

Village of Lemont
Planning and Zoning Commission
Regular Meeting of November 18, 2009

A meeting of the Planning and Zoning Commission of the Village of Lemont was held at 6:30 p.m. on Wednesday, November 18, 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 6:30 p.m.

A. Pledge of Allegiance

Commissioner Schubert greeted everyone and led the Pledge of Allegiance.

B. Verify Quorum

Upon roll call the following were:

Present: Erber, Spinelli, Armijo, Maher, Schubert

Absent: Murphy, Predey

C. Approve Minutes

Commissioner Erber made a motion, seconded by Commissioner Spinelli to approve the minutes of August 19, 2009 with no changes. A voice vote was taken:

Ayes: All

Nays: None

Motion carried

II. CHAIRMAN COMMENTS None.

III. OLD BUSINESS

A. Case #09.10 – 132nd Street Annexation. Re-open continued public hearing for proposed annexation and rezoning to R-4 of four lots along 132nd Street.

Commissioner Armijo made a motion, seconded by Commissioner Maher to re-open Case #09.10:

Ayes: All

Nays: None

Motion carried

Chairman Schubert stated that the applicant asked for a continuance till the January 20, 2010 meeting.

Commissioner Maher made a motion, seconded by Commissioner Spinelli to continue the public hearing for Case #09.10 until January 20, 2010. A voice vote was taken:

Ayes: All

Nays: None
Motion passed

IV. NEW BUSINESS

A. Case #09.12 – UDO Amendments. Public hearing for proposed text amendments to the UDO.

Commissioner Erber made a motion, seconded by Commissioner Spinelli to open Case #09.12. A voice vote was taken:

Ayes: All
Nays: None
Motion carried

Mrs. Jones explained that there were a few UDO Amendments that they were going to vote upon. The first one was for R-4A Driveway and Sidewalk maximum. Currently the UDO states that the driveway and sidewalk cannot exceed 5% of the lot area. Mrs. Jones stated that staff has concluded that this is too restrictive. There are other UDO safeguards that are sufficient to limit the size of driveways within the zoning district, such as limits on driveway width in the R-4A district and overall maximum impervious lot coverage for residential uses in the R-4A district.

Commissioner Spinelli stated if someone wanted to put a three-car garage in a R-4A district they would exceed the 22-foot width maximum.

Mrs. Jones stated that the number of lots that could fit a three-car garage is very minimal. She also stated that they could come in and ask for a variance.

Mrs. Jones stated that another change that they would be making was to the wording on the engineering details for street trees. This is found in the LS-90 of UDO Appendix G. The language conflicted with what is written in Chapter 20 of the UDO. Mrs. Jones stated that staff is recommending to amend note two of LS-90 to make it clear that the requirement is a minimum of one tree per every 40 feet and not a 40 foot minimum interval between trees.

Commissioner Spinelli asked if there was anything in the UDO regarding street signs. He stated that he did not want to see trees planted too close to stop signs. He said that there are currently too many trees that are not being maintained and are blocking stop signs.

Mrs. Jones stated that in a new subdivision the Village Engineer and Arborist should be checking for those things and making adjustments.

Discussion continued in regards to how far away a tree should be from a stop sign.

Commissioner Spinelli said to have the Village Engineer take a look and see what he thinks is a safe enough distance between a tree and a visible stop sign. Commissioner Spinelli stated that he felt 30 feet would be appropriate.

Mrs. Jones stated that another change proposed, but was not included in the draft for the Commissioners, relates to a temporary structure for seasonal outdoor storage. Mrs. Jones said that when the Board did the last amendments to the UDO, a section was added in regards to temporary structures but it did not include any provisions about temporary structures in connection with seasonal outdoor storage. Seasonal outdoor storage is defined in the UDO as outdoor retail operations such as Christmas trees, flowers, pumpkins, etc. Mrs. Jones stated that the change would be to Section 1706.150. They would add a tenth item that allowed temporary buildings or structures in connection with seasonal outdoor storage.

Mrs. Jones said that another change would be to the General Landscape Standards for Residential Construction. The Building Department is recommending that the UDO be amended to require seeding, with the use of erosion blanket, in rear yards and installation of sod in front and side yards. She said that in the past they have always required sod in just the parkway.

Commissioner Spinelli stated that he agreed that the builder should sod the front and side.

Commissioner Maher said that on corner lots it should be all four sides.

Commissioner Armijo stated that he feels that using seed works fine. He said that sod is no longer cheap and that they might be forcing a homeowner into something he cannot afford.

Chairman Schubert stated that he liked the idea that the front is sod, with the back and side seed with blanket.

Discussion continued in regard to the erosion control blankets and where sod should be used.

Chairman Schubert stated that they would vote on each amendment individually.

R-4A Driveway and Sidewalk Maximum

A voice vote was taken:

Ayes: All

Nays: None

Motion carried

LS-90

With the following recommendations:

1. Clarify with Jim Cainkar as to how far away a tree should be from a stop sign and make sure it is stated into the UDO.

A voice vote was taken:

Ayes: All

Nays: None

Motion carried

General Landscape Standards for Residential Construction.

Chairman Schubert stated that they were going to do two votes. The first vote was for interior lots. Two options were given to vote for:

Option 1. – Sod on front and side yard with seed and blanket on rear yard

Option 2. – Sod on front yard with seed and blanket on side and rear yard.

A voice vote was taken:

Option 1. – Maher and Erber

Option 2. – Spinelli, Armijo, and Schubert

A split vote of three to two.

Chairman Schubert said the next vote would be on a corner lot. There would be three options.

Option 1. – Sod on front, back, and side.

Option 2. - Sod on the front and street side of lot.

Option 3. – Sod on front only with seed and blanket on sides and rear yard.

A voice vote was taken:

Option 1. – Maher

Option 2. – Spinelli, Erber, Armijo, Schubert

Option 3. – None

A split vote of four to one.

Seasonal Outdoor Storage

A voice vote was taken:

Ayes: All

Nays: None

Motion carried

V. GENERAL DISCUSSION

Commissioner Erber asked about sign allowance. He stated that we are starting to see more people using cars and trucks to advertise their business and then parking them in the parking lots near the business. He said that it might not be objectionable on a car or truck that is professionally painted.

Mrs. Jones stated it would be different if they were parking their vehicles on property that wasn't where their business was located and using it as an off-premises sign.

Chairman Schubert stated that he agreed, but we need to make sure that these businesses stay here during these hard times. He did say that he did not agree with the signs that are draped over the vehicles. The signs have to be physically taken off to drive the vehicle.

Commissioner Spinelli stated that ComEd replaced a broken streetlight on Rolling Meadows Drive and left the broken street light by the curb. He stated there are no streetlights in the Smith Farms subdivision, but there are two occupancies. He asked if the Village required streetlights to be installed and working before you could get occupancy permits

Mrs. Jones stated that she would talk to Village Engineer Jim Cainkar.

VI. ADJOURNMENT

Commissioner Armijo made a motion, seconded by Commissioner Erber to adjourn meeting. A voice vote was taken:

Ayes: All

Nays: None

Motion passed

Minutes prepared by Peggy Halper