

**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.

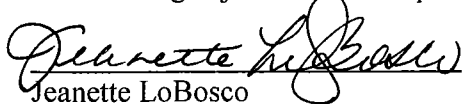
Voice Vote: All Ayes

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