

**VILLAGE OF LAKEWOOD
PLANNING AND ZONING COMMISSION
PUBLIC HEARING MINUTES
NOVEMBER 13, 2017**

The Meeting was called to order at 7:00 p.m. at RedTail Golf Club. Members present were Chairman O'Hara; Commissioners Hopkins, Knapp, Miller, and Mula. Commissioner Hansen was absent. Also present were Village Clerk Janice Hansen; Village Attorney Michael Smoron; Trustee Stephan, and a few members of the public.

APPROVAL OF MINUTES FROM THE AUGUST 14, 2017 MEETING: Commissioners Mula, seconded by Commissioner Knapp, moved to approve the August 14, 2017 meeting minutes: Voice vote: All Ayes. Nays: None. Motion declared carried.

PUBLIC HEARING: TO CONSIDER A TEXT AMENDMENT TO THE LAKEWOOD ZONING CODE TO MODIFY THE VILLAGE ZONING CODE AND ADD GROUND-MOUNTED SOLAR ENERGY SYSTEM AS A SPECIAL USE WITHIN THE AGRICULTURAL DISTRICT:

Village Clerk Janice Hansen confirmed that the public notice was published in the Northwest Herald on October 26, 2017.

Commissioner Mula, seconded by Commissioner Knapp, moved to open the Public Hearing. Voice Vote: All Ayes. Nays: None. Motion declared carried. The Public Hearing opened at 7:07 p.m.

Attorney Smoron commented that this Ordinance and Public Hearing is just an introduction to allowing solar energy into the Village. The Commissioners and Board of Trustees can develop the proposed Ordinance to meet Village guidelines.

Bob Kolze, owner of Kolze Country Gardens, commented that he plans to lease 18 acres of his land, for 15 years, to a ground-mounted solar energy contractor. His land is a perfect location to the Commonwealth Edison Sub-Station. The ground-mounted solar panels are 6.5 feet in height, there will be no damage to the land or wildlife, there isn't any ground pollution, and there will be extensive landscaping around the site.

Chairman O'Hara stated that the proposed Ordinance gives the petitioner the right to make a request for solar energy for their business or residence.

The Commissioners had a general discussion regarding the ground-mounted solar energy system. They would like to see a detail of the power usage, a plan for reclamation of the land, height restrictions for the panels, all zoning restrictions apply for the proposed structures, and tax issues with an approximate amount that would go to the Village.

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Commissioner Knapp, seconded by Commissioner Miller, moved to close the Public Hearing. Voice Vote: All Ayes. Nays. None. Motion declared carried. The Public Hearing closed at 7:25 p.m.

This Public Hearing will be continued to December 4, 2017 when more information can be obtained and Mr. Kolze has more information from the solar panel contractor.

PUBLIC HEARING: TO CONSIDER THE PETITION OF BRYAN E. YOUNGE, AS TRUSTEE OF BRYAN E. YOUNGE AND SHELBY R. YOUNGE TRUST, TO GRANT VARIATIONS FROM THE LAKEWOOD ZONING CODE FOR PROPERTY COMMONLY KNOWN AS 6915 INVERWAY. REQUESTED VARIATIONS ARE TO CONSTRUCT AN IN-GROUND SWIMMING POOL AND ASSOCIATED POOL APPURTENANCES OUTSIDE THE BOUNDARIES OF THE FOOTPRINT OF THE PRINCIPAL BUILDING ON EACH OF THE PROPERTIES:

Village Clerk Janice Hansen confirmed that the public notice was published in the Northwest Herald on October 23, 2017. All neighboring residents were notified by registered mail. There have been no comments from the neighbors for or against this project. All fees have been satisfied to date.

Commissioner Hopkins, seconded by Commissioner Mula, moved to open the Public Hearing. Voice vote: All Ayes. Nays: None. Motion declared carried. The Public Hearing opened at 7:45 p.m.

Attorney Smoron swore in those who wanted to participate in the variance discussion.

Attorney Smoron stated that the petitioner needs to purchase a portion of land to the west in order to accommodate the proposed pool. There is a need to obtain a petition of owner of record to request zoning relief. The owner of the land west of the petitioner must give written permission to subdivide his land.

Petitioner Bryan Younge stated that his residence is located on a cull de sac which will require the placement of the proposed pool on the side yard; there are three 100 year old trees in the back of his home and he does not want them removed. Also, the purpose of this proposed pool is for his son who has leukemia and wants to swim. The pool will require a specialized filtration system due to his condition.

Chairman O'Hara addressed utility easements and the possibility to vacate these easements.

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The Commissioners would like the petitioner to produce a Title and Plat of Subdivision, a tree survey, title report for his and his neighbor's property, placement of proposed pool, and there is a need to address drainage issues.

Commissioner Knapp, seconded by Commissioner Miller, moved to close the Public Hearing. Voice vote: All Ayes. Nays: None. Motion declared carried. The Public Hearing closed at 8:05 p.m.

This Public Hearing will continue to December 4, 2017 when all documents can be attained.

Tom Latos, of 10740 Foster Road, commented on the road traffic on Foster Road. He believes the trucks entering and exiting the Wilke Property are not following Ordinance No. 1998-46 which states trucks should travel west of Foster Road. The Commissioners will look into this issue.

The Commissioners would like business cards to hand out to residents when researching possible variances, subdivisions, etc. Village Clerk Janice Hansen will fulfill this request.

With nothing further to discuss, Commissioner Mula, seconded by Commissioner Miller, moved to adjourn the Meeting. Voting Aye: Chairman O'Hara and Commissioners Hopkins, Knapp, Miller, and Mula. Voting Nay: None. Absent: Commissioner Hansen. Motion declared carried. The meeting adjourned at 8:39 p.m.

Janice S. Hansen
Village Clerk