

# PLANNING AND ZONING COMMISSION

MARCH 16, 2020 MEETING MINUTES

Village of Lake In the Hills



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

## **ROLL CALL**

Commissioners Brent Borkgren, Michael Esposito, Anna Siakel, Suzanne Artenghelli, and John Murphy were present. Absent were Chairman Joe DeMay 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 Esposito made a motion to approve the Commission meeting minutes of February 17, 2020, and Commissioner Siakle seconded. Motion carried 5-0.

## **NEW BUSINESS**

### **1. Approval of the Lake in the Hills Planning and Zoning Map**

#### **Staff Report**

Community Services Director Mullard reviewed staff report. There were no amendments made this past year. The only changes made during the year were administrative in nature such as titles and different colors to the various zoning sections.

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

None

Motion to recommend approval to the Village Board to adopt the official zoning map was made by Commissioner Esposito and seconded by Commissioner Murphy. On a roll call vote Commissioners Esposito, Murphy, Artenghelli, Siakle, and Borkgren voted Aye. Motion carried 5-0.

**OLD BUSINESS – None**

#### **ITEM FOR DISCUSSION--Sign ordinance changes**

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

Mr. Darrel Garrison was in attendance to address the group regarding various types of permanent signs.

**On-Premise Signs** were first discussed, which includes ground signs, wall signs, building signs, projecting signs, awning, canopy signs, digital signs, and electronic message boards. Mr. Garrison reviewed what the Village's ordinance currently allows and made comparisons to adjacent communities

**Ground Signs**—Mr. Garrison reviewed the Village's current ordinance and spoke to what is allowed at adjacent communities. Lake in the Hills' ground signs are typically limited to eight feet above the grade. The Village currently allows up to sixteen-foot entry signs at shopping malls. Surrounding areas allow entry signs up to 25 feet. There was discussion on where taller signs may be needed in the future and the need to have height to those signs for visibility. Borkgren suggested that if there are no current complaints about the ground signs, then keep the ordinance as it stands. The Commission agreed to keep the existing ground sign parameters for lots with frontage less than 150 feet.

**On-Premise Signs**--There was discussion regarding the Village's current ordinance. The question is does the Commission want to base the allowed sign size on a percent of building size or lot frontage size? Commissioner Esposito indicated he prefers percentages with a not-to-exceed amount. Commissioner Siakle would like to keep the current size requirements. Commissioner Borkgren indicated that having percentages allows for loopholes and ultimately gives permission for a sign that is less desirable. Commissioners Borkgren and Siakle agreed the ordinance needs to be more defined and definitive with a maximum not-to-exceed amount for the area and have a maximum amount. Then if the applicant wanted a larger sign, they would need to apply for a variation. Commissioner Siakle suggested, and the and the Commission agreed, that they prefer the secondary sign to be smaller than the main sign. The rest of the ordinance would remain as is.

**On-Premise Projecting Signs**—Mr. Garrison reviewed the Village's current ordinance. There was discussion on what the Village currently allows and its business needs. The Commission agrees that we should still not allow them and keep the ordinance as is.

**On-Premise Awning, Canopy**—Mr. Garrison reviewed the Village's current ordinance. There was discussion on if there are any existing in the Village, and what adjacent municipalities allow. Currently, there are not any of these types of signs in Lake in the Hills. The Commission was in agreement to not permit signs on awnings; thus making them a prohibited sign.

**Digital Signs, Electric Message Boards (EMB)**—Mr. Garrison said these types of signs are trending signs. One way the Village could reap value in allowing these types of signs is that it could have the option to use the signs for emergency use like a pandemic, an AMBER alert, or emergency services.

Mr. Garrison made recommendations based on current, best practices in similar communities. He indicated that the Village is out of date in the current code with lighting intensity, as we do not allow blinking and only single color displays. The trend now is to have color signs. The question is, is the Village interested in allowing movement on those types of signs? The Village currently has a moving flag on the marquee sign. Commission Siakle said she is approves of signs with colors.

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Commissioner Esposito would like to do more research on the candle intensity, as all-white signs can be blinding at nighttime.

These are popular signs with developers because they can use those as a marketing tool. Village may want to see more of these signs in the future if Route 47 is developed. There was discussion on the graphics display time and intensity and if it is a distraction to drivers. The Commission would like to allow these signs, but limit the animation display time, graphics, movement, and if text is allowed. The Commission also wants to have a stipulation that Village staff can approve certain animations, times, intensity, etc. This type of sign would give the businesses what they want to advertise their business. Mr. Garrison asked the Commission if the sign size should be defined. It was agreed among the Commission to have these signs adhere to the same size limits as the ground signs.

**Billboards**--The only billboards in Lake in the Hills are the Plote ones on Algonquin Road. The Commission agreed that they would like to continue to not allow them in Lake in the Hills.

**Halo signs** – Mr. Harrison could not find any surrounding-town information on these. After discussion, the Commission agreed they would like to remove halo signs from the prohibited list. Director Mullard said he would find language to put them in the ordinance.

Director Mullard said he is working to modify the sign chart ordinance to make it clearer to read and add graphics.

**STAFF REPORT** – Director Mullard informed the Commission that the Village Board of Trustees approved the Pet Suites halo sign. The developer for Parkside Apartments retracted their recent request due to lack of funds and community support.

**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. Commissioner Borkgren adjourned the meeting at 8:40 p.m.

The next Lake in the Hills Planning and Zoning Commission meeting is scheduled for Monday, April 13, 2020 at 7:30 p.m.

*Laura Pešović*  
Administrative Specialist