



**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
4. 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 [lpekovic@lith.org](mailto:lpekovic@lith.org) 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.

**Halo-Lit Signs (Reverse Channel Letters)** – 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.

**Digital Signs/Electronic Message Boards (EMB)**-- 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. Electronic Display Screens--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.
2. Electronic Message Signs – 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 recommended 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.

Vehicle Fueling Station Signs – 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 to 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.

Permitted Signs in Special Districts – 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.

Permitted Signs in Business Districts – 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.

Permitted Signs in Residential Districts – 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 Pekovic*  
Administrative Specialist I  
ICC Certified Permit Technician

# REQUEST FOR PUBLIC HEARING AND COMMISSION ACTION



## PLANNING AND ZONING COMMISSION

**MEETING DATE:** May 18, 2020

**DEPARTMENT:** Community Services

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

## EXECUTIVE SUMMARY

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### 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**

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

**RECOMMENDED ACTION**

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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.

APR 24 2020

2071182



PLANNING & ZONING APPLICATION

Property Information

Common street address: 971 Brandt Dr

PIN (Property Index Number): 19213770120040

Current Zoning: R-2PUD Proposed Zoning: N/A

Current Use: Residential Proposed Use: Residential

Is the request consistent with the Comprehensive Plan? Yes

Number of Acres: <1 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):

Property Owner Information

Name(s): Scot / Cindi Brazelton

Business/Firm Name (if applicable):

Address: 971 Brandt Dr

City/State/Zip: LITH, IL 60156

Phone Number: 815.861.4362

Email: smb1022@gmail.com

Applicant Information

Name(s): Scot / Cindi Brazelton

Business/Firm Name (if applicable):

Address: 971 Brandt Dr

City/State/Zip: LITH, IL 60156

Phone Number: 815.861.4362

Email: smb1022@gmail.com

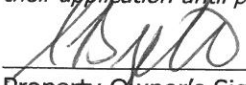


**PLANNING & ZONING APPLICATION**

**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		\$500 + \$10/ac over 2 ac	I	Yes	
Rezoning		\$500 + \$10/ac over 2 ac	J	Yes	
Text Amendment		\$500	K	Yes	
Variance – Residential	X	\$100	L	Yes	
Variance – Non-Residential		0-2 ac = \$250 Over 2 ac = \$500	L	Yes	
Development Plan Review		\$500 + \$10/ac	M	No	
<b>Total Fees – add column 6 (Separate Check)</b>					100.00
<b>Additional Fees</b>					
Stormwater Permit Application Fee to be paid at time of permit issuance ( <b>Separate Check</b> ) Minor = \$250 Intermediate or Major = \$1,000					
Reimbursement of Fees Required <b>Appendix B</b> = \$2,000 + \$100/acre for every acre over 5 acres ( <b>Separate Check</b> )					

*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 3.20.20

**If Owner/Applicant is a School District please, fill out and submit Appendix N**

  
 Applicant's Signature \_\_\_\_\_ Date 3.20.20

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

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## 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 19213770120040

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:

We are proposing allowance of 6' fence facing  
Mohican Trail and Brandt Dr. The fence would  
be 12' from NW corner toward Mohican Trail and  
46' to back of property. This fence would be a  
6' shadowbox style wood fence with 2 gates on  
both sides of property.

The construction of this 6' fence would show consistency  
on all sides without sacrificing visibility being on  
a corner lot or impeding traffic. This fence is set  
back far 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 6' 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.**

Our home sits on a corner lot and having  
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 interfere  
with visibility 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.**

Without the variation in place our property is  
exposed to less privacy, protection for our family  
and dog and perhaps the effect of market valuation

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.**

Due to request for a 6' fence set back far enough  
from streets since were on a corner lot. This  
request does not impede visibility 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 sacrifice 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 hurting 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.**

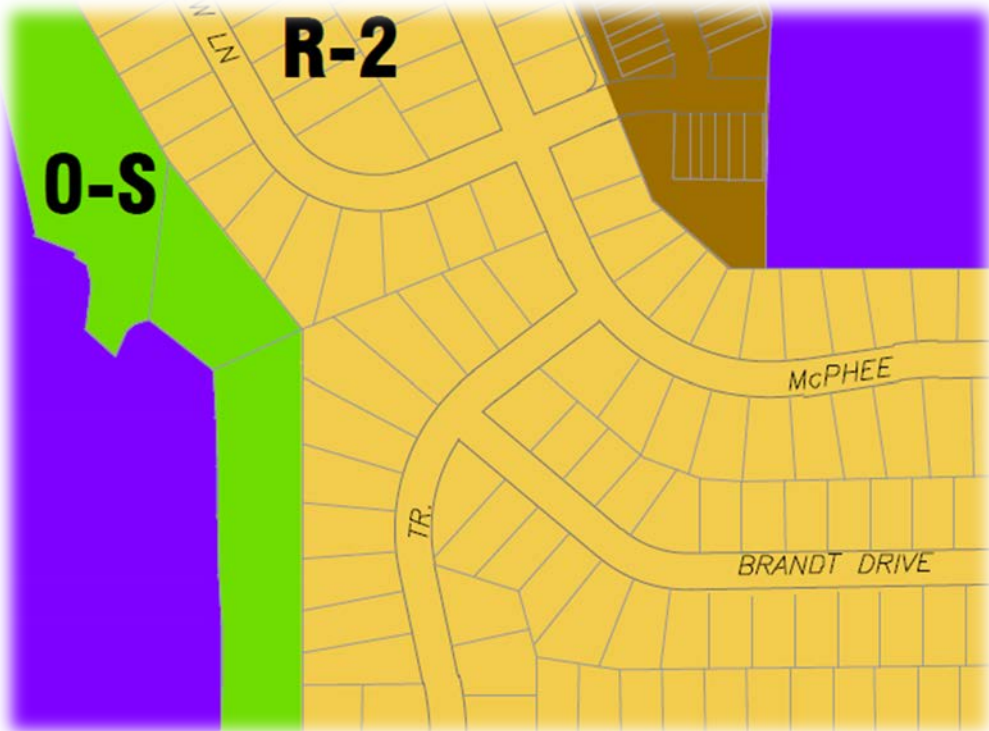
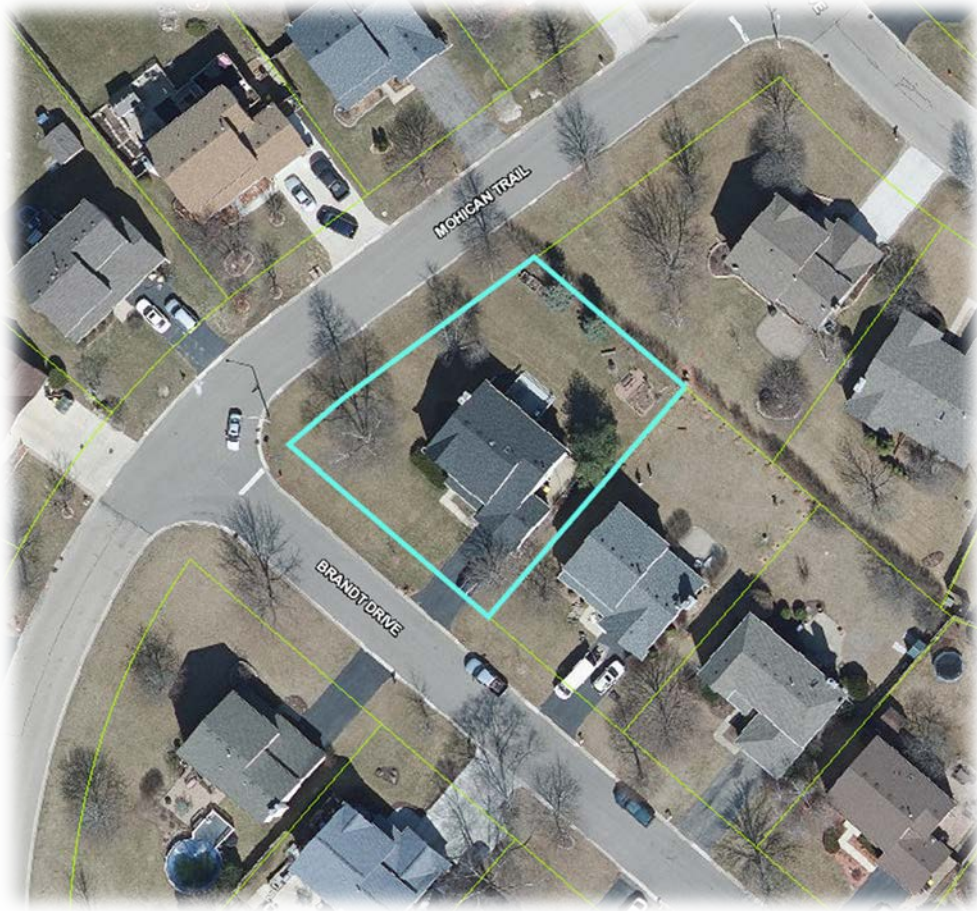
This variation will not impair, increase danger  
of fire or otherwise endanger the public or our  
fellow neighbors safety or well-being. Increasing  
fence to 6' with show consistency in neighborhood

ASPTO 3-20-20  
Applicant's Signature Date

ASPTO 3-20-20  
Property Owner's Signature Date

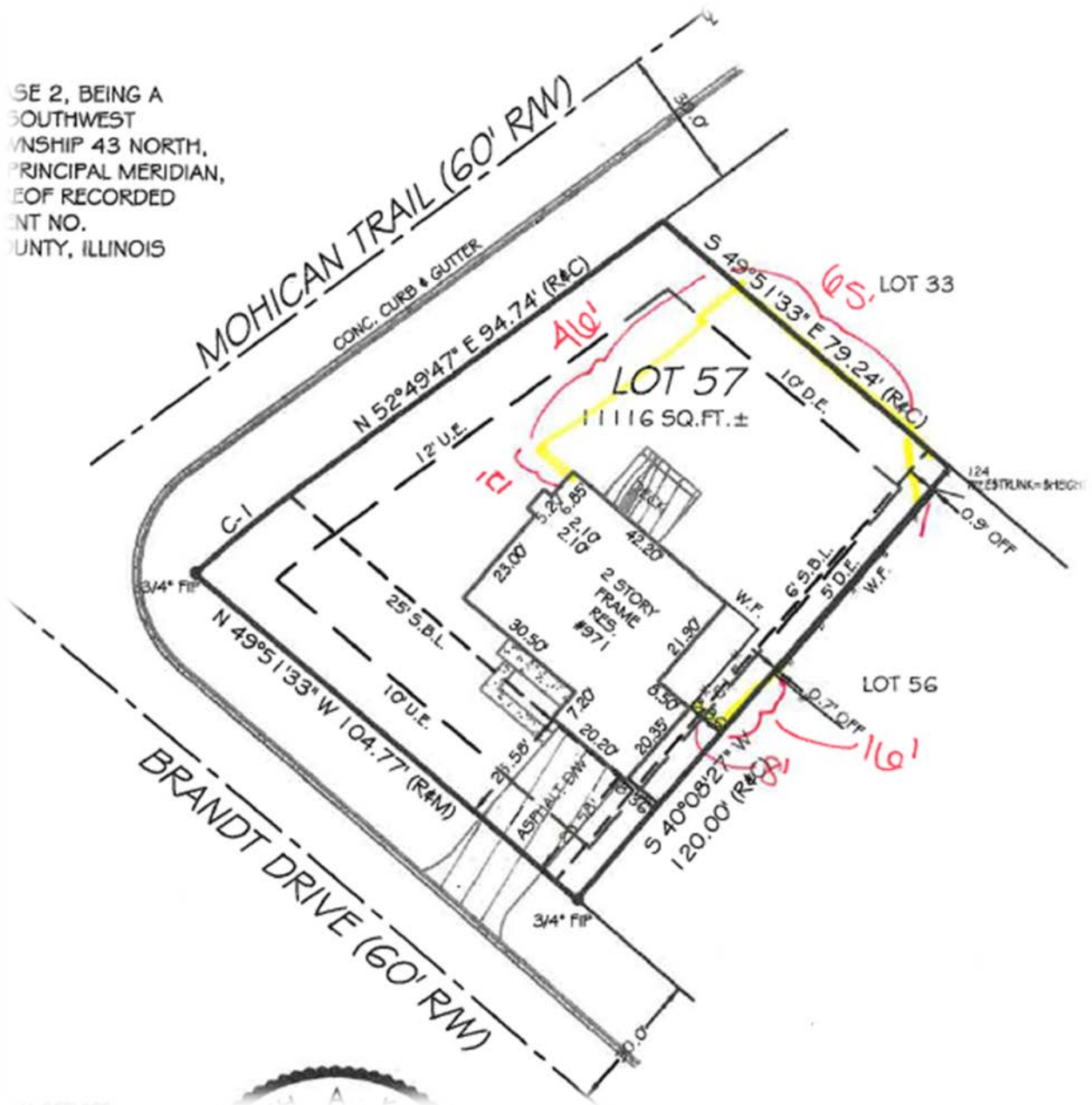


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All information is provided "as-is" with no  
guarantee of accuracy, completeness, or currency.





CASE 2, BEING A  
 SECTION OF THE  
 TOWNSHIP 43 NORTH,  
 RANGE 11 WEST, 3RD  
 PRINCIPAL MERIDIAN,  
 DEED RECORDED  
 INSTRUMENT NO.  
 124, COUNTY, ILLINOIS







# REQUEST FOR COMMISSION ACTION

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## PLANNING AND ZONING COMMISSION

**MEETING DATE:** May 18, 2020

**DEPARTMENT:** Community Services

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

## EXECUTIVE SUMMARY

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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

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

## RECOMMENDED ACTION

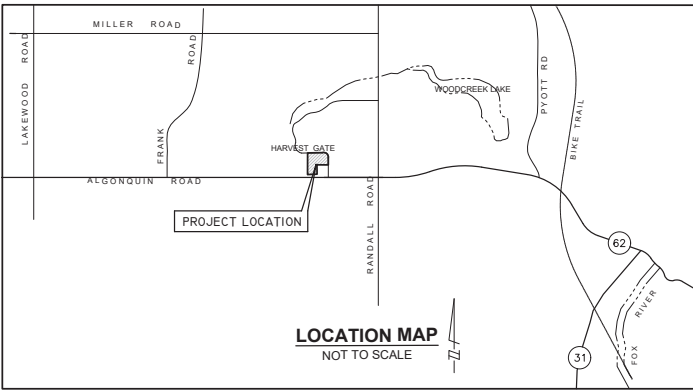
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Commission recommend approval to the Village Board to accept the amended plat of resubdivision for Melody Living and approved changes to unit mix and footprint of the independent living building.

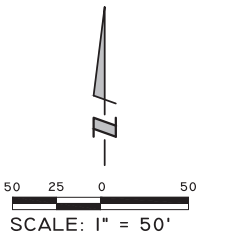
# AMENDED FINAL PLAT OF RESUBDIVISION OF MELODY LIVING OF LAKE IN THE HILLS

MAIL PLAT TO:

HAEGER ENGINEERING LLC  
CONSULTING ENGINEERS AND LAND SURVEYORS  
100 EAST STATE PARKWAY  
SCHAMBURG, IL 60173



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.



LIMITATIONS ON EASEMENTS

EXCEPT AS MAY BE REQUIRED TO COMPLY WITH ANY APPLICABLE LAW, NO OWNER MAY GRANT ANY EASEMENT ON, OVER, ACROSS, OR UNDER ITS LOT FOR THE BENEFIT OF ANY REAL PROPERTY NOT WITHIN THE BOUNDARIES OF THE MELODY LIVING SUBDIVISION WITHOUT THE WRITTEN CONSENT OF ALL THE OWNERS OF ALL THE LOTS AT THE TIME SUCH EASEMENT IS GRANTED. HOWEVER, NOTWITHSTANDING ANYTHING TO THE CONTRARY HEREIN, NO EASEMENT GRANTED IN THIS DECLARATION OF EASEMENTS, COVENANTS, AND RESTRICTIONS, NOW OR IN THE FUTURE, SHALL ENCOMPASS OR ENCRUSCH UPON ANY EASEMENT PREVIOUSLY DEDICATED TO THE VILLAGE OF LAKE IN THE HILLS WITHOUT THE VILLAGE'S CONSENT AND PERMISSION, IN WRITING, WHICH MAY BE WITHHELD IN ITS SOLE DISCRETION.

UTILITY CROSSING RESERVATION PROVISIONS

THE TITLED OWNERS OF NEW SUBDIVISION LOT 1 & 2 AS SHOWN HEREON (THE "OWNERS") SHALL HAVE THE RIGHT TO INSTALL, ACCESS, REPAIR, MAINTAIN OR RE-INSTALL STORM SEWER FACILITIES BENEATH PUBLIC PATH ON THE TERMS AND CONDITIONS BELOW. TO THE EXTENT THAT SUCH PATH IS DAMAGED BY THE OWNER ACCESSING, REPAIRING, MAINTAINING, OR RE-INSTALLING SUCH STORM SEWER FACILITIES, THE OWNERS, AT ITS SOLE COST, SHALL REPAIR, REPAIR, AND RE-SURFACE SUCH PATH TO ITS PREVIOUSLY EXISTING CONDITION. THE OWNERS SHALL INDEMNIFY AND HOLD HARMLESS THE VILLAGE FROM ANY CAUSE OF ACTION ARISING FROM THE OWNER ACCESSING, REPAIRING, MAINTAINING OR RE-INSTALLING THE OWNER'S STORM SEWER FACILITIES.

THE OWNERS SHALL NOTIFY THE VILLAGE IN ADVANCE WHEN THE OWNER ANTICIPATES ACCESSING, REPAIRING, MAINTAINING OR RE-INSTALLING THE STORM SEWER FACILITIES IF SUCH WORK IS ANTICIPATED TO AFFECT THE PATH. THE OWNERS SHALL BE RESPONSIBLE FOR THE SAFETY MEASURES RELATIVE TO SUCH WORK. THE OWNER SHALL PROVIDE A CERTIFICATE OF INSURANCE TO THE VILLAGE NAMING IT AS AN ADDITIONAL INSURED IN AMOUNTS AND COVERAGES REASONABLY ACCEPTABLE TO THE VILLAGE PRIOR TO WORK BEING DONE ABSENT EMERGENCY CIRCUMSTANCES.

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-PREVALING PARTY, INCLUDING THOSE ASSOCIATED WITH ANY APPEAL AS WELL AS ANY COLLECTION PROCEEDING.

SANITARY SEWER EASEMENT PROVISIONS

A NON-EXCLUSIVE EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE LAKE IN THE HILLS SANITARY DISTRICT, AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, WITHIN THE DASHED LINES ON THE PLAT AND MARKED "SANITARY SEWER EASEMENT", TO INSTALL, LAY, CONSTRUCT, RENEW, OPERATE AND MAINTAIN UNDERGROUND SANITARY SEWERS WITH ALL NECESSARY MANHOLES, CLEANOUTS, AND OTHER EQUIPMENT FOR THE PURPOSE OF SERVING THE PROPERTY WITH SANITARY SEWER SERVICES; THE RIGHT TO ENTER UPON THE PROPERTY AT ALL TIMES TO INSTALL, LAY, CONSTRUCT, RENEW, OPERATE AND MAINTAIN WITHIN SAID EASEMENT AREA SAID SEWERS, MANHOLES, CLEANOUTS AND OTHER EQUIPMENT; AND FINALLY THE RIGHT IS HEREBY GRANTED 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 SAID PUBLIC UTILITY EQUIPMENT. ALL INSTALLATIONS SHALL BE UNDERGROUND OR ON THE SURFACE, BUT NOT OVERHEAD. NO PERMANENT BUILDINGS OR OTHER STRUCTURES SHALL BE PLACED IN THE EASEMENTS.

LEGEND

- Property Corner set with 1/2" iron pipe unless otherwise noted with existing corner.
- Set Concrete Subdivision Monument
- Underlying Subdivision Lot No.
- LOT I
- New Subdivision Lot No.
- Exterior Boundary Line
- New Lot Line

AREA SUMMARY

LOT	Area (S.F.)	Area (Ac.)
LOT 1	221,280	5.0799
LOT 2	122,172	2.8047
<b>TOTAL</b>	<b>343,452</b>	<b>7.8846</b>

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

MCHENRY COUNTY  
MCHENRY COUNTY CONSERVATION  
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

JOB NO.: 16-215

**HAEGER ENGINEERING**  
consulting engineers • land surveyors

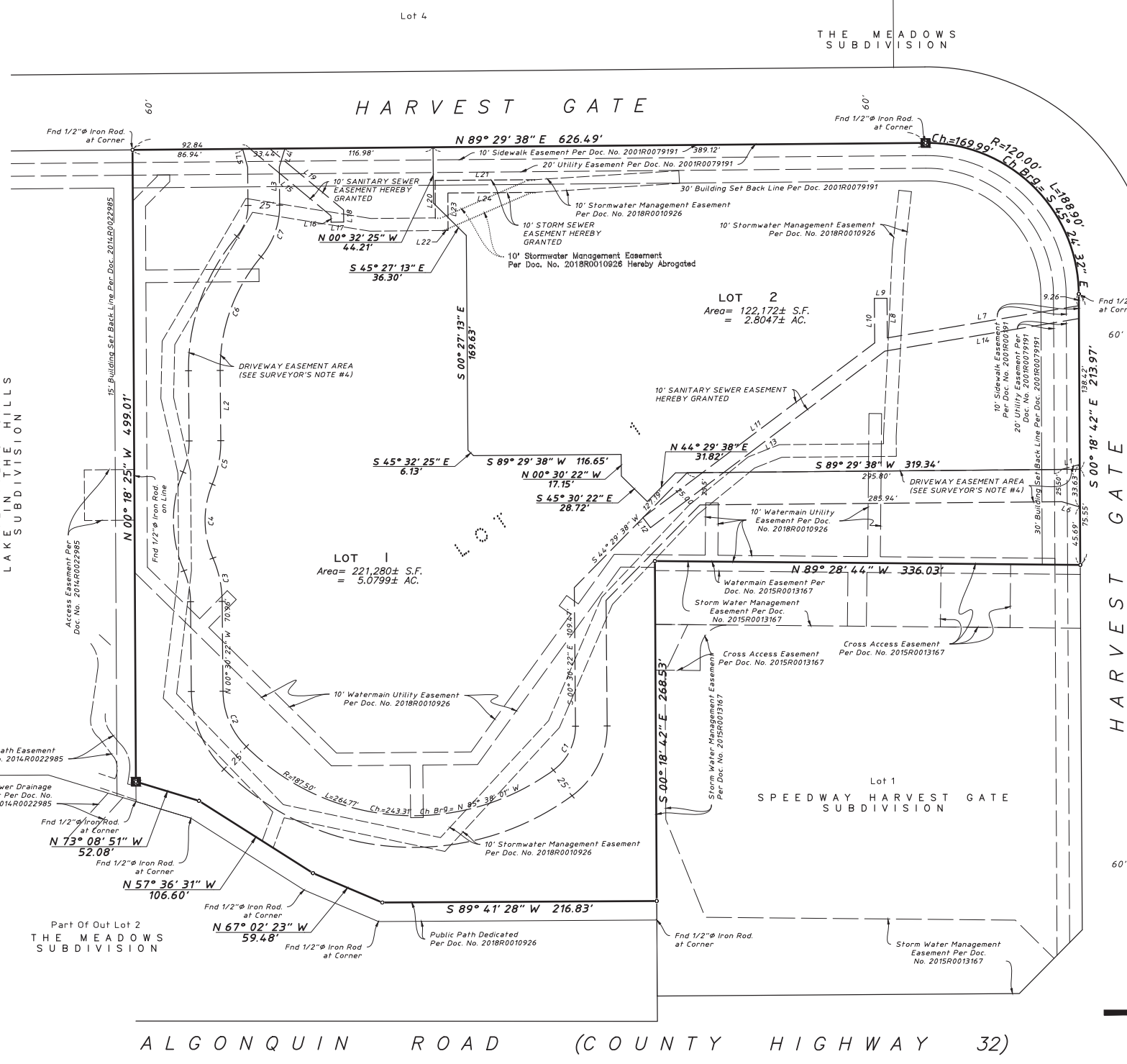
100 East State Parkway, Schaumburg, IL 60173  
Tel: 847.394.6600 Fax: 847.394.6608  
Illinois Professional Design Firm License No. 184-003152  
[www.haegerengineering.com](http://www.haegerengineering.com)

No.	Date	Revision
1	03-03-2020	Per Village Review Comments

AGE RESTRICTION NOTE:  
1. 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 62 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 1968 (THE FEDERAL FAIR HOUSING ACT), AS AMENDED BY THE FAIR HOUSING AMENDMENTS ACT OF 1988 (THE FAIR HOUSING ACT), OR ANY FUTURE AMENDMENT TO THE SAID FAIR HOUSING ACT, OR ANY CHANGE IN APPLICABLE FEDERAL, STATE, OR LOCAL LAW, OTHERWISE 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-PREVALING PARTY INCLUDING THOSE ASSOCIATED WITH ANY APPEAL AS WELL AS COLLECTION PROCEEDINGS.

- SURVEYOR NOTES:
- THE BASIS OF BEARING SHOWN HEREON IS BASED ON NAD 83(2011) ILLINOIS EAST ZONE 1201 STATE PLANE COORDINATES AS REFERENCED FROM KARLA 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".
  - THE DRIVEWAY EASEMENT AREA PER THIS SUBDIVISION IS SUBJECT TO DECLARATION OF EASEMENTS, COVENANTS, AND RESTRICTIONS SET FORTH IN DOC. NO. 2020R008110 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.



Line	Direction	Length
L1	N 74° 46' 34" E	14.86'
L2	N 00° 30' 22" W	55.44'
L3	N 00° 30' 22" W	30.09'
L4	N 16° 54' 45" E	15.27'
L5	S 15° 23' 23" E	15.07'
L6	N 73° 30' 48" W	14.90'
L7	S 80° 27' 55" W	153.42'
L8	N 00° 27' 14" W	31.30'
L9	S 89° 32' 46" W	10.00'
L10	S 00° 27' 14" E	35.20'
L11	N 53° 00' 49" E	229.27'
L12	S 36° 59' 11" E	10.00'
L13	N 53° 00' 49" E	231.79'
L14	N 80° 27' 55" E	155.48'
L15	S 50° 23' 16" E	82.99'
L16	S 00° 30' 22" E	5.00'
L17	N 89° 29' 38" E	10.00'
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	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



## Melody Living Phase II Independent Living

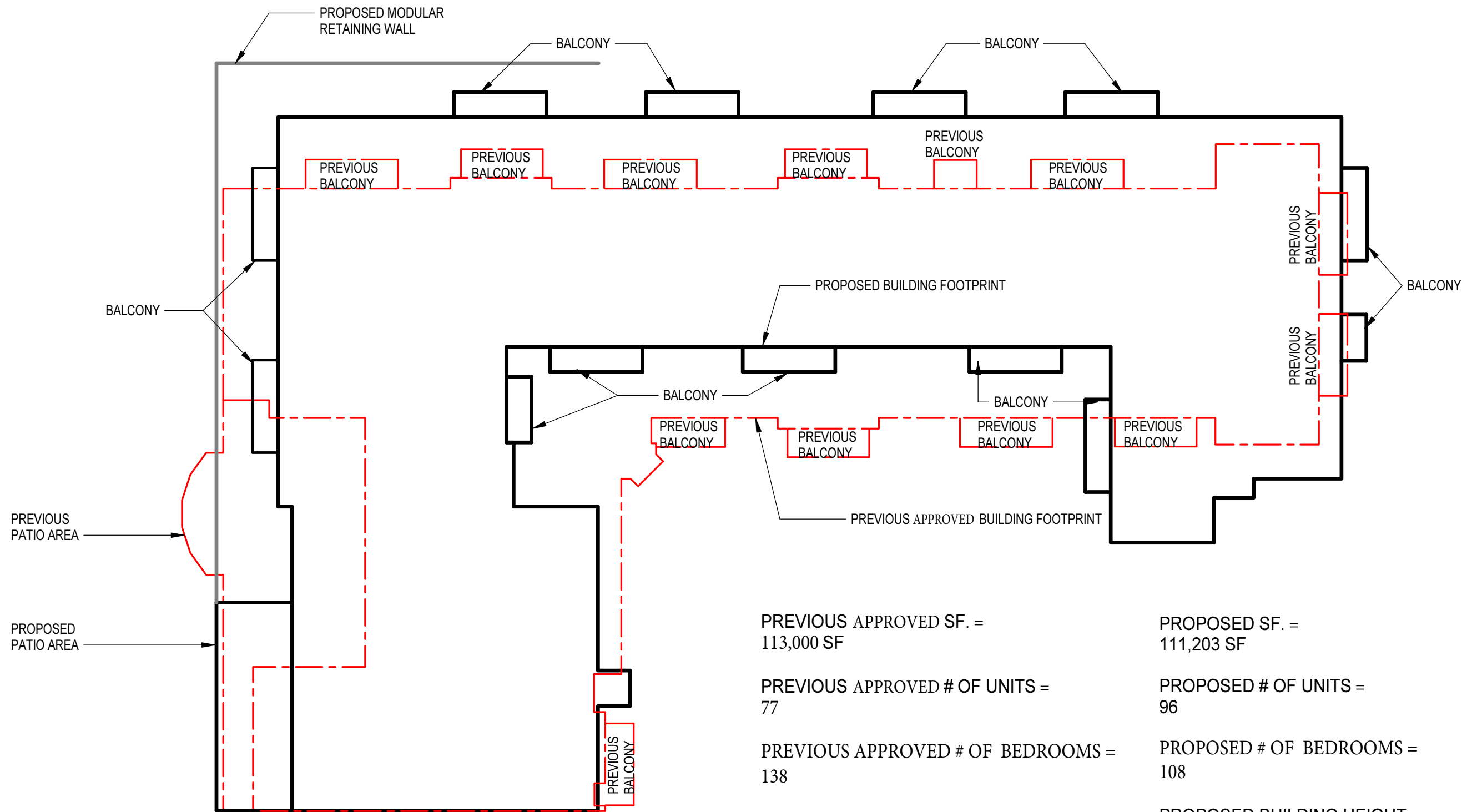
Revised 3/23/20

### Approved 7/27/2017

Apartment Type	1st Floor	2nd Floor	3rd Floor	4th Floor	Total Number	# Bedrooms	Total 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
<b>Total</b>	<b>14</b>	<b>21</b>	<b>21</b>	<b>21</b>	<b>77</b>		<b>138</b>

### Proposed 3/23/2020

Apartment Type	1st Floor	2nd Floor	3rd Floor	4th Floor	Total Number	# Bedrooms	Total 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
<b>Total</b>	<b>24</b>	<b>24</b>	<b>24</b>	<b>24</b>	<b>96</b>		<b>108</b>



PREVIOUS APPROVED SF. =  
113,000 SF

PROPOSED SF. =  
111,203 SF

PREVIOUS APPROVED # OF UNITS =  
77

PROPOSED # OF UNITS =  
96

PREVIOUS APPROVED # OF BEDROOMS =  
138

PROPOSED # OF BEDROOMS =  
108

PREVIOUS BUILDING HEIGHT 59'-0" TO MID  
POINT OF ROOF

PROPOSED BUILDING HEIGHT  
51'-4" TO MID POINT OF ROOF



# INFORMATIONAL MEMORANDUM

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## PLANNING AND ZONING COMMISSION

**MEETING DATE:** May 18, 2020  
**DEPARTMENT:** Community Services  
**SUBJECT:** Sign Ordinance Changes

## EXECUTIVE SUMMARY

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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

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None

## ATTACHMENTS

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1. Example of revisions





## SUGGESTED DIRECTION

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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 Permitted 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	
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)	
Ground (Permanent)	1 (per street frontage)	50 (per sign)	6' (Max. Ht. from grade) 10' (Min. from Lot Line)	N/A	
Ground (Temporary)	1 (per zoning lot)	32	6' (Max. Ht. from Grade)	*60 Days (Max. time for display – per calendar year)	

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

*\*\*Size (sq. ft.) to be per tenant*

**Table 2.0: Signs Permitted by District**

Sign Type	<b>Zoning Districts: B -2, B-3, B-4, and B-5                      Business District-Neighborhood Convenience                      Business District-General, Business District-Commercial                      Office Business District</b>				
	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)	
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	
Ground Entryway (Temporary)	1 (per zoning lot)	32	6' (Max. Ht. from grade)	*60 Days (Max. time for display – per calendar year)	

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

*\*\*Size (sq. ft.) to be per tenant*

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

**Table 2.1: Signs Permitted by District**



Sign Type	<b>Zoning Districts: B -2, B-3, B-4, and B-5</b> <b>Business District-Neighborhood Convenience</b> <b>Business District-General, Business District-Commercial</b> <b>Office Business District</b> <b>(Shopping Centers or Multi-Tenant Buildings)</b>				
	Quantity	**Size (sq. ft.)	Height (feet)	Notes	Representative Imagery
Wall (Permanent)	1 (per building elevation)	2 (250 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)	
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	
Ground Entryway (Temporary)	1 (per zoning lot)	32	6' (Max. Ht. from grade)	*60 Days (Max. time for display – per calendar year)	

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

*\*\*Size (sq. ft.) to be per tenant*

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



**Table 3.0: Signs Permitted by District**

Sign Type	Zoning Districts: A-1, IB and OS Agricultural, Institutional Buildings and Open 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	
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)	

*\*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: Signs Permitted by District**

Sign Type	Zoning Districts: IB and OS Institutional Buildings and Open Space				
	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	
Ground (Temporary)	1 (per zoning Lot)	32	6' Max from Grade.	*60 Days (Max. time for display – per calendar year)	

*\*Temporary Signs shall be limited to 60 days aggregate (multiple occurrences)*

**Table 4.0: Signs Permitted by District**



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	
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)	
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	
Ground (Temporary)	1 (per zoning lot)	32	6' (Max. Ht. from grade)	*60 Days (Max. time for display – per calendar year)	

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

*\*\*Size (sq. ft.) to be per tenant*

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




**Table 4.1: Signs Permitted by District**

Sign Type	Zoning District: Manufacturing 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	
Ground Entryway (Temporary)	1 (per zoning Lot)	32	6' Max from Grade.	*60 Days (Max. time for display – per calendar year)	

*\*Temporary Signs shall be limited to 60 days aggregate (multiple occurrences)*

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

**Table 5.0: Signs Permitted by District**

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	
Wall (Temporary)	1 (per building)	32	Not to exceed height of main wall of building	*60 Days (Max. time for display – per calendar year)	
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)	





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

*\*\*Size (sq. ft.) to be per tenant*

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



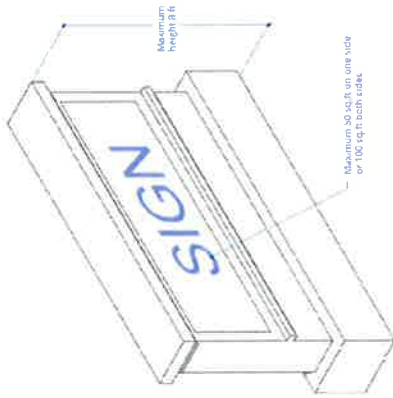
**Table 5.1: Signs Permitted by District**

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)	
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	
Ground (Temporary)	1 (per zoning lot)	32	6' (Max. Ht. from grade)	*60 Days (Max. time for display – per calendar year)	

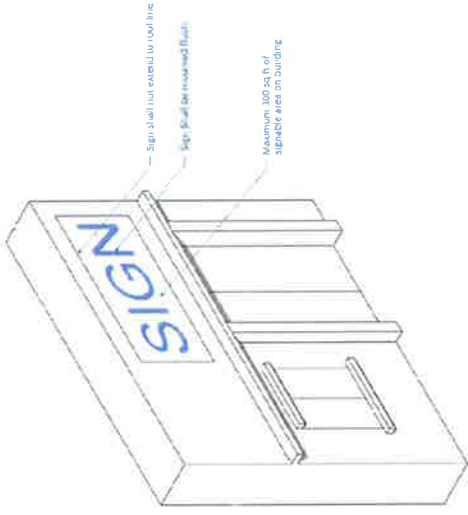
*\*Temporary Signs shall be limited to 60 days aggregate (multiple occurrences – wall or ground)*

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

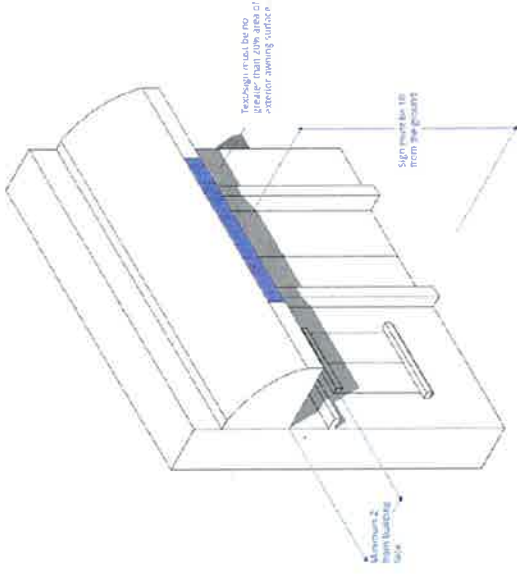
# LAKE IN THE HILLS, SIGN ORDINANCE REPRESENTATIVE DIAGRAMS



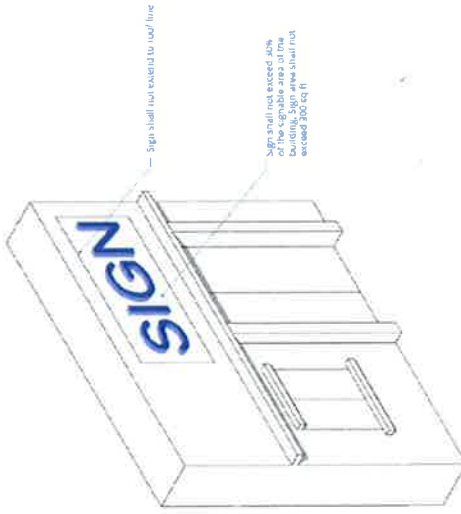
On-Premise Ground Sign/Free Standing Monument Sign



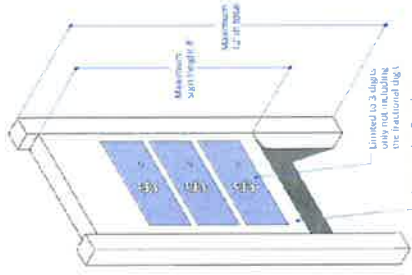
On-Premise Wall Sign/Building Sign



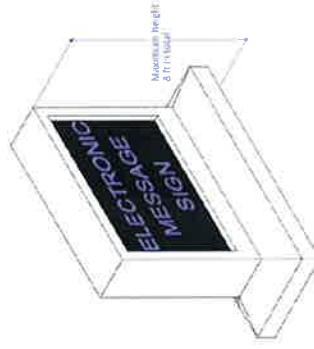
On-Premises Awning/Canopy Sign



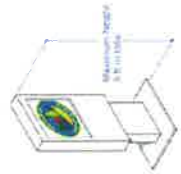
HALO-Lit Sign



Vehicle Fueling Station Sign



Electronic Message Sign



Electronic Display Screen



Village of Lake in the Hills -

## **Best Practices in Regulating Permitted On-Premise Signs**

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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.