

**Village of Lemont**  
**Planning and Zoning Commission**  
Regular Meeting of January 20, 2016

A meeting of the Planning and Zoning Commission for the Village of Lemont was held at 6:30 p.m. on Wednesday, January 20, 2016 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 6:34 p.m. He then led the Pledge of Allegiance.

**B. Verify Quorum**

Upon roll call the following were:

Present: Maher, McGleam, Sanderson, Zolecki, Spinelli

Absent: Kwasneski

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

**C. Approval of Minutes from the November 18, 2015 Meeting**

Commissioner McGleam made a motion, seconded by Commissioner Zolecki to approve the minutes for the November 18, 2015 meeting with no changes. A voice vote was taken:

*Ayes: All*

*Nays: None*

*Motion passed*

**II. CHAIRMAN'S COMMENTS**

Chairman Spinelli greeted the audience.

**III. PUBLIC HEARINGS**

**A. 16-01 FOX MEADOWS REZONING AND PRELIMINARY PUD**

Chairman Spinelli called for a motion to open Case 16-01.

Commissioner Maher made a motion, seconded by Commissioner Sanderson to open the public hearing for Case 16-01. A voice vote was taken:

*Ayes: All*

*Nays: None*  
*Motion passed*

Mrs. Valone, Village Planner, stated it is noted in the staff report the applicant is asking for a continuation till the February 17, 2016 Planning and Zoning meeting. The applicant had discovered some issues with some off-site wetlands that are impacting his proposal. The applicant is asking for more time to revise his plans. The public hearing will be left open and it will come back before the Planning and Zoning at the February 17<sup>th</sup> meeting. A secondary notice will not be sent and it will not appear in the paper either.

Chairman Spinelli called a motion to continue the public hearing.

Commissioner Maher made a motion, seconded by Commissioner Sanderson to continue the public hearing for Case 16-01 till the February 17, 2016 meeting.

A voice vote was taken:

*Ayes: All*

*Nays: None*

*Motion passed*

Kevin O’Conor, 13220 Silver Fox Drive, said he was here tonight for this case and was wondering if there were any updates on it.

Chairman Spinelli stated the applicant had asked to post pone the meeting until February due to some unexpected issues that has come up. He asked for more time to evaluate it and redesign the site plan before he comes back.

Mr. O’Conor asked if they had a rough time when they might proceed.

Chairman Spinelli said the process is just now starting. If it comes before the Planning and Zoning in February it should then go to the Village Board in March and after that they would start their engineering process. He stated if he had to guess it would be in the fall for Final PUD if the Preliminary PUD gets approved.

Mr. O’Conor asked if they knew what size lots they are proposing.

Chairman Spinelli stated he has not seen any plans at this time and cannot comment on that.

Mr. O’Conor asked if it was going to part of Lemont.

Chairman Spinelli said it was annexed into Lemont in 2008.

Mr. O’Conor thanked the Commission for the update.

#### **IV. ACTION ITEMS**

None

## **V. GENERAL DISCUSSION**

### **A. Update from Village Board**

Mrs. Valone stated the Wehn fence variation passed just after the November PZC meeting. The 508 Illinois Street did get approved on December 14<sup>th</sup> and Equestrian Meadows did not appear before the Committee of the Whole but they did meet all the requirements of the Planning and Zoning. The application went before the Village Board on December 14<sup>th</sup> and was approved.

Chairman Spinelli asked if the water main that went in along Bell Road was Lemont's.

Mrs. Valone said yes.

Chairman Spinelli asked if that was tying into the south end and bringing it north.

Trustee Stapleton stated yes.

Commissioner McGleam asked if there were any updates in regards to Palos Park and annexations.

Trustee Stapleton said on Friday they had annexed Midiron and Glen Eagles without any annexation agreement.

Discussion continued in regards to what properties might be effected in regards to the Palos Park annexation and whether an annexation agreement is needed.

Mrs. Valone stated the Code Enforcement Officer has been out to see the Illinois Bar and Grill sign during the day. He did time the sign to make sure it was stationary for at least seven seconds and it was.

Chairman Spinelli said he went past it tonight and the lighting did not seem as bright as it was.

## **VI. AUDIENCE PARTICIPATION**

None

## **VII. ADJOURNMENT**

Commissioner McGleam made a motion, seconded by Commissioner Sanderson to adjourn the meeting. A roll call vote was taken:

*Ayes: All*

*Nays: None*

*Motion passed*

*Minutes prepared by Peggy Halper*