



PUBLIC MEETING NOTICE AND AGENDA
PLANNING AND ZONING COMMISSION MEETING

April 15, 2024
7:30 P.M.

AGENDA

1. Call to Order
2. Roll Call
3. Consent Agenda
 - A. Motion to accept and place on file the minutes of the February 12, 2024 Planning and Zoning Commission meeting
4. New Business
 - A. Conditional Use for a Drive Through and Variations for Consumers Credit Union at 2450 W Algonquin Road
5. Old Business
6. Items for Discussion
7. Staff Report
8. Audience Participation
9. Trustee Liaison Report
10. Next Planning & Zoning meeting is scheduled for May 13, 2024
11. Adjournment

MEETING LOCATION
Lake in the Hills Village Hall
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) 960-7400 [TDD (847) 658-4511] promptly to allow the Village to make reasonable accommodations for those persons.

Posted by:

Date: April 12, 2024

Time:



Village of Lake in the Hills

600 Harvest Gate, Lake in the Hills, Illinois 60156

PLANNING AND ZONING

FEBRUARY 12, 2024

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 15, 2024 was made by Commissioner Siakel and seconded by Commissioner Walker. The motion was approved by a voice vote of 7-0.

New Business

Conditional Uses and Development Plan for a Starbucks Café with a Drive-Through and Outdoor Patio at 4501 W. Algonquin Road

Chairman Esposito asked for a motion to open the public hearing. Commissioner Siakel made a motion to open the public hearing, and Commissioner Swanlund 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.

Director Svalenka reviewed the Request for Public Hearing and Commission Action dated February 12, 2024.

Wilhelm Kreuzer of Evolve Commercial Real Estate, on behalf of Algonquin LIH, LLC, proposes to develop a 2,450-square-foot Starbucks café with a drive-through and outdoor patio on an existing vacant lot at 4501 W. Algonquin Road. The subject property is Lot 2 within the Lake Pointe Center commercial development owned by Plote at the northeast corner of Algonquin Road and Lakewood Road. The lot is located directly east of the existing CVS Pharmacy at 4511 W. Algonquin Road.

The subject property is within the B-3 General Business zoning district. The Starbucks café meets the definition in the Zoning Code of a restaurant, which is permitted by right in the B-3 zoning district. In accordance with the Permitted and Conditional Use Chart in Section 11 of the Zoning Code, the proposed drive through is allowed in the B-3 zoning district only with the approval of a conditional use. Also, per the Permitted and Conditional Use Chart, the proposed accessory outdoor patio is allowed in the B-3 zoning district only with the approval of a conditional use for an "outdoor use accessory to a principal use." The applicant has requested approval of both of these conditional uses.

In 2004, the entire Lake Pointe Center development was approved as a Planned Development, which includes the subject property. In accordance with Section 25.5 of the Zoning Code, a Development Plan must be prepared and submitted for all new construction within a Planned Development. Therefore, the applicant has also requested approval of a development plan for the Planned Development on the subject property.



Village of Lake in the Hills

600 Harvest Gate, Lake in the Hills, Illinois 60156

PLANNING AND ZONING

FEBRUARY 12, 2024

Director Svalenka gave a detailed analysis of the seven factors to be considered by the Planning and Zoning Commission regarding how they are relevant to the specific conditional uses being requested.

Petitioner Wilhelm Kreuzer, of Evolve Real Estate, LLC, was sworn in and spoke at the podium. It is his opinion that this property is a great location to have a second Lake in the Hills Starbucks location. He was accompanied by Joseph Mayer and Brett Hickey of Kimley-Horn and Associates, LLC, an engineering, planning, and design consultant company. Brett Hickey of Kimley-Horn and Associates spoke to the Commission. He answered their questions regarding how the entire property is going to be developed, clarification on how the drive-through is going to connect to the other service road, and traffic flow between CVS and Starbucks. He added that a bypass lane will be built, and the drive-through is designed for up to 14 cars.

There being no further public comments or discussion, Chairman Esposito asked for a motion to close the public hearing. Commissioner Siakel made a motion to close the public hearing, and Commissioner Swanlund seconded. On a voice vote, the entire commission voted Aye, no Nays. Chairman Esposito closed the public hearing at 7:43 p.m.

Commissioner Swanlund made a motion to recommend approval of the requested Conditional Use Permit to allow a drive-through, approval of the requested Conditional Use Permit to allow an outdoor patio accessory to a principal use, approval of the requested Conditional Use Permit to allow a Planned Development, and approval of a Development Plan, all to allow construction of a 2,450-square-foot Starbucks café on the property at 4501 W. Algonquin Road, per the findings and with the three conditions and one exception noted in the staff report dated February 12, 2024. The motion was seconded by Commissioner Dixon. On a roll call vote, Commissioners Siakel, Walker, Murphy, Bolton, Dixon, Swanlund and Chairman Esposito voted Aye. No Nays. Motion passed 7-0.

Conditional Use for a Pawn Shop for Niles Loan and Diamond Brokers, Inc. and Doerner Jewelers at 9239 S. IL Route 31

Chairman Esposito asked for a motion to open the public hearing. Commissioner Dixon made a motion to open the public hearing, and Commissioner Siakel seconded. On a voice vote, the entire commission voted Aye, no Nays. Chairman Esposito opened the public hearing at 7:45 p.m. and confirmed with staff that the public was given proper notice.

Director Svalenka reviewed the Request for Public Hearing and Commission Action dated February 12, 2024.

Doerner Jewelers is family-owned full-service jewelry store business founded in 1963. Their current store at 115 S. Main Street in downtown Algonquin has an in-house master jeweler, provides onsite repairs and custom design, carries loose diamonds and offers a full line of jewelry. The Algonquin store location is closing soon, and the owners of Doerner Jewelers have signed a lease to move their retail store to the tenant space at 9239 S. IL Route 31 in Lake in the Hills. The subject property at 9239 S. IL Route 31 is within the B-4 Commercial Business zoning district, where retail sales is listed as a permitted use. However, in addition to retail jewelry sales, the owners also operate a business named Niles Loan and Diamond Brokers, Inc. that offers loans on the collateral of diamonds, jewelry, coins, watches, silver flatware, etc. To lend money on the deposit or pledge of physically delivered personal property meets the definition of a pawnbroker in Illinois. In accordance with the Permitted and Conditional Use Chart in Section 11 of the Zoning Code



Village of Lake in the Hills

600 Harvest Gate, Lake in the Hills, Illinois 60156

PLANNING AND ZONING

FEBRUARY 12, 2024

a “pawn shop” is allowed in the B-4 zoning district only with the approval of a conditional use. Therefore, Gabrielle Gutierrez of Doerner Jewelers has requested approval of this conditional use.

Petitioner Gabrielle Gutierrez was sworn in and spoke at the podium. She explained that she is a licensed gemologist, and her business is a family jewelry business that includes jewelry design, repairs, and appraisals. She took over the business in 2004 and has never had an issue with a pawn. She indicated that she is closing her downtown location and wants to move to Lake in the Hills, where the selected location on South Route 31 is more retail friendly. She stated that the jewelry loan part of her business is just a small percentage, and that she has to have an Illinois pawn license to do jewelry loans. She does not do loans for musical instruments, but in the past she has done loans for flatware. When doing loans, she has to see identification from everyone, and their information is uploaded to LEEDS online. Commissioner Dixon asked her to comment on a complaint he found when researching her business. She explained that there was an issue between a divorcing couple pertaining to the ownership of the item, and the issue was ultimately resolved. She said that she does not have problems with her business, and an example of her customers are people with occupations such as teachers and lawyers.

Chairman Esposito read aloud a letter from Alan Owens, of Owens and Associates Counseling Center. He was opposed to the business because he felt a pawn shop was not compatible with the surrounding area and established businesses.

Liz Chabalowski, owner of Crystal Blue Diving, was sworn in and spoke at the podium. She expressed her concern of safety for herself, employees, and customers.

Ron Stoblel of Simply Windows and Doors, was sworn in and spoke at the podium. He said his business would be right next door to the business. He spoke of his concern of stolen merchandise being pawned at the jewelry store, and that the pawn business takes advantage of people that don't have a lot of resources. He asked the Commission to vote no.

Shannon Olson of Owens & Associates Counseling & Therapy Center, LLC, was sworn and spoke at the podium. She stated that the business has grown since opening in Lake in the Hills, and they treat people with a variety of mental health conditions and conflict issues. She felt that having a pawn shop next door to their place of healing is not compatible with the needs of their clientele and is in direct contradiction with the surrounding area and businesses.

Christina Kastning of Lash Out Spa and Permanent Makeup, was sworn in and spoke at the podium. She stated that the jewelry store could bring a benefit to her business, as her clients pay a premium for her business' services. Yet, some do drive luxury cars, and a pawn shop next door could put them at risk for property damage.

Shanna Zallud was sworn and spoke at the podium. She stated that in the past, there was a massage establishment business on the property that got shut down by the Village, and she does not want to have problems again. Also, she looked online and did not see a lot of online presence for Doerner Jewelers.

Mathew Muchan, co-owner of Complete Family Wellness, was sworn and spoke at the podium. He said he is a police sergeant and has knowledge of the issues that loans for cash jewelry stores and any type of pawn shop can bring to the neighborhood. He spoke in detail about the possibilities of what crime it could bring to the neighborhood. When questioned by Chairman Esposito, he said he felt that this location is too remote for a jewelry store.



Village of Lake in the Hills

600 Harvest Gate, Lake in the Hills, Illinois 60156

PLANNING AND ZONING

FEBRUARY 12, 2024

Emily Reego, daughter of Gabriele Gutierrez, was sworn and spoke at the podium. She has not seen problems in the 28 years that her mother has been in business. Also, the loans bring in people who simply need help. Furthermore, she stated that the jewelry store is very beautiful.

Gabrielle Gutierrez spoke again at the podium and answered some more questions from the Commissioners and Chairman Esposito. Regarding advertising the pawn portion of the business, she said it is only about 25 percent of the business, depending upon the economy. The sign in the front window will read "Niles Loan and Diamond Brokers". It will not have the word "pawn" on it. Also, she stated that she does not have a license for firearms, the items pawned will not be displayed, 99 percent of the items are picked back up, and she has never put a pawn out on a stolen item. Regarding building/business security, they will buzz people in the store, the jewelry will be secured in the safe overnight, and the business will have an alarm. Gabrielle noted that she owns a successful business of rental properties, and she invited everyone to stop by her current jewelry store location in Algonquin to see what it is all about.

There being no further public comments or discussion, Chairman Esposito asked for a motion to close the public hearing. Commissioner Siakel made a motion to close the public hearing, and Commissioner Bolton seconded. On a voice vote, the entire commission voted Aye, no Nays. Chairman Esposito closed the public hearing at 8:38 p.m.

Commissioner Murphy made a motion to recommend approval of the requested Conditional Use Permit to allow Doerner Jewelers and Niles Loan & Diamond Brokers to operate a pawn shop on the property at 9239 S. IL Route 31, per the findings and with the conditions noted in the staff report dated February 12, 2024. The motion was seconded by Commissioner Swanlund. 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 was presented with the petition for fence variations at 2840 Briarcliff Lane. The Village Board agreed with the Planning & Zoning Commission's recommendation to deny the petitioner's request. However, they did ask for recommendations from staff, and those were discussed. Ultimately, since the Village Board meeting, it was decided that the privacy screening fence will be taken down and a cooling down period will begin.



Village of Lake in the Hills

600 Harvest Gate, Lake in the Hills, Illinois 60156

PLANNING AND ZONING

FEBRUARY 12, 2024

Audience Participation

None.

Trustee Liaison

Trustee Dustin reiterated that there was considerable amount of discussion regarding the petition for fence variations at 2840 Briarcliff Lane. He said it was determined that if problems between neighbors start again during the cooling off period, that the screen will be reinstalled.

Adjournment

A motion to adjourn the meeting was made by Commissioner Swanlund and seconded by Commissioner Dixon. 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 8:44 p.m. The next Planning and Zoning Commission meeting is scheduled for March 18, 2024.

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: April 15, 2024

DEPARTMENT: Community Development

SUBJECT: Conditional Use for a Drive Through and Variations for Consumers Credit Union at 2450 W Algonquin Road

EXECUTIVE SUMMARY

General Information

Requested Action:

- Conditional Use Permit for a drive-through.
- Variations from Section 18.6-2 of the Zoning Code to allow parking spaces to be located within required front yards along Algonquin Road and Randall Road with a setback of zero feet.
- Variations from Section 26.4-2 and Table 26.5 of the Zoning Code to reduce the perimeter landscaping yards along Algonquin Road and Randall Road to zero feet and eliminate all required landscape plantings within the yards.
- Variations from Section 26.4-6 and Table 26.6 of the Zoning Code to eliminate all required landscape plantings within the perimeter landscaping yards along the north and east property lines.

Owner: McHenry County

Applicant: Scott Hezner of the Hezner Corporation, as agent for Consumers Credit Union

Purpose: To allow for the development of a Consumers Credit Union retail financial institution with drive-through lanes.

Location and Size: 2450 W Algonquin Road. Approximately 25,458 square feet in area.

Zoning and Land Use:

Site:	B-3 General Business - vacant bank building
North:	B-3 General Business - restaurant with drive-through
East:	B-3 General Business - retail
South:	Algonquin B-2 General Retail Business - stormwater
West:	B-3 General Business - retail
Future Land Use:	Commercial

Background

The subject property on the northeast corner of Randall Road and Algonquin Road at 2450 W Algonquin Road is within the B-3 General Business zoning district. The property includes an existing 4,570 square-foot building with a 1,730 square-foot drive-through canopy that was constructed in 2004 and originally occupied by Bank of America. The building has been vacant and unoccupied since 2014. From 2019 to 2021 the McHenry County Division of Transportation reconstructed and widened Randall Road adjacent to the subject property, and the County acquired portions of the property along the western and southern lot lines for right-of-way purposes. As part of a court case to determine the just compensation for the right-of-way, McHenry County became owner of the whole property in May of 2023. As the County has no planned use for the subject property, the property has been made available for sale. Early in 2024 McHenry County entered into a contract to sell the property to Consumers Credit Union, an Illinois Chartered Credit Union that has served the north and northwest suburbs of Chicago since 1930.

Consumers Credit Union (CCU) is now proposing to renovate and occupy the existing building as a new retail banking location, which is a permitted use in the B-3 zoning district. CCU is also proposing to remove the existing 1,730 square-foot drive-through canopy and associated site improvements, and construct a new 545 square-foot drive-through canopy in a new location with re-configured drive-through lanes. Per Section 24.9 of the Zoning Code, whenever any conditional use has been discontinued for a period of one year, such use shall not be reestablished without a public hearing as provided for the establishment of conditional uses. Therefore, CCU has applied for approval of a conditional use permit to reestablish the drive-through use and reconfigure the drive-through canopy and lanes.

Prior to development of the Bank of America building in 2004, the subject property was used as an Amoco gas station. Due to the potential for environmental contamination from underground fuel storage tanks used by the gas station, the recorded deed selling the property included restrictive covenants stipulating strict requirements to protect the public from potential hazardous material contamination. Among other requirements, the covenants require all portions of the property to be covered with an engineered barrier consisting of a concrete or asphalt surface at all times. Even though the property included significant code-compliant landscaped areas while the property was used by Bank of America for ten years, and even though the Illinois Environmental Protection Agency issued a "No Further Remediation Letter" on July 22, 2008 indicating that no further corrective actions are required on the property for the protection of human health and safety, the restrictive covenants from the deed remain in full force and effect indefinitely unless waived in writing by the parent company of Amoco Oil Company. Therefore, out of an abundance of caution, the applicant has proposed extending the existing pavement areas up to the edge of the existing property lines with no setback and no perimeter landscaping to create a full barrier in compliance with the deed restrictions. Therefore, the applicant has requested several zoning variations, as detailed below.

Per zoning variations granted on January 8, 2004 by Ordinance 2004-07 and on February 22, 2018 by Ordinance 2018-16, the required parking setbacks and perimeter landscaping requirements on the subject property have already been drastically reduced. Following are the current regulations in effect based on the Zoning Code and these variations:

- In the front yard (front) along Algonquin Road, the required parking setback is 2 feet instead of 30 feet, the required landscape setback is 2 feet instead of 30 feet, and all specific landscape planting requirements have been waived.
- In the front yard (side) along Randall Road, the required parking setback is 4 feet instead of 30 feet, the required landscape setback is 4 feet instead of 30 feet, and specific landscape planting requirements have been waived except for the requirements to install understory trees, evergreen trees and large shrubs.
- In the rear yard (to the north), no parking setback is required per Section 18.6 and the required landscape setback has been reduced to zero feet instead of 10 feet, but the landscape planting requirements for overstory trees, understory trees, evergreen trees, large shrubs and medium shrubs remain in place.
- In the side yard (to the east), no parking setback is required per Section 18.6 and the required landscape setback has been reduced to zero feet instead of 10 feet, but the landscape planting requirements for overstory trees, understory trees, evergreen trees, large shrubs and medium shrubs remain in place.

The applicant has requested the following variations from the Zoning Code to further reduce the requirements listed above:

- A variation from Section 18.6-2 of the Zoning Code to allow parking spaces to be located within the required front yard along Algonquin Road, with the parking setback reduced from two feet to zero feet;
- A variation from Section 18.6-2 of the Zoning Code to allow parking spaces to be located within the required front yard along Randall Road, with the parking setback reduced from four feet to zero feet;
- A variation from Section 26.4-2 and Table 26.5 of the Zoning Code to reduce the perimeter landscaping yard along Algonquin Road from two feet to zero feet and to eliminate all required landscape plantings within the yard;
- A variation from Section 26.4-2 and Table 26.5 of the Zoning Code to reduce the perimeter landscaping yard along Randall Road from four feet to zero feet and to eliminate all required landscape plantings within the yard; and,
- Variations from Section 26.4-6 and Table 26.6 of the Zoning Code to eliminate all required landscape plantings within the rear perimeter landscaping yard along the north property line and within the side perimeter landscaping yard along the east property line.

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 in their submitted application packet 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 drive-through 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 drive-through transaction services have become integral with modern financial services offered by institutions such as Consumers Credit Union, and CCU members rely upon drive-through conveniences and depend upon their availability. Staff notes that all three of the banking businesses in the Village along Randall Road already operate accessory

drive-through lanes, and finds that drive-throughs are customary at suburban financial institutions along major roadways like Randall Road. Therefore, staff finds that the proposed drive-through would be desirable to provide a service to Lake in the Hills residents in that it would allow CCU to compete on an equal footing with nearby banks, and finds that approval of the requested drive-through would be in the interest of public convenience in that it would meet the expectation of CCU customers.

Next, staff has reviewed whether the proposed drive through 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. Staff notes that the nearest occupied residential properties are located over 900 feet away from the subject property on Village Creek Drive, and there are existing commercial developments between the subject property and those residences. Essentially, the property is in the middle of an established commercial area surrounded by existing commercial business. As such, staff finds that the proposed uses will be not detrimental to persons residing in the vicinity. Per Section 18.9 of the Zoning Code, a drive-through is required to include five vehicle stacking spaces for each drive-through service lane. As allowed by the zoning variations granted on January 8, 2004 by Ordinance 2004-07, the existing drive-through lanes on the north side of the building only have four vehicle stacking spaces per lane. Staff is not aware of the existing drive-through lanes having caused any detriment to persons working in the vicinity. The submitted plans show a reconfigured setup with three drive-through lanes on the east side of the building, with each lane having space for at least five vehicle stacking spaces, and the design also includes space for a bypass lane. Therefore, staff finds that the reconfigured drive-through will be an improvement over the configuration of the existing drive-through, and as such will not be detrimental to persons working in or visiting the adjacent businesses. Further, as noted on the submitted application form, staff finds that the proposed development should only have a positive effect on the value of the surrounding commercial properties in that adjacent businesses will benefit from the new clientele that will be brought to the area by the credit union.

Third, staff has reviewed whether the reestablishment of the drive through will impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district. The adjacent property to the north is already developed with a Tommy's Red Hots drive-through restaurant, and the applicant has revised the plans based on staff's review comments to ensure that the proposed development work does not encroach onto the adjacent restaurant property. The adjacent property to the east is already developed as the parking lot for a U-Haul storage and rental business. Due to the fact that the properties to the west and south are separated from the subject property by the wide rights-of-way of Randall Road and Algonquin Road, staff finds that the proposed drive-through will have no effect on the development potential of the nearest properties to the west and south. Therefore, staff finds that the reestablishment 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 development is a retail financial institution with a drive-through, which is commercial in nature.

Next, staff has considered the amount of traffic congestion or hazards, if any, that may occur as a result of the reestablishment of the conditional use, as well as the extent and adequacy of pedestrian

and vehicular access and circulation. Per Section 18.9 of the Zoning Code, the proposed use would be required to provide one parking space for every 200 square feet of building area. Therefore, 23 parking spaces would be required for the 4,570-square-foot building. A zoning variation granted on January 8, 2004 by Ordinance 2004-07 reduced the number of required parking spaces from 23 to 18. The site currently includes only ten parking spaces. The submitted plans show the parking lot to be reconfigured to provide the minimum of 18 parking spaces required by Ordinance 2004-07, including seven spaces on the north side of the building, seven spaces on the south side of the building, and four perpendicular parking spaces along the western lot line adjacent to Randall Road. Staff finds that the 18 parking spaces will be sufficient to meet the needs of the facility. As detailed above, a sufficient number of vehicles could be stacked in the drive-through lanes without blocking any offsite areas. Therefore, staff finds that the proposed use will not result in additional traffic congestion or hazards.

Further, the redesigned drive-through layout will result in the site entrance driveway being moved north from the middle of the eastern property line to the far northeastern corner of the property. This will create additional stacking space along the existing shopping center roadway to the east between Algonquin Road and the site entrance driveway, which will improve vehicular safety. However, staff notes that the shopping center roadway to the east is on private property. The subject property has the benefit of an access easement for the existing entrance driveway, but the easement does not extend north to the proposed new driveway location. CCU will need to obtain new easement rights from the adjacent property, and the applicant has indicated that they are currently in negotiations with the seller of the property (McHenry County) and the owner of the adjacent property (Amerco Real Estate Co) to obtain the necessary easement rights. Therefore, if the Planning and Zoning Commission recommends approval of the conditional use, staff suggests that the recommendation include the condition that the applicant must obtain a permanent easement from the owner of the adjacent property to the east with the PIN 19-29-151-032 to allow construction of the new entrance driveway shown on the submitted plans and to allow access to the driveway by the public.

Regarding pedestrian accommodations, staff notes that the onsite walkways will remain the same on the western front side of the building, and that new concrete walkway will be constructed along the north side of the building to allow pedestrians to walk from the new northern parking spaces to the front entrance of the building. Therefore, staff finds that pedestrian access will be adequately accommodated by the proposed development.

In review of the extent that the conditional use can be adequately served by essential public facilities and services and private utilities, staff notes that all utilities are already in place. The applicant has indicated that the existing utilities are adequate for CCU's needs.

Finally, staff has examined whether the proposed use will comply with the regulations and conditions specified in the Zoning Code for such uses. The applicant's full submittal was reviewed for code compliance by the Village Engineer and the Community Development Department, and the Village provided the applicant with a review letter containing a list of comments. The applicant has had the plans and documents fully revised to comply with the Village's review comments, and the revised plans are included with this report. Other than as detailed in the section of this report below regarding several zoning variation regarding setbacks and landscaping, the plans generally comply with the Zoning Code requirements. Staff finds that there only minor details remaining that will need to be resolved before a site development permit can be issued. Therefore, if the Planning and

Zoning Commission recommends approval of the conditional use, staff suggests that the recommendation include the condition that final engineering details must be submitted to the Village and shall be subject to final approval by the Village Engineer.

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 2450 W. Algonquin Road is necessary and 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 the proposed drive-through will allow Consumers Credit Union to compete on an equal footing with nearby banks, and in that drive-through service would meet with the expectation of Consumers Credit Union customers.*
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 drive-through is not located close to residential properties, in that the drive-through includes sufficient vehicle stacking spaces, and in that the reestablishment of a drive-through on the subject property should only have a positive effect on the value of the surrounding commercial properties.*
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 to the north and east are already developed with commercial uses, and in that the properties to the south and west are separated from the subject property by the Randall Road and Algonquin Road rights-of-way.*
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*

Future Land Use Map calls for commercial development on the subject property and the proposed use is commercial.

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 congestion or hazards in that sufficient parking spaces and drive-through stacking spaces are provided, and in that adequate new pedestrian facilities will be constructed, subject to the condition that the applicant must obtain a permanent easement from the owner of the adjacent property to the east with the PIN 19-29-151-032 to allow construction of the new entrance driveway shown on the submitted plans and to allow access to the driveway by the public.*
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 property.*
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, subject to the condition that final engineering details must be submitted to the Village and shall be subject to final approval by the Village Engineer, and subject to the granting of several requested zoning variations regarding parking lot setbacks and perimeter landscaping.*

Analysis - Zoning Variations

As detailed at the beginning of this report, the applicant has requested approval of several zoning variations from Section 18 of the Zoning Code regarding parking setbacks and from Section 26 of the Zoning Code regarding perimeter landscaping. In 2018 the Village processed and approved a group of similar variations in an attempt to resolve zoning compliance issues anticipated to be caused by the acquisition of additional right-of-way for the construction project to widen Randall Road and Algonquin Road. The 2018 variations were granted to 22 different properties affected by the construction project. As the variations relate to the subject property at 2450 W. Algonquin Road, the property was vacant at the time and it was unknown what changes to the property would be required for any new tenant. Therefore, the 2018 variations simply reduced the standards to match the existing conditions. Now that a specific business desires to use the property, the variations need to be altered slightly to accommodate the specific needs of the new business, as described below.

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. Due to the fact that all of the requested variations are directly related to the above-mentioned environmental deed restrictions and the previous variations regarding adjacent right-of-way acquisition, staff will analyze all of the variations together as a group.

Staff has reviewed whether the subject property could yield a reasonable return if required to comply with the minimum parking setback and perimeter landscaping requirements. As noted on the submitted application, the deed restrictions on the property mandate an engineered barrier, and the barrier could not be installed if the setback and landscaping standards were required to be met. Due to the deed restrictions, Consumers Credit Union (CCU) could not use the property without the variations, and the property would remain vacant and unused without the variations. These conditions would likely affect other potential users as well, which would diminish the return that the owner could receive from the property. 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 detailed above, the IEPA has already issued a No Further Remediation Letter, yet the restrictive covenants from the deed remain in full force and can only be waived by the parent company of Amoco Oil Company. The other gasoline stations in the vicinity within the Village along Randall Road and Algonquin Road were constructed much more recently with newer technology to control leaking underground storage tanks, and as such do not have to deal with such restrictive covenants at this time. Therefore, staff finds that the restrictive covenants are a unique circumstance that supports the variation requests.

Staff has reviewed whether the variation, if granted, would alter the essential character of the locality. The previous use and the proposed use are both financial institutions with drive-through lanes, and both uses would have the same character. Regarding the parking setback and landscape variations, the site currently has almost no remaining landscaping, and staff finds that the minor setback changes of two to four feet would not likely be noticed by visitors to the site or adjacent properties. Therefore, staff generally finds that the granting of the requested variations would not alter the character of the area. However, it should be noted that the applicant's plans call for staining portions of the existing brick exterior of the building, and covering other portions of the existing brick with new engineered cladding. Therefore, to ensure that the revised exterior of the building does not alter the character of the area, if the Planning and Zoning Commission recommends approval of the variations, staff suggests that the recommendation include the condition that the building must include decorative exterior elevations consisting of a minimum of 75 percent brick, stone, or other masonry material in compliance with Section 24.16 of the Municipal Code.

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 notes that the shape of the property has been drastically changed by the right-of-way acquisition along Randall Road and Algonquin Road, and finds that this physical condition of the property brings a hardship upon the owner.

As detailed above, staff believes that the subject property is unique regarding the deed restrictions that require an engineered barrier of concrete or asphalt. Therefore, staff finds that the conditions upon which the petitions for variation are based would not be applicable generally to other properties within the same zoning classification.

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

would not increase the amount of money that CCU could generate from the property. Rather, the variations would be required to allow any use of the property due to the deed restrictions. Further, staff notes that the applicant will actually spend an increased amount of money to expand the engineered barrier and bring it into compliance with the deed restrictions.

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 property was used by a previous owner as a gasoline station with underground storage tanks prior to 2004, and the current owner only obtained title to the property in 2023. The applicant did not place the deed restrictions on the property, and was not involved with the right-of-way expansion.

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, the restrictive covenants that require the property to be covered with an engineered barrier consisting of concrete or asphalt were put in place to protect the public from potential hazardous material contamination. Therefore, the variations will generally protect the public welfare and will not cause injury to other properties in the vicinity. However, staff finds that the landscaping that would be required by the Zoning Code also would provide positive environmental and aesthetic benefits to the public. The plan shows two areas of the pavement along the western lot line that include diagonal striping as if they are unnecessary for vehicular traffic. These two areas could include landscaped planting if the engineered barrier were not required. Therefore, if the Planning and Zoning Commission recommends approval of the variations, staff suggests that the recommendation include the condition that these two diagonal striped areas shown on the plan must be landscaped in the future in compliance with Section 26.4-2 and Table 26.5 of the Zoning Code if the restrictive covenants are ever waived in writing by the parent company of Amoco Oil Company.

Further, staff notes that the site plans and renderings in the submitted drawing set show three parking lot landscape islands around the building, and show landscaping to be provide within raised planters. Specifically, the area of these parking lot islands includes the required engineered barrier, but landscaping is still proposed to be included in large planting boxes that extend a few feet above the barrier. To ensure that these landscape islands are still code compliant, if the Planning and Zoning Commission recommends approval of the variations, staff suggests that the recommendation include the condition that live plantings must be maintained in the raised planters to meet the intent of the requirements in Section 26.10-3 of the Zoning Code subject to review and approval by the Director of Community Development per Section 26.14 of the Zoning Code.

Finally, staff has reviewed whether the proposed variations 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. As noted above, the required engineered barrier will ensure that visitors to the site and vicinity have an adequate supply of clean air and are not exposed to air polluted by motor fuel fumes. Certainly, the expansion of pavement and reduction in landscaping will not increase danger of fire. Further, the property has been vacant and used for 10 years, and the granting of the variations will allow a business to once again use the property and bring increased activity and vitality to the area, which will only have a positive effect on property values in the vicinity.

Findings – Summary, Zoning Variations

Based on the analysis noted above, staff offers draft findings that support the approval of the requested variations. 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 Variations

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 variations due to the restrictive covenants that require the property to be covered with an engineered barrier to protect the public from potential hazardous material contamination.*
- B. The plight of the owner is due to unique circumstances: *The plight of the owner is due to the unique circumstance that no other properties in the vicinity are subject to restrictive covenants that require the property to be covered with an engineered barrier due to the former use of the property for a gasoline station.*
- C. The variation, if granted, will not alter the essential character of the locality: *The variations, if granted, would not alter the essential character of the locality, in that the parking setbacks and landscaping would be very similar to the existing conditions on the subject property, subject to the condition that the building must include decorative exterior elevations consisting of a minimum of 75 percent brick, stone, or other masonry material in compliance with Section 24.16 of the Municipal Code.*

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 size and shape of the property has been significantly altered due to adjacent right-of-way acquisitions.*
- 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 the variations is based would not be applicable generally to other property within the same zoning classification, in that the subject property is uniquely restricted by covenants that require the property to be covered with an engineered barrier to protect the public from potential hazardous material contamination.*

- 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, in that the variations would not increase the amount of money that Consumers Credit Union would generate from the property.*
- 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 the seller and the applicant did not place the deed restrictions on the property, and in that Consumers Credit Union was not involved with the adjacent right-of-way expansion.*
- 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 required engineered barrier protects the public welfare, subject to the condition that the two diagonal striped areas shown on the plans along the western lot line must be landscaped in the future in compliance with Section 26.4-2 and Table 26.5 of the Zoning Code if the restrictive covenants requiring an engineered barrier are ever formally waived in writing, and subject to the condition that live plantings must be maintained in the raised planters shown in the three parking lot landscape islands on the plans to meet the intent of the requirements in Section 26.10-3 of the Zoning Code and subject to review and approval by the Director of Community Development per Section 26.14 of the Zoning Code.*
- 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 variations will not impair an adequate supply of light and air to adjacent properties 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 the restrictive covenants that require the property to be covered with an engineered barrier will protect the public from potential hazardous fumes, and in that the renewed activity on the long-vacant property will only have a positive effect on property values in the vicinity.*

ATTACHMENTS

1. Exhibits
2. Application Packet
3. Plan Set

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 for a drive-through;
- variations from Section 18.6-2 of the Zoning Code to allow parking spaces to be located within required front yards along Algonquin Road and Randall Road with a setback of zero feet;

- variations from Section 26.4-2 and Table 26.5 of the Zoning Code to reduce the perimeter landscaping yards along Algonquin Road and Randall Road to zero feet and eliminate all required landscape plantings within the yards; and,
- Variations from Section 26.4-6 and Table 26.6 of the Zoning Code to eliminate all required landscape plantings within the perimeter landscaping yards along the north and east property lines,

all to allow for the development of a Consumers Credit Union business with three drive-through lanes on the property at 2450 W. Algonquin Road, per the findings and with the five conditions noted in the staff report dated April 15, 2024.

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

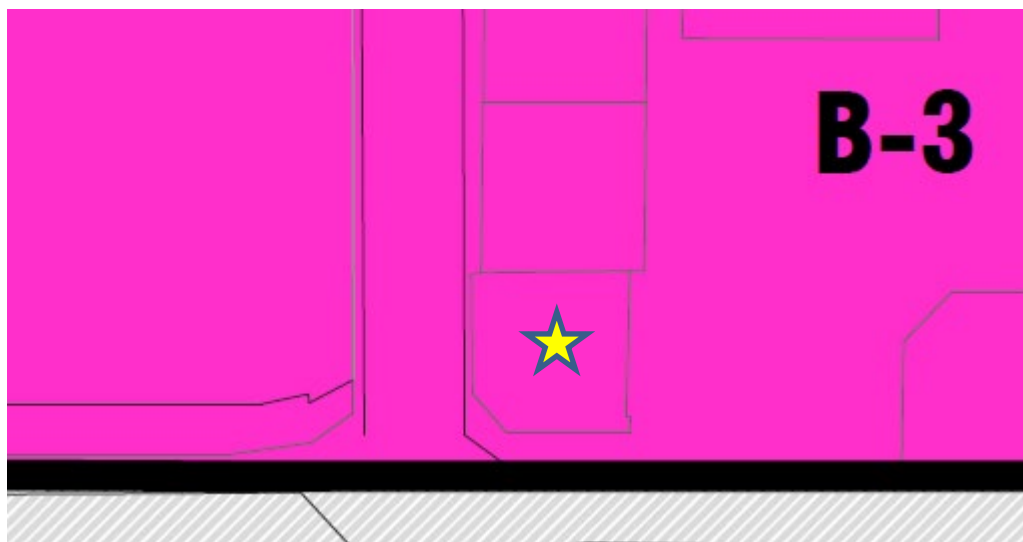
1. The applicant must obtain a permanent easement from the owner of the adjacent property to the east with the PIN 19-29-151-032 to allow construction of the new entrance driveway shown on the submitted plans and to allow access to the driveway by the public.
2. Final engineering details must be submitted to the Village and shall be subject to final approval by the Village Engineer.
3. The building must include decorative exterior elevations consisting of a minimum of 75 percent brick, stone, or other masonry material in compliance with Section 24.16 of the Municipal Code.
4. The two diagonal striped areas shown on the plans along the western lot line must be landscaped in the future in compliance with Section 26.4-2 and Table 26.5 of the Zoning Code if the restrictive covenants requiring an engineered barrier are ever formally waived in writing.
5. Live plantings must be maintained in the raised planters shown in the three parking lot landscape islands on the plans to meet the intent of the requirements in Section 26.10-3 of the Zoning Code and subject to review and approval by the Director of Community Development per Section 26.14 of the Zoning Code

Conditional Use for a Drive Through and Variations for Consumers Credit Union at 2450 W Algonquin Road



1. EXHIBITS

ZONING MAP



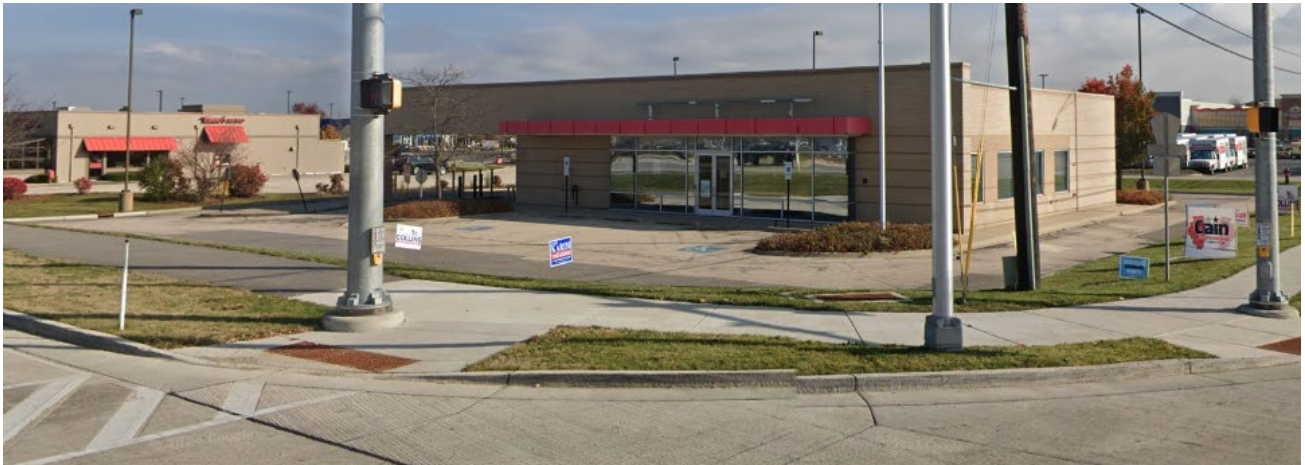
FUTURE LAND USE MAP



AERIAL PHOTO



SITE PHOTO



General Information Narrative

Regarding

Consumers Credit Union

2450 W. Algonquin Road, Lake In The Hills, IL 60156

March 8, 2024

Introduction:

Consumers Credit Union (CCU), an Illinois Chartered Credit Union, chartered in 1930, has thrived during its first century as a member-owned, member-focused, credit union. That's because CCU has consistently championed the credit union philosophy of "people helping people," a philosophy that has defined their organization from their inception. The focus of CCU is on the specific financial needs of their members and their services are customized uniquely to them. CCU offers a complete array of products and services to their members including checking, savings, debit and credit cards, vehicle and consumer loans, money market accounts and certificates, and a variety of mortgage products. The proposed location, at 2450 W. Algonquin Road, offers appropriate building orientation and square footage, established site circulation routes, and reasonable site access to regional traffic patterns. The location also offers an excellent sustainable opportunity to re-purpose a vacant and deteriorating site and building into a refreshed and functional facility that the Village and CCU can be proud of. CCU is thrilled with the opportunity to offer a branch location in Lake In The Hills, and feels they are a perfect fit for the surrounding region.

Project goals:

CCU is proposing to renovate and occupy the existing building and adjust the existing site to best serve their members, staff, and all visitors accessing their facilities.

Site: Proposed site modifications include:

- Modifying the existing East entry point to the site from the existing minor street, to position it further from the intersection with W. Algonquin Road. This will allow for a greater vehicular stack involving vehicles turning on to W. Algonquin Road as needed.

- Removing the existing 1,730 sq ft drive-up canopy and associated site improvements, and establish a new 545 sq ft drive-up canopy in a new location that will offer safer exiting conditions and accommodations for more cars than are required by the local ordinance.
- Renovating driveway and parking surfaces and perimeter curbs.
- Increasing the number of parking spaces to meet ordinance requirements.
- Improving site conditions to offer better accessibility for CCU staff and visitors.

Building: Proposed Building modifications include:

- Renovating and restoring the existing building shell in its current position on the site. The intent is to work within the limits of the existing building shell perimeter.
- Enhancing and improving the existing building façade's to reflect a more modern and relevant appearance that appropriately represents CCU's business moving forward.

General Information:

Consumers Credit Union hours of operation

Lobby Hours:

- Monday – Thursday: 9am – 5pm
- Friday: 9am – 6pm
- Saturday: 9am – 1pm

ATM Services will be available 24/7

ATM with Video Teller Assistance Drive-Up

- Monday – Friday: 8am – 6pm
- Saturday: 8am – 2pm

Number of employees working from this facility:

- Typical number of staff at this location = 4

Existing Conditions:

Zoning:

B - 3, General Business District

- **Section 5 – Use Districts**, identifies 2450 W. Algonquin Road as being in the B – 3, General Business District.

Existing Orientation:

- The proposed location for CCU, at 2450 W. Algonquin Road, is on an existing previously developed site, within an existing structure, and positioned at the Northeast intersection of W. Algonquin Road and Randall Road.
- W. Algonquin Road and Randall Roads are identified as Arterial Roadways per the definitions explained in **Section 1, General Provisions in the Subdivision Control Ordinance**.
- Access off of Randall Road on to Acorn Ct. Acorn Ct. extends to the East and North as a Minor Street and transitions into an access drive as vehicles turn South. Then, the access drive extends South to the Northeast corner of the site where the site entrance is.
- The site is bordered by B-3 General Business uses in Lake In The Hills to the East, North, and across Randall Road to the West. Adjacent B-3 uses surrounding the site include:
 - “At Home” Store and associated U-Haul vehicle storage lot, to the East
 - “Tommy’s Red Hots” catering, dining, and drive-thru, to the North
 - A “Walgreens,” and a large retail center to the West, across Randall Road

And, in the Village of Algonquin across W. Algonquin Road to the South

- A Mobil Gas Station with a 7-Eleven on the Southwest corner
- A Jewel-Osco store on the Southeast corner.

Existing improvements:

- The current site is 25,460 square feet, (.58 acres)
- The existing building on the site is a 4,570 square feet single story masonry structure
- There is an existing 1,730 sq ft, three lane, Drive-through canopy with a bi-pass lane on the North side of the building
- The existing site has 10 parking spaces
- The existing vehicular ingress / egress point for the site connects to an access drive to the East.

Existing Vehicular and Pedestrian Circulation:

Vehicular Site Access:

- Current site access from westbound W. Algonquin Road is on to an existing access drive, and from that access drive, directly in to the site entrance at the Northeast corner of the site.

And,

- Current site access from northbound Randall Road is on to an existing minor street (Acorn Ct.), and from that minor street on to an access drive as vehicles traverse South on the access drive to the site access point at the Northeast corner of the project site.
- There is one in / out vehicular access point on to, and exiting from, the site.

On-Site Circulation:

- Current on-site vehicular circulation flows counter clockwise.

Pedestrian:

- Currently there is limited pedestrian and bicycle access to this site.

Previous Tenant:

The existing 4,570 sq ft building with a 1,730 sq ft drive-through canopy was constructed in 2004 and originally occupied by Bank of America. The structure is currently unoccupied, and has been since 2014.

Proposed Project: Site and Building

Zoning District: B-3 General Business District

- The proposed project would take the existing 4,570 sq ft building and renovate it to become a new Consumers Credit Union branch. The existing North facing 1,730 sq ft drive-through canopy would be removed in its entirety and a new 545 sq ft drive-through canopy would be constructed as a closely positioned accessory structure oriented to the East. Drive-through access would continue to run counter clockwise with the site, but other vehicular circulation and parking would be clockwise with the site.
- **Zoning Ordinance Sections 8 and 11** identify the CCU operating use as acceptable under the category of Office/Service – Business/Professional.
- **Zoning Ordinance Section 11, Permitted and Conditional Use Chart** identifies the CCU drive-through function as a **Conditional Use** that will require additional consideration and approval.

Section 8.2-4 B-3, General Business District

Purpose: “The B-3 District is established to provide for a more intense amount of business than found in the B-2 District. This district will provide a large variety of facilities, stores and services.”

Section 8.4 Business Districts Bulk Chart: For B-3, General Business District

Lot Area, Parcel Area & Frontage:

(a) Minimum Area: 10,000 Square Feet – Based upon the most recent property survey, the project site area is 25,460 square feet, **(Conforms)**

(b) Minimum Width of Frontage: 50 feet – Project site has 169.21’ along the South property line parallel to W. Algonquin Road and 152.75’ along the West property line parallel to Randall Road, **(Conforms)**

Yard Requirements for Building:

(c) Minimum Front Yard: 20 Feet – Per granted Ordinance 2018-16

- South – 21’ – 9” **(Conforms)** - On February 22, 2018, the President and Board of Trustees passed Ordinance 2018-16, granting variations regarding building setback requirements to reduce the front yard requirement from 30 feet to 20 feet along Algonquin Road. This variation runs with the land.
- West – 57’ – 3” 30’ per code. **(Conforms)**

- (d) Minimum Rear Yard: 25 Feet
- North – 54' – 8-1/2" **(Conforms)**

- (e) Minimum Side Yard: 15 Feet
- East – 47' – 2-1/2" **(Conforms)**

- (f) Drive-through Structure:
- North – 45' – 5" **(Conforms)**
 - East – 15' – 0" **(Conforms)**

Bulk Limits:

- (g) Height Limit for Principal Use: 35 feet or 2 stories
- Primary Structure – Top of parapet is 19' – 0" **(Conforms)**
- (h) Height Limit for Accessory Use: 20 feet or 1 story
- Drive-up Canopy - Top of Drive-up Canopy is 13' – 0" **(Conforms)**

Section 13: Accessory Structures

Section 13, Accessory structures identifies “Fences and Walls” as Accessory Structures that are allowed in, side or rear, yards. CCU is proposing to construct a Trash and recycling structure adjacent to the primary structure at the North elevation.

Section 16: Signs

Section 16: Signs indicates that wall and ground signs are allowed in the B-3 General Business District. This petition is requesting that wall mounted signs be considered.

Section 16.7 indicates that wall and ground mounted signs are allowed in the B-3, General Business District

Section 16.7-2 indicates that, for “Non-Residential, Single Tenant Buildings”, in zoning districts B-2, B-3, B-4, B-5, one wall sign is allowed per building elevation. Signs are not to exceed 2 square foot for each lineal foot of building frontage, with a maximum sign size of 100 sq ft., Signs shall not exceed the height of the main wall of the building.

Proposed signage – Wall Signs

Section 16.2-4: Sign Area

- North Elevation = 67'-6" long
 - This allows for a sign that is up to 135 sq ft, implies 100 sq ft max
 - The proposed wall sign = 62.54 sq ft, mounted below the building parapet **(Conforms)**
 -
- West Elevation = 76'-8" long
 - This allows for a sign that is up to 153 sq ft, implies 100 sq ft max
 - The proposed wall sign = 62.54 sq ft, mounted below the building parapet

(Conforms)

- South Elevation = 62'-6" long
 - This allows for a sign that is a maximum of 125 sq ft, implies 100 sq ft max
 - The proposed wall sign = 62.54 sq ft, mounted below the building parapet
(Conforms)

- East Elevation = 73'-8" feet long
 - This allows for a sign that is a maximum of 147 sq ft, implies 100 sq ft max
 - The proposed wall sign = 62.54 sq ft, mounted below the building parapet
(Conforms)

Section 16.2-7: Illumination

- All wall mounted signs will be internally illuminated with white (non colored) lamps and will not exceed the lighting intensity limit of 70 foot-candles measured with a standard light meter perpendicular to the face of the sign, at a distance equal to the lesser dimension of the sign, whether that is the measurement of the height or the width.

Section 18: Off-Street Parking and Loading:

18.2-3 – Existing Parking and Loading Spaces:

- Accessory off-street parking and loading spaces in existence as of the effective date of this Zoning Code shall not be reduced to a number less than required by this **Section 18** for equivalent new construction. The existing site currently has 10 parking spaces.

- **Section 18.8-4, Loading Space:** The existing structure, including the accessory drive-through canopy, are less than 40,000 sf. therefore no off-street loading spaces are required.

18.2-6 - Required Parking:

- For this project, the most restrictive use implies 1 space for each 250 sf. of gross floor area of building less space used for Utilities (140 sf.), Suppression System Equipment Closet (10 sf.), Janitors Closet (15 sf.), Roof Access Closet (35 sf.) and Toilet Rooms (140 sf.) . The building is 4,570 sf. less 340 sf. = 4,230 sf. which requires 16.92 spaces. The petitioner intends to provide 18 parking spaces. **(Conforms)**

18.4-3b – Light Intensity

- Light intensity at a property line abutting a non-residential property right-of-way shall not exceed 0.5 foot candle. It is the intent of this petition to provide all sight lighting from fixtures mounted to the walls of the primary structures and not exceed the required light levels at the property lines

Section 18 -Parking Setbacks:

Section 18.6-2 “Yards adjoining streets: With the exception of single family and two family dwellings, off-street parking spaces and access drives shall not be located within a required front yard, except that an access drive generally perpendicular to such right of way may traverse such yard.”

Zoning Code Section 18.6-2 - Due to existing conditions on this site. The petition does intend to renovate the existing parking and drive isle surface conditions.

Note:

On February 22, 2018, the President and Board of Trustees passed Ordinance 2018-16, granting variations regarding building setback, elimination of some landscaping requirements, further reductions to perimeter landscaping setbacks, and further reductions to the parking setbacks. The variations were granted to the subject property and run with the land.

Front – Algonquin Road

Section 18.6-2 – Was modified to reduce the parking setback from 30 feet to 2 foot along Algonquin Road.

- The CCU petition is requesting that the setback be reduced to 0 feet to allow the existing drive to remain as currently constructed. (**Variation Required**)

Front Yard (Side) – Randall Road

Section 18.6-2 – Was modified to reduce the parking setback from 30 feet to 4 foot along Randall Road.

- The CCU petition is requesting that the setback be reduced to 0 feet to allow for 4 parking spaces to be established and so the site parking can comply with the Village requirement of 16.92 spaces. (**Variation required**)

Rear Yard (North) & Side Yard (East)

- No parking setbacks required

Drive-Thru

Ordinance 2004-06 – Granted a “Conditional Use Permit” for a “Drive-Thru” Associated with a “Bank” for the Northeast corner of Randall Road and Algonquin Road. CCU is also requesting a Conditional Use approval for their use associated with a “Credit Union”. (**Conditional Use Approval Required**)

Section 18.9, Drive-Through Stacking – (18.3 “Minimum Off-Street parking Requirements”) - Was modified by **Ordinance 2004-07** to reduce the number of required stacking spaces for a drive-thru bank from (5) to 4.

- This use requires 4 stacking spaces, beyond the point of service, per each drive-through service lane. (**Conforms**)

Landscaping: Section 26

South Property Line:

In Ordinance 2018-16 – Section 3, regarding zoning ordinance Section 26, Table 26.5 – Landscape requirements were changed to reduce the landscape setback from 30 feet to 2 foot and waive the specific landscape requirements along Algonquin Road.

- The CCU petition is requesting that the landscape setback be reduced to 0 feet to allow the existing drive to remain as currently constructed. (**Variation Required**)

- The petitioner is aware that even though the landscape setback has been previously reduced to 2' by ordinance 2018-16, and now relief is being requested to reduce it to 0', the standards in Section 26.4-6 and table 26.5 for a business along a arterial road, every 100 lineal feet requires a 3 to 5' berm, 3 overstory trees, 1 understory tree, 2 evergreen trees, 9 large shrubs, and 6 medium shrubs, of which 33% or more must be evergreen may still apply. **A variation is being requested** for relief from this requirement due to insufficient space being available for this landscaping requirement.

West Property Line:

In Ordinance 2018-16 – Section 3, regarding ordinance Section 26, Table 26.5 – Landscape requirements were changed to reduce the landscape setback from 30 feet to 4 feet and eliminate the requirement for a berm and over-story trees along Randall Road.

- The CCU petition is requesting that the landscape setback be reduced to 0 feet to allow for 4 parking spaces to be established so the site parking can comply with the Village requirement of 16.92 spaces. (**Variation required**)
- The petitioner is aware that even though the landscape setback has been previously reduced to 2' by ordinance 2018-16, and now relief is being requested to reduce it to 0', the standards in Section 26.4-6 and table 26.5 for a business along a arterial road, every 100 lineal feet requires 1 understory tree, 2 evergreen trees, 9 large shrubs, and 6 medium shrubs, of which 33% or more must be evergreen may still apply. **A variation is being requested** for relief from this requirement due to insufficient space being available for this landscaping requirement.

North and East Property Lines:

In Ordinance 2004-07 – Section 4, regarding Section 26.3 “Perimeter Landscaping” A variation was granted along the North and East property lines to reduce the landscape setback from 10 feet to 0 feet. (**Conforms**)

North – (Rear yard) – This petition is working with zero landscaping along the North property line due to the existing conditions on this site, and due to the rear yard landscape setback being reduced to 0 feet by ordinance 2004-07. Any disturbance of the adjacent site as a result of new construction will be restored to current conditions.

The petitioner has been notified that even though the landscape setback has been reduced to 0', the standards in Section 26.4-6 and table 26.6 indicate that, involving a rear yard, the requirements for every 100 lineal feet for 2 overstory trees, 1 understory or evergreen tree, 9 large shrubs and 3 medium shrubs still apply. **A variation is being requested** for relief from these requirements due to insufficient space being available for this landscaping.

East – (Side yard) – This petition is working with zero landscaping along the East property line due to the existing conditions on this site and due to the side yard landscape setback being reduced to 0 feet by ordinance 2004-07. Site restoration work will take place to restore the adjacent property owners land due to disturbances by demolition and new construction.

The petitioner has been notified that even though the landscape setback has been reduced to 0', the standards in Section 26.4-6 and table 26.6 indicate that, involving a side yard, the requirements for every 100 lineal feet for 2 overstory trees, 1 understory or evergreen tree, 9 large shrubs and 6 medium shrubs still apply. **A variation is being requested** for relief from these requirements due to insufficient space being available for this landscaping.

Summary

The goal for this design and construction effort is to establish a functional and safe facility for Consumers Credit Union to grow their business, serve their members, and be a positive influence throughout the Lake In The Hills community. The re-purposing of this structure and site is excellent for this use and a positive approach to sustainability. Consumers Credit Union looks forward to joining the Lake In The Hills business community.

MEMORANDUM

Date: March 7, 2023

To: Consumers Credit Union

From: Husch Blackwell LLP

Re: 2450 W. Algonquin Road, Lake in the Hills, Illinois 60156 – Special Warranty Deed

This Memorandum summarizes the Special Warranty Deed (or “Deed”) recorded against 2450 W. Algonquin Road, Lake In The Hills, Illinois 60615 (“Property”). The Special Warranty Deed was recorded against the Property during the conveyance from BP Products North America, Inc. (“BP” or “Grantor”) to Chicago Title Land Trust Company on October 15, 2003. The Special Warranty Deed runs with the land during subsequent transactions and contains several restrictive covenants that remain in effect indefinitely unless waived in writing by the Grantor.

The restrictive covenants pertain to the Property’s historical use as a filling station and now removed underground storage tanks (“USTs”). The USTs were issued No Further Remediation (“NFR”) letters from the Illinois Environmental Protection Agency for those incidents in 1998 and 2008, respectively, but a low level of petroleum contamination may still exist. Upon purchase, Consumers Credit Union (“CCU”) would become a “Grantee” in place of Chicago Title Land Trust Company and must follow all of the stated obligations and restrictions in the Deed. This Memorandum provides a summary of each restrictive covenant in the Deed and provides a description of the resulting implications on CCU’s intended future use of the Property and required coordination with BP.

Overall, CCU is confident that their intended future development abides by the restrictive covenants in the Special Warranty Deed. With minor accommodations from the Village of Lake in The Hills (the “Village”) regarding the preservation and restoration of impervious surfaces opposed to certain landscaping requirements, CCU believes the proposed development will substantially upgrade the Property and surrounding area.

I. Soil and Excavation Requirement

Under the Deed, no soils shall be excavated at or removed from the Property, unless the soil is excavated and/or removed and taken to a disposal facility approved in writing in advance by BP. Any Soil management, excavation and removal at or from the Property must be governed by a written Soil Management Plan (or “Plan”) in form and substance acceptable to BP. BP is not obligated to pay any cost related to the excavation and/or development of the Property. Grantee

HUSCH BLACKWELL

Parties shall be solely responsible for any and all soil excavation, hauling, transportation, and disposal costs pursuant to the Soil Management Plan.

Implications on Design and Construction: To comply with this restrictive covenant, CCU has engaged Terracon Consultants Inc. (“Terracon”) to prepare the Soil Management Plan. Once prepared, CCU will seek BP’s approval of the Plan through its counsel. CCU will provide a copy of the Plan to the construction contractor to facilitate the construction contractor’s compliance with the Soil Management Plan during construction and that the excavated soil is taken to a disposal facility licensed for petroleum-contaminated soils.

II. Basement/Excavation Restriction

Under the deed, no basements or other underground improvements, except for building footings and underground utilities, will be constructed on the Property.

Implication on Design and Construction: CCU’s proposed use will not require a basement or other underground improvements. The only required excavation will be the footings associated with the canopy relocation and curb restoration. CCU anticipates a total of 395 cubic yards of soil excavation.

III. Relocation of Monitoring Wells and Remediation Equipment

Under the Deed, in the event that monitoring wells or other remediation equipment (collectively the “Remediation Equipment”) owned by Grantor or its contractors or consultants are: (i) present at the Property, (ii) subsequently required to be present on the Property by any local, state, or federal agency having jurisdiction over the Property, or (iii) otherwise installed at the Property by Grantor or its contractors or consultants, no Grantee Party will interfere with the use or operation of the Remediation Equipment, or damage or destroy (or permit the damage or destruction of) any Remediation Equipment. No Grantee Party shall remove or relocate any Remediation Equipment without the prior written consent of Grantor. The Grantee bears all costs associated with damage to or destruction of Remediation Equipment.

Implication on Design and Construction: CCU has verified that all monitoring wells once present on the Property were properly closed, sealed, and removed with notice provided to the McHenry County Department of Health. CCU has no knowledge of any Remediation Equipment currently at the Property and does not anticipate needing to adjust design or construction plans to accommodate either legacy monitoring wells or Remediation Equipment.

IV. Condition 4: Engineered Barrier Preservation

Under the Deed, all portions of the Property, must at all times be covered with an engineered barrier consisting of a concrete or asphalt surface, or such other impermeable surface which is approved by applicable state or federal regulations, and which is sufficient to inhibit the inhalation or ingestion of contaminated media and to impede contaminant migration to any groundwater at or adjacent to the Property. Concrete or asphalt surface on the Property must be maintained and kept in good repair in compliance with all laws, rules, restrictions, ordinances and court orders.

Implication on Design and Construction: According to architectural models, 23,790 square feet (or 93.4%) of the Property is covered by an impervious surface that serves as part of the engineered barrier. To abide by the restrictive covenant, CCU must implement a design that preserves the totality of the existing engineered barrier. This means that by law, CCU cannot remove or alter the existing impermeable surfaces without replacing or restoring that areas. Accordingly, CCU cannot incorporate certain landscaping design elements required by the Village. Therefore, it is both (i) best practice for environmental contamination exposure avoidance and (ii) required under the Special Warranty Deed for CCU to preserve the engineered barriers that exist in the form of curbs, parking lots, buildings, and other concrete, asphalt, and other impermeable surfaces. To abide by the restrictive covenant, CCU cannot incorporate landscaping that replaces existing impermeable surfaces or exposes any existing soils.

V. Construction Worker's Caution Statement

Under the Deed, the Grantee and the other Grantee Parties shall cause all construction workers performing or assisting with such activities to be notified of possible petroleum hydrocarbon encounters and appropriately trained and certified in accordance with all environmental, health and safety laws, rules, regulations and ordinances, including, without limitation, any and all Occupational Safety and Health Administration (OSHA) Hazardous Waste Operations and Emergency Response (HAZWOPER) requirements (including, without limitation, those set forth in 29 CFR 1910.120). Such training shall at a minimum, include both an initial 40 hour and future 8-hour refresher training and certifications in compliance with OSHA HAZWOPER requirements and any similar applicable requirements.

Implications on Design and Construction: CCU will notify the construction contractor of the possible petroleum hydrocarbon and the requirements that all workers are appropriately trained and certified.

VI. Dealings with Governmental Authorities and Third Parties

Under the Deed, in the event that Grantee or any other Grantee Party receives any notices or correspondence from any local, state or federal governmental authorities or any third party relating to the environmental condition of the Property, Grantee or such Grantee Party (as applicable) shall immediately forward a copy of same to Grantor. Grantor shall have the right (but not the obligation) to participate with Grantee and the other Grantee Parties in negotiations with and submissions of reports and information, including permits, to any local, state and federal governmental authorities (including, without limitation, the Illinois Environmental Protection Agency). Except to the extent required under applicable law or by court order of a court of competent jurisdiction, neither Grantee nor any other Grantee Party shall submit reports or information regarding any environmental conditions present at (or migrating from) the Property which were caused by Grantor or during Grantor's ownership, use or operation of the Property, without the prior written consent of Grantor.

Implication on Development and Construction: CCU is not aware of any notices or correspondence from local, state, or federal governmental authorities related to the environmental condition of the Property. CCU is preparing a Phase I Environmental Site Assessment as standard due diligence associated with a property purchase.



McHenry County Purchasing
2200 N Seminary Avenue, Woodstock, IL 60098

February 27, 2024


Village of Lake in the Hills
600 Harvest Gate
Lake in the Hills, IL 60156

RE: 2450 W. Algonquin, Lake in the Hills, IL 60156; PIN 19-29-151-034 (the "Property")

To Whom It May Concern:

McHenry County, the owner of the Property, herein confirms that Consumers Credit Union, an Illinois state-chartered credit union, as the Contract Purchaser of the Property, and its representatives including Hezner Architects, are authorized to file and process applications for development approvals (including, without limitation, special use permits, zoning variances, and site plan approvals) with respect to the Property.

McHenry County

By: 

Name: Adam M. Letendre

Title: Director of Procurement & Special Services



PLANNING & ZONING APPLICATION

Property Information

Common street address: 2450 W. Algonquin Road ,Lake In The Hills, IL 60156

PIN (Property Index Number): 19-29-151-034

Current Zoning: B3, General Business District Proposed Zoning: B3, General Business District (No Change)

Current Use: Vacant, Previously a bank Proposed Use: Credit Union

Is the request consistent with the Comprehensive Plan? Yes

Number of Acres: 0.58 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): See Attached

Property Owner Information

Name(s): McHenry County - Adam M Letendre, Director of Procurement and Special Services

Business/Firm Name (if applicable): McHenry County

Address: 2200 N. Seminary Ave.

City/State/Zip: Woodstock, IL 60098

Phone Number: 815-334-4818

Email: purchasing@mchenrycountyil.gov

Applicant Information

Name(s): Scott Hezner - The Hezner Corporation as Agent for Consumers Credit Union

Business/Firm Name (if applicable): The Hezner Corporation

Address: 678 Broadway Street, Suite 100

City/State/Zip: Libertyville, IL 60048

Phone Number: 847-918-3800

Email: scotth@hezner.biz

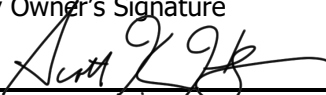
PLANNING & ZONING APPLICATION

Page Two

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	X	\$500 + \$10/ac over 2 ac	I	Yes	\$500
Rezoning		\$500 + \$10/ac over 2 ac	J	Yes	
Text Amendment		\$500	K	Yes	
Variance – Residential		\$100	L	Yes	
Variance – Non-Residential	X	0-2 ac = \$250 Over 2 ac = \$500	L	Yes	\$250
Development Plan Review		\$500 + \$10/ac	M	No	
Total Fees – add column 6 (Separate Check)					\$750
Additional Fees					
Stormwater Permit Application Fee to be paid at time of permit issuance (Separate Check) Minor = \$250 Intermediate or Major = \$1,000					
Reimbursement of Fees Required Appendix B = \$2,000 + \$100/acre for every acre over 5 acres (Separate Check)					\$2,000

If the Village provides a sign to publicize a public hearing related to this application, the applicant accepts responsibility to ensure the sign is returned within one week after completion of the hearing. The applicant further agrees that if the sign is not returned, they will compensate the Village \$75.00 to allow for a replacement of the lost sign and agrees the Village may withhold approval of their application until payment is received.

Property Owner's Signature _____ Date _____ *If Owner/Applicant is a School District please, fill out and submit Appendix N*

 03/08/2024

Applicant's Signature _____ Date _____

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

Appendix I Conditional Use

Complete and submit the following information along with the Development and Zoning Application. For more information, refer to the Village's published municipal and zoning codes at:

<http://www.lith.org/administration/page/municipal-code-zoning>

1. Read Appendix A regarding public notice and hearing requirements
2. Plat of Survey
3. Current Deed to verify property ownership
4. Development Plans (if applicable) 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
5. Appendix C -- Stormwater Application and associated reports, if applicable.
6. List of property owners within 250 feet in all directions (list parcel identification number, name, and street address) submitted. List of owners may be obtained from the Township Assessors Office. The number for Algonquin Township is (847) 639-2700 with offices at 3702 U.S. Highway 14, Crystal Lake. Grafton Township's phone number is (847) 669-3383 and its office is at 10109 North Vine Street, Huntley.
7. All documents and information necessary to comply with Village Ordinances.
8. Appendix B —Escrow (Reimbursement of Fees Agreement)
At the public hearing, please provide the Affidavit of Notice Certification of Newspaper Publication

Submit 1 printout 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.

Appendix I
Conditional Use

Conditional Use Applying For: See Attached Conditional Use Request

**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.**

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.**

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.**

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.**

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.**

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.**

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.**

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

Property Owner Signature Date

Applicant Signature Date

Conditional Use Request

Regarding

Consumers Credit Union

2450 W. Algonquin Road, Lake In The Hills, IL 60156

March 8, 2024

Conditional Use :

The petition being pursued involves Consumers Credit Union's proposal to renovate and occupy the existing site and building located at 2450 W. Algonquin Road, Lake In The Hills, IL 60156. The previous business on this site was a Bank of America branch constructed in 2004. The structure and site are currently unoccupied and have been since 2014. As part of this project, the petitioner is intending to remove the existing 1,730 sq ft drive-through teller improvements that were developed by the previous business and construct a new 545 sq ft drive-through accommodation for their members. Consumers Credit Union locations have drive-through ITM (Interactive Teller Machine) equipment accessible to their members that function as traditional ATM's but with a video feed to tellers that can assist them with their transactions. There are no direct pneumatic tube connections from the building to the points of transaction, only power and low voltage provisioning for the equipment and security. These ITM's can function as traditional ATM's so they will be accessible to their members 24 hours each day and 7 days each week. CCU is requesting Conditional Use approval because the ITM's are a drive-through function that requires Conditional Use approval.

The Conditional Use being pursued to allow this petition to move forward includes:

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

Question:

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?"*

Response:

Drive-through transaction services have become integral with modern financial services offered by financial institutions, and are considered critical in how people manage their personal and business finances on a daily basis. CCU members rely upon drive-through conveniences and depend upon their availability. By allowing these services to become available it will contribute to the ability for people to engage in personal and business transactions with neighborhood, community, and regional businesses that they need and depend on.

Appendix I Conditional Use

Question:

2. *“That the proposed use, under the circumstance 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.”*

Response:

Granting the Conditional use will allow an existing unoccupied building and site to become active again. This activity along with the refreshed aesthetics will offer something new to the immediate region and will likely bring new clientele to the surrounding businesses. New projects bring new energy and the proposed project will offer a reasonable and well suited use moving forward. The public and surrounding business properties will benefit from this business as Credit Unions offer something different. The improvements needed to establish a fully functional Credit Union will not be detrimental to surrounding businesses or properties in any way. Financial institutions are integral components within communities that provide services that assist people with their daily needs. CCU feels they will be a custom fit for this site, Lake In the Hills community, and surrounding region.

Question:

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.”*

Response:

Properties surrounding the proposed site have been previously developed and exist with businesses that have been in place and active for many years. The orderly development of this region has occurred and the development of CCU branch location on the proposed site will not, in any way, adversely affect what has already occurred. The use would change from the previous use which was a Bank, to a new use being a Credit Union, but this would not change the basic nature of how the property essentially functioned previously, and therefore would not change the character of the locality. This site would be re-energized, and the renovated architecture, materials, and signage would refresh the character of the site and offer a new and modern face for the Northeast corner of W. Algonquin Road and Randall Road.

Question:

4. *“The extent to which the conditional use is harmonious and compatible with the goals and objectives of the Village’s comprehensive planning documents.”*

Response:

- We could find nothing in **“Chapter V, Future Land Use”** or any other sections in the Village’s comprehensive plan that indicate that the proposed use would not be compatible or harmonious within the B-3 General Business district, and this is supported by **Zoning Ordinance Sections 8 and 11** that identify the CCU operating use as acceptable under the category of Office/Service – Business/Professional. Financial Institutions are integral components of every community, and Credit Unions bring a very unique and personal approach to their members that will serve the Lake In The Hills community very well. CCU looks forward to a seamless transition into the Village with beneficial energy and good will.

Appendix I
Conditional Use

Question:

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 and vehicular access and circulation.”*

Response:

Modern Financial Branch locations have provided drive-through services for many years, and Villages and Cities have established requirements in their zoning ordinances to accommodate the potential stacking that these drive-through service locations may experience in their specific jurisdictions. Site planning for this CCU branch location has accommodated the mandated 5 car, 9 feet wide by 20 feet long stacking requirements identified in **Section 18.4-5 Stacking Design** for a three lane drive-through facility, and does not anticipate daily operations at this branch location exceeding that capacity. Exiting the drive-through has been planned to offer safer site-lines and interface with internal vehicular site circulation. Drive-through traffic exiting the drive-through will now be required to stop, look for traffic exiting the site that approaches from their left, and traffic entering the site from their right, and adjust their movements accordingly. By being required to stop and acknowledge oncoming vehicles approaching the exit from their left this will make this exiting condition for all vehicles safer, even during busy times. In addition, this petition is proposing to re-position the entrance to the proposed site at the far Northeast corner of the site which is further away from the transition point on to West bound W. Algonquin Road. This will offer additional stacking potential for the access road that serves the retail development as a whole. CCU feels the minor site modifications made by this petition will serve their drive-through operations well and will be a positive move forward.

Question:

6. *“The extent that the conditional use can be adequately served by essential public facilities and services, and by private utilities.”*

Response:

Current utilities and public services to the existing building will not be modified in any significant way. All existing infrastructure is adequate for the proposed CCU project.

Question:

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.”*

Response:

The proposed project will comply with the regulations and conditions specified in the Lake In The Hills Zoning Code for the B-3 General Business District, all associated Sections associated with this designation, and with stipulations, conditions, and variations made a part of the authorization granted by the Board of Trustees.

Question:

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

Response: Understood.

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.**

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

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

PROPERTY ADDRESS/PIN _____

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.**

- 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.**

- 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.**

- 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.**

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

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

Applicant's Signature Date

Property Owner's Signature Date

Variation Request

Regarding

Consumers Credit Union

2450 W. Algonquin Road, Lake In The Hills, IL 60156

March 8, 2024

Variations:

The petition being pursued involves Consumers Credit Union renovating and occupying the existing site and structure located at 2450 W. Algonquin Road, Lake In The Hills, IL 60156. The previous business on this site was Bank of America, and the structure and site are currently unoccupied and have been since 2014. Due to modifications made to redefine and expand the dimensions of both, W. Algonquin Road and Randall Road, the Lake In The Hills Municipal Code, Zoning Ordinance, and Subdivision Control Ordinance identify that the site and building exist in a non-conforming condition for the B-3 General Business Zoning District.

The variations being pursued include:

Section 18 -Parking Setbacks:

Section 18.6-2 “Yards adjoining streets: With the exception of single family and two family dwellings, off-street parking spaces and access drives shall not be located within a required front yard, except that an access drive generally perpendicular to such right of way may traverse such yard.”

On February 22, 2018, the President and Board of Trustees passed Ordinance 2018-16, granting variations regarding building setback, elimination of some landscaping requirements, further reductions to perimeter landscaping setbacks, and further reductions to the parking setbacks. The variations were granted to the subject property and run with the land.

Front – Algonquin Road

Section 18.6-2 – Was modified to reduce the parking setback from 30 feet to 2 foot along Algonquin Road.

- The CCU petition is requesting that the setback be reduced to 0 feet to allow the existing drive to remain as currently constructed. **(Variation Required)**

Front Yard (Side) – Randall Road

Section 18.6-2 – Was modified to reduce the parking setback from 30 feet to 4 foot along Randall Road.

- The CCU petition is requesting that the setback be reduced to 0 feet to allow for 4 parking spaces to be established and so the site parking can comply with the Village requirement of 16.92 spaces. **(Variation required)**

Landscaping: Section 26

South Property Line:

In Ordinance 2018-16 – Section 3, regarding zoning ordinance Section 26, Table 26.5 – Landscape requirements were changed to reduce the landscape setback from 30 feet to 2 foot and waive the specific landscape requirements along Algonquin Road.

- The CCU petition is requesting that the landscape setback be reduced to 0 feet to allow the existing drive to remain as currently constructed. **(Variation Required)**
- The petitioner is aware that even though the landscape setback has been previously reduced to 2' by ordinance 2018-16, and now relief is being requested to reduce it to 0', the standards in Section 26.4-6 and table 26.5 for a business along a arterial road, every 100 lineal feet requires a 3 to 5' berm, 3 overstory trees, 1 understory tree, 2 evergreen trees, 9 large shrubs, and 6 medium shrubs, of which 33% or more must be evergreen may still apply. **A variation is being requested** for relief from this requirement due to insufficient space being available for this landscaping requirement.

West Property Line:

In Ordinance 2018-16 – Section 3, regarding ordinance Section 26, Table 26.5 – Landscape requirements were changed to reduce the landscape setback from 30 feet to 4 feet and eliminate the requirement for a berm and over-story trees along Randall Road.

- The CCU petition is requesting that the landscape setback be reduced to 0 feet to allow for 4 parking spaces to be established so the site parking can comply with the Village requirement of 16.92 spaces. **(Variation required)**
- The petitioner is aware that even though the landscape setback has been previously reduced to 2' by ordinance 2018-16, and now relief is being requested to reduce it to 0', the standards in Section 26.4-6 and table 26.5 for a business along a arterial road, every 100 lineal feet requires 1 understory tree, 2 evergreen trees, 9 large shrubs, and 6 medium shrubs, of which 33% or more must be evergreen may still apply. **A variation is being requested** for relief from this requirement due to insufficient space being available for this landscaping requirement.

Appendix L

Variation –

2450 W. Algonquin Rd, Lake In The Hills, IL 60156 : PIN 19-29-151-034

North and East Property Lines:

In Ordinance 2004-07 – Section 4, regarding Section 26.3 “Perimeter Landscaping” A variation was granted along the North and East property lines to reduce the landscape setback from 10 feet to 0 feet. **(Conforms)**

North – (Rear yard) – This petition is working with zero landscaping along the North property line due to the existing conditions on this site, and due to the rear yard landscape setback being reduced to 0 feet by ordinance 2004-07. Any disturbance of the adjacent site as a result of new construction will be restored to current conditions.

The petitioner has been notified that even though the landscape setback has been reduced to 0', the standards in Section 26.4-6 and table 26.6 indicate that, involving a rear yard, the requirements for every 100 lineal feet for 2 overstory trees, 1 understory or evergreen tree, 9 large shrubs and 3 medium shrubs still apply. **A variation is being requested** for relief from these requirements due to insufficient space being available for this landscaping.

East – (Side yard) – This petition is working with zero landscaping along the East property line due to the existing conditions on this site and due to the side yard landscape setback being reduced to 0 feet by ordinance 2004-07. Site restoration work will take place to restore the adjacent property owners land due to disturbances by demolition and new construction.

The petitioner has been notified that even though the landscape setback has been reduced to 0', the standards in Section 26.4-6 and table 26.6 indicate that, involving a side yard, the requirements for every 100 lineal feet for 2 overstory trees, 1 understory or evergreen tree, 9 large shrubs and 6 medium shrubs still apply. **A variation is being requested** for relief from these requirements due to insufficient space being available for this landscaping.

Hardship due to existing conditions:

This petition has been advised by the Consumers Credit Union Legal and environmental team that the site is still considered environmentally compromised. The use, prior to the previous Bank use was a gas station. The legal team has represented that, per the current deed restriction, no existing pavement should be removed, but if it is it must be removed and replaced with similar material. The specific terminology being used is with an “Engineered Barrier” (see excerpt below). Lawyers representing CCU have indicated that:

“All portions of the Property, which are, from time to time or at any time, used for or any purpose similar to any of the foregoing, shall at all times be covered with an engineered barrier consisting of a concrete or asphalt surface, or such other impermeable surface which is approved by applicable state or federal regulations, and which is sufficient to inhibit the inhalation or ingestion of contaminated media and to impede contaminant migration to any groundwater at or adjacent to the property. Said concrete or asphalt surface on the Property shall be maintained and kept in good repair by Grantee and the other Grantee Parties (at their sole cost and expense) in compliance with all laws, rules, restrictions, ordinances and court orders.”

This requirement has resulted in the proposed site planning and project approach, and thus is resulting in the previously described variation requests. Reference the lawyers letter attached to the petition submittal.

“Standards and Findings of Facts for a variance per Section 23.7 of the Zoning Ordinance”

Question:

1. *“The property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by regulations governing the district in which it is located.”*

Response:

It is not possible to meet all ordinance directed setback and yard requirements for this site and comply with the required engineered barrier mandates. At this time it has been determined that without the requested variations the site will have to remain as it currently is and vacant. Revising the ordinance required setbacks for parking and landscaping will allow the project to move forward with modifications that will not only make it productive, but safer moving forward.

Question:

2. *“The plight of the owner is due to unique circumstances.”*

Response:

The circumstances associated with this property are unique, as the petitioner, who is seeking relief, cannot purchase this property and move forward with site and building improvements without relief. The property exists in a non-conforming state and cannot be developed for the petitioners use even if the existing structure was razed. CCU wants to renovate the existing structure and site to not only allow their business to function properly in this location, but also to make the site safer to navigate. Renovating this site and building will make a stagnant property productive again and offer a sustainable approach to doing so.

Question:

3. *“The variation, if granted, will not alter the essential character of the locality.”*

Response:

The use would change from the previous use, which was a Bank, to a new use being a Credit Union, but this would not change how the property essentially functioned and therefore would not change the character of the locality. This site would be re-energized, and the renovated architecture, materials, and signage would refresh the character of the site and offer a new and modern face for the Northeast corner of W. Algonquin Road and Randall Road.

Appendix L
Variation –
2450 W. Algonquin Rd, Lake In The Hills, IL 60156 : PIN 19-29-151-034

Question:

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.”*

Response:

The shape or topographical conditions do not bring forward a particular hardship except along the West right-of-way where a relatively steep slope exists, but the physical surroundings are part of how this property is in the condition it is. As described previously, this site has been modified significantly over the years due to the road projects that occurred at W. Algonquin Road and Randall Road. Ordinances 2004-06, 2004-07, and 2018-16 have significantly addressed the needs that future development face when developing this property for a new use. The surprising element has been the ongoing environmental condition of the site as it moves forward, which has resulted in the existence of non-conforming parking, driveways, and landscaping due to the extent of the existing engineered barrier. The extent of the current engineered barrier was established for a reason and now is being identified as necessary to maintain the health and safety of the site. Complying with current zoning requirements would indicate that existing portions of the engineered barrier would have to be removed. Current legal and environmental advice is dictating that that not occur. Not allowing the restrictions to be modified will result in a project that can not conform, and therefore without relief the utilization of this existing site and building cannot be realized.

Question:

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”*

Response:

The conditions upon which this petition for variation is based could be applicable for properties in the same B-3 General Business Zoning District that were developed years ago along Randall Road heading north from W. Algonquin Road, and W. Algonquin Road heading East, as they were also affected by the widening of Randall Road and W. Algonquin Road. The condition that makes this site unique is the environmental realities left behind by the gas station years ago. We do not feel that these variations being granted to CCU would be applicable to all B-3 zoned properties within the Village other than those along Randall Road or W. Algonquin Road which have the same or similar conditions brought on by the widening of those arterial roadways.

Question:

6. *That the purpose of the variation is not based exclusively upon a desire to make more money out of the property.”*

Response:

The purpose of the requested variations are to allow the petitioner to move forward with their goals to renovate the existing site and building to be used as a Credit Union. The variations themselves do not increase the amount of money this location will generate, they make it possible for the CCU project to move forward.

Question:

7. *That the alleged difficulty or hardship has not been created by any person presently having interest in the property.”*

Response:

The petitioner, having interest in renovating the existing site and building, did not create the hardship, it already existed. The site and building currently already exist in a non-conforming condition.

Appendix L
Variation –
2450 W. Algonquin Rd, Lake In The Hills, IL 60156 : PIN 19-29-151-034

Question:

8. *That 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.”*

Response:

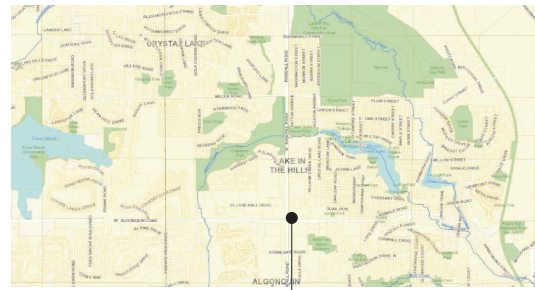
Granting the variations will allow an existing unoccupied building and site to become active again. This activity along with the refreshed aesthetics will offer something new to the immediate region and will likely bring new clientele to the surrounding businesses. New projects bring new energy and the proposed project will offer a reasonable and well suited use moving forward. The public will benefit from this business as Credit Unions offer something different, and the improvements will not be detrimental to surrounding businesses or properties in any way.

Question:

9. *That 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.”*

Response:

This existing corner site and building exist a considerable distance away from surrounding structures, the building is a single story masonry structure, and the use will not adversely affect or endanger others accessing other businesses in the region. The existing site and building offer a lower density presence for this corner which will allow for clear site lines.



LOCATION MAP
SCALE: NTS



SITE AERIAL
SCALE: NTS



RENDERING
SCALE: NTS

BUILDING DATA - FOR REFERENCE

ZONING:
B-3, BUSINESS DISTRICT, GENERAL

AREA OF SITE:
25,460 SF

LOT COVERAGE:
EXISTING: 23,790 SF IMPERVIOUS SURFACE (93.4%)
PROPOSED: 25,210 SF IMPERVIOUS SURFACE (99.0%)

CONSTRUCTION CLASSIFICATION:
TYPE II

FIRE PROTECTION:
FULLY SPRINKLERED FACILITY

NUMBER OF FLOORS:
SINGLE STORY SLAB ON GRADE

FLOOR PLAN AREA:
4,570 SF

AREA OF CONSTRUCTION:
4,570 SF

OCCUPANCY:
B - BUSINESS

LOCAL CODES

ZONING:
VILLAGE OF LAKE IN THE HILLS ZONING ORDINANCE

BUILDING:
INTERNATIONAL BUILDING CODE - 2021
ILLINOIS STATE PLUMBING CODE - 2014
NATIONAL ELECTRICAL CODE - 2020
INTERNATIONAL FIRE PREVENTION CODE - 2021
INTERNATIONAL MECHANICAL CODE - 2021
INTERNATIONAL ENERGY CONSERVATION CODE - 2018
INTERNATIONAL PROPERTY MAINTENANCE CODE - 2021
INTERNATIONAL FUEL GAS CODE - 2021

ADA:
2018 ILLINOIS ACCESSIBILITY CODE
FEDERAL ADA GUIDELINES

*ALL REFERENCED STANDARDS IN ABOVE CODES

INDEX OF DRAWINGS

COVER SHEET
G-001 COVER SHEET

PLAT OF SURVEY
SS001 PLAT OF SURVEY

CIVIL
C1 EXISTING CONDITIONS
C2 DRAINAGE IMPROVEMENTS
C3 RESTORATION AND SESC
C4 CONSTRUCTION DETAILS
C5 SESC DETAILS
C6 NOTES

LANDSCAPE
L100 LANDSCAPE PLAN

ARCHITECTURAL - SITE
AS100 DEMOLITION SITE PLAN
AS101 NEW SITE PLAN
AS102 NEW SITE PLAN - COLOR
AS201 PHOTOMETRIC SITE PLAN

ARCHITECTURAL
AE100 NEW FLOOR PLAN
AE201 EXTERIOR ELEVATIONS, SIGNAGE & MATERIALS
AE901 RENDERINGS



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Project Title
CONSUMERS
CREDIT UNION
Building and Site Modifications
2450 W. Algonquin Rd
Lake In The Hills, IL 60156

Sheet Title

COVER SHEET

Architect's Project Number
C997
G-001



Building and Site Modifications
2450 W. Algonquin Road, Lake In the Hills, IL 60156

This is to certify that these drawings were prepared under my supervision and to the best of my knowledge conform to the State Accessibility code and ADA guidelines.

Reg. Architect

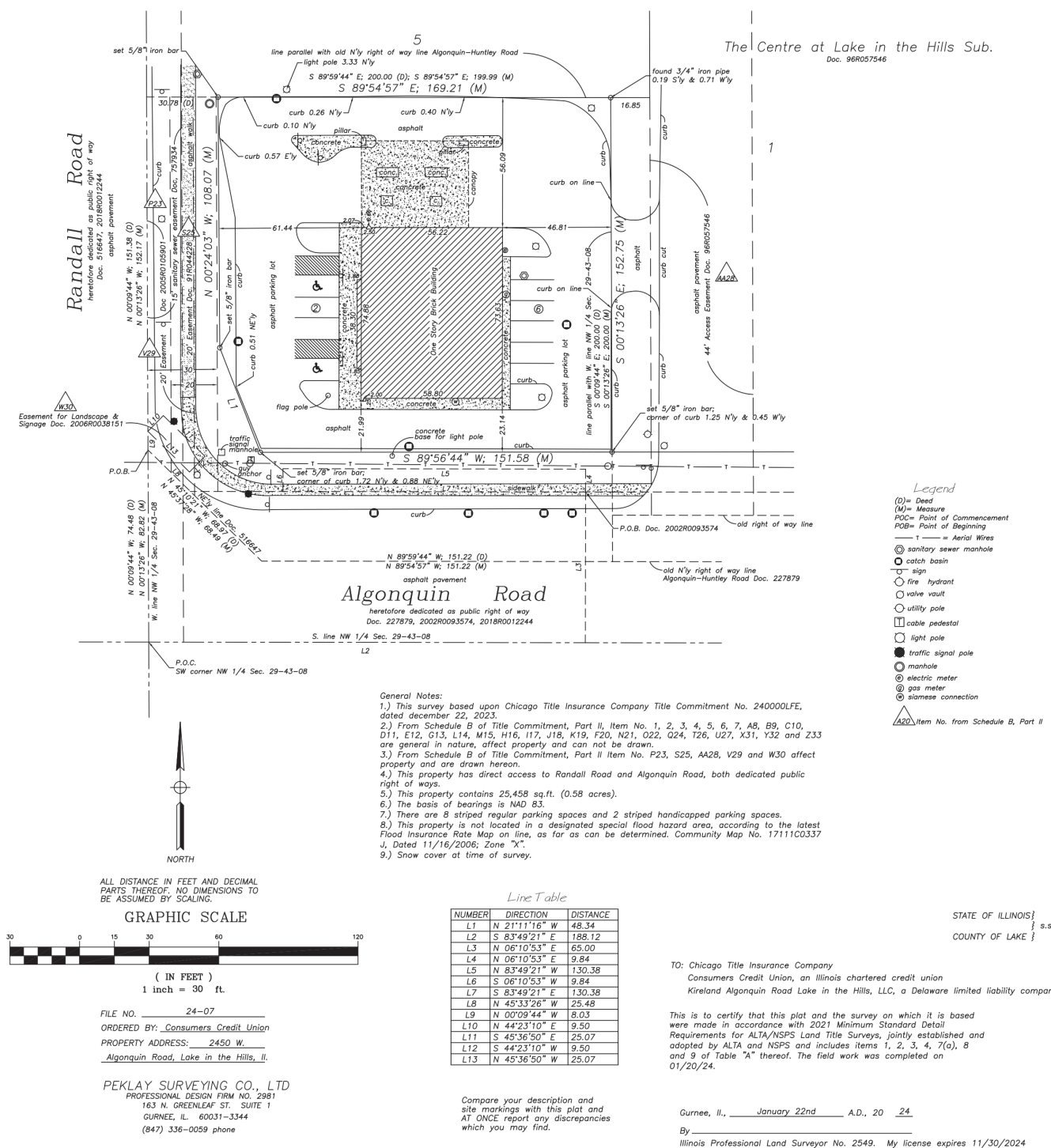
This is to certify that these drawings were prepared under my supervision and to the best of my knowledge conform to all applicable State and Local Jurisdiction Codes.

Reg. Architect

ALTA\NSPS LAND TITLE SURVEY

THAT PART OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 29, TOWNSHIP 43 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID NORTHWEST QUARTER; THENCE NORTH 00 DEGREES 09 MINUTES 44 SECONDS WEST ALONG THE WEST LINE OF SAID NORTHWEST QUARTER, 74.78 FEET TO THE PLACE OF BEGINNING; THENCE CONTINUING NORTH 00 DEGREES 09 MINUTES 44 SECONDS WEST ALONG SAID WEST LINE, 151.38 FEET; THENCE SOUTH 89 DEGREES 59 MINUTES 44 SECONDS EAST ALONG A LINE PARALLEL WITH THE SOUTH LINE OF SAID NORTHWEST QUARTER, 200.00 FEET; THENCE SOUTH 00 DEGREES 09 MINUTES 44 SECONDS EAST ALONG A LINE PARALLEL WITH THE SAID WEST LINE 200.00 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF ALGONQUIN-HUNTLEY ROAD PER DOCUMENT NO. 227879; THENCE NORTH 89 DEGREES 59 MINUTES 44 SECONDS WEST ALONG SAID NORTHERLY RIGHT-OF-WAY LINE 151.22 FEET; THENCE NORTH 45 DEGREES 10 MINUTES 21 SECONDS WEST ALONG THE NORTHEASTERLY LINE OF DEDICATED RIGHT-OF-WAY PER DOCUMENT NO. 516647, 68.97 FEET TO THE PLACE OF BEGINNING, IN MCHENRY COUNTY, ILLINOIS, EXCEPT THAT PART CONVEYED TO THE COUNTY OF MCHENRY, RECORDED OCTOBER 17, 2002 AS DOCUMENT NUMBER R2002-093574 AND THAT PART CONVEYED IN ORDER RECORDED APRIL 18, 2018 AS DOCUMENT NUMBER R2018-12244.



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Sheet Title
PLAT OF SURVEY

Architect's Project Number
**C997
SS001**

TO: Chicago Title Insurance Company
Consumers Credit Union, an Illinois chartered credit union
Kireland Algonquin Road Lake in the Hills, LLC, a Delaware limited liability company

This is to certify that this plat and the survey on which it is based were made in accordance with 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS and includes items 1, 2, 3, 4, 7(a), 8 and 9 of Table "A" thereof. The field work was completed on 01/20/24.

Gurnee, Il., January 22nd, A.D., 20 24
By _____
Illinois Professional Land Surveyor No. 2549. My license expires 11/30/2024

ALL DISTANCE IN FEET AND DECIMAL PARTS THEREOF. NO DIMENSIONS TO BE ASSUMED BY SCALING.

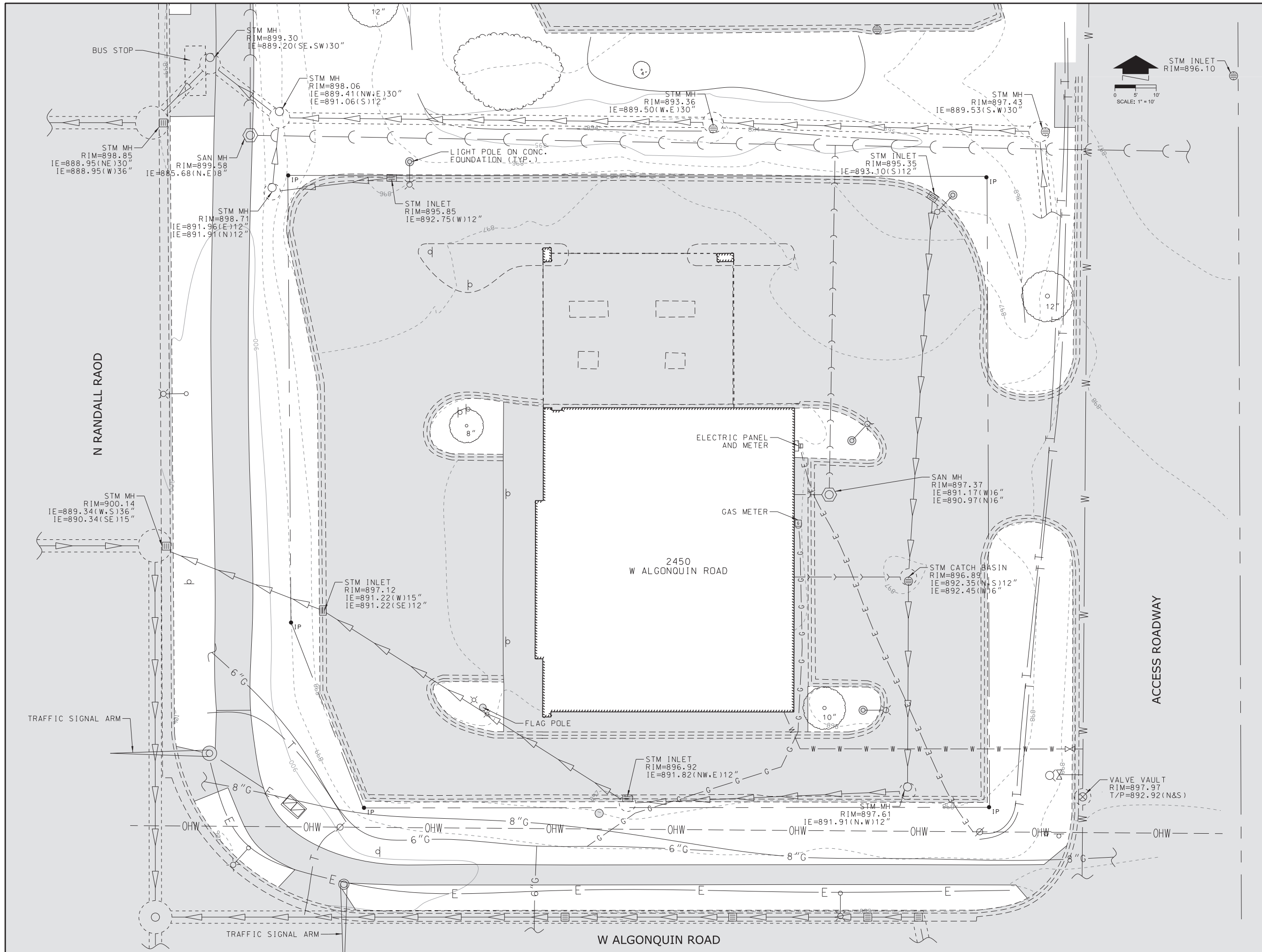
GRAPHIC SCALE

(IN FEET)
1 inch = 30 ft.

FILE NO. 24-07
ORDERED BY: Consumers Credit Union
PROPERTY ADDRESS: 2450 W. Algonquin Road, Lake in the Hills, IL

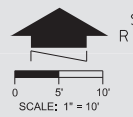
PEKRAY SURVEYING CO., LTD
PROFESSIONAL DESIGN FIRM NO. 2981
163 N. GREENLEAF ST., SUITE 1
GURNEE, IL. 60031-3344
(847) 336-0059 phone

Compare your description and site markings with this plat and AT ONCE report any discrepancies which you may find.



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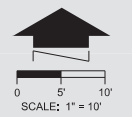
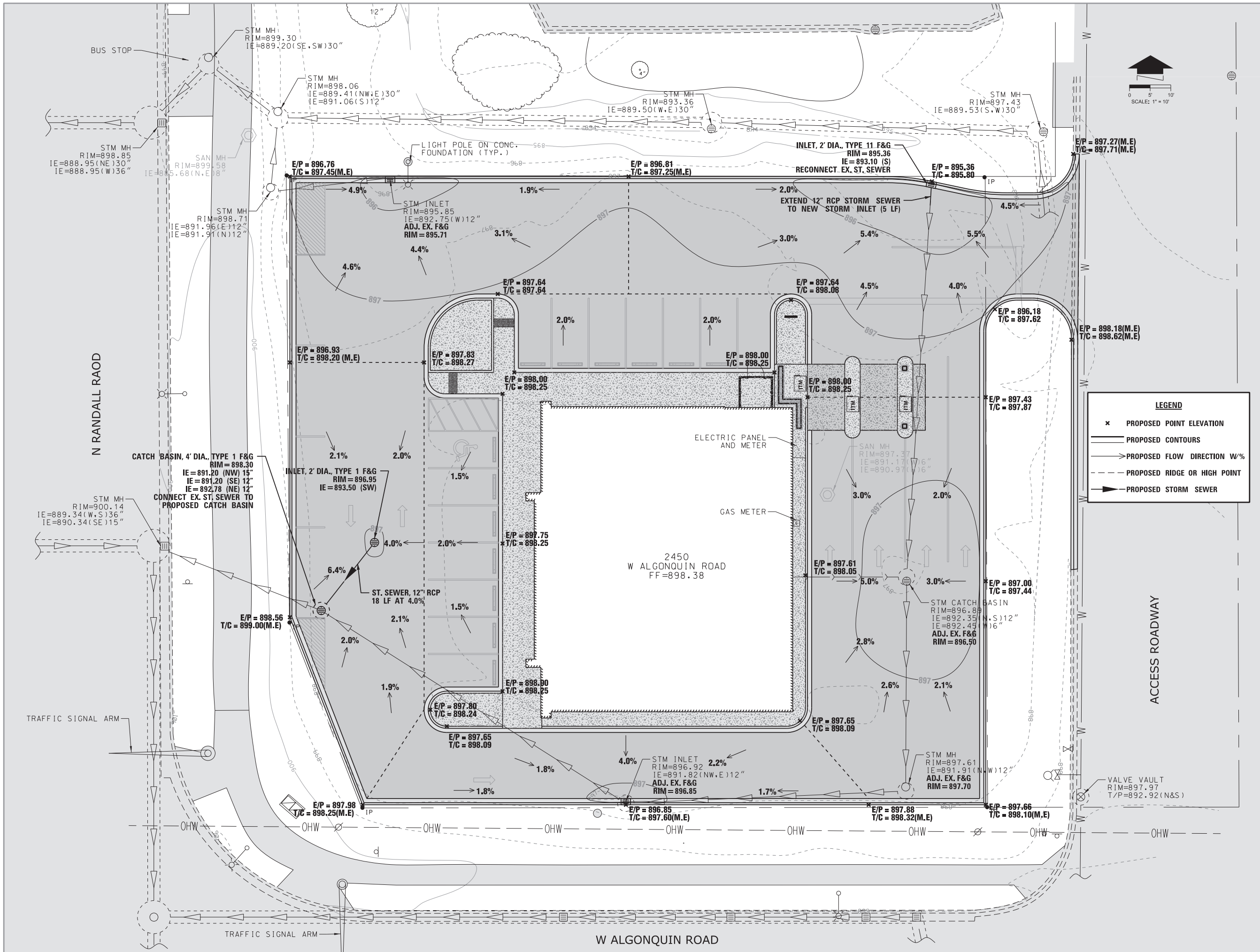
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EXISTING
 CONDITIONS
 Architect's Project Number
C997
C1



LEGEND

- × PROPOSED POINT ELEVATION
- PROPOSED CONTOURS
- PROPOSED FLOW DIRECTION W/%
- - - PROPOSED RIDGE OR HIGH POINT
- ▬ PROPOSED STORM SEWER

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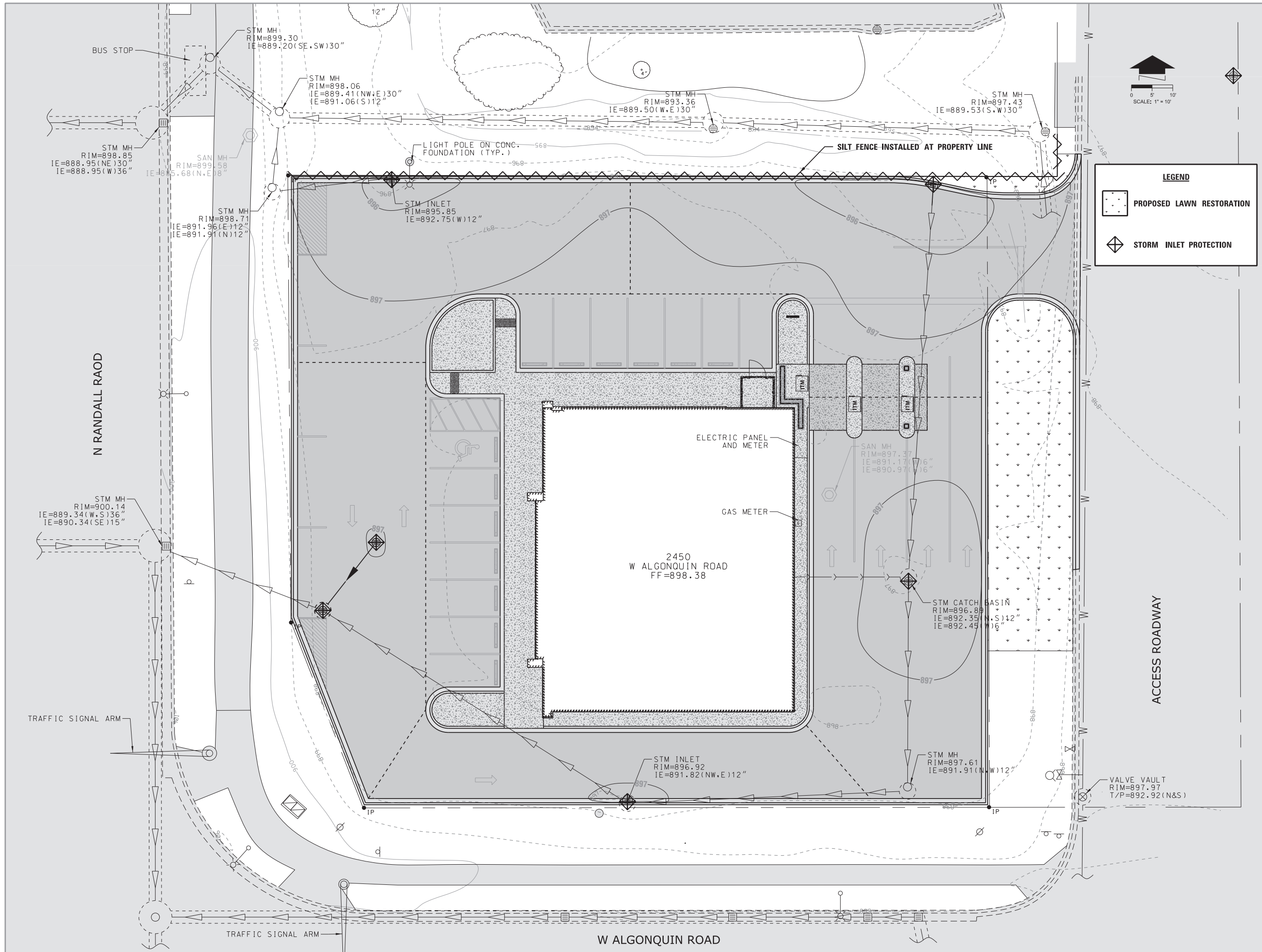
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Sheet Title

**PROPOSED
DRAINAGE
IMPROVEMENTS**

Architect's Project Number

**C997
C2**

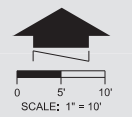


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LEGEND

- PROPOSED LAWN RESTORATION
- STORM INLET PROTECTION



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**RESTORATION AND
SOIL EROSION AND
SEDIMENTATION PLAN**

Architect's Project Number

**C997
C3**

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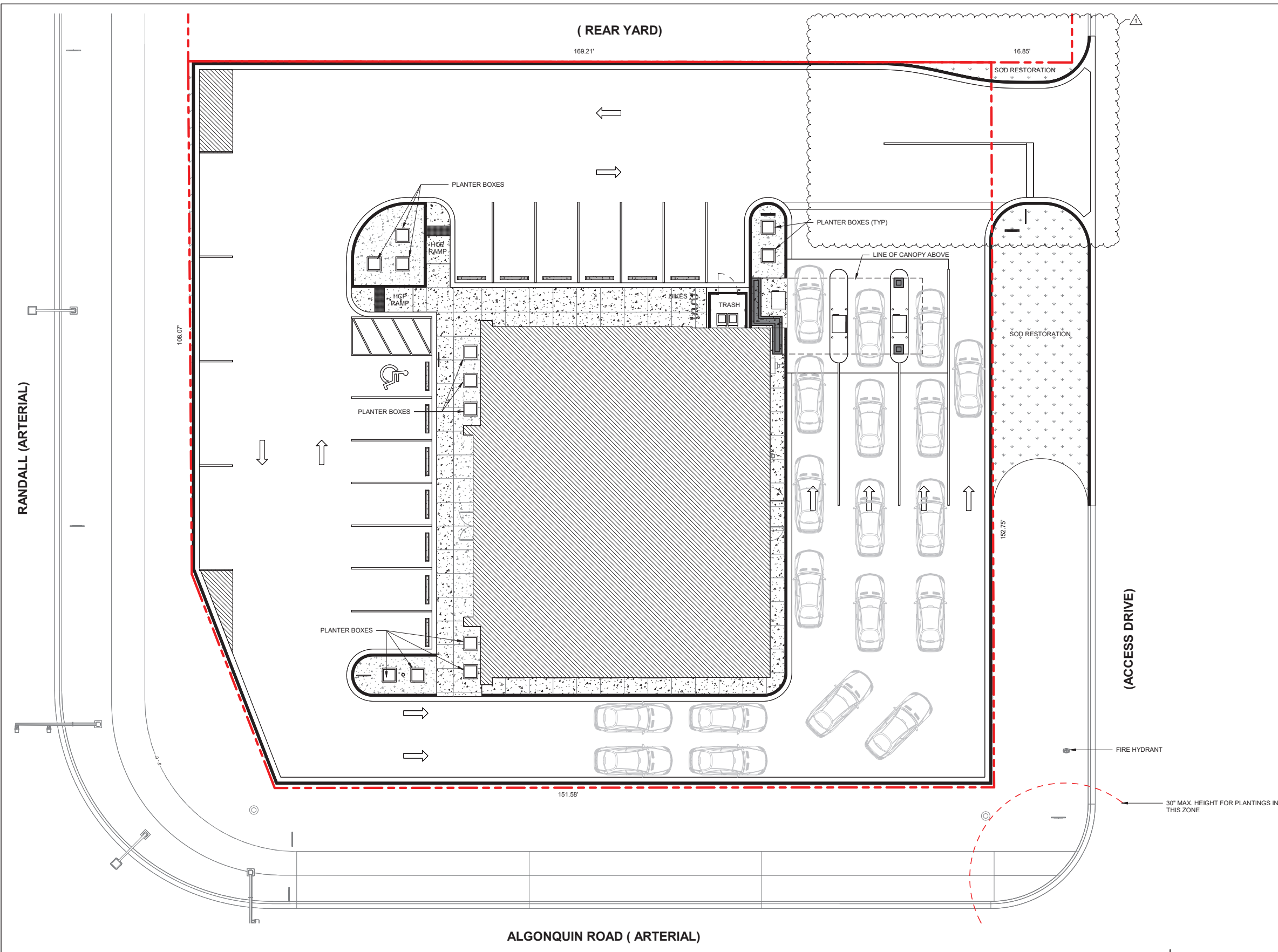
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2450 W. Algonquin Rd
Lake In The Hills, IL 60156

Sheet Title

LANDSCAPE PLAN

Architect's Project Number

**C997
L100**



1 NEW LANDSCAPE PLAN
1" = 10'-0"

LAKE IN THE HILLS PERIMETER LANDSCAPING PER TABLE 26.5		
BUSINESS - ARTERIAL	BUSINESS - MINOR	BUSINESS - SIDE YARD
<ul style="list-style-type: none"> 30 foot wide yard 3 to 5' berm 3 overstory trees 1 understory tree 2 evergreen trees 9 large shrubs and 6 medium shrubs, of which 33% or more must be evergreen 	<ul style="list-style-type: none"> 30 foot wide yard 3 overstory trees 1 understory tree 1 evergreen tree 6 large shrubs and 3 medium shrubs, of which 33% or more must be evergreen 	<ul style="list-style-type: none"> 10 foot wide yard 2 overstory trees 1 understory or 1 evergreen tree 9 large shrubs and 3 medium shrubs, of which 33% or more shall be evergreen

* PLANT SELECTION PER TABLE 26.18

LEGEND - DEMO SITE

	EXISTING CONCRETE SIDEWALK TO REMAIN
	EXISTING CONCRETE PAVING/SIDE WALK TO BE REMOVED
	EXISTING ASPHALT PAVING TO BE MILLED AND PREPARED FOR NEW TOP COAT
	EXISTING ASPHALT PAVING TO BE REMOVED TO ACCOMMODATE NEW CONSTRUCTION
	EXISTING BUILT-UP ASPHALT PARKING AREA AND ASPHALT PAVING BELOW TO BE REMOVED TO ACCOMMODATE NEW CONSTRUCTION
	EXISTING CONCRETE CURBS TO BE REMOVED
	EXISTING CONCRETE GUTTERS TO BE REMOVED
	EXISTING LANDSCAPING TO BE REMOVED
	NO DEMOLITION OR NEW CONSTRUCTION IN THIS AREA (EXCEPT AS REQUIRED TO COMPLETE WORK IN AREA OF CONSTRUCTION)

KEYNOTES

- Existing concrete masonry piers and associated steel framing and concrete foundations to be removed.
- Existing masonry drive up canopy including all associated roofing, framing ceilings, electrical and equipment provisions to be removed.
- Existing concrete island including all bollards, banking equipment and below grade provisions to be removed.
- Existing electrical service to remain.
- Existing gas service to remain.
- Extents of existing concrete sidewalk to remain.
- Existing banking equipment to be removed.
- Existing drive-up after hours depository to be removed.
- Existing drive-up deal tray to be removed.
- Existing drive-up window to be removed.
- Existing metal entrance canopy to be removed.
- Existing site lighting pole and concrete base to be removed.
- Existing storefront entrance system to remain.
- Existing power pole to remain.
- Existing fire hydrant to remain.
- Existing traffic signage to remain.
- Existing public sidewalk to remain.
- Existing traffic control/roadway lighting to remain.
- Existing flag pole to remain to be relocated to center of island.

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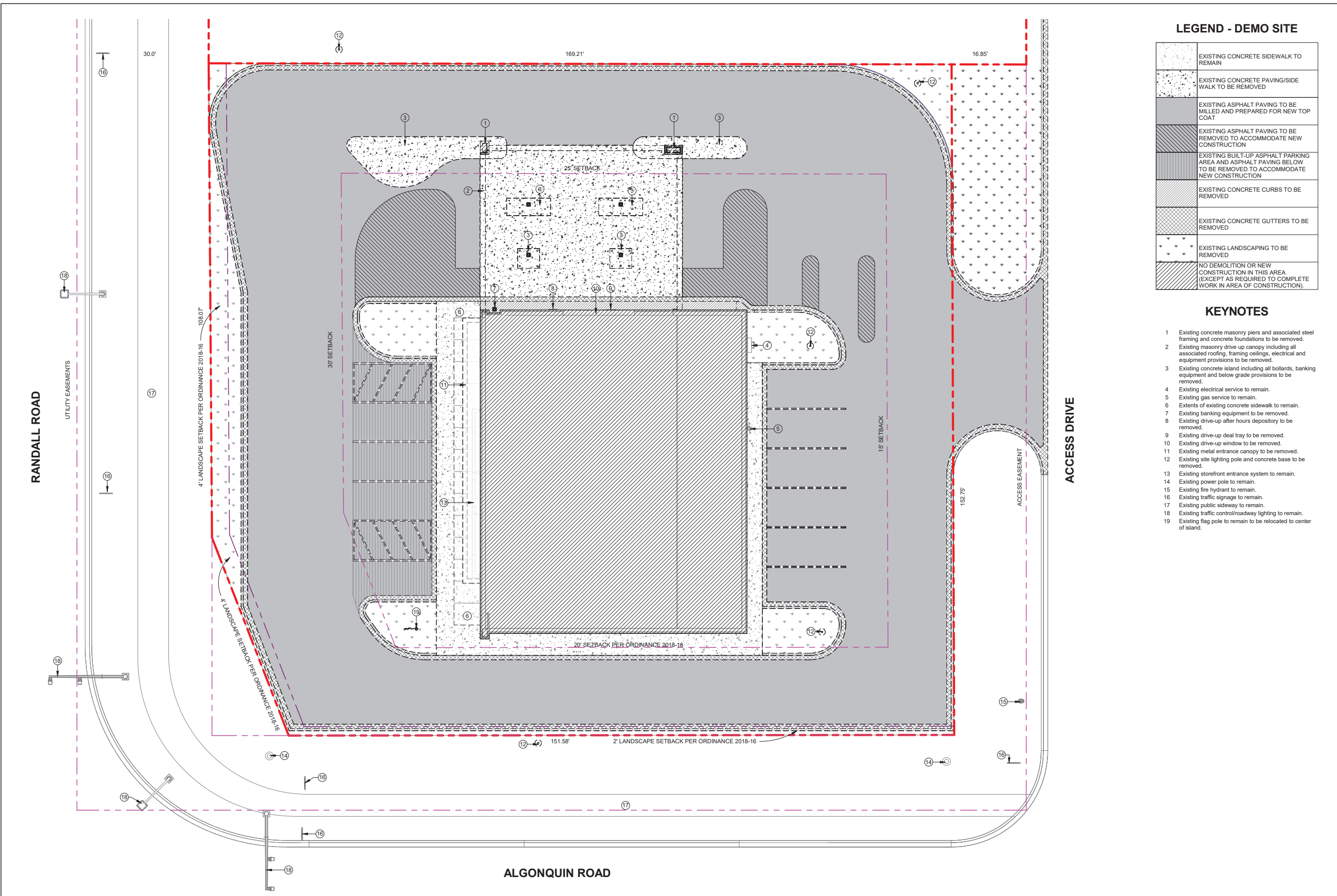
Sheet Title

DEMOLITION SITE PLAN

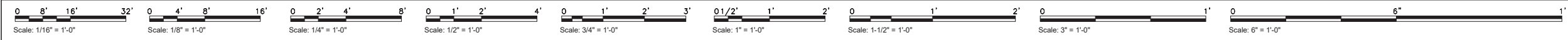
Architect's Project Number

C997

AS100



1 DEMOLITION SITE PLAN
 1" = 10'-0"



LEGEND - NEW SITE

	NEW CONCRETE PAVING
	EXISTING CONCRETE PAVING
	NEW CONCRETE CURBS
	NEW ASPHALT PAVING
	NEW CONCRETE GUTTERS
	NEW LANDSCAPING
	NEW PERMEABLE LANDSCAPING GRAVEL
	NO DEMOLITION OR NEW CONSTRUCTION IN THIS AREA (EXCEPT AS REQUIRED TO COMPLETE WORK IN AREA OF CONSTRUCTION).

KEYNOTES

- Existing power pole to remain.
- Existing fire hydrant to remain.
- Existing traffic signage to remain.
- Existing public sidewalk to remain.
- Existing traffic control/roadway lighting to remain.
- Extents of existing concrete sidewalk to remain.
- New accessible parking symbol.
- New parking pavement markings.
- New accessible parking sign.
- New concrete wheel stop.
- New site directional pavement markings.
- New site traffic signage.
- New concrete drive-up island.
- New GFRC clad trash enclosure.
- New bike rack.
- Existing electrical service to remain.
- Existing gas service to remain.
- New concrete sidewalk. Align construction joints with existing concrete sidewalk to remain.
- New precast concrete planter boxes.
-

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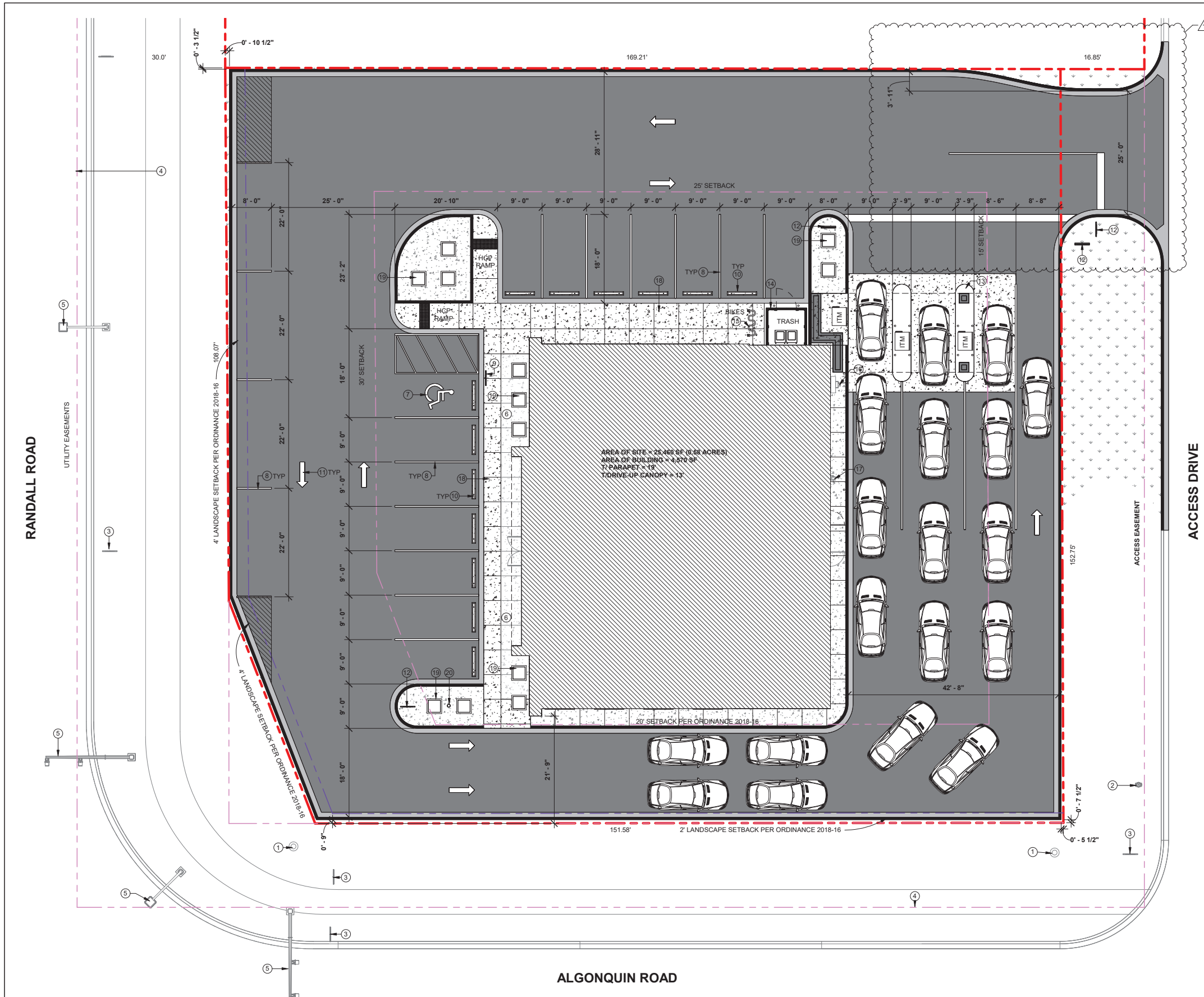
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NEW SITE PLAN

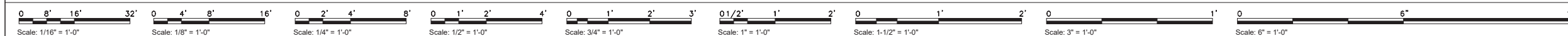
Architect's Project Number

C997

AS101



1 NEW SITE PLAN
 1" = 10'-0"



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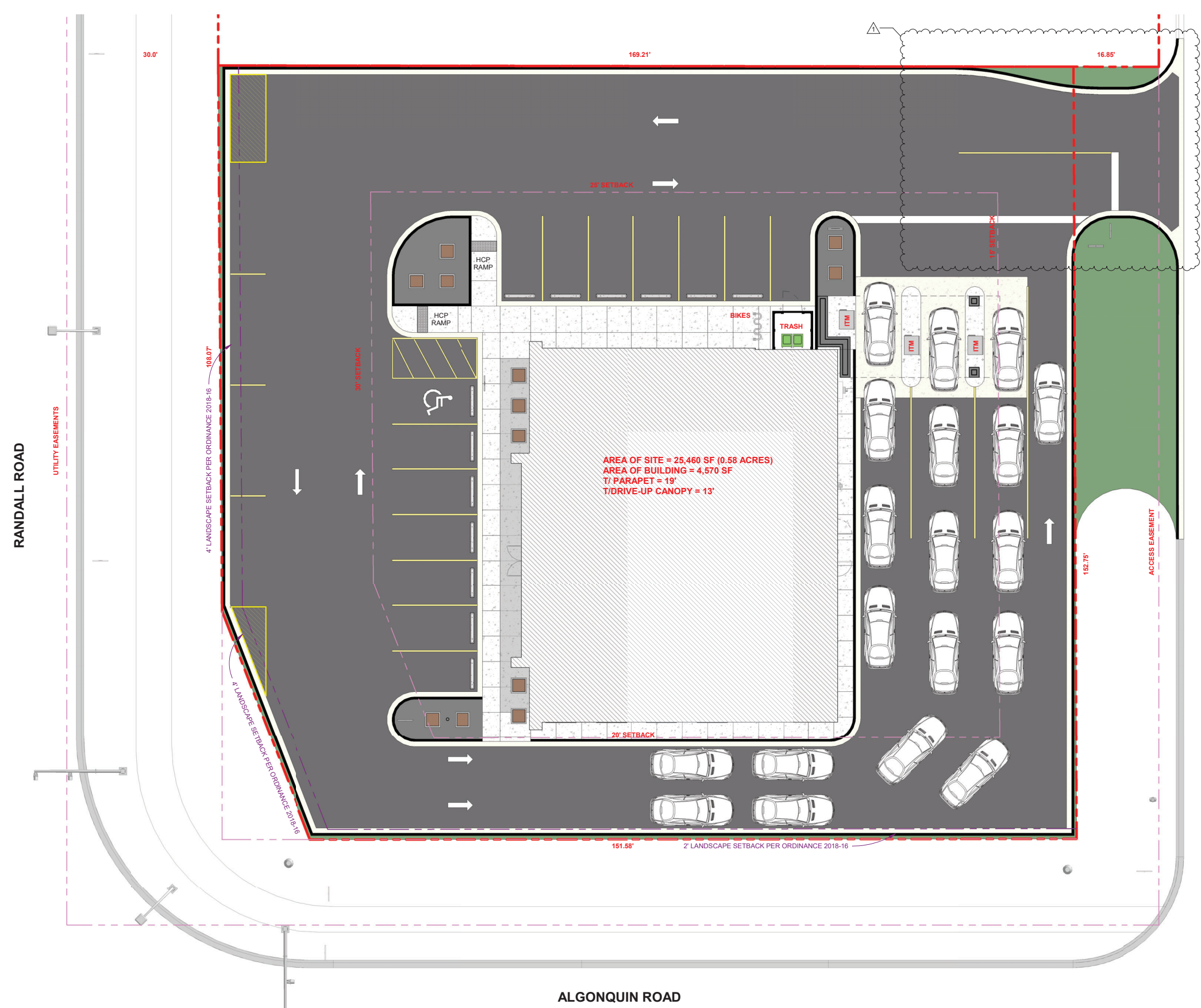
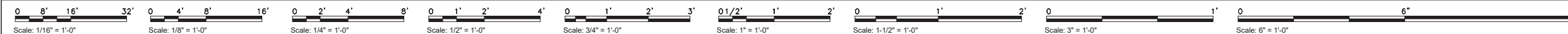
NEW SITE PLAN -
 COLOR

Architect's Project Number

C997

AS102

① NEW SITE PLAN
 1" = 10'-0"





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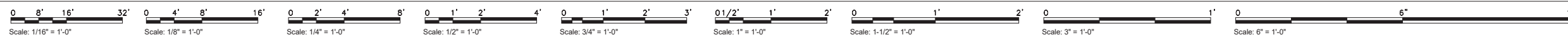
NEW FLOOR PLAN

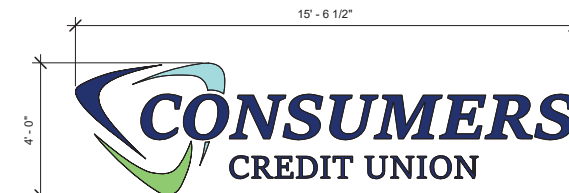
Architect's Project Number

C997

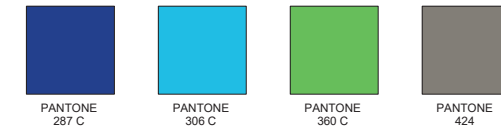
AE100

① LEVEL ONE NEW FLOOR PLAN
 3/16" = 1'-0"





- BACKLIT LETTERS AND SYMBOLS IN THE COLOR INDICATED (CCU STANDARD COLORS)
- ALL ELECTRICAL PROVISIONS TO BE CONCEALED BEHIND LETTER.

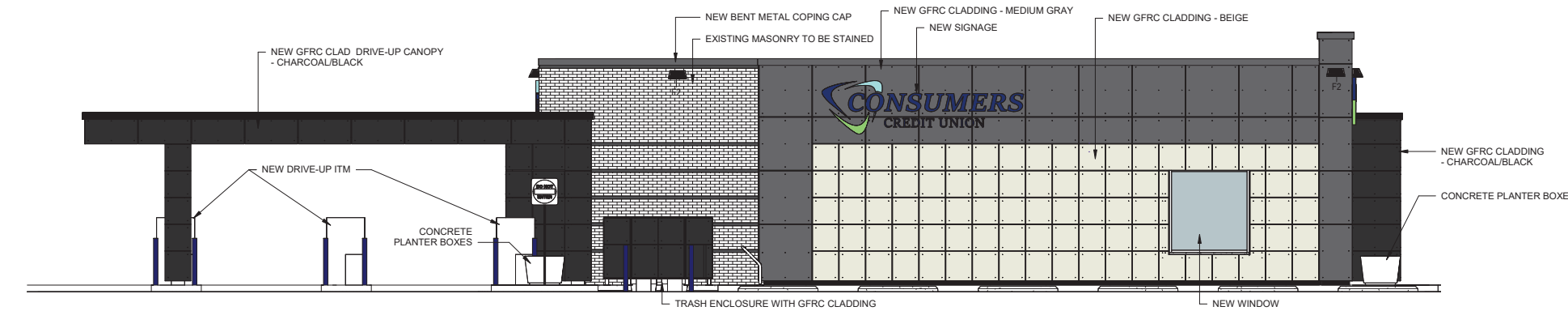
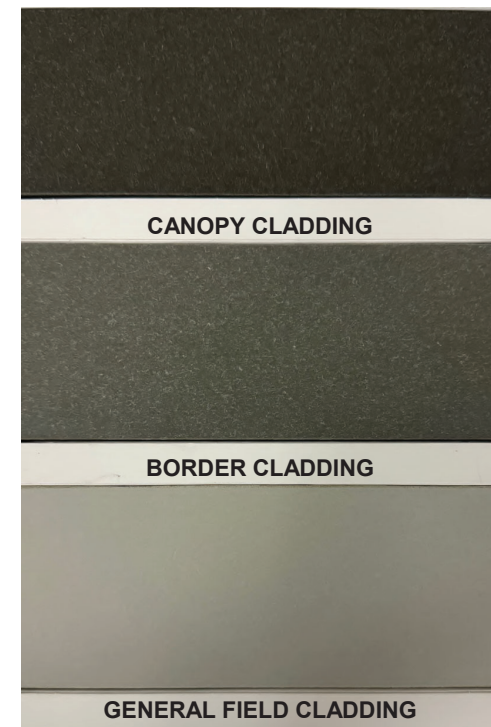


5 WALL SIGN - TYPICAL
3/8" = 1'-0"

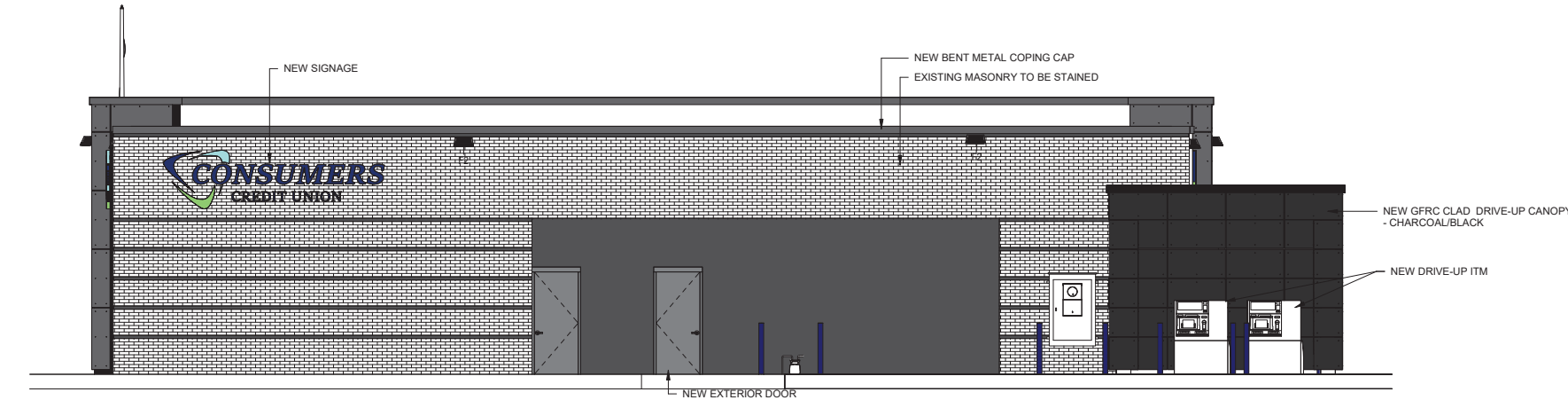
STAINED MASONRY



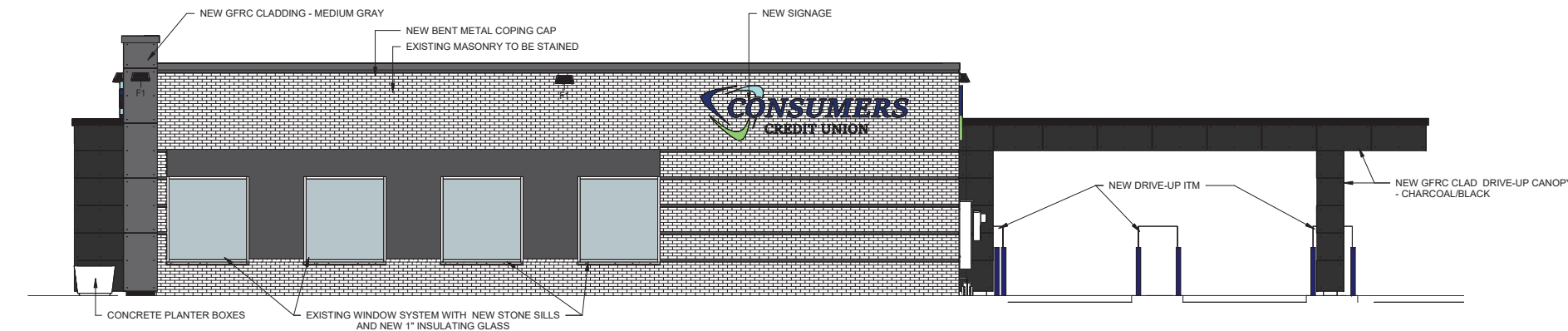
EXTERIOR CLADDING



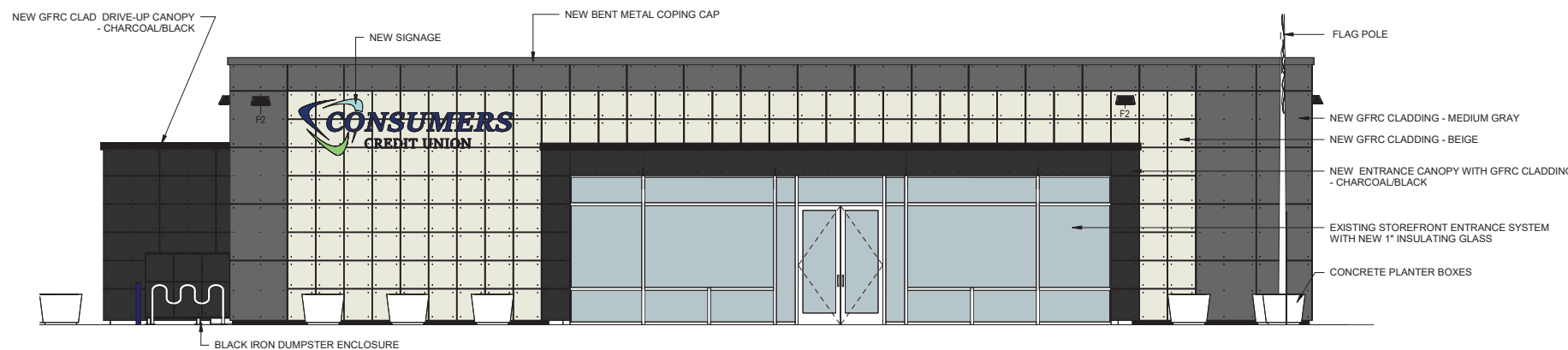
1 NEW NORTH ELEVATION
3/16" = 1'-0"



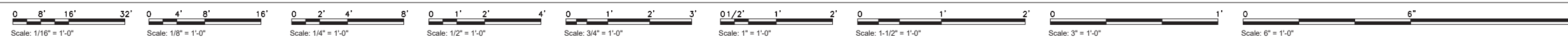
2 NEW EAST ELEVATION
3/16" = 1'-0"



3 NEW SOUTH ELEVATION
3/16" = 1'-0"



4 NEW WEST ELEVATION
3/16" = 1'-0"



Architect's Seal & Signature

**PRELIMINARY
NOT FOR
CONSTRUCTION**

Drawn By: EWW

Checked By: SKH

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Project Title



Building and Site Modifications
2450 W. Algonquin Rd
Lake In The Hills, IL 60156

Sheet Title

**EXTERIOR
ELEVATIONS, SIGNAGE
& MATERIALS**

Architect's Project Number

**C997
AE201**



Architect's Seal & Signature

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Drawn By: EWW
 Checked By: SKH

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CONSUMERS
 CREDIT UNION
 Building and Site Modifications
 2450 W. Algonquin Rd
 Lake In The Hills, IL 60156

Sheet Title
RENDERINGS

Architect's Project Number
C997
AE901