business use would not impede the development of other business uses on the adjacent properties. Further, surrounding properties to the north, south and east are already fully developed and occupied. The lot directly to the west includes a stormwater management basin and is owned by the applicant, and as such staff finds that it would be unaffected by the outdoor deck. Therefore, staff finds that the establishment of the proposed use will not impede the normal and orderly development and improvement of the surrounding property.

In the review of the extent to which the conditional use is harmonious and compatible with the goals and objectives of the Village's comprehensive planning documents, staff notes that the future land use map calls for commercial development on the subject property and the proposed outdoor use is commercial. Further, one of the objectives in the Land Use and Development Policies chapter is to attract quality sit-down restaurants. Staff finds that the proposed outdoor deck will help to support an existing sit-down restaurant and allow the restaurant to continue to provide a quality dining experience in the Village.

Next, staff has considered the amount of traffic congestion or hazards, if any, that may occur as a result of the proposed conditional use, as well as the extent and adequacy of pedestrian and vehicular access and circulation. All pedestrian pathways, vehicular drives, and parking lots are already in place on the subject property and function well without any congestion or hazards. The outdoor dining area will increase the total number of tables and seats available at the restaurant, but staff finds that it will not result in traffic congestion. Specifically, staff finds that the outdoor deck will primarily be busy during days with nice weather and pleasant temperatures, and that typically the indoor restaurant spaces are not as busy during those times. The outdoor deck will be empty during inclement weather, and also on days when it is cold or excessively hot. Therefore, staff finds that the parking demand is likely to remain the same, as the indoor spaces will be busy at times when the outdoor deck is not, and the opposite is true as well. Therefore, staff finds that the proposed use will not result in additional traffic congestion or hazards.

In review of the extent that the conditional uses can be adequately served by essential public facilities and services and private utilities, staff notes that all utilities are already in place, and the outdoor dining area will not require any unusual additional utility services.

Finally, staff has examined whether the proposed use will comply with the regulations and conditions specified in the Zoning Code for such uses. Please see the section of this report below regarding a zoning variation regarding parking. Other than the parking variation, the deck complies with all setback requirements, and the plan includes evergreen landscaping around the base of the deck to soften the view of the structure.

Findings – Summary, Conditional Uses

Based on the analysis noted above, staff offers draft findings that support the approval of the requested conditional use. The Planning and Zoning Commission's decision must be consistent with the findings, otherwise the commissioners should deliberate new findings at the public hearing.

Findings – Detail, Conditional Uses

The commissioners shall arrive at findings relevant to the conditional use request. There are seven review factors listed in the Zoning Code that need to be addressed by the applicant. Below are the seven criteria and staff findings for each based on the application:

1. The Planning and Zoning Commission may recommend and the Board of Trustees shall find that the proposed use at the particular location requested is necessary or desirable to provide a service or a facility which is in the interest of public convenience and will contribute to the general welfare of the neighborhood or community: *The requested conditional use on the property at 220 N. Randall Road is necessary or desirable to provide a service or a facility which is in the interest of public convenience and will contribute to the general welfare of the neighborhood or community, in that it will provide a unique large outdoor dining area for the one large sit-down restaurant in the Village along Randall Road.*
2. The Planning and Zoning Commission may recommend and the Board of Trustees shall find that the proposed use will not, under the circumstances of the particular case, be detrimental to the health, safety, morals or general welfare of persons residing or working in the vicinity, or injurious to property values or improvements in the vicinity: *The requested conditional use will not be detrimental to the health, safety, morals or general welfare of persons residing or working in the vicinity, or injurious to property values or improvements in the vicinity, in that the proposed deck will improve health by allowing residents to dine in fresh air and sunlight, in that the deck will be well set back from busy traffic lanes, and in that any increase in outdoor noise will not create a nuisance.*
3. The Planning and Zoning Commission may recommend and the Board of Trustees shall find that the establishment of the conditional use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district: *The requested conditional use will not impede the normal and orderly development and improvement of surrounding properties for uses permitted in the district in that the surrounding properties have a similar commercial zoning and are already developed.*

4. The Planning and Zoning Commission and the Board of Trustees shall consider the extent to which the conditional use is harmonious and compatible with the goals and objectives of the Village's comprehensive planning documents: *The requested conditional use is harmonious and compatible with the goals and objectives of the Village's comprehensive planning documents in that the proposed use is commercial in nature and the Future Land Use Map calls for commercial development on the subject property, and in that the use will help sustain the objective of attracting quality sit-down restaurants.*
5. The Planning and Zoning Commission and the Board of Trustees shall consider the amount of traffic congestion or hazards, if any, that may occur as a result of the conditional use, as well as the extent and adequacy of pedestrian and vehicular access and circulation: *The requested conditional use will not create traffic congestions or hazards in that all vehicular access drives and parking areas are existing and the parking demand will not increase, and in that the requested conditional use has access to adequate existing pedestrian facilities.*
6. The Planning and Zoning Commission and the Board of Trustees shall consider the extent that the conditional use can be adequately served by essential public facilities and services, and by private utilities: *The requested conditional use can be adequately served by the existing public and private utilities that already serve the restaurant.*
7. The Planning and Zoning Commission may recommend and the Board of Trustees shall find that the proposed use will comply with the regulations and conditions specified in this Zoning Code for such use, and with the stipulations and conditions made a part of the authorization granted by the Board of Trustees: *The requested conditional use will comply with the applicable regulations for outdoor dining areas in the district, subject to the granting of a zoning variation regarding parking.*

Analysis - Zoning Variation

Per Section 18.2-2.C of the Zoning Code, when a building or structure undergoes any increase in the gross floor area, seating capacity, or other unit of measurement specified for the required parking spaces, and further, when said increase would result in a requirement for additional total parking spaces, then the parking facilities shall be increased accordingly, to at least equal the parking required for the building or structure as modified. Per Section 18.9 of the Zoning Code, restaurants are required to provide one parking space for every 70 square feet of gross floor area of the building or structure used or intended to be used for service to the public as customers or patrons. The existing building has a gross floor area of 10,789 square feet, and the structure includes an existing 918 square-foot exterior deck, for a total floor area of 11,707 square feet. Based on the standard of providing one parking space for every 70 square feet, a total of 167 parking spaces are required for the existing building and structures. The proposed new 3,225 square-foot deck would require an additional 46 parking spaces, for a total of 213 parking spaces. As shown on the submitted plan, the subject property includes only 152 parking spaces. Therefore, the applicant has requested a variation from Sections 18.2-2.C and 18.9 of the Zoning Code to reduce the required number of parking spaces from 213 to 152

Per Section 23.7 of the Zoning Code, there are three conditions and six supplemental standards that shall be considered by the Planning and Zoning Commission in determining whether to recommend approval of a variation. The applicant has indicated on their submitted application form how they believe these factors are met. Staff will provide a detailed analysis below of all factors for the request.

Staff has reviewed whether the subject property could yield a reasonable return if required to comply with the minimum parking requirements. As noted on the submitted application form, the existing business was severely negatively affected by the loss of business during the Covid-19 pandemic. Similar sit-down restaurants in other communities were able to survive the pandemic by installing new outdoor dining areas, and Moretti's needs a larger outdoor dining area in able to compete on equal footing with other similar restaurants. In order to comply with the parking requirements, the owner would need to construct 61 new parking spaces, which staff finds would be prohibitively expensive. Essentially, the owner needs the outdoor deck to increase his business back to the same level as competing businesses, but the requirement to install additional parking would negate those gains. Therefore, staff finds that the property would yield a reduced return without the granting of the requested variations.

Staff has reviewed whether the plight of the owner is due to unique circumstances. As noted on the submitted application form, the business lost part of their property and lost their main ground sign due to the recent widening of Randall Road. Staff finds that this is a unique circumstance that supports the variation request, in that the restaurants located along other roadways did not incur similar losses.

Staff has reviewed whether the variation, if granted, would alter the essential character of the locality. If the variation is approved, no new parking will be installed, so the visual character of the property will remain the same. As noted above, staff also finds that the outdoor deck will not create a need for additional parking because the inside restaurant seating areas will likely not be busy at times when the proposed outdoor deck is busy. Therefore, staff does not expect that Moretti's patrons will need to look for parking on adjacent properties, so the essential character of the surrounding properties will also remain the same.

In review of whether the physical surroundings, shape or topographical conditions of the specific property would bring a particular hardship upon the owner as distinguished from a mere inconvenience, staff has considered where additional parking spaces could be constructed. A total of 61 new parking spaces would be required to comply with Section 18.9 of the Zoning Code. Perhaps as many as 17 parking space could be constructed along the driveway on the north side of the building, but these spaces would be less than ideal because they would require vehicles to back out into traffic entering the site from Randall Road. The only other location on the subject property to install more parking is where the new deck is proposed. This would require the deck to be reduced in size, and would also make the deck less visually appealing for patrons as it would then be directly adjacent to new parking. Therefore, staff finds that the physical conditions of the property bring a hardship upon the owner.

The subject property is in the B-2 zoning district. All of the other properties in the Village within the B-2 district include strip malls or small individual neighborhood businesses. The subject property is the only one in the B-2 district with a large sit-down restaurant, and the only one located along Randall Road. Therefore, staff finds that the conditions upon which the petition for variation is based would not be applicable generally to other property within the same zoning classification.

In review of whether the purpose of the variation is based exclusively upon a desire to make more money out of the property, the submitted application form states that the owner is making a

significant investment in an effort to allow an existing restaurant to stay in business and compete on an even playing field with competing restaurants. As noted above, staff finds that the proposed outdoor deck would not generate a demand for additional parking. Therefore, it is likely that the business would generate the same revenue with or without the construction of additional parking. Approval of the variation would allow the owner to avoid an unnecessary expense for construction of parking that would not be used, but staff finds that the owner would still make the same amount of money from the business.

Staff has reviewed whether the alleged difficulty or hardship has been created by any person presently having interest in the property. As noted above, the need for the new deck is based on changes in the way competing sit-down restaurants operate after the Covid-19 pandemic, so the associated code requirement for additional parking is also a result of the change in how restaurants operate. The recently completed construction work along Randall Road was also not created by the property owner.

Staff has reviewed whether the granting of the variation will be detrimental to the public welfare or injurious to other property in the neighborhood. As detailed above, staff finds that the proposed deck will not create a need for additional parking, and the granting of the variation will not result in Moretti's customers parking on other properties in the area. Therefore, the variation will not cause injury to other properties.

Finally, staff has reviewed whether the proposed variation will 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. No new parking is proposed to be constructed, so the supply of light and air will remain unchanged, and the danger of fire will not increase. Again, as there will not be a need for additional parking, the variation will not affect property values in the vicinity.

Findings - Summary, Zoning Variation

Based on the analysis noted above, staff offers draft findings that support the approval of the requested variation. The Planning and Zoning Commission's decision must be consistent with the findings, otherwise the commissioners should deliberate new findings at the public hearing.

Findings - Detail, Zoning Variation

The Planning and Zoning Commission may recommend and the Board of Trustees shall permit a variation of the provisions of the Zoning Code 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 property would yield a reduced return without the granting of the requested variation in that an outdoor deck is required to allow the business to yield a return that is similar to competing businesses, and in that the cost to install additional parking would offset any potential yield from the outdoor deck.*

- B. The plight of the owner is due to unique circumstances: *The plight of the owner is due to the unique circumstance in that the business lost part of their property and lost their main ground sign due to the recent widening of Randall Road.*
- C. The variation, if granted, will not alter the essential character of the locality: *The variation, if granted, would not alter the essential character of the locality, in that no new parking areas would be constructed, and there would be no need for additional parking in the vicinity.*

For the purpose of supplementing the above standards, the Village, in making its determination whether 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 that:

- D. 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 physical conditions of the specific property would bring a hardship upon the owner if the strict letter of the regulation were to be carried out in that the areas available for new parking spaces are limited and are less than ideal.*
- E. The conditions upon which the petition for variation is based would not be applicable generally to other property within the same zoning classification: *The conditions upon which the petition for variation is based would not be applicable generally to other property within the same zoning classification, in that the subject property is B-2 zoning district, and it is the only property in the B-2 district with a large sit-down restaurant along Randall Road.*
- F. The purpose of the variation is not based exclusively upon a desire to make more money out of the property: *The purpose of the variation is not based exclusively upon a desire to make more money out of the property, but rather a desire to compete on an even playing field with competing restaurants and to avoid an unnecessary expense for construction of parking that would not be used.*
- G. The alleged difficulty or hardship has not been created by any person presently having interest in the property: *The alleged difficulty or hardship has not been created by any person presently having interest in the property in that sit-down restaurants have changed the way they operate after the Covid-19 pandemic, and in that the recently completed construction work along Randall Road was not initiated by the property owner.*
- H. 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: *The granting of the requested 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, in that the proposed outdoor deck will not generate a demand for additional parking on the subject property or neighboring properties.*
- I. 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 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 in that no new parking spaces would be constructed and there will not be a demand for additional parking.*

Analysis - Development Plan

The applicant has submitted a site plan with landscaping and submitted architectural plans to demonstrate the proposed design. In the existing condition, the site has a large grass lawn between Randall Road and the east side of the building. The deck is proposed to be installed in this unused grass area. The deck will extend out 40 feet from the existing building and will be 80 feet wide. The walking surface is proposed to be "Trex" artificial wood decking. The railing proposed around the perimeter of the deck includes tempered glass panels to allow full view into and out of the deck. Exterior lighting is provided on ten-foot-tall decorative lamp posts with light fixtures that match existing lights on the building. Finally, evergreen landscaping is proposed around the perimeter of the deck. Staff finds that the development plan complies with the intent and requirements of the Zoning Code. Compliance with the building code and stormwater management requirements would be reviewed and confirmed during the building permit process. Therefore, if the Planning and Zoning Commission recommends approval of the development plan, staff suggests that the recommendation include the condition that the deck must comply with all building code and stormwater management requirements.

ATTACHMENTS

1. Applications
2. Exhibits
3. Plans

RECOMMENDED ACTION

Staff recommends that the Planning and Zoning Commission (PZC) review, deliberate, and make the following motion:

A motion to recommend approval of the requested Conditional Use Permit to allow an outdoor use accessory to a principal use, approval of the requested variation from Sections 18.2-2.C and 18.9 of the Zoning Code to reduce the number of required parking spaces from 213 to 152, and approval of the requested development plan amendment, all to allow construction of a 3,225 square-foot outdoor deck on the property at 220 N. Randall Road, per the findings and with the one condition noted in the staff report dated March 13, 2023.

Staff recommends that the approvals noted above be subject to compliance with the following condition:

1. The deck must comply with all building code and stormwater management requirements.



FILE REC'D

Village of Lake in the Hills Development and Zoning Application

Date: Feb 6th 2023

Property Information

Common street address: 220 N Randall RD

PIN (Property Index Number): 1930276006

Current Zoning: B-2 Proposed Zoning: B-2

Current Use: Restaurant Proposed Use: same

Is the request consistent with the Comprehensive Plan? yes

Number of Acres: 2.06 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): 220N.RANDALL ROAD INC

Address: 2330 HAMMOND DR SUITE G

City/State/Zip: SCHAUMBURG IL 60173

Phone Number: 847-303-4426

Email: jdiller@aceplaces.com

Applicant Information

Name(s): MARK HOFFMANN

Business/Firm Name (if applicable): MORFETTI'S 220 N. RANDALL ROAD INC

Address: 2330 HAMMOND DR SUITE G

City/State/Zip: SCHAUMBURG IL 60173

Phone Number: 847 456-6169 MARK 847-303-4426 JUDY

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

Lake in the Hills Development and Zoning Application
Page 2

1	2	3	4	5	6
Request	Select Request with X	Required Fee ac = Acre	For Requirements See Appendix	Public Hearing Required See Appendix A2	Total Fee (enter Amount per Column 3)
Annexation		\$1,000/ac payable upon annexation	D	Yes	
Sketch Plan		\$0	E	No	
Tentative Plan		\$500 + \$10/ac	F	No	
Final Plat		\$500 + \$10/ac	G	No	
Plat of Vacation and/or Resubdivision Plat		\$500 + \$10/ac	H	No	
Conditional Use		\$500 + \$10/ac over 2 ac	I	Yes	510
Rezoning		\$500 + \$10/ac over 2 ac	J	Yes	
Text Amendment		\$500	K	Yes	
Variance – Residential		\$100	L	Yes	
Variance – Non-Residential		0-2 ac = \$250 Over 2 ac = \$500	L	Yes	500
Development Plan Review		\$500 + \$10/ac	M	No	520
Total Fees					\$1,540.-
Additional Fees					
Stormwater Permit Application Fee to be paid at time of permit issuance					
Minor = \$250					
Intermediate or Major = \$1,000					
Reimbursement of Fees Required (Attach Appendix B) = \$2,000 + \$100/acre for every acre over 5 acres					2,000.-


 Property Owner Signature Date 2/6/23

 Applicant Signature Date 2/6/23

If Owner/Applicant is a School District please, complete and submit Appendix N

All required appendices and documentation shall be submitted with this application. Incomplete applications will not be processed.

500 00 1000

Appendix I
Conditional Use

Conditional Use Applying For: Outdoor Dining Accessory to Principal Use

Standards and Findings of Facts
Per Section 24.6 of the Zoning Ordinance

Before recommending any Conditional Use, the Planning and Zoning Commission and the Board of Trustees shall consider the following factors and how they are relevant to the specific conditional use being requested.

1. That the proposed use at the particular location requested is necessary or desirable to provide a service or a facility which is in the interest of public convenience and will it contribute to the general welfare of the neighborhood or community? **Explain how this standard is met.**

all moretti's locations have a beautiful outdoor patio for dining alfresco. This Deck will give us the opportunity to serve the community in the summer with outdoor dining

2. That the proposed use, under the circumstances of the particular case, will not be detrimental to the health, safety, morals or general welfare of persons residing or working in the vicinity, or injurious to property values or improvements in the vicinity. **Explain how this standard is met.**

This in no way will be detrimental to health, safety, morals or general welfare of the community. it will only enhance the quality of life in L.I.T.H. by giving them a wonderful service in the summer

3. That the establishment of the conditional use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district. **Explain how this standard is met.**

This conditional use will only enhance the curb appeal of my property and attract more customers which will only help any

surrounding properties.

Appendix I
Conditional Use

4. The extent to which the conditional use is harmonious and compatible with the goals and objectives of the Village's comprehensive planning documents. **Explain how this standard is met.**

This is definitely harmonious with the Village's plan to make H.I.T. a better place to work, live and play.

5. The amount of traffic congestion or hazards, if any, that may occur as a result of the conditional use, as well as the extent and adequacy of pedestrian and vehicular access and circulation. **Explain how this standard is met.**

This in no way affects traffic congestion or hazards

6. The extent that the conditional use can be adequately served by essential public facilities and services, and by private utilities. **Explain how this standard is met.**

This in no way service of essential public facilities will not be affected

7. That the proposed use will comply with the regulations and conditions specified in this Zoning Code for such use, and with the stipulations and conditions made a part of the authorization granted by the Board of Trustees. **Explain how this standard is met.**

This deal will comply with all regulations and conditions specified in the Zoning Code.

8. The Village may impose any other criteria as identified in the Zoning Code.

Mark Hoffmann 2/6/23
Property Owner Signature Date

Mark Hoffmann 2/6/23
Applicant Signature Date

FEB 06 REC'D

PROPERTY ADDRESS/PIN 520 W Randall Road
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:

I am requesting the construction of a beautiful new Deck connected to Moratti's Restaurant. approx 3,000 to be used for outdoor dining and entertainment during the summer. I currently don't have a desirable outdoor dining option and it is detrimental to sales and competing with other restaurants in the summer. I need a parking variation to accommodate the deck. People like to sit outside during nice days in the summer instead of sitting inside.

FEB 06 REC'D

Standards and Findings of Facts for a Variance per Section 23.7 of the Zoning Ordinance

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. **Explain how this standard is met.**

I need the parking variation to
compete with other restaurants
during the summer

2. The plight of the owner is due to unique circumstances. **Explain how this standard is met.**

COVID drastically affected my business
over the last three years combined with
NO sign and construction of Randall rd

3. The variation, if granted, will not alter the essential character of the locality. **Explain how this standard is met.**

This will only improve the essential
character of my business

PROPERTY ADDRESS/PIN 220 N. Randall Road

19-36-276-006

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:

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. **Explain how this standard is met.**

This would impede my ability to compete locally with other restaurants during the summer

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. **Explain how this standard is met.**

This would not be applicable generally to other property with the same zoning classification

6. That the purpose of the variation is not based exclusively upon a desire to make more money out of the property. **Explain how this standard is met.**

The purpose of this variation and investment in L.A.T.H. is in an effort to stay in business and compete on an even playing field with my competition

7. That the alleged difficulty or hardship has not been created by any person presently having interest in the property. **Explain how this standard is met.**

This hardship has not been created by any person having interest in the property



APPENDIX M Development Plan

FEB 6 6 REC'D

This appendix shall be signed and submitted with the following information along with the Development and Zoning Application and in accordance with Village Ordinances <http://www.lith.org/administration/page/municipal-code-zoning> and all other applicable requirements:

1. Plat of Survey
2. Current Deed to verify property ownership *Not*
3. Development Plans that comply with the Zoning Ordinance and all other Village ordinances to include:
 - a. Existing Conditions Plan
 - b. Site Plan
 - c. Utility Plan
 - d. Grading Plan
 - e. Landscape Plan
 - f. Lighting Plan
 - g. Color Building Elevations
 - h. Sign Plan
 - i. Detail Page
4. Stormwater Application and associated reports, if applicable (Appendix C)
5. All documents and information necessary to comply with Village Ordinances.
6. Reimbursement of Fees Agreement (Appendix B, Exhibit A)

Submit 1 hard copy of each report and a PDF of each report.

Submit 1 Full Size (minimum 24" x 36") hard copy and a full size PDF of each required plan.

Mark Hoffman 2/6/23

Property Owner's Signature Date

Mark Hoffman 2/6/23

Applicant's Signature Date

FEB 03 1990

Appendix I
Conditional Use

Conditional Use Applying For: Outdoor Dining Accessory to Principal Use

**Standards and Findings of Facts
Per Section 24.6 of the Zoning Ordinance**

Before recommending any Conditional Use, the Planning and Zoning Commission and the Board of Trustees shall consider the following factors and how they are relevant to the specific conditional use being requested.

1. That the proposed use at the particular location requested is necessary or desirable to provide a service or a facility which is in the interest of public convenience and will it contribute to the general welfare of the neighborhood or community? **Explain how this standard is met.**

all moretti's locations have a beautiful outdoor patio for dining alfresco. This Deck will give us the opportunity to serve the community in the summer with outdoor dining

2. That the proposed use, under the circumstances of the particular case, will not be detrimental to the health, safety, morals or general welfare of persons residing or working in the vicinity, or injurious to property values or improvements in the vicinity. **Explain how this standard is met.**

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3. That the establishment of the conditional use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district. **Explain how this standard is met.**

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Appendix I
Conditional Use

4. The extent to which the conditional use is harmonious and compatible with the goals and objectives of the Village's comprehensive planning documents. **Explain how this standard is met.**

This is definitely harmonious with the Village's plan to make h.t.t. a better place to work, live and play.

5. The amount of traffic congestion or hazards, if any, that may occur as a result of the conditional use, as well as the extent and adequacy of pedestrian and vehicular access and circulation. **Explain how this standard is met.**

This in no way affects traffic congestion or hazards

6. The extent that the conditional use can be adequately served by essential public facilities and services, and by private utilities. **Explain how this standard is met.**

This in no way service of essential public facilities, will not be affected

7. That the proposed use will comply with the regulations and conditions specified in this Zoning Code for such use, and with the stipulations and conditions made a part of the authorization granted by the Board of Trustees. **Explain how this standard is met.**

This deal will comply with all regulations and conditions specified in the Zoning Code.

8. The Village may impose any other criteria as identified in the Zoning Code.

Mark Hoffmann 2/6/23
Property Owner Signature Date

Mark Hoffmann 2/6/23
Applicant Signature Date

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:

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FEB 03 REC'D

PROPERTY ADDRESS/PIN 220 North Randall Road
19-30-276-006

Standards and Findings of Facts for a Variance per Section 23.7 of the Zoning Ordinance

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. **Explain how this standard is met.**

I need the parking variation to
compete with other restaurants
during the summer

2. The plight of the owner is due to unique circumstances. **Explain how this standard is met.**

COVID drastically affected my business
over the last three years combined with
NO sign and construction of Randall Rd

3. The variation, if granted, will not alter the essential character of the locality. **Explain how this standard is met.**

This will only improve the essential
character of my business

PROPERTY ADDRESS/PIN 220 N. Randall Road

19-36-276-006

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:

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. **Explain how this standard is met.**

This would impede my ability to compete locally with other restaurants during the summer

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. **Explain how this standard is met.**

This would not be applicable generally to other property with the same zoning classification

6. That the purpose of the variation is not based exclusively upon a desire to make more money out of the property. **Explain how this standard is met.**

The purpose of this variation and investment in L.A.T.H. is in an effort to stay in business and compete on an even playing field with my competition

7. That the alleged difficulty or hardship has not been created by any person presently having interest in the property. **Explain how this standard is met.**

This hardship has not been created by any person having interest in the property

Conditional Use, Variation, and Development Plan for an Outdoor Deck at Moretti's Restaurant at 220 N. Randall Road

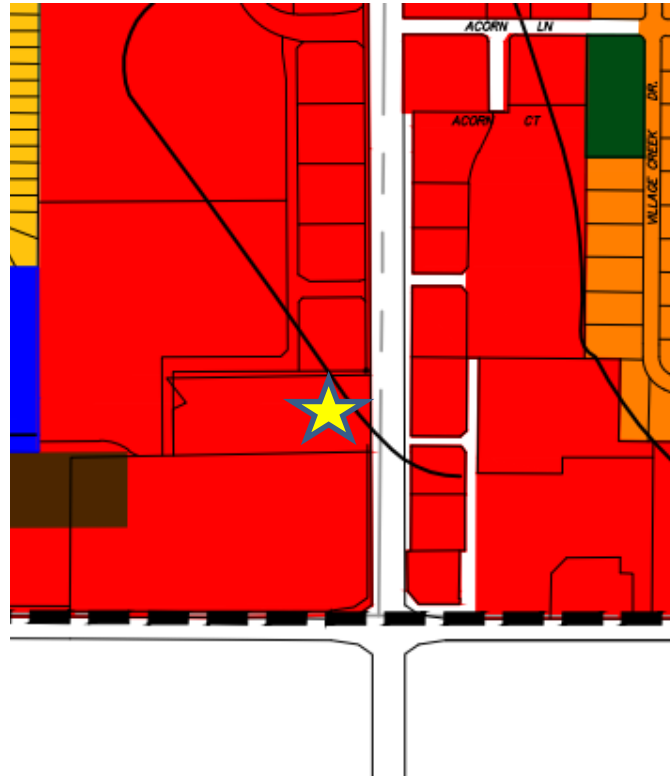


2. EXHIBITS

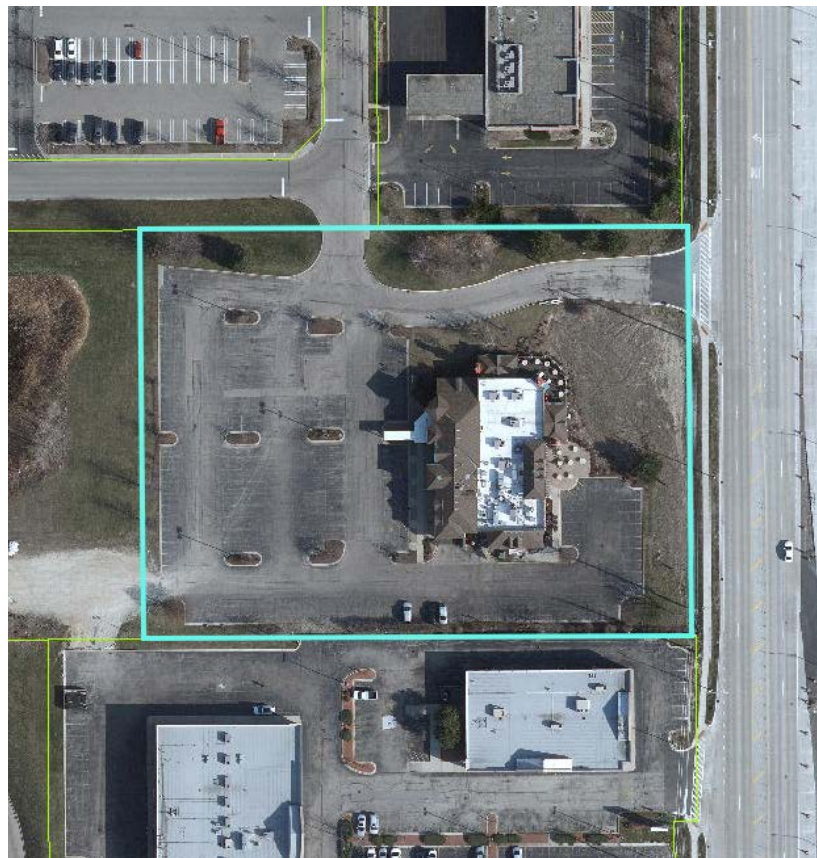
ZONING MAP



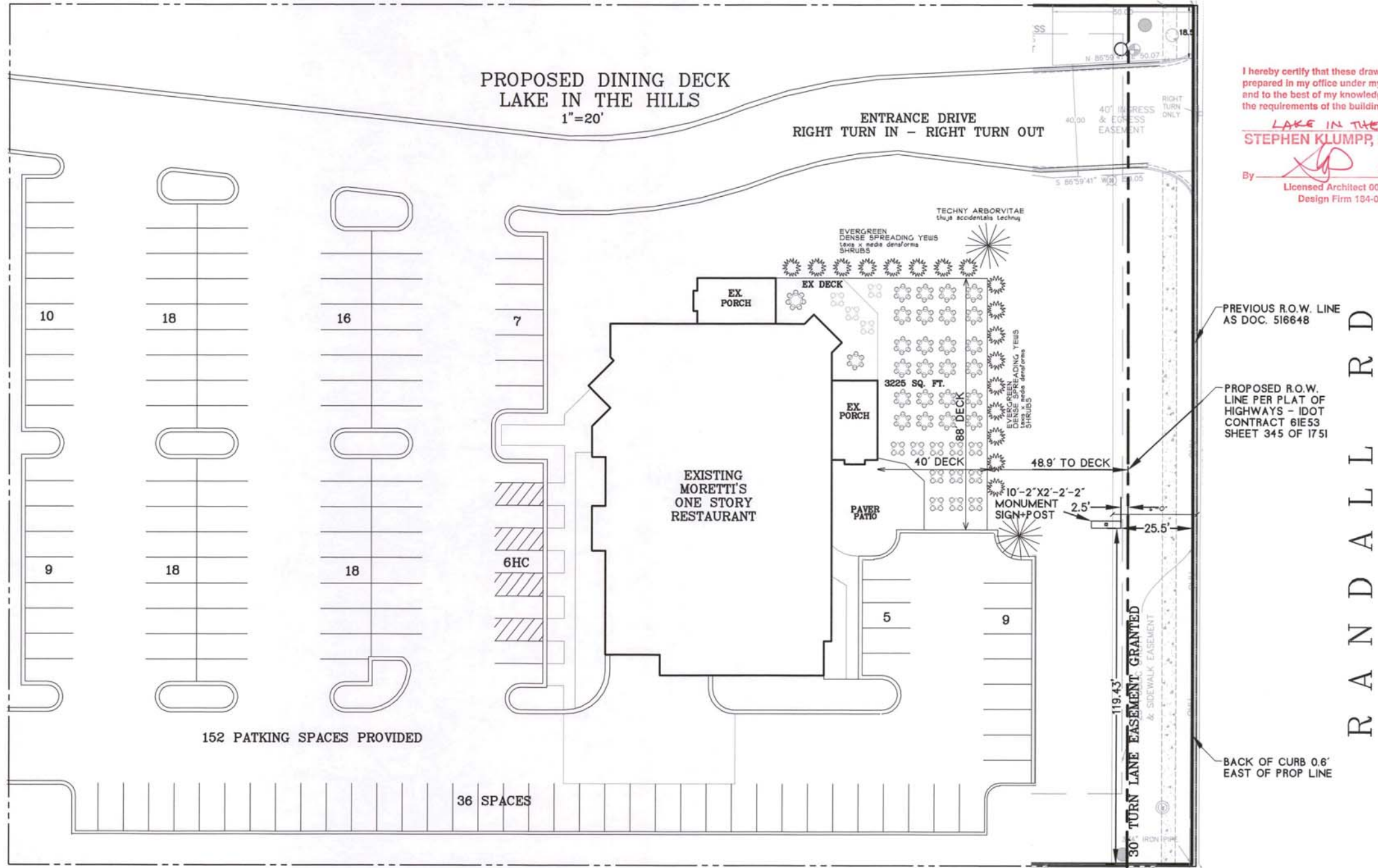
FUTURE LAND USE MAP



AERIAL PHOTO



MORETTI'S 220 RANDALL RD. PROPOSED DECK & SIGN



I hereby certify that these drawings have been prepared in my office under my supervision and to the best of my knowledge conform to the requirements of the building ordinances of
LAKE IN THE HILLS
STEPHEN KLUMPP, ARCHITECT
By: *SK* 2/3/23
Licensed Architect 001-010949
Design Firm 184-003609

Ala Carte Entertainment 847-903-4400

PROPOSED DECK TO THE
MORETTI'S RESTAURANT
220 N. RANDALL ROAD
LAKE IN THE HILLS, IL.



DATE	REVISION

email: arkteks@comcast.net
voice: (224) 522-7322
Stephen P. Klumpp
Illinois 40090
www.arkteks.com

300 N. 11th St.
Wheeling,
Illinois
40090

AR K T E K S
UN L I M I T E D, L T D

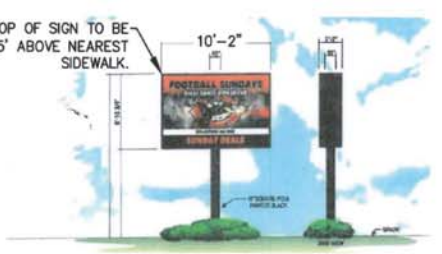
PROPOSED SITE & LANDSCAPE CHANGES PLAN - 1/20" = 1'-0"



AERIAL VIEW OF SITE



PHOTOS OF EXISTING EASTERN SITE CONDITIONS



PROPOSED SIGN



DATE OF ISSUE:	2/3/23
JOB NUMBER:	YB4LITHD
DRAWN CHECKED:	TFM : SPK



SIMILAR 48" HIGH GLASS RAILING SYSTEM

EXISTING RESTAURANT

EXISTING PARTY ROOM

EXISTING PAVER PATIO

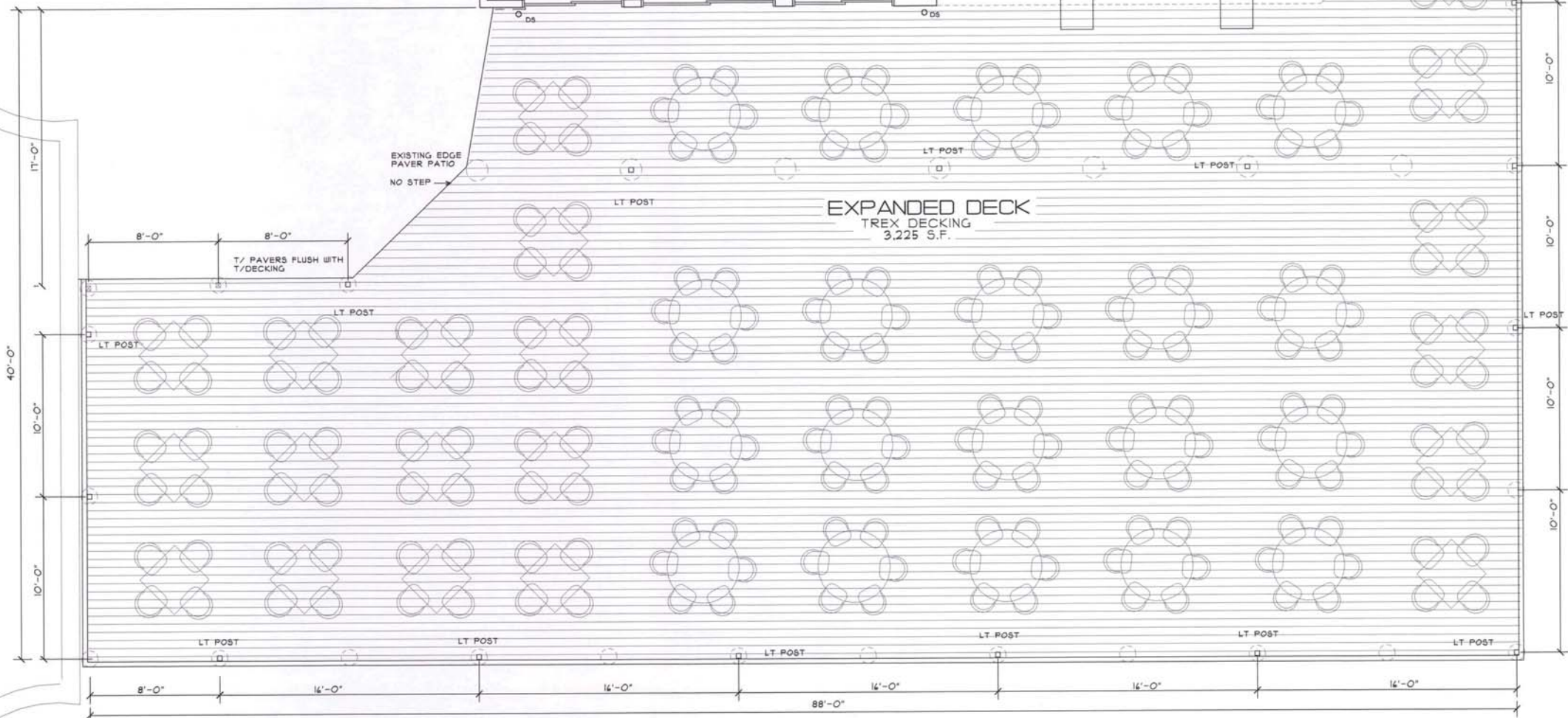
EXISTING PARTY ROOM

EXISTING DECK
810 S.F.

EXPANDED DECK
TREX DECKING
3,225 S.F.

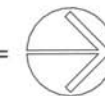
EXISTING PARKING

34'-2 5/16" EXISTING DECK

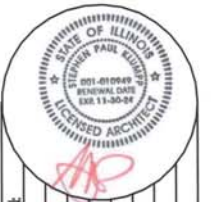


PROPOSED DECK PLAN

SCALE 1/4" = 1'-0"



Ala Carte Entertainment 847-303-4400
PROPOSED DECK TO THE MORETTI'S RESTAURANT
 220 N. RANDALL ROAD
 LAKE IN THE HILLS, IL.



DATE	REVISION

email: arkteks@concept.net
 Voice: (224) 522-1322
 Stephen P. Klumpp
 www.arkteks.com

300 N. 11th St.
 Wheeling,
 Illinois
 60090

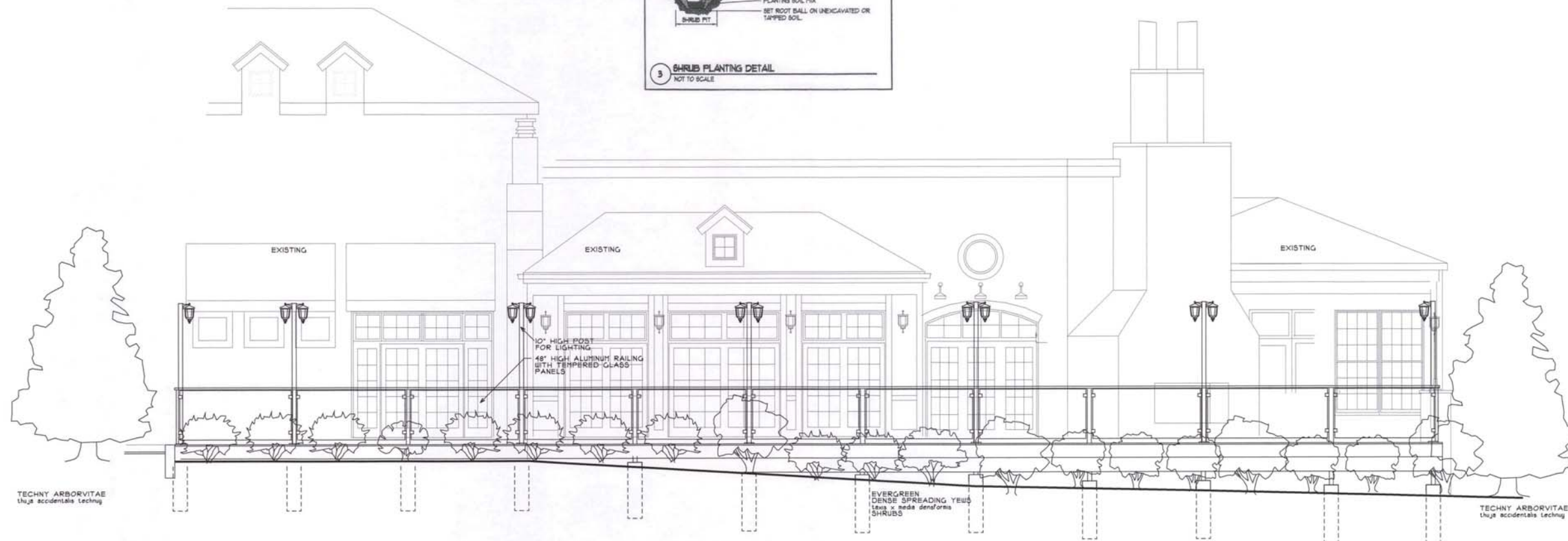
ARKTEKS UNLIMITED, L.P.

DATE OF ISSUE: 2/3/23
 JOB NUMBER: YB4LITHD
 DRAWN CHECKED: TFM : SPK

SHEET
A-1-N
 6



PHOTOS OF EXISTING CONDITIONS



EAST ELEVATION

SCALE: 1/4" = 1'-0"

Ala Carte Entertainment 847-303-4400
PROPOSED DECK TO THE MORETTI'S RESTAURANT
 220 N. RANDALL ROAD
 LAKE IN THE HILLS, IL.



DATE:
 REVISION:
 A

300 N. 11th St.
 Wheeling,
 Illinois
 60090
 email: arkteks@comcast.net
 voice: (224) 522-1322
 Stephen P. Klumpp
 www.arkteks.com

ARHITEKS UNLIMITED, LTP

DATE OF ISSUE: 2/3/23
 JOB NUMBER: YB4LITHD
 DRAWN CHECKED: TFM : SPK

SHEET
A-3
 OF
 5

SPECIFICATIONS:

1. GENERAL INFORMATION:

- A. Contractors shall carry workman's liability and property damage insurance, and shall include in their bids all federal, state and local taxes.
- B. Contractors shall procure all local and state permits and must comply with all governing ordinances together with the local building codes. Owner shall reimburse permit fees to the contractors.
- C. Contractors shall verify all dimensions on the job and shall be responsible for same. Report any and all discrepancies and uncovered hidden conflicts or conditions to the architect before proceeding with work of any nature. Intended alignments with existing must be predetermined and accounted for.
- D. Each contractor shall remove all his own rubbish at once before it accumulates and shall leave premises broom clean upon completion of work.
- E. Contractors shall provide all necessary protection and adhere to safety precautions during the construction period. All work shall be installed in strict accordance with manufacturer's specifications and recommendations.

2. EXCAVATION AND BACKFILL:

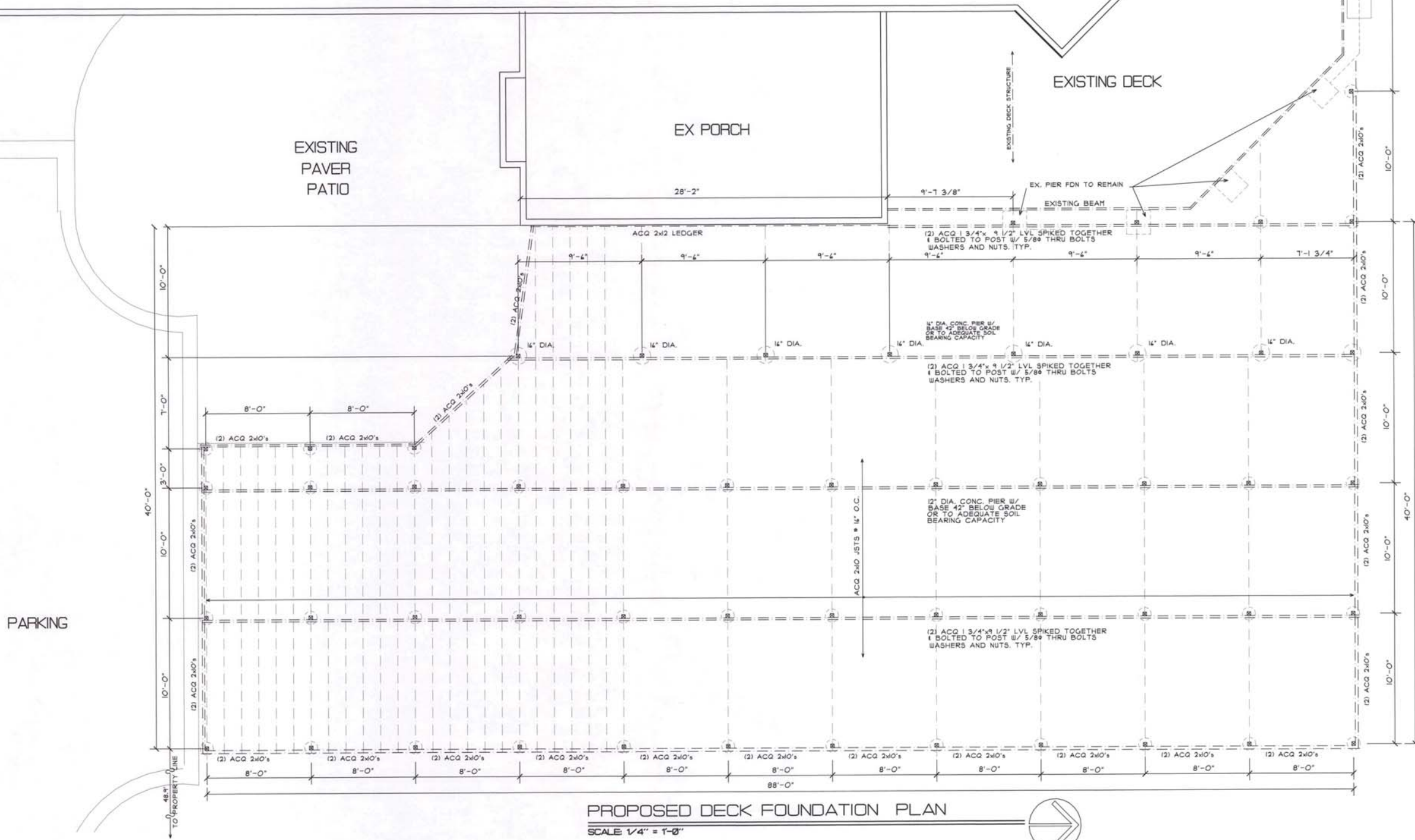
- A. Excavate as required to install all foundations and footings. Extend excavation a minimum of 6" into virgin or compacted soil, having the required bearing capacity. All soil and fill under slabs, under and around inside of foundation walls shall be compacted by approved methods in 8" layers so that the compacted soil has a density of 95% of the optimum when tested. Maintain minimum soil pressure of 3000# per sq.ft. under footings and foundation.
- B. Subsequent to final acceptance, redeposit clean topsoil in areas designated by the general contractor for earth sculptures.
- C. All fill and topsoil shall be removed under slabs and pavements. Excess topsoil material shall be used for landscaping. Excess excavation and spoils shall be hauled away.

3. CONCRETE:

- A. Concrete materials, aggregates and reinforcing shall conform to the latest edition of the A.C.I. code. Concrete shall have a minimum compressive strength of 3000 psi @ 28 days. Reinforcing shall have covering as follows: Concrete deposited against soil; 3" ; concrete exposed to weather; 2" ; concrete in other places; 1 1/2" .
- B. Footings and foundations shall be poured on dry soil free from frost and shall be protected from frost.
- C. All interior concrete slabs to have trowel finish with a maximum tolerance of 1/4" in 8'-0". All exterior slabs shall have broom finish.
- D. Welded wire fabric, as shown on the plans, shall be placed 2" form top of
- G. Contractor shall take all precautions to protect the concrete from freezing during cold weather. No admixtures will be used without architect approval.

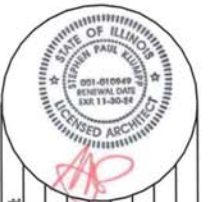
4. CARPENTRY:

- A. All lumber shall be kiln-dried having a moisture content of 15% maximum.
- O. Seal tight around all openings in exterior walls with insulating foam and caulk or approved equal.
- I. Header specifications: E=1,700,000 min. psi. Fb=1350 psi. min. (bearing walls) Fv=75 psi. min. (Hemlock-fir or equal)
- J. All headers ACQ (2) 2x10's unless otherwise noted and ACQ LVL'S unless otherwise noted.
- K. Joist specifications: E=1,400,000 min. psi. Fb=1150 psi. min. Fv= 75 psi. min. ttd. Hemlock-fir or equal



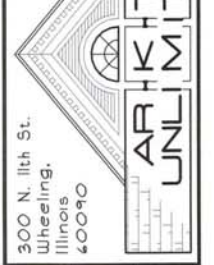
PROPOSED DECK FOUNDATION PLAN
SCALE 1/4" = 1'-0"

Ala Carte Entertainment 847-303-4400
PROPOSED DECK TO THE MORETTI'S RESTAURANT
220 N. RANDALL ROAD
LAKE IN THE HILLS, IL.



DATE	REVISION

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Stephen P. Klumpp
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300 N. 11th St.
Wheeling,
Illinois
60090

DATE OF ISSUE: 2/3/23
JOB NUMBER: YBALITHO
DRAWN CHECKED: TFM : SPK
SHEET A-4

ELECTRICAL SYMBOLS

- EMERG. LIGHTING BAT. BACKUP NOTES:
- 20 AMP RECEPTICLES
- 20 AMP WATER PROOF GFI RECEPTICALS
- EXIT SIGN
- SINGLE POLE SWITCH
- 3-WAY SWITCH
- FIRE HORN SIGNAL
- FIRE STROBE & HORN SIGNAL

ELECTRICAL SPECS:

- A. ELECTRICAL CONTRACTOR SHALL DO HIS WORK IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE GOVERNING ELECTRICAL CODE AND THE REQUIREMENTS OF THE ELECTRICAL COMPANY.
- B. ELECTRICAL CONTRACTOR SHALL COORDINATE HIS WORK WITH ALL OTHER RELATED WORK AND TRADES IN TERMS OF FINAL CONNECTIONS OF MOTORS, SWITCHES, PUMPS, ETC.
- C. ALL DUPLEX RECEPTICLES SHALL BE GROUNDABLE TYPE.
- D. PROVIDE AND HOOK-UP ALL EXHAUST FANS. DUCTWORK BY HEATING CONTRACTOR.
- F. VERIFY LOCATION OF ALL CEILING FIXTURES WITH OWNER PRIOR TO INSTALLATION.
- I. ALL WIRE AND CABLE TO BE COPPER AND TYPE THHN OR XHHW. MINIMUM SIZE WIRE TO BE #12 EXCEPT FOR CONTROL WIRE.
- J. ALL THINWALL FITTINGS TO BE STEEL COMPRESSION GLAND TYPE.
- K. ALL WIRE IS TO BE INSTALLED IN THINWALL CONDUIT UNLESS OTHERWISE NOTED.
- L. ALL EQUIPMENT IS TO BEAR UL OR CSA APPROVED LABELS FOR THE SPECIFIC PURPOSE.
- M. E.C. IS TO INCLUDE ALL FEES FOR PERMITS, TESTS AND INSPECTIONS.
- N. ELECTRICAL INSTALLATION IS TO BE IN ACCORDANCE WITH ALL LOCAL CODES.
- O. ALL OUTLET LOCATIONS AND HEIGHTS ARE TO BE VERIFIED PRIOR TO ROUGH-IN.
- P. ALL EXIT SIGNS ARE TO BE INSTALLED IN VISIBLE LOCATIONS. E.C. TO FURNISH AND INSTALL STEPS WHERE NECESSARY TO DROP A SIGN BEHIND AN OBSTRUCTION.
- Q. E.C. TO FURNISH AND INSTALL PROPERLY SIZED JUNCTION OR PULL BOXES.
- S. E.C. TO BALANCE PHASES OF ALL PANELS.

EXISTING RESTAURANT

EXISTING PARTY ROOM

EXISTING DECK
810 S.F.

EXISTING PARTY ROOM

EXISTING PAVER PATIO

EXPANDED DECK
TREX DECKING
3,225 S.F.

EXISTING PARKING

TO ELEC PANEL TIME CLOCK

LT POST

WT GFI

LT POST

LT POST

FIRST FLOOR DECK ELEC.

SCALE 1/4" = 1'-0"



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SHEET
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