



**VILLAGE OF LAKEWOOD
PLANNING AND ZONING COMMISSION
MEETING AGENDA**

**Monday, March 18, 2024
7:00 P.M.**

Public Works Maintenance Building 6570 Haligus Road Village of Lakewood, IL

1. Roll Call - Establish Quorum
2. Approval of the October 30, 2023 Planning and Zoning Commission Special Meeting Minutes
3. Public Hearing to Consider a Petition of Pat McGuiness on behalf of William and Jean Rinn relating to the property commonly known as 370 Sunset Drive, PIN 18-01-405-024 to grant certain variances and departures from the requirements of Chapter 17, Section 10 of the Village Code to allow a reduction in the minimum side yard setback requirement of 8 feet down to 7.6 feet to match existing conditions along the north side of the property.
 - a. Introduction to Petition
 - b. Open Public Hearing
 - c. Verification of Notice & Publication
 - d. Village Staff Summary
 - e. Oath Issued
 - f. Petitioner's Presentation
 - g. Commissioner Clarification
 - h. Public Comment
 - i. Petitioner Response
 - j. Close Public Hearing
 - k. Motion to take action
4. Update Relative to Planning, Zoning, and Development Issues
5. Adjournment

**VILLAGE OF LAKEWOOD
PLANNING AND ZONING COMMISSION
SPECIAL MEETING MINUTES
OCTOBER 30, 2023**

The meeting was held in-person at the Village of Lakewood Public Works Maintenance Building, 6570 Haligus Road. It was called to order at 7:16 pm by Chairman O’Hara. Present were Commissioners Augustine, Mattick, and Smith. Commissioner Shamoun joined the meeting at 7:26 pm.

Also present were Village Manager Jean Heckman, Village Clerk Jeanette LoBosco, and Village Attorney Scott Puma.

Public attendance included President Stavropoulos, Trustees Babischkin, Jeschke, and Wayne and five additional members of the public.

APPROVAL OF THE JULY 17, 2023 PLANNING AND ZONING COMMISSION MEETING MINUTES

Commissioner Augustine, seconded by Commissioner Smith moved to approve the July 17, 2023 Planning and Zoning Commission Meeting Minutes as presented.

Voice Vote: All Ayes
Voting Nay: None.
Absent: Commissioners Knapp and Wozniak.

Motion declared carried.

PUBLIC HEARING TO CONSIDER A MAP AMENDMENT TO REZONE THE PROPERTY COMMONLY KNOWN AS 8211 LAKEWOOD ROAD, LAKEWOOD, ILLINOIS, PIN 18-14-100-018, FROM R-1 TO R-1 PLANNED UNIT DEVELOPMENT, ALLOWING MULTIPLE MUNICIPAL BUILDINGS ON A SINGLE ZONING LOT

a. Introduction to Petition

Village Manager Heckman provided a brief history of the property located at 8211 Lakewood Road, highlighting the Village’s unsuccessful residential development around the late 1990’s.

b. Open Public Hearing

At 7:19 pm Commissioner Augustine, seconded by Commissioner Mattick moved to open the Public Hearing.

Voice Vote: All Ayes.
Voting Nay: None.
Absent: Commissioners Knapp, Shamoun, and Wozniak.
Motion declared carried.

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c. Verification of Notice & Publication

Village Clerk LoBosco confirmed verification of Public Notice was published in the Northwest Herald on October 12, 2023 and certified mailings to the surrounding property owners.

d. Village Staff Summary

Village Staff Summary as provided during Introduction to Petition.

e. Oath Issued

Administering of Oath not applicable.

f. Petitioner's Presentation

Petitioner's Presentation as provided during Introduction to Petition.

g. Commissioner Clarification

Chairman O'Hara confirmed the use of the barn as a maintenance building dates back to the 1990's, and should the proposed property be amended and consolidated, the use continues.

In addition, should the property been sold as proposed in the late 1990's, the barn would have been removed to develop five homes.

h. Public Comment

Trustee Jeschke clarified owner of the property is the Village of Lakewood.

i. Petitioner Response

Petitioner Response not applicable.

j. Close Public Hearing

Commissioner Mattick, seconded by Commissioner Augustine moved to close the Public Hearing regarding the map amendment.

Voice Vote: All Ayes.

Voting Nay: None.

Absent: Commissioners Knapp, Shamoun, and Wozniak.

Motion declared carried.

The Public Hearing closed at 7:23 pm.

k. Motion to take action

Commissioner Mattick, seconded by Commissioner Smith moved to approve the map amendment and from R-1 Single Family to R-1 Planned Unit Development zoning, allowing multiple municipal buildings on a single lot; and the Plat of

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Consolidation of the property commonly known as 8211 Lakewood Road, Village of Lakewood, Illinois, PIN 18-14-100-018 as presented.

Voting Aye: Chairman O'Hara; Commissioners Augustine, Mattick, and Smith.

Voting Nay: None.

Absent: Commissioners Knapp, Shamoun, and Wozniak.

Motion declared carried.

DISCUSSION OF REDTAIL CONSTRUCTION PROJECT

Resident Don Foster asked if additional buildings are being proposed for construction at the site of 8211 Lakewood Road.

A family member representing a homeowner on Trevino Way expressed concern for appropriate landscape screening to be considered once the maintenance building is completely constructed.

Commissioner Augustine inquired if the project to date is within the scheduled outline.

UPDATE RELATIVE TO PLANNING, ZONING, AND DEVELOPMENT ISSUES

Village Manager Heckman provided the following updates:

- The Village is waiting for a status update to be provided by Congressman Foster regarding the Federal funding request to the water/sewer extension project at Routes 47/176.
- The realignment project at Route 176 and Pleasant Valley Road is scheduled to go out for bid Spring 2024 per IDOT.

With nothing further to discuss Commissioner Augustine, seconded by Commissioner Smith moved to adjourn the meeting.

Voice Vote: All Ayes

Voting Nay: None.

Absent: Commissioners Knapp and Wozniak.

Motion declared carried.

The meeting adjourned at 7:34 pm.

Jeanette LoBosco
Village Clerk

Dated: March 18, 2024



**VILLAGE OF LAKEWOOD
APPLICATION FOR ZONING VARIANCE PETITION**

PETITIONER

Name Pat McGinnis
 Address [Redacted] Sunset Dr.
 City, State, Zip Lakewood IL 60014
 Phone [Redacted]
 Email McGinnis Builders 5@gmail.

OWNER (If Different)

Name RINN
 Address [Redacted]
 City, State, Zip _____
 Phone N/A
 Email N/A

ATTORNEY

Name _____
 Address _____
 City, State, Zip _____
 Phone _____
 Email _____

PROPERTY INFORMATION

Address 370 Sunset Dr
 PIN # 18-01-405-024
 Number of Acres 0.288
 Current Zoning _____
 Legal Description - typed on an 8 1/2 x 11 sheet of paper

Applying For _____ Map Amendment Current Zoning _____ Requested Zoning _____
 (Check all that apply) _____ Special Use Permit Request _____
 Variance Request _____

NARRATIVE

Please use the space below to explain your request in detail. Please feel free to use a separate page for more space.

Moving Garage door forward, and filling in
under existing roof.

CONSENT TO PETITION AND ON-SITE INSPECTION

The undersigned owner(s) of record of the real estate which is the subject of this petition do hereby freely and voluntarily consent to this application and to inspection of the site of the parcel in question by the Building and Zoning Officer and/or designated representative, Village of Lakewood Planning and Zoning Commission and Village Board (the "Inspectors") for purpose of determining and appropriateness of pending proposed zoning petition, and hereby release the Inspectors from any liability based in whole or in part of the inspection of the parcel in question.



Signature of Owner

Signature of Owner

Jean A. Rinn

Print Name of Owner

VERIFICATION

The undersigned petitioner certifies under penalties of perjury, that I have read the foregoing application and all documents filed in support of the application, that I have personal knowledge of the matters set forth therein, and that the statements set forth therein are true and correct, except as to matters therein stated to be on information and belief and as to such matters the undersigned certifies that he believes the same to be true.



Signature of Petitioner

2/21/24

Date

Pat McEwanis

Print Name of Petitioner

SUBSCRIBED and SWORN to before me

this 21st day of FEBRUARY, 20 24



NOTARY PUBLIC



NOTE: If the subject property is held in trust, the trust officer must sign this petition as owner. In addition, the trust officer must provide a letter, which names all beneficiaries of the trust. When the petitioner is a partnership, joint venture, or unincorporated association, the petitioner must provide all the names and addresses of all parties, joint ventures, syndicate members, or members of the unincorporated association.