



Village of Lemont
Planning and Zoning Commission

418 Main Street · Lemont, Illinois 60439
phone 630-257-1595 · fax 630-257-1598

PLANNING & ZONING COMMISSION
Regular Meeting
Wednesday, April 18, 2012
6:30 p.m.

**Planning and Zoning
Commission**

Dennis Schubert,
Chairman

Commission Members:

Ryan Kwasneski
David Maher
Gregory Messer
Katherine Murphy
Jason Sanderson
Anthony Spinelli

**Community Development
Department Staff**

James A. Brown, Director

Charity Jones, AICP Planner

I. CALL TO ORDER

A. Pledge of Allegiance

B. Verify Quorum

**C. Correction to Minutes: February 15, 2012
meeting**

D. Approval of Minutes: March 21, 2012 meeting

II. CHAIRMAN'S COMMENTS

III. PUBLIC HEARINGS

A. Case 12-07 – Advocate Sign Variation.

Continued from March 21. A public hearing for a variation to allow an internally illuminated monument sign at 15900 W. 127th Street.

B. Case 12-09 – First Church of the Nazarene Sign Variation. A public hearing for multiple variations to allow an internally illuminated and electronic message center sign at 12725 Bell Road.

IV. SPECIAL PRESENTATION

A. Legal Training by Jeff Stein, Village Attorney

V. GENERAL DISCUSSION

VI. ADJOURNMENT

Village of Lemont
Planning and Zoning Commission
Regular Meeting of February 15, 2011

A meeting of the Planning and Zoning Commission of the Village of Lemont was held at 6:30 p.m. on Wednesday, February 15, 2011, in the second floor Board Room of the Village Hall, 418 Main Street, Lemont, Illinois.

I. CALL TO ORDER

A. Pledge of Allegiance

Chairman Schubert led the Pledge of Allegiance.

B. Verify Quorum

Upon roll call the following were:

Present: Kwasneski, Maher, Messer, Spinelli, Schubert

Absent: Murphy, Sanderson

Village Planner Charity Jones and Village Trustee Ron Stapleton were also present.

C. Approve Minutes

Commissioner Messer made a motion, seconded by Commissioner Spinelli to approve the minutes of the January 18, 2012 meeting with one change:

1. Page 4 Commissioner Sandberg to Commissioner Sanderson.

A voice vote was taken:

Ayes: All

Nays: None

Motion passed

Commissioner Sanderson showed up for the meeting at 6:33 p.m.

II. CHAIRMAN COMMENTS

Chairman Schubert greeted the audience. He asked everyone to stand and raise his or her right hand. He then administered the oath.

III. PUBLIC HEARINGS

- A. Case #12-02—Timberline Knolls.** A public hearing for a PUD and rezoning to R-4 for the Timberline Knolls residential treatment facility.

Commissioner Kwasneski made a motion, seconded by Commissioner Spinelli to open the public hearing for Case #12-02. A voice vote was taken:

Ayes: All

Nays: None

Motion passed

Mrs. Jones stated that the applicant is requesting a PUD for the primary property that is developed. She said also there are two parcels that they are requesting to be annexed and rezoned to R-4. Mrs. Jones then showed on the map where the two parcels were located. Mrs. Jones gave some background information on the property. She stated that typically when there is a PUD request the property is usually vacant and has not been developed. She said back in 1987 when Four Winds (original development for this site) was initially approved it was part of an annexation agreement. Normally, a PUD agreement is adopted right after an annexation agreement is approved, however that did not occur back in 1987. For 20 years Four Winds, and then Rock Creek, were operating under the original annexation agreement which then expired in 2007. Mrs. Jones stated that last fall in 2011 Timberline Knolls came to the Village asking to add on to the Maple Lodge. She stated that is when staff discovered that they did not have zoning approval for their use and it is considered a non-conforming use at this time because their annexation agreement expired. She stated that the applicant is coming in to get the PUD to shore up the zoning for what is out there now and to continue to develop their site which has been consistent to what they have been doing over the past 20 years.

Mrs. Jones stated because there are a lot of people present for the public hearing she will go through the staff report with a little more detail than normally. She stated that one thing the Village looks in evaluating PUDs and rezonings is compliance with the Comprehensive Plan. She said that the Comprehensive Plan from 2002 shows the area as low density residential development. Further, in the Comprehensive Plan the area is shown as residential conservation/cluster design overlay area. She stated that designation is intended to encourage land development practices that preserve natural resources and historic structures. Mrs. Jones stated that staff finds that the existing property reflects the intent if not the letter of the Comprehensive Plan. The conservation cluster design has generally been followed in that natural water features and historic structures on the site have been preserved. Mrs. Jones said that the requested R-4 zoning and the existing R-4 zoning allow residential densities higher than what the Comprehensive Plan allows. However, Timberline Knolls does not have a residential density like a subdivision would have. It is an institutional use and each of the lodges where the women stay are not individual dwelling units. The women share kitchen facilities, eating areas, and common living spaces. Mrs. Jones stated that the Comprehensive Plan does not address institutional uses at all. She stated that recognizing the shortcoming of the Plan, staff finds that the existing development is consistent with the intent if not the letter of the Comprehensive Plan. Mrs. Jones said to ensure continued consistency staff recommends that a PUD approval should require the applicant to continue to preserve natural features and historic structures. The applicant has already agreed that in any future development they would be required to submit a tree survey and preservation plan.

Mrs. Jones stated that the next item is compatibility with existing land uses. The property is surrounded by single-family homes predominately. There is some multi-

family zoning; almost all of those lots are developed with single-family homes. She stated that there is no existing record to indicate that the existing use has been incompatible with surrounding land uses. Mrs. Jones said that back in 2007 Timberline Knolls received a special use approval to expand their facilities to include One Pavolish Court. That is not part of this PUD application, however it is mentioned because it did represent expansion of their area and there was no public comment or opposition during that public process.

Mrs. Jones said that the PUD application requests zoning approval for basically the same uses they have now. She said that it is a residential treatment center with group living, academic, and therapeutic programs. Timberline Knolls currently offers women treatment for substance abuse, eating disorders, mood disorders, and co-occurring disorders. The applicant has also requested approval for a private tertiary care psychiatric hospital. Mrs. Jones stated that these were the terms that were used in the 1987 annexation agreement. She said that staff finds that term to be a bit broader than what they are comfortable with. Staff would like to work with the applicant to create the appropriate terms in the PUD approval to ensure that they allow them flexibility in their therapeutic offerings. Also, to ensure that the operations at Timberline Knolls will not change so that it begins serving a significantly different patient population than what is currently being served. Mrs. Jones said that the requested R-4 zoning is consistent with the surrounding zoning.

Mrs. Jones stated that the Village Engineer had no comment related to traffic. As a residential treatment facility, the only traffic is staff entering and leaving. Staff recommends that if they ever change to a day treatment facility, the Village should require a traffic study. The Village Engineer had no other engineering concerns.

Mrs. Jones said that the Fire Marshal did not have any comment at this time. She said prior to the public hearing lots of residents called or came in and asked questions. She said one resident questioned the demand of public services, specifically fire and police services. Mrs. Jones said that she spoke with the Police Chief of Lemont late that day and it is not reflected in the staff report. She stated that he said they do receive calls but he does not foresee it being an undue burden on police services. Mrs. Jones said that the Fire Chief also stated that they do get a few calls from time to time for a variety of reasons. Primarily these calls are for an ambulance and they are reimbursed for those calls through the patient's medical insurance or by the patients themselves.

Mrs. Jones said that another component of the PUD application is the request to allow the construction of a barn or other structure for the keeping of horses. She stated that Timberline Knolls uses the horses as part of its therapy program. The patients do not ride the horses, but do take care of them. Mrs. Jones stated that the UDO does have provisions for accessory structures for the keeping of animals. Mrs. Jones then read those standards. She said that all of the standards are good except for the last one. "The number of livestock is limited to one per 20,000 square feet of lot area." This site is over 40 acres, the UDO would allow up to 87 horses and that is not compatible with the surrounding area. Mrs. Jones stated that the PUD should restrict the number of

animals allowed on site. Staff recommended ten animals, however Timberline Knolls requested 15 due to the class size. She said that the International Building Code would govern the construction of a barn and provide standards so that it is a safe structure. She stated that the PUD should include some additional standards for the care and keeping of the animals and disposal of waste.

Mrs. Jones said the original annexation agreement contained some provisions that differed from the zoning standards at that time. She said that she will go over the ones that still apply. Some no longer apply because the UDO standards are not the same as what the zoning standards were back in 1987. She said the original annexation agreement stated that all buildings would have to be set back 50 feet. Staff feels that this is still a good standard. The existing buildings are currently at 80 feet from the property line. If they keep a 50 foot setback it would allow them to be able to expand on the property, still be compatible with the existing development and not be a problem with the neighbors. Mrs. Jones stated that parking lots would be permitted in any required yard as long as they are 20 feet from the property line. She said that this is consistent with what they have on the property now. She stated that one exception she would make is that the two PINs that front Timberline Drive not be allowed to have parking in the front yard. Mrs. Jones stated that if they were going to build a house like the one at One Pavolish Court, which she understands is their intention, then the parking should be provided in the rear. There is a single-family home south of that property and that would be more consistent with the existing single-family home.

Mrs. Jones stated that the property had been given some exceptions to the normal street widths. The street widths within the development are 24 feet and 20 feet wide. She said that she does not see a problem allowing them to continue with those widths if they were going to add any other internal street. She stated that they were allowed to develop the interior of the property without sidewalks. Due to the institutional nature of this use staff does not see a problem with allowing them to continue. Mrs. Jones stated that there is also an allowance that curbs are only required at stops in parking lots, or if needed for drainage purposes on the street. Staff does not see a problem allowing them to continue with what is consistent on the site. She said in regards to parking, the original annexation agreement stated that parking had to be consistent with what was shown on the site plan. She stated that the Village's records of the annexation agreement don't include a site plan. There is no way to no whether what on site is consistent or not. However, the existing parking does exceed what is required by the UDO. She said that staff recommends that any future development would be subject to the normal standards of the UDO.

Mrs. Jones said that in conclusion, staff is recommending approval of the PUD with the following conditions listed in the staff report. Mrs. Jones then read those conditions.

Chairman Schubert asked why she had skipped over the lighting.

Mrs. Jones said that she didn't address it because the original provisions in the annexation agreement stated that it allows them to keep their lighting on all night. She

said that there is no requirement in the current UDO stating that they can't keep their lighting on all night, so it is not needed in the new PUD.

Chairman Schubert stated that any lighting would be back by the parking spaces.

Mrs. Jones said that they would have to still conform to the UDO light spillage maximums. They would not be allowed to have lighting that would be creating a lot of excess light on the adjacent properties. There are standards in the UDO that limit the amount of light at the property line that is allowed for a parking lot.

Chairman Schubert asked if any of the Commissioners had any questions for Mrs. Jones. None responded. He then asked if the applicant would like to come up and speak.

Al Domanskis, attorney for Timberline Knolls, introduced Tom Dattalo, Administrator for Timberline Knolls, James Gresham, President for Timberline Knolls, Randall Kurzman who is an architect and land planner. He stated that they are requesting approval of a Planned Unit Development in the R-4 zoning district and the annexation of two vacant lots. He stated they will be available afterwards to continue conversations with any nearby property owners out in the hallway. He said if you looked at the plan (which was shown on the screens) on Timberline Drive, the north west corner, there are two vacant lots. When the issue came up about the expired PUD, staff had pointed out that the two lots were not annexed into Lemont. Mr. Domanskis stated that it made sense to annex those properties at this time, so the whole development would be in the Village of the Lemont. He said that there is no development being proposed for those lots.

Mr. Domanskis said as required a public notice sign was posted on Timberline Drive. He said he provide staff notification and pictures of the sign. He said they sent certified mail notices and then handed Mrs. Jones all the certifications received back.

Mr. Domanskis said the biggest question is why they are here. He stated that they have something that already exists, there is almost no change taking place at all, and the same buildings are here that were present in 1987. He stated that in 1987 an annexation ordinance got passed and usually there is also an ordinance that zones the property. He said no ordinance was done for that or at least there is no public record. Mr. Domanskis stated that Timberline Knolls had no idea that this had taken place. He said they hired Mr. Kurzman to do an expansion on one of the lodges. These are the same four lodges that were there, which were constructed back in 1988 or 1989. Two of the lodges are 35 beds and the other two are 26 beds. He stated that Timberline Knolls wanted to expand one of the smaller lodges to 35 beds; this is when they found out that the PUD had expired. Mr. Domanskis said one of the items he would like approved would be that they are able to do that expansion this spring and they would comply with all the requirements that are set forth in the staff report.

Mr. Domanskis stated that Timberline Knolls is a unique and sought after woman's treatment center. There are very few centers like this in the country. He said that it is very important for women who come there to know that they have privacy. Timberline Knolls were having some trouble with photographers trying to take pictures of celebrities that were coming on site or who might be coming on site. As a result, they had to put up a privacy fence. He stated that the women that are there want privacy while they are trying to get their life back together. The property has four residential lodges, a school building, a dining area, an art center, an administrative building and a maintenance building. When the fence was constructed there were various issues that had come up. He said one issue was in regard to fill. He stated when talking with staff, one of the fence contractors was taking advantage of the situation and was doing a little bit of dumping. Mr. Domanskis said that the Village had caught that, and he is not sure that Timberline Knolls were aware of the issue. Another issue is along the property line there are elevation changes, which are very substantial. He stated that in some places they had to put some dirt to stabilize the ground. Mr. Domanskis said that there were questions in regards to a gulch by Povalish. He stated that there is no intention to fill the gulch, no intention to flood any properties, and no plans for expansion that could result in flooding or changes. He said the only changes taking place are to the lodges and everything has to go through Village approval and engineering approval. He stated that they would abide by whatever the Village tells them in regards to those issues. One of those issues would be that neighbors don't get flooded, and they are aware that they can't fill in anything that they are not allowed to fill in. Mr. Domanskis said that they have a 40 acre site with so much land and that they would not expand right there by Povalish. He stated that there was parking there and not a lot of area to expand.

Mr. Domanskis said that there are various therapeutic programs including a school. He said as part of their therapy they have a program called equine therapy. When the weather is good they bring in horses to have classes that have up to 13 people. The residents work with the horses but there is no riding. He stated that when he knew they had to come in for a public hearing, he had asked Timberline Knolls "If you had to make a plan for the rest of the site, what would you think of doing?" That is when they thought of the equine therapy. They can not do it during bad weather and they have to stop during the winter. He said they are willing to do only 15 horses not the 80 that would be allowed with the zoning ordinance. Mr. Domanskis stated that some other ideas would be a gymnasium for winter use, a ropes course or possibly some type of outdoor recreation. He said that these are all tying in to the therapeutic functions which are there on site. He stated that they are willing to live with all the requirements and restrictions that are set forth by the Village. Mr. Domanskis said that all the programs that are there are for residents. There is also a transition house which is located on Povalish; residents from there walk over to Timberline Knolls for programs.

Mr. Domanskis stated that in regards to the staff report, he had a few comments. He said that this is a very difficult site to survey and draw. He stated that he has been on the surveyor about getting a final plat. He stated that he had a preliminary plat and apologized that he did not have a final plat. Mr. Domanskis said that the preliminary

plat showed 206 parking spaces, however there are 216 parking spaces. He stated that it would be corrected on the final plat which would be done in two weeks.

Mr. Domanskis said that there is a reference in the staff report in regards to historic structures. He said that the art building is a historic structure which is used. He stated that they have every intention in preserving and using. There is an old single-family house which is known as the Quarry Foreman House. It has not been used for many years and there is no intention to use. He said that it is not accessible to the general public because this is a private facility. He stated that he would request that they would be allowed to demolish the house or do what they want with it. Mr. Domanskis said that he has been involved with the movement of historic homes. If the Lemont Historical Society or anyone else finds this house historic and would like to move the house, they would be willing to co-operate with them.

Mr. Domanskis said that Timberline Knolls is a very important part of Lemont. It provides a valuable service to people in need not only from the United States but also internationally. It employs residents from Lemont and other local areas. It does community outreach and the park, which is owned by Timberline Knolls, has been allowing the Park District to use that park for one dollar a year. He stated that Timberline Knolls paid \$330,000 in real estate taxes last year. Mr. Domanskis stated that he welcomed any comments and questions.

Chairman Schubert asked Mr. Domanskis if any of the other gentlemen that were with him wanted a chance to speak. They responded no.

Chairman Schubert stated that in regards to the Quarry Foreman House, he would like to talk to the Historical Society about the house. He stated that he does not want this to be the only discussion about the house.

Mr. Domanskis stated that he did not know if it is a historical site. He said that he did not want to get into a situation where an ordinance gets passed and now they have to preserve something that hasn't been used in 30 to 40 years.

Chairman Schubert stated that he would like to make sure that it is not a historical site. He stated that it was saved for a reason.

Mrs. Jones said that the property is not part of the historic district. There is no survey of the structures on the site to say by some objective standards which structures are historic. The preservation of historic assets is a component of the Comprehensive Plan designation for the area so that is why it is mentioned in the staff report. She stated how it is to be addressed in the PUD is a matter of this Board and the Village Board's choice as to whether they would like to try to limit some of that. Mrs. Jones said that there seems to be two potentially historic structures on the site and Timberline Knolls are willing to commit to preserving the Arts Center, maybe that is sufficient.

Chairman Schubert asked if anyone has used the Quarry Foreman House recently.

Mr. Domanskis stated that it has not been used since before it was developed in 1987 or 1988.

Commissioner Sanderson stated that it is not open to the public, so a deal would have to be made to move the house to preserve it.

Mr. Domanskis then pointed on the map where the Quarry Foreman House was located.

Chairman Schubert asked in regards to the keeping of the animals is there any intent in hiring a full-time professional trainer or keeper for taking care of the animal needs.

Mr. Domanskis said that at this point he was not sure that it will be required. He stated that they are open to what staff would recommend on that issue. He said that he thinks that would be appropriate if you were going to have 15 horses.

Mrs. Jones said that staff has not defined all the parameters as far as what should be in the PUD for the safety of the horses. However, the Village Attorney has some experience in matters like this and has some recommendations.

Mr. Domanskis stated that the one thing he forgot to mention was, for the remodeling that they plan to do, they did do a landscape plan and a tree preservation like staff required. He said that this is a 40 acre site and they are not looking to do a landscape plan and tree preservation for the whole site. It needs to be clear that it has to be a disturbed site and the landscape plan and tree preservation only has to be done for the area that they plan to be working.

Chairman Schubert stated that he thinks that was the intent.

Chairman Schubert stated in regard to the dirt being moved, his concern is that they are not piling it up someplace and it causes a water dam. This time of year there is usually a lot of rain or snow melting. No berm should be put in that is not planned for without having an Engineer say it is alright to do.

Mr. Domanskis stated that he asked Mr. Gresham about the issue. Because it is an open site sometimes people were using it to dump things on.

Mr. Kurzman, architect for Timberline Knolls, said he wants to make it understood that it was other people dumping onto Timberline Knolls site, not Timberline Knolls.

Commissioner Maher asked if the streets were maintained by public works or is it private.

Mrs. Jones stated that it was private. She said one thing she forgot to mention was there is a portion of the property that is a special flood hazard area and there is a floodway on the property. In the UDO there are provisions regarding construction in

flood hazard areas and regulating construction in floodways and it is severally limited. She said that she understands that neighbors are concerned about potential flooding. The Village has regulations in place to ensure that it is addressed properly.

Chairman Schubert asked Mr. Domanskis to step down. He then asked if there is anyone else in the audience that would like to come up and speak.

Dave Defina, 716 Ridge Road, Lemont, asked if Mr. Domanskis could clearly identify the boundaries of the property.

Mr. Domanskis then pointed out on the map the boundaries.

Mr. Defina asked what the location would be for the anticipated or projected horse barn.

Mr. Domanskis said that nothing is set at this point and that is something that would have to be reviewed and presented to the Village staff. He stated that it would have to be a great distance from the property lines.

Jim Rotto, 49 Evergreen Drive, Lemont, said that the map is a little confusing. He asked where is his house located on their map.

Mr. Domanskis then passed out a larger plan for the audience to pass around.

Mr. Rotto asked what the footage was for the setback from fence to building. He stated that Mrs. Jones read three different footages and he was not sure what they were.

Mrs. Jones said that any expansion of existing buildings or new buildings would have to 50 feet from their property line. As far as parking lots, they would be 20 feet from the property line. She stated that if they were able to build a horse barn or stable, it would have to be 150 feet from the property line and 200 feet from any neighboring house.

Mr. Domanskis stated that they have no intention of putting more parking in because they have more parking than what they need.

Chairman Schubert then asked anyone who came in late to stand and raise his or her right hand. He then administered the oath.

Jim Connelly, 58 Timberline Drive, Lemont, said that he has been in Lemont since 1987. He stated that Timberline Knolls has been a good neighbor for many years. He said his concern is the stark white fence that was put up around the property. He stated that he understands the need that was explained. If you noticed most of the properties around Timberline do not have any fencing. He asked if the Board could make it so landscaping can be added around the fencing so it lessens the harsh look of the fence.

Mr. Connelly asked if the Board can make a condition to the PUD that makes them put up landscaping around the fence.

Tony Vissios, 16186 New Avenue, Lemont, showed on the map the property that he owned. He said that there is a pond that is not shown on the map. He stated that the fence is right on his property line and asked if there was any kind of encroachment.

Mr. Domanskis stated that the surveyor was working with the fence contractor. He said that if his surveyor wanted to look at it as well, but it is on the property line.

Commissioner Sanderson asked if the applicant had to submit anything after the fence goes up to show where the fence was put.

Mrs. Jones said that the building department does go out and does a final inspection.

Commissioner Sanderson stated that the applicant is in the process of doing a final plat and the fence should show up where it is located.

Mr. Vissios asked how their property line could be on his side of the pond.

Chairman Schubert stated told Mr. Vissios that his is a question for a surveyor, or the final plat would show.

Mrs. Jones stated that the Village does not get into property line disputes. She said that any issue would need to be worked out between the two property owners.

Mr. Vissios stated that he believes the property line should be on the other side of the pond.

Mr. Domanskis said that he would be willing to discuss it after the meeting.

Nancy Jackson, 15964 New Avenue, Lemont, stated that she heard rumors that Timberline Knolls was trying to buy some houses on Povalish for extended care. She asked what are they going to do about the vandalism that they end up getting in the alley on New Avenue. She stated that there was graffiti on the fence. Ms. Jackson asked if the horses were going to be there year round and are they planning on using the alleyways to exercise the horses.

Chairman Schubert stated that the horses would be on Timberline Knolls property.

Mr. Domanskis said that they were not aware of any vandalism. He said that the residents on site were very heavily supervised. He stated that there were some discussions with residents on Povalish to purchase some of the properties. However, there is nothing on-going at this point. He said that if it does takes place it is not part of any of the discussions here.

Ms. Jackson said about the white fence, all of the neighbors were wondering why they did not use something that blended in more with the woods. She asked why do they have to look at something so white and shocking.

Mr. Domanskis said that he does not know how to address the aesthetic. He said that it is an all weather fence. He stated that the issue came up about landscaping, but in most places the fence is on the property line. He said that you can not put landscaping on someone else's property. He stated where they can put landscaping, they are looking into it. It is important for Timberline Knolls especially along Timberline Drive.

Commissioner Messer asked what the process was to get a fence approval. He asked if there was an architectural review.

Mrs. Jones stated that they are in R-4 zoning so they submitted a fence permit application. She said with that zoning it allows for pretty much anything but chain link fencing. She stated that there are height restrictions, which they conformed too. Mrs. Jones stated that the R-4 zoning district is stricter than the other zoning districts.

Commissioner Sanderson asked what was the timing of them putting the fence in and them becoming aware that their annexation agreement had expired.

Tom Dattalo stated that the permit was issued in May 2011 for 6,000 linear feet. He stated that they are now near the end of that installation.

Mrs. Jones stated that it was in late November 2011 that they learned about the zoning issue.

Commissioner Sanderson stated it would have been nice to make that part of the PUD. He said that if given the opportunity the Board could have made them put bushes in front and push the fence back a couple of feet. He stated that it is unfortunate the way it worked out and it is a little too late now.

Ms. Jackson stated that they could have used other colors that might not be so shocking.

Dorothy Witkowski, 15 Povalish Court, Lemont, stated that all she sees when she looks out back is the white fence. She said that the only thing she has going for her is that they might buy her property so she can get out of there. She stated that she has lived there for 56 years and they have taken her way of living away from her. Ms. Witkowski said that they will comply when asked. She said that there was a light shining in her window and when she called about it they came and turned the light off. She stated that she blames the Village, because she worked for them for 23 years, and they did not think about the neighbors.

George Lubben, 48 Logan, Lemont, said he would like to support the comments that have been made about the fence. He stated that he too used to see coyotes and deer and

now all he sees is a white fence. Mr. Lubben stated that if there was any consideration for the neighbors then this would have never happened. He said there could have been other types of fencing that could have served the purpose. He stated that he feels it has affected the value of his property. It makes the property look like you are in jail.

Pat Bracken, 15940 New Avenue, Lemont, asked that she would like an explanation or definition of tertiary psychiatric. She said that deems different then what is being presented right now.

Mrs. Jones stated that the private tertiary psychiatric hospital is the term that is used in the original annexation agreement. She said that the application requested that the term be included in the PUD. She stated that Village staff is recommending that it not be the term used, but instead be very specific about how they define the use that is allowed.

Chairman Schubert stated that it was with Four Winds.

Ms. Bracken asked if that is where they are going back to, because all of a sudden a fence is put up. She said that they have been subject to patients escaping and leaving. She stated that this is a different clientele; however she does not want to go back what it was.

Terry Kolacki, 38 Timberline Drive, Lemont, stated that there is a lot of grief about the fence. He said when he saw the surveyors out there he had taken the initiative to talk to them. He then called Mr. Gresham and Mr. Dattalo and met with them. Mr. Kolacki said that he had never had an incident with anyone coming over on his property. He asked if they could do a different fence or go without it. He stated that they worked with him and pushed the fence back. He said that if some of these people would have called them at that time then they would have worked with them also.

Mr. Rotto said that there is no argument that the fence is ugly. He stated that the color could have been brown. He said that the only solution is that they plant ivy with blue flowers. Mr. Rotto said if they plant it close enough to their fence it will make it look a little better.

Ms. Jackson asked if they purchased the other houses would the white fence appear along the alleyway on New Avenue.

Chairman Schubert stated that those are separate lots that would have to come back before the Board.

Mrs. Jones stated that it is not part of this PUD. She said that those are residentially owned lots and you can not put a fence in the front yard. Mrs. Jones did say that the Village did allow fencing in the front yard; however they can not be more than three feet high and decorative in nature.

Judy Gerches, who is speaking for her mother Henrietta Smith, that lives at 25 Povalish Court, Lemont, stated that they are the last house on the block and all they see is fences. She said that there is even a house with fencing in the front yard.

Mrs. Jones stated that she is not familiar with the lot that she is talking about, but the code only allows a typical privacy fence in the rear yard. It can not extend past the front of the house.

Judy Gerches stated that this fence is high with evergreens in front.

Mrs. Jones stated that there is no restriction on what people can plant in their yard.

Chairman Schubert stated that the majority of people that spoke tonight had a problem with the fence. He said that maybe Timberline Knolls, as a good neighbor, would want to sprinkle or plant wild grasses. Chairman Schubert stated for those that have to look at the fence, they can plant anything on their own property to help block the fence.

Mr. Domanskis stated that if the fence is right on the property line then they can not do anything.

Chairman Schubert asked if Timberline Knolls would like to talk to the neighbors and work with them in regards to that problem.

Mrs. Jones said that in order to facilitate this, if they had signed in and want to talk to Timberline Knolls about softening the fence on their property, to put a check mark next to their name. She stated that they would give that information to Timberline Knolls.

Mr. Domanskis stated that in regards to purchasing other properties on Povalish, the intent of the fence was to separate out what treatment facilities are there on site. He said what were put up on Povalish were transition homes. The intention was not to put up a fence there. There was not a fence there and no fence was put up around it. He said if there were additional homes purchased on Povalish; it would not be their intention to add a fence to the street side. He stated that it is a separate approval and they would have to come back before the Board.

Mr. Domanskis stated that there was a comment made about tertiary psychiatric services. He said when it was built, it was Four Winds. The treatment is provided right now for psychiatric services. He stated that he fully understands those issues. They will have the discussions with staff to formalize or define as best they can; however, it is psychiatric services. Mr. Domanskis stated they are not Good Samaritan Hospital or Silver Cross. He said that Four Winds had to go through a hospital process and state process. He stated that if the use would change, they would have to go through extensive processes and public hearings. He said that they are trying to define, but this is a psychiatric treatment facility. Mr. Domanskis stated that it has been working well and they supervise their people. If you go to something like a Four Winds then you are

looking at very extensive security. He said that he wants to work with staff on that issue, but he is having a hard time trying to define it.

Commissioner Spinelli stated that parcel four, which is the park site, is not include in this PUD. He asked why parcel three, which is adjacent to the park, is included in the PUD.

Mr. Domanskis said when he was asked to do this and get it on the agenda as soon as possible, he did not have a map. He said that he did not have a problem excluding that parcel from this.

Commissioner Spinelli said that he is not worried about the exclusion, but wanted an explanation.

Mr. Domanskis stated that all he got was a Chicago Title Commitment that had parcels which said that they owned it.

Commissioner Spinelli asked if they are willing to exclude parcel three along with parcel four.

Mr. Domanskis said that was exactly appropriate.

Commissioner Spinelli asked that they direct their surveyor to make the modification.

Commissioner Messer said his concern was not being able to access the property and see the buildings. When he came to the property he was greeted by the fence and the sign saying private property. He said he is being asked to blindly approve this PUD without being able to see into the property. He stated the only way to resolve this is to visit the property.

Mr. Domanskis stated that he can come out for a tour and the facility does have open houses.

Commissioner Spinelli asked if a building permit would have to be issued for any additions.

Mrs. Jones stated yes and the one addition to Maple Lodge, the building plans has already been submitted. However, it can't be approved without this approval.

Commissioner Sanderson stated that he would like to talk about the restrictions with the horse boarding. He said that there is not enough information to make it part of the PUD.

Mrs. Jones stated that the condition for the horses is that a maximum on the number of horses that are allowed be set. Another condition would be that the applicant is directed to work with staff to develop appropriate standards for paddocks, yards,

pasturing, feeding and care of the animals. She stated that this would cover the uses and it is saying that staff would develop it and incorporate it into the PUD ordinance that would be adopted by the Village Board. Mrs. Jones stated that they would not have all of the standards worked out, like how many square feet a stall has to be.

Chairman Schubert stated that they are not trying to approve a PUD. The PUD has already been approved, what they are looking for is an addition to the PUD.

Mrs. Jones stated that they never had a PUD in place. They had an annexation agreement and that expired.

Commissioner Sanderson asked if they could ask that the horses come back as a special use to the Board.

Mrs. Jones stated that the Board could do that. Mrs. Jones said that this is a little different type of a PUD. Normally they would have architectural drawings of what the buildings are going to look like. There are no architectural guidelines on this property as part of the PUD. She said they are requiring much larger setbacks and they need to conform to the requirements of the UDO.

Commissioner Sanderson asked why they don't have plans.

Mrs. Jones said because they don't have specific expansion plans at this time. Mrs. Jones stated that staff is comfortable that it is an existing use and an existing plan of development. She said with the appropriate setbacks and extremely good UDO standards, staff are confident that it will be a fine future development. Mrs. Jones said that if he felt different about the horse issue there are two different options the Board can take. One would be to not allow it as part of the PUD and they would have to come back for an amendment to the PUD to allow the horse barn. The second would be to continue the public hearing until the next meeting so staff can work out all the details with the applicant.

Commissioner Sanderson said he likes the horse therapy idea, however, to try and make this part of the PUD; he does not have enough information himself.

Mr. Domanskis stated that something that he has seen done is that it is approved, but the owner is required to come back with a presentation showing what they are doing. He said that Timberline Knolls does not have a barn in place or the standards. They can have an architect draw up drawings and come back. He stated that they just want to know that it is allowable, subject to whatever restrictions.

Commissioner Sanderson stated that he heard enough public comment tonight about the fence. He does not want to put anything in place tonight that allows them to go through just the building department without giving the public a chance to see what is going to be put up.

Mr. Domanskis stated that Timberline Knolls is fine excluding the horse barn.

Mrs. Jones stated that what Commissioner Sanderson is saying is that it should have another discretionary review and to exclude it from this PUD. If they want to build the barn then they would come back with an amendment to the PUD at the time they had plans.

Chairman Schubert stated that he agreed. He asked if Timberline Knolls would have to do another mailing.

Mrs. Jones stated that they would.

Mr. Domanskis stated that they just want to get an approval now and to allow the expansion of the lodge.

Commissioner Maher asked if there was a way that they would have to come before the Board without having to do a public hearing. He stated that they do currently bring horses into the facility, so there are issues that can occur with animals on site. There is a safety issue if a storm comes in. He said that this is a long process for them to go through and then to have to come back with a modification to the PUD. Commissioner Maher stated that when talking about building stables, the Village has the UDO which defines the building codes. He stated for him it would be different if they were not bringing horses on site. However, they are, it is acceptable and done regularly. He said he is hesitant to take it out, when there is a safety concern and that is why they might want it there. Commissioner Maher said that he thinks they should push back the setback and make it more centralized. He said there are trees, fences and building requirements in place for this specific reason. He stated that this is a barn not a three or four story structure.

Commissioner Sanderson said that his problem would be that he is not familiar with the UDO. He is not familiar with the height requirements.

Mrs. Jones stated that they would be limited to 37 feet which is the maximum height for any structure in the R-4 zoning district.

Commissioner Sanderson said that he understands that there is a safety issue for the animals. He asked how long they have been bringing horses out there.

Mr. Gresham stated several years.

Commissioner Sanderson stated that in several years there were some pretty strong storms and no structure.

Commissioner Maher asked if a property was zoned agriculture do they have to come before the Board to build a barn.

Mrs. Jones said that the UDO standards that she mentioned in the keeping of livestock as permitted by right in the UDO. So as long as you meet the standards, you can have however many animals you want in whatever kind of structure as long as you meet building code requirements.

Mr. Domanskis stated that they want to proceed as quickly as possible so that they don't miss the spring for the construction. He said they would like to get it approved and not have to go through the whole process, but they are fine with omitting the horses.

Commissioner Messer asked if the construction they were referring to was the construction to the Maple resident home.

Mr. Domanskis stated yes.

Commissioner Messer asked if this was the only construction.

Mr. Domanskis said at this point there was talk about making the other lodge 36 beds also. He stated that they can do all the Village requirements, but do not have any specific plans.

Mr. DeFina stated that Timberline Knolls is trying to do the right thing. If they are willing to exclude the horse barn from the PUD, why even consider denying the public the opportunity to consider it in the future.

Commissioner Sanderson asked if there is a distance from the fence to the street and who owns it.

Mrs. Jones said that along Timberline Drive the fence is setback from the property line. She said that she thinks it setback 10 feet, but she is not sure. There is room along Timberline Drive to install landscaping if they wanted to make it a condition of the PUD.

Commissioner Sanderson stated that there was the issue with the buildboards on I355, but now when you look off at Lemont all you see is this fence. He said if there is room to put the plantings then he does not see why not. He asked Mr. Domanskis why they are not putting plantings there.

Mr. Domanskis said it was their intention to look at it this spring. He said that they are having discussions with landscape architects to look at this.

Mrs. Jones stated that they can make a condition that along Timberline Drive landscaping be accommodated where the property permits.

Ms. Gerches asked why they can not plant something on Povalish Court, because that is right in front of their homes.

Chairman Schubert said that he was hoping that by putting an “x” by their name and Mrs. Jones passing their information on to Timberline Knolls that they could work together to resolve this issue.

Commissioner Messer stated that he felt the landscaping in front of the fence should be part of the conditions.

Chairman Schubert stated that Commissioner Messer and Sanderson feel that it should be part of the conditions. That in good faith Timberline Knolls should be doing whatever could be done and more than just Timberline Drive in regards to the landscaping. He said if something extra needs to be done with the neighbors then they should take care of it.

Mr. Domanskis stated that the only two places the fence is set back are on Timberline Drive and Povalish. So they might be able to accommodate something there. He stated that the fence is actually shown on the plan and there is a little room on Povalish.

Chairman Schubert asked if anyone else wanted to speak in regards to this case.

Commissioner Spinelli made a motion, seconded by Commissioner Maher to close the public hearing for Case #12-02. A voice vote was taken:

Ayes: All

Nays: None

Motion passed

Chairman Schubert then read the Findings of Fact:

- a. The requested rezoning is consistent with surrounding zoning and existing land uses. *All Commissioners agreed.*
- b. The requested PUD will allow for continued development of an important community asset, while preserving the character of an established area. *All Commissioners agreed.*
- c. The PUD will contain sufficient safeguards to ensure future compatibility of the use of the subject site with adjacent land uses. *All Commissioners agreed.*

Commissioner Sanderson made a motion, seconded by Commissioner Messer to recommend approval for Case #12-02 with the following conditions:

1. There is a landscape plan that is presented to staff showing landscaping in front of the fence along Timberline Drive and Povalish Court.
2. The horse boarding is omitted and becomes a future amendment to the PUD.
3. Parcel three, west of the park, is removed from this PUD.
4. Including all remaining conditions that are stated in the staff report, excluding the conditions on the horses.

A roll call vote was taken:

Ayes: Kwasneski, Sanderson, Spinelli, Messer, Maher, Schubert
Nays: None
Motion passed

IV. ACTION ITEMS

A. Active Transportation Plan

Mrs. Jones stated that she will give a brief presentation and then she will take questions or comments from the Board. She said one of the key reasons they did this plan is because by having an adopted plan it communicates the Village's goals to all the outside agencies. That way when IDOT is coming up with a project the Village can let them know, based on the plan, their vision. She stated another reason is it helps when applying for grant funding. She said one example is there are recommendations on how to connect to the Cal-Sag Trail. The Route 83 and Main area is going to be redeveloped in the future and this will help the Village be ready with bicycle and pedestrian plans.

Mrs. Jones stated that the Village received a grant funded project, which came from the American Recovery Reinvestment Act through the Center of Disease Control. It was granted to Cook County Department of Public Health and they made grants to different municipalities. She said that Cook County hired Active Transportation Alliance to serve as a technical assistance provider in the grant program. Mrs. Jones said that Active Transportation Alliance were the ones who conducted the public meetings, worked with the steering committee, and drafted the plan. She stated that there was money in the grant that was used to hire a consultant for the Village.

Mrs. Jones stated that there were two different public workshops. One workshop included Mark Fenton, national expert on public health and active transportation, and the host of a PBS television series. There was also a workshop held at the Township Community Center. Mrs. Jones said overall they had a good public involvement with the project.

Mrs. Jones stated that the plan itself had a few different sections; one was the Active Transportation Network. Within that section are three different categories for infrastructure improvements: Intersection, Bicycle, and Pedestrian. She then went through some examples of each. Mrs. Jones then stated that there is not much to talk about for the Transit Improvements. Encouraging Metra to do add more service is something that the Village has been working on.

The next section of the Plan talks about policies. Mrs. Jones stated that the Village just adopted a Complete Streets Policy last year. She said it states that it will include all users of the roadway in any future roadway projects.

Commissioner Spinelli asked if it would apply to any new subdivision built in the future.

Mrs. Jones said that the policy does not change the Village's subdivision standards, but it is a Village policy so it would be considered and it would apply to any new road project or any new reconstruction of an existing road that the Village is involved in.

Discussion continued about subdivision streets widths and sidewalk regulations.

Mrs. Jones said that the last part of the plan is programs. She said some are simple to implement, others are a little harder. She stated that they would be relying on volunteers to step up and help organize. There are some education programs that the Village and school district would participate in. It talks about encouragement and using these programs to create a "right of passage" for kids riding their bikes to school.

Commissioner Messer asked what the five question quiz would be when purchasing a Village sticker.

Mrs. Jones stated that on the Village sticker application that they mail out, on the back or bottom there would be a five question quiz in regard to bike safety.

Commissioner Messer stated that they might want to reword it because it makes it sound like you will not get your sticker if you do not answer it correctly.

Mrs. Jones said that the last part of the plan talks about implementation. It talks about how they are going to implement the Complete Streets Policy. There is a Complete Street Review Committee that will meet on a periodic basis to review upcoming infrastructure projects. The plan also talks about establishing a Bicycle and Pedestrian Advisory Committee to monitor the implementation of this plan.

Mrs. Jones stated that this is still a draft and that there is still time to edit and change anything if the Board had any ideas or suggestions.

V. GENERAL DISCUSSION

Chairman Schubert asked if there was anything in March.

Mrs. Jones stated that she was hoping to have something for the Comprehensive Plan. She said that she has been working on the Economic Development portion of the Plan.

Commissioner Maher asked why the public hearing signs are still up especially down Main Street.

Discussion continued about charging fees and getting the signs down.

VI. ADJOURNMENT

Commissioner Maher made a motion, seconded by Commissioner Sanderson to adjourn the meeting. A voice vote was taken:

*Ayes: All
Nays: None
Motion passed*

Minutes prepared by Peggy Halper

Village of Lemont
Planning and Zoning Commission
Regular Meeting of March 21, 2012

A meeting of the Planning and Zoning Commission of the Village of Lemont was held at 6:30 p.m. on Wednesday, March 21, 2012, in the second floor Board Room of the Village Hall, 418 Main Street, Lemont, Illinois 60439.

I. CALL TO ORDER

A. Pledge of Allegiance

Chairman Schubert led the Pledge of Allegiance.

B. Verify Quorum

Upon roll call the following were:

Present: Kwasneski, Maher, Murphy, Sanderson, Spinelli, Schubert

Absent: Messer

Economic Development Director Jim Brown, Village Planner Charity Jones, and Village Trustee Ron Stapleton were also present.

C. Approve Minutes

Commissioner Kwasneski made a motion, seconded by Commissioner Spinelli to approve the minutes of the February 15, 2012 meeting with no changes. A voice vote was taken:

Ayes: All

Nays: None

Motion passed

II. CHAIRMAN COMMENTS

Chairman Schubert greeted the audience. He asked everyone to stand and raise his or her right hand. He then administered the oath.

III. PUBLIC HEARINGS

A. Case #12-07 – Advocate Sign Variation. A public hearing for a variation to allow an internally illuminated monument sign at 15900 W. 127th Street.

Commissioner Murphy made a motion, seconded by Commissioner Maher to open the public hearing for Case #12-07. A voice vote was taken:

Ayes: All

Nays: None

Motion passed

Mrs. Jones stated that the petitioner had requested to continue the public hearing to the April 18, 2012 meeting.

Commissioner Murphy made a motion, seconded by Commissioner Spinelli to continue the public hearing for Case #12-07 to the April 18, 2012 meeting. A voice vote was taken:

Ayes: All

Nays: None

Motion passed

B. Case #12-08 – Night Blue Theater Performing Arts Center. A public hearing for a special use to allow an entertainment complex within the Centennial (Jewel) Plaza at 1232 State Street.

Commissioner Maher made a motion, seconded by Commissioner Murphy to open the public hearing of Case #12-08. A voice vote was taken:

Ayes: All

Nays: None

Motion passed

Mrs. Jones stated that the applicants were purposing to have a Performing Arts Center in the Jewel shopping plaza. She said under the UDO a Performing Art Center is considered an entertainment complex and therefore a special use is needed. Mrs. Jones then briefly went through the standards for the special use. One is that it is necessary for the public convenience. She stated that a Performing Art Center is something that is not currently in the Village. She then read the next two standards in the packet and stated that the applicants are working with the Building Department and Fire District to meet the applicable codes for public safety. She said that there is more than enough parking to accommodate this use in addition to the retail uses that are currently there. Mrs. Jones said that the last few standards are that it won't create excessive demands for Village services. She stated that staff does not see any excessive demands. The theater is looking for about 100 seat capacity for the theater. Another standard is that it meets the standards for the PUD. Mrs. Jones said that the shopping center is a PUD and it does not have any specific requirements that would relate to an entertainment complex use. Therefore, it is not in conflict with the PUD.

Mrs. Jones stated that the Fire Marshall had a few comments which are provided in the staff report. She said that the Fire Marshall is confident that they can work things out in the Certificate of Occupancy process to ensure that all public safety standards are met. Mrs. Jones said that staff is recommending approval of the purposed special use. Staff feels it fills a niche within the community that is not currently being filled.

Chairman Schubert asked if any of the Commissioners had any questions.

Commissioner Spinelli asked if the special use is approved would the PUD have to be amended.

Mrs. Jones stated that it would not.

Commissioner Murphy asked if there was any discussion of food and drink being served.

Mrs. Jones stated that in the application it states that in the future they would like to partner with some of the restaurants in the area to do a dinner/theater option. She said that it did say that they might want to pursue a liquor license in the future. However, they would have to go through the Liquor Commission to get that license.

Chairman Schubert asked if the applicant would come up to speak.

Commissioner Maher asked if they were staying within the inside structure of the building.

Mrs. Jones stated that it is entirely inside the building.

Paul Packer, Board Member as well as Company Member of the Performing Arts Center came up to the podium.

Chairman Schubert asked in regards to sound, what kind of sound proofing were they doing for neighboring businesses.

Mr. Packer stated that they could hang sound panels that prevent sound from reverberating through the space. He stated that their plan is to build a space within a space. There would be a stage and then an eight to ten foot wall around the stage space.

Chairman Schubert asked what the hours of operation are going to be.

Mr. Packer stated that rehearsal times would generally run no later than 11:00 p.m. He said that they do not foresee performances any later than that. He stated that they sometimes do late night performances like a production of the Rocky Horror Picture Show. He stated that those sometimes lead to late night performances. Mr. Packer said that there might be after performance discussions or a get together that would take place within the space, but outside of the acting space that would not go later than 1:00 a.m. Mr. Packer stated that they would be using the space during the day by offering theater classes for children and matinee performances.

Chairman Schubert asked if there is anything in the PUD stating hours of operation due to the fact it backs up to a residential neighborhood.

Mrs. Jones stated that there was limitation for deliveries, but not for hours of operation of the shopping center. She stated that there might be some imposed by the manager of the shopping center.

Chairman Schubert asked if they were planning on fitting all age groups.

Mr. Packer stated that was correct.

Mrs. Jones stated that in regards to the noise concern, the applicant would be held to the Village standards for noise nuisance.

Mr. Packer stated that currently the space to the south is empty and the space to the north is Kitaro restaurant. He stated that they hope to work with them and create a dinner/theater package.

Chairman Schubert asked how they created this idea.

Mr. Packer stated that they have been in existing for 5 years and started in Tinley Park with their Park District. He stated that they have been moving around since. Mr. Packer said that they would rent spaces to perform and have performed in Orland and downtown Chicago. He stated that they operate a summer theater program in New Buffalo as well. Mr. Packer stated that they are hoping to make this their home base.

Chairman Schubert asked if they were still in Tinley Park.

Mr. Packer stated that they have been “dark” for about a year and a half due to finances. He is hoping that this would reinvigorate the company as well as the area.

Chairman Schubert asked if there were any other questions. None responded. He then asked if anyone from the audience would like to come up and speak. None responded.

Mrs. Jones stated that staff received one phone call from a neighbor behind the plaza. She said that they were inquiring about the notice and wished the petitioner luck.

Commissioner Maher made a motion, seconded by Commissioner Spinelli to close the public hearing for Case #12-08. A voice vote was taken:

Ayes: All

Nays: None

Motion passed

Commissioner Murphy made a motion, seconded by Commissioner Sanderson to recommend approval of Case #12-08.

Chairman Schubert then read the Findings of Fact:

- a. The proposed special use is located within an existing shopping center with adequate parking and therefore will not create any excessive demands on Village services. *All Commissioners agreed.*
- b. The proposed special use is consistent with the Comprehensive Plan recommendation for the area. *All Commissioners agreed.*

- c. The proposed special use is compatible with other uses on the subject site. *All Commissioners agreed.*
- d. Any issues related to public health and safety will be adequately addressed by the building permit and/or certificate of occupancy review and approval. *All Commissioners agreed.*

A roll call vote was taken:

Ayes: Kwasneski, Sanderson, Murphy, Spinelli, Maher, Schubert

Nays: None

Motion passed

Mr. Brown asked if they could take care of the PUD review because there are two representatives from MI Homes that were present and the UDO Amendments might take some time.

Chairman Schubert called for a motion to move Case #12-06 down and to take care of Case #09-01 next.

Commissioner Murphy made a motion, seconded by Commissioner Spinelli to move the Cases. A voice vote was taken:

Ayes: All

Nays: None

Motion passed

IV. ACTION ITEMS

A. Case #09-01 Courtyards of Briarcliffe Estates. Review of the Final PUD Application for Courtyards of Briarcliffe Estates.

Mr. Brown said the purpose was to ensure that there is substantial conformance with the preliminary plans that were submitted a couple of years ago. He said that this project was approved in September of 2010. He stated that it was a Preliminary Planned Unit Development and Plat. Mr. Brown stated that for the new members of the Board the purpose is that the Village gives them this Preliminary approval without requiring a full set of engineering and landscape plans. He said that this vests the applicant's rights and then they know that they can proceed and invest more money with the assurance that the concept is okay with the Village Board. Mr. Brown said that then they go back and finalize all the plans and come back for the public hearing. He stated tonight it is a review and confirmation that the final plans are consistent with the preliminary plans. Mr. Brown stated that staff reviewed the plans and feel that they are in conformance. He said that the Board will state that they either comply or not and then it goes before the Village Board. He stated that once they get that final approval then the applicant can proceed with building and site development.

Chairman Schubert stated that about five to six months ago there was a meeting with Mr. Brown, Mrs. Jones, the Mayor and himself to approve the building materials that were going to be used. He said that at that time they had asked the applicant to take out

the split face block at the bottom of the building. Chairman Schubert stated that the applicant agreed and they added a couple of different things like limestone or decorative stone. Chairman Schubert stated that he sees that this was done in the plans.

Mr. Brown said that the elevations that were approved were minor modifications per the Unified Development Ordinance and were signed off by the Mayor, Chairman and himself. Mr. Brown stated that the elevations are not a concern tonight. He said that he reviewed the plans and that there are diagrams in the staff report. Mr. Brown said that the buildings shifted slightly, but nothing significantly. The final landscape plan is really nice and met all the requirements of the code. He said that it was consistent with the preliminary plans. He stated that the Village Engineer did not have any concerns with the engineer plans. Mr. Brown stated that included in the packet were the preliminary plans and the final plans so the Board can compare the two.

Commissioner Spinelli stated that when the preliminary plans came through there was a right-in/right-out access on 127th. He said that he does not remember the specifics as to why it was required. However, the new plan does not show the restricted access to 127th but instead shows a full access. Commissioner Spinelli stated that the speed of the trucks coming off of the highway is significant crossing the hill at Briarcliffe Drive. This entrance is only about 330 feet to Briarcliffe Drive. He stated that this is something that the Village Engineer should look into with regards to sight distance requirements. He said that the posted speed is a lot lower than what they actually drive, which may have been the concern as to why that requirement was made.

Mr. Brown stated that the representatives from MI Homes did bring that up. He said that he went back and reviewed the record and could not find any statement as to why that was done. Mr. Brown stated that MI Homes wanted that changed. He told them that they could write it up with that right-in/right-out gone and it would be reviewed.

Commissioner Spinelli asked if there was a traffic study done or a sight distance analysis done for that entrance.

Mr. Brown stated that there was a traffic study done that was part of this.

Commissioner Spinelli stated that he was not concerned with the volume that would be coming out of the development. He said his concern is the sight distance of those vehicles coming over the hill at Briarcliffe Drive. He stated that 330 feet is a little close for two access points on this property. Commissioner Spinelli stated that his concern would be the safety of the sight distance.

Chairman Schubert stated that he was not sure that the third lane (turning lane) was actually there when they originally looked at this application. He stated that could be why they restricted the access.

Commissioner Spinelli stated that it should be something that is looked into and checked.

Mr. Brown stated that Mark Hanson from MI Homes was present if the Board had any questions for him.

Chairman Schubert asked the Board if they had any questions. None responded.

Commissioner Kwasneski made a motion, seconded by Commissioner Sanderson to recommend approval of the Final PUD application for Courtyards of Briarcliffe Estates.

A voice vote was taken:

Ayes: Kwasneski, Sanderson, Murphy, Spinelli, Schubert

Nays: None

Abstain: Maher

III. PUBLIC HEARINGS

- C. Case #12-06 – UDO Amendments. A public hearing for text amendments to the UDO on a variety of topics, including the permitted use table and residential design standards.

Commissioner Spinelli made a motion, seconded by Commissioner Murphy to open the public hearing for Case #12-06. A voice vote was taken:

Ayes: All

Nays: None

Motion passed

Mr. Brown stated this is another round of amendments to the UDO which was approved in 2008. He said that the amendments are broken down with definitions. He stated that Table 17-06-01 is what explains the permitted and prohibited uses in town. He stated that they are looking at a possible new section on garages, a minor change to outdoor storage and display, a change to political signs, temporary use signs, some changes to the chapter on impact fees and then a whole new chapter on the residential design standards.

He stated that he would go through it in the way it appears in the UDO. He said first a new category, Hardware Store/Home Improvement Center, will be added to the Table 17-06-01. Mr. Brown stated that the Board could read the definition in their packet. He stated that it would be permitted in the B-1, B-3 and the Downtown Districts. He stated that right now they have retail and lumber yard, but did not have anything to fit this definition and felt that it was prudent.

Commissioner Murphy asked if this meant that a Home Depot could purchase a building downtown, tear it down, and build a new building there.

Mr. Brown stated that if it was in the historic district they would have to get permission from the Historic Preservation Commission before demolition. The

downtown is part of the form-based code and there are restrictions on massing and bulk of the building.

Mrs. Jones stated that just because the use is permitted it doesn't mean that a Home Depot would build down there.

Commissioner Murphy stated that there are empty store fronts in the downtown area. If someone found it viable to purchase a building because they could get the property for a lower cost, this would be an option for them because it is allowed in the downtown district. She asked if there could be a limitation on square footage. Commissioner Murphy asked if she should be worried.

Commissioner Sanderson stated that she should not worry.

Mr. Brown stated that most hardware stores would want outdoor storage or display and that there is another amendment that goes with this that she will see later on.

Mrs. Jones stated that if a business did want to go in the downtown area then they would have to comply with the downtown standards.

Mr. Brown then continued with the next category called Smoking Lounge. He stated that it would be in the Table but not shown as a special permitted use, meaning it is expressly prohibited. He stated that they have received numerous calls in regards to hookah lounges or cigar bars. He said that his understanding is that due to the smoking laws in Illinois and Cook County; they would be allowed to open an establishment only if it was a stand alone building. Mr. Brown stated that all requests that they have gotten have been in strip malls. Mr. Brown asked if there were any comments from the Board. None responded.

Mr. Brown said that there is a gap in the current code. He stated that there is a listing for bars, taverns, and restaurants. He said that they did not have anything that clearly defines nightclub. He said it would be allowed in B-3, and if they would want, it could be considered for the downtown district. Mr. Brown asked if there were any comments. None responded.

Mr. Brown stated that pawn shop is another definition that is added, however the use is prohibited.

Commissioner Sanderson asked if there were any pawn shops currently.

Mr. Brown stated that there is not and the Cash for Gold does not fit this definition. He said at the Cash for Gold you are not depositing something that you intend to recoup later.

Mr. Brown said that they would change freight transportation terminal from a permitted use to a prohibited use in the M-2 zoning district. He said there are two

related definitions and categories in the code. He stated that one is a container storage yard, which is used for parking trucks or trailers overnight. The other is a freight transportation terminal, which is a place that has an actual building and loading dock where trucks are loaded and unloaded. He stated that freight transportation would not be allowed anymore in the M-2 zoning. Mr. Brown said the reason for this is because the Village has been buying up property on Route 83 and Main Street. He stated that this is a TIF district and they hope for it to be a commercial area. Mr. Brown said that most of the area is currently zoned M-2. He stated that they could do two things. One is to rezone all that property now or secondly make this change to ensure that something does not go in there that is not compatible with the future commercial use for that site. Mr. Brown said that there are some people present tonight, which purchased a piece of property, that this change would effect who would like to speak.

Ken Kredens stated that he was the attorney for Art Gruszka. He stated that Art Gruszka was with Art Logistics. He said that they purchased the ten acres at 13065 Main Street in Lemont. Mr. Kredens stated that before they entered into a contract they made sure that the property had the correct zoning. In December they signed a contract and then met with Mr. Brown to make sure that this use would be allowed on the property. He stated that Mr. Brown said that it is a permitted use and would not have to get a special use variation or zoning change. He said that his client has been looking for a piece of property for a long time and loved this property. Mr. Kredens stated that they closed on the property in February and have already submitted plans to the building department. He stated that they have spent about \$150,000 already with site plan and preparation. He said his client would like to put up a truck terminal which was permitted when they purchased this property. He stated that it would be a terminal with 20 doors and it would be a repair shop. He said that the property is located just west of the high power lines. Mr. Kredens said that immediately west of this property there is already a trucking facility. All down that the street there are many types of these facilities.

Mr. Kredens stated he would like to give some information in regard to Mr. Gruszka's company. This project would be about 2 million to 2.5 million dollars. He said they would be using some local contractors and want to be good neighbors to Lemont. He stated that Mr. Gruszka is looking for property for himself in Lemont. Mr. Kredens said that this is not a short term plan and he hopes to continue to develop this property throughout his lifetime.

Mr. Kredens said that it would benefit the Village of Lemont and help some of the businesses here. He stated that they employ about 150 people currently. They do both local and over the road delivery. He said another reason why they liked this property was because they felt that they would not be bothering anyone. There are the power line on the west and canal to the north.

Mr. Kredens stated that this is a little unusual that this comes up all of a sudden. He understands that the Village is buying property there and they have their own design

and use. However, they would not impact that. They could put enough screening along the high tension wires by using evergreen trees. He stated that it would be beautiful and it would be subject to all the building requirements of the Village. Mr. Kredens stated that he would vigorously fight the change of this zoning, because of the money they had invested. He said it was a permitted use when they entered their contract and he had confirmed it with the city. He stated that they are going to start building as soon as they get their permits.

Mr. Kredens said that 70% of their fleet are 2012 models which are 70% less in pollution, less in noise and they would not be operating at night. He stated that this business would be beneficial to Lemont. He said that this business fits with what is there. He asked how far west the Village is planning on going. Mr. Kredens said that immediately west of them, 100 feet, is the same use, a trucking facility. He said that this would be an unfair change in the zoning district and prejudice with their efforts and investment to develop the property.

Chairman Schubert asked Mr. Brown if this was correct that the gentleman had already engaged in some type of agreement.

Mr. Brown stated that it was correct.

Chairman Schubert asked if the Village was interested in purchasing the property and if so did they have any plans for the property.

Mr. Brown stated that Mr. Gruszka had already purchased it and he does not think that they would be eager sellers or that the Village is interested in buying the property. He said that they do have an application in for site development. Mr. Brown stated that the approval of this change would not necessarily impact their development. He said that the best course of action would be for staff, the Mayor and the applicant to get together to work something out.

Mr. Brown stated that regardless of what takes place and occurs on this property, it is important to take a look at either changing the zoning on the other commercial property or doing something to the other M-2 properties that are out there. That way the Village does not get any more trucking companies that want to come in. Mr. Brown said that the aggregate effect of two or three more of these would have a severe impact with the commercial development. Mr. Brown said that this change is larger than that one piece of property because it affects more than one piece of property.

Commissioner Murphy stated that she could see, as far as a community vision, how this is fitting in. However, if Mr. Gruszka plans are in compliance with the Village, does this change at all for the people who in good faith bought the property and met with the Village.

Mr. Brown stated that it is hard to answer right now. He stated that he hopes they could work something out. He said that he is not opposed with what they are doing or proposing. He said the one issue that is important for them is that if the Village approves this amendment, signs off on their permits and allows them to build; they are still in an M-2 district and are now a non-conforming use. Mr. Brown stated that if they do proceed then that is something that they are going to have to address. As a non-conforming use they would have trouble expanding or changing their operations. He said that there are a couple of different ways to handle this; however his concern and the Villages concern should extend beyond their limited case.

Commissioner Sanderson asked why they are not just changing the zoning down there.

Mr. Brown said one reason is that there are a number of M-2 parcels down there that already have industrial uses on them. The change in zoning immediately makes them non-conforming. Another reason is the extent of the properties that they plan to purchase and the extent of the commercial area is uncertain at this time. He stated that they might be making that little loop much to big and causing problems for some good corporate citizens that should not be having that problem. This seemed like a simpler one and when reviewing the M-2 uses this one, due to the high amount of traffic, would have an impact on the area. Mr. Brown said that rezoning when you get in a court of law, are a little more complicated. He said that here we are not rezoning but making a change to what is permitted in that area.

Mr. Kredens stated that what they are proposing specifically is a de facto of rezoning for their intended purposes. He said since they have gone so far with their project already, could this be tabled for awhile. He stated that they plan to be under permit as soon as possible. Mr. Kredens stated that the building department would be impressed with how quickly they have moved from time of purchase to the time plans were submitted. He said another option would be that their property would be specifically exempted from this change.

Mr. Brown stated that this is just a recommending Board and it still has to come before the Village Board.

Mr. Stapleton asked the petitioner if the Village told him before the closing that they were planning on making these changes.

Mr. Kredens stated that they were under contract and they could not get out of it at that point. He said that their property is pretty far away from the area that the Village is trying to develop.

Commissioner Murphy asked if the properties become non-conforming and then are sold, would they have to conform to the new regulations.

Mr. Brown stated that it could continue as long as the use continues to exist continuously and there is no gap of six months or more.

Chairman Schubert asked if this property was purchased without having a definite answer as to whether or not what their proposing would be accepted.

Mr. Kredens stated that they had a contract for it with a due diligence period. During the due diligence period they met with Mr. Brown. He stated that Mr. Brown confirmed that their intended use would be accepted under current zoning and they would not need a special use. He said based on that information they waived their contingency period on their due diligence. Mr. Kredens stated that Mr. Gruszka is happy with this property and wanted this property.

Commissioner Sanderson asked when do they become legal.

Mr. Brown stated that he could not comment on that because he is not an attorney. He stated that he would like to avoid all that.

Chairman Schubert asked if they were doing a blanket approval.

Mr. Brown said that they could vote on everything but this. He stated that regardless of what vote the Board makes tonight, he knows that they would have some conversations with Mr. Gruszka and work things out.

Commissioner Murphy asked when the discussions with the Village took place.

Mr. Brown stated that it was early January.

Commissioner Maher asked if that conversation was before they started writing these changes to the M-2.

Mr. Brown said that they had talked in early January and then he had a discussion with the Mayor. He said that if they were going to allow truck terminal that this would be the last one. He said that no one thought they would be proceeding with the TIF district quite as quickly as they are. Mr. Brown said there was a discussion at one of the Board meetings about proceeding with this and some of the gentlemen present tonight were at that meeting. He stated that they had talked to him after the meeting and at that time they were closing in a couple of days on that property. Mr. Brown stated that once he had direction from the Board then they started to do all these amendments. He said that they do these amendments periodically.

Commissioner Maher asked if this property was part of the TIF district.

Mr. Brown said that they are in the TIF district and special service area.

Commissioner Murphy asked how large the parcel was.

Mrs. Jones stated close to ten acres.

Chairman Schubert stated that they should continue with the amendments.

Mr. Brown said they get requests for temporary uses like Halloween costume stores, which has been undefined in the code. He said that this would add a definition. He said it is addressed in the code for seasonal uses like the sale of Christmas trees. He stated that the temporary use would have to be consistent with the other permitted uses in the zoning district.

Mr. Brown stated that they are now moving away from the Table for the outdoor storage section. He said that they would add a long list of what is allowed for outdoor storage. He said most hardware stores need the outdoor storage for seasonal items which would be on their property.

Mr. Brown stated that the current code has limitation on the display of political signs. He said there was a new state law that was approved that says you could not limit. He said that you can limit the size but not the duration of display.

Mr. Brown said that in regards to temporary use signs, staff is finding that it is not adequately covered in the code. He said if a temporary use store comes in this would address their temporary signage. He stated this would allow the temporary use and allow them to have some signs.

Mr. Brown said that Section 17.18.050 was the chapter on impact fees and the addition comes at the end of one paragraph. It mentions the Fire Protection which was not present in the current impact fees and they do sometimes collect fire impact fees. Secondly, it states that cash contributions shall occur at time of building permit. He said that right now it is demanded upon approval of final plat. He said that they have numerous discussions with developers and they do not like this and makes it really difficult to pay. He said most communities do it at time of building permit. Mr. Brown stated that it has been brought up over the years. He said that they have always resisted it because administratively it was too hard to handle. However, they have a new software system in place now in the building department that can easily track this. Mr. Brown said that this is more appropriate in this building environment and it is also fairer to the homeowners and builders.

Mr. Brown said that Section 17.18.140A was amended because there was a sentence that did not read correctly and it was put in there for clarification.

Mr. Brown said that there would be a new section that actually addresses the Fire Protection Contributions. He said that it is currently not in the code. It will be \$100 per dwelling unit and limited to instances where they are annexing new territory.

Mr. Brown said Section 17.18.060C pertains to the impact fees and the land donations that are included in there. He said there is a sentence in there that refers to locations of parks and mentions the Park District Master Plan. He stated that he was not sure that they had a Master Plan and there have been some differences with the Park District. He said that staff feels it is prudent to delete that statement. He said that it makes it clear that the Village has the final say where the parks would be located.

Mr. Brown said that the next two items have to do with residential standards and then garages. He stated that if the Board wanted to vote on a recommendation on what they covered so far so the gentlemen present can leave if they want.

Mr. Kredens asked to make one more comment. He said that the company currently uses 10,000 gallons of fuel per week and would love to purchase it with Osco which is a local business here in Lemont. He stated that their employees would be eating and shopping in Lemont. He said the parts they put in their trucks are expensive and have sales tax. Mr. Kredens said that the fuel is essential and it is beneficial to Lemont to have them there.

Commissioner Maher stated that he would like to remove that section until the Village decides on what they want to do and then bring it back up for a vote.

Commissioner Maher made a motion, seconded by Commissioner Spinelli to recommend approval for all the amendments that they have discussed so far, excluding the section in regards to changing “freight transportation terminal from a special use to a prohibited use in the M-2 zoning district”.

A roll call vote was taken:

Ayes: Kwasneski, Sanderson, Murphy, Spinelli, Maher, Schubert

Nays: None

Motion passed

Mr. Brown stated that they would now cover 17.22 amendments in regard to anti-monotony. He said that this issue has come up many times before. He stated that staff does not like the way the current code is set up. He said that there is nothing wrong with harmony. Mr. Brown said that right now under the current ordinance if staff were to get a set of plans, they would have to look at the house next to it and find things that are different. He said that staff is given a list to compare with and if they find three things that are the same then you can not approve it. Mr. Brown then showed the Board the list via power point.

Mrs. Jones stated that the review area is two lots on either side and then across the street.

Commissioner Spinelli stated that then the third lot could then be the same.

Mr. Brown stated that the current ordinance does not take into consideration a variation of color, variation in roofing material, minor design elements, reverse of the

plan, variation in window types, and less than five percent difference. He said that the last one is a paraphrase for a lengthy sentence which the wording in the sentence is not very clear.

Mr. Brown said that the current ordinance is backwards. He stated that they should be looking at minor design elements, color, and variation in window types. He said they should not be looking at height, because everything is the same height. He said that they are all very similar in silhouette. Mr. Brown stated that with those two then they already have two strikes against them.

Mr. Brown said that they need to acknowledge that there is nothing wrong with harmony and unity. He stated that a series of minor changes to details can make a significant difference, as well as color change. He said that they have to also acknowledge that owners change their home over time anyways.

Mr. Brown said that they want to have a new chapter that involves no discretionary reviews. He stated that what he means is that they do not want to have a designer review board. He said that it would be hard to find volunteers that were educated and qualified. Mr. Brown stated that it has to be clear to staff and the applicant so everyone understands. He said it should include definitions and illustration which he will provide later. It should also include flexibility with a range of options that can make the change easy.

Mr. Brown then went through a set a pictures showing the Board how by making minor changes in color, windows, brick design, and roofing design can make a huge difference when comparing houses. He then showed how homes built in the past were built in neighborhoods to be similar and this was what makes them historic today. Some examples were the Chicago bungalow, colonial style, ranch homes, and cape cods. Mr. Brown stated that he is not saying that this is how homes should be built now. He then showed a picture of a block of homes that are similar, but look different because of minor changes that were made. Mr. Brown then showed more pictures on how minor changes can make a difference.

Mr. Brown stated that staff came up with four broad categories and the applicant would have to go through and satisfy each of these categories. He said that the categories were: Exterior Material and Details, Entrance Features and other Façade Features, Fenestration, and Roof Line. Mr. Brown then explained and showed via power point what was included for entrance surround. He said for example when looking at the Exterior Material and Details, there are six ways an applicant can be different. He stated that they would have to satisfy at least two out of the six. Mr. Brown then read the six ways to be different.

Commissioner Sanderson asked if they were talking about stone besides brick on the houses. He stated that there were some houses in Lemont that had stone near the bottom front façade of the home.

Chairman Schubert stated that they need to make sure that quick brick is not used as a type of bricking material.

Mr. Brown said that they can change “B” under Exterior Materials and Detail to read brick or stone.

Mr. Brown stated that in Entrance Features and other Façade Features there are only two ways for these to be different. He said that the applicant only has to satisfy one and should be easy to fulfill. Mr. Brown said that for Fenestration there are three ways to be different and only one needs to be satisfied. Number of windows, lintels or arches over windows and types of window are ways to be different. The last criteria is Roofline and there are four ways to be different. Only one of the ways has to be satisfied.

Mr. Brown then asked the Board if they had any questions or concerns. None responded.

Mr. Brown said the next thing they will cover is Architectural Standards. He stated that he wanted to make it quick and easy for staff to justify to the applicant, and for the applicant to read and understand. He said that the first thing he wanted to talk about is what can be called “snout houses”. He then provided a picture via power point to explain what he was referring to. Mr. Brown said that it is when the garages are sticking out attached to the house.

Commissioner Spinelli said it states that the garage can not project more than six feet from the main structure. He stated that if the people wanted to buy or build a house like that then they could not do this. He said his house was built with the entire garage outside of the house because he wanted more living space. He stated that the City of Joliet, six years ago, started making requirements on houses being built and he feels that by making this requirement they are doing the same thing. Commissioner Spinelli stated that he did not like this restriction.

Mr. Brown stated that a lot of people do not like the appearance of an entire streetscape of these houses.

Commissioner Spinelli stated that it could be part of the anti-monotony.

Commissioner Maher stated that to him, a street with all garage doors in front, is when you have a three car garage, whether set into the house or not, and you have a door on the side. He stated that he also has an issue with that restriction. He stated that he built his house this way so that the bedrooms would not be above the garage. He said that it makes the bedrooms colder.

Commissioner Spinelli stated that he would be fine if they revised it so that every third lot could have a “snout house”.

Mr. Brown stated that maybe six feet was a little too restrictive.

Discussion continued in regards to “snout houses”.

Commissioner Spinelli stated that he felt under Garages number one in regards to placement should be stricken.

Mr. Brown said that on Chapter 17.22.050 the last page under Architectural Standards for Residences, part B roofing materials would apply to all new residential construction. He stated that they would allow metal roofs, however the ribbing must be 12 inches apart. Mr. Brown said that if there is a chimney on the roof then it has to be constructed of brick.

Mrs. Jones asked if they would like to make that brick or stone. There were no objections.

Mr. Brown said that the next section under Architectural Standards would be permitted exterior materials. He then asked Chairman Schubert how he would like to further define “brick” or if he would want to list prohibited types of brick.

Chairman Schubert asked Mr. Brown to list what would be prohibited.

Mr. Brown then read the other exterior materials. He stated that there is a prohibited list and they would add quick brick and utility brick to that list.

Chairman Schubert stated that it should also read that regular block called CMU can not be used besides split-face, quick brick and utility brick as well.

Mr. Brown said that the last section they need to cover is Garages. Mr. Brown then showed a picture of a three car garage, in the picture the width of the drive-way exceeded the average width of 22 feet through the parkway to the curb. He stated that there are several new homes in town that have three car garages and you could not limit the number of garages. He said that they can accept the fact of three car garages, but how do they want to treat the driveways. Mr. Brown asked how the Board would like to handle this.

Mr. Stapleton stated that 22 feet was the limit.

Mrs. Jones said that was not true, only in the R-4a was it limited. Mrs. Jones said anywhere else if you had a three car garage the driveway can be up to 33 feet.

Commissioner Spinelli stated that he also thought it was a two car width at the property line.

Mrs. Jones said that it was in the engineering details of the UDO and she does not know if the detail was changed at some point.

Commissioner Spinelli stated that he knows a lot of municipalities require it to be a two car at the property line. He said that if the Village comes through and tears up the parkway drive-way then they are responsible for a 40 foot wide driveway. He also stated that there is maximum coverage on the lots.

Mr. Brown stated that it is more pedestrian friendly if you limit it. He said he would suggest limiting it at the parkway.

Mrs. Jones stated that there is maximum impervious coverage in the front yard which was just changed in the last round of UDO amendments.

All Commissioners agreed that a driveway should be tapered down to 22 feet at the property line.

Mrs. Jones stated that the latest thing they have been getting inquiries about are people with attached garages wanting to build a detached garage on their lots.

Commissioner Spinelli asked where the access was from.

Mrs. Jones stated from the front. There would be a driveway to the attached garage and one to the detached garage. Mrs. Jones stated that they have had three recent calls.

Commissioner Maher asked how big the lots are.

Mrs. Jones stated that they are in the R-4 district, but the older parts of town. They are narrow but deep lots.

Commissioner Maher asked if the garage was in the front or back part of the house.

Mrs. Jones said that it would be in back, because they do not allow detached garages in the front yards. She said the issue for her would be having two driveways.

Commissioner Maher stated that if he had a two car garage in the front and a third driveway going into the rear yard what is the difference between that and a three car garage in the front.

Commissioner Spinelli said as long as you have a same curb cut.

Mrs. Jones stated that she thinks that these people are trying to store something that is not a passenger vehicle in the garage. By adding an additional garage they can do it, because you can not store a recreational vehicle out in the open.

Commissioner Spinelli stated that he agrees as long as it meets setback requirements and there is a single curb cut which meets the new 22 feet.

Mr. Stapleton asked how you think the neighbors would feel.

Discussion continued in regards to adding a detached garage to the backyard.

Mrs. Jones stated that she liked the idea that Commissioner Spinelli stated about limiting it to one curb cut, with the exception for someone who wanted to do a “U” drive.

Commissioner Maher stated that you can limit it to lots where the “U” drive is on a corner where it enters and exits on two different streets.

Mr. Brown stated that you can limit it to lots that are 110 or 120 feet wide.

Commissioner Murphy stated that she would like to see the worst case scenario.

Mrs. Jones said that the worst case scenario would be if someone had a large lot, someone could put a very large detached garage on the lot. However, if the lot is big and there is a lot of space then the visual impact would not be so great.

Mr. Brown said that staff’s reaction was that they would like to look more into this.

Chairman Schubert said that you might have people using these garages to start a business out of the garage.

Commissioner Spinelli stated that you would have to put something in there about accessory to the garage can be three feet from the property line, however it still must maintain a minimum separation to a structure that is not same ownership.

Mrs. Jones stated that any garage if it is within ten feet has to be built to the building code for an attached garage for fire safety.

Commissioner Spinelli stated that if the garage is three feet from the property line and is within eight feet to the neighbor’s house it should not be allowed. There should be a minimum distance between structures for different owners.

Commissioner Murphy stated that she does not feel comfortable making a decision on this tonight.

Discussion continued on additional detached garages and if the Board could continue the section on just garages till next month when they could research it further.

Commissioner Maher made a motion, seconded by Commissioner Sanderson to close the public hearing for Case #12-06. A voice vote was taken:

Ayes: All

Nays: None

Motion passed

Commissioner Maher made a motion, seconded by Commissioner Spinelli to recommend approval of the residential portion of the UDO amendments. There will be a continuation on the garage section of the UDO amendments till next month. A voice vote was taken:

Ayes: All

Nays: None

Motion passed

IV. GENERAL DISCUSSION None

V. ADJOURNMENT

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

Ayes: All

Nays: None

Motion passed

Minutes prepared by Peggy Halper

Case 12-07

Please refer to case materials from March 21, 2012
Agenda Packet.

Hard copies of the color renderings of the proposed sign
will be available at the meeting.



Village of Lemont
Planning & Economic Development Department

418 Main Street · Lemont, Illinois 60439
phone 630-257-1595 · fax 630-257-1598

TO: Planning & Zoning Commission #45-12
FROM: Charity Jones, Village Planner
THRU: James A. Brown, Planning & Economic Development Director
SUBJECT: Case 12-09 First Church of the Nazarene Sign Variation
DATE: April 06, 2012

SUMMARY

The First Church of the Nazarene, owner of the subject property, has requested multiple variations from Chapter 17.11 of the UDO to allow an electronic message center monument sign for the First Church of the Nazarene on Bell Road. Staff does not recommend approval.



PROPOSAL INFORMATION

Case No. 12.09
Project Name First Church of the Nazarene Sign Variation

General Information

Applicant	First Church of the Nazarene
Agent Representing Applicant	Rev. Andy Combs
Status of Applicant	Property Owner
Requested Actions:	Variations to allow: 1) an internally illuminated monument sign; 2) a monument sign in excess of 8 feet high; 3) an electronic message center; 4) an electronic message center in excess of 25% of the total sign area; and 5) an electronic message center displaying full color.
Site Location	12725 Bell Road (PIN 22-36-100-012)
Existing Zoning	Institutional
Size	11.84 acres
Existing Land Use	Institutional
Surrounding Land Use/Zoning	East: Forest Preserve District, Cook County R-3 Single-Family Residence District West: Golf Course, Cook County R-3 Single-Family Residence District North: Forest Preserve District, Cook County R-3 Single-Family Residence District South: Forest Preserve District, Cook County R-3 Single-Family Residence District
Comprehensive Plan 2002	The Comprehensive Plan calls for this site to be open space.
Zoning History	The property was annexed to the Village in 2007 and zoned institutional.

Special Information

Public Utilities The site not serviced by Village water and sewer.

BACKGROUND

Prior to the adoption of the Unified Development Ordinance in 2008, the Lemont Zoning Ordinance governed the construction of signs and it allowed electronic message centers as a special use. In 2006 and 2007, four electronic message centers were approved by special use – School District 210, School District 113A, Vito & Nick’s, and Illinois Bar and Grill. In 2009, the Lemont Park District received special use approval for an electronic message center (although approved after the UDO was adopted, the application was initiated prior to its adoption and was therefore reviewed under the standards of the Lemont Zoning Ordinance). In the UDO, electronic message centers are now only allowed within a portion of the State Street corridor, which is defined within the UDO as the Electronic Message Center Overlay District.

CASE HISTORY

One of the existing free standing signs at First Church of the Nazarene was recently destroyed in an auto accident. The church inquired with the Village about the applicable requirements for a replacement sign and after discussing the options available within the UDO, the church decided to apply for the requested variations (see table on page 2).

STANDARDS FOR VARIATIONS

UDO Section 17.04.150.D states that variation requests must be consistent with the following three standards to be approved:

1. The variation is in harmony with the general purpose and intent of the Unified Development Ordinance;

Analysis. The general purpose of the UDO is specified in UDO Section 17.01.050. Of the eight components listed, four are not applicable to this variation request.

- **Promoting and protecting the general health, safety and welfare.** The request for internal illuminations will not injure the public health, safety and general welfare. The requested illumination would not be overly bright so as to create glare or other distractions for drivers.

The request for an electronic message center has unknown impacts on health and safety. Properly noted by the applicant, the Federal Highway Administration (FHWA) has conducted a literature review of academic reports on the impacts of electronic message centers on driver safety and concluded that the current research has yielded inconclusive results. Therefore, it is difficult to say whether the approval of the requested variation for a full color electronic message center in excess of the UDO's maximum size would have negative impacts on the general health, safety and welfare.

The requested height variation would likely make the sign more visible; it is unknown whether such additional visibility would have a negative impact on health and safety. Some studies indicate that if a sign is visible from too far a distance, the driver can be distracted by attempting to read a sign that is not yet legible.¹ However, as noted previously, overall results are inconclusive.

- **Ensuring adequate natural light, air, privacy, and access to property.** The variation will have no impact on air, privacy, or access to property. It will increase light emanating from the subject site, but since the light is directed toward the street and not toward any residential properties, impact of the light would be primarily to drivers and not surrounding property owners.

¹ <http://www.fhwa.dot.gov/realestate/cevms2.htm>

- **Maintaining and promoting economically vibrant and attractive commercial areas.** The applicant argues that the requested variations are necessary, in part, because the Bell Road corridor is going to become a commercial corridor. Although this may be true, many variables are yet unknown, including the extent to which commercial properties will be located along the corridor and the nature and design of such commercial uses.

However, the portion of Bell Road along which the subject site is situated is certainly not a typical Village residential corridor, like Timberline or Covington Drives. If, for the sake of argument, we concede that the Bell Road will become a commercial area, then the same analysis would apply to this variation request as was applied to the recent Advocate monument sign variation request. The UDO currently prohibits internal illumination of monument signs. Therefore, the Village has determined that internally illuminated monuments signs are not essential to economically vibrant and attractive commercial areas. If the Planning and Zoning Commission were to find otherwise, then the Village should not merely grant a variation to allow one such sign, but should change the UDO to allow internal illumination of all monument signs.

- **Conserving the value of land and buildings throughout the Village.** The illumination of this singular monument sign would have minimal impacts on adjacent properties and likely no impact on the value of land and buildings throughout the Village. However, a precedent could be set by approving this requested variation that may have an unknown impact on land throughout the Village.

2. The plight of the owner is due to unique circumstances and thus strict enforcement of the Unified Development Ordinance would result in practical difficulties or impose exceptional hardships due to the special and unique conditions that are not generally found on other properties in the same zoning district;

Analysis. The applicant asserts that one of the unique circumstances in this case is that the need for a new monument sign is an unanticipated expense, one which the church will have to raise funds to meet. This is certainly a unique circumstance that likely creates financial hardship for the church to purchase a new sign. However this circumstance and hardship do not necessitate the requested variations. In fact, a simple monument sign would be much less expensive than an electronic message center but such a sign would not meet the applicant's desire to communicate multiple messages through one sign.

The applicant notes that the site's previous monument sign was in place for 12 years before it was destroyed. The applicant states that they feel the current UDO requirements compel them to install a monument sign that will be outdated in the next five to ten years and that the church cannot afford to change signs that frequently. What one considers "outdated" is highly subjective. So long as the requirements of the UDO are uniformly applied throughout the Village, then

whatever signs are constructed within the Village of Lemont will be “in date” with one another, even if they do not represent every new trend or technology in sign design. In the case of electronic message centers, the Village has already determined that it does not wish to fully embrace the new sign technology.

The applicant explains that the previous monument sign (a manual changeable copy sign) rendered lettering changes difficult and lacked sufficient room to communicate multiple events at one time. The applicant states that many times a year, the church uses multiple temporary signs to communicate messages. Additionally, there is a second free standing sign on the site. The applicant contends that the subject site is unique in that it draws thousands of families on a weekly basis for various different events. The church site is home to a pre-school with enrollment of over 100. The Nazarene Recreation program includes a volleyball club, soccer club, and an arts academy offering music lessons; these programs bring children to the subject site at least once a week during their operating seasons. Approximately 4,000 children are involved in the Nazarene Recreation program. The Southwest Community Concert Band holds its weekly rehearsals at the subject site and hosts a week-long summer band camp each year on-site. Additionally, the church has several special events throughout the year.

There are a large number of people visiting the subject site and the site does need a visible sign and visible entry points so those unfamiliar with the area can safely find their way into the site. However, an internally illuminated sign with an electronic message center is not necessary to fulfill this need. The application states that Bell Road “is dark at night” and that “the proposed sign is designed to be a beacon.” Although the applicant intends these statements to support the variation request, staff views them differently. If the area is dark, then any illuminated sign will be more noticeable, whether the source of illumination is internal or external. An externally illuminated monument sign provides adequate site visibility for passing motorists to identify the site, particularly along a dark corridor such as Bell Road at night. Entrance and exit signs and/or lighting at the site’s driveways would help visitors find their way into the site.

A static or changeable copy sign would limit the number of messages that the church can display on its sign. The same argument can be made by a pharmacy that wants to advertise simultaneous offerings on various items such as milk, Halloween candy, or blood pressure screening. Or the multiple tenants in a shopping center that all desire to advertise their own specials on the single shopping center sign along the right of way. Therefore, this limitation is not unique in that it is consistent with the requirements of the UDO that are applied equally across all properties.

The applicant states that the location of the church is unique because of the high travel speeds on Bell Road and trees that limit drivers’ sight of the existing or proposed sign. The applicant contends that these factors support the need for the proposed sign. Bell Road does have a speed limit of 45 miles per hour, which is a higher travel speed than most Village roads. However, Archer Avenue and Main Street also have speed limits of 45 mph or higher and properties along these streets are required to comply with the sign standards of the UDO. If the Village

agrees that the high speed limits along roads such as Bell and Archer warrant different signage, the Village should amend the UDO accordingly, not hand out variations on a case-by-case basis.

There are trees on either side of the subject site. Staff found that the trees to the south of the subject site did not inhibit views; the church's current temporary sign was visible as far away as entrance to the Lemont Fire Protection District, almost one quarter mile from the subject site's proposed sign location. Trees to the north of the subject site did limit visibility of the subject site for southbound drivers somewhat.

Staff does not see a unique circumstance that warrants approval of a variation for this property. The UDO standards related to monument signs apply to all monument signs equally. Staff believes that the conditions pointed out by the applicant as unique circumstances are also applicable to other properties in the Village, particularly any other property to be developed along Bell Road.

3. The variation will not alter the essential character of the locality and will not be a substantial detriment to adjacent property.

Analysis. The Bell Road corridor may, one day, become a commercial corridor as the applicant contends. For now, however, the introduction of an electronic message center along Bell Rd would change the character of the area to decidedly more commercial. Additionally, because no electronic message centers have ever been approved under the UDO, the precedent set by approving this variation could have larger impacts across the municipality.

Engineering Comments. The Village Engineer stated he has no comments to the variation application.

Fire District Comments. The Fire District had no objections to the variation application.

CONCLUSIONS & RECOMMENDATIONS

Staff does not recommend approval of the variation requests. Staff does not find unique circumstances in this case that warrant a variation. If the Planning & Zoning Commission wishes to approve the requested variation, staff would recommend that they PZC then direct staff to subsequently review and amend the UDO's regulations regarding monument signs.

Also, it should be noted that the subject site currently has a freestanding sign, in addition to the sign that was damaged. If a new monument sign is approved, the UDO would require the removal of the existing sign. Also, there are several illegal temporary signs on the site that should be removed or properly permitted. The UDO only allows one temporary sign per site at any given time.

FINDINGS OF FACT

If the Planning and Zoning Commission recommends approval of the variation, the following findings-of-fact might be considered among those appropriate, that:

- a. The variation will not adversely affect public health, safety or welfare because it will not create excessive light for nearby residential properties or glare for passing motorists.
- b. The variation will have limited impact to adjacent properties and that impact is not predicted to be negative.
- c. The use of the subject site draws many people for many various reasons and therefore has unique needs for visibility that are greater than the visibility needs of other uses; therefore, a variation is warranted.

ATTACHMENTS

1. Applicant Submission
2. Site Photos

Variation Application Form

APPLICANT INFORMATION

HUGH A. COMBS
Applicant Name

FIRST CHURCH OF THE NAZARENE
Company/Organization

12725 BELL ROAD LEMONT, IL 60439
Applicant Address

708-349-0454 630-257-8994 (FAX)
Telephone & Fax

ACOMBS @ CHICAGO FIRST NAZ. ORG
E-mail

CHECK ONE OF THE FOLLOWING:

- Applicant is the owner of the subject property and is the signer of this application.
- Applicant is the contract purchaser of the subject property.
- Applicant is acting on behalf of the beneficiary of a trust.
- Applicant is acting on behalf of the owner.

PROPERTY INFORMATION

12725 BELL ROAD LEMONT, IL 60439
Address of Subject Property/Properties ⁰¹²

22-36-100-012-0000
Parcel Identification Number of Subject Property/Properties

11.371 ACRES
Size of Subject Property/Properties

DESCRIPTION OF REQUEST

Request for variance for an electronic sign in institutional zoning district.
Brief description of the proposed variation

REQUIRED DOCUMENTS

See Form 500-A, Variation Application Checklist of Required Materials, for items that must accompany this application.

FOR OFFICE USE ONLY

Application received on: _____

By: _____

Application deemed complete on: _____

By: _____

Current Zoning: _____

Fee Amount Enclosed: _____

Escrow Amount Enclosed: _____

Variation Criteria Worksheet

Unified Development Ordinance (UDO) Section 17.04.150.D.1 establishes the criteria that all applications for variations must meet. In addition, Section 17.04.150.D.2 of the Unified Development Ordinance requires that the Planning & Zoning Commission or Zoning Hearing Officer take the following conditions into consideration when determining whether a request qualifies for a variation. You may want to consider the following in your variation request:

- The particular physical surroundings, shape, or topographical condition of the specific property involved results in a particular hardship upon the owner, as distinguished from a mere inconvenience, if the strict letter of the regulations of the Unified Development Ordinance were fulfilled;
- The conditions upon which the petition for variation is based would not be applicable, generally, to other property within the same zoning classification;
- The alleged difficulty or hardship has not been created by any person presently having an interest in the property;
- The granting of the variation will not be detrimental to the public welfare or injurious to other property or improvements in the neighborhood in which the subject property is located; and
- The variation will not impair an adequate supply of light and air to adjacent properties, or substantially increase the congestion in the public streets, or increase the danger of fire, or endanger the public safety, or substantially diminish or impair property values within the neighborhood.

Please describe below how your variation request meets the criteria of UDO Section 17.04.150.D.1. Attach additional sheets if necessary.

UDO Section 17.04.150.D.1.a

The variation is in harmony with the general purpose and intent of the Unified Development Ordinance;

SEE ATTACHED SHEETS

UDO Section 17.04.150.D.1.a

The variation is in harmony with the general purpose and intent of the Unified Development Ordinance;

The First Church of the Nazarene in Lemont, IL on Bell Road is submitting a variance request for a new monument sign to be erected on our property along Bell Road. We are replacing a former sign that was destroyed in an automobile accident in January of this year. The proposed sign as presented generally conforms with the intent of the Unified Development Ordinance set aside for Signage. The sign as proposed has a sign area that is 59 sq ft, smaller than the allowable 64 sq ft and much less than our old sign which was 72 sq ft. We are also in compliance with the limestone or limestone-like base requirement.

It is our understanding that the purpose and intent of the restriction on electronic signs in the village, other than in a narrow commercial district, is to maintain a certain ambience and quality of life in the village. We agree with this position as it pertains to the “main” residential areas of Lemont. With our location on Bell Road, on the eastern fringe of the village, we do not feel that allowing an electronic sign violates this purpose and intent. Bell Road is a major thoroughfare that will soon be widened and become more commercial. An electronic sign in this section of Lemont will not detract from the character and ambience of Lemont in any way. It should also be noted that there are presently two electronic signs on Bell Road in near proximity to our church. One is at the Christ Community Church about one half mile to our south and the other is at Everest Academy approximately one mile to our north. While neither of these properties are located in incorporated Lemont, they are along the same corridor as our church. Again, we do not believe that adding an electronic sign to this area would provide a negative impact in any way.

We understand that variances to the Unified Development Ordinance have been granted to other entities in institutional zoned districts such as schools in the past. We believe that just as those variances were in harmony with the general purpose and intent of the UDO, that ours is as well. The same constraints and issues that would prompt a school institution to request a variance to have an electronic sign are the same ones that would apply to us.

These are the exceptions for the listed variances we are requesting:

1. Height of the Sign: We request the sign be 9’ in height in lieu of the 8’ maximum. Our old sign was 9’3” and did not restrict any traffic vision. Since our front yard along Bell Road is vast, and the sign is set back from the road quite a distance, the height is important so as to not to be lost in the open yard. Also, there are hills from the south and north on Bell Road as you approach our church making an 8’ height restriction a hardship. Having a taller sign allows drivers approaching our property to be able to see the sign earlier from both directions.
2. Internally Illuminated: We request that the top portion of the sign presented be internally illuminated. This would provide the least amount of light impact to the surrounding area, since only the logo, name and website information would be illuminated amidst a black background. Our old sign was internally illuminated.

3. **Electronic - Color Area:** We request the ability to install an electronic portion of the sign as shown on the sign drawing. This electronic portion would be a Color, LED unit. The electronic LED unit would comply with the requirements outlined to “not flash, not oscillate, not chase, not scroll or not animate.” It would also adhere to the requirement that the graphic would “not change more frequently than once every three seconds”.
4. **Size of Electronic Area:** In Addition, we request the electronic portion would be 50-52% of the sign area. As a community center church facility, we have hundreds of events that need to be communicated in short, informational messages. An amber type electronic sign with limited area for message space is typically obsolete in today’s standards for communication graphics.

UDO Section 17.04.150.D.1.b

The plight of the owner is due to unique circumstances and thus strict enforcement of the Unified Development Ordinance would result in practical difficulties or impose exceptional hardships due to the special and unusual conditions that are not generally found on other properties in the same zoning district; and

SEE ATTACHED SHEETS

UDO Section 17.04.150.D.1.c

The variation will not alter the essential character of the locality and will not be a substantial detriment to adjacent property.

SEE ATTACHED SHEETS

UDO Section 17.04.150.D.1.b

The plight of the owner is due to unique circumstances and thus strict enforcement of the Unified Development Ordinance would result in practical difficulties or impose exceptional hardships due to the special and unusual conditions that are not generally found on other properties in the same zoning district; and

Our request for the variance as it relates to a new sign is certainly a unique circumstance. Our original sign was completely destroyed by a car collision. Thankfully everyone was safe and unharmed except for a few bumps and bruises. However, the sign did not survive. There are a few reasons why this incident causes some practical difficulties and hardships for the church. First, we must replace the sign, it is an essential part of our community communication. The original sign was erected in 1999 and has been used extensively for 12 years. We did not have current plans to replace the sign and must fundraise to build the sign we are presenting. We will receive some insurance funds for the value of the old sign, but these funds will not cover the full cost of an updated sign. This is a financial hardship on the church, but we feel it is prudent and financially responsible to use the insurance funds as well as fundraising collections to build a sign that reflects today's methods of communication that will not be outdated in the next 5 to 10 years as some of the current restrictions may impose. The financial burden is not due to the ordinance, but due to the entire reason why we need to replace the sign, the timing, and that the church does not build new signs in decades.

Second, the existing sign was difficult to change the lettering and did not have enough space on it to communicate multiple events at one time. Thus many times during the year our yard is cluttered with temporary event signs. Our location and mission requires that we communicate effectively to our church members, community families that visit our property as well as the people of Lemont and the region that drive by our location on a daily or weekly basis. Our church sign is a critical element in that communication method. Our church is unique in the fact that we are truly a community center with thousands of families that come to our facility on a weekly basis. We have a Preschool with 135 children, our Nazarene Recreation Programs and Nazarene Arts programs with over 4000 participants yearly, a semi-annual community children's clothing Resale, we are the home of the Southwest Community Concert Band, our Polar Express Christmas event with over 1000 people in attendance, Passion Play with over 1500 attendees, as well as a number of other community events throughout the year. An electronic sign with multiple changing color graphic images will allow us to be able to advertise these events more effectively.

Third, a strict replacement of the old sign now would require variances, since the old sign was not compliant with current Village Sign Ordinances. The sign area was larger and it was taller than presently allowed, and it did not have the required limestone base. Our goal is to not just replace the sign with an outdated sign that will stand for another 15 years, but to be forward thinking, use the funds wisely and install a sign that is classic, informational, not distracting, but clear in communication about who we are and about upcoming events.

Fourth, we are living in a graphic age. Communication has evolved very quickly from text and words to graphic images and video. Much of our church communication now is done graphically. Having the ability to display static color graphic images will greatly enhance our ability to communicate our messages to those who pass by our church on a regular basis. We do not intend

to have scrolling or moving images, but just static color images that would communicate a single message or event.

Lastly, the location of the church is unique. We are located on Bell Road between McCarthy Road and 131st Street. This stretch of road is well traveled, a faster speed limit than most residential or retail zones which helps our case in needing a sign that draws quick attention, but is not distracting. The road is dark at night, with very few residential homes, with the fire station and Mid-Iron Golf Club directly across the street. The proposed sign is designed to be a beacon, internally illuminated top portion with logo and name and with a non-motion LED Color portion that would adhere to the three second change policy. Our old sign had a large white internally illuminated section that was very bright and difficult to read, but the new sign should help provide identification to the church location amidst a dark neighborhood. There is a hill and cluster of trees on Bell road coming from the north and a cluster of trees coming from the south that prevents vision to the church until you are close to the church entrances. The new sign is positioned far enough back from the property line at the road to not distract, but close enough to help those slow down to find the entrances on either end of the property.

As a summary, the unique and hardship circumstances surrounding our need to replace the sign started with destruction of our existing sign, financial hardship, need to update the communication method, and location of the church all provide reasons for the variance requests.

UDO Section 17.04.150.D.1.c

The variation will not alter the essential character of the locality and will not be a substantial detriment to adjacent property.

The Variances requested by the First Church of the Nazarene for the monument sign do not alter the essential character of the locality and would not be a substantial detriment to the adjacent property. Our church site has Mid-Iron Golf Club across the street and Forest Preserve surrounding the property. The nearest residences would not be impacted.

There have been some who have questioned the negative effect of electronic signs on driving safety. Below is a link to an article entitled “The Possible Effects of Commercial Electronic Variable Message Signs (CEVMS) on Driving Safety” from the U.S. Department of Transportation, Federal Highway Administration.

(<http://www.fhwa.dot.gov/realestate/cevms2.htm>)

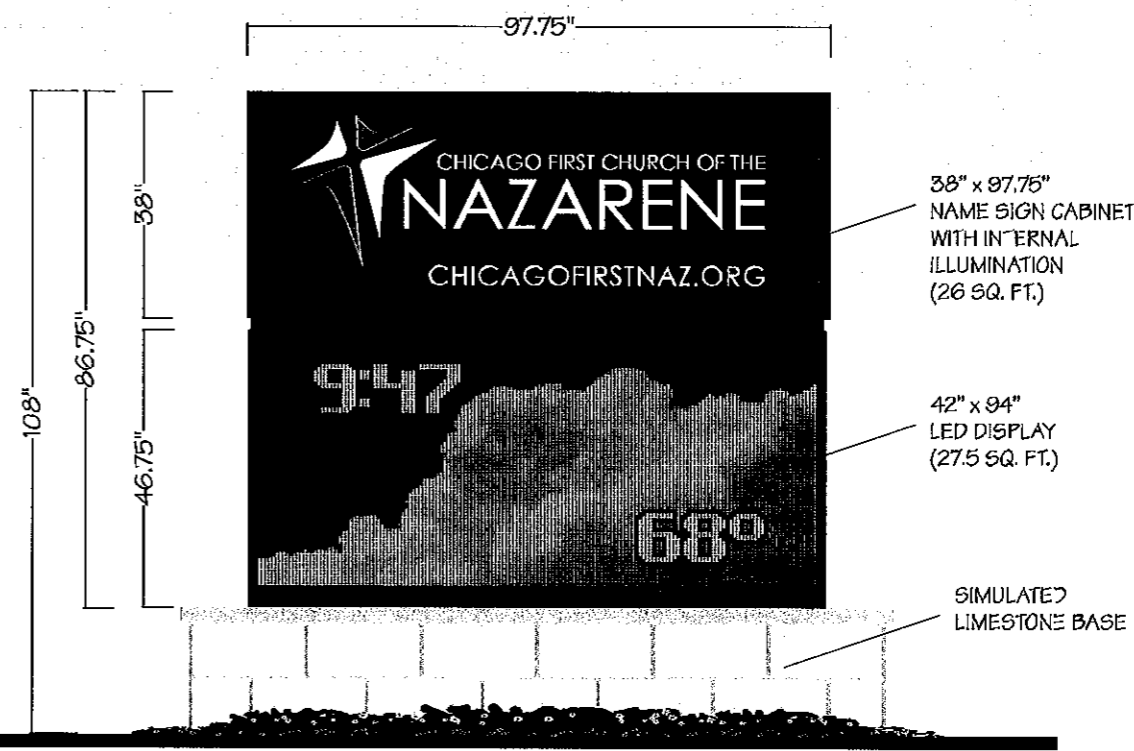
This is a summary statement from the article:

“The basic research question being addressed in the present report is whether the presence of CEVMS used for outdoor advertising is associated with a reduction in driving safety for the public. When regarded from a scientific perspective, the present literature review does not provide an adequate answer to this question. The studies reviewed are inconclusive.”

Based on what we have found in our research we do not believe this electronic sign will in any way increase congestion, or endanger the public safety within our neighborhood.



ORIGINAL MONUMENT SIGN
(76 SQ. FT. TOTAL)



DOUBLE SIDED MONUMENT SIGN
(59 SQ. FT. TOTAL)

VanBruggen SIGNS INC. SINCE 1925

13401 SOUTHWEST HWY.,
ORLAND PARK, ILLINOIS

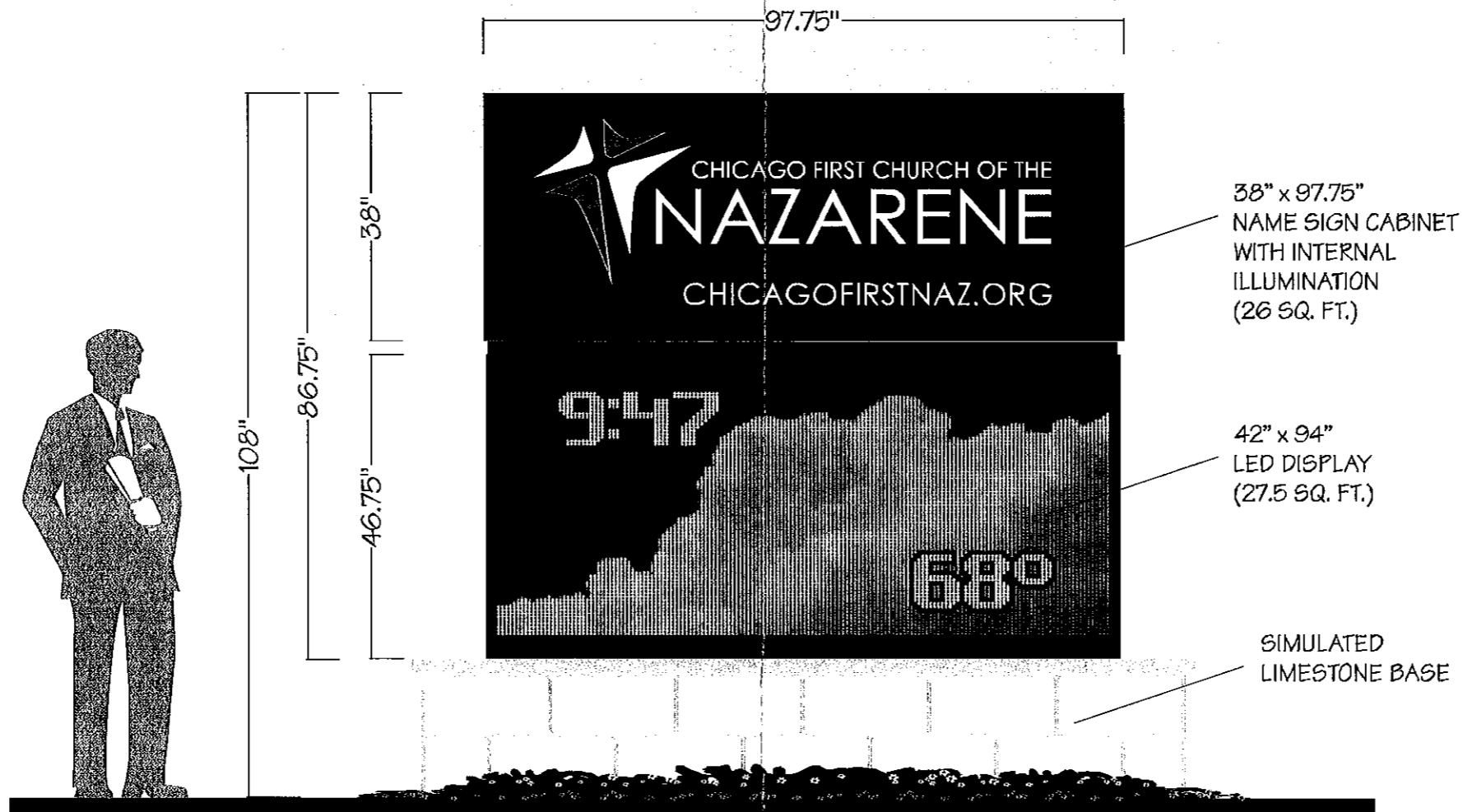
708-448-0826 FAX 708-448-9092

Notes _____

Approved _____ Date _____

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Scale	3/8"=1'-0"	Title	NAZARENE CHURCH		
Date	3-14-12	Description	D/F MONUMENT SIGN		
Drawn By	D.S.	Revisions By	D.S.		Drawing No. 12-042.5C
		Date	3/26		



DOUBLE SIDED MONUMENT SIGN
(59 SQ. FT. TOTAL)

VanBruggen SIGNS
INC. SINCE 1925

13401 SOUTHWEST HWY.,
ORLAND PARK, ILLINOIS

708-448-0826 FAX 708-448-9092

Notes _____

Approved _____ Date _____

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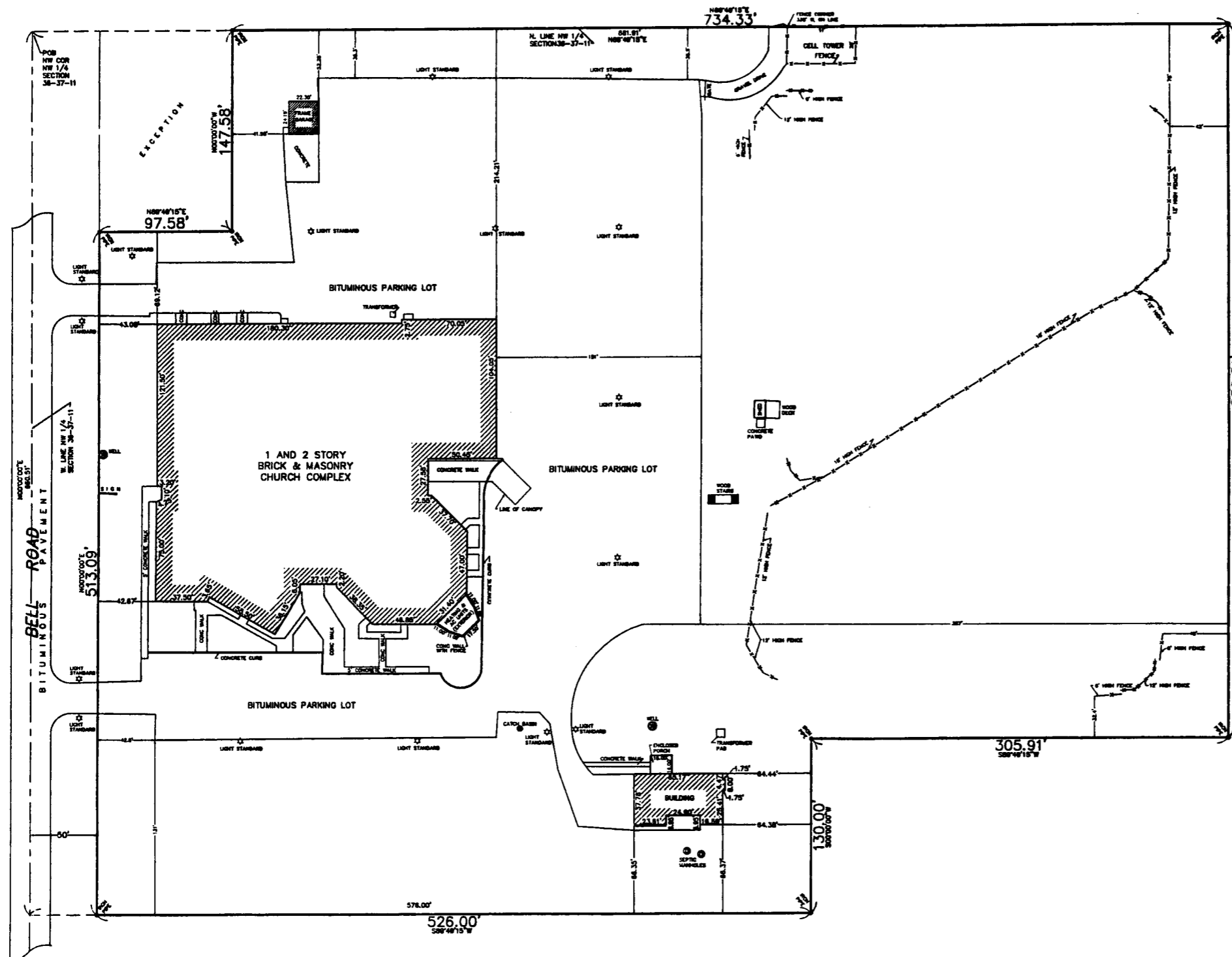
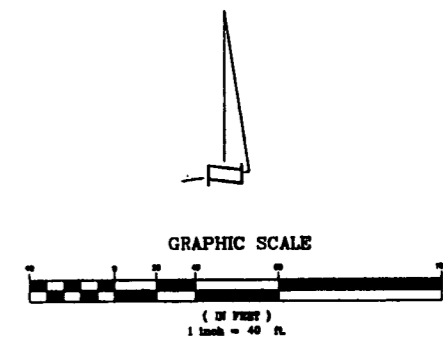
Scale	1/2"=1'-0"	Title	NAZARENE CHURCH		
Date	3-14-12	Description	D/F MONUMENT SIGN		
Drawn By	D.S.	Revisions By	D.S.		Drawing No.
		Date	3/26		12-042.4C

PLAT OF SURVEY
STONELAKE SURVEY CO., LTD.
 REGISTERED LAND SURVEYORS
 11659 S. MAYFIELD AVENUE
 WORTH, ILLINOIS 60803
 PHONE: 708-388-1010

LEGAL DESCRIPTION

A TRACT OF LAND IN THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 36, TOWNSHIP 37 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF SAID NORTHWEST QUARTER; THENCE NORTH 89 DEGREES 49 MINUTES 15 SECONDS EAST 881.91 FEET ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER; THENCE DUE SOUTH 530.51 FEET; THENCE SOUTH 89 DEGREES 49 MINUTES 15 SECONDS WEST ALONG A LINE 530.51 FEET SOUTH OF AND PARALLEL THE SAID NORTH LINE 305.91 FEET; THENCE DUE SOUTH 130.00 FEET; THENCE SOUTH 89 DEGREES 49 MINUTES 15 SECONDS WEST 578.00 FEET TO THE WEST LINE OF SAID NORTHWEST QUARTER; THENCE NORTH 660.51 FEET ALONG LAST SAID WEST LINE TO THE PLACE OF BEGINNING (EXCEPTING THEREFROM THE WEST 50 FEET TAKEN FOR BELL ROAD AND ALSO EXCEPTING THAT PART CONVEYED PER DOCUMENT NUMBER 2265421), ALL IN COOK COUNTY, ILLINOIS.

AREA = 11.371 ACRES ±



STATE OF ILLINOIS }
 COUNTY OF COOK } S.S.

STONELAKE SURVEY COMPANY, LTD. DOES HEREBY CERTIFY THAT THEY HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND THAT THIS PLAT IS A CORRECT REPRESENTATION OF SAID SURVEY. ALL DIMENSIONS ARE GIVEN IN FEET AND DECIMAL PARTS THEREOF CORRECT AT 62° FAHRENHEIT.

DATED AT WORTH, ILLINOIS. *July 24, 2001*

 ILLINOIS REGISTERED LAND SURVEYOR # 1702



APPROVED 12775 BELL RD., LEMONT, IL
 CONVEYED FROM FIRST CHURCH OF THE NAZARENE
 OWEN HULSE
 ORDER NO. 7564
 DRAWN 4/17 PAGE 30
 REFER TO DED TITLE POLICY AND LOCAL ORDINANCES
 FOR TRAILING RESTRICTIONS & EASEMENTS
 NO MEASUREMENTS ARE TO BE ASSUMED BY SCALING



Subject Site



Existing, damaged sign



Bell Road



Mid Iron Golf Club – across street from subject site.