

Village of Lemont
Planning and Zoning Commission
Regular Meeting of September 4, 2019

A regular meeting of the Planning and Zoning Commission for the Village of Lemont was held at 6:30 p.m. on Wednesday, September 4, 2019 in the second floor Board Room of the Village Hall, 418 Main Street, Lemont, Illinois.

I. CALL TO ORDER

A. Pledge of Allegiance

Chairman Spinelli called the meeting to order at 6:35 p.m. He then led the Pledge of Allegiance.

B. Verify Quorum

Upon roll call the following were:

Present: Cunningham, McGleam, O'Connor, Zolecki, Spinelli

Absent: Glomp and Plahm

Community Development Director Mark Herman, Consulting Planner Jamie Tate and Village Trustee Ron Stapleton were also present.

C. Approval of Minutes – August 7, 2019 Meeting

Commissioner Cunningham made a motion, seconded by Commissioner Zolecki to approve the minutes from the August 7, 2019 regular meeting with no changes. A voice vote was taken:

Ayes: All

Nays: None

Motion passed

II. CHAIRMAN'S COMMENTS

None

III. PUBLIC HEARINGS

None

IV. ACTION ITEMS

A. Case 15-05 Final Plat of Subdivision of 1A, 3A, and 5A in the Townhomes at Seven Oaks

Staff Presentation

Jamie Tate, Consulting Planner, said John McDonnell of Castletown Homes is seeking a Final Plat of Subdivision for 1A, 3A and 5A for the Townhomes of Seven Oaks. The purpose of the request is to move Lot 5 approximately five feet to avoid utility conflicts and adjust Lots 1 and 3 in order to maintain the setbacks and PUD standards approved in the Final PUD for Seven Oaks.

The Townhomes were annexed and zoned R-5 on June 22, 2015 and at that time they got a Final PUD for a 26-unit townhome development. There are six buildings that are to be built on approximately 5.5 acres with each building having between three and five units. Building 2 and building 4 have already been completed and building 6 is currently under construction.

Mrs. Tate stated due to some live ComEd power lines that were installed along the southwest side of building 5, the applicant is proposing to shift the building and lot lines approximately 5 feet to accommodate for the power lines. This still allows for the minimum of 20 feet between buildings. The applicant has provided an updated grading plan as part of their submittal. Along with the shift of Lot 5A, Lots 1 and 3 are proposed to be moved north toward Lacey Drive by 1 foot. The modification is due to conflicts in the engineering plans and the architectural plans as far as where the doors were located.

The UDO requires a minimum of 15 foot side yard setbacks, an exception was granted in the PUD that allows 20-25 feet between buildings. The shift in the buildings does still allow for the buildings to meet this minimum. The Village Engineer is in agreement with everything. Staff is recommending approval of the Final Plat of Subdivision for Lots 1A, 3A, and 5A. She asked if there were any questions from the Plan Commission.

Chairman Spinelli asked if the existing right-of-way (ROW) to the west of 5A have sidewalks going offsite. He does not have an issue with the shift. However, if there are provisions for a future extension of Lacey on the adjacent property that with the ROW shift the sidewalks should be shifted now to match the ROW.

Mr. Herman, Community Development Manager, stated as you move west beyond the area of building 5 and 3, the ROW for Lacey goes into an abnormally triangular shaped area. This is a turnaround for this development. It is angled in a way that it does not favor the sidewalk. The road cannot be extended because if it was rectangular it would be encroaching into their stormwater management area.

Chairman Spinelli asked if there were any further questions from the Plan Commission for staff. None responded. He then asked if the applicant wanted to come forward to make a presentation.

Applicant Presentation

The applicant declined making a presentation.

Chairman Spinelli asked if there was anyone in the audience that wanted to speak in regards to this action item.

Public Comment

None

Plan Commission Discussion

Chairman Spinelli asked if there were any further questions or comments from the Plan Commission. None responded. He then called for a motion for recommendation.

Plan Commission Recommendation

Commissioner Cunningham made a motion, seconded by Commissioner McGleam to recommend to the Mayor and Board of Trustees approval of Case 15-05 Final Plat of Subdivision of 1A, 3A and 5A in the Townhomes at Seven Oaks. A roll call vote was taken:

Ayes: Cunningham, McGleam, Zolecki, O'Connor, Spinelli

Nays: None

Motion passed

V. GENERAL DISCUSSION

None

VI. AUDIENCE PARTICIPATION

None

VII. ADJOURNMENT

Chairman Spinelli called for a motion to adjourn the meeting.

Commissioner McGleam made a motion, seconded by Commissioner O'Connor to adjourn the meeting. A voice vote was taken:

Ayes: All

Nays: None

Motion passed

Minutes prepared by Peggy Halper

