

**VILLAGE OF LAKEWOOD
PLANNING AND ZONING COMMISSION
MEETING MINUTES
MARCH 15, 2021**

The meeting was called to order at 7:00 p.m. as a Zoom meeting. Members present were Chairman John O'Hara; Commissioners Galizi, Flanagan, Knapp, Shamoun, Wayne and Smith. Also present were Administrative Officer Jeannine Smith, Village Deputy Clerk Karen Crowe, and a few members of the public.

APPROVAL OF MINUTES: Commissioner Wayne, seconded by Flanagan moved to approve the March 16, 2020 minutes. Voice Vote: All Ayes. Nay: None. Motion declared carried.

Chairman O'Hara noted that we had some newer Commissioners and 20+ zoom attendees. He then explained that we would be discussing FAR (Floor Area Ratio) and impervious surfaces.

PUBLIC HEARING: TO CONSIDER THE PETITION OF DEREK DEPAUL TO GRANT AN AMENDMENT TO THE EXISTING LAKEWOOD ZONING CODE RELATIVE TO THE PROPERTY COMMONLY KNOWN AS 2120 SOUTH SHORE DRIVE, PIN 18-01-402-007 ("SUBJECT PROPERTY") IN CONNECTION WITH A REQUEST FOR THE FOLLOWING FROM SECTION 10 OF THE LAKEWOOD ZONING CODE: i) A VARIANCE FROM SECTION 10.3-6A.2 TO ALLOW FOR A 35 FOOT HEIGHT FOR A RESIDENTIAL SINGLE FAMILY DWELLING RATHER THAN THE OTHERWISE APPLICABLE 30 FOOT HEIGHT LIMITATION, ii) A VARIANCE FROM SECTION 10.3-7 TO INCREASE THE OTHERWISE APPLICABLE FAR OF .4 to .5; AND iii) A VARIANCE TO INCREASE THE OTHERWISE APPLICABLE MAXIMUM IMPERVIOUS SURFACE COVERAGE OF 35% to 40%.

The public hearing was reopened by Commissioner Flanagan, seconded by Commissioner Galazi, at 7:04 p.m. Voice Vote: All Ayes. Nay: None. Motion declared carried.

Brandy S. Quance was available to swear in any participant that would like to speak regarding this public hearing.

Chairman O'Hara requested items 3A-K to be re-sequenced as follows

1. Introduction to Petition
2. Open Public Hearing
3. Verification of Notice & Publication
4. Village Staff Summary
5. Oath Issued
6. Petitioners Presentation
7. Commissioner Clarification
8. Public Comment
9. Petitioner Response

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10. Close Public Hearing
11. Motion to take action

Jeannine Smith states that the address of record is 2120 South Shore Dr. This is a variance tear down and a rebuild. The home is located on the west end of South Shore. The resident Mr. and Mrs. DePaul have come forward with their dream home that they would like to build in this location there are some constraints with regards to limitations with regard to our code and they are asking for a variance of FAR (Floor Area Ratio), Impervious area and height restrictions. I think the Report speaks for itself and there was comprehensive information that was included in there. Turning back over to Chairman O'Hara

Attorney Quance then swore in Mark Saladin, Derek DePaul, Tiffany DePaul, and Keith DuShane.

Mark Saladin explains that he is with the law firm of Zank, Coen, Wright and Saladin out of Crystal Lake, IL. He states that the petitioners and the builder are in attendance would like to go through the various requests. He says that it is interesting the lot was created in 1927, since then a lot has changed in the building industry. He explains that we are here today to get the DePauls into their dream home, to become a valuable home on the lake, without being too intrusive.

Derek DePaul took the floor and shared his screen as he had created a detailed slide show. He started out by saying that although everyone in the Village was very helpful and positive but that there were some clerical errors along the way and that this turned out to be a long term project. He then described the home that they envisioned building; a 4,500 square foot home with a brick façade and a 3 car garage. Details of the request overview: Requesting maximum FAR from .4 to .5, a maximum impervious from 35% to 40% and a maximum height from 30 to 35ft.

The Commissioners all agreed that more information is needed to make any sort of a recommendation to the Board of Trustees for approval. The Commission would like to see house plans, elevations for the footings and grade. The proposed home could actually qualify as a three story home.

Commissioner Galizi, seconded by Commissioner Wayne, moved to reconvene on March 29, 2021 when more information can be provided. Voice Vote. All Ayes. Nay: None. Motion declared carried.

PUBLIC HEARING: TO CONSIDER THE PETITION OF BRIAN MURPHY AND OWNER JOHN MURPHY (JRM LLC) TO GRANT AN AMENDMENT TO THE EXISTING LAKEWOOD ZONING CODE RELATIVE TO THE PROPERTY COMMONLY KNOWN AS 324 WARWICK LANE, PIN 18-01-430-012 IN CONNECTION WITH A REQUEST FOR THE FOLLOWING FROM SECTION 10 OF THE LAKEWOOD ZONING CODE i) A VARIANCE FROM SECTION 10.3-6a.2 TO ALLOW FOR A 35 FOOT HIEGHT FOR A RESIDENTIAL SINGLE FAMILY DWELLING RATHER THAN THE OTHERWISE APPLICABLE 30 FOOT HEIGHT LIMITATION:

The public hearing was opened by Commissioner Galizi, seconded by Commissioner Flanagan, at 7:34 p.m. Voice Vote: All Ayes. Nay: None. Motion declared carried.

The petitioners commented that the property has an unusually high-water table. After soils testing o the lot was completed, it was recommend by soil engineers to not construct a typical basement because this could result in future basement water problems and possibly structural problems in the future for the homeowner. It was recommended by the soil engineer to hold the foundation depth at approximately four feet in depth to ensure proper bearing and avoiding any water concerns. In order to accomplish this, the current two story home design, which meets the height requirements under normal lot conditions, needs to be raised approximately 5 feet out of the ground, exposing half of the foundation walls. Exposing these walls raises the homes gable roof to 35 feet..

The Commissioners all expressed concern over the possible water issues in building this home on wetlands. They want more information from the builder on the placement of the home and the possible impediment of water issues to surrounding neighbors.

Several neighbors voiced their opinions regarding possible water issues. Once this home is built, there is a potential of flooding within neighboring yards. There was apprehension about the placement of a basement at this residence.

It was the general consensus of the Commissioners that the water table is not a hardship. Many homes in this area do not have a basement, the need for a basement is also not a hardship.

UPDATE ON PLANNING AND ZONING DEVELOPMENT ISSUES: CAO Smith commented that there will be text amendments in the near future to clear up Village Code. She also addressed that when there is a Code violation, this is addressed immediately.

Commissioner Knapp commented on code compliance within Turnberry Golf Club. The fuel tanks were removed, but they have now reappeared.

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Commissioner Wayne would like his Planning and Zoning packet electronically.

With nothing further to discuss, Commissioner Wayne, seconded by Commissioner Flanagan, moved to adjourn the meeting. Voting Aye: Commissioners Galizi, Flanagan, Knapp, Shamoun, Wayne and Smith Voting Nay: None. Motion declared carried. The meeting adjourned at 8:04 p.m.

Karen Crowe
Deputy Clerk