



Chairman Joe DeMay called to order at 7:30 p.m. the meeting of the Lake in the Hills Planning and Zoning Commission.

ROLL CALL

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

APPROVAL OF MEETING MINUTES

Commissioner Siakle made a motion to approve the Commission meeting minutes of December 16, 2019, and Commissioner Esposito seconded. Motion carried 4-0.

NEW BUSINESS

1. Variations to the Zoning Ordinance, Sections 16.4, Prohibited Signs, and 16.11, Sign Chart, of the Lake in the Hills Zoning Code for Pet Suites, at 309 North Randall Road

Chairman DeMay convened the public hearing at 7:31 p.m. All commissioners that answered roll call were present. Staff confirmed that the petitioner correctly completed notices of public hearing.

Staff Report

Community Services Director Mullard reviewed the Request for Public Hearing and Commission Action dated February 17, 2020.

Presentation by Petitioner and Questions and Comments by Planning and Zoning Commission

The applicant, Rob Whitehead, reiterated the details in the staff report. He clarified that the dog outline sign would be a halo sign. The sign is to be about seventeen feet high, and its purpose to bring brand identity to PetSuites. The dog outline sign is currently in place at other PetSuites across the country.

There were no public comments.

Motion to grant a variation to Sections 16.4, Prohibited Signs, and 16.11, Sign Chart, of the Lake in the Hills Zoning Code for Pet Suites, at 309 North Randall Road was made by Commissioner Esposito and seconded by Commissioner Murphy. On a roll call vote Commissioners Siakel, Esposito, Murphy and DeMay voted Aye. Motion carried 4-0.

2. Sketch Plan Review for Parkside Apartments at 9340 Haligus Road

All commissioners that answered roll call were present.

Staff Report

Joe DeMay announced that he would refrain from commenting and would recuse himself from the discussion because the petitioner is a customer at his place of employment. Commission Siakel assumed the chair in his absence.

Community Services Director Mullard reviewed the petitioner's Sketch Plan Request

Presentation by Petitioner and Questions and Comments by Planning and Zoning Commission

The petitioner, Joe Billitteri, was not in attendance at the meeting. Director Mullard indicated that the Huntley Fire Department saw the plans and was pleased to see that the new layout gave the fire vehicles more room to maneuver. If there were a fire, aerial ladders would be needed since the building would be over three stories tall. The building would have elevators and would have 39 units. Director Mullard stated that in order to comply with building codes, the building would have to be built to stricter standards.

Diane Tredore, Village resident spoke. She said the proposed five-story building would be the tallest building in Lake in the Hills and is too high for the residential area. She does not think a five-story building would be a good fit for the surroundings. She suggested that the Planning & Zoning Commission members canvas the neighborhood and ask the residents what they think of the proposed building. She said that the Parks and Recreation board members canvassed parts of Meadowbrook when they were considering where to build the existing Bark Park. Sam Kiriakopoulos, Village resident, spoke and expressed his concern about having such tall buildings in the area and the fact that this development has been stalled for so long.

There was discussion among the group about existing structures, surrounding area detention ponds, and the buildings' proposed height. Commissioners Esposito and Murphy felt the five-story construction would not be a problem. Commissioner Siakel felt the building was too tall and would not fit well with the adjacent properties.

Director Mullard reminded the Commission and audience that this meeting's purpose was to do a sketch plan review and to give feedback to the developer before they incur the expense of further engineering work. No recommendation will be made tonight. If the developer decides to move forward, there would be a public hearing for a variation.

OLD BUSINESS—None

PLANNING AND ZONING COMMISSION

FEBRUARY 17, 2020 MEETING MINUTES

Village of Lake In the Hills

ITEM FOR DISCUSSION – Director Mullard informed the Commission that Planning Resources had to postpone the discussion on changes to the Village’s sign ordinances. They had a catastrophic computer system failure, and are working to restore their records.

STAFF REPORT – Director Mullard informed the Commission that the Village Board of Trustees approved the fence variation for 355 Council Trail in January 2020.

AUDIENCE PARTICIPATION – None

TRUSTEE LIAISON REPORT – None

Commissioner Esposito made a motion to adjourn the meeting and was seconded by Commissioner Siakle. All in favor voted Aye. Chairman DeMay adjourned the meeting at 8:02 p.m.

The next Lake in the Hills Planning and Zoning Commission meeting is scheduled for Monday, March 16, 2020 at 7:30 p.m.

Laura Pekovic
Administrative Specialist