

**VILLAGE OF LAKEWOOD
PUBLIC HEARING
BEFORE THE PLANNING AND ZONING COMMITTEE
JANUARY 27, 2015**

The Public Hearing was called to order at 7:08 p.m. at Turnberry Country Club. Members of the Planning and Zoning Committee in attendance were Trustee Davis and Sexson II. Trustee Sexson II, seconded by Trustee Davis, moved to allow President Smith to participate via telephone due to employment purposes. Trustee Sexson II, seconded by President Smith, moved to appoint Trustee Davis as Chairman Pro Tem in President Smith's physical absence. Voting Aye: President Smith and Trustees Davis, Sexson II. Motion declared carried. Also present were Village Manager Catherine Peterson; Village Clerk Janice Hansen; Village Attorney Michael Smoron; Trustees Furey, Iden, Santowski, and Thomas; Chief of Police Leigh Rawson; Deputy Village Manager Shannon Andrews; Treasurer George Roach; and many members of the public.

CONFIRMATION OF PUBLICATION OF PUBLIC NOTICE: Village Clerk Janice Hansen established quorum and confirmed Proof of Notice of the Public Hearing was published in the Northwest Herald on January 11, 2015. Also legal notices concerning this public hearing were sent to each person within 250 feet of the subject property not less than 15 days, but no more than 30 days, before the hearing date.

THE PUBLIC HEARING WAS OPENED BY THE COMMITTEE TO CONSIDER THE FOLLOWING: A PETITION FILED BY NAPIER PARTNERS, L.P., THE VILLAGE OF LAKEWOOD, CHICAGO TITLE LAND TRUST COMPANY, NO PERSONALLY BUT AS TRUSTEE UNDER A TRUST AGREEMENT DATED JANUARY 7, 1974, AND KNOWN AS TRUST NUMBER 891, JOHN CRAIG AND JAY CRAIG, NOT PERSONALLY BUT AS SUCCESSOR CO-TRUSTEE OF THE RICHARD J. CRAIG RESIDUARY (II QTIP) TRUST C/U RICHARD J. CRAIG REVOCABLE TRUST DATED NOVEMBER 10, 1989, AND OF THE MARY ANN CRAIG REVOCABLE TRUST DATED NOVEMBER 10, 1989, AND OF THE RICHARD J. CRAIG RESIDUARY TRUST C/U RICHARD J. CRAIG REVOCABLE TRUST DATED NOVEMBER 10, 1989, OWNERS AND CHICAGOLAND SPORTSPLEX, INC. NFP, PETITIONER, FOR A SPECIAL USE PERMIT FOR A PLANNED DEVELOPMENT FOR THE VILLAGE, NAPIER AND CRAIG PROPERTIES, TO PERMIT A VARIETY OF ACTIVITIES INCLUDING THE "SPORTSPLEX FACILITY", A MIXED USE DEVELOPMENT AND A NUMBER OF VARIATIONS TO PERMIT SAID USES TO B-2 PLANNED DEVELOPMENT AND HAVE UNDERLYING B-2 ZONING: Mark Saladin, attorney for the proposed Sportsplex, stated that this Public Hearing encompasses a number of requests related to a proposed development at the southwest intersection of Illinois Route 47 and Illinois Route 176 which concerns only a portion of the Development Application for the rezoning of the Napier, Village of Lakewood, and Craig properties to B-2 PD with underlying B-2 zoning for the Napier property.

Attorney Saladin testified regarding the proposed project's location, specific land use designations, and legal requirements for the proposed zoning amendments and evidence in support of same.

Jack Porter, Project Manager, outlined the history and current proposal for the Sportsplex. He also testified regarding the development agreement, financing, and land use descriptions. Mr. Porter commented on the design and planning objectives, limitations for light pollution, environmental resource indorsements, and proposals for best stormwater management practices.

COMMITTEE COMMENTS: None

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PUBLIC COMMENTS: Many residents of the residential development south of the golf course expressed their displeasure, with the rezoning near their homes, being rezoned from agricultural to business. Concerns included traffic, disruption of country living, and the actual use of the venue when there are local public parks within the area.

Trustee Sexson II, seconded by Trustee Davis, moved to close the Public Hearing after determining that there was no further members of the public wishing to be heard. Voting Aye: President Smith, Trustee Davis, and Trustee Sexson II. Voting Nay: None. The Public Hearing closed at 8:04 p.m.

ADOPTION OF THE WRITTEN FINDINGS OF FACT AS PRESENTED: (Attached)

Trustee Sexson II, seconded by President Smith, moved to adopt the Findings of Fact as presented. Voting Aye: President Smith, Trustee Davis, and Trustee Sexson II. Voting Nay: None. Motion declared carried.

RECOMMENDATION THAT THE BOARD OF TRUSTEES APPROVE THE REZONING OF THE NAPIER, VILLAGE OF LAKEWOOD, AND CRAIG PROPERTIES TO B-2 PD, AS DESCRIBED IN PETITION, AND THE NAPIER PROPERTY TO HAVE B-2 UNDERLYING ZONING:

Trustee Sexson II, seconded by President Smith, moved to recommend that the Board of Trustees approve the rezoning of the Napier, Village of Lakewood, and Craig properties to B-2 PD, as described in the petition, and the Napier property to have B-2 underlying zoning. Voting Aye: President Smith, Trustee Davis, and Trustee Sexson II. Voting Nay: None. Motion declared carried.

With nothing further to discuss, Trustee Sexson II, seconded by Trustee Davis, moved to adjourn the meeting and proceed with the next Public Hearing. Voting Aye: President Smith, Trustee Davis, and Trustee Sexson II. Voting Nay: None. Motion declared carried. The meeting adjourned at 8:06 p.m.

Janice S. Hansen
Village Clerk

Approved: _____ Dated: February 10, 2015