



PUBLIC MEETING NOTICE AND AGENDA
PLANNING AND ZONING COMMISSION MEETING

January 12, 2026
7:30 P.M.

AGENDA

1. Call to Order
2. Roll Call
3. Consent Agenda
 - A. Motion to accept and place on file the minutes of the December 15, 2025 Planning and Zoning Commission meeting.
4. New Business
 - A. Zoning Map Amendment, Conditional Use for a Gas Station, Conditional Use for a Planned Development and a Development Plan, and a Tentative Plat for Osho Business Group at 2100 N. Lakewood Road
 - B. Zoning Code Text Amendments to Section 11 of the Zoning Code regarding Class 3 Solar Energy Systems
5. Old Business
6. Items for Discussion
7. Staff Report
8. Audience Participation
9. Trustee Liaison Report
10. Next Planning & Zoning meeting is scheduled for, Tuesday, February 17, 2026.
11. Adjournment

MEETING LOCATION
Lake in the Hills Village Hall
600 Harvest Gate
Lake in the Hills, IL 60156

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) 960-7400 [TDD (847) 658-4511] promptly to allow the Village to make reasonable accommodations for those persons.

Posted by:

Date: January 9, 2025

Time:



Village of Lake in the Hills

600 Harvest Gate, Lake in the Hills, Illinois 60156

PLANNING AND ZONING

DECEMBER 15, 2025

Call to Order

The meeting was called to order at 7:30 p.m.

Roll call was answered by Commissioners Walker, Murphy, Swanlund, Bolton, Goldenstein, and Chairman Esposito. Commissioner Siakel was absent.

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

Approval of Meeting Minutes

Motion to accept the Planning and Zoning Commission meeting minutes from November 17, 2025 was made by Commissioner Walker and seconded by Commissioner Swanlund. On a voice vote, everyone voted Aye, No Nays. The motion to accept passed 6-0.

New Business

A. Conditional Use for the Outdoor Storage of Materials/Vehicles/Equipment Accessory to the Principal Use at a Contractor's Office/Shop at 3504 S. Virginia Road

Chairman Esposito asked for a motion to open the public hearing. Commissioner Walker made a motion to open the public hearing, and Commissioner Bolton seconded. On a voice vote, everyone voted Aye, no Nays. Motion to open passed 6-0. Chairman Esposito opened the public hearing at 7:31 p.m. and confirmed with staff that the public was given proper notice.

Director Svalenka reviewed the Request for Public Hearing and Commission Action dated December 15, 2025.

The property commonly known as 3504 S. Virginia Road includes three parcels. The parcel with the PIN 19-16-200-003 includes four vacant industrial buildings along with some paved areas and some overgrown gravel areas, and is located within the Village of Lake in the Hills in the M-1 zoning district. The other two parcels with the PINs 19-16-400-019 and 19-16-400-020 are completely covered with overgrown gravel, and are located within the City of Crystal Lake. All three parcels are owned by Derta LLC, who has entered into an agreement to sell the three parcels to the applicant, Troch McNeil Paving Company. The applicant intends to use the existing buildings for their offices and as shop space for the maintenance of their paving equipment and vehicles. The applicant also intends to store construction equipment and vehicles outdoors on the property. In accordance with the Permitted and Conditional Use Chart in Section 11 of the Zoning Code, the proposed outdoor storage is only allowed with the approval of a conditional use permit for "outdoor storage of materials/vehicles/equipment accessory to principal use." Therefore, Mr. Jon Nordgren of Troch McNeil Paving has requested approval of a conditional use permit for the outdoor vehicle and equipment storage on the Lake in the Hills parcel.

Director Svalenka presented his complete analysis of the request and made a recommendation to the Planning and Zoning Commission to review, deliberate, and recommend approval of the requested conditional use to allow for the



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outdoor storage of materials/vehicles/equipment accessory to the principal use of a contractor's office/ shop at 3504 S. Virginia Road.

Petitioner Jon Norgren and others affiliated with his business approached the podium and were sworn in. Those others were Senior Vice President Kenneth Nordgren Sr., Vice President Ken Nordgren, Realtor Mike Hawryluk, Attorney Spiros Alikakos, and Engineer Mark Zaprzalka.

Mr. John Norgren stated that this is an ideal location for the company, and they are excited about it. Commissioner Bolton asked about outdoor storage of the equipment. Mr. Norgren listed the equipment the company has and stated that the equipment will be stored on the Lake in the Hills portion of the property, and inside the building during the off season when they are shut down. When they are in operation, some equipment will be kept outside overnight and some will be stored inside overnight. The equipment will leave daily on about 10-12 trailers when going to jobsites. The engineering surveyor indicated that the traffic study did indicate that no road improvements were needed, and there is an existing sign on Virginia Road to warn of trucks entering and existing the roadway.

There being no public comments or further discussion, Chairman Esposito asked for a motion to close the public hearing. Commissioner Swanlund made a motion to close the public hearing, and Commissioner Bolton seconded. On a voice vote, everyone voted Aye, No Nays. Motion to close passed 6-0. Chairman Esposito closed the public hearing at 7:41 p.m.

Commissioner Walker made a motion to recommend approval of the requested Conditional Use Permit to allow the outdoor storage of materials/vehicles/equipment accessory to the principal use at a contractor's office/shop at 3504 South Virginia Road per the findings and with the three compliance conditions noted in the staff report dated December 15, 2025. Commissioner Murphy seconded the motion. On a roll call vote Commissioners Walker, Murphy, Bolton, Swanlund, Goldenstein and Chairman Esposito voted Aye. No Nays. Motion to recommend approval passed 6-0.

Old Business

None.

Item for Discussion

Commissioner Walker inquired to Trustee Dustin about the proposed roundabout at Miller and Lakewood. Trustee Dustin indicated that the latest update from the McHenry County Division of Transportation was that they have not made a decision about Miller and Lakewood. Currently, the focus is on the road improvements on Randall Road. Trustee Dustin also noted that Miller Road at Randall Road is planned to be open to traffic until the weather gets warm. Then it will be shut down for further improvements.

Trustee Dustin confirmed for Commissioner Walker that Veterans Memorial will be finished soon as part of the new police department construction project, and there may be a Memorial Day ceremony there.



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In response to questions from Commissioner Walker, Director Svalenka indicated that there was some interest for new tenants at the former At Home property, but no formal news yet. There was also discussion amongst the group about truck parking in the existing parking lot.

Staff Report

None.

Audience Participation

None.

Trustee Liaison

None.

Adjournment

A motion to adjourn the meeting was made by Commissioner Walker and seconded by Commissioner Bolton. On a voice vote, everyone voted Aye, no Nays. Motion to adjourn passed 6-0.

There being no further business to discuss, the meeting of the Lake in the Hills Planning & Zoning Commission was adjourned at 7:55 p.m. The next Planning and Zoning Commission meeting is scheduled January 12, 2026.

Submitted by,

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

Laura Carpenter
Recording Secretary

REQUEST FOR PUBLIC HEARING & CONTINUANCE



PLANNING AND ZONING COMMISSION

MEETING DATE: January 12, 2026

DEPARTMENT: Community Development

SUBJECT: Zoning Map Amendment, Conditional Use for a Gas Station, Conditional Use for a Planned Development and a Development Plan, and a Tentative Plat for Osho Business Group at 2100 N. Lakewood Road

EXECUTIVE SUMMARY

General Information

Requested Action:

- Zoning Map Amendment, to rezone from the R-2 to B-2
- Conditional Use Permit to allow a gas station
- Conditional Use Permit to allow a Planned Development
- Development Plan
- Tentative Plat

Owner: Meadowbrook Partners LP

Applicant: Osho Business Group LLC

Purpose: To obtain preliminary zoning approval of a proposed 6.8-acre commercial development at the northeast corner of Lakewood Road and Miller Road

Location and Size: 2100 N. Lakewood Road / 6.8 Acres

Zoning and Land Use:

Site:	R-2 One Family Dwelling - vacant
North:	OS Open Space - floodplain
East:	OS Open Space - floodplain
South:	R-2 One Family Dwelling - single-family homes
West:	R-2 One Family Dwelling - single-family homes
Future Land Use:	Mixed-Use (mix of multi-family housing, flex office space, community open space, and commercial space)

Background

In 1990 the Village entered into an Annexation Agreement to allow development of approximately 908 acres encompassing the Meadowbrook residential subdivisions and including the subject 6.8-acre property at the northeast corner of Lakewood Road and Miller Road. The entirety of the 908 acres were annexed to the Village and granted residential zoning, while the subject property was reserved for future neighborhood commercial development. Accordingly, the official land use plan from the 1995 Comprehensive Plan shows the subject property to be developed with “business, commercial, office” land uses. All future versions of the Comprehensive Plan have called for some type of commercial development on the property. The property is still owned by the original developer of the Meadowbrook neighborhoods, and Osho Business Group has a contract to purchase the property for a proposed commercial development. Specifically, the applicant plans to subdivide the property into three lots, to develop a gas station with a convenience store on the southernmost lot, to develop a 10,000 square-foot multi-tenant retail building on the northernmost lot, and reserve the center lot for a future carwash.

To allow the proposed commercial uses, the applicant has requested approval of a zoning map amendment per Section 22 of the Zoning Code to rezone the property from the R-2 One Family Dwelling zoning district to the B-2 Neighborhood Convenience Business zoning district. In accordance with the Permitted and Conditional Use Chart in Section 11 of the Zoning Code, a Planned Development may be approved in the B-2 zoning district with the approval of a conditional use, which will allow for the granting of several exceptions from the standards in the Village’s codes. The applicant has also requested approval of this conditional use. In accordance with Section 25.5 of the Zoning Code, a Development Plan must be prepared and submitted for all new construction within a Planned Development. Therefore, the applicant has also requested approval of a development plan for the Planned Development on the subject parcels proposed to be developed now. Additionally, in accordance with Section 11 of the Zoning Code, the applicant has requested approval of a conditional use for the gas station. Finally, to start the process to divide the property into three lots, the applicant has requested approval of a Tentative Plat in accordance with Section 1-3-3 of the Subdivision Control Ordinance.

Analysis

The applicant’s original full submittal was reviewed for code compliance by the Village Engineer, the Lake in the Hills Sanitary District, the Huntley Fire Protection District, the Lake in the Hills Water Superintendent, and the Community Development Department. The Village provided the applicant with a comprehensive review letter of necessary revisions just before the Christmas holiday. The applicant has not yet been able to complete all of the required revisions in response to the Village’s review comments, and has requested that the public hearing be continued to a future date.

RECOMMENDED NEXT STEPS

Staff recommends that the Planning and Zoning Commission (PZC) open the public hearing, and then continue the public hearing to the next PZC meeting on Tuesday, February 17, 2026 at 7:30 p.m.

REQUEST FOR PUBLIC HEARING AND COMMISSION ACTION



PLANNING AND ZONING COMMISSION

MEETING DATE: January 12, 2026

DEPARTMENT: Community Development

SUBJECT: Zoning Code Text Amendments to Section 11 of the Zoning Code regarding Class 3 Solar Energy Systems

EXECUTIVE SUMMARY

On April 26, 2018 the Lake in the Hills Board of Trustees passed Ordinance 2018-42 granting amendments to the text of the Zoning Code to regulate solar energy systems, which are systems that convert solar energy into electricity or thermal energy. The current approved regulations set forth standards for three classifications of solar energy systems. Class 1 solar energy systems include building-integrated and roof-mounted solar along with small ground-mounted systems of no more than one acre in size, which are permitted uses in all zoning districts. Class 2 solar energy systems are those that exceed the size limits of a Class 1 system but do not exceed 10 acres in size, and which are only allowed in agricultural, airport, institutional building, and manufacturing zoning districts. Class 3 solar energy systems are all other types of systems that do not meet the definition of a Class 1 or Class 2 system, including all systems greater than 10 acres in size. Class 3 systems are conditional uses in all zoning districts.

Since 2018, the Village has issued building permits for nearly 500 Class 1 solar energy systems, which almost exclusively include residential rooftop-mounted solar systems. There is one Class 2 system in the Village adjacent to Chesak Elementary School at 10910 Reed Road. On April 27, 2023 the Board of Trustees passed an ordinance granting a conditional use permit for the only Class 3 solar energy system in the Village at 6000 Grafton Farm Drive. The 2.75-megawatt community solar facility is being developed on an approximately 14-acre tract of land located just south of the intersection of Grafton Farm Drive and Lucerne Lane, and construction is nearly complete. The Village has not received any complaints about the existing Class 1 systems or the existing Class 2 system. However, the Village has received numerous complaints from residents who live around the Class 3 system off Grafton Farm Road. Primarily, residents have complained that the industrial nature of the system is visually incompatible with the surrounding homes. Therefore, the Village President has directed staff to review the existing code and consider potential revisions.

The 2025 Comprehensive Plan states that Lake in the Hills can serve as an exemplary property owner by deploying context-sensitive solar generating installations, and one of the recommended actions in the plan is to review the existing solar codes for potential revisions to support on-site solar energy

production for new and existing buildings. In reviewing the 2018 solar regulations and the history of solar installations in the Village, staff finds that Class 1 systems are context sensitive, and finds that both Class 1 and Class 2 systems provide good options for new and existing buildings to produce solar energy on site. However, while the current Class 3 system in the Village may comply with the current codes, the location may not be context sensitive. Specifically, as noted above the industrial nature of large-scale solar energy systems are visually incompatible with residential development, and staff finds that they would also be visually incompatible with business and retail developments. As such, large-scale solar energy systems may be injurious to property values in these areas. Additionally, while the many small residential rooftop solar installations in the Village do not produce any noticeable noise, the noise from larger inverters installed as part of large-scale solar energy systems may create a public nuisance in residential neighborhoods.

Further, staff has received significant interest regarding the installation of more Class 3 solar energy systems on the far west side of the Village in the Route 47 subarea, which is near the existing Grafton Farm Road solar facility. Also as noted in the 2025 Comprehensive Plan, the Route 47 subarea is expected to see development pressure in the coming years, and this area constitutes the last major opportunity for greenfield development. Staff notes that large-scale solar energy systems do not contribute sales tax revenue to support Village operations, and the future development of Class 3 solar energy systems in the subarea would limit the potential for future commercial development. Also, large-scale solar energy systems generate significantly less equalized assessed value than business and residential development, which would reduce the potential property tax revenue to support Village operations. Therefore, staff finds that Class 3 solar energy system should be limited to appropriate areas of the Village, and should not be allowed in residential or business zoning districts.

Proposed Amendments – Section 11, Permitted and Conditional Use Chart

Based on the analysis above, staff has proposed amendments to the permitted and conditional use chart in Section 11 of the Zoning Code to prohibit Class 3 solar energy systems in the residential and business zoning districts. Specifically, the amendments below would prohibit Class 3 solar energy systems in the following zoning districts:

- RE-5 Residential Estate
- RE-2 Residential Estate
- RE-1 Residential Estate
- R-1A One Family Dwelling
- R-1B One Family Dwelling
- R-2 One Family Dwelling
- R-3 Two Family Dwelling
- R-4 Multiple Family Dwelling
- B-1 Transitional Business
- B-2 Neighborhood Convenience Business
- B-3 General Business
- B-4 Commercial Business
- B-5 Office Business zoning district.

As proposed, Class 3 solar energy systems would still be allowed with approval of a conditional use permit in the agricultural, airport, open space, institutional building, and manufacturing zoning districts. The regulations for Class 1 and Class 2 solar energy systems would remain unchanged.

The proposed amendments to the use chart in Section 11 of the Zoning Code are shown below. Additions to the code are blue and underlined; deletions are ~~blue and struck through~~.

**SECTION 11
PERMITTED AND CONDITIONAL USE CHART**

P - Permitted Use
C - Conditional Use

A 1	R E 5	R E 2	R E 1	R 1 A & B	R 2	R 3	R 4	USE	B 1	B 2	B 3	B 4	B 5	M 1	M 2	O S	I B	A D 1	A D 2
* * *																			
P	P	P	P	P	P	P	P	Solar Energy Systems 1	P	P	P	P	P	P	P	P	P	P	P
P								Solar Energy Systems 2						P	P		P	P	P
C	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	Solar Energy Systems 3	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	C	C	C	C	C	C
* * *																			

RECOMMENDED ACTION

Staff recommends that the Planning and Zoning Commission review, deliberate, and make the following motion:

A motion to recommend approval of the proposed amendments to Section 11 of the Zoning Code, as noted in the staff report dated January 12, 2026.