

## VILLAGE BOARD

### Committee of the Whole Meeting Minutes February 26, 2018 – 7:30 PM – Followed the Village Board Meeting Lemont Village Hall - 418 Main St. - Lemont, IL 60439

#### I. Call to Order

Mayor Egofske called the COW Meeting to order at 7:30 p.m.

#### II. Roll Call

Present were Trustees Blatzer, Kwasneski, Maher, McClafferty, Sniegowski and Stapleton. Also present were George Schafer, Jason Berry, Andrew Paine.

#### III. Discussion Items

##### A. 1166 McCarthy Road Mierzwa Subdivision

TSubdivision of excess property south of existing home at the SWC of McCarthy and Sixth Street. Proposed subdivision meets all the dimensional standards of UDO. Went to January and February PZC, voted unanimously to approve. The item will be up for approval at a future Village Board Meeting.

##### B. Saints Cyril and Methodius Parish Center Setback Variation

SSCM proposes to demo the existing rectory to build a new 11,000 SF parish center attached to the existing church. Meets all standards of R-4A except a 30 ft. rear yard setback. Concerns from neighbors were the massing and glare from the new center, which were address by SSCM. Additional concerns were raised about stormwater detention; this was discussed with the Community Development Director, Village Engineer and Public Works Director, and it was determined the location of the proposed detention was acceptable, as it was the highest point on the site. They are complying with all comments from the Village Engineer and Lemont Fire Protection District. PZC voted 6-0 in favor to approve. The item will be up for approval at a future Village Board Meeting.

##### C. New Horizon Homes Rezoning 127<sup>th</sup> & Rolling Meadows

This is regarding an 8.5 acre parcel zoned B-3 Commercial. The property to the south is zoned R-4, to the west is B-3. The Comp Plan describes this as Employment Center. New Horizon Homes presented the site at the September 18, 2017, Committee of the Whole. At that meeting John Jurinek presented their efforts to market the property as a Commercial parcel and shared a development plan for a R-4 PUD and was asked to start the rezoning process. Following December 2017 TRC - staff recommended R-5, which requires 10,000 SF lots and minimum lot width of 80 ft., and thus fewer deviations than if R-4. At PZC, Chair recommended R-4 zoning. Was not comfortable with attached housing without a plat of subdivision.

Board discussion about variations and connections to Mayfair Park. Some density would be a better fit for location. Jurinek stated will take recommendation of Board and present new plan to PZC.

- IV. **Unfinished Business – None**
- V. **New Business – None**
- VI. **Audience Participation - None**
- VII. **Executive Session - None**
- VIII. **Adjourned at 9:05 p.m.**