



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

**Monday, November 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 September 16, 2024 Planning and Zoning Commission Meeting Minutes
3. Discussion Workshop Regarding Building Plans for 6460 LaForge Lane
4. Update Relative to Planning, Zoning, and Development Issues
5. Adjournment

**VILLAGE OF LAKEWOOD
PLANNING AND ZONING COMMISSION
MEETING MINUTES
SEPTEMBER 16, 2024**

The meeting was held in-person at the Village of Lakewood Public Works Maintenance Building, 6570 Haligus Road. It was called to order at 7:00 pm by Chairman O'Hara. Present were Commissioners Augustine, Mattick, Shamoun, and Smith. Absent were Commissioners Knapp and Wozniak.

Also present were Village Manager Jean Heckman and Village Clerk Jeanette LoBosco.

Public attendance included Keith DuShane, Dave and Jenny Hausch, President Stavropoulos, Trustees Jeschke and Wayne.

APPROVAL OF THE JUNE 17, 2024 PLANNING AND ZONING COMMISSION MEETING MINUTES

Commissioner Shamoun, seconded by Commissioner Augustine moved to approve the June 17, 2024 Planning and Zoning Commission Meeting Minutes as presented.

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

Motion declared carried

DISCUSSION WORKSHOP REGARDING BUILDING PLANS FOR 740 LAKE AVENUE

Chairman O'Hara introduced the purpose for the discussion workshop; indicating it is an opportunity to share ideas relative to a potential variance request regarding building plans for the property and provide direction on design ideas.

Potential General Contractor Keith DuShane briefly detailed the application process in place and approved by the Illinois EPA.

Dave Hausch presented a brief presentation of the project, including a history of the property and challenges they are facing redesigning the structure. He sought clarification of base height measuring point.

An interactive discussion continued with commissioners suggesting alternative design solutions to reduce a height variance.

UPDATE RELATIVE TO PLANNING, ZONING, AND DEVELOPMENT ISSUES

Village Manager Heckman stated conversations are still active regarding the undeveloped lots of the Autumn Ridge subdivision and a potential new developer.

**Planning and Zoning Commission
Meeting Minutes
September 16, 2024
Page 2 of**

She also provided updated statuses regarding the following:

- Oasis construction project, Routes 47/176; trailers should be removed by the end of September, hopeful for work to begin in Spring; a review for a potential permit resubmittal.
- Woodstock Fire Department is working with the EPA to obtain a burn permit for the Village owned property at Pleasant Valley Road.
- Work has begun at Haligus Park with relocation of fill.
- RedTail Construction Project is seeing positive progress, the temporary construction trailer will be removed by week's end and the construction manager work station will be relocating to the Halfway House, there are no stairs needed after a rework of the grading.

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

Voice Vote: All Ayes

Voting Nay: None.

Absent: Commissioners Knapp and Wozniak.

Motion declared carried.

The meeting adjourned at 7:56 pm.

Jeanette LoBosco
Village Clerk

Dated: _____