

# **PUBLIC MEETING NOTICE AND AGENDA**

# PLANNING AND ZONING COMMISSION MEETING

# **AGENDA**

May 18, 2020 at 7:30 p.m. This will be a Virtual Meeting

- 1. Call to order
- 2. Roll call
- 3. Approval of the April 13, 2020 Planning and Zoning Commission meeting minutes
- New business
  - 1. Variation to Section 15.3-1.B, Permitted Fencing at 971 Brandt Drive
  - 2. Melody Living--Amended Final Plat of Subdivision
- 5. Old business--None
- 6. Items for discussion—Sign ordinance changes
- 7. Staff report
  - a. April 2020 Board of Trustees meeting
- 8. Audience participation
- 9. Trustee liaison report
- 10. Next meeting is scheduled for June 15, 2020
- 11. Adjournment

MEETING LOCATION: Due to the Governor's order restricting gatherings of people, and in an effort to minimize the potential spread of COVID19, this meeting will take place remotely using GoToMeeting.com.

To join this meeting from your computer, tablet or smartphone, please click the link below. For members of the public that wish to join the meeting and to access the audio portion of it, you will need to download the App once you click on the link and access the meeting through it. If you want to access the meeting's audio through your computer and not through the App, you then you will need to call in at the phone number below using your telephone. When you join the meeting, please announce yourself as a member of the public. If you wish to comment, you will be allowed to do so during the public comment portion of the meeting.

Please join the meeting from your computer, tablet or smartphone by clicking on the link below.

Please join the meeting from your computer, tablet or smartphone.

# https://global.gotomeeting.com/join/787885397

You can also dial in using your phone. (For supported devices, tap a one-touch number below to join instantly.)

United States: +1 (571) 317-3112 - One-touch: tel:+15713173112,,787885397# Access Code: 787-885-397

Those who cannot access the meeting and wish to make a public comment to the Commission can provide a written statement by email to <a href="mailto:lpekovic@lith.org">lpekovic@lith.org</a> or drop it off in person by 4:00 p.m. on May 18, 2020 to the drop box located at the Village Hall parking lot, located at 600 Harvest Gate, Lake in the Hills, IL 60156.

Everyone is encouraged to participate in this public forum. However, please help us keep this meeting productive by heeding the following guides.

- 1. Mute the microphone on your computer or phone unless you need to speak. Microphones are sensitive and pick up everything, including background noises. The background noises sometimes lock out someone else unintentionally.
- 2. When you need to ask a question or make a statement, unmute your device, wait for an opening, and state your name and "I have a question (statement)". Wait for the chairperson to recognize you before proceeding.

The Village of Lake in the Hills is subject to the requirements of the Americans with Disabilities Act of 1990. Individuals with disabilities who plan to attend this meeting and who require certain accommodations so that they can observe and/or participate in this meeting, or who have questions regarding the accessibility of the meeting or the Village's facilities, should contact the Village's ADA Coordinator at 847-960-7414 (TDD 847-658-4511) promptly to allow the Village to make reasonable accommodations for those persons.

**Posted by:** Laura Pekovic **Date:** May 15, 2020 **Time:** 12:00 p.m.

# PLANNING AND ZONING COMMISSION

APRIL 13, 2020 MEETING MINUTES

Village of Lake In the Hills



Chairman DeMay called to order at 7:30 p.m. the meeting of the Lake in the Hills Planning and Zoning Commission. This was a virtual meeting. The agenda for this virtual meeting informed the public that they could attend and gave directions on how they could access it online or via telephone.

# **ROLL CALL**

Chairman Joe DeMay and Commissioners Brent Borkgren, Greg Walker, Michael Esposito, Anna Siakel, and John Murphy were present. Also in attendance were Community Services Director Fred Mullard, Village Trustee Bill Dustin, and Administrative Specialist Laura Pekovic.

# APPROVAL OF MEETING MINUTES

Commissioner Siakel made a motion to approve the Commission meeting minutes of March 16, 2020, and Commissioner Esposito seconded. Motion carried 6-0.

**NEW BUSINESS--**None

**OLD BUSINESS** – None

# ITEM FOR DISCUSSION--Sign Ordinance Changes

Director Mullard indicated he would like to work towards this discussion being finalized and a recommendation made to the Village Board by June 2020.

Mr. Darrel Garrison from Planning Resources was in attendance to address the group regarding various types of permanent signs. The format that Mr. Garrison followed addressed the different types of signs, what the Village currently allows, sometimes what neighboring municipalities allow, and then after a discussion, a determination was made as to what the Commission recommended.

<u>Halo-Lit Signs (Reverse Channel Letters)</u> – This sign type is currently prohibited in Lake in the Hills. There was an explanation and discussion about this newer, trending sign type and what other municipalities allow. After a brief discussion and a recap of last month's discussion, Chairman DeMay suggested that the halo sign be taken off the prohibited list. The Commission agreed.

<u>Digital Signs/Electronic Message Boards (EMB)--</u> These sign types contain alphabetic, pictographic, or symbolic informational content that can be changed or altered on a fixed-display screen composed of electrically illuminated segments. Digital signs/electronic message boards within ground or wall signs can be regulated as one of two of the following types that are listed below. Mr. Garrison described each sign type.

# PLANNING AND ZONING COMMISSION

# APRIL 13, 2020 MEETING MINUTES

Village of Lake In the Hills

- 1. <u>Electronic Display Screens</u>--This sign type has electronic images, holographic displays, and videos which may include text. Las Vegas and downtown Chicago are examples of where these types of screens are used. There are currently none in Lake in the Hills. After discussion, the Commission agreed to keep them on the prohibited list.
- <u>2. Electronic Message Signs</u> These sign types use changing lights to form a message or messages in text form wherein the sequence of messages and the rate of change is electronically programmed and can be modified by electronic processes. There was discussion about brightness, fade time, and motion.

Mr. Garrison gave an update about best practices regarding sign brightness, phrase transition time, and standard cycle time of multiple-phrase messages.

Commissioner Siakle suggested a slow waving flag and fireworks would be appealing. The flag
waving duration was discussed, as well as making the flag static or its movements limited.
Commissioner Esposito suggested that the ordinance limit the frame rate (which he has a
spreadsheet he could later share with the Commission), which would limit how fast a flag could
wave. The Commission did not have a specific number of seconds for changes but Mr. Garrison suggested
a standard of one second per word or two seconds per phrase.

It was recommended that motion be allowed but no flashes or jolts. It was recommend by the Commission that electronic message board signs allow three seconds for the words, five seconds for the flag waving, and not to have a fade in between.

<u>Vehicle Fueling Station Signs</u> – This sign type is currently prohibited in Lake in the Hills, but is allowed in Algonquin, Crystal Lake, and Cary. These are ground signs that consist of LED panels that utilize multi-segment LED technology digit configuration displays. Mr. Garrison gave an update on best practices and recommendations for these signs to be allowed in Lake in the Hills.

Mr. Garrison suggested that Lake in the Hills could allow these signs, but limit the sign to two gasoline products, as well as limit the digit size, brightness, colors and time limit of the sign to be turned on and off. Director Mullard suggested to the Commission that they may want to consider that three types of gasoline products be allowed on the sign due the popularity of E-15 and E-85. Director Mullard suggested that these sign types be taken off the prohibited sign list. At Commissioner Siakle's recommendation, these sign types should only allow three numerical displays. This would prohibit businesses from advertising non-gasoline products on those signs.

<u>Permitted Signs in Special Districts</u> – Mr. Garrison recapped what is currently allowed according to the sign ordinance at the Airport and the overlap in surrounding districts. Mr. Garrison mentioned that the Village of Cary allows canopy and awning signs, as well as message boards.

<u>Permitted Signs in Business Districts</u>—Mr. Garrison recapped what is currently allowed according to the sign ordinance. Mr. Garrison pointed out that some neighboring communities allow signs in this

# PLANNING AND ZONING COMMISSION

APRIL 13, 2020 MEETING MINUTES

Village of Lake In the Hills

district to be up to two feet higher. The Commission recommended that the sign ordinance remain as is for signs in these business districts.

<u>Permitted Signs in Residential Districts</u> – Mr. Garrison recapped what is currently allowed according to the sign ordinance. The Commission recommended that the sign ordinance remain as is for signs in these residential districts.

All Commission members had objections as to how the sign ordinance currently reads. There was no public comment at the meeting and no comments were received to be read at the meeting.

Director Mullard indicated that staff would work with Mr. Garrison to redo the sign ordinance wording during the next two months.

**STAFF REPORT** — Director Mullard informed the Commission that the Village Board of Trustees approved the updated Lake in the Hills zoning map.

# **AUDIENCE PARTICIPATION – None**

# TRUSTEE LIAISON REPORT - None

Commissioner Borkgren made a motion to adjourn the meeting and was seconded by Commissioner Siakle. All in favor voted Aye. Chairman DeMay adjourned the meeting at 8:20 p.m.

The next Lake in the Hills Planning and Zoning Commission meeting is scheduled for Monday, May 18, 2020 at 7:30 p.m.

Laura Pekovíc Administrative Specialist I ICC Certified Permit Technician

# REQUEST FOR PUBLIC HEARING AND COMMISION ACTION



# PLANNING AND ZONING COMMISION

**MEETING DATE:** May 18, 2020

**DEPARTMENT:** Community Services

**SUBJECT:** Variation to Section 15.3-1.B, Permitted Fencing

## **EXECUTIVE SUMMARY**

# **General Information**

Requested Action: Variation to Section 15.3-1.B of the Zoning Ordinance to allow a six-foot tall

fence in the front yard (side) of the home. The Zoning Ordinance only allows

for a five-foot fence.

Owner: Scott and Cindi Brazelton

Applicant: Scott and Cindi Brazelton

Purpose: Allow construction of a six-foot wooden fence in the front yard (side) to

match with the proposed construction of a six-foot wooden fence in the rear

yard.

Location and Size: 971 Brandt Drive

Zoning and Land Use: Site: R-2 One Family Dwelling District

North: R-2 One Family Dwelling District

East: R-2 One Family Dwelling District

South: R-2 One Family Dwelling District

West: R-2 One Family Dwelling District

# Background

The applicants request variation to the Zoning Ordinance to allow construction of a six-foot high, wooden fence in the front yard (side). There is currently no fence on this property or the adjacent corner lot. There is an existing six-foot fence on the adjacent side lot line. The proposed fence location meets all other Zoning Ordinance requirements. The applicants intend to install the fence to match with the proposed construction of a six-foot wooden fence in the rear yard. The new fence will not block any lines of sight. Staff finds merit to the variation for height.

The Community Services Director reviewed the property for approval under Section 15.3-1G, but the conditions did not meet the standard.

# Standards and Findings of Fact for a Variation

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:

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 applicant indicates the fence height is needed to provide privacy and uniformity with the remainder of the fencing.

# B. The plight of the owner is due to unique circumstances; and

The applicant indicates that this lot is a unique situation due to it being a corner lot.

C. The variation, if granted, will not alter the essential character of the locality.

The applicant indicates this will not alter the essential character of the locality.

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:

D. 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;

The applicant indicates the hardship created is a lack of privacy.

E. That the conditions upon which the petition for variation is based would not be applicable generally to other property within the same zoning classification;

The applicant indicates the location of the fence back from the property line creates a unique situation with no adverse effect.

F. That the purpose of the variation is not based exclusively upon a desire to make more money out of the property;

The applicant indicates the variation is not to make money from the property.

G. That the alleged difficulty or hardship has not been created by any person presently having interest in the property;

The applicant indicates he did not create the presence of the wildlife or traffic.

H. 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; or

The applicant indicates it will not be detrimental to the public welfare or injurious to other property or improvements in the neighborhood in which the property is located.

I. 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.

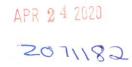
The applicant indicates this condition will be met.

# **ATTACHMENTS**

- 1. Application
- 2. Site Plan
- 3. Plat and Fence Layout
- 4. Photos

# RECOMMENDED ACTION

Commission recommend approval to the Village Board for variation to Section 15.3-1.B of the Zoning Ordinance at 971 Brandt Drive on parcel 19-21-377-012 allowing construction of a six-foot, wooden fence.





# **PLANNING & ZONING APPLICATION**

Property Information		
Common street address: 971 Brand+	Dr	_
PIN (Property Index Number): 19 31 377	012 0040	
Current Zoning: R-2 PuD	Proposed Zoning: VA	
Current Use: Residential		
Is the request consistent with the Comprehensive Plan?	Yes	
Number of Acres:  If greater than 4 manufacturing zoned land, application shall be Use. See definition of Planned Development and	processed as a Planned Development as a	r 5 acres for Conditional
Legal description of the property (print or attach exhibit	t):	
		-)
Property Owner Information  Name(s): Scot Cindi Brazel	ten	
Business/Firm Name (if applicable):		
Address: 971 Brandt Dr		
City/State/Zip: LITH II	60156	,
Phone Number: 815.861.436	7	
Email: Smb1012 @gmo11		
Applicant Information		
Name(s): Scot Cindi Brazo	Itan	
Business/Firm Name (if applicable):		
Address: 971 Brandt Dr		
City/State/Zip: LITH, II (p)	0156	
Phone Number: 815. 861, 436	7	
Email: Smb1022 @ am		

# **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	Е	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	Н	No	
Conditional Use		\$500 + \$10/ac over 2 ac	I	Yes	
Rezoning		\$500 + \$10/ac over 2 ac	J	Yes	
Text Amendment		\$500	K	Yes	
Variance – Residential	×	\$100	L	Yes	
Variance – Non- Residential		0-2 ac = \$250 Over 2 ac = \$500	L	Yes	
Development Plan Review		\$500 + \$10/ac	М	No	
		Total Fees – a	add column 6 (Se	eparate Check)	100-00
27 37 37 3 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5		Additio	aal Eoos		
Stormwater Perr	mit Application		time of permit issu	ance (Separate Check) Minor = \$250	
		-	Intermediate or	Major = \$1,000	
Reimbursement	of Fees Requir	ed <b>Appendix B</b> =	\$2,000 + \$100/ac	re for every acre	

ensure turned, 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.

3. 30.30 If Owner/Applicant is a School Property Owner's Signature District please, fill out and submit Appendix N 3-20.20 Signature Date

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

# LEGAL DESCRIPTION

Permanent Index Number: Property ID: 19-21-377-012

Property Address:

971 Brandt Drive Lake in the Hills, IL 60156

Legal Description:
Lot 57 in Crystal Creek Phase 2, being a Subdivision in part of the Southwest Quarter of Section 21, Township 43 North, Range 8, East of the Third Principal Meridian, according to the Plat thereof recorded March 22, 1991 as Document No. 91R-009011 in McHenry County, Illinois.



# VARIATION APPLICATION

PAGE TWO

# PROPERTY ADDRESS/PIN 19213770130040

1. Please indicate the variation that is being sought, include section(s) and paragraph(s) of the Zoning Ordinance and any dimension(s) and a brief description of the proposed use, construction or development that prompted the request:

Me are proposing allowance of le fence facing mobican Trail and Brandt Dr. The fence would be 12' from NW corner toward Mobican Trail and 46' to back of property. This fence would be a le shadowbox style wood fence with a gates on both sides of property.

The construction of this le fence would show consistency on all sides without sacrifacing visability bring in a corner lot or impeding traffic. This fance is set back for enough to not alter the neighborhood feel or safety of the public well-being.



# 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.

The purpose of the b' fence is to be uniform with all sides and allow our family and dog to enjoy the full aspect of our backyard.

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

a 5' fence facing those streets allows for less privacy, exposure for unwanted guests, and lack of continuity.

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

The variation to allow a 6' fence does not interfer with visability on the streets for traffic due to how far back the fence sits on our property



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.

exposed to less privacy, protection for our family and dog and perhaps the effect of market valvation

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.

from streets since were on a corner lot. This request does not impede visability for others

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.

this request is based upon the look, feel of the fence relative to the property, continuity and uniform throughout the whole backyard, and privacy for our family without any sacriface of the community

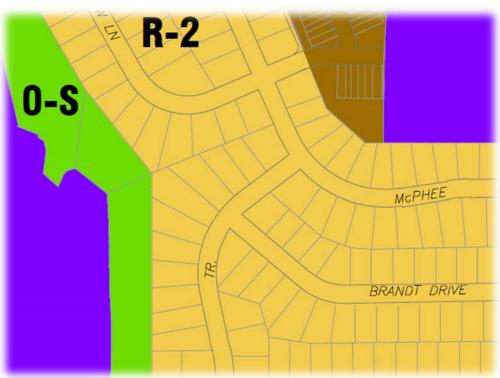


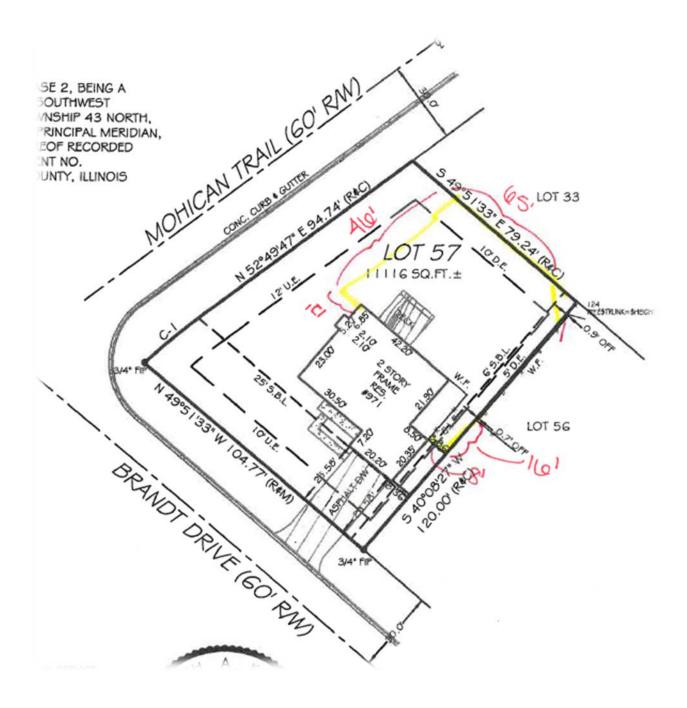
7. That the alleged difficulty or hardship has not been created by any person presently having interest in the property. Explain how this standard is met.
This request is to show consistency of the height
of fence on all sides, relative to rest of subdivision
without horting or interfering with flow of traffic
Since were on a corner lot
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.
Approving the variation will not be detrimental
to the public or cause injury to others.
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.
This variation will not impair, increase danger
of five or otherwise endanger the public av our
fellow neighbors safety or well-being. Increasing
force to 6' with show consistency in neighborhood
S-20.20
Applicant's Signature Date
Stylo 3.20.20
Property Owner's Signature Date



Page 1 of 1













# PLANNING AND ZONING COMMISION

**MEETING DATE:** May 18, 2020

**DEPARTMENT:** Community Services

**SUBJECT:** Amended Plat of Resubdivision for Melody Living

# **EXECUTIVE SUMMARY**

Melody Living has submitted an amended plat of resubdivision for acceptance by the Village. They are going to split the development into two lots to financially separate the construction efforts. This was considered and allowed for in the ordinance accepting the final plat approved by the Village Board July 27, 2017. The amended plat was reviewed by staff and the Village Attorney.

Also considered in the July 2017 was the ability of Melody Living to adjust the number and mix of unit styles. As they moved forward with design they will also be changing the unit mix and footprint of the independent living building. Attached is a summary of the changes and new footprint proposed. Staff reviewed the proposal and finds no reason and finds the changes within the scope of the July 2017 ordinance.

# **ATTACHMENTS**

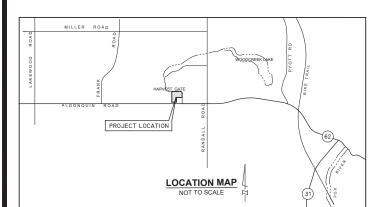
- 1. Amended Plat
- 2. Summary of Unit Mix
- 3. Changes to Building Footprint

# RECOMMENDED ACTION

Commission recommend approval to the Village Board to accept the amended plat of resubdivision for Melody Living and approved changes to unit mix and footprint of the independent living building.

### MAIL PLAT TO:

CONSULTING ENGINEERS AND LAND SURVEYORS 100 EAST STATE PARKWAY SCHAUMBURG, IL 60173



# Line Direction Length N 74° 46' 34" F N 00° 30' 22" W 55.44' L3 N 00° 30' 22" W 30.09 L4 N 16° 54' 45" E 15.27 S 15° 23' 23" E L6 N 73\* 30' 48" W 14.90 S 80° 27' 55" W L9 S 89° 32' 46" W 10.00' L14 N 80° 27' 55" E 155.48' L16 S 00° 30' 22" E 5.00' L17 N 89° 29′ 38″ E L18 N 00° 30' 22" W 9.65' L19 N 50° 23' 16" W 75.77 L20 N 00° 16' 13" W 29.60' L21 S 89° 36' 08" W 78.55' L22 N 89° 28' 09" E 3.97' L23 N 00° 16' 13" W 29.32' L24 N 89° 36' 08" E 68.71'

CURVE TABLE								
Curve	Length	Radius	Chord	Chord Bearing				
C1	40.37'	42.50'	38.87	S 26° 42' 13" W				
C2	48.73'	62.50'	47.51'	N 22° 50' 36" W				
C3	35.24'	87.50'	35.00'	N 12° 02' 35" W				
C4	60.00'	74.50'	58.40'	N 00° 30' 22" W				
C5	35.24'	87.50'	35.00'	N 11° 01' 51" E				
C6	97.43'	137.50'	95.41'	N 19° 47' 38" E				
C7	44.29'	62.50'	43.37'	N 19° 47' 38" E				

SE RESTRICTION NOTE:

THE HOUSING UNITS CONTEMPLATED BY THIS AMENDED FINAL PLAT OF RESUBDIVISION AND THE VILLAGE'S ZONING CLASSIFICATION OF R-4 P.D. MULTI-FAMILY PLANNED DEVELOPMENT - SENIOR HOUSING ARE RESTRICTED TO THOSE INDIVIDUALS WHO ARE SEY YEARS OF AGE OR OLDER. NO PERSON UNDER THE AGE OF 62 YEARS OF AGE SHALL BE PERMITTED TO OCCUPY OR RESIDE IN ANY UNIT SITUATED UPON THE SUBJECT PROPERTY UNLESS, (I) SUCH PERSON IS A SPOUSE OF A PERSON WHO IS RESIDING OR OCCUPYING THE UNIT WHO IS 62 YEARS OF AGE OR OLDER; OR (II) ANY FUTURE AMENDMENT TO THE "HOUSING FOR OLDER PERSONS" EXEMPTION OF TITLE VIII OF THE CIVIL RIGHTS ACT OF 1988 (THE FEDERAL FAIR HOUSING ACT), AS AMENDED BY THE FAIR HOUSING AMENDMENTS ACT OF 1988 (THE FAIR HOUSING ACT), OR ANY CHANGE IN APPLICABLE PEDERAL, STATE, OR LOCAL LAW, OTHERWAS PERMITS THE SAME OR RENDERS SUCH AGE-RELATED RESTRICTION UNLAWFUL.

THIS RESTRICTION IS A COVENANT THAT RUNS WITH THE LAND AND THE VILLAGE OF LAKE IN THE HILLS, AN ILLINOIS MUNICIPAL CORPORATION (THE "VILLAGE"), SHALL HAVE STANDING TO ENFORCE THIS PERMANENT COVENANT. IN THE EVENT THAT THE VILLAGE BRINGS OR DEFENDS LITIGATION REGARDING THE INTERPRETATION OR ENFORCEMENT OF ITS RIGHTS OR ANY TERMS OR CONDITIONS SET FORTH IN THIS COVENANT, AND THE VILLAGE PREVAILS, IT SHALL BE AWARDED ITS ATTORNEYS' FEES AND COSTS FROM THE NON-PREVAILING PARTY INCLUDING THOSE ASSOCIATED WITH ANY APPEAL AS WELL AS COLLECTION PROCEEDING.

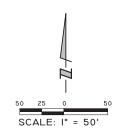
- HOUSING\*
  THE DRIVEWAY EASEMENT AREA PER THIS SUBDIVISION IS SUBJECT TO DECLARATION OF EASEMENTS, COVENANTS, AND RESTRICTIONS SET FORTH IN DOC. NO. 2020R00081 10 RECORDED ON MARCH 9, 2020.
  THIS SUBDIVISION IS SUBJECT TO THE AFORESAID DECLARATION OF EASEMENTS, COVENANTS, AND RESTRICTIONS. NOTHING SET FORTH HEREIN SHALL BE DEEMED TO PRECLUDE THE FUTURE RE-SUBDIVISION OF THE LOTS AND THE CONCURRENT CONSOLIDATION OF THEN EXISTING LOTS OR CREATION OF ADDITIONAL LOT(S) SUBJECT TO THE VILLAGE OF LAKE IN THE HILLS SUBDIVISION ORDINANCE AND RELATED ORDINANCES REGARDING SAME.

# AMENDED FINAL PLAT

# RESUBDIVISION OF MELODY LIVING

# OF LAKE IN THE HILLS

BEING A SUBDIVISION OF LOT 1 IN MELODY LIVING OF LAKE IN THE HILLS ACCORDING TO THE PLAT THEREOF RECORDED APRIL 6, 2018 AS DOCUMENT 2018R0010926, BEING A SUBDIVISION OF LOT 2 IN THE VILLAS OF LAKE IN THE HILLS, ALL BEING PART OF THE NORTHEAST QUARTER OF SECTION 30, TOWNSHIP 43 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPLE MERIDIAN, IN MCHENRY COUNTY, ILLINOIS.



SHEET I OF 2

## UTILITY CROSSING RESERVATION PROVISIONS

LOT 5

9

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V

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IN THE EVENT THAT THE VILLAGE BRINGS OR DEFENDE LITIGATION RECAPDING THE INTERPRETATION OR REPORCEMENT OF TR RIGHTS OR ANY OTHER TERMS OR CONDITIONS SET FORTH IN THIS PROVISION, AND THE VILLAGE PREVAILS, IT SHALL BE AWARDED ITS ATTORNEYS FEES AND COSTS FROM THE NON-PREVAILING PARTY, INCLUDING THOSE ASSOCIATED WITH ANY APPEAL AS WELL AS ANY COLLECTION PROCEEDING.



Property Corner set with 1/2" iron nine Set Concrete Subdivision Monument

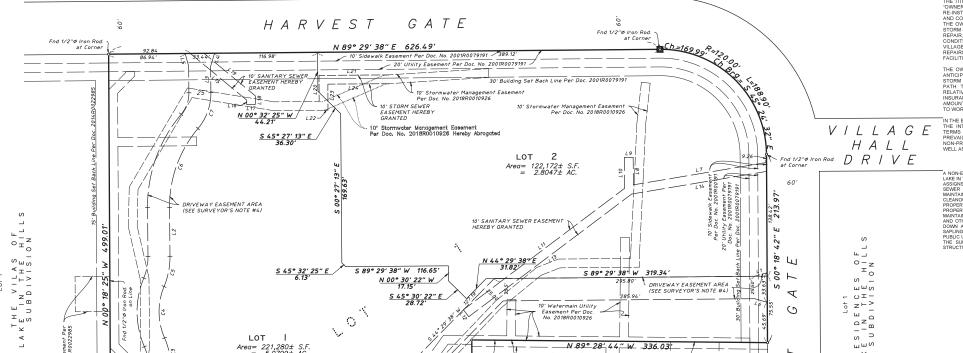
New Subdivision Lot No. Exterior Boundary Line New Lot Line

# AREA SUMMARY

221,280 S.F. 5.0799 Ac. LOT 2 122,172 S.F. 2.8047 Ac. 343,452 S.F. 7.8846 Ac.

TAXING DISTRICTS (ACCORDING TO MCHENRY COUNTY GIS WEBSITE http://www.mchenrycountygis.org/Athena/)

MCHENRY COUNTY CONSERVATION ALGONOLIN LITH FIRE DISTRICT ALGONOLIN TWP RD & BR ALGONQUIN TWP RD & BR ALGONQUIN TOWNSHIP ALGONQUIN LIBRARY LAKE IN THE HILLS VILLAGE SCHOOL DIST 300 COLLEGE DISTRICT 509 ELGIN LITH SSA 24 LITH SANITARY DIST



Fnd 1/2"Ø Iron Rod. at Corner

(C O U N T Y)

S 45° 30' 22" E

S 89° 41' 28" W 216.83

ROAD

LOT

Fnd 1/2"Ø Iron Rod at Corner

ALGONQUIN

N 73° 08' 51" W /

Part Of Out Lot 2 THE MEADOWS SUBDIVISION

N 57° 36′ 31″ W 106.60′

 $Area = 221,280 \pm S.F.$ = 5.0799 \pm AC.

THE MEADOWS SUBDIVISION

N 89° 28' 44" W 336 03'

SPEEDWAY HARVEST GATE

HIGHWAY

Storm Water Management
Easement Per Doc.
No. 2015R0013167

- THE BASIS OF BEARING SHOWN HEREON IS BASED ON NAD 83(2012) ILLINOIS EAST ZONE 1201 STATE PLANE COORDINATES AS REFERENCED FROM KARA COMPANY'S RTK NETWORK.
  THE FIELD WORK FOR THIS SURVEY WAS COMPLETED ON FEBRUARY 27, 2017.
  SUBJECT PROPERTY SHOWN HEREON IS LOCATED WITHIN LAKE IN THE HILLS ZONE CLASSIFICATION R-4 PD "MULTIFAMILY PLANNED DEVELOPMENT SENIOR HOUSING".

# AMENDED FINAL PLAT

# RESUBDIVISION OF MELODY LIVING

# OF LAKE IN THE HILLS

BEING A SUBDIVISION OF LOT 1 IN MELODY LIVING OF LAKE IN THE HILLS ACCORDING TO THE PLAT THEREOF RECORDED APRIL 6, 2018 AS DOCUMENT 2018R0010926, BEING A SUBDIVISION OF LOT 2 IN THE VILLAS OF LAKE IN THE HILLS, ALL BEING PART OF THE NORTHEAST QUARTER OF SECTION 30, TOWNSHIP 43 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPLE MERIDIAN, IN MCHENRY COUNTY, ILLINOIS.

COUNTY OF		)			
THE LAND DESCRI SUBDIVIDED; THAT HEREON DRAWN A SAID LAND TO BE HEREON, FOR THE LAW. IT FURTHER	BED ON TH SAID LAND ND SHOWN SURVEYED PURPOSE CERTIFIES FALLS WIT	E PLAT H IS PART HEREON A O, SUBDIV OF HAVING TO THE B	EREON D OF THE AS SUBDIN IDED, STA 3 THIS PL EST OF IT	RAWN AND S LAND DESCR /IDED; THAT ' AKED AND PI AT RECORDE IS KNOWLED	C IS THE OWNER OF SHOWN HEREON AS IBED ON THE PLAT THEY HAVE CAUSED LATTED AS SHOWN ID AS PROVIDED BY GE, THAT THE LAND O, JUNIOR COLLEGE
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, A.D. 20					
BY:					
				_	
TITLE:				_	
		NOTARY O	PERTIFICA	- TE	
COUNTY OF		) ) SS			
		,			
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AND VOLUNTARY A SET FORTH.  GIVEN UNDER MY H	CT OF SAID	COMPAN	Y FOR THI	E USES AND	S THEIR OWN FREE PURPOSES THEREIN DAY
OF	, A.D	20		_	
(SEAL)					
	NC	TARY PUE	LIC		_
	SURFACE	WATER D	RAINAGE	STATEMENT	
STATE OF ILLINOIS	) ) SS.				
COUNTY OF COOK	) 33.				
WATERS WILL NOT ANY PART THEREO REASONABLE PROV SUCH SURFACE W THE SUBDIVIDER H.	BE CHANGE F, OR THAT VISIONS HAV ATERS INTO AS A RIGHT ACCORDA TO REDUCE	D BY THE IF SUCH: 'E BEEN M PUBLIC C TO USE A NCE WIT THE LIKE	CONSTRUSURFACE ADE FOR PRIVATION OF THAT HOUSE LINOOD O	ICTION OF SU WATER DRAIN COLLECTION E AREAS AND SUCH SURFAN IALLY ACCEP F SUBSTANTI	
DATED THIS	DAY OF		, 20	<u></u>	THE THE PARTY OF T
			_	į	062-054034
REGISTERED PROF	ESSIONAL E	NGINEER	-		LICENSED PROFESSIONAL

OWNER (S) OR DULY AUTHORIZED ATTORNEY

HAEGER ENGINEERING, LLC
CONSULTING ENGINEERS AND LAND SURVEYORS
100 EAST STATE PARKWAY
SCHAUMBURG, IL 60173
TEL: (847)394-6600
EAY: (847)394-6900

AL-MC LAKE IN HILLS ASSOCIATES, LLC 1765 MERRIMAN ROAD AKRON, OHIO 44313

SEND NEW TAX BILLS TO AL-MC LAKE IN HILLS ASSOCIATES. LLC

765 MERRIMAN ROA KRON, OHIO 44313 THIS PLAT SUBMITTED FOR RECORDING BY:

PREPARED BY

OWNER'S CERTIFICATE AND SCHOOL DISTRICT STATEMENT

STATE OF

, AS MORTGAGEE, UNDER THE PRINT MORTGAGEE NAME PROVISIONS OF A CERTAIN MORTGAGE DATED
A.D., 20 AND RECORDED IN THE RECORDER'S OF DEEDS OFFICE ID RECORDED IN THE RECORDED. 1. DATE \_\_\_\_, A.D., 20\_\_\_\_\_YEAR AS DOCUMENT NO. HEREBY CONSENTS TO AND APPROVES THE SUBDIVISION OF THE LAND AND THE GRANTING OF THE EASEMENT(S) DEPICTED HEREON AND HEREBY SUBORDINATES SUCH MORTGAGE TO SUCH EASEMENTS. DATED THIS \_\_\_\_\_ \_\_\_ DAY OF \_\_\_ PRINT MORTGAGEE NAME : NOTARY'S CERTIFICATE STATE OF THE UNDERSIGNED, A NOTARY PUBLIC IN THE COUNTY AND STATE AFORESAID, AND (NAME) (TITLE) OF WHO ARE PERSONALLY KNOWN TO ME TO BE THE SAME PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT AS SUCH (TITLE) AND (TITLE)
RESPECTIVELY, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED
THAT THEY SIGNED AND DELIVERED THE SAID INSTRUMENT AS THEIR OWN FREE
AND VOLUNTARY ACT AND AS THE FREE AND VOLUNTARY ACT \_\_\_\_, AS MORTGAGEE, FOR THE USES AND OF SAID \_\_\_\_\_\_ PURPOSES THEREIN SET FORTH. GIVEN UNDER MY HAND AND SEAL

MORTGAGEE CERTIFICATE

STATE OF \_\_

NOTARY PUBLIC

EXPIRES 11-30-21

## STORMWATER MANAGEMENT EASEMENT PROVISIONS

STORMWATER MANAGEMENT EASEMENT PROVISIONS

A PERPETUAL, PERMANENT, IRREVOCABLE EASEMENT FOR STORMWATER MANAGEMENT IS HEREBY GRANTED TO THE VILLAGE OF LAKE IN THE HILLS, ITS SUCCESSORS AND OR ASSIGNS, OVER, UNDER, ACROSS, ALONG AND UPON THE SURFACE OF THAT PART OF THE HEREON CAPTIONED PROPERTY DESIGNATED ON THE PLAT AND MARKED AS STORMWATER MANAGEMENT EASEMENT OR SME FOR THE COLLECTION, AND CONVEYANCE OF STORMWATER IN AREAS TO BE MAINTAINED BY THE OWNER AT OWNERS SKYPENCE, OF THE LOTIS, ON WHICH THE FACILITIES EXIST IN ACCORDANCE WITH MUNICIPAL POINANCES AND THE FACILITIES EXIST IN ACCORDANCE WITH MUNICIPAL POINANCES AND THE FACILITIES EXIST IN ACCORDANCE WITH MUNICIPAL POINANCES AND THE FACILITIES EXIST IN ACCORDANCE WITH MUNICIPAL POINANCES AND THE FACILITIES EXIST IN ACCORDANCE WITH MUNICIPAL POINANCES AND THE FACILITIES EXIST IN ACCORDANCE WITH MUNICIPAL POINANCES AND THE FACILITIES OF THE PERSONNEL AND EQUIPMENT PLOTES AND THE RIGHT OF ACCESS THERETO FOR THE PERSONNEL AND EQUIPMENT PLOTESSARY AND FOR THE PRESONNEL AND EQUIPMENT PLOTESSARY AND FOR THE PERSONNEL AND EQUIPMENT PLOTESSARY AND FOR THE PERSONNEL AND EXCEPTION OF THE PERSONNEL AND THE RIGHT TO ENTER UPON THIS PROPERTY FOR ALL SUCH PURPOSES ENCROACHMENT OF ANY KIND INCLIDING LANDSCAPING, FENCES, SHEDS OR ACCESSORY STRUCTURES WITHIN SAID EASEMENT IS PROHIBITED UNLESS THE VILLAGE ENGINEER HAS DETERMINED SAID FACILITIES. THE VILLAGE SHALL HAVE THE RIGHT, BUT NOT THE GRIGATION, TO THE PERSONNEL AND EQUIPMENT UPON SAID EASEMENT AND THE FOR THE PROPERT FUNCTION OF SAID FACILITIES. THE VILLAGE SHALL HAVE THE RIGHT, BUT NOT THE STORMWATER MANAGEMENT EAD EXCEPTION OF THE STORMWATER MANAGEMENT EAD EXCEPTION OF THE STORMWATER MANAGEMENT EAD EXCEPTION OF THE STORMWATER MANAGEMENT EAD CALLED THIN SAID EASEMENT. THE VILLAGE EMOVEMENT, STRUCTURE, DRIVEWMY SUFFACE OR PURPOSET ON OF

IN THE EVENT THAT THE VILLAGE BRINGS OR DEFENDS LITIGATION REGARDING THE INTERPRETATION OR ENFORCEMENT OF ITS RIGHTS OR ANY OTHER TERMS OR CONDITIONS SET FORTH IN THIS PROVISION, AND THE VILLAGE PREVAILS, IT SHALL BE AWARDED ITS ATTORNEYS' FEES AND COSTS FROM THE NON-PREVAILING PARTY INCLUDING THOSE ASSOCIATED WITH ANY APPEAL AS WELL AS ANY COLLECTION PROCEEDING.

## WATER MAIN UTILITY EASEMENT PROVISION

WATER MAIN UTILITY EASEMENT PROVISION

A PERMANENT. EXCLUSIVE (EXCEPT AS OTHERWISE EXPRESSLY AND SPECIFICALLY PROVIDED FOR HERRIN) EASEMENT IS HERREBY RESERVED FOR AND GRANTED TO THE VILLAGE OF LAKE IN THE HILLS, AN ILLINOIS MUNICIPAL CORPORATION (THE VILLAGE) AND ITS SUCCESSORS AND ASSIGNS, WITHIN THE STEPPS OF GROUND, AS SHOWN BY DASHED LINES ON THIS PLAT. THE WIDTHS OF WHICH ARE SHOWN, AND MARKED WATER MAIN UTILITY EASEMENT TO INSTALL LAY, CONSTRUCT, INSTALL, OPERATE AND MAINTAIN WATER MAINS WITH ALL NECESSARY MANHOLES, WATER VALVES, AND OTHER EQUIPMENT ANDIOR FACILITIES FOR THE PURPOSE OF SERVING THIS PROPERTY AND ANY OTHER PROPERTY AT ALL TIMES TO INSTALL, LAY, CONSTRUCT, INSTALL, OPERATE, INSPECT, REPAIR AND MAINTAIN WITHIN SAID EASEMENT AREA SAID WATER MAINS, MANHOLES, WATER VALVES AND OTHER EQUIPMENT ANDIOR FACILITIES, AND THE RIGHT TO ENTER UPON THE PROPERTY AT ALL TIMES TO INSTALL, LAY, CONSTRUCT, INSTALL, OPERATE, INSPECT, REPAIR AND MAINTAIN WITHIN SAID EASEMENT AREA SAID WATER MAINS, MANHOLES, WATER VALVES AND OTHER EQUIPMENT ANDIOR FACILITIES, AND THE RIGHT IS HEREBY GRANTED TO THE VILLAGE TO REMOVE ANY STRICTURE. IMPROVEMENT, ANDIOR BUILDING WITHIN THE WATER MAIN UTILITY EASEMENT AND TO CUT DOWN AND REMOVE OR TRIM AND KEEP TRIMMED ANY TREES, SHRUBS, OR SAPLINGS THAT INTERFERE OR THREATEN TO INTERFERE WITH ANY OF THE WATER MAIN UTILITY EQUIPMENT OR UNREASONABLY IMPEDE ACCESS THERETO, ALL WATER MAINS AND MANHOLES, EQUIPMENT OR FACILITIES SHALL BE UNDERGROUND OR ON THE SURFACE, BUT NOT LORSTELLCUMPS, INCLUDING TREES EMPLYS BAIL DETERMENTATION ON THE SURFACE, BUT NOT LORSTELLCUMPS, INCLUDING TREES EMPLYS BAIL DETERMENTATION ON THE SURFACE, BUT NOT LORSTELLCUMPS, INCLUDING TREES EMPLYS BAIL DETERMENTATION ON THE SURFACE, BUT NOT LORSTELLCUMPS, INCLUDING TREES EMPLYS BAIL DATE OF THE WATER SAIL WATER MAIN AND MANHOLES, EQUIPMENT OR FACILITIES SHALL BE UNDERGROUND OR ON THE SURFACE, BUT NOT LOCATED OVERHEAD.

OBSTRUCTIONS, INCLUDING TREES, FENCES AND OTHER STRUCTURES, SHALL NOT OBSTRUCTIONS, INCLUDING TREES, FENCES AND OTHER STRUCTURES, SHALL NOT BE PLACED OVER THE WILLAGES FACILITIES OR IN, UPON, OR OVER THE PROPERTY WITHIN SAID EASEMENT WITHOUT PRIOR WRITTEN CONSENT OF THE VILLAGE WHICH MAY BE WITHHELD IN ITS REASONABLE DISCRETION WITH THE VILLAGE TAKING INTO ACCOUNT THE IMPACT OF SUCH OBSTRUCTION TO VILLAGE WATER MAIN FACILITIES RELATIVE TO THE MINITENANCE, REPAIR, INSPECTION, AND REPLACEMENT OF THE VILLAGE'S WATER MAIN AND RELATED FACILITIES. SAID WATER MAIN UTILITY EASEMENT MAY DEL HEED EARL BANKED, REPAIR OF REPAIR AND ADMINISC. EASEMENT MAY BE USED FOR LANDSCAPING, GARDENS, DRIVEWAYS, AND PARKING EXCEPT AS OTHERWISE DESIGNATED ON THE PLAT. THE GRADES OF THE PROPERTY APPROVED BY THE VILLAGE ENGINEER SHALL NOT BE ALTERED IN ANY MANNER BY THE INSTALLATION OF ANY OF THE FACILITIES OF THE VILLAGE SO AS TO INTERFERE THE INSTALLATION OF ANY OF THE FACILITIES OF THE VILLAGE SO AS TO INTERFERE WITH THE PROPER OPERATION AND MAINTENANCE THEREOF OR WITH THE SURFACE DRAINAGE THEREON. SBC/ATAT. NICOR. COMMONWEALTH EDISON COMPANY, COMCASTIMEDIACOM, AND HOLDERS OF SIMILAR FRANCHISES GRANTED BY THE VILLAGE AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, SHALL HAVE THE RIGHT FOR CROSSINGS OF THE WATER MAIN EASEMENT, AT AN ANGLE OF NOT LESS THAN 45° FROM PARALLEL TO THE UNDERLYING WATER MAIN, WITH ELECTRIC, NATURAL GAS, COMMUNICATIONS, OR OTHER SUCH UTILITY FACILITIES WITH A TWO-FOOT VERTICAL SEPARATION FROM THE VILLAGE WATER MAIN AND RELATED FACILITIES. THE VILLAGE, IN ITS REASONABLE DISCRETION, WILL PERMIT ADDITIONAL UTILITY FOR PERMEMENT PROVIDED. UTILITIES TO BE SITUATED WITHIN THE WATER MAIN UTILITY EASEMENT PROVIDED THERE IS APPROPRIATE SEPARATION FROM VILLAGE WATER MAIN FACILITIES. AND TAKING INTO ACCOUNT THE IMPACT TO VILLAGE WATER MAIN FACILITIES RELATIVE TO THEIR MAINTENANCE, REPAIR AND INSPECTION.

IN THE EVENT THAT THE VILLAGE REMOVES ANY TREES, SHRUBS, LANDSCAPING, IMPROVEMENT, STRUCTURE OR DRIVEWAY SURFACE OR BUILDING SITUATED IN OR UPON ANY WATER MAIN UTILITY EASEMENT, THE VILLAGE SHALL NOT BE OBLIGATED TO RESTORE OR PAY COMPENSATION OF ANY KIND FOR THE REMOVAL OF ANY TO RESTORE OR PAY COMPENSATION OF ANY KIND FOR THE REMOVAL OF ANY LANDSCAPING, IMPROVEMENT, STRUCTURE OR BUILDING SITUATED THEREON. THE VILLAGE SHALL USE A GOOD FAITH EFFORT TO MINIMIZE DAMAGE IN CONNECTION WITH EXERCISING ITS RIGHTS HEREIN. IN THE EVENT THAT THE VILLAGE INCURS ANY WITH EXPENSE IN REMOVING ANY OBSTRUCTION, IMPROVEMENT, STRUCTURE, BUILDING, TREE, SHRUB OR LANDSCAPING SITUATED WITHIN ANY WATER MAIN UTILITY EASEMENT IN EXERCISING ANY OF ITS RIGHTS AS PROVIDED HEREIN, THE OWNER OF RECORD OF THE LAND UPON WHICH SUCH OBSTRUCTION, IMPROVEMENT, STRUCTURE, BUILDING, LANDSCAPING, TREE OR SHRUB IS SITUATED SHALL PAY TO THE VILLAGE SUCH COST OF REMOVAL WITHIN 30 DAYS OF THE VILLAGE REQUESTING SAME. NOTWITHSTANDING THE FOREGOING, IN THE EVENT THAT THE VILLAGE'S ACTIVITIES UNREASONABLY DAMAGE OR DESTROY LANDSCAPING (EXCLUSIVE OF TREES) STUATED IN OR UPON THE EASEMENT AREA, THE VILLAGE SHALL DILIGENTLY RESTORE SAME.

THE PROPERTY OWNER SHALL NOT BE LIABLE FOR ANY INJURY, DAMAGE OR LOSS OF ANY NATURE WHATSOEVER TO PERSON OR PROPERTY OCCURRING AS A RESULT OF THE VILLAGE'S EXERCISE OF RIGHTS UNDER THESE PROVISIONS UNLESS SUCH INJURY, DAMAGE, OR LOSS IS DIRECTLY AND SOLELY THE RESULT OF THE PROPERTY OWNER'S WILLEUL MISCONDUCT OR GROSS NEGLIGENCE. TO THE EXTENT AVAILABLE OR OTHERWISE PERMISSIBLE BY LAW, ANY PERSON OTHER THAN THE VILLAGE, SUCH AS A UTILITY OR A FRANCHISEE (A "THIRD PARTY") HAND ACCESS TO THE EASEMENT AREA BY VIRTUE OF THESE PROVISIONS SHALL INDEMNIFY AND AGREE TO DEFEND AND SAVE THE PROPERTY OWNER HARNLESS FROM AND AGAINST ANY AND ALL CLAIMS, DEMANDS, ACTIONS, SUITS, LOSSES, DAMAGES, COSTS, EXPENSES, AND LIABILITIES WHENEVER ARISING ON OR AFTER THE DATE HEREOF ARISING OUT OF OR DUE TO (A) ANY ACT OF THE THIRD PARTY OR ANY OF ITS AGENTS, EMPLOYEES, REPRESENTATIVES, OR CONTRACTORS WITH RESPECT TO THE EASEMENT AREA, (B) THE EXERCISE BY A THIRD PARTY OF ANY RIGHTS HERE, ORC), THE USE OR OCCUPANCY OF THE EASEMENT AREA BY SUCH THIRD PARTY. THE PROPERTY OWNER SHALL NOT BE LIABLE FOR ANY INJURY, DAMAGE OR LOSS

IN THE EVENT THAT THE VILLAGE DETERMINES THAT OTHER UTILITIES WITHIN THE WATER MAIN UTILITY EASEMENT NEED TO BE RELOCATED TO ENABLE THE VILLAGE TO INSTALL LAY. CONSTRUCT, RENEW, OPERATE AND MAINTAIN ITS WATER MAIN AND RELATED FACILITIES, THE COST ASSOCIATED WITH SUCH UTILITY RELOCATION SHALL BE BORNE BY THE UTILITY PROVIDER RATHER THAN THE VILLAGE. BRINGS OR DEFENDS LITIGATION, REGARDING THE INTERPRETATION OR ENFORCEMENT OF ITS RIGHTS OR ANY OTHER TERMS OR CONDITIONS SET FORTH IN THIS PROVISION, AND THE VILLAGE PREVAILS, IT SHALL BE A WARDED ITS ATTORNEYS FEES AND COSTS FROM THE NONPREV AILING PARTY, INCLUDING THOSE YES ASSOCIATED WITH ANY APPEAL AS WELL AS ANY

THE VILLAGE SHALL INDEMNIFY AND HOLD HARMLESS THE OWNER FROM ANY AND THE VILLAGE OF ACTION ARISING FROM THE VILLAGE, INCLUDING ITS CONTRACTORS AND AGENTS, BUT NOT UTILITIES, FRANCHISE HOLDERS OR THIRD PARTIES, RELATIVE TO ITS RIGHTS TO INSTALL, LAY, CONSTRUCT, INSTALL, OPERA, INSPECT, REPAIR AND MAINTAIN WITHIN SAID EASEMENT AREA SAID WATER MAINS, MANHOLES, WATER VALVES AND OTHER EQUIPMENT AND/OR FACILITIES.

## VILLAGE TREASURER CERTIFICATE

STATE OF ILLINOIS SS.
MY SIGNATURE, AS TREASURER OF THE VILLAGE OF LAKE IN THE HILLS, CERTIFIES THAT THERE ARE NO DELINQUIENT OR UNPAID, CURRENT OR FORFEITED SPECIAL ASSESSMENTS OR ANY DEFERRED INSTALLMENT THEREOF THAT HAVE BEEN APPORTIONED AGAINST THE LAND INCLUDED IN THIS PLAT OF SUBDIVISION.
DATED AT LAKE IN THE HILLS, MCHENRY COUNTIES, ILLINOIS, THIS DAY OF 20
VILLAGE TREASURER
PLANNING AND ZONING COMMISSION CERTIFICATE
STATE OF ILLINOIS ) SS COUNTY OF MCHENRY )

APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE VILLAGE OF LAKE IN CHAIRPERSON BOARD OF TRUSTEE'S CERTIFICATE STATE OF ILLINOIS

COUNTY OF MCHENRY THE PLAT SHOWN HEREON ARE HEREBY APPROVED BY THE VILLAGE OF LAKE IN THE HILLS, MCHENRY COUNTY, ILLINOIS, AT A MEETING HELD ON THE\_\_\_DAY ATTEST:

VILLAGE PRESIDENT

SANITARY DISTRICT BOARD OF TRUSTEE'S CERTIFICATE

STATE OF ILLINOIS COUNTY OF MCHENRY THE PLAT AND DEDICATIONS SHOWN HEREON ARE HEREBY APPROVED BY THE LAKE TARY DISTRICT, MCHENRY COUNTY, ILLINOIS, AT A MEETING HELD DISTRICT PRESIDENT

DISTRICT CLERK VILLAGE ENGINEER'S CERTIFICATE STATE OF ILLINOIS

MY SIGNATURE AS VILLAGE ENGINEER FOR THE VILLAGE OF LAKE IN THE HILLS 

VILLAGE ENGINEER

COUNTY OF MCHENRY

# COUNTY CLERK'S CERTIFICATE

COUNTY OF MCHENRY THIS IS TO CERTIFY THAT I. COUNTY CLERK OF MCHENRY COUNTY, ILLINOIS, DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT GENERAL TAXES, NO UNPAID CURRENT GENERAL TAXES, NO UNPAID FORFEITED TAXES AND NO REDEEMBLE TAX SALES AGAINST ANY OF THE LAND INCLUDED IN THE SUBJECT PLAT. I FURTHER CERTIFY THAT I HAVE RECEIVED ALL STATUTORY FEES IN CONNECTION WITH THE SUBJECT PLAT.

GIVEN UNDER MY HAND AND SEAL IN WOODSTOCK, ILLINOIS THIS DAY OF

BY: McHENRY COUNTY CLERK

STATE OF ILLINOIS

## RECORDER'S CERTIFICATE

STATE OF ILLINOIS COUNTY OF MCHENRY

THIS INSTRUMENT WAS FILED FOR RECORD IN THE RECORDER'S OFFICE OF MCHENRY COUNTY, ILLINOIS, THIS DAY OF ,20 AT OCLOCK. M. AND RECORDED IN MAP BOOK, PAGE AS DOCUMENT NUMBER.

COUNTY RECORDER

## SURVEYOR'S AUTHORIZATION TO RECORD

COUNTY OF COOK

I. JEFFREY W. GLUNT. AN ILLINOIS PROFESSIONAL LAND SURVEYOR. DO HEREBY

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3695

# SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS COUNTY OF COOK

I, JEFFREY W. GLUNT, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, DO HEREBY , SEPTHER W. SUNVEYED AND RESUBDIVIDED THE FOLLOWING DESCRIBED PROPERTY, AND THAT THE PLAT HEREON DRAWN IS A CORRECT REPRESENTATION THEREOF, ALL DISTANCES ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF, AND ARE CORRECTED TO A TEMPERATURE OF 68° FAHRENHEIT:

LOT 1 IN MELODY LIVING OF LAKE IN THE HILLS ACCORDING TO THE PLAT THEREOF RECORDED APRIL 6, 2018 AS DOCUMENT 2018R0010926, BEING A SUBDIVISION OF LOT 2 IN THE VILLAS OF LAKE IN THE HILLS, ALL BEING PART OF THE NORTHEAST QUARTER OF SECTION 30, TOWNSHIP 43 NORTH, RANGE 8 EAST OF THE THIRD DRINGTHE MEDIDALA ILL NIL MICHEBY COLUMN 11 THE NORTH PART OF THE THIRD PRINCIPLE MERIDIAN, ALL IN MCHENRY COUNTY, ILLINOIS;

CONTAINING TOTAL AREA: 343,452 S.F. (7,8846 AC.) MORE OR LESS.

THIS IS ALSO TO CERTIFY THAT UPON COMPLETION OF CONSTRUCTION, CONCRETE MONUMENTS, AS SHOWN, AND IRON PIPES AT ALL LOT CONNERS AND POINTS OF CHANGE IN ALIGNMENT WILL BE SET, AS REQUIRED BY THE PLAT ACT (765 LLCS 205/001 ET SEQ.). THIS IS ALSO TO CERTIFY THAT THE PLAT ACT (775 LCS DESCRIBED IN THE ANNEXED PLAT, LES WITHIN THE CORPORATE LIMITS OF THE VILLAGE OF LAKE IN THE HILLS, ILLINOIS, WHICH HAS ADOPTED A COMPREHENSIVE

THIS IS TO CERTIFY THAT BASED ON INFORMATION PROVIDED ON THE FLOOD INSURANCE RATE MAP COMMUNITY-PANEL NUMBER 17111C0338,] & 17111C0337,] MAP EFFECTIVE DATE, NOVEMBER 16, 2006, PRODUCED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FOR MOHENRY COUNTY, ILLINOIS, THE PROPERTY SHOWN AND DESCRIBED HEREON IS LOCATED WITHIN ZONE X, WHICH IS DEFINED BY CEMA AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS OF PRACTICE APPLICABLE TO BOUNDARY SURVEYS.

SCHAUMBURG, ILLINOIS MARCH 3, 2020

ILLINOIS PROFESSIONAL LAND SURVEYOR NO.035-003695

ORIGINALLY PREPARED: FEBRUARY 12, 2020 JOB NO.: 16-215

16-215 © 2020 Haeger Engineering, LLC

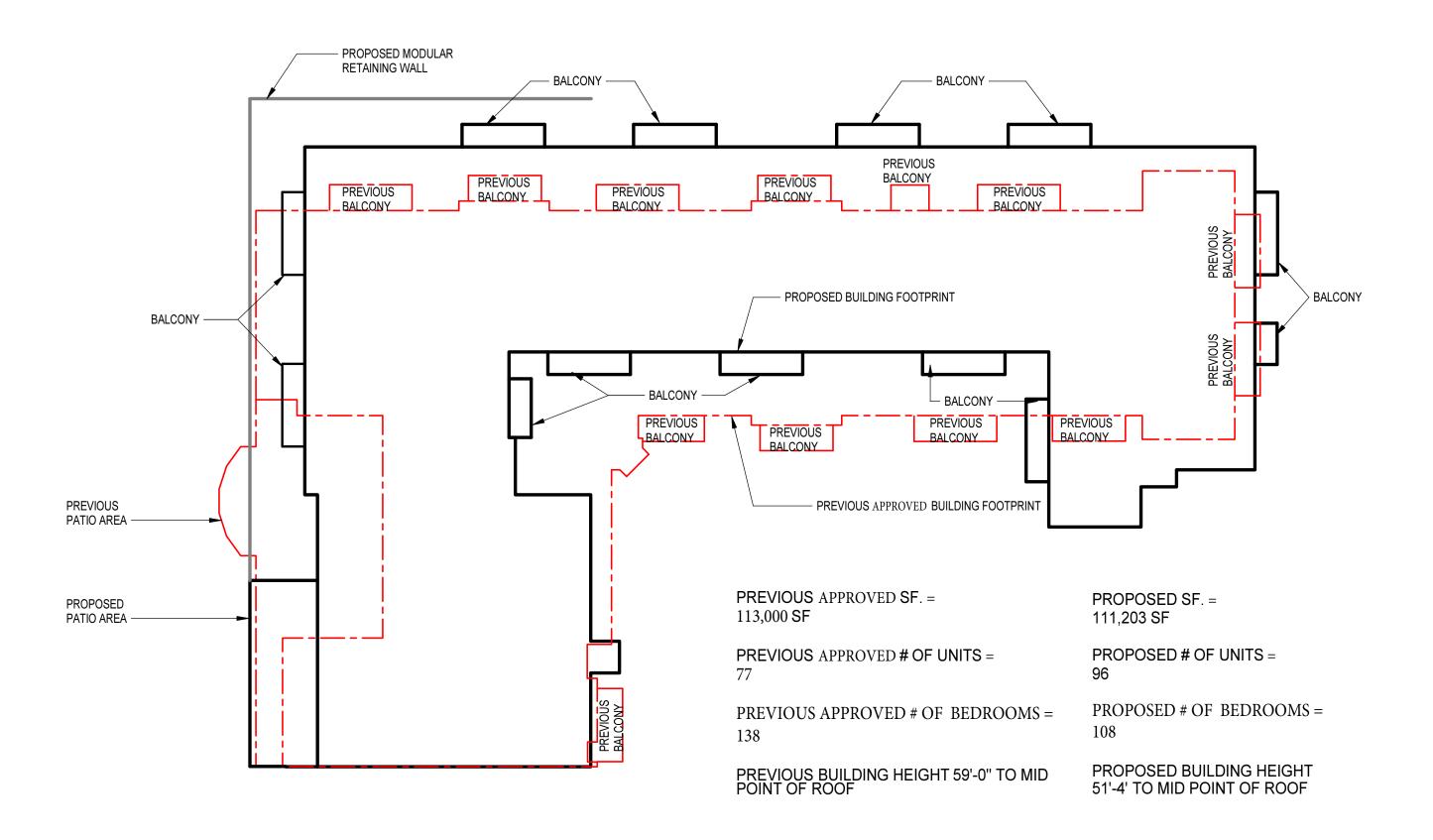
EXPIRES 11-30-20

# **Melody Living Phase II Independent Living**

Revised 3/23/20

Approved 7	7/27/2017						
Apartment	1st Floor	2nd Floor	2 . 1 51	4th Floor	Total	#	Total
Туре	1st Floor	2nd Floor	3rd Floor	4(1) F1001	Number	Bedrooms	Bedrooms
Studio	0	1	0	0	1	1	1
1BR	4	4	5	6	19	1	19
1 BR/Den	0	0	0	0	0	1	0
2 BR	9	13	13	14	49	2	98
2 BR/Den	0	2	2	0	4	2	8
3 BR	1	1	1	1	4	3	12
Total	14	21	21	21	77		138

<b>Proposed 3</b>	/23/2020						
Apartment	1st Floor	2nd Floor	3rd Floor	4th Floor	Total	#	Total
Туре	13t F1001	2110 F1001	31 u F1001	4111 F1001	Number	Bedrooms	Bedrooms
Studio	0	0	0	0	0	1	0
1BR	19	19	19	19	76	1	76
1 BR/Den	2	2	2	2	8	1	8
2 BR	3	3	3	3	12	2	24
2 BR/Den	0	0	0	0	0	2	0
3 BR	0	0	0	0	0	3	0
Total	24	24	24	24	96		108





# INFORMATIONAL MEMORANDUM

# PLANNING AND ZONING COMMISION

**MEETING DATE:** May 18, 2020

**DEPARTMENT:** Community Services

**SUBJECT:** Sign Ordinance Changes

# **EXECUTIVE SUMMARY**

Commissioners, staff, and the planning consultant will continue the ongoing discussion of potential changes to Section 16, Signs, of the Zoning Ordinance. This month will focus on business signs and how we might format the revisions to the Zoning Ordinance.

# FINANCIAL IMPACT

None

# **ATTACHMENTS**

1. Example of revisions

# SUGGESTED DIRECTION

Open a discussion and provide direction to staff and the consultant concerning proposed changes for the Sign Section of the Zoning Ordinance.

		Table 1.0	): Signs Permit	ted by District						
Sign Type		Zoning District: B-1 Transitional Business District								
	Quantity	**Size (sq. ft.)	Height (feet)	Notes	Representative Imagery					
Wall (Permanent)	1 (per building elevation)	1 (50 Max)	Not to exceed height of main wall of building	N/A	BUREAU					
Wall (Temporary)	1 (per building)	1 (32 Max)	Not to exceed height of main wall of building	*60 Days (Max. time for display – per calendar year)	Ryder					
Ground (Permanent)	1 (per street frontage)	50 (per sign)	6' (Max. Ht. from grade) 10' (Min. from Lot Line)	N/A	LEADERSHIP OF TEXAS  SIGN-BRESS  SIGN-BRESS					
Ground (Temporary)	1 (per zoning lot)	32	6 ' (Max. Ht. from Grade)	*60 Days (Max. time for display – per calendar year						

<sup>\*</sup>Temporary Signs shall be limited to 60 days aggregate (multiple occurrences – wall or ground)

<sup>\*\*</sup>Size (sq. ft.) to be per tenant

		Table 2.0	: Signs Perm	itted by Distric				
Sign Type	Zoning Districts: B -2, B-3, B-4, and B-5 Business District-Neighborhood Convenience Business District-General, Business District-Commercial Office Business District							
	Quantity	**Size (sq. ft.)	Height (feet)	Notes	Representative Imagery			
Wall (Permanent)	1 (per building elevation)	2 (100 Max)	Not to exceed height of main wall of building	N/A	Venture Ridge			
Wall (Temporary)	1 (per building)	2 (32 Max)	Not to exceed height of main wall of building	*60 Days (Max. time for display – per calendar year)	Walls			
Ground Entry way (Permanent)	1 (per principal street)	100 (per sign)	8' (Max. Ht. from grade) 10' (Min. Ht. from Lot Line)	May be located off- premises within a planned development	CAMERON Segne OS			
Ground Entryway (Temporary)	1 (per zoning lot)	32	6' (Max. Ht. from grade)	*60 Days (Max. time for display – per calendar year	SEEVILOUSE LIMIT THE			

<sup>\*</sup>Temporary Signs shall be limited to 60 days aggregate (multiple occurrences – wall or ground)

NOTE: Temporary signs or wall signs for multi-tenant buildings are per tenant based on frontage.

<sup>\*\*</sup>Size (sq. ft.) to be per tenant

		Table 2.1	: Signs Perm	nitted by Distri	ct of the second			
Sign Type	Zoning Districts: B -2, B-3, B-4, and B-5 Business District-Neighborhood Convenience Business District-General, Business District-Commercial Office Business District (Shopping Centers or Multi-Tenant Buildings)  **Size Height Notes Representative Imagery							
Wall (Permanent)	1 (per building elevation)	(sq. ft.) 2 (250 Max)	(feet)  Not to exceed height of main wall of building	N/A	Don Pablos			
Wall (Temporary)	1 (per building)	2 (32 Max)	Not to exceed height of main wall of building	*60 Days (Max. time for display – per calendar year)	BERWYN SHOWN			
Ground Entry way (Permanent)	1 (per principal street)	200 (per sign)	16' (Max. Ht. from grade) 10' (Min. Ht. from Lot Line)	May be located off- premises within a planned development	TOWNE CONTEST  TAILORY  TAILOR			
Ground Entryway (Temporary)	1 (per zoning lot)	32	6' (Max. Ht. from grade)	*60 Days {Max. time for display – per calendar year	JC PENNEY SEARS MACY'S THE VILLAGE RUBLINGTON COAT FACTORY			

<sup>\*</sup>Temporary Signs shall be limited to 60 days aggregate (multiple occurrences – wall or ground)

NOTE: Temporary signs and wall signs for Shopping Center or multi-tenant buildings are per lineal foot of tenant/business frontage

<sup>\*\*</sup>Size (sq. ft.) to be per tenant

		Table 3.0	): Signs Pern	nitted by Distric	it is a second of the second o				
Sign Zoning Districts: A-1, IB and OS									
Type	Agricult	ural, Institu	itional Build	lings and Oper	n Space				
	Quantity	Size (sq. ft.)	Height (feet)	Notes	Representative Imagery				
Wall (Permanent)	1 (per building elevation)	2 (100 Max)	Not to exceed height of main wall of building	N/A	de Toledo				
Wall (Temporary)	1 (per building)	2 (32 Max)	Not to exceed height of main wall of building	*60 Days (Max. time for display – per calendar year)	OLIVES STAL				

<sup>\*</sup>Temporary Signs shall be limited to 60 days aggregate (multiple occurrences – wall or ground)

NOTE: Temporary and Permanent Wall signs are per lineal foot of building frontage

		Table 3.1	L: Signs Permi	itted by Distric	tar i salah ji dalah		
Sign	Zoning Districts: IB and OS Institutional Buildings and Open Space						
Type							
	Quantity	Size (sq. ft.)	Height (feet)	Notes	Representative Imagery		
Ground (Permanent)	1 (per street frontage)	100	8' Max Ht. from Grade, (10' Min. from lot line)	N/A	Mars HELL CHURCH		
Ground (Temporary)	1 (per zoning Lot)	32	6' Max from Grade.	*60 Days (Max. time for display – per calendar year)	The Children's Museum		

<sup>\*</sup>Temporary Signs shall be limited to 60 days aggregate (multiple occurrences)

		Table 4.0	): Signs Perm	nitted by Distric		
Sign Type	Zoning District: M-1 and M-2 Limited Manufacturing and General Manufacturing					
	Quantity	**Size (sq. ft.)	Height (feet)	Notes	Representative Imagery	
Wall (Permanent)	1 (per building elevation)	2 (100 Max)	Not to exceed height of main wall of building	N/A	STIHL	
Wall (Temporary)	1 (per zoning lot)	2 (32 Max)	Not to exceed height of main wall of building	*60 Days (Max. time for display – per calendar year)	#ESTILO	
Ground (Permanent)	1 (per street frontage)	100	8' (Max. Ht. from grade) 10' (Min. Ht. from Lot Line)	May be located off-premises within a planned development	Making ow there are positive	
Ground (Temporary)	1 (per zoning lot)	32	6' (Max. Ht. from grade)	*60 Days (Max. time for display – per calendar year		

<sup>\*</sup>Temporary Signs shall be limited to 60 days aggregate (multiple occurrences – wall or ground)

NOTE: Temporary and Permanent wall signs for Manufacturing buildings are per lineal foot of building frontage

<sup>\*\*</sup>Size (sq. ft.) to be per tenant

. Kingga		Table 4.	1: Signs Permi	itted by Distric			
Sign	Zoning District: Manufacturing						
Type	Business Center						
	Quantity	Size (sq. ft.)	Height (feet)	Notes	Representative Imagery		
Ground Entryway (Permanent)	1 (per principal street)	**180	10' Max Ht. from Grade, (10' Min. from lot line)	At main entry to park/center	GROVE		
Ground Entryway (Temporary)	1 (per zoning Lot)	32	6' Max from Grade.	*60 Days (Max. time for display – per calendar year)	PLOT 600  NEW 300,000 SO. IT.  POSHIN		

<sup>\*</sup>Temporary Signs shall be limited to 60 days aggregate (multiple occurrences)

<sup>\*\*</sup>Size (sq. ft.) for Permanent Ground Entryway Signs to be per gross aggregate total of all signs

		Table 5.0	): Signs Perm	itted by Distric			
Sign Type	Zoning District: AD1 Airport District 1						
	Quantity	**Size (sq. ft.)	Height (feet)	Notes	Representative Imagery		
Wall (Permanent)	1 (per building elevation)	2 (100 Max)	Not to exceed height of main wall of building	N/A	Colécta		
Wall (Temporary)	1 (per building)	32	Not to exceed height of main wall of building	*60 Days (Max. time for display – per calendar year)	CHAP BROILED DELIVERY		
Ground (Permanent)	2	2	2	N/A			
Ground (Temporary)	1 (per zoning lot)	32	6' (Max. Ht. from grade)	*60 Days (Max. time for display – per calendar year	Corona Calif		

<sup>\*</sup>Temporary Signs shall be limited to 60 days aggregate (multiple occurrences – wall or ground)

NOTE: Temporary and Permanent Wall signs for AD1 buildings are per lineal foot of tenant/business frontage

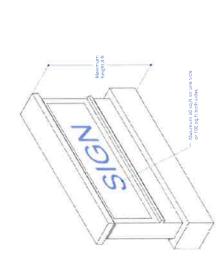
<sup>\*\*</sup>Size (sq. ft.) to be per tenant

		Table 5.1	l: Signs Perm	nitted by Distric	t .		
Sign Type	Zoning District: AD2 Airport District 2						
	Quantity	Size (sq. ft.)	Height (feet)	Notes	Representative Imagery		
Wall (Permanent)	1 (per building elevation)	2 (100 Max)	Not to exceed height of main wall of building	N/A			
Wall (Temporary)	1 (per building)	2 (32 Max)	Not to exceed height of main wall of building	*60 Days (Max. time for display – per calendar year)	West Star Mortgage, Inc. 619-238-3695  Baskedd & Commercial Loads		
Ground (Permanent)	1 (per principal street)	100	8' (Max. Ht. from grade) 10' (Min. Ht. from Lot Line)	May be located off- premises within a planned development	DENTISTRY maysvilesmiles.com		
Ground (Temporary)	1 (per zoning lot)	32	6' (Max. Ht. from grade)	*60 Days (Max. time for display – per calendar year	Park Packer		

<sup>\*</sup>Temporary Signs shall be limited to 60 days aggregate (multiple occurrences – wall or ground)

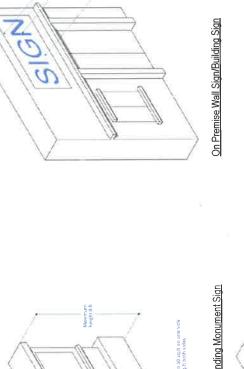
NOTE: Temporary and Permanent Wall signs for AD2 buildings are per lineal foot of building frontage

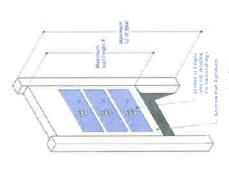
# LAKE IN THE HILLS, SIGN ORDINANCE REPRESENTATIVE DIAGRAMS



On Premise Ground Sign/Free Standing Monument Sign

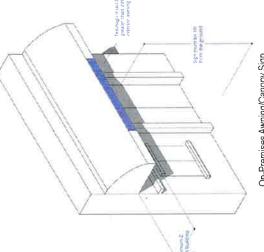
SIGN



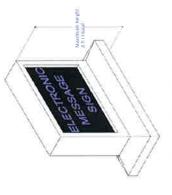


Vehicle Fueling Station Sign

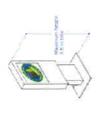
HALO-lit Sign



On-Premises Awning/Canopy Sign



Electronic Message Sign



Electronic Display Screen



# Village of Lake in the Hills Best Practices in Regulating Permitted On-Premise Signs

May 18, 2020

As we look to amend and update the LITH Zoning Ordinance text, we also want to consider using appropriate graphics, illustrations, and tables. The use of graphics, illustrations, diagrams, tables, etc. can improve the appearance of the zoning ordinance making a more handsome and attractive document.

Diagrams and illustrations serve several purposes in a zoning ordinance:

- (a) they clarify zoning terms and provisions.
- (b) they provide a handy reference to major features of the ordinance; and
- (c) they increase the readability of the ordinance.

In addition to updating the ordinance's text, one of our primary goals of this assignment is to improve the appearance of the ordinance. The use of the right graphics that enlightens – not confuses is very important.

The attached illustrations and graphics are for your review and comment. We seek additional feedback and direction as to whether these graphics clarify and further explain the specific provisions of the ordinance while improving the general appearance of the document.