
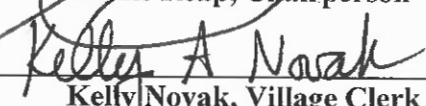


**Village of Third Lake  
87 N Lake Ave.  
Plan Commission/Zoning Board of Appeals  
March 11, 2025  
MINUTES**

1. Chairman Jamie Reap called the meeting to order at 7:00 p.m.
2. Roll Call  
Present: Kemp, Klausner, Lizzo, Reap, Van Wie, Zeck  
Absent: None  
Also present: Halleran, Novak, See attached sign-in sheet
3. Approval of Minutes of Planning and Zoning Meeting January 14, 2025.  
**Motion by Zeck, seconded by Kemp to approve of Minutes dated January 14, 2025.**  
Voice Vote:  
Ayes: All                      Nays: None                      **MOTION CARRIED**
4. Visitor Comments
  - a. Comments from Dan Reese submitted via email on March 9, 10 and 11, see attached.
  - b. Comments from Mike Lombardo submitted via email March 11, see attached.
5. **Public Hearing File No. Z25-03-011 Amendment to Zoning Ordinance**  
**Transcribed by US Legal Services 3/11/25**  
**Motion by Van Wie, seconded by Lizzo to continue Public Hearing until April 8, 2025, at 7:00:**  
Voice Vote:  
Ayes: All                      Nays: None                      **MOTION CARRIED**
6. Unfinished Business
7. New Business
8. Adjournment  
**Motion by Van Wie, seconded by Klausner to adjourn the meeting at 8:28 p.m.**  
Voice Vote:  
Ayes: All                      Nays: None                      **MOTION CARRIED**

Approved:  \_\_\_\_\_  
                    Jamie Reap, Chairperson

ATTEST:  \_\_\_\_\_  
                    Kelly Novak, Village Clerk

# VILLAGE OF THIRD LAKE

## SIGN-IN SHEET

DATE: 3/11/25

MEETING: P & Z mtg

Name	Address	Phone	E-mail
Chris + Tracy Trendle	52 N LAKE	847.514.7612	Chris.trendle@gmail.com
Dan Reese	45 N Lake	847-370-3886	drees99@comcast.net
Tracy Trendle	52 N LAKE	847 361 4164	tracy.trendle@gmail.com
Jeff Novak	215 Lake	224 515 6881	binovak10@gmail.com
Margie Freeman	226 Mainsail Dr	773-209-3659	Pillingfamily@aol.com
LINDA MATTEA	34582 N LAKE SHORE DR.	847-624-1263	Linda.MATTEA@gmail.com
THOMAS VAN ZEYL	213 MAINSAIL DRIVE	847, 687.1951	tvz1000@hotmail.com
JASON LIZZO	28 N Lake Ave	847-833-9464	MISTERJAY117@yahoo.com
Tesi Carrera	10 N Lake Ave		
John Jackson	63 N LAKE	847 376 1948	
JEFF & TERI KARTENKAMP	307 Mainsail Drive	773-551-5608	Jeff.Kartenkamp@gmail.com
Chris Press	26 N Lake	772-475-3024	capress01@gmail.com
Rosemary Burger	1 Cross Nest Ct	224-541-4393	rosemaryoborg@gmail.com
Helsey Neff	321 Seafarer Dr	224-430-1575	hneff1313@gmail.com
ROBERT KOWATKE	15 S. LAKE AVE	847 513-0006	N/A
MaO Hudspeth	6 N Lake ST	847-404-2261	MaO.Hudspeth@comcast.net

DATE: 3/1/25

MEETING: P: L meeting

[illegible]

## Zoning Ordinance Draft

March 9, 2025

Dan Reese, 45 N Lake.

- **Chicken Coops and Other Livestock.** Recent changes in the Federal Government have led to the new Secretary of Agriculture recommending that people raise chickens to save on the cost of eggs:
  - Chicken coops and or other livestock should not be allowed in residential areas. Is it prohibited in the zoning ordinance? Issues would include:
    - Smell
    - Noise
    - Visual
    - Bird Flu
  - Livestock is prohibited in a Community Garden (p6), yet there is no mention of "livestock" in any other context.
  - Is this addressed by 32-494-1 (e)? If so, it seems like the meaning could easily get lost over time. If not, I cannot find any other relevant restriction.
  - Section 32-307(10) addresses this for home occupations, but not for personal use. It should be banned for personal use as well.
- **Sec 32-3 Zones**
  - **Residential Districts.** The only difference between R-1, R-2 and R3 is low-density, medium-low density, and medium density, yet none of these terms are defined.
  - **Zoning Maps.** Despite being referenced multiple times, there are no zoning maps present in the Draft document. They should be made public with an opportunity for public comment before anything is finalized.
- **Table 1 - Principle Uses Permitted in Zoning Districts**
  - **Community Residence.** If there is "live-in staff" other than the home owner, it's a business and should not be allowed in R-1, R-2, or R-3.
  - **Live Entertainment.** Does this prohibit anyone from hiring a band for an occasional party in R-1, R-2, R3? If so, it seems unnecessarily restrictive for a lake community. There should be limits (curfew, decibel levels, etc.)  
Also, does it prohibit the Monastery from holding their normal functions that include live music?

- **Sec 32-174 (d) - Residential Lighting.** I don't know what 0.1 foot candles means in real-world use, so perhaps this is an issue and perhaps not. Keep in mind that we live on a non-conforming lot that is only 50 feet wide. If it is an issue:
  - This would seem to prohibit exterior porch or garage lights that illuminate anything past the property line. This would be nearly impossible for doors on the side of the house. Is that the intent?
  - Further, (d)(1) limits light output to 1,100 lumens. This is the equivalent of a 75 watt incandescent light bulb. How do you adequately illuminate a driveway, garage or front entrance with this limitation?
  - Also, it is useful to have a floodlight on the lake yard that can illuminate the area from the house to the dock, to facilitate evening/night time access to and from the dock and boat. The shape of the beam gets wider as it approaches the lake, and perhaps impossible to contain within a 50 foot lot.
    - Is this the intent?
    - Would this dictate the use of a spot light instead of a flood light?
- **Sec 32-203.**
  - The Table of Contents has a typo. It says 323-203 instead of 32-203.
  - What is the definition of a "stacking space", which is different than a "loading zone"? See 32-204(h)
- **Sec 32-206. Recreational Vehicles Parking in Residential Districts.**
  - The meaning of "Recreational Vehicle" is ambiguous"
    - **Vehicle Repair - Major.** This definition separates Recreational Vehicles from boats, trailers, whereas 32-208 includes them.
  - Sub-part (a)(3) allows permanent parking in a side yard.
    - Is there a setback?
- **Sec 32-208. Definitions.**
  - It seems like the definitions for Article IV, Division 5 should be with the other definitions in 32-2, as the terms defined in 32-208 are used throughout the entire Zoning Ordinance.

- You are not allowed to have a porch (enclosed or not) in a Lake Yard? Again, perhaps a definition would help, but this seems crazy.
- You are not allowed to have stairs in a Lake Yard. How do you get down from a deck?
- If a satellite dish is mounted on the roof of the principle structure, what yard is that considered to be?
- Shed regulations are limited to structures > 64 cubic feet (4'x4'x4'). Is that correct or should it be square feet (8'x8')?
  - Apparently setbacks do not apply to smaller sheds in the same way they apply to Storage Lockers. They should.
- "Decks, open terraces and patios" are permitted with a side yard setback. However, "Sidewalk, Walkways and patios at ground level" are permitted without any apparent restriction. So:
  - Ground level patios are allowed in all yards without restriction
  - But, a "patios not more than 4 ft above ground" have setback restrictions.
  - It seems like there should be one standard and this apparent contradiction should be addressed. I know that earlier in the Zoning Ordinance it is stated that when two items conflict, the more restrictive requirement rules. However, these contradictory items both exist in the same table. This inconsistency in the same Table should be addressed.

- **Sec 32-308 Pools, Hot Tubs, Spas**

- Paragraph (d) is only allowed in a Rear Yard. Does this mean, for example, that any property with a Lake Yard is not allowed to have a outdoor Hot Tub under any circumstances? It does not affect us, but was this the intent?

- **Sec 32-400. Definitions.**

- It seems this section should be at the top of the energy section, instead of its current location.

- **Sec 32-491. Powers and Duties.**



- If it is not possible to move these definitions to 32-2, then they should be at the top of its current section (e.g., 32-201) instead of the end (32-208).

That would help understand the meaning as you read a section.

Otherwise, you might have to re-read a section if a term is defined differently than in a previous section.

- **Sec 32-236. Prohibited signs.**

- Many people have flags and windsocks on their dock. As far as I can tell, this is not addressed in the Pier ordinance. Do the restrictions in the Zoning Ordinance apply to docks? For example, are these prohibited by paragraph (4)?
- Is a windsock a flag?
- Further, **Table 6 “Signs, permanent and temporary”** says that signs are not permitted in Lake Yards. Is a dock considered to be part of a Lake Yard? Is a flag on a dock considered to be a sign? Is it allowed? Are there restrictions? As far as I can tell, this is not addressed by the Pier Ordinance, and the Zoning Ordinance appears to prohibit this in Table 6, if flags are considered to be signs.

- **Sec 32-238. General Standards.**

- Sub-part (8). Is a flag, other than US, Illinois, or Village considered to be a sign? This also applies to 32-244(c).

- **Sec 32-305. Regulations for accessory structures and uses.**

- Sub-parts (c) & (d) address distance from the main structure and utility setbacks, but does not address side yard setbacks.

- **Table 6**

- Definition of a dog run? Does it include a cable with a pulley and lead, or does this refer to permanent fencing/walls, etc?
- Accessory Structures are not addressed. Perhaps Sheds are Accessory Structures, but are all Accessory Structures sheds? Either way, Table 6 should use the same terminology as 32-305, whether that be Shed or Accessory Structure.
- Enclosed Porches are not allowed? Does this include 3-season rooms? A definition might help, but this seems too restrictive.

- Paragraph (3) uses the terminology "Mayor". It is my understanding that we have a Village President, not a Mayor. This section should use whatever terminology is legally correct, or it needs to be defined in some way.



## **Zoning Ordinance Draft**

March 10, 2025

Dan Reese, 45 N Lake.

This document is in response to a request from Butch Buckley, Mayor of Third Lake, to suggest alternative language to Sec 32-206. This request was made in response to a letter that I sent regarding a Catch 22 in the current Draft Zoning Ordinance. The content of that letter was as follows:

Sec 32-2069a)(1) creates a Catch 22 for us. The new ordinance leaves us with no space on our lot where we are allowed to store our boat and its trailer, unless we block all of our garage doors. This requires us to store our boat off site for the winter.

Winter boat storage has an end date, which is never later than April 30, which means we have to get our boat out of storage on or before that date. We have no control over the weather and 72 hours may or may not be sufficient to prepare the boat for the season. But, even if we are able to finish preparation in 72 hours, we are not in control of when our dock is installed. So, we could have the boat ready to go in the lake, but no dock or lift station for the boat.

This leaves us with no place for our boat and its trailer until the dock is in and the boat has been fully prepared for the season. Under these circumstances, we will be in violation of this ordinance every year. It seems unreasonable to create such an obvious structural problem at the beginning of the boating season in a lake community.

I think it would be reasonable to treat this in a similar way as our burning ordinance - provide reasonable time windows. For example, boats should be allowed in the Street Yard from April 1 through May 31 (or Memorial Day). That would cover the timing issues, but it would also provide and passive motivation for residents to get boats ready by Memorial Day, which is typically regarded as the beginning of the boating season.

If this ordinance gets passed in its current draft form, we will have no alternative and have to violate it each Spring. Why create such an arbitrary problem in a lake community? Please change this requirement.

The proposed changes follow.

## **Sec. 32-208. Definitions**

As discussed with Mayor Buckley. I believe the Definitions should be section 32-201, which is currently reserved. The problem with the current placement is that it comes 10 pages into the section, so the meaning of the terms is not clear until you have read the entire section, then you have to go back through the section to make sure you understand the full meaning. This approach is unnecessary and easily corrected.

The following definitions are relevant to the suggested changes to Section 32-206:

**Recreational Vehicle.** Any vehicle or device designed for recreation or temporary human habitation and not used for commercial purposes including but not limited to watercraft, off-the-road vehicles, racing cars, motorcycles, snowmobiles, specially constructed vehicles, camper trailers, conversion vans, motor homes, travel trailers, truck camper/slide in pick-up campers and utility/haul trailers (recreational).

**Watercraft.** A vehicle for traveling in or on water, including all types of personal watercraft propelled by wind or motorized. For the purposes of this Division 5, watercraft mounted on a trailer are considered one vehicle.

## **Sec. 32-206. Recreational Vehicle Parking in Residential Districts**

The parking and/or storage of recreational vehicles on properties zoned R-1, R-2, or R-3 outside of enclosed permanent structures is permitted only in conformance with the following requirements. Recreational vehicles parked or stored within an enclosed permanent structure are not subject to the limitations of this Section. Temporary structures and storage tents are not considered an enclosed permanent structure.

### **a) Location:**

1) Outdoor parking and storage of recreational vehicles is prohibited in any required street yard, except temporary parking for loading, unloading, and maintenance for a period not to exceed 72 consecutive hours is permitted for a maximum of four times per calendar year. **This prohibition does not apply to watercraft on a trailer from April 1 through May 31 to allow residents time to remove watercraft from storage, prepare them for the boating season, and coordinate the re-installation of a pier and lift stations into the lake.**

2) Outdoor parking and storage of recreational vehicles is prohibited in any lake yard.

3) Outdoor parking and storage of recreational vehicles is permitted within a required side yard, but not between a street lot line and the principal structure, except as provided in paragraph 4) below.

4) In the R2 District, where a detached garage is located between a street lot line and the principal structure, outdoor recreational vehicle parking and storage is **also** permitted between the rear of the detached garage and the principal structure, but only within the area delineated by 1) the rear wall of the detached garage, 2) two lines extending at right angles to the rear wall of the garage, from the rear corners of the garage to the nearest wall of the principal structure, and 3) the nearest wall of the principal structure.

5) In the R3 District, outdoor recreational vehicle parking and storage is permitted in a rear yard only on lots with a lot depth of 150 feet or more where the rear yard does not abut another lot improved with a single-family dwelling or a public street.

b) All areas of a zoning lot used for outdoor parking or storage of recreational vehicles for a period of more than 72 consecutive hours shall be improved with asphalt, concrete, crushed stone, or brick pavers, which shall be free of noxious weeds and grass.

c) The outdoor parking and storage of recreational vehicles is prohibited on any zoning lot or recorded lot not occupied by a single-family dwelling.

d) The outdoor parking and storage of any recreational vehicle not owned or operated by an occupant of the zoning lot where the recreational vehicle is parked or stored is prohibited.

e) On a zoning lot occupied by a single-family dwelling, a maximum of two recreational vehicles may be parked or stored outdoors. Recreational vehicles being loaded, unloaded, or maintained do not count toward the maximum number if parked or stored for no more than 72 consecutive hours.

f) Recreational vehicles shall have current and valid registration, if required by state statute to be registered for operation on a public highway or waterway.

g) Recreational vehicles shall be always maintained in an operable condition.

h) Recreational vehicles shall not have their wheels or other transportation devices removed, except that slide-in pick-up truck campers are allowed to be stored detached from a truck if they are stored in accordance with the other requirements of this section.

i) Recreational vehicles shall not be parked or stored so as to extend into or over any public sidewalk, street, or street right-of-way. This restriction shall also apply to recreational vehicles temporarily parked for loading, unloading, or maintenance.

j) Recreational vehicles shall not be occupied or used for living, sleeping, or housekeeping purposes on any zoning lot in any zoning district.

## Zoning Ordinance Public Meeting

March 11, 2025

Dan Reese, 45 N Lake.

### Community Residence

I believe a change is required in Table 1, row 2 to **disallow** a Community Residence in zones R1, R2, R3. The definition of Community Residence in the Ordinance is as follows:

"A dwelling unit licensed, certified, or accredited as a specialized residential care home by the appropriate state or federal agencies, that functions as a single housekeeping unit for the housing of unrelated persons with functional disabilities who share responsibilities, meals, recreation, social activities, and other aspects of residential living. Where a sponsoring agency of the community residence is required to be licensed or certified by the State of Illinois, that sponsoring agency shall maintain a valid Illinois State license or certification to operate community residences."

The common term for a Community Residence as described in Table 1, row 2 is a "**Group Home**".

1. **Group Homes.** My wife and I have a combined 86 years of experience working for the juvenile and criminal justice systems.
  - a. She retired as an Assistant Director of Adult Probation in Lake County after 42 years of service.
  - b. I was the Director of Juvenile Court Services in Lake County and later worked as a consultant in multiple states for both juvenile and criminal courts. During my time with Lake County I managed foster homes, group homes, and residential treatment, among my many other duties. I was also a member of the Aurora Region Advisory Committee for DCFS, and the Lake County Advisory Intake Committee for handling the most difficult status offenders in the county.
2. **Group Homes are used** by different public and private agencies to house their clients. They include but are not limited to:
  - a. **Lake County Courts** to house juveniles and adults that are under the jurisdiction of the juvenile or criminal courts
  - b. **Lake County PADS** is an organization that works with the homeless. They have a range of resources available and could possibly use this in their "Supportive Housing" program.
  - c. **Illinois Department of Children and Family Services (DCFS)** to house neglected, abused, and dependent children. I will add that this includes delinquent children who are housed by DCFS due to their situation at home.
  - d. **Illinois Department of Human Services (IDHS)** to provide housing for the developmentally disabled.

- e. **Illinois Department of Corrections (IDOC)** as part of re-entry programs for parolees. Another term for this is **"Half-Way House"**.
- f. **Federal Government.** I'm not sure how this would be used, but it is allowed in Sec 32-2 under the definition of a Community Residence. I suppose it could also be used to house immigrants or Federal parolees.

3. **The Community Residence described in Table 1, row 2 is a Group Home:**

- a. As defined, this allows a business or organization to acquire and operate a house in a single family residential zone with a "live-in staff" instead of a home owner.
- b. This use is consistent with the definition of zone MR, but not with the definitions of R1, R2, R3 in Sec 32-3:
  - i. **Zones R1, R2, and R3** all state, "This district is intended to provide for [Low to Medium density] single-family residential development as well as compatible uses such as parks, playgrounds, schools..." There is no mention of a Residential Care Facility.
  - ii. **Zone MR** states, "this district is intended to provide for higher density residential development than allowed in the R1 through R3 districts, to accommodate multi-family dwellings, age restricted housing, **residential care facilities...**"
- c. However, the Village Zoning Map does not currently contain a zone MR. This would force any organization that wants to establish a program in Third Lake, to do so in one of our single-family residential zones.

**Recommendation**

It is my belief that Community Residences of any size should not be allowed in single-family residential zones R1, R2, or R3. This requires the following changes to the Draft Zoning Ordinance:

- Row 3 of Table 1 should be modified to read, "Community Residence"
- Row 2 of Table 1 should be deleted.

If the Village wishes to support Community Residence programs, it should establish a Zone MR for that purpose.

## Butch Buckley

---

**From:** Michael Lombardo <mlombardo@titaniumtechnologies.com>  
**Sent:** Tuesday, March 11, 2025 4:37 PM  
**To:** gloving12000@gmail.com; Chris Trendle; rlizzo@aol.com; ERIC KOWALKE; jpye19@gmail.com; Stephanie Lombardo  
**Cc:** Butch Buckley; Mary Honegger; Bob Hameister; Linda Mateja; Brett Novak; Todd Roesler; Thomas VanZeyl  
**Subject:** HOA - Village of Third Lake - trailer issue  
**Importance:** High

Hi All,

I'm not going to make tonight's meeting, however; I feel the folks that make up our Sunshine neighborhood have spoken at nauseam about the trailer parking issue. The current ordinance is written poorly, and the suggested ordinance is being thrust upon us has no merit in Sunshine Village. HOA's traditionally stack/uphend these kinds of rules on top of the village ordinances especially when a village does not have a CSO. I feel the village is setting us up for an unwanted, unnecessary HOA, as a single mayor could not or would not want to manage all the properties in the neighborhood; could be setting up future mayors for failure. That said, the only logical choice is to hire an outside firm (HOA) to manage such things...

Second, I have written a rough draft ordinance to discover a mutual middle ground on the trailer issue that essentially resolves the conflict as best I can (obviously a rough draft). This rough draft could be debated and written to make all parties happy, and I feel it's a start. As a proud Third Lake resident, I am not looking for additional costs, nor do we need third party administrators (HOAs) governing our neighbors. Sunshine carries a stunning lake side community look, feel, character, and charm that I wish not to be destroyed. Our neighbors are our good friends, part of the charm. This ordinance has caused conflict between neighbors and my suggestion is to keep it poorly written or consider a mutually agreed upon ordinance we can all get behind.

Lastly, Third Lake was never about money and politics, we now have a village that is building a machine that needs money to run...and all the stuff that goes with that...something to think about...

Below is tonight's event I'm certain you all have read, does any of this read like a community effort, or does it read like lawyers have taken over?



## **ZONING ORDINANCE UPDATE**

The Village is happy to announce the proposed updating of our Zoning Ordinance. The Zoning Ordinance is our local law that regulates how land and structures can be used in specific areas or "zones." The purpose of this ordinance is to promote orderly growth, protect public health and safety, and to preserve community character. We identify areas for residential, commercial, and industrial use. Each zone has specific rules for what can be built, what activities can take place, and how dense a development can be. Our zoning also regulates lot size, building height, placement, parking, lighting, and signage. Pursuant to state and local law, and due to the importance of this proposed ordinance, it is required that the Village hold a public hearing where members of the community can state their opinions prior to formal action by the Plan Commission and Village Board.

The public hearing will be held on March 11<sup>th</sup> at 7:00 p.m. at the Village Hall (87 N Lake Ave). Please be respectful of our neighbors when attending this meeting by keeping in mind that we are located in a residential area.

Some of the proposed changes from the current ordinance are listed below:

- Certain regulations have been organized into tables for easy reference and clarity
- Definitions have been updated and clarified
- Zoning districts have been updated to clarify what is allowed in each zone. Currently, the established zoning districts include R-1, R-2, R-3, Community Business, and General Business
- Clarifying bulk requirements and adding impermeable surface restrictions
- Clarifying permitted encroachments in required yards
- Clarifying landscaping, fencing, and environmental standards
- Updating and simplifying lighting requirements and standards
- Clarifying regulations on signs
- Standardizing parking and storage requirements and regulations
- Clarifying procedures for requests for variances, special uses, and rezoning
- Clarifying regulations for solar power units
- Adding storage lockers as permitted accessories on lots without permitting as a shed
- Updating principal uses permitted in Business Zoning Districts using categories of businesses instead of naming individual business types. For example, many retail businesses would fall under the "Retail Sales" category rather than being called out individually as apparel stores, drug stores, gift shops, etc.
- Clarifying temporary uses allowed with a permit

If you are unable to attend, you are welcome to send in emails prior to the hearing to voice your thoughts to [info@ThirdLakeVillage.com](mailto:info@ThirdLakeVillage.com).

Thank you, and warmest regards,

*Michael Lombardo*

Titanium Technologies

[Titanium Line-Card](#)

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F: 1-224-480-4913

E: [mlombardo@titaniumtechnologies.com](mailto:mlombardo@titaniumtechnologies.com)

W: [www.titaniumtechnologies.com](http://www.titaniumtechnologies.com)

IN RE: VILLAGE OF THIRD LAKE  
PLAN COMMISSION PUBLIC HEARING

REPORT OF PROCEEDINGS at the hearing of the  
above-entitled matter held at 87 North Lake Avenue,  
Third Lake, Illinois, on the 11th day of March, 2025,  
commencing at the hour of 7:00 o'clock p.m.

PLANNING AND ZONING COMMISSION:

MR. JAMIE REAP

MR. MATTHEW VanWIE

MR. DAVID KEMP

MR. ROBERT LIZZO

MR. BILL ZECK

MR. KEVIN KLAUSNER

Village Board Meeting  
March 11, 2025

A P P E A R A N C E S:

STORINO, RAMELLO & DURKIN, By  
MR. THOMAS J. HALLERAN  
9501 Technology Boulevard, Suite 4200  
Rosemont, Illinois 60018  
(847) 318-9500  
thalleran@srd-law.com

On behalf of the Village of Third Lake.

Also Present:

Ms. Kelly Novak, Village Clerk

\* \* \*

Village Board Meeting  
March 11, 2025

1 MR. REAP: Let's get started.

2 Has everyone had a chance to sign in?

3 Okay. So we're here for public hearing.

4 We're going to call the meeting to order.

5 Kelly, would you do roll call, please?

6 MS. NOVAK: Reap.

7 MR. REAP: Here.

8 MS. NOVAK: Kemp.

9 MR. KEMP: Here.

10 MS. NOVAK: Klausner.

11 MR. KLAUSNER: Here.

12 MS. NOVAK: Lizzo.

13 MR. LIZZO: Here.

14 MS. NOVAK: VanWie.

15 MR. VanWIE: Here.

16 MS. NOVAK: Zeck.

17 MR. ZECK: Here.

18 MR. REAP: Great.

19 The minutes from January 14, everyone's had  
20 a chance to look at that. I had no comments on this.

21 Anyone else have anything to add to this?

22 And I entertain a motion to approve the  
23 minutes from January.

24 MR. LIZZO: So moved.

1 MR. REAP: And the second?

2 MR. VanWIE: Second.

3 MR. REAP: All in favor, aye?

4 MR. KEMP: Aye.

5 MR. ZECK: Aye.

6 MR. KLAUSNER: Aye.

7 MR. VanWIE: Aye.

8 MR. REAP: Okay. Pass.

9 So then we're going to move on to  
10 Public Hearing File Number Z25-03-11-01, Amendment to  
11 the Zoning Ordinance.

12 And this has been a work in progress now for  
13 more than a year, and I have been asked to deliver  
14 this verbatim.

15 And, hopefully, you've been given a copy of  
16 it so you don't have to type all this.

17 The Village has asked the Planning and  
18 Zoning Commission to update, standardize, and clarify  
19 the Village's Zoning Ordinance. The current  
20 Zoning Ordinance was adopted in 2002 with one  
21 amendment in 2007 to the utilities section. The  
22 purpose of this ordinance is to promote orderly  
23 growth, protect public health and safety, and to  
24 preserve community character. The Planning and

1 Zoning Commission has been discussing and working on  
2 this document for over a year at posted monthly  
3 meetings that were open to the public. Any changes  
4 to the draft ordinance were thoroughly evaluated and  
5 discussed before placing any changes in this draft.

6 Some of the proposed changes from the  
7 current ordinance are listed below:

8 Certain regulations have been organized into  
9 the tables for easy reference and clarity;

10 Definitions have been updated and clarified;

11 Clarifying bulk requirements and adding  
12 impermeable surface restrictions;

13 Clarifying permitted encroachments in  
14 required yards;

15 Clarifying landscaping, fencing, and  
16 environmental standards;

17 Updating and simplifying lighting  
18 requirements and standards;

19 Clarifying regulations on signs;

20 Standardizing parking and storage  
21 requirements to be uniform across all residential  
22 zones;

23 Clarifying procedures for requests for  
24 variances, special uses, and rezoning;

1 Clarifying regulations for solar power  
2 units;

3 Updating principal uses in Business Zone  
4 Districts using categories of businesses instead of  
5 naming individual business types.

6 That is the lion's share of what we  
7 accomplished over the course of the last year.  
8 This -- this is the document from 2002 that we have  
9 gone through and we have updated. Much of it is  
10 similar. A lot of it is clarified to make more  
11 sense, given that it's 23 years old now.

12 As we go forward, I see that -- while I was  
13 reading, we got a few more people in here. We've got  
14 enough people at this point that I'm going to limit  
15 public comment to three minutes a piece and see how  
16 we do with that. And, with that, I would also like  
17 to have questions and statements directed toward the  
18 Planning and Zoning Commission and please not toward  
19 each other across the room. We got to sort of keep  
20 this in order.

21 When you stand up to have something to say,  
22 please -- you've already signed in with your  
23 information, but I don't know everybody in the room.  
24 If you would give us your name so then I can address



1       you properly, if there's a question to go back and  
2       forth.

3               I think, with that, the notices were made  
4       more than 30 days ago, I believe. The signs were up.  
5       Everyone's, obviously, aware because you're all here.  
6       Hopefully, you've all had a chance to avail yourself  
7       of the draft document and go through it and formulate  
8       whatever questions or opinions you have of it, and  
9       that's why we're here tonight, to hear from the  
10      residents of Third Lake on what their thoughts are.

11              And I guess, with that, I'm going to stop  
12      talking and I'm going to let you talk. So whoever  
13      would like to kick this thing off and give us some  
14      thoughts or whatever direction we're going to go  
15      here.

16              Oh, one last thing. We did get some written  
17      comments via e-mail just in the last 24 to 36 hours.  
18      Those comments are not going to be read out tonight.  
19      They're going to be incorporated into the written  
20      documentation of the public hearing, and it will be  
21      captured as part of the meeting.

22              So, with that -- yes.

23              PUBLIC HEARING ATTENDEE: Can I ask one  
24      question?

1           Would that be then disseminated to the  
2           people of the Village? And I'm talking -- you said  
3           Third Lake, so I'm thinking not just the old section,  
4           the new section, Mariner's Cove, too?

5           MR. REAP: We're all one Village.

6           PUBLIC HEARING ATTENDEE: That's what I  
7           would think, yeah.

8           MR. REAP: We're all one Village.

9           So, yes, it's a public meeting and the  
10          minutes will be made public, yes.

11          PUBLIC HEARING ATTENDEE: Okay. Thank you.

12          MR. REAP: Okay. Sir.

13          PUBLIC HEARING ATTENDEE: Dan Reese,  
14          45 North Lake.

15                 I'm the person who sent most of those  
16                 e-mails, so I'm not going to go over them. Part of  
17                 my background, I spent 44 years working for the  
18                 juvenile and criminal courts. I've read tons of  
19                 legislation. So I've submitted several documents.  
20                 First one was just legislation of general  
21                 inconsistencies, definitions, things that I spotted.  
22                 There were some things I misinterpreted in that  
23                 document, like the size of the lake lots, so sorry  
24                 about that. The things that are most important to me

1 in there, parking and residential districts, and one  
2 of the documents is about a Catch-22.

3 So with our lot, we're not really able to  
4 store anything on our property, so we have to put our  
5 boat in storage over the winter. Boat storage would  
6 have to come out typically by the end of April and  
7 then we're -- then we have a 72-hour period to  
8 prepare our boat and put it in the water, but we're  
9 also at the mercy of a dock service to put our dock  
10 in so the dock may or may not be in, weather may or  
11 may not be okay. It just seems to be that that  
12 restriction is a little too tight.

13 So I proposed a change, which is in the  
14 written document, and for the rest, I proposed that  
15 that 72-hour restriction be suspended for April 1  
16 through May 31 to give people who own boats time to  
17 get them out of storage, get them prepared for the  
18 season, get their docks in and get the stuff in the  
19 water.

20 I don't -- in a lake community, I don't see  
21 a need to limit my boat being in my driveway for  
22 72 hours, especially at the beginning of the season.  
23 So that -- that's my comment on that. You can read  
24 my document.

1 MR. REAP: If I may interject, just to jump  
2 off on your point.

3 PUBLIC HEARING ATTENDEE: Yes.

4 MR. REAP: I think we've received a fair  
5 number of points in the lead-up to this meeting  
6 tonight that we did not have a fair point like that  
7 brought to our attention prior. So the focus of the  
8 meeting tonight is the document as it sits, and  
9 reasonable items like you bring up, we're going to  
10 get to. We'll massage this stuff to be correct, but  
11 the document itself is what we're -- the public  
12 hearing is focused on.

13 PUBLIC HEARING ATTENDEE: Yeah, I don't  
14 intend for my input to be adversarial. I've been  
15 involved --

16 MR. REAP: No, I --

17 PUBLIC HEARING ATTENDEE: I've been involved  
18 in this -- in legislation for a very, very long time,  
19 so I'm trying to offer constructive --

20 MR. REAP: And it was constructive.

21 PUBLIC HEARING ATTENDEE: Yeah.

22 MR. REAP: And all these -- all these  
23 additional items since the draft was made public are  
24 all going to be considered and we'll -- we will work

1 as a Board to make further recommendation subsequent  
2 to the --

3 PUBLIC HEARING ATTENDEE: Yeah, I'm trying  
4 to fit it in my three minutes, and for the benefit of  
5 everybody else, one of my other concerns was the  
6 requirement for community residence that appears in  
7 Table 6. And, basically, what it allows is group  
8 homes to be established anywhere in any residential  
9 section, Zones R1, 2, and 3. Personally, I think  
10 that's a bad idea. I -- in talking to Butch, I don't  
11 know if it's a legal requirement for us to do that,  
12 but I've been unable to find anything that  
13 constitutes a legal requirement for that. So I would  
14 just question whether or not we want to open the door  
15 to have group homes of any shape, size with any kind  
16 of clients in the Village so --

17 MR. REAP: Again, a very legitimate concern.  
18 Mr. Reese, I found most of your commentary to be very  
19 legitimate and things worthy of discussing further,  
20 but we're not going to discuss them tonight.

21 PUBLIC HEARING ATTENDEE: Yeah, no, I know.  
22 No. No, I mean, part of this is for the benefit of  
23 everybody. I've given you all kinds of written  
24 information. So that's all I really have to say at

1 this point, but I just kind of wanted -- I mean, I  
2 wanted everybody to have an understanding.

3 MR. REAP: Thank you.

4 Sir, in the back, you had your hand up. No?  
5 Okay.

6 Okay. Thank you. Thank you.

7 Anyone else?

8 Yes.

9 PUBLIC HEARING ATTENDEE: Rosemary Burger,  
10 Mariner's Cove.

11 I'm curious why there isn't a comparison  
12 document that shows the original 23-year-old document  
13 and the updates that you're putting in, because for  
14 an average person, to go through the whole document  
15 and try to digest what you're doing and what you're  
16 changing is a bit much. And I think it would be  
17 courteous to be able to provide that online so that  
18 people could see, oh, it was this, you're doing this,  
19 I understand, or you're doing this and, well, I don't  
20 understand, maybe I need to ask a question. But  
21 trying to go through the document as, you know, an  
22 average person and digest everything, not having, you  
23 know, background in the area is pretty difficult. So  
24 I just would recommend or suggest and hope that you

1 might put forth something like that so people can at  
2 their opportunity look at it.

3 MR. REAP: Having been in your position over  
4 the course of the last year, we -- we got this from  
5 our co-consultant back in piecemeal, and at the end  
6 of the day, what occurred was an awful lot of pieces  
7 got moved around from section to section. I mean, a  
8 lot of it sort of -- the verbiage remained very  
9 similar but it got moved over there, and to create a  
10 redline document like that is so unwieldy I'm not  
11 sure it would be useful.

12 PUBLIC HEARING ATTENDEE: Okay. Is there  
13 another way of doing it from the standpoint of  
14 saying, you know, we've changed, you know, a boat  
15 restriction from this to this or a setback from this  
16 to this or -- I'm just -- I have no idea. I tried  
17 reading all of it. It was a lot. You know, or we're  
18 implementing this, this is brand new, this doesn't  
19 have a precedent.

20 So it's just -- for the average person to  
21 understand the amount of work you've done and the  
22 thought that's gone into it and what you're  
23 proposing, it would just be helpful if it was in some  
24 way, shape or form distilled down for an average



1 person to understand so that they're not caught  
2 off-guard going, hey, I didn't know about this.

3 And, granted, you can say that the document  
4 is there, we've been working on it, but still it's --  
5 it takes a level of sophistication to be able to go  
6 through that type of document, and I would hope that  
7 you could make it available for people across the  
8 board, especially, you know, folks that need to have  
9 some assistance with something like this.

10 MR. REAP: Okay.

11 PUBLIC HEARING ATTENDEE: Thank you.

12 MR. REAP: Thank you for your comment.

13 PUBLIC HEARING ATTENDEE: I appreciate it.

14 Thank you.

15 MR. REAP: Yes, sir.

16 PUBLIC HEARING ATTENDEE: Yeah, and along  
17 the same lines --

18 MR. REAP: Name, please.

19 PUBLIC HEARING ATTENDEE: My name is  
20 Jim Bland, B-L-A-N-D.

21 MR. REAP: Thank you.

22 PUBLIC HEARING ATTENDEE: 23 North Lake  
23 Avenue.

24 Along the same lines, I wondered if you

1 could publish a couple copies, hard copies, and leave  
2 at the Village Hall so somebody could pull a hard  
3 copy and go through that.

4 The second question is in terms of  
5 submitting questions and submitting comments, how  
6 much longer do we have? Is there a month period of  
7 time in which you are going to accept comments?

8 MR. REAP: The deadline for comments was  
9 yesterday, I believe.

10 PUBLIC HEARING ATTENDEE: Okay.

11 MR. REAP: Which was part of the  
12 announcement at the public hearing.

13 PUBLIC HEARING ATTENDEE: There was no date  
14 or -- there was no date or time on that.

15 MR. REAP: I believe it said -- I believe it  
16 said the 10th.

17 PUBLIC HEARING ATTENDEE: I have a picture  
18 of it. It doesn't.

19 PUBLIC HEARING ATTENDEE: Sally, please,  
20 stop.

21 PUBLIC HEARING ATTENDEE: Yeah, I would  
22 encourage if you would extend that period of time,  
23 let people submit some things, because the business  
24 of effectively communicating what you're trying to do

1 is pretty difficult. So my -- some of my -- so  
2 please extend the period of time for a bit so that  
3 the community can respond.

4 MR. LIZZO: Can I say something?

5 MR. REAP: Go ahead. Of course.

6 MR. LIZZO: Yes. Jim, are you talking about  
7 just questions for tonight or questions for -- we're  
8 going to continue working on this. Are you talking  
9 about questions for when we continue working on this?  
10 If that's what you're asking, any of the meetings  
11 that we have in the future that we're working on, so  
12 public meetings, you can come and ask questions.

13 PUBLIC HEARING ATTENDEE: I'm sorry. I'm  
14 having a hard time hearing you.

15 MR. LIZZO: Oh, okay. I'm sorry, Jim.

16 I was asking if you are talking about the  
17 deadline for just tonight's questions or for  
18 questions in the future as we work and progress on  
19 this document because --

20 PUBLIC HEARING ATTENDEE: As you continue to  
21 work on the document, that would be fine.

22 MR. LIZZO: Yes, because basically when we  
23 work on these documents, we have a meeting here and  
24 it's open to the public and you're welcome to come

1 and ask whatever questions.

2 PUBLIC HEARING ATTENDEE: Yeah, and I can  
3 read a computer, but it's very nice to have a hard  
4 copy of something that is readable to be able to go  
5 through.

6 MR. LIZZO: Yes.

7 PUBLIC HEARING ATTENDEE: Bob Kowalke,  
8 15 South Lake.

9 I've been a resident in this community for  
10 30 years. I sat on the Board for 25 years. And I  
11 just think it's -- this hearing tonight, is it a  
12 finality or can things be massaged out?

13 PUBLIC HEARING ATTENDEE: Good point.

14 MR. REAP: Well, what the public hearing is  
15 surrounding tonight is the draft document that has  
16 been completed up to this point. We have received  
17 some further information recently that have raised  
18 some good points. Mr. Reese mentioned a couple. And  
19 so we want to consider those fully before we make a  
20 final recommendation, but for tonight we want to come  
21 to a conclusion on the draft document as it sits.

22 PUBLIC HEARING ATTENDEE: Okay. Thanks,  
23 Jamie. But, getting back to that, you heard me say  
24 I've been in the community for 30 years. You've got

1 to remember over 30 years people buy things. You  
2 know, we're on a lake. You know, it starts with a  
3 rowboat and then it ends up with a ski boat and then  
4 it ends up with a jet ski and then it ends up with a  
5 pontoon boat. So what I'm saying is you accumulate  
6 all of these toys because you live on a lake and I  
7 just -- I just don't think that this legislation  
8 should prohibit the people from having what they have  
9 without causing them an extra burden financially.

10 PUBLIC HEARING ATTENDEE: Agree.

11 PUBLIC HEARING ATTENDEE: If they had to  
12 store everything they had, you know, off Village, it  
13 would be quite assuming financially. That's my  
14 concern.

15 MR. REAP: Well, and to your point, Bob, let  
16 me just interject this at this point for the benefit  
17 of everybody. The limit of two goes back 23 years.  
18 This is not something new that we just cooked up.  
19 And whatever has been going on, I guess I can't  
20 answer how it came to be, but it's been in there the  
21 whole time, limited to two. So I know that makes  
22 some people unhappy.

23 MR. LIZZO: Can I address that, too, because  
24 that's -- even though that's, technically, true,

1       that's not really accurate.

2               PUBLIC HEARING ATTENDEE:   Correct.

3               MR. LIZZO:   Because the existing ordinance  
4       defines recreational vehicles in a certain way and  
5       limits them to two.   The existing ordinance does not  
6       define utility vehicles.

7               So, for instance, if you have a utility  
8       trailer and you have two recreational vehicles,  
9       that's currently allowed.   The new proposed ordinance  
10      includes utility vehicles in with recreational  
11      vehicles.   So if you have one utility vehicle and two  
12      recreational vehicles, you'll now be noncompliant.  
13      So it does, in effect, reduce the number of vehicles  
14      you can store on your property.

15              PUBLIC HEARING ATTENDEE:   If they're  
16      outside.

17              MR. LIZZO:   If they're outside, correct.

18              PUBLIC HEARING ATTENDEE:   I have a question.  
19      When was the draft posted and where was it posted?

20              Tesi Carrera, 10 North.

21              MR. REAP:   Kelly, can you address that,  
22      please?

23              MS. NOVAK:   Yes.   The draft was posted on  
24      our website.

1 PUBLIC HEARING ATTENDEE: When was it  
2 posted?

3 MS. NOVAK: Oh, I'll have to look.

4 The law states between 30 and 15 days. I  
5 think I was at 29 days. And it's on our website.

6 We also do have a hard copy in the office --

7 PUBLIC HEARING ATTENDEE: Yes.

8 MS. NOVAK: -- which has been available for  
9 anybody to view.

10 Also, per the announcement on our website  
11 and in the Village, you can procure your own copy.  
12 Due to FOIA laws, there's I think \$20.24 or some  
13 number like that but it's what we have to charge for  
14 the excess printing, but you can use one that we have  
15 in the office and that's been there for that period  
16 of time as well.

17 PUBLIC HEARING ATTENDEE: Okay.

18 MS. NOVAK: So...

19 PUBLIC HEARING ATTENDEE: I'm Patt Kure,  
20 39 South Lake.

21 And I would like to see reconsideration for  
22 permanent parking of watercraft or trailers on a  
23 driveway because not everybody has access to a side  
24 yard. And I also agree that this is a lake community



1 and people should not necessarily have to pay to  
2 store their pontoon boat or their trailer or their  
3 trailer over the summer, you know, while the boat is  
4 in the water someplace else.

5 MR. REAP: In the back first.

6 PUBLIC HEARING ATTENDEE: Hi. I'm  
7 Kimberly Press, and I'm at 14 North Lake Avenue,  
8 formally Kimberly Sing.

9 I would also like to ask for reconsideration  
10 on the rules about what we can put in our driveway.  
11 Frankly speaking, I'm -- you know, if I were to want  
12 to buy something to put into my driveway, I can't  
13 afford to pay someone else to store it for me. I'm a  
14 teacher and a single mother, so I don't make a whole  
15 lot of money where I can pay my mortgage, my property  
16 taxes, and on top of that, rental to put something  
17 that belongs to me, or, for example, sometimes my dad  
18 comes and he visits and he stays with me but my dad  
19 has an RV and he has to park that somewhere. And I  
20 would be happy for him to park that in my driveway  
21 while he stays with me, or sometimes he parks in  
22 another driveway when he stays with my brother,  
23 Chris Press.

24 So I'm asking that that also be

1 reconsidered, because I, frankly speaking, I don't  
2 want to have to pay for rental for anything, whether  
3 it be a guest that's visiting my home or something  
4 that I own that I would like to park on my property.

5 MR. REAP: Okay. I guess I'm -- you're  
6 next.

7 I guess I would point out that the people  
8 who live on the lake on the other side of the lake do  
9 this every year.

10 PUBLIC HEARING ATTENDEE: They shouldn't  
11 have to. If they do, they shouldn't have to. That's  
12 the point that I'm making is -- I mean, I don't know  
13 that that's true, but my point that I'm making is as  
14 a homeowner in this neighborhood, I don't think that  
15 anyone should have to pay extra money to store  
16 something that they own on property that doesn't  
17 belong to them when they can just as easily park it  
18 in their home in a respectable way, not -- you know,  
19 making it look nice, of course, but we own our homes.  
20 We own our property. It's -- to me it's black and  
21 white and it's simple like that. And as a teacher,  
22 with not a lot of income, and as a single parent,  
23 that's another reason why I'm asking for that to be  
24 reconsidered.

1 MR. REAP: Thank you.

2 PUBLIC HEARING ATTENDEE: So, thank you.

3 MR. REAP: Yes.

4 PUBLIC HEARING ATTENDEE: Hi. Andrea Mills.

5 I live at 83 North Lake Avenue.

6 And one of my concerns is that the new rules  
7 are going to impact different people differently.  
8 For example, I've got two lots and two driveways, but  
9 because of configuration I won't go into, I can't  
10 park on the side or get to the back. So I'm going to  
11 have to store my boat, my one single boat, I'm going  
12 to have to store offsite in the winter. And, you  
13 know, I may sell the boat. I may have to figure out  
14 how to pay for it. But you're putting in place rules  
15 that are going to have significant financial impacts  
16 on your neighbors and in a lake community where boats  
17 are expected to be there.

18 When we bought into this neighborhood six  
19 years ago, we drove down the street, saw everybody's  
20 boats, and we thought excellent, this is a fun  
21 community. We're -- we didn't say, oh, how tacky  
22 people have their boats here. And we moved from a  
23 neighborhood in Libertyville that had tons of  
24 restrictions. We knew that they were there when we

1 moved in, we followed them while we were there, but  
2 we came in here, there weren't restrictions, and we  
3 felt perfectly fine investing in this neighborhood.  
4 And we enjoy living here. And so I think it's --  
5 it's unfortunate that something could be put in place  
6 that's going to have a significant financial impact  
7 on a neighborhood that has all kinds of incomes.  
8 We're not a one-income type neighborhood. It's all  
9 kinds of incomes.

10 MR. REAP: Thank you.

11 I'm sorry. Somebody in the back was next, I  
12 think.

13 PUBLIC HEARING ATTENDEE: Jason Lizzo,  
14 28 North.

15 I've lived here since 1988. I've lived on  
16 both sides of the lake. Never paid to store a  
17 trailer. We've always been able to keep it on the  
18 property somewhere somehow. It seems like now we're  
19 restricting most houses to where you can't even park  
20 one if the way -- based on how your garage is laid  
21 out or your property is laid out, you won't be able  
22 to even store a trailer if you wanted to, and that's  
23 new. I'm sorry. I've been here a long time and  
24 lived on both sides, like I said. I've never had

1       that problem.

2               MR. REAP:   Thank you.

3               You were next, yeah.

4               PUBLIC HEARING ATTENDEE:   John Jackson,

5       63 North Lake.

6               I've been here since 1973.  Me nor my family  
7       have paid to store any of our toys anywhere else.

8       The way you have it written I won't be able to store

9       any of my stuff in my driveway.  It's not feasible

10      for me to put it behind my garage.  My garage is set

11      back.  So I would really like if you would reconsider

12      because 52 years, never had to deal with that.

13              MR. REAP:  I believe you were next.  Yes.

14              PUBLIC HEARING ATTENDEE:  Thank you.

15              Margie Freeman, Mariner's Cove.

16              I'm actually on our HOA board, so I'm

17      familiar with our bylaws.  We're 338 homes over

18      there, and in our bylaws, it does restrict

19      recreational vehicles on the time that they're

20      allowed to be on a driveway, let's say, preparation

21      for the boating season, and then they have to be off.

22      And everyone does store their trailers, and everyone

23      does store their boats offsite outside of that time

24      period.  And, frankly, it just looks better for our

1 community. I can -- I want you to have, actually,  
2 the other side of the story.

3 We did not want our community to look like a  
4 campground, and so we do have that restriction over  
5 there. And I do appreciate the fact that you're  
6 trying to, you know, bring the community into a  
7 standard that is not quite as campground-looking with  
8 multiple, multiple vehicles on the property. So I  
9 wanted you to have a balanced view, considering the  
10 feedback that you've already gotten at this meeting.  
11 So, thank you.

12 MR. REAP: Thank you.

13 MR. KLAUSNER: I have a question.

14 MR. REAP: Yes, Kevin.

15 MR. KLAUSNER: I'm from Mariner's Cove also.  
16 What's the time limit for --

17 PUBLIC HEARING ATTENDEE: So -- so we have  
18 72 hours and we're in a bylaws review process right  
19 now. We're looking to expand that, because I agree  
20 with this gentleman, that's a little tight both in  
21 the spring and fall for boat owners to get their gear  
22 in and properly stowed -- stored, I should say. So  
23 we're looking to expand that time period, maybe not a  
24 month but maybe a week, to give people, you know, a

1 reasonable time period.

2 MR. KLAUSNER: Okay.

3 PUBLIC HEARING ATTENDEE: We're not looking  
4 to, you know, force this on anybody but have a  
5 reasonable time frame.

6 MR. KLAUSNER: Sure. Thank you.

7 MR. LIZZO: Can I address that, too?

8 MR. REAP: Go ahead.

9 MR. LIZZO: Let me just ask you a question.  
10 Do you have a time period for then both in the spring  
11 and the fall?

12 PUBLIC HEARING ATTENDEE: It's on the  
13 driveway.

14 MR. LIZZO: But I'm saying do you have --

15 PUBLIC HEARING ATTENDEE: Yes. 72 hours, I  
16 believe.

17 MR. LIZZO: Is that spring and fall?

18 PUBLIC HEARING ATTENDEE: Anytime.

19 MR. LIZZO: Anytime.

20 MR. REAP: I think in the back was next.

21 Yes.

22 PUBLIC HEARING ATTENDEE: She was first.

23 PUBLIC HEARING ATTENDEE: So Tracy Trendle,  
24 52 North Lake.

1                   Look -- she's like, oh, gosh. Anyway...

2                   Are we allowed to ask somebody else a  
3 question before I start?

4                   MR. REAP: No. Please just address the  
5 Board.

6                   PUBLIC HEARING ATTENDEE: Okay. So per her  
7 statement, she lives in Mariner's Cove, which has an  
8 HOA. We live in the original Third Lake that does  
9 not have an HOA when maybe -- and I can't assume so  
10 I'm going -- but I'm going to just hypothetically say  
11 when she purchased her home, she moved into an HOA  
12 because -- has Mariner's Cove always had an HOA?

13                  MR. KLAUSNER: Yes.

14                  PUBLIC HEARING ATTENDEE: Okay. So when she  
15 purchased her home and moved in, there was an HOA.  
16 There were bylaws, there were rules, there were  
17 regulations, there were ordinances that she agreed to  
18 when she purchased her home, that she pays a fee for.  
19 If she does not want to live in something that she  
20 claims looks like a campground, that is her  
21 prerogative, and, obviously, that's why she chose  
22 Mariner's Cove and not over here in Third Lake.

23                  We do not have an HOA. We do not pay an HOA  
24 fee. We did not have these restrictions. I would



1 venture to say that the majority of our subdivision  
2 on this side does not feel like we live in a  
3 campground setting.

4 PUBLIC HEARING ATTENDEE: Correct.

5 PUBLIC HEARING ATTENDEE: We have --

6 MR. REAP: Let's stick -- let's stick to the  
7 public hearing.

8 PUBLIC HEARING ATTENDEE: I am.

9 MR. REAP: Well, you're taking aim at --

10 PUBLIC HEARING ATTENDEE: Well, no. No, I'm  
11 just -- I'm not taking aim at her.

12 MR. REAP: Let's focus.

13 PUBLIC HEARING ATTENDEE: I'm saying the  
14 focus is you have two different communities and, yet,  
15 you're trying to combine them, and it's not fair  
16 because we didn't purchase into an HOA. We did not  
17 purchase our home -- this woman right here purchased  
18 six years ago. She did not purchase into an HOA. So  
19 why of those that -- he's been here 52 years. He's  
20 been here 53 years. Why are people with generational  
21 families going to be punished because one side has an  
22 HOA that they purchased into and the other does not?

23 PUBLIC HEARING ATTENDEE: That's true.

24 PUBLIC HEARING ATTENDEE: It should -- there

1       should be different rules.

2               MR. VanWIE: This is not an expansion of the  
3       HOA, though. This is --

4               PUBLIC HEARING ATTENDEE: But isn't it  
5       because --

6               MR. VanWIE: This is a zoning ordinance that  
7       covers the entire Village. And I understand --

8               PUBLIC HEARING ATTENDEE: But you have two  
9       different Villages.

10              MR. VanWIE: No, you don't. This is one  
11       Village.

12              PUBLIC HEARING ATTENDEE: Okay.

13              MR. VanWIE: Okay. You have two  
14       subdivisions. You have two neighborhoods.

15              PUBLIC HEARING ATTENDEE: Okay. So then why  
16       are we different?

17              MR. VanWIE: It is the prerogative of  
18       Sunshine subdivision to decide whether or not they  
19       want an HOA, correct?

20              PUBLIC HEARING ATTENDEE: I guess. I don't  
21       know. I don't know that it's ever been mentioned.

22              MR. VanWIE: I mean, if everybody in the  
23       subdivision unanimously agreed or whatever, I don't  
24       know what the standard is, but you could -- you could

1 have an HOA, all right. You've elected not to.

2 PUBLIC HEARING ATTENDEE: Okay.

3 MR. VanWIE: And that's fine. But  
4 understand that the HOA is, essentially, an overlay.  
5 You still have an -- you still have ordinances. You  
6 still have codes that cover the entire -- entirety of  
7 the Village, and what's being done here is not simply  
8 to expand what the HOA dictates in Mariner's Cove.  
9 What it's doing is it's clarifying for -- largely  
10 clarifying what already exists.

11 PUBLIC HEARING ATTENDEE: So when a person  
12 in Mariner's Cove purchased their home, they knew  
13 that they had 72 hours to get their boat into their  
14 property and their trailer off their property,  
15 correct?

16 MR. VanWIE: That --

17 PUBLIC HEARING ATTENDEE: Correct?

18 MR. VanWIE: I don't know if that's true.

19 PUBLIC HEARING ATTENDEE: Okay. Does  
20 somebody want to answer that question for me?

21 MR. REAP: That is not germane to the public  
22 hearing tonight.

23 PUBLIC HEARING ATTENDEE: Okay.

24 MR. REAP: We need to move on.

1 PUBLIC HEARING ATTENDEE: When this woman  
2 purchased her property or said Third Lake resident on  
3 this side, Sunshine division, she did not have that  
4 restriction.

5 MR. VanWIE: Which restriction are you  
6 referring to?

7 PUBLIC HEARING ATTENDEE: The 72 hours;  
8 that's just one of many, but...

9 MR. VanWIE: What does the current ordinance  
10 say?

11 PUBLIC HEARING ATTENDEE: I don't know. I'm  
12 not 100 percent sure. I would assume that we, on  
13 this side, have not had a 72-hour ordinance, but  
14 Mariner's Cove, those people purchased their homes  
15 knowing that they had a 72-hour ordinance; that is  
16 just one.

17 MR. REAP: I think 72 hours applies over  
18 here.

19 PUBLIC HEARING ATTENDEE: Well, because we  
20 don't have to take our trailers anywhere, so we  
21 wouldn't have that ordinance.

22 MR. LIZZO: Jamie, in the R2, it does not  
23 apply. In other words, they can park their trailer  
24 in the front yard.

1 MR. REAP: No, no, no. The 72-hour  
2 restriction.

3 PUBLIC HEARING ATTENDEE: We wouldn't have  
4 it, because we aren't being restricted to our  
5 trailers not being here. But I'm done.

6 MR. REAP: Okay. Yes.

7 PUBLIC HEARING ATTENDEE: Just to kind of  
8 piggyback on Tracy's comments. I purchased my home a  
9 few years ago with the understanding that I did not  
10 have an HOA, and, therefore, also do not have the  
11 rules that would come with an HOA. I've owned a home  
12 in a neighborhood that has had an HOA before, and I  
13 did not like it.

14 I, actually, think that our neighborhood is  
15 quite beautiful. I like to see everything that's in  
16 our neighborhood. And, again, I will state that I  
17 would like to have those rules reconsidered if they  
18 are actually set in stone, because I did not purchase  
19 my house wanting to have to abide by rules that  
20 people in an HOA have to abide by. And I know you're  
21 saying we're one big happy unit but it's actually --  
22 that's not really what it is. It's actually very  
23 different.

24 So I'm just, sort of, supporting what she's

1 saying and also, again, reiterating my point of the  
2 fact that I would like to have those things re-looked  
3 at. And I think our neighborhood looks beautiful,  
4 honestly.

5 MR. REAP: Okay.

6 PUBLIC HEARING ATTENDEE: But that's just  
7 what I wanted to say. That's good.

8 MR. REAP: Okay. You used the word  
9 reiterate. Let's not do that please for the rest of  
10 the meeting. I think we've got the gist of the fact  
11 that a lot of people sitting here are living in an R2  
12 zone and are feeling the pressure of this change.  
13 And I'm not sure that, other than Ms. Freeman over  
14 there, that we have any -- anybody besides people  
15 from the Sunshine neighborhood in the R2 zone sitting  
16 here tonight.

17 MR. VanWIE: Ms. Burger.

18 PUBLIC HEARING ATTENDEE: Because it affects  
19 us.

20 PUBLIC HEARING ATTENDEE: It doesn't affect  
21 Mariner's Cove.

22 MR. REAP: So what I'm -- my point is  
23 please, if the point has been made, it's captured  
24 already in the record of tonight's meeting. Let's

1 not rehash it over and over, please.

2 Over on the side.

3 PUBLIC HEARING ATTENDEE: All right.

4 Chris Press.

5 I just would like to reiterate that we do  
6 not live in an HOA. I didn't move into an HOA. I  
7 don't want to live in an HOA.

8 I would also like to explain that my name is  
9 Chris Press, and I would like to be referred to that  
10 in all public hearings. I'm not allowed to direct my  
11 comments to people calling me other things, but I  
12 found that very derogatory.

13 MR. REAP: Understood.

14 Yes.

15 PUBLIC HEARING ATTENDEE: Susan Young,  
16 29 North Lake.

17 I've been here 14 years now I think. And, I  
18 mean, the two trailer, okay, that's been in the  
19 rules, that's fine, but when I rebuilt, I paid to  
20 have a section next to my garage to park my boat and  
21 now I'm hearing that that's not going to be a legal  
22 spot. And like other people, when I looked at this  
23 neighborhood, I liked what was here. I didn't move  
24 to a neighborhood, HOA or no HOA, where I couldn't

1 park my toys on my driveway.

2 I just think it's frustrating that you  
3 invest so much money into a home, into your stuff,  
4 and then ten years later be told that you're changing  
5 your mind and I can't -- now I've got to not keep my  
6 stuff on my property.

7 MR. REAP: Thank you.

8 Yes.

9 PUBLIC HEARING ATTENDEE: I would like to  
10 ask a question about enforcement. How is -- how is  
11 that going to take place? Is it going to be a  
12 neighbor complains and then it's investigated, or are  
13 the staff of the Village going to be responsible for  
14 inspecting lots to make sure they comply? And once a  
15 violation has been identified, what is going to be  
16 the process for notification and punishment, if you  
17 will?

18 MR. REAP: I'm not really qualified -- I  
19 don't think this Board is really qualified to address  
20 that question for you.

21 PUBLIC HEARING ATTENDEE: Okay.

22 MR. REAP: I think in the past it's been a  
23 combination of those things.

24 PUBLIC HEARING ATTENDEE: Okay.



1 MR. REAP: But I am not prepared to respond  
2 to you in any sort of official way.

3 PUBLIC HEARING ATTENDEE: Okay.

4 MR. REAP: Was there somebody in the back?

5 No?

6 I think Mr. Reese. No?

7 PUBLIC HEARING ATTENDEE: Bill. Bill can  
8 talk.

9 MR. REAP: Bill.

10 PUBLIC HEARING ATTENDEE: Bill Saemann,  
11 43 North Lake.

12 Just I agree that I think Mariner's Cove and  
13 North Lake Ave. are two different situations. I  
14 agree with Mariner's Cove where you probably  
15 shouldn't park long term on your driveways. For this  
16 Lake Ave., it's just a road with houses on each side.  
17 It's a lake road. And if you think it's messy right  
18 now or doesn't look good, just drive over to  
19 Gages Lake sometime and walk on -- drive on their  
20 roads that are lakeside.

21 PUBLIC HEARING ATTENDEE: We're doing pretty  
22 good.

23 PUBLIC HEARING ATTENDEE: That's a mess.

24 PUBLIC HEARING ATTENDEE: We're doing a

1 great job.

2 PUBLIC HEARING ATTENDEE: This is beautiful.

3 PUBLIC HEARING ATTENDEE: Amen.

4 MR. REAP: Thank you.

5 PUBLIC HEARING ATTENDEE: So I would like to  
6 say I think from a legislative point of view, it's a  
7 noble cause to try and make everything the same  
8 everywhere, but I think it ignores the reality of how  
9 different the two neighborhoods are. And we're new  
10 kids on the block. We've only been here 41 years but  
11 we didn't -- I would not have moved here if there was  
12 an HOA, and now it seems like there's legislature and  
13 HOA; that doesn't feel quite right.

14 MR. REAP: Thank you.

15 Yes, sir.

16 PUBLIC HEARING ATTENDEE: Quick question.  
17 Do you have any provisions for variances?

18 MR. REAP: Of course. Yes, those exist.

19 PUBLIC HEARING ATTENDEE: Okay. So people  
20 can appeal if they have a situation where they may  
21 not agree with the way in which the zoning is.

22 MR. REAP: Yes, the standards for variation  
23 are laid out very clearly in both the old and the  
24 new.

1 PUBLIC HEARING ATTENDEE: Okay.

2 MR. LIZZO: Can I ask a question, Jamie?

3 MR. REAP: Yes.

4 MR. LIZZO: I know certain things are  
5 allowed or can be applied for the variance. Is  
6 parking a situation or one of those items?

7 I know we can get setbacks and building  
8 things. I'm just asking if you know offhand; if not,  
9 we --

10 MR. REAP: Well, I guess we can get a more  
11 precise answer, but my understanding is that anything  
12 that's in the zoning ordinance written clearly and a  
13 resident feels that it is not allowing them to do  
14 what they want to do, then they have the opportunity  
15 to go for a variance as far as I know.

16 PUBLIC HEARING ATTENDEE: And is that  
17 stipulated in the new ordinance?

18 MR. REAP: Excuse me?

19 PUBLIC HEARING ATTENDEE: Is that stipulated  
20 in the new ordinance that you're trying to pass?

21 MR. REAP: The standards for variation,  
22 they're the same.

23 MR. VanWIE: Oh, they're -- actually, I  
24 think they're a little more lax. In fact, I

1 recall -- and I'm looking for the reference, but I  
2 believe recreational vehicles was explicitly written  
3 in as, you know, a possible variance. I may be  
4 wrong. I may be looking at an old draft.

5 MR. REAP: I would have to look it up.

6 MR. VanWIE: But, no, I'm sorry. Here it is  
7 right here.

8 To permit the parking or storage of  
9 recreational vehicles within a yard not otherwise  
10 permitted by this Chapter 32. So that -- it clearly  
11 states that that is a variation that can be pursued.

12 MR. LIZZO: Thanks, Matt. I appreciate  
13 that.

14 PUBLIC HEARING ATTENDEE: Bob Kowalke,  
15 15 South Lake.

16 I've just got a question. Is this something  
17 that you're going to culminate in a vote tonight or  
18 is this going to be ongoing, hashing it over for the  
19 next few months or is it finality tonight?

20 MR. REAP: We've been talking about it since  
21 January of '24, Bob, and the public hearing tonight  
22 is for us to come up with some sort of recommendation  
23 for the Village Board on the draft document as it  
24 exists. However, in the meantime, we've had some

1 good constructive input from some residents on some  
2 things that we had not fully considered prior to  
3 yesterday or whatever. We have not considered them  
4 at all yet. They were just provided in writing. And  
5 my objective here tonight is to get past the draft  
6 document and then get back with the Board and talk  
7 about some of these provisions that have come in  
8 because some good ideas that we had not captured were  
9 presented.

10 MR. VanWIE: Jamie, when you say past,  
11 you're talking about just moving on to the next step.  
12 We're not -- we're not actually implementing --  
13 nothing's being implemented here tonight.

14 MR. REAP: No.

15 MR. VanWIE: Ultimately, it's the  
16 Village Board that needs to vote on this.

17 MR. REAP: Yes. Yes. What we're doing is  
18 we're saying that the work we've done over the course  
19 of the last year in updating the Planning and Zoning  
20 Ordinance such as it sits right now, yea or nay to  
21 the Village Board; that's what I want to accomplish  
22 tonight. But as I said, in the meantime, we've had  
23 some additional input that shed some new light on  
24 some items that we really do need to consider, I

1 believe.

2 Yes, sir.

3 PUBLIC HEARING ATTENDEE: Chris Trendle,  
4 52 North Lake. I've been here 53 years.

5 What seems really odd is this whole thing  
6 with this ordinance and the zoning and this and that  
7 and by your own admission, you're seeing a lot of  
8 people here that don't like it. Mariner's Cove  
9 already has in their HOA the 72-hour parking. Just  
10 nix it. There's no reason for it. Nobody here wants  
11 it, but you're insistent on putting it in to make it  
12 universal when it's already there.

13 MR. REAP: Thank you.

14 PUBLIC HEARING ATTENDEE: Bob Kowalke,  
15 double-dipping.

16 I live in a home that's a hundred years old  
17 as of last year, okay. And there's things in my home  
18 that were okay a hundred years ago. But now, since  
19 my garage burnt down, you know, because of natural  
20 causes, I have a burden now of all new things that  
21 have to be done to that property by building a new  
22 garage that I never counted on.

23 So I do know that the Village in the past  
24 have had properties that they grandfather stuff. An

1 example would be if you had a gravel driveway, that  
2 was grandfathered. You didn't have to black top that  
3 driveway.

4 PUBLIC HEARING ATTENDEE: That's true.

5 PUBLIC HEARING ATTENDEE: But now I have to  
6 have that burden. Actually, I have gravel in the  
7 driveway from the old garage before they tore it down  
8 but that's -- that's not, you know, going to make me,  
9 you know, happy with making me put in a new driveway  
10 or setting back the garage, you know, or directing  
11 the water, you know, back into the lake. These are  
12 things that I just never, you know, had to even think  
13 about with the original house.

14 So when you hash everything over, maybe you  
15 can consider something like, you know, a grandfather  
16 clause for certain places in this. I mean, I love my  
17 neighbors. I love this community. You know, they're  
18 great. You know, I had a stroke, and they help me  
19 all the time. And I don't know where I would find  
20 that in a different subdivision.

21 So, yeah, I would like you to burn the  
22 midnight oil and then maybe figure out some  
23 compassionate way that everybody can live.

24 MR. REAP: Bob, I'll just repeat that anyone

1 who feels similarly as you do with a particular  
2 situation on your particular property may present a  
3 request for variation, and we'll have to look at them  
4 one by one and get into it, but it's -- you know,  
5 there is an avenue I guess is all I'm saying.

6 Yes, sir, in the back, you were next.

7 PUBLIC HEARING ATTENDEE: Yes.

8 Bob Hameister, 47 North Lake.

9 As this was transpiring tonight, everybody's  
10 concerned about the finality of the documentation.  
11 It's kind of growing that way, you know. You've done  
12 your work since January of 2024, and you need to come  
13 to an end. It needs to be finalized, but if I'm not  
14 mistaken, I think you meet monthly and the meetings  
15 are open.

16 MR. REAP: Yes.

17 PUBLIC HEARING ATTENDEE: And presentations  
18 can be offered and I don't -- I don't think this is a  
19 new revelation in the Village. I mean, you guys --  
20 kind of to defend you, because there's a lot of  
21 bullets flying around here, you're really voluntary  
22 and you're really part of the Village and you're here  
23 to hear what people have to say as well as,  
24 unfortunately, there has to be -- there's always been



1 and now there has to be a document, we're going  
2 forward futuristically, and some of that I can  
3 appreciate. It's painful, but, again, I say if  
4 somebody in here has a burning desire to get  
5 something changed, it seems like the Board is very  
6 open to listen to people. And I think if you would  
7 protest enough, that's kind of our country, you're  
8 going to get more ear time, and, you know, I think we  
9 will be able to go together as a Village and succeed,  
10 which I think we already have. I'm not being a  
11 Debbie-downer I think. But in the interim, I just  
12 want to say thank you for what you do. I wouldn't  
13 want to do it, and I would turn that question on many  
14 of the people in here. So, thank you.

15 MR. REAP: Thank you for your comment.

16 MR. KLAUSNER: Thank you.

17 MR. REAP: Yes.

18 PUBLIC HEARING ATTENDEE: Pat Bland,  
19 23 North Lake, and I'm not discussing how long I've  
20 been here. Some of you guys know my kids.

21 Anyway, I walk around this Village a great  
22 deal. Donna and I walk. I see a lot of people  
23 around here walking. And one of the problems we have  
24 kind of noticed, and it's for safety's sake and it's

1 the resident's safety's sake, at least in our old  
2 Third Lake section, is the fact that when people have  
3 work being done on their house, and I've certainly  
4 had my share of it, and they have their vehicles  
5 trying to be near the property, it would really help  
6 for safety's sake to only park on one side of the  
7 street because then you would have the egress for  
8 something that's larger. Many times when we're  
9 walking, you have to stop walking in order for  
10 another car to come down or a truck or whatever, and  
11 for safety's sake, it's not smart.

12 MR. REAP: You're suggesting parking on one  
13 side of Lake Avenue?

14 PUBLIC HEARING ATTENDEE: Only when -- you  
15 know, if you're having work done on your house and  
16 you have four or five workers working on their side  
17 and they all have their own cars and trucks, if they  
18 all park on one side so you would have the egress,  
19 the rest on the other side. Do you see what I'm  
20 saying? Do you understand what I'm saying?  
21 Because --

22 PUBLIC HEARING ATTENDEE: Or have them park  
23 down here at the Village Hall.

24 PUBLIC HEARING ATTENDEE: Which has always

1       been an option for parties and things like that.

2               MR. REAP: Well, I don't think you would  
3       like the price you would get from a contractor who  
4       has to haul all the stuff halfway down Lake Avenue.

5               PUBLIC HEARING ATTENDEE: Oh, I agree.

6               PUBLIC HEARING ATTENDEE: They could drop  
7       the stuff off then take the car down here.

8               MR. REAP: Okay. Noted.

9               PUBLIC HEARING ATTENDEE: I mean,  
10      landscapers try to do that and they pull over to one  
11      side and that's very helpful but when you have  
12      like --

13              PUBLIC HEARING ATTENDEE: Construction.

14              PUBLIC HEARING ATTENDEE: -- construction or  
15      you have multiple -- like when we've had driveways  
16      done, you know, with the cement, you have more than  
17      one vehicle and they can -- they would rather park  
18      right close to you but then that's really kind of  
19      crummy to your other neighbors on the other side  
20      because they're parking on your grass or their grass,  
21      and, I mean, you have to be considerate of the people  
22      around you. I've always felt that. I mean, when  
23      we've lived in this community, we've always looked  
24      for our neighbors in this area.

1 MR. REAP: Thank you for your comment.

2 Anyone else?

3 Anyone on the Board have a comment?

4 Oh, I'm sorry. Yes.

5 PUBLIC HEARING ATTENDEE: Jason, 28 North.

6 I love the way this neighborhood looks.

7 PUBLIC HEARING ATTENDEE: Are you  
8 reiterating?

9 PUBLIC HEARING ATTENDEE: No.

10 PUBLIC HEARING ATTENDEE: I just would like  
11 to reiterate what Bob -- what -- no, what Bob said.

12 Having read most of the 189 pages in this, I  
13 can tell you it's a shitload of work that went into  
14 it, so I recognize that and my efforts here are just  
15 to facilitate that process. It's obvious a ton of  
16 work went into it, so...

17 MR. REAP: And your comments were very good,  
18 Mr. Reese. I appreciate it.

19 Anyone on the Board have anything to add to  
20 this discussion?

21 MR. ZECK: No.

22 MR. KLAUSNER: I appreciate everyone's  
23 comments.

24 MR. REAP: Everyone's had their opportunity?

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1 PUBLIC HEARING ATTENDEE: Thank you for your  
2 time.

3 MR. REAP: Okay.

4 PUBLIC HEARING ATTENDEE: Chris Press.

5 MR. REAP: Chris, yes.

6 PUBLIC HEARING ATTENDEE: 26 North.

7 I would just appreciate it if the Board, who  
8 spends all this time and effort, would consider what  
9 the majority of the people here are saying; that's  
10 all.

11 MR. LIZZO: Thank you.

12 MR. REAP: Yes, sir.

13 PUBLIC HEARING ATTENDEE: When's your next  
14 meeting?

15 MR. REAP: It is not currently scheduled,  
16 but I'm assuming it will be in April.

17 PUBLIC HEARING ATTENDEE: Okay. How would  
18 we be notified of the date?

19 MR. REAP: Once we have confirmed that there  
20 will be an April meeting, if you are interested, it's  
21 always the second Tuesday, and you can call the  
22 Village Hall and just confirm.

23 PUBLIC HEARING ATTENDEE: Shouldn't it be  
24 published?

1 MR. REAP: It's not a public hearing. It  
2 will be a working meeting.

3 PUBLIC HEARING ATTENDEE: Okay.

4 PUBLIC HEARING ATTENDEE: When will the  
5 Board pass on this?

6 MR. REAP: I don't know. I'm going to guess  
7 this will come up at the next board meeting. How  
8 that is conducted you probably know better than I do,  
9 but the fact that we have some additional items to  
10 consider, where we might work it in, might delay  
11 that, but I don't know. It's not my decision.

12 PUBLIC HEARING ATTENDEE: Well, will the  
13 neighbors be notified? What's -- when is this going  
14 to go to the Village Board?

15 MR. REAP: I can't answer that. I don't  
16 know. My assumption is the outcome of tonight's  
17 meeting will go to the Village Board, and they will  
18 decide what they want to do with it based on the  
19 totality of the report. They may not elect to deal  
20 with it at the next Village Board meeting.

21 PUBLIC HEARING ATTENDEE: I'm just going to  
22 ask if we can put that sign back out to notify or  
23 some sort of sign at the Village Hall so -- or the  
24 corner just so we all can know pretty easy that

1       there's a board meeting -- there's a, you know, the  
2       board coming up.

3               MR. REAP: Well, it won't be a public  
4       hearing. We only have to advertise public hearings.

5               PUBLIC HEARING ATTENDEE: I understand. The  
6       Board when this gets -- the meeting, when this is  
7       voted in, I'm just asking if we can put something out  
8       just so everyone has -- there's no doubt everybody  
9       knows about it; there's no question. It's just a  
10      simple put that sign back up or something.

11              MR. REAP: Well, that sign is specifically  
12      for a public hearing.

13              PUBLIC HEARING ATTENDEE: Okay. Flip it  
14      over and let's put something on the back of it. It's  
15      a pretty simple question.

16              PUBLIC HEARING ATTENDEE: Website.

17              MR. VanWIE: That's better addressed with  
18      the Board of Trustees.

19              PUBLIC HEARING ATTENDEE: Okay.

20              MR. VanWIE: That's beyond the scope of the  
21      Planning and Zoning Committee.

22              MR. REAP: I'm not sure who was next.

23              PUBLIC HEARING ATTENDEE: The next board  
24      meeting is next Monday, the 17th. So are you -- is

1       that when you guys are planning to present that to  
2       them?

3               MR. REAP: I will have some sort of a report  
4       back to Butch in the meantime. What he decides to do  
5       with it is entirely up to him and the Village Board.  
6       My job is to condense what we heard here tonight and  
7       report back.

8               MS. NOVAK: Jamie, can I speak to that?

9               MR. REAP: Yes, please.

10              MS. NOVAK: I can tell you that anything  
11       that the Board votes on has to be seen twice; that's  
12       always, no matter what it is. So we -- it has to be  
13       seen at a committee and then a board. So the board  
14       meeting that is coming up, as you just mentioned,  
15       there will be no vote on this at that board meeting,  
16       because this will have to be talked about, discussed,  
17       and then --

18              PUBLIC HEARING ATTENDEE: Okay. He just  
19       said the next board meeting, so I just looked it up  
20       and I'm like that's next Monday.

21              MS. NOVAK: I understand. I understand.  
22       And, again, their -- this Board will make a  
23       recommendation and then it's the -- the Board of  
24       Trustees then will eventually vote on this, as you



1 know, so -- but it will have to be discussed and  
2 then -- so there will not be a vote at this upcoming  
3 meeting that you -- on Monday that you just  
4 mentioned. It would have to at least be the -- like  
5 the following month, yes.

6 PUBLIC HEARING ATTENDEE: Okay.

7 MR. REAP: Yes, you were next.

8 PUBLIC HEARING ATTENDEE: I just have a  
9 general question. I'm Cheryl Leslie, 23 years  
10 Mariner's Cove.

11 What initiates the zoning changes? Is it  
12 complaints from the people? Is it a group that's  
13 amongst you guys? And what's the starting process  
14 for a change that exists in zoning?

15 MR. REAP: The ordinance being 23 years old  
16 was outdated. There were a number of things in there  
17 that did not reflect current standards, current  
18 technology. It really lagged. It needed to be  
19 updated, and the process by which that occurs is the  
20 consultant goes around northern Lake County and looks  
21 at what other zoning ordinances look like and, yeah,  
22 that could work for us, that could work for us, that  
23 could work for us, and it comes together. And a lot  
24 of what was in the old one remains. You know, we

1        didn't want to get rid of it wholesale, but we did go  
2        around and look at what other towns do and try and  
3        find something that made sense for the whole  
4        Village of Third Lake.

5                PUBLIC HEARING ATTENDEE:    Just a good  
6        example of that is the addition of solar wind; that  
7        kind of stuff didn't exist really 20, 23 years ago,  
8        so the ordinance has been updated to be inclusive of  
9        that.

10               PUBLIC HEARING ATTENDEE:    People walking  
11        around --

12               PUBLIC HEARING ATTENDEE:    Yes, but in terms  
13        of --

14               MR. REAP:    Please, please.

15               PUBLIC HEARING ATTENDEE:    I'm sorry.

16               PUBLIC HEARING ATTENDEE:    I mean, there must  
17        be other sources, too, when there are complaints  
18        about something that isn't working, correct?

19               MR. REAP:    I'm sorry, other sources?

20               PUBLIC HEARING ATTENDEE:    Other than  
21        somebody just deciding to reevaluate the current  
22        ordinances and, like you just said, other things that  
23        instigate a zoning change, initiating a zoning  
24        change.

1 MR. REAP: I guess I cannot speak to that in  
2 its entirety, because I don't know. I would say that  
3 it was pretty clear to many of us up here that this  
4 document was past its usefulness. It needed to be  
5 updated in a lot of areas, and so, you know, I found  
6 this to be a welcome -- welcome thing.

7 PUBLIC HEARING ATTENDEE: Okay.

8 MR. REAP: Yes, in the back. No, you.

9 PUBLIC HEARING ATTENDEE: Okay. Sue Young,  
10 29 North.

11 What I kind of am finding when I am talking  
12 to people is that a majority of the Board is  
13 Mariner's Cove or for these changes. I feel like a  
14 lot of the neighborhood is not --

15 MR. REAP: No, it's half.

16 MR. KLAUSNER: It's half.

17 MR. REAP: Half Mariner's Cove, half  
18 Sunshine.

19 PUBLIC HEARING ATTENDEE: I feel like the  
20 Sunshine people -- majority of the Sunshine people  
21 are not for the changes, particularly, the boat  
22 parking and trailers on properties from what I've  
23 heard, but I feel like a lot of the neighborhood is  
24 not for those and I don't think it was advertised or

1 the changes that people are concerned about right  
2 now, I don't -- I mean, you've been working on it for  
3 over a year, I understand that, but I don't think our  
4 Village knew that these changes were in the wind or  
5 an idea. And I think it's kind of abrupt to like put  
6 it on them and tell us, oh, well, this is -- you  
7 know, it almost feels like you're saying this is the  
8 deadline to comment on it, and I feel like it's not  
9 really what the neighborhood wants.

10 MR. REAP: Thank you.

11 PUBLIC HEARING ATTENDEE: And I just have  
12 one last thing.

13 MR. REAP: Yes.

14 PUBLIC HEARING ATTENDEE: One of the ladies  
15 had mentioned earlier about if you're able to do a  
16 comparison from the old to the new of what those  
17 changes are, and I know you said that would be kind  
18 of hard, but is it a possibility to get that? Just  
19 because -- just as he mentioned, he said it was  
20 189 pages to go through and he does legislation all  
21 the time and he had questions on it with some things.  
22 I would have to say to her point, just the average  
23 person trying to go through 189 pages would seem  
24 difficult and --

1 MR. REAP: Well, this might make more sense  
2 if you were already familiar with the old one, but  
3 you're not really.

4 PUBLIC HEARING ATTENDEE: Agree.

5 MR. REAP: The new one kind of stands on its  
6 own.

7 PUBLIC HEARING ATTENDEE: I won't disagree  
8 with that, but also I didn't have to abide by, I  
9 guess, some of those in the past until now it's  
10 affecting a good chunk of my stuff that I have on my  
11 property so now I am aware, right? I can be ignorant  
12 to the fact that I did not -- I was not aware of  
13 something that was put in place 23 years ago. I am  
14 making myself aware to something that's going to  
15 start changing, and I will produce myself for that to  
16 be involved, and being here tonight. I've been  
17 trying to go the last few months to make sure that I  
18 am up to par of what you guys are trying to do, and I  
19 am just asking if we could get a -- something that's  
20 showing what is changing.

21 MR. REAP: Well, I can say this. It does  
22 not exist right now in any sort of a form that could  
23 be --

24 PUBLIC HEARING ATTENDEE: Right. So it is

1 just a request, just kind of what she had asked  
2 before.

3 MR. REAP: And I would think that, in my  
4 opinion, to create such a document would be  
5 expensive. It would be time-consuming and expensive  
6 and, honestly, maybe unnecessary, but we can discuss  
7 that.

8 PUBLIC HEARING ATTENDEE: I would like to  
9 support you because having read documents of that  
10 size with redline and strikeout and all the changes,  
11 I can't imagine that you can make sense of it. Get a  
12 copy of the old one. Get a copy of the new one. Go  
13 through it.

14 PUBLIC HEARING ATTENDEE: What about just a  
15 summary of what's new?

16 PUBLIC HEARING ATTENDEE: It's a lot.

17 MR. VanWIE: And lawyers cost money,  
18 unfortunately, and so, you know, to get a qualitative  
19 comparison, there may be more than one interpretation  
20 or it may not be as -- certain things, 60 feet is  
21 going to 65 feet or vice versa, you know, something  
22 simple like that, that's easy to compare, but the way  
23 that the language is drafted in some of these, it may  
24 not line up. It may not be an apples to apples, and,

1           therefore, it really makes it difficult to compare.

2                   MR. REAP:   Over here.

3                   PUBLIC HEARING ATTENDEE:   I keep hearing the  
4           word expensive, but us having to store trailers  
5           outside is expensive.   So it's okay for us but not  
6           for the -- not for the Committee?   That's kind of a  
7           bold statement.

8                   PUBLIC HEARING ATTENDEE:   Transparency is  
9           expensive.

10                  MR. REAP:   Thank you.

11                  In the back.

12                  PUBLIC HEARING ATTENDEE:   47 North Lake  
13           Avenue.

14                  To the question earlier that Kelly was  
15           trying to address, it's not a secret.   There's a  
16           board meeting -- there's a committee meeting on the  
17           first Monday of every month, and there is a board  
18           meeting the third Monday of every month, barring a  
19           holiday.   Board meetings are open.

20                  Then to the other comment that everybody has  
21           kind of been wanting somebody to update and give  
22           somebody -- feed somebody comments or make a  
23           comparison, if I'm not -- if I'm not mistaken, the  
24           old zoning ordinance is in effect right now.   It is a

1 printed document that is in this building available  
2 for anybody to come in and read, and the new notes  
3 are there. Those two documents, if I'm not mistaken,  
4 trail chapter by chapter, document by document.

5 Now, they --

6 PUBLIC HEARING ATTENDEE: They said they  
7 changed.

8 PUBLIC HEARING ATTENDEE: He said they  
9 don't.

10 PUBLIC HEARING ATTENDEE: They tell you that  
11 they move, though.

12 MR. REAP: The organization is slightly  
13 different, yes.

14 PUBLIC HEARING ATTENDEE: But the old  
15 ordinance shows where the new ones went, the changes  
16 that have been made. There's a working document for  
17 that, correct?

18 MR. REAP: They're called basically the same  
19 thing. They just moved around, yes.

20 PUBLIC HEARING ATTENDEE: Right, so  
21 there's -- you know, you can make that comparison as  
22 you sit down and read through it.

23 MR. REAP: Yes.

24 I'm sorry. Did you have your hand up?



1 PUBLIC HEARING ATTENDEE: I was going to say  
2 the same thing Bob said was that just to keep in mind  
3 that those zoning meetings are always open to the  
4 public for these types of comments and communication.

5 MR. REAP: Right.

6 MR. VanWIE: The Board of Trustees meetings  
7 you mean.

8 PUBLIC HEARING ATTENDEE: Yes.

9 MR. VanWIE: Right, because this is the --

10 MR. REAP: All meetings.

11 PUBLIC HEARING ATTENDEE: No, Tuesdays when  
12 you're in discussion.

13 MR. VanWIE: Oh, I'm sorry. Yes.

14 PUBLIC HEARING ATTENDEE: Yes. I don't know  
15 if we ever make that so clear that it's open to the  
16 public.

17 MR. REAP: Absolutely. It's a legal  
18 requirement. All meetings -- all official meetings  
19 in the Village of Third Lake have to be open to the  
20 public.

21 PUBLIC HEARING ATTENDEE: Right.

22 MR. REAP: Chris.

23 PUBLIC HEARING ATTENDEE: Can I suggest that  
24 those meetings are videotaped and broadcast? I mean,

1 people who --

2 MR. VanWIE: That's beyond the scope of  
3 this.

4 PUBLIC HEARING ATTENDEE: Well, the  
5 people --

6 MR. VanWIE: That's beyond the scope.  
7 That's not our decision.

8 PUBLIC HEARING ATTENDEE: Okay. The people  
9 who are subject to these new rules are -- I mean,  
10 they're invested in what's going on in those meetings  
11 and I've been to some of them and they're very  
12 closed. There's not a lot of room for comment. It's  
13 just a bunch of people sitting around deciding what  
14 they can tell you to do on your property, which is  
15 very frustrating, and I think that they should be  
16 videotaped.

17 I've actually volunteered and was shot down  
18 very quickly. I would be happy to bring a video  
19 camera. I would do this all on my own expense, and I  
20 would even broadcast it for whoever would like to see  
21 so that all of the residents here can see what's  
22 going on.

23 My sister, for example, is a single mother.  
24 She was here. I don't know how she got here. She

1 brought her son, who luckily remained quiet. How is  
2 she supposed to see what goes on in those meetings?  
3 She doesn't always have the money to spend on a  
4 babysitter.

5 MR. VanWIE: That's something that should be  
6 addressed with the Village Board, not with this  
7 committee.

8 PUBLIC HEARING ATTENDEE: But it's all  
9 related to all of this.

10 MR. VanWIE: No, it's not.

11 PUBLIC HEARING ATTENDEE: It's related to  
12 all the time --

13 MR. VanWIE: You're asking --

14 PUBLIC HEARING ATTENDEE: -- that you've  
15 spent to create all of this.

16 MR. VanWIE: What you're asking for is  
17 beyond the scope of this committee.

18 PUBLIC HEARING ATTENDEE: Okay, if you say  
19 so.

20 MR. REAP: And this meeting.

21 PUBLIC HEARING ATTENDEE: Okay. Well, I  
22 said it either way. It's relevant and it's  
23 documented.

24 MR. REAP: Thank you.

1 PUBLIC HEARING ATTENDEE: You're welcome.

2 PUBLIC HEARING ATTENDEE: I just have one  
3 last -- one comment, I promise. It's the last one.

4 I attended a meeting when all of you were  
5 there. I can tell you you spoke about -- sorry, Rob  
6 spoke about different things. We voiced our  
7 opinions. Do you remember? Nothing has changed. So  
8 what is the point of coming to the meetings and  
9 voicing our opinions if nothing is going to change?

10 I don't understand why -- why did I take  
11 time out of my evening to come and do that? I know  
12 my husband attends all of these meetings. You all  
13 know him. He voices his opinion. Nothing has  
14 changed. So when -- when do things change as we  
15 continue to come and voice our opinions?

16 So you're saying come voice our opinions,  
17 come to the meetings, listen to things. We have. We  
18 do. Nothing's changed. You're still going forward  
19 with exactly what you were the last time I was here.  
20 Nothing has changed. So does our opinion really  
21 matter?

22 MR. REAP: Your opinion matters, of course.

23 PUBLIC HEARING ATTENDEE: Okay.

24 MR. REAP: But we can't necessarily change

1 just because you and a group of people, not  
2 necessarily everyone sitting in this room --

3 PUBLIC HEARING ATTENDEE: So what --

4 PUBLIC HEARING ATTENDEE: So your opinion  
5 doesn't matter.

6 PUBLIC HEARING ATTENDEE: What constitutes  
7 change? Like, what do we need to do to ensure that  
8 something doesn't go into effect? If we -- if  
9 there's a majority of us that are not for something,  
10 how do we ensure our voices are heard and it doesn't  
11 move forward? Because ultimately it sounds like you  
12 guys are the players and we're the audience and it  
13 doesn't matter what we say because you're still going  
14 to move forward.

15 PUBLIC HEARING ATTENDEE: You're right --

16 PUBLIC HEARING ATTENDEE: I know Rob right  
17 there, I know he comes and he voices our opinions and  
18 then he tells us nothing changes. So I don't  
19 understand how do we ensure something doesn't go into  
20 effect that's going to, for a lot of us, financially  
21 impact us?

22 PUBLIC HEARING ATTENDEE: You have to run  
23 for office.

24 PUBLIC HEARING ATTENDEE: So I have to sit

1 up there and fight all of you every month? But I'm  
2 only one person, so does that mean like when  
3 elections -- I mean, if you want some of us to like  
4 be up there, hey, that's --

5 PUBLIC HEARING ATTENDEE: Good luck.

6 PUBLIC HEARING ATTENDEE: -- you know, be  
7 careful what you're asking for. But I just don't  
8 understand when we do voice our opinions and we do  
9 tell you how it's going to affect us and how -- you  
10 know, us that live in Sunshine division, we're  
11 content. We're happy. We don't feel like we live in  
12 a campground. Why does that not matter? And it  
13 doesn't seem like it matters because nothing has been  
14 changed.

15 So unless you're really going to take what  
16 we say to heart and do something about it, don't sit  
17 there and tell us to come in and voice our opinions,  
18 because it's a waste of our time and it's a waste of  
19 your time.

20 MR. REAP: Jason.

21 PUBLIC HEARING ATTENDEE: It's not one or  
22 two of us. It's a pretty large group of us that are  
23 voicing the same opinion. I agree with Tracy.  
24 Nothing's changed.

1 MR. REAP: Thank you.

2 We've been at this for about an hour and 15.

3 Is there anything else that we've left out?

4 I think -- I think we've heard -- we've  
5 heard pretty thoroughly that a lot of folks who live  
6 in Sunshine on the lake, in particular in the R2  
7 lots, are unhappy about what's been presented here,  
8 and I want you to know you've been heard.

9 PUBLIC HEARING ATTENDEE: It's a joke.

10 PUBLIC HEARING ATTENDEE: Yeah, but being  
11 heard and something changing are two completely  
12 different things.

13 PUBLIC HEARING ATTENDEE: A joke.

14 PUBLIC HEARING ATTENDEE: I'm Beverly Joslin  
15 at 63 North Lake.

16 I see things that matter, and people that  
17 are in this room matter. I was the one that was on  
18 my golf cart and I saw Bob's fire start and I did  
19 everything I could to try to stop that fire before it  
20 got to be too much. I screamed for help. I had  
21 nowhere to find water, no fire hydrants, no fire lane  
22 that a fire truck could have made its way down. Why?  
23 Overgrown. Not taken care of. Those are the things  
24 that matter. Not people's trailers or people's boat

1 trailers in a driveway taking up space. If you guys  
2 are going to vote for something, do it for something  
3 that matters.

4 And I'm so sorry that I couldn't save your  
5 garage.

6 PUBLIC HEARING ATTENDEE: I just wish -- I'm  
7 glad everybody's had their opinion, and I give it to  
8 you guys for all the time that you spend and  
9 volunteer time, I mean, for all of us. And I thank  
10 you for it, and I appreciate it. And I know how much  
11 time it takes, believe me. I've dealt with it. I've  
12 been there; done that.

13 MR. REAP: Thank you.

14 PUBLIC HEARING ATTENDEE: And don't -- and  
15 after this meeting, I wouldn't want to be running for  
16 the office or volunteering my time. I did my time  
17 with that stuff.

18 MR. KLAUSNER: This was not a -- we didn't  
19 run for office or any of this. This is all  
20 volunteer.

21 PUBLIC HEARING ATTENDEE: I know, because  
22 when I really was very involved, I did a lot of stuff  
23 that was all volunteer time.

24 MR. REAP: Yes, sir.



1 PUBLIC HEARING ATTENDEE: Just a quick  
2 question. Craig Leslie, Mariner's Cove.

3 PUBLIC HEARING ATTENDEE: 23 years.

4 PUBLIC HEARING ATTENDEE: From what I heard  
5 is this thing started in January of 2024 and that  
6 you've hired consultants to go out and look at other  
7 neighborhoods throughout Lake County or whatever, but  
8 during this time how much input has -- have you  
9 surveyed the residents of Sunshine Village and asked  
10 for their input on some of these things? Because  
11 these are the people who live here, right? They're  
12 the ones who are going to be affected by the changes  
13 you make. And, you know, bringing things in to the  
14 code or ordinances, whatever, to update some things  
15 like electrical and water and gas, who knows what  
16 else, but to drastically change the neighborhood,  
17 which when I drive through here, I like it. I'm not  
18 affected by it. I think it's pretty cool, you know.

19 PUBLIC HEARING ATTENDEE: Thank you.

20 PUBLIC HEARING ATTENDEE: But how much input  
21 did you ask the residents other than hiring some  
22 consultant from outside the neighborhood to come up  
23 with these changes? Especially when it comes to  
24 trailers and the look of the neighborhood. From what

1 I hear, everybody in this room loves it the way it  
2 is.

3 PUBLIC HEARING ATTENDEE: Correct.

4 PUBLIC HEARING ATTENDEE: Yep.

5 PUBLIC HEARING ATTENDEE: So where was the  
6 input from the people on some of these changes?

7 PUBLIC HEARING ATTENDEE: Ignored.

8 PUBLIC HEARING ATTENDEE: And were those in  
9 every meeting?

10 PUBLIC HEARING ATTENDEE: Silenced.

11 PUBLIC HEARING ATTENDEE: Were people  
12 invited to give their input? Did you put out a  
13 questionnaire to the citizens of the Village to put  
14 out, you know, their input or anything?

15 PUBLIC HEARING ATTENDEE: That's a great  
16 point.

17 PUBLIC HEARING ATTENDEE: I mean, because I  
18 just saw these signs like a week or two ago come up  
19 about zoning, but until then how much input did you  
20 ask the people or --

21 PUBLIC HEARING ATTENDEE: That's why I asked  
22 why it was -- how it was initiated.

23 PUBLIC HEARING ATTENDEE: You know, it's  
24 just like last minute this is sprung on everybody

1 and, you know, they've got to run and find a place to  
2 put their boats and trailers. And what's an RV? Is  
3 it a boat -- a trailer an RV or is it a motor home?

4 MR. REAP: Well, those things are all  
5 defined. Those things are all defined.

6 PUBLIC HEARING ATTENDEE: Okay.

7 PUBLIC HEARING ATTENDEE: I've been in  
8 meetings, and I've been shushed.

9 PUBLIC HEARING ATTENDEE: He didn't answer  
10 the question.

11 PUBLIC HEARING ATTENDEE: Oh, he pointed to  
12 me.

13 PUBLIC HEARING ATTENDEE: Oh, sorry.

14 Are you able to answer that question that he  
15 asked?

16 MR. REAP: There was no survey issued. If  
17 that's the nature of your question, there was no  
18 survey issued.

19 PUBLIC HEARING ATTENDEE: Well, and the  
20 consultant was never --

21 MR. REAP: Right.

22 PUBLIC HEARING ATTENDEE: I was in multiple  
23 meetings and most of the residents who were there  
24 were shushed. When we gave -- tried to give our

1 opinion, we were either out of time or we were being  
2 too loud or it's time to go and the meeting is -- so  
3 there was no, to my knowledge, input from the Village  
4 people, and that's what we're here for is to give our  
5 input and it doesn't seem to be working.

6 MR. VanWIE: I'm sorry. I don't think  
7 that's a fair statement. We made many changes in  
8 those meetings directly as a result of the  
9 conversations that were had.

10 PUBLIC HEARING ATTENDEE: No.

11 MR. VanWIE: It may not have been the  
12 changes wanted, but we did make changes.

13 PUBLIC HEARING ATTENDEE: He clarified. He  
14 said they weren't the changes that we asked for.

15 PUBLIC HEARING ATTENDEE: Oh, they went the  
16 other way. What changed?

17 MR. VanWIE: You can go back and look  
18 through the minutes, and you can see -- I'm sorry,  
19 the minutes, the agendas, I mean, it outlines  
20 summaries of changes.

21 PUBLIC HEARING ATTENDEE: Okay.

22 MR. VanWIE: Again, we don't make all the  
23 changes that are being requested. You couldn't do  
24 that.

1 PUBLIC HEARING ATTENDEE: You made none of  
2 them.

3 PUBLIC HEARING ATTENDEE: You should make  
4 the changes to the majority of the people who live  
5 here are wanting. That's why we're here passionately  
6 trying to fight for our rights, to do what we want on  
7 our property. We don't want to just have jungles,  
8 but, you know, we want to be able to park our  
9 trailers and do some of the things that we've been  
10 doing for the last 40 years. We don't need more  
11 rules to tell us we can't do things on our properties  
12 that we pay taxes on.

13 This is why we moved here. We moved here  
14 because we like it, and we're still here because we  
15 like it. You're making us want to leave, because we  
16 can't do things that we enjoy, the reasons we moved  
17 here.

18 I don't want to live in Mariner's Cove.  
19 It's not my cup of tea. I think it's a beautiful  
20 neighborhood. I'd much rather be in a neighborhood  
21 like this, which is why I'm here. And now I'm being  
22 like limited on what I can do and pushed out,  
23 basically.

24 MR. REAP: Okay. I think -- I think we've

1 heard pretty much the gist of what everyone wanted to  
2 say at this point.

3 I'm going to ask for a motion to close the  
4 public hearing.

5 MR. KLAUSNER: I'll make a motion.

6 MR. REAP: And I need a second.

7 MR. KEMP: Second.

8 MR. REAP: Second.

9 And all in favor of closing the public  
10 hearing, aye.

11 MR. VanWIE: Aye.

12 MR. LIZZO: Aye.

13 MR. KLAUSNER: Aye.

14 MR. REAP: Who is nay? No one.

15 So the public hearing is closed.

16 (Whereupon, a break was taken,  
17 a discussion took place, after  
18 which the following proceedings  
19 were had:)

20 MR. REAP: We need to get a vote on record,  
21 and so if you all want to sit or you all want to go,  
22 it's up to you, but we need to make this part of the  
23 public record.

24 So I need a motion to reopen the public

1 hearing, minus the public comment.

2 MR. KLAUSNER: I'll make a motion for that.

3 MR. REAP: And I need a second.

4 MR. KEMP: Second.

5 MR. REAP: And all in favor, aye.

6 MR. VanWIE: Aye.

7 MR. LIZZO: Aye.

8 MR. REAP: Okay. So what I'm looking for at  
9 this point is I think a motion to approve the draft  
10 Chapter 32 as presented with the idea that comments  
11 that have come in prior to the public hearing to be  
12 considered and incorporated as appropriate.

13 MR. VanWIE: I'm sorry. Clarify that. What  
14 does that mean to be incorporated?

15 MR. REAP: Well, I think that we had a  
16 number of legitimate concerns and -- not questions  
17 but concerns.

18 MR. VanWIE: Right.

19 MR. REAP: Pointed out to us on gaps in  
20 areas where we may have overlooked a few things, and  
21 I want to capture those things or at least have a  
22 conversation about those things, but I think that's a  
23 separate discussion from what was the public hearing  
24 tonight, which is the draft document as it stands.

1 MR. KLAUSNER: I'm not sure how we can do  
2 that.

3 MR. VanWIE: Who makes -- yeah, who makes  
4 the decision?

5 MR. KLAUSNER: If you have -- if you're  
6 going to try and incorporate or discuss those things,  
7 how do you make a recommendation?

8 MR. LIZZO: To approve it as it stands.

9 MR. REAP: We can't do that.

10 MR. HALLERAN: The approval will be the  
11 Board -- as it's drafted currently before you today,  
12 it can be sent back from the Board for consideration  
13 of revisions or it can be concluded in your report  
14 that you file after the -- after the hearing.

15 MR. REAP: The difficulty is that we have  
16 not, as a Board, had the opportunity to consider some  
17 of the new points that have been raised just prior to  
18 this public hearing, and I think some of them really  
19 deserve a good scrutiny because there are some things  
20 in there that were omitted from what we want to  
21 actually have in the final document, I think.

22 So my question to you then, Tom, is what's  
23 the correct procedure for this?

24 MR. HALLERAN: The procedure today would be



1 to -- if you're asking for a motion to  
2 recommend/approve the document as drafted, you can do  
3 that. The document as drafted would be -- your  
4 recommendation would be for the Board to approve  
5 that; however, the Board -- there is a Committee of  
6 the Whole meeting; is that correct?

7 MS. NOVAK: Yes.

8 MR. HALLERAN: -- that's coming up, those  
9 ordinances are presented for a first reading at the  
10 Committee of the Whole. At that time, the Board  
11 could take under advisement any new information that  
12 has come up you said the day before the public  
13 hearing; that may need to be addressed in that  
14 document that's presented at the Committee of the  
15 Whole. That can be revised after that point before  
16 presentation to the Board.

17 MR. REAP: Okay. So Planning and Zoning  
18 would need to convene, I guess, a month from today  
19 would be our next scheduled meeting to consider all  
20 these items and from there we could then say, in  
21 addition to the draft document, we would -- we would  
22 suggest these additions.

23 MR. HALLERAN: Yes, after being considered,  
24 you know, by the Committee of the Whole, and send it

1 to you for the -- for consideration.

2 MR. REAP: So it would be appropriate  
3 without further comment to just vote up or down on  
4 the draft document as it is today?

5 MR. HALLERAN: Correct. Yes, that's --

6 MR. VanWIE: Could we move to table? Could  
7 we move to table?

8 MR. HALLERAN: Yes.

9 MR. VanWIE: I would like to move to table  
10 this discussion to the next Planning and Zoning  
11 meeting.

12 MR. HALLERAN: You can enter -- you can  
13 continue to a date certain, which would be your next  
14 board meeting -- I'm sorry, zoning meeting.

15 MR. VanWIE: I'm sorry. April?

16 MR. HALLERAN: April 8, I believe it is, and  
17 reconvene at that time.

18 MR. VanWIE: To -- yeah, to discuss the new  
19 comments.

20 MR. HALLERAN: That would be --

21 MR. KLAUSNER: I would --

22 MR. HALLERAN: That's another motion that  
23 could be presented at this time as well.

24 MR. LIZZO: I mean, if you want a motion to

1 send this as it is, I would vote no on it, because we  
2 need to have this discussion that incorporates some  
3 of these comments.

4 MR. KLAUSNER: I agree with that, yes.

5 MR. LIZZO: Yes.

6 MR. REAP: All right. So let's make a  
7 motion to continue the meeting -- continue the  
8 meeting or -- yeah.

9 MR. HALLERAN: Yes.

10 MR. REAP: All right.

11 MR. HALLERAN: Continue the meeting to --  
12 then you would have to present the date at this time.

13 MR. REAP: 8th of April.

14 MR. VanWIE: April 8. So moved.

15 MR. HALLERAN: 7:00 p.m.

16 MR. REAP: 7:00 p.m.

17 And we need a second on that.

18 MR. LIZZO: Second.

19 MR. KEMP: Second.

20 MR. REAP: All right. All in favor, aye.

21 MR. VanWIE: Aye

22 MR. KLAUSNER: Aye.

23 MR. LIZZO: Aye.

24 MR. REAP: Okay.

1 MR. VanWIE: Motion to adjourn.

2 MR. KLAUSNER: Do we have to do any -- hold  
3 on. Do we have to do the unfinished and all that  
4 stuff?

5 MR. REAP: Well, I'm not sure that  
6 they're --

7 MR. KLAUSNER: I know they're -- probably  
8 not.

9 MR. REAP: Well, the unfinished business is  
10 what we're going to do at the next meeting.

11 MR. KLAUSNER: Okay.

12 MR. HALLERAN: Yes, if there's anything else  
13 on the agenda, that would be the time to address it  
14 now before we adjourn.

15 MR. REAP: So unfinished business is what  
16 we're going to talk about on our date certain  
17 April 8.

18 MR. KLAUSNER: All right.

19 MR. REAP: And I'm unaware of new business,  
20 so that leaves us with adjourn.

21 And motion to adjourn.

22 MR. VanWIE: So moved.

23 MR. REAP: And the second.

24 MR. KLAUSNER: Aye.

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1 MR. REAP: All in favor, aye.

2 MR. ZECK: Aye.

3 MR. KEMP: Aye.

4 MR. LIZZO: Aye.

5 MR. REAP: Okay.

6 (Whereupon, at 8:26 p.m. an  
7 adjournment was taken.)

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STATE OF ILLINOIS     )  
                                      )   SS:  
COUNTY OF L A K E     )

ERIN K. ECKENSTHALER, being first duly sworn  
on oath says that she is a court reporter doing  
business in the City of Chicago; that she reported in  
shorthand the proceedings given at the taking of said  
hearing and that the foregoing is a true and correct  
transcript of her shorthand notes so taken as  
aforesaid and contains all the proceedings given at  
said hearing.

A handwritten signature in black ink, appearing to read 'EK Eckenstahler', with a long horizontal flourish extending to the right.

ERIN K. ECKENSTHALER, CSR

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