

Village of Lemont
Planning and Zoning Commission
Regular Meeting of March 15, 2017

A meeting of the Planning and Zoning Commission for the Village of Lemont was held at 6:30 p.m. on Wednesday, March 15, 2017 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 6:32 p.m. He then led the Pledge of Allegiance.

B. Verify Quorum

Upon roll call the following were:

Present: Kwasneski, Cunningham, Maher, McGleam, Sanderson, Zolecki, Spinelli

Absent:

Village Planner Heather Valone and Village Trustee Ron Stapleton were also present.

C. Approval of Minutes: February 1, 2017 Meeting

Commissioner Sanderson made a motion, seconded by Commissioner Cunningham to approve the minutes from the February 1, 2017 meeting with no changes. A voice vote was taken:

Ayes: All

Nays: None

Motion passed

D. Approval of Minutes: February 15, 2017 Meeting

Commissioner Cunningham made a motion, seconded by Commissioner Zolecki to approve the minutes from the February 15, 2017 meeting with no changes. A voice vote was taken:

Ayes: All

Nays: None

Motion passed

II. CHAIRMAN'S COMMENTS

Chairman Spinelli stated he hopes everyone will have the opportunity to attend the Gifted Gala held this Saturday.

III. PUBLIC HEARING

A. 14-12 Donegal Excavating Final PUD and Final Plat (cont.)

Chairman Spinelli called for a motion to open the continued public hearing.

Commissioner Maher made a motion, seconded by Commissioner Cunningham to open the continued public hearing for Case 14-12. A voice vote was taken:

Ayes: All

Nays: None

Motion passed

Mrs. Valone said the applicant had requested on Monday afternoon to continue the public hearing to the April 19th meeting.

Chairman Spinelli called for a motion to continue the public hearing.

Commissioner Cunningham made a motion, seconded by Commissioner McGleam to continue the public hearing Case 14-12 to the April 19th meeting. A voice vote was taken:

Ayes: All

Nays: None

Motion passed

IV. ACTION ITEMS

None

V. GENERAL DISCUSSION

A. Update from Village Board

Mrs. Valone said there will be three potential cases for the April meeting. One of the cases is a request for an amendment to the sign code standards for outside taxing agencies to be exempt from some of the requirements. The Village is looking to overhaul all of the signs like monument signs, signs at lift stations, etc. that don't have the current Village logo. At the same time the Park District requested updates to some of their signage. A lot of their signs fall under the category of pole signs because they are supported by pole rather than a monument base. Due to the fact that it would be an economic burden for the Park District, they are looking to exempt both the Park District and other taxing agencies from the code requirements. There will still be requirements for electronic signs or illuminated signs, and etc. It will exempt them from permitting fees, but a permit for staff review will still be required.

Mrs. Valone stated she has been researching other municipalities and asked the Commissioners to keep a watch out while driving through other municipalities.

Commissioner Cunningham asked besides Park District what other taxing agencies would fall under this. Mrs. Valone said schools, Library District, Fire Protection District, and Township.

She stated one last item is that they are introducing a new email software that will not just be for Village staff and elected officials but also for appointed officials. It has not officially been installed but this will help with some of the sizing issues that personal emails might have.

Discussion continued in regards to the new software.

Chairman Spinelli asked if the public notice signs can be taken down for K-Five, Lemont Nursing Home and Equestrian Meadows.

Mrs. Valone stated Look Nu Car Wash was approved before the Village Board on February 27th. The small cell antennae was approved before the Village Board on March 13th. Vistancia is on the March 20th Committee of the Whole meeting and have submitted two updated plans. They are now down to 273 units with 212 lots. They are now proposing 10 foot setbacks across the board, all of the lots along Timberline are a minimum of 12,500 square feet and there are no changes to the Duplexes.

Chairman Spinelli asked what is the minimum size for the Ridgeline lots.

Mrs. Valone said there are four lots that are 8,500 square feet and the rest are 9,000 square feet and above. Their updated plans and the draft annexation agreement will be all on the Village website as of Friday.

Trustee Stapleton asked what they are proposing for brick.

Mrs. Valone stated it is about 40% brick in the Summit neighborhood, 34% brick in Ridgeline, and 40% for the duplexes.

Commissioner Maher asked if they are doing a three foot wall for brick.

Mrs. Valone said the Summit neighborhood is has a mixture of both nine feet first floor and three feet wainscot. The Ridgeline they are proposing half first floor and half three feet height. The Vistas they are only proposing the wainscot on all sides.

Mrs. Valone stated in regards to the St. Al's parking lot, this Commission conditioned that the fence be shifted further away, about a ten foot setback for the actual parking spaces. In doing that they did lose two spaces. Prior to the February 13th meeting they did change the second entrance to an exit only (western entrance) and by doing so they did gain a spot back. At the meeting, it was indicated to them that if they could get another spot on the eastern side where there was some room, the Board

would be willing to see it. They were able to fit another spot in and move everything closer to Logan and not the neighbor. It did get approved for the 27 spaces on March 13th.

VI. AUDIENCE PARTICIPATION

None

VII. ADJOURNMENT

Chairman Spinelli called for a motion to adjourn the meeting.

Commissioner Cunningham made a motion, seconded by Commissioner Zolecki to adjourn the meeting. A voice vote was taken:

Ayes: All

Nays: None

Motion passed

Minutes prepared by Peggy Halper