



Village of Lake in the Hills

600 Harvest Gate, Lake in the Hills, Illinois 60156

PLANNING AND ZONING

MARCH 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 February 13, 2023 was made by Commissioner Swanlund and seconded by Commissioner Siakel. 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 Use, Variation, and Development Plan for an Outdoor Deck at Moretti's Restaurant at 220 N. Randall Road.

Chairman Esposito asked for a motion to open the public hearing. Commissioner Siakel made a motion to open the public hearing, and Commissioner Walker seconded. On a voice vote, the entire commission voted Aye, no Nays. Commissioner Esposito opened the public hearing at 7:31 p.m. and confirmed with staff that the public was given proper notice regarding it.

Director Svalenka reviewed the Request for Public Hearing and Commission Action dated March 13, 2023. The purpose is to allow the construction of a new outdoor deck accessory to the existing Moretti's restaurant. The requested actions from the applicant are as follows:

- 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.

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.

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.



Village of Lake in the Hills

600 Harvest Gate, Lake in the Hills, Illinois 60156

PLANNING AND ZONING

MARCH 13, 2023

Director Svalenka continued 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 with the condition that the deck comply with all building code and stormwater management requirements.

Applicant, Mark Hoffman, was sworn in and spoke. He clarified that the deck would not be tented in cold weather, and there would be anchored table umbrellas, plus the deck will have a glass railing to buffer the wind. Commissioner Swanlund spoke regarding the parking challenges with deliveries. Mr. Hoffman stated that employees are parking in the gravel parking lot located west of the building. Commissioner Siakel asked if there would need to be an additional handicap parking space. Mr. Hoffman stated that he currently has more than is legally required; however, he can add an extra spot, if requested, or the need arises. Commissioner Dixon asked Mr. Hoffman how people will enter and exit the deck, and he replied that people will be able to exit the deck through the restaurant or the south side of the deck. Mr. Hoffman talked about construction costs and capital improvements to the restaurant and suggested that now is a good time to be proactive in generating business. He likes this Moretti's location and wants to reinvest and make Moretti's a staple of the community. He plans to work the Village to work through any issues that arise. Furthermore, his plan is to have the deck constructed in time for the 2024 Spring/Summer season, and it may be constructed in sections.

There were no further public comments or discussion, and Commissioner Esposito closed the public hearing at 7:51 p.m.

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 that the deck must comply with all building code and stormwater management requirements was made by Commissioner Dixon and seconded by Commissioner Siakel. On a roll call vote, Commissioners Siakel, Walker, Murphy, Bolton, Dixon, Swanlund, and Chairman Esposito voted Aye, No Nays. Motion passed 7-0.

Old Business

None

Item for Discussion

None



Village of Lake in the Hills

600 Harvest Gate, Lake in the Hills, Illinois 60156

PLANNING AND ZONING

MARCH 13, 2023

Staff Report

Director Svalenka reported that the Village Board of Trustees passed the Planning & Zoning Commission's recommendation for conditional uses, a variation, and a development plan for outdoor storage of vehicles at 8525 South Illinois Route 31.

Audience Participation

None

Trustee Liaison

Trustee Dustin reported that the Village Board of Trustees vote was unanimous for the truck parking at 8525 Route 31.

Adjournment

A motion to adjourn the meeting was made by Commissioner Siakel and seconded by Commissioner Murphy. 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 8:06 p.m. The next Planning and Zoning Commission meeting is scheduled for April 17, 2023.

Submitted by,

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

Laura Carpenter
Recording Secretary