

Village of Lemont
Planning and Zoning Commission
Regular Meeting of June 17, 2009

A meeting of the Planning and Zoning Commission of the Village of Lemont was held at 6:30 p.m. on Wednesday, June 17, 2009 in the second floor Board Room of the Village Hall, 418 Main Street, Lemont, Illinois.

I. CALL TO ORDER Meeting was called to order at 6:50 p.m.

A. Pledge of Allegiance

Chairman Schubert greeted everyone and led the Pledge of Allegiance.

B. Verify Quorum

Upon roll call the following were:

Present: Spinelli, Maher, Erber, Schubert

Absent: Predey, Murphy, Armijo

Community Development Director Jim Brown, Village Planner Charity Jones and Planning Intern Steve Keenan were also present.

Mayor Brian Reaves was also present before the meeting. He thanked the Commissioners for all their hard work and spoke to them about some ideas that the Village Board would like to discuss in the near future with the Planning and Zoning Commission.

C. Approve Minutes

Commissioner Erber made a motion, seconded by Commissioner Spinelli to approve the minutes of April 29, 2009 with no changes. A voice vote was taken:

Ayes: All

Nays: None

Motion carried

II. CHAIRMAN COMMENTS

Chairman Schubert stated that he was glad to see the Mayor and feels very positive about the past and what the Mayor plans for the future.

III. NEW BUSINESS

A. Case #09.09 – UDO Amendments. Public hearing for proposed revisions to the Unified Development Ordinance.

Commissioner Spinelli made a motion, seconded by Commissioner Maher to open the public hearing for Case #09.09. A voice vote was taken:

Ayes: All
Nays: None
Motion carried.

Mr. Brown stated that in March of 2008 the Unified Development Ordinance was passed. Since that time it has been amended twice. Most of these amendments are to help clarify or translate. Mr. Brown stated that he would go thru the proposed amendments and explain what each one is about. If the Commissioners had any questions they can stop him and they could discuss it.

Mr. Brown then read thru the amendments. Mr. Brown noted one additional suggested revision to the UDO that was not reflected in the draft ordinance presented to the PZC. A request had been made to allow agriculture in the B-3 zoning district; the Commissioners discussed this request and recommended that if agriculture was to be allowed at all, it should only be allowed as a special use. The Commissioners discussed the proposed amendments as presented in the draft ordinance and suggested revisions (which are reflected below).

Chairman Schubert then asked if anyone had any other comments.

Commissioner Spinelli made a motion, seconded by Commissioner Maher to close the public hearing on Case #09.09. A voice vote was taken:

Ayes: All
Nays: None
Motion carried.

Commissioner Spinelli made a motion, seconded by Commissioner Erber to recommend approval of Case #09.09 with the following changes to the amendments:

Amendment 1:

Add a definition for “shed”

Amendment 8:

Add language to clarify how sheds relate to temporary structures and add cross reference to current regulations on sheds.

Item #3 – Temporary Classrooms – Add “with a maximum six-month extension” to third sentence. Clarify when the 18 month time limit begins (e.g. permit approval or installation of temporary classroom)

Items #4 and #5 – Tents & Membrane Structures – Change maximum square feet from 120 to 150.

Amendment 11:

Add time limit- During normal business hours or no later than midnight.

Amendment 18:

Change wording to read “minimum of 40%” not “maximum”.

Amendment 24:

Change fee to be based on number of dwelling units, zoning lots, or acreage, whichever is greater. Consider requiring fee at time of annexation, rather than final plat.

A roll call vote was taken:

Ayes: Spinelli, Maher, Erber, Schubert

Nays: None

Motion passed.

IV. GENERAL DISCUSSION

A. I-355 Trails Master Plan

Mr. Brown explained to the Board what the Plan was about and how it will be helpful in the future. He then asked if the Board would make a recommendation.

Chairman Schubert stated that it was a beautiful Plan.

Commissioner Erber made a motion, seconded by Commissioner Spinelli to have the Village look at the I-355 Trails Master Plan at their discretion. A voice vote was taken:

Ayes: All

Nays: None

Motion passed.

B. Topics for Annual Commissioner Training.

Mrs. Jones stated that the American Planning Association had either books or CD's for the Commissioners to choose from. She then went through the list to see if the Commissioners had any specific topic that they would like to learn more about.

Discussion then continued as to what they would like further training on. Mrs. Jones stated that she would look into the matter further and e-mail the Commissioners.

V. ADJOURNMENT

Commissioner Erber made a motion, seconded by Commissioner Maher to adjourn meeting.

Ayes: All

Nays: None

Motion passed.

Minutes prepared by Peggy Halper