

Committee of the Whole
March 11, 2013
7:30 p.m.

A Special Meeting of the Village of Lemont Committee of the Whole was held on Monday March 11 at Village Hall at 418 Main Street, Lemont, IL after the regularly scheduled Village Board Meeting.

CALL TO ORDER

Mayor Brian Reaves called the meeting to order at 7:40 p.m. after the regularly scheduled Village Board Meeting and acknowledged that the following were present:

Trustees Paul Chialdikas, Ron Stapleton, Rick Sniegowski, Debbie Blatzer and Cliff Miklos. Trustee Virgilio was absent

Also present were Village staff members Ben Wehmeier, James Brown, Charity Jones, Ed Buettner, Mark LaChappell, George Schafer, Chief Kevin Shaughnessy, Ralph Pukula, and Village Attorney Jeffery Stein.

DISCUSSION ITEMS

UDO Amendment Parking as Special Use in R Districts

Mr. Brown gave a brief presentation on a recommended change to the UDO due to a recent application for a demolition of a house in the historic district. Staff recommends an amendment to the table of permitted uses that would allow a parking lot as a special use in all R zoning districts. The special use would still allow for a discretionary review in each case for appropriateness of the request. One concern that the Board had is that a homeowner could request the same and there would be parking lots all over residential areas. Mr. Brown reiterated that it would still require a review, and there could be conditions attached to the approval that the Planning and Zoning Commission could utilize in its reviews. The Mayor and Board were leaning towards staff's recommendations, and will review at future committee meetings.

Timberline Knolls 11861 - 11865 Brown Drive Special Use

Mr. Brown gave a brief presentation on a request from TK Behavioral LLC for a special use for group living to operate a supportive living environment with up to 18 beds for graduates of the Timberline Knolls residential treatment program. The Planning and Zoning Commission and staff recommended approval with conditions listed at the committee meeting. Staff was receptive to the request and the item with the recommendations would be in front of the Village Board at a future meeting. Discussion closed on the topic.

Appeal of Historic Preservation Commission Denial - St. Patrick's Parish/217 Cass

Mr. Brown gave a brief presentation on the appeal of St Patrick's parish of the Historic District's denial of a home demolition, for the purpose of constructing additional parking for their parish. For St Patrick's parish to expand its parking lot onto the property at 217 Cass it needs permission to demolish the home in the historic district and permission to change the land use from residential to a parking lot. After much discussion and a presentation from the parish showing need for the parking lot, the majority of the board was in favor of allowing the demolition, but wanted for the outcome of the zoning changes discussed previously during this committee meeting. If the zoning change is approved at a future meeting, the petitioners would go back through process to receive zoning approval. The item would be discussed during future meetings. Discussion closed on the item.

UNFINISHED BUSINESS

None.

NEW BUSINESS

Mayor Reaves mentioned to the Committee of the Whole that the owner of the Shell Station in town has inquired about a liquor license again. It has been the policy of the Liquor Commission and the Police Department not to allow gas stations to sell alcohol primarily because chances of theft increase in gas stations that sell alcohol. The Village currently does not allow gas stations to sell alcohol. No further discussion on the topic.

AUDIENCE PARTICIPATION

No Audience Participation

ADJOURNMENT

Mayor Reaves adjourned the meeting at 9:10 PM