



Village of Lake in the Hills

600 Harvest Gate, Lake in the Hills, Illinois 60156

PLANNING AND ZONING

MAY 15, 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 April 17, 2023 was made by Commissioner Siakel and seconded by Commissioner Bolton. The motion was approved by a voice vote of 7-0.

New Business

Variation from Section 7.4 of the Zoning Code to Reduce the Minimum front Yard for an Attached Garage at 332 Hiawatha Drive

Chairman Esposito asked for a motion to open the public hearing. Commissioner Siakel made a motion to open the public hearing, and Commissioner Bolton 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 May 15, 2023.

The existing single-family detached residence at 332 Hiawatha Drive is a typical raised ranch constructed in 1973, with three bedrooms and two bathrooms. The home has 1,080 square feet of living area on the upper level and 528 square feet on the lower level, along with a 428-square-foot two-car garage on the lower level. The applicant, Peter Wisniewski, purchased the home on February 26, 2007

Mr. Wisniewski would like to renovate and construct additions onto the front and rear of the residence to add living space and create a more usable garage. The lot is steeply sloped and drops 22 feet in elevation from the front lot line along Hiawatha Drive to the rear lot line along Goose Lake. The floor of the existing lower-level garage is over 14 feet lower than the street, and is accessed by a steep asphalt driveway. As a part of the project, the existing garage is proposed to be converted to living space, and a new two-car garage is proposed to be added onto the front of the upper level of the house. A basement recreation room is proposed to be built into the hill underneath the garage. The additions would add over 2,300 square feet to the house and increase the living areas to four bedrooms and 3½ bathrooms.

The subject property is within the R-2 One-Family Dwelling zoning district. In accordance with Section 7.4 of the Zoning Code a minimum front yard of 25 feet is required to be maintained in the R-2 zoning district. The proposed new attached garage would be set back only 6.66 feet from the front lot line. Therefore, the applicant has requested



Village of Lake in the Hills

600 Harvest Gate, Lake in the Hills, Illinois 60156

PLANNING AND ZONING

MAY 15, 2023

approval of a variation from Section 7.4 of the Zoning Code to reduce the required front yard from 25 feet to 6.66 feet.

Director Svalenka continued with a detailed staff analysis of all of the petitioner's variation request and noted that staff found positively on all review criteria.

Petitioner, Peter Wisniewski, was sworn in and spoke. He reiterated about the difficulty in maintaining the driveway in keeping it clear of snow, ice, and rainwater because of its steepness. There was discussion and clarification regarding the proposed garage size, and the variation setback that was requested. There was also discussion about the drainage, a possible French drain, landscape modifications, the existing utility lines, and applicable stormwater permit. Director Svalenka confirmed that the stormwater management would be completed with the construction of this project, if approved. Despite the variation, staff will ensure the drainage design will not negatively affect the neighbors. Director Svalenka read aloud an email from the resident at 336 Hiawatha in regards to their opposition to the variation request.

There being no further public comments or discussion, Commissioner Esposito asked for a motion to close the public hearing. Commissioner Siakel made a motion to close the public hearing, and Commissioner Walker seconded. On a voice vote, the entire commission voted Aye, no Nays. Commissioner Esposito closed the public hearing at 7:45 p.m.

A motion to recommend approval of the requested variation from Section 7.4 of the Zoning Code to reduce the required yard setback from 25 feet to 6.66 feet to allow the construction of an attached garage on the property at 332 Hiawatha Drive, per the findings noted in the staff report dated May 15, 2023 was made by Commissioner Swanlund 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 passed 7-0.

Old Business

None.

Item for Discussion

None.

Staff Report

Director Svalenka reported that the Village Board of Trustees approved the two conditional use permits and development plan from FFP IL Community Solar, LLC for a solar energy farm at 6000 Grafton Farm Drive. Director Svalenka reported that the petitioner provided to him the solar farm tree-lined landscape plan that the Commission requested at the public hearing. The Village Board of Trustees also approved the permanent conditional use permit for a religious use for BAPS Midwest at 1300 Cunat Court and the conditional use permit for the carwash at 8302 Pingree Road. Also, the variation for 255 Indian Trail was approved based upon modifications to the project to allow a carport.



Village of Lake in the Hills

600 Harvest Gate, Lake in the Hills, Illinois 60156

PLANNING AND ZONING

MAY 15, 2023

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 Walker. The motion was approved on a voice vote of 7-0.

There being no further business to discuss, the meeting of the Lake in the Hills Planning & Zoning Commission was adjourned at 7:50 p.m. The next Planning and Zoning Commission meeting is scheduled for June 12, 2023.

Submitted by,

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

Laura Carpenter
Recording Secretary