

**VILLAGE OF LAKEWOOD  
PLANNING AND ZONING COMMISSION  
PUBLIC HEARING MINUTES  
AUGUST 14, 2017**

The Meeting was called to order at 7:01 p.m. at RedTail Golf Club. Members present were Chairman O'Hara; Commissioners Hansen, Hopkins, Knapp, Miller, and Mula. Commissioner Morvay was absent. Also present were Village Clerk Janice Hansen, Village Attorney Michael Smoron, President Serwatka, Trustee Stephan, Chief Administrative Officer Julie Heather Meister, the petitioners, and many members of the public.

**APPROVAL OF MINUTES FROM THE JULY 19, 2017 MEETING.** Commissioner Knapp, seconded by Commissioner Miller moved to approve the July 19, 2017 meeting minutes. Voice Vote: All Ayes. Nays: None. Absent: Morvay. Motion declared carried.

**PUBLIC HEARING: TO CONSIDER A PETITION OF TAYLOR MORRISON OF ILLINOIS, INC. TO GRANT VARIATIONS FROM THE LAKEWOOD ZONING CODE AS SET FORTH FOR LOTS IN THE WOODLAND HILLS UNIT 1 SUBDIVISION: LOTS 15, 19, 20, 28, 30, 31, 32, 33, 34, 37, 47, 50, 51, 53, 62, AND 65. PETITIONER IS REQUESTING A VARIATION TO REDUCE THE REQUIRED 1,800 SQUARE FEET ON THE FIRST FLOOR AT GRADE LEVEL OF A DWELLING OF MORE THAN ONE STORY ERECTED IN ANY R-1 DISTRICT TO A MINIMUM OF 1,453 SQUARE FEET AND A VARIATION TO BE VALID BEYOND THE OTHERWISE APPLICABLE SIX MONTH LIMITATION:**

Village Clerk Janice Hansen confirmed that the public notice was published in the Northwest Herald on July 29, 2017. All neighboring residents were notified by registered mail. All fees have been satisfied to date.

Chairman O'Hara commented that he had met with representatives from Taylor Morrison, President Serwatka, and Trustee Stephan at a latter date to discuss the overall square footage of the homes within Woodland Hills Subdivision. Village code requires a minimum of 2,800 square feet per home; many of the existing homes fall short of this requirement.

Village Attorney Smoron stated The Petitioner is looking relief from section 10-2-7.5B, minimum first floor of 1,800 square feet to a minimum of 1,453 square feet and relief from Section 13.14 limiting variation relief implementation to six months to accommodate vacant lots.

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

Robert Meyn, President of Taylor Morrison of Illinois LLC, commented that the original builder, Orleans, merged with Taylor Morrison in July 2015. He had met with Village staff to present two new models, currently there are six models for prospective buyers to choose from with 15 lots left to be sold. Mr. Meyn commented that the hardship is that 72% of the existing homes are non compliant with the Village's 2,800 square foot minimum and 28% of the new homes do

comply with Village Code. To continue to build out this Subdivision, Taylor Morrison must pursue new options.

Many Woodland Hills residents expressed various concerns regarding the proposed variances. Concerns include the possible decrease in home values, existing residents have no say as to home size, and proposed new models cannot be any smaller than smallest existing homes. Residents suggested that Taylor Morrison move forward with existing models not the proposed smaller models.

Mr. Meyn stated that he had met with staff for declaration clarification regarding the 3,000 square foot minimum amended to 2,800 square foot minimum before purchasing the property.

Attorney Chuck Byrum for Taylor Morrison commented that Taylor Morrison does not build an inferior home and they are committed to customer satisfaction. Taylor Morrison asked Village staff for approval to build 1,800 square feet on the first floor and 1,000 square feet on the second floor. No one knows how the 72% of current homes came up short.

Commissioner Hansen questioned how the builder did not know the homes were not in compliance with Village code regarding square foot minimums.

Commissioner Hopkins expressed concern about setting a precedent with other builders and could affect home values. Mr. Meyn replied that this should not be detrimental to the Village.

Commissioner Miller commented that the subdivision is 75% built, what is the hardship for this proposed variance. Mr. Meyn replied that the plans for the proposed new models were costly.

Commissioner Knapp asked how 72% of the homes are under the required minimum and the proposed variance puts the Commission in a bad spot. He suggested that the builders look for house plans that comply with Village code.

Commissioner Mula commented, what is done is done. The builders knew the Village's code and should draw up new plans that comply.

Chairman O'Hara commented that Woodland Hills should be built out in one more year. Perhaps they can comply with Village code for the remaining homes. Mr. Meyn stated that their smaller homes are a big seller and they have increased the asking price for these residences.

Commissioner Miller, seconded by Commissioner Hansen, moved to close the Public Hearing. Voice Vote: All Ayes. Nays: None. Motion declared carried. The Public Hearing closed at 7:45 p.m.

Several residents commented that the spec home were sold at a discounted price and they believe the two smaller new models will affect home values. A comment was made that the builder knew he was selling smaller homes.

Attorney Chuck Byrum commented that Taylor Morrison has sold many homes and if the residents are concerned, they are willing to drop the two smaller models.

Chairman O'Hara commented that the existing product is a departure of the Village's square foot minimum and this could make it difficult for the Commission to say no to other builders.

Again the Commissioners questioned why Taylor Morrison could not adjust their house plans to become compliant with Village code.

Commissioner Mula, seconded by Commissioner Miller, moved to support staff recommendations and Findings of Fact to grant the variances specified in the public notice to reduce the 1,800 square feet on the first floor at grade level of the swelling of more than one story erected in any R-1 District to a minimum of 1,453 square feet subject to and contingent upon the petitioner only utilizing the Prescott, Fordham and Stirling home plans previously utilized in the subdivision and a variation to be valid beyond the otherwise applicable six month limitation. Voting Aye: Commissioners Hansen, Hopkins, Knapp, Miller, and Mula; Chairman O'Hara. Voting Nay: None Absent: Commissioner Morvay. Motion declared carried.

**CONTINUANCE OF JULY 19, 2017 PUBLIC HEARING: TO CONSIDER AMENDMENTS TO SECTION 7, ACCESSORY BUILDINGS, STRUCTURES, AND USES, OF THE LAKEWOOD ZONING ORDINANCE:**

Village Clerk Janice Hansen confirmed that the public notice was published in the Northwest Herald on June 30, 2017.

Commissioner Knapp, seconded by Commissioner Miller, moved to open the Public Hearing. Voice Vote: All Ayes. Nays: None. Motion declared carried. The Public Hearing opened at 8:11 p.m.

After much discussion, the Commissioners came to a general consensus to amend Accessory Buildings, Structures and Uses to become user friendly which will avoid the need for residents to apply for variances. Pools can be constructed directly in the resident's back yard and use the front yard as the street side.

Commissioner Hopkins, seconded by Commissioner Miller, moved to close the Public Hearing. Voice Vote: All Ayes. Nays: None. Motion declared carried. The Public Hearing closed at 8:37 p.m.

Commissioner Knapp, seconded by Commissioner Miller, moved to support staff recommendations and Findings of Fact amending Section 7, Accessory Buildings, Structures, and Uses, of the Lakewood Zoning Ordinance as proposed with abdications as discussed. Voting Aye: Commissioners Hansen, Hopkins, Knapp, Miller, and Mula; Chairman O'Hara. Voting Nay: None Absent: Commissioner Morvay. Motion declared carried.

**UPDATE ON PLANNING AND ZONING AND DEVELOPMENT ISSUES:**

Chairman O'Hara would like to discuss the Village's Comprehensive Plan, specifically land located on Routes 176/47 in the near future.

Village Clerk asked for a general consensus from the Commissioners regarding solar panels to be constructed on the Kolze's Country Gardens located at 176 and Dean Street. They all agreed the owner of the property could apply for a Special Use Permit to accommodate this venture.

With nothing further to discuss, Commissioner Miller, seconded by Commissioner Hopkins, moved to adjourn the meeting. Voting Aye: Commissioners Hansen, Hopkins, Knapp, Miller, and Mula; Chairman O'Hara. Voting Nay: None. Absent: Commissioner Morvay. Motion declared carried. The meeting adjourned at 8:55 p.m.

Janice S. Hansen  
Village Clerk