

Village of Lemont
Planning and Zoning Commission
Regular Meeting of February 17, 2016

A meeting of the Planning and Zoning Commission for the Village of Lemont was held at 6:30 p.m. on Wednesday, February 17, 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 6:32 p.m. He then led the Pledge of Allegiance.

B. Verify Quorum

Upon roll call the following were:

Present: Kwasneski, Maher, McGleam, Sanderson, Spinelli

Absent: Zolecki

Planning and Economic Development Director Charity Jones, Village Planner Heather Valone, and Village Trustee Ron Stapleton were also present.

C. Approval of Minutes from the January 20, 2016 Meeting

Commissioner Maher made a motion, seconded by Commissioner Sanderson to approve the minutes for the January 20, 2016 meeting with no changes. A voice vote was taken:

Ayes: All

Nays: None

Motion passed

II. CHAIRMAN'S COMMENTS

Chairman Spinelli greeted the audience. He then asked everyone in audience to stand and raise his/her right hand. He then administered the oath.

III. PUBLIC HEARINGS

A. 16-01 Fox Meadows Rezoning and Preliminary PUD Continued

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

Commissioner Maher made a motion, seconded by Commission McGleam to reopen Case 16-01. A roll vote was taken:

Ayes: All
Nays: None
Motion passed

Chairman Spinelli asked if the applicant wanted to come up and speak.

George Arnold, attorney for Tempo Development, asked for a continuance tonight. There are some issues with the owners that they are trying to resolve before they could move forward at this time. The issues have just come up within the last hour. He apologized for the late notice.

Chairman Spinelli asked if there were any questions or comments. None responded. He then called for a motion to continue the public hearing to the March 16, 2016 meeting.

Commissioner McGleam made a motion, seconded by Commissioner Kwasneski to continue the public hearing until the March 16, 2016 meeting. A voice vote was taken:

Ayes: All
Nays: None
Motion passed

IV. ACTION ITEMS

None

V. GENERAL DISCUSSION

A. Update from Village Board

Ms. Valone said there has been no zoning entitlement cases to move forward. The only item that is up for discussion would be the possibility of a future amendment to the UDO.

Ms. Valone stated there was a business owner that had recently approached staff. They are looking for outdoor seating for their sandwich shop. Per the code since they are on private property they would be required to come through for a special use. The owner is looking to request that the Village change the code to have a threshold for that special use. For discussion purposes, there would be a level say 0 to 10 tables would be administrative review and 10 above would require a special use.

Chairman Spinelli asked if the owner was concerned that he might not get it.

Mrs. Jones said she thinks it is more about the expense of going through the special use process. She thinks he was only looking at possibly two tables.

Chairman Spinelli asked if there was anything in the PUD that would not allow them to have the seating.

Mrs. Jones stated there are PUD's that would explicitly allow for it as part of a special use for the overall PUD, however this particular PUD did not include outdoor dining as part of the requested zoning entitlements.

Trustee Stapleton asked what about ADA.

Mrs. Jones said that would have to be reviewed and if they can't meet accessibility requirements then they would not be allowed to do it. The owner is asking for them to look at a code change for small outdoor seating areas. This would be similar to the outdoor cafes in the downtown where it is an annual license and just a staff review. Anything on a public property, which all of the ones in the downtown are just require an annual license. She stated she wanted to bring it up for discussion to see if the Commission was in favor of establishing some type of criteria that differentiates some of these small scale outdoor seating arrangement from the larger ones that require special use approval.

Chairman Spinelli asked what is the cost for the current process.

Mrs. Valone stated there is an application fee and then escrow.

Commissioner Maher said this is just for tables. It is not like there will be waitresses serving. People would be getting their own food and then sit down. He feels staff should be able to review it if it is just two to three tables without staff or waitress service.

Chairman Spinelli stated his opinion is that he trusts staff ability to be able to review it properly.

Discussion continued in regards to how it should be based on.

Chairman Spinelli asked if there was anything else.

Trustee Stapleton said the Village had purchased the Meineke property. The owner had passed away so the family had sold it. The billboard on the property will be taken down in three years.

Chairman Spinelli asked if there has been any interest in any entities looking at all those parcels combined.

Mrs. Jones stated the Village has engaged a consultant that works with municipalities in disposing and turning properties. What they have done is three concept plans which has been brought to the Village Board. On the top two

concept plans a financial analysis would be done. Once they have all of that information together they will take all that information out to the International Council of Shopping Centers trade show which is at the end of May. They are hoping to have a developer selected before the end of this calendar year.

Chairman Spinelli asked if there were any more questions or comments.

Commissioner McGleam asked if there was any more update on Palos Park.

Trustee Stapleton said they have approved annexation agreements for all of the golf courses and Ludwig's property.

VI. AUDIENCE PARTICIPATION

Dave Mullin stated he lives in unincorporated Lemont Township. He asked if Palos could try and grab his property.

Mrs. Jones explained to the owner how a municipality could force annex a property. She said his property is located in a very large subdivision so it would be very difficult to do. The property would have to be less than 60 acres for a force annexation.

Mr. Mullin said in regards to Fox Meadows, he is happy that single-family is going in there.

Chairman Spinelli asked if there were any more questions or comments. None responded.

VII. ADJOURNMENT

Chairman Spinelli called for a motion to adjourn the meeting.

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

Ayes: All

Nays: None

Motion passed

Minutes prepared by Peggy Halper