

**Village of Lemont**  
**Planning and Zoning Commission**  
Regular Meeting of August 17, 2011

A meeting of the Planning and Zoning Commission of the Village of Lemont was held at 6:30 p.m. on Wednesday, August 17, 2011, in the second floor Board Room of the Village Hall, 418 Main Street, Lemont, Illinois.

**I. CALL TO ORDER**

**A. Pledge of Allegiance**

Chairman Schubert led the Pledge of Allegiance.

**B. Verify Quorum**

Upon roll call the following were:

Present: Kwasneski, Maher, Messer, Sanderson, Spinelli

Absent: Murphy

Mayor Brian Reaves, Economic Development Director Jim Brown, Village Planner Charity Jones, Village Trustee Ron Stapleton, and Village Attorney Dan Blondin were also present.

**C. Approve Minutes**

Commissioner Spinelli made a motion, seconded by Commissioner Murphy to approve the minutes of the July 20, 2011 meeting with no changes. A voice vote was taken:

*Ayes: All*

*Nays: None*

*Motion passed*

**II. CHAIRMAN'S COMMENTS**

Chairman Schubert introduced and welcomed the new Commissioners to the Board.

Mayor Brian Reaves then came up to speak to the Board. He also welcomed the new Commissioners to the Board. He stated that the biggest task before the Board is creating a new Comprehensive Plan. He said that this will be the framework to work through for the next 10 years. He stated that what the Comprehensive Plan was 10 years ago has changed today, because times have changed. Mayor Reaves stated that he his willing to come to the meetings to help provide any input he could for the Plan.

He stated that the type of development they have seen in the past for Lemont, is not what they will see in the future of Lemont. He said that 12,500 square foot lots are currently our minimum; these will most likely not be the norm in the future. He stated that subdivisions that they are working on right now, with mixed uses and/or product types inside the subdivisions, are going to be the norm coming up. Mayor Reaves stated

that in the future the Village may be giving entitlements to land that would eventually be built on, as opposed to requiring specific development plans like it has in the past. These entitlements would secure the community's borders and lock in the growth for Lemont. He said on certain properties, Palos Park could grant individual land owners the entitlements and not care what they build on the property, because it does not affect them and they get the tax money.

Commissioner Murphy arrived for the meeting at 6:40 p.m.

Mayor Reaves stated that he has been working on the junk yard land pieces on route 83 and are currently working on a concept plan. He stated that there is still a lot of work that needs to be done, but is excited about these future plans.

Mayor Reaves stated that Lemont has held a very high home value even in the downturn of the economy. He stated that Lemont is on the "at risk level" of not having enough affordable housing. He said this was based upon demographics, selling price, and available housing. He said the Village will have to deal with issue in the future.

Mayor Reaves stated that he would do whatever it takes to bring quality businesses and residencies into Lemont. He stated that the new Commissioners are extremely qualified and he is excited to work with them.

Chairman Schubert stated that there were a lot of interviews for the open spots on the Board. He said that they have chosen three top people and he is excited that they are now on the Board.

### **III. COMMISSIONER TRAINING**

Dan Blondin, Village Attorney, provided a slide presentation that covered land use matters, statutory highlights, planning and zoning jurisdiction, and due process.

Mrs. Jones gave each Board member a copy of the Ethical Principles in Planning from the American Planning Association.

Mrs. Jones asked if anyone from the Planning and Zoning Commission wanted to be on the steering committee for the Active Transportation Plan.

Commissioner Maher stated that he would be interested.

Mrs. Jones stated that on September 27, 2011 Mark Fenton would be coming to speak about Active Transportation.

Discussion continued about what the next steps were with the new Comprehensive Plan and zoning for the Plan.

### **IV. ADJOURNMENT**

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

*Ayes: All*

*Nays: None*

*Motion passed*

*Minutes prepared by Peggy Halper*