

COLLEGE TOWNSHIP COUNCIL  
SPECIAL MEETING  
JANUARY 18, 1979

The Special Meeting was called to order at 7:00 p.m. by Chairman J. Carroll Dean at the Municipal Building on January 18, 1979.

Members present: Donald E. Bailey, J. Carroll Dean, Dolores A. Taricani, and John H. Ziegler

Members absent: Clarence E. Trotter

Also present: Manager Elwood G. Williams, Sr.  
Zoning Officer John R. Grinder  
Virginia Eisenstein, Jeff Bower, Chris Exarchos, John Olivero, Roger Johnson representing the Concerned Citizens of Lemont, and other residents of Lemont.  
Reed McCormick, Solicitor  
Thomas Kurtz, Gale Witmer, Alan Stewart of Triangle Engineering

The Chairman specified this is a public meeting ~~and not a hearing.~~

*called at the request of  
concerned citizens of  
Lemont and not a hearing.*

Jeff Bower made the statement that he felt the Site Plan as submitted by Witmer Construction Co. was inadequate, that the Zoning Officer had the authority to cancel the permit, and that it should be revoked due to inadequacies in the Site Plan and the permit issued. This case is now before the Township Zoning Hearing Board.

Dean felt Council should not make a decision while the request is before the Zoning Hearing Board; that after the Hearing Board's decision is rendered then Council could make a decision.

An Engineering Study made by the Township's Secondary Engineer - David Sweetland of Sweetland Engineering, was presented to Council.

Comments were made concerning action at the Zoning Hearing Board meeting of January 5, 1979. Eisenstein felt if the application was made erroneously it was within the Zoning Officer's power to withdraw the permit and stated that if there was no dispute there would be no issues before the Zoning Hearing Board.

Based on the illegal issue of permits, Taricani asked why the Concerned Citizens of Lemont didn't come before Council and not the Zoning Hearing Board?

It was stated the discrepancies were not known until they came out at the Zoning Hearing Board Meeting.

McCormick stated that apparently he felt the Zoning Hearing Board was more important than the Appellants did. He indicated that if the Appellants win the appeal nothing can be built until the plans are revised.

Ziegler felt Council has the right to revoke this permit because of the discrepancies and also that a sewer permit had not been obtained prior to the building permit being issued which is required.

Chris Exarchos made the statement that he felt Council was responsible because the Zoning Officer is under their direction.

Dean responded that there was no doubt in his mind that Council has the authority ~~but it is not always the right time to make the decision.~~ <sup>but now is not the right time to use that authority.</sup> He felt Council should not step in until the Hearing Board has made their decision.

Roger Johnson mentioned the fact that the Citizens were not given the opportunity to express their point of view at the hearing.

It was also brought out that the Witmers had applied to the Ferguson Township Industrial Development Authority for financial help.

After further discussion, Ziegler moved that "the College Township Council revoke the building permit issued to the Witmer Construction Company for the construction of the Lemont Post Office at the Elmwood Street site for the following reasons:

1. The discrepancies in the Site Plan submitted and dated 9/19/78 and revised 10/25/78. Said discrepancies in part substantiated in letter to Council from Sweetland Engineering and Associates, Inc., dated 1/18/79.
2. The negative environmental impact, and
3. The specific negative sociological impact on the Community of Lemont. Said negative impacts in direct conflict with the goals and purposes of both the College Township Comprehensive Plan and the Zoning Ordinance."

The motion died due to lack of a second.

Dean stated it was a matter of procedure and not intent that Council disagrees on this motion.

Discussion of a letter to the Solicitor from Mr. John Kenyon, of the Postal Authority, regarding the ConRail site was held by the Council. Discrepancies

were found in Kenyon's letter. The Manager was asked to call Mr. Ken Williams of ConRail the next day for clarification *on the status of the lease*

Bailey moved to adjourn the meeting, seconded by Taricani and motion was carried. Meeting adjourned at 8:05 p.m.

Respectfully submitted,  
Elwood G. Williams, Sr.  
Secretary

EGW:bh