

**Village of Winthrop Harbor
Planning & Zoning Board
Minutes of Meeting
March 9, 2010**

I. CALL TO ORDER

Meeting was called to order by Chairperson Bob Mosteller at 7:05 p.m.

II. ROLL CALL

The following members were present:

Leech

Mosteller

Stried

Pohlman

Absent: Members Bolt and McDowell

Chairperson Mosteller declared that a Quorum was present.

Also in attendance was Trustee Kim Braden

III. APPROVAL OF MINUTES

Motion made to approve the September 8, 2009 minutes by Member Leech and seconded by Member Pohlman. Chairperson Mosteller, Members, Leech and Pohlman vote yes, Member Stried votes present, the motion passes.

IV. VILLAGE BOARD REPORT

Chairperson Mosteller asks Trustee Braden if she has a report from the Board. Trustee Braden reported that the 7th Street streetscape project was approved to move forward and that the new sign ordinance was approved by the Village Board and is now in place.

Member Leech asked Trustee Braden if matching funds were in place to pay for the streetscape project. Trustee Braden stated that a line of credit was secured to cover the village's matching cost requirement. Attorney Long stated that village was hoping that an anticipated increase in tipping fees from the landfill would soon be available to help reduce the need of the line of credit. Member Leech asked if the village had negotiated a percentage increase in fees. Attorney Long stated that the

increase was already in effect and that the fees were accumulating in an escrow account until a new siting agreement is approved.

Member Leech asked if the Sheridan Road repaving project was going forward. Attorney Long said yes. Member Leech asked how that project was being funded. Attorney Long said it was being funded by the state.

V. NEW BUSINESS

a. Docket # 01-PZB-10: 2010 Zoning Map Update.

Chairperson Mosteller introduced the Docket and invited Director of Building, Planning, Zoning & Development, Pat DiPersio to fill the board in on what was being proposed as map corrections.

Member Leech stated that he had one more question for Trustee Braden. He asked if another board member was going to be appointed to the PZB. Chairperson Mosteller stated that the board was down one member for some time. A discussion followed between Board Members and Trustee Braden that resulted in Trustee Braden stating that she would begin the process of selecting a new member for the board.

Mr. DiPersio first detailed the corrections for Harbor Highlands sub-division. 3 lots were approved as R-5 as a part of the originally approved plat and are currently identified on the map as R-4.

Member Leech asked if Mr. DiPersio had verified that these were the only lots that were incorrectly showing on the map as R-4 instead of R-5. Mr. DiPersio said that these were the only lots that he was able to verify as incorrect. Member Leech then asked if Mr. DiPersio had verified the zoning for 628 Roberts Road and 3025 Highland Court, both of which have duplexes on them. Mr. DiPersio said that he was not aware that these duplexes were in the sub-division and that he only verified the zoning approved as a part of the original plat approval.

Chairperson Mosteller stated that just because the buildings were there, doesn't mean the zoning is there. Mr. DiPersio stated that he would verify the zoning for the addresses provided by Member Leech.

Member Leech then stated that 505 North Park Avenue, showing B-1 on the zoning map, had been properly zoned as R-4 in the past. Member Stried stated that in 1988 much of the property along Sheridan Road had been re-zoned as B-1. Member Leech stated that some had been changed in 1988 and some had been changed back to previous zoning.

Discussion followed among the Members regarding zoning changes along Sheridan Road and the residential buildings to the east and west of Sheridan Road.

Member Leech stated that there are other properties in the village that are non-conforming and questioned why they were not being changed on the map. Member Stried stated that the ones being changed are legal.

Chairperson Mosteller stated that the village or the property owners would have to initiate the action to change the zoning on the non-conforming parcels to make them legal.

Mr. DiPersio confirmed that he would verify the zoning on each of the parcels identified by Member Leech.

Mr. DiPersio then reviewed changes to the map relating to property located on the lakefront. These properties will now reflect Open Space and identify the roadways and identify the parcels owned by the State of Illinois and Lake County Forest Preserve.

Mr. DiPersio then reviewed a correction to a parcel located on Aiken Court, showing as R-3 but verified as R-6. Mr. DiPersio stated that this parcel was included in a zoning change from R-3 to R-6 along with 3 adjoining parcels to support a planned condominium project.

Attorney Long proposed that the 2010 map be approved with the condition that the parcels identified by Member Leech be verified. The motion was made by Member Leech and Seconded by Member Stried. Chairperson Mosteller, Members Leech, Stried and Pohlman vote yes. The motion passes unanimously.

VI. OLD BUSINESS

None.

VII. OTHER BUSINESS

Chairperson Mosteller asked Attorney Long his reason for sending out copies of proposed Board rules. Attorney Long said that he thought it could be a starting point for discussion to determine if it might be something this Board might want to adopt. Attorney Long stated that these rules were the rules used by the Antioch PZB. Chairperson Mosteller said that he would be willing to consider the rules if given direction to so by the Village Board.

Attorney Long asked Trustee Braden if she thought that the Village Board would have any objection to the PZB reviewing these rules. Trustee Braden said that she had no objection to a review of the rules.

Chairperson Mosteller and Attorney Long discussed some of the detail in the proposed rules and the reasoning behind considering adopting changes to the village's procedures.

Chairperson Mosteller directed that a review of Antioch's PZB rules be placed on the next Planning & Zoning Board meeting agenda and that copies of the rules be attached to the agenda when sent out to all of the Members in advance of the next meeting.

VIII. PUBLIC COMMENT-BOARD MEMEBERS REMARKS

None.

IX. ADJOURNMENT

A motion to adjourn was made by Member Pohlman and seconded by Member Stried.

Chairperson Mosteller declared the motion passd unanimously and adjorned the meeting at 7:25 PM.

Signed:

Robert Mosteller, Chairperson

Attest:

Pat DiPersio, Acting Recording Secretary

Note: These minutes are not verbatim.