

Village of Lemont
Planning and Zoning Commission
Regular Meeting of December 16, 2009

A meeting of the Planning and Zoning Commission of the Village of Lemont was held at 6:30 p.m. on Wednesday, December 16, 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 6:32 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: Spinelli, Maher, Murphy, Schubert

Absent: Armijo, Predey, Erber

Village Planner Charity Jones was also present.

C. Approve Minutes

Commissioner Spinelli made a motion, seconded by Commissioner Murphy to approve the minutes of November 18, 2009 with no changes. A voice vote was taken:

Ayes: All

Nays: None

Motion carried

II. CHAIRMAN COMMENTS

Chairman Schubert wished everyone a Merry Christmas and a Happy New Year.

III. NEW BUSINESS

A. Case #24.30 – Atlantis Banquet Center. Review of the final plat of subdivision for Atlantis Banquet Center, located at 2416 & 2420 Archer Ave.

Commissioner Murphy made motion, seconded by Commissioner Maher to open Case #24.30.

Ayes: All

Nays: None

Motion carried

Mrs. Jones stated that back in 2006 the Annexation and PUD was approved for this Case. She stated that there were some comments from the Village Engineer about some

things that the applicant needed to fix on the plat itself. Mrs. Jones said that those changes have been made already and the applicant has submitted a revised copy.

Commissioner Spinelli said that there is an issue with the entrance sign. If you looked at sheet 10 in the Board's packet, the entrance sign looks very wide and looks to close to the sidewalk. He stated that it would block the driver's view of the sidewalk when exiting the property.

Chairman Schubert stated that he would have to agree with Commissioner Spinelli assessment.

Commissioner Spinelli stated that the sign could go to the far west end or the east end.

Mrs. Jones stated that the sign is compliant with the current regulations. The issue is that the regulations require signs to be a certain distance from the street, not from the sidewalk.

Commissioner Spinelli stated that the Village is setting itself up for a lawsuit by allowing the sign to be a visual hazard.

Discussion continued about sign placement issues and visual hazards in general.

Mrs. Jones stated that maybe next month she could have Village Engineer Jim Cankar come to the meeting to discuss the issue of sign placement.

Commissioner Maher made a motion, seconded by Commissioner Murphy to approve Case #24.30 with the following recommendation:

1. Sign is too close to the sidewalk. PZC would like to see the sign moved to the east or west of entry to be out of line-of-sight.

A voice vote was taken:

Ayes: All

Nays: None

Motion passed

IV. GENERAL DISCUSSION

Chairman Schubert asked about what was coming up for January. Discussion continued about possible cases for January.

Commissioner Spinelli asked Mrs. Jones if anyone was able to make contact with Smith Farms about the streetlights.

Mrs. Jones stated she that she spoke with Jim Cainkar. She said that he was already aware of the problem and is working on getting it done.

Commissioner Maher asked what the Village Board had decided on for the sod amendment from last month's meeting.

Mrs. Jones said the Board approved the requirement for sod in the front and side yards.

V. ADJOURNMENT

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

Ayes: All

Nays: None

Motion passed

Minutes prepared by Peggy Halper