



Village of Lake in the Hills

600 Harvest Gate, Lake in the Hills, Illinois 60156

PLANNING AND ZONING

SEPTEMBER 16, 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, and Swanlund. Chairman Esposito was absent, and Commissioner Siakel chaired the meeting in his absence

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

Approval of Meeting Minutes

Acting Chairwoman Siakel asked for a motion to approve the meeting minutes from the July 15, 2024 Planning and Zoning Meeting. Commissioner Swanlund made a motion to accept the meeting minutes, and Commissioner Bolton seconded. Acting Chairwoman Siakel and Commissioners Walker, Murphy, Bolton, and Swanlund voted Aye, No Nays. The motion passed 5-0.

New Business

Conditional Uses for an Automotive Service and Accessory Outdoor Storage of Vehicles at 9100 Trinity Drive.

Acting Chairwoman Siakel asked for a motion to open the public hearing. Commissioner Bolton made a motion to open the public hearing, and Commissioner Murphy seconded. On a voice vote, the entire commission voted Aye, no Nays. Acting Chairwoman Siakel 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 September 16, 2024.

Oskar Ex Incorporated is a transportation company based and founded in Illinois in 2015. The business is owned by Mr. Andrii Verbych. The business owns a fleet of sprinter vans, small trucks and large trucks, and specializes in providing expedited overnight deliveries. In October 2023 the company purchased a property in Lake in the Hills at 9100 Trinity Drive and moved their headquarters to the existing building. On July 31, 2024, the Village received a building permit application from design firm Projekt Plus to allow the existing building to be remodeled and expanded to create an indoor garage area that is large enough for the maintenance and repair of the truck fleet.

The subject property is located within the B-4 Commercial Business zoning district. In accordance with the Permitted and Conditional Use Chart in Section 11 of the Zoning Code "automotive service" is allowed in the B-4 zoning district only with the approval of a conditional use. Therefore, Mr. Arek Jarog from Projekt Plus has requested approval of this conditional use on behalf of the owner.

As part of the business, the owner needs outdoor space to park trucks. In accordance with the Permitted and Conditional Use Chart in Section 11 of the Zoning Code, the "outdoor storage of vehicles accessory to principal use" is allowed in the B-4 zoning district only with the approval of a conditional use. Therefore, Mr. Jarog has also requested approval of this second conditional use.



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Director Svalenka reviewed his analysis, findings, and recommended conditions and action. He recommended approval of the conditional use for an automotive service and Accessory Outdoor Storage of Vehicles at 9100 Trinity Drive with the following six conditions, per the findings noted in the staff report dated September 16, 2024.

1. All vehicle repairs must take place inside the building on the subject property and no exterior vehicle repairs shall be allowed.
2. Vehicles in disrepair may not be stored outside the building for longer than 30 days.
3. Landscaped screening must be provided to meet the intent of the requirements in Section 26.10-2 of the Zoning Code, subject to review and approval by the Director of Community Development.
4. The applicant must obtain a Construction Impact Review (Health Review) from the McHenry County Health Department and provide a copy of the Health Department approval to the Village prior to the issuance of a building permit.
5. Civil engineering plans shall be submitted to the Village for review and shall be subject to final approval by the Village Engineer prior to the issuance of a building permit.
6. The newly constructed building areas shall include decorative exterior elevations consisting of a minimum of 33 percent brick, stone, or other masonry material, in compliance with Section 24.16(P) of the Municipal Code.

The applicant, Arkadiusz Jarog of Projekt Plus Inc., and the property owner, Andrii Oksluta, were sworn in and spoke at the podium. Mr. Jarog presented to the Commission that they plan to do major interior remodeling, raise the roof to make modifications to accommodate the trucks, and restripe the existing parking so it is ADA compliant. Mr. Jarog responded to a commissioner's inquiry of the fleet size, which is comprised of 20 box trucks and three semi-trucks, which are currently being parked offsite. He also clarified that there is going to be maintenance on the trucks, and not trailers.

There being no further public comments or discussion, Acting Chairwoman Siakel asked for a motion to close the public hearing. Commissioner Swanlund made a motion to close the public hearing, and Commissioner Bolton seconded. Acting Chairwoman Siakel, and Commissioners Walker, Murphy, Bolton, and Swanlund voted Aye, No Nays. The motion passed 5-0. Acting Chairwoman Siakel closed the public hearing at 7:40 p.m.

Commissioner Bolton made a motion to recommend approval of the requested Conditional Use Permits to allow Oskar Ex Incorporated to operate an automotive service use with accessory outdoor vehicle storage on the property at 9100 Trinity Drive, per the findings and with the six conditions noted in the staff report dated September 16, 2024. Commissioner Murphy seconded the motion. On a roll call vote Commissioners Walker, Murphy, Bolton, Swanlund and Acting Chairwoman Siakel voted Aye. No Nays. Motion to approve passed 5-0.



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Old Business

None

Item for Discussion

None

Staff Report

Director Svalenka reported that the Village Board was presented with and approved the petition for the Development Plan and Conditional Use for Outdoor Storage of Vehicles at 8907 South Route 31. He also announced that Commissioner Dixon moved out of the Village. Therefore, President Bogdanowski is accepting applications for a new commissioner, and recommendations are welcome.

Trustee Liaison

Trustee Dustin spoke about the new Starbucks under construction at 4501 W. Algonquin Road. Director Svalenka indicated that the developer is anticipating a late October/November opening. He also answered the inquiry from Commissioner Bolton regarding the former Bank of America building located at the corner of Randall and Algonquin Roads. The easement is still being negotiated.

Adjournment

A motion to adjourn the meeting was made by Commissioner Walker and seconded by Commissioner Murphy. Acting Chairwoman Siakel, and Commissioners Walker, Murphy, Bolton and Swanlund voted Aye, No Nays. The motion passed 5-0.

There being no further business to discuss, the meeting of the Lake in the Hills Planning & Zoning Commission was adjourned at 7:45 p.m. The next Planning and Zoning Commission meeting is scheduled for October 14, 2024.

Submitted by,

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

Laura Carpenter
Recording Secretary