



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, February 20, 2013
7:00 p.m.

**Planning and Zoning
Commission**

Dennis Schubert,
Chairman

Commission Members:

Ryan Kwasneski
David Maher
Jerry McGleam
Gregory Messer
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. Approval of Minutes: February 20, 2013 meeting

II. CHAIRMAN'S COMMENTS

III. ACTION ITEMS

A. Case 13-05 – JJB Group Family Resubdivision. A public hearing to consider a resubdivision of four lots in the Sylvan Woods subdivision.

B. Comprehensive Plan Update. Draft Economic Development & Housing Elements.

IV. GENERAL DISCUSSION

V. ADJOURNMENT



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 #33-13
FROM: Charity Jones, Village Planner
THRU: James A. Brown, Planning & Economic Development Director
SUBJECT: Case 13-05, JJB Group Family Resubdivision
DATE: April 12, 2013

SUMMARY

Jeffrey Bell, owner of the subject property, has requested approval of a final plat of subdivision for his four lots in unincorporated Lemont township. Staff recommends approval.



PROPOSAL INFORMATION

Case No. 13.05
Project Name JJB Group Family Resubdivision

General Information

Applicant	Jeffrey Bell
Status of Applicant	Manager / Beneficiary of land trusts which own the four lots
Requested Actions:	Final plat of subdivision
Purpose for Requests	Resubdivision of four existing lots
Site Location	14204 Hawthorne Drive (PINs: 22-34-305-014, 015, 016, and 017)
Existing Zoning	Cook County R-3 Single Family Residence District
Size	4.2 acres
Existing Land Use	Residential
Surrounding Land Use/Zoning	North: vacant/agriculture, Cook County R-3
	South: Residential, Cook County R-3
	East: Residential, Cook County R-3
	West: Residential, Cook County R-3
Comprehensive Plan 2002	The Comprehensive Plan map designates this area as low density residential (0-2 dwelling units per acre).

Special Information

Public Utilities	The site is not served by Village utilities
Physical Characteristics	Three of the lots are vacant; one lot is developed with the applicant's home.

BACKGROUND

The Illinois Municipal Code grants municipalities the authority to implement their Comprehensive Plans through the enforcement of local subdivision regulations on properties outside the municipal limits, so long as such properties are unincorporated and within a mile and a half of the municipal limits(65 ILCS 5/11-12-5). The subject property is covered by Lemont's Comprehensive Plan, is unincorporated and is within a quarter mile of the Village limits; the proposed resubdivision is therefore subject to Village review and approval.

GENERAL ANALYSIS

Consistency with the Comprehensive Plan. The proposed resubdivision is consistent with the Comprehensive Plan's recommended land use and density for the area. The existing and proposed land use is single-family residential. The overall density of the resubdivision would be .95 dwelling units per acre, which is consistent with the Comprehensive Plan's recommendation of 0-2 dwelling units per acre. The sizes of the lots are not changing dramatically and none of the lots will be reduced in size.

Consistency with Subdivision Standards. The proposed lot sizes, which range from 40,232 to 54,671 square feet, are comparable to the Village's R-2 zoning district; therefore, staff will use the R-2 standards as the basis for this analysis. The R-2 district requires a minimum lot size of 40,000 sf, which all of the lots meet. It also requires a minimum lot width of 125 ft, which all lots meet except for lot 1. Lot 1 is a flag lot, with access to the lot provided by a 20' strip off an existing stub street. 17.04.110.A of the Unified Development Ordinance states that subdivisions should "follow accepted engineering and planning standards, to include the avoidance of flag lots, lots that are not generally rectilinear in shape, or lots that are not readily accessible to public rights of way." Although flag lots are typically discouraged, staff finds the proposed flag lot acceptable. The lot in question is already a flag lot. The proposed resubdivision minimizes the impact of the flag lot. By reconfiguring the access the flag lot will affect only one lot instead of three, as it does now.

Aesthetic and Environmental. No changes are proposed to the site.

Engineering Comments. The Village Engineer had no objection to the requested subdivision. Staff is awaiting Engineering comments regarding details of the plat which may require minor revisions (e.g. the necessary certificates).

Fire District Comments. The Fire Marshal had no comments on the proposed subdivision.

CONCLUSIONS & RECOMMENDATIONS

Staff recommends approval of the proposed resubdivision, contingent upon the completion of any minor changes as may be required by the Village Engineer.

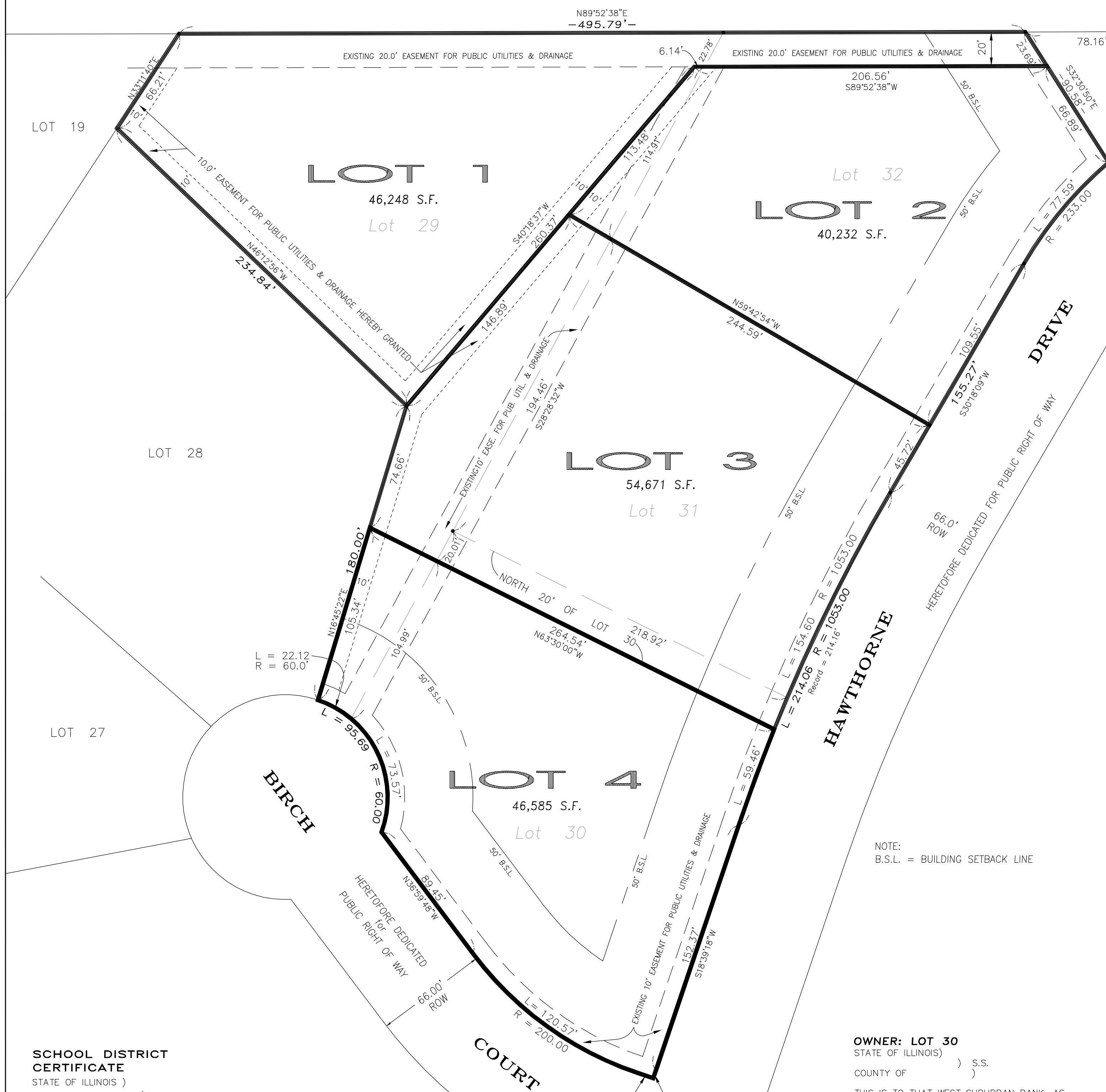
ATTACHMENTS

1. Application Materials

JJB GROUP FAMILY RESUBDIVISION OF SYLVAN WOODS SUBDIVISION

A RESUBDIVISION IN THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 37 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

PIN NO'S.
22-34-305-014
22-34-305-015
22-34-305-016
22-34-305-017



LEGAL DESCRIPTION

LOTS 29, 30, 31 AND 32 IN SYLVAN WOODS, A SUBDIVISION OF THE WEST 100 ACRES OF THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 37 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT THE NORTH 1349.80 FEET THEREOF), IN COOK COUNTY, ILLINOIS.

OWNER: LOTS 29 AND 32
STATE OF ILLINOIS) S.S.
COUNTY OF)

THIS IS TO THAT WEST SUBURBAN BANK, AS TRUSTEE UNDER TRUST AGREEMENT DATED NOVEMBER 18, 2004, AND KNOWN AS TRUST NUMBER 12643, IS THE OWNER OF THE LAND HEREIN DESCRIBED IN THE ANNEXED PLAT, AND HAS CAUSED THE SAME TO BE PLATTED AND RECORDED AS SHOWN HEREON FOR THE USES AND PURPOSES THEREIN SET FORTH AND DOES HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE STYLE AND TITLE THEREON INDICATED.

DATED AT _____

THIS _____ DAY OF _____, A.D. 20__

BY: _____

PRINT NAME

NOTARY

STATE OF ILLINOIS)
COUNTY OF) S.S.

I, _____, A NOTARY PUBLIC IN AND FOR SAID COUNTY IN THE STATE AFORESAID, DO HEREBY CERTIFY THAT

AND _____
PERSONALLY KNOWN TO ME TO BE THE SAME PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT THEY SIGNED AND DELIVERED THE ANNEXED PLAT AS THEIR OWN FREE AND VOLUNTARY ACT AND AS THEIR FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES THEREIN SET FORTH AND HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE STYLE AND TITLE THEREON SHOWN.

GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS _____ DAY OF _____, A.D. 20__, AT _____, ILLINOIS.

NOTARY PUBLIC

SCHOOL DISTRICT CERTIFICATE

STATE OF ILLINOIS) S.S.
COUNTY OF)

THIS IS TO CERTIFY THAT TO THE BEST OF OUR KNOWLEDGE, THE UNDERSIGNED AS OWNERS OF THE PROPERTY, WHICH WILL BE KNOWN AS "JJB GROUP FAMILY RESUBDIVISION OF SYLVAN WOODS SUBDIVISION" IS LOCATED WITHIN THE BOUNDARIES OF:

ELEMENTARY SCHOOL DISTRICT: NO. 113A
HIGH SCHOOL DISTRICT: NO. 210

JUNIOR COLLEGE DISTRICT: NO. 525

IN COOK COUNTY, ILLINOIS.

DATED THIS _____ DAY OF _____, 20__

BY: _____

TITLE _____

VILLAGE TREASURER'S CERTIFICATE

STATE OF ILLINOIS) S.S.
COUNTY OF COOK)

I, _____, VILLAGE TREASURER OF THE VILLAGE OF LEMONT, COOK, WILL AND DUPAGE COUNTIES, ILLINOIS, DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT OR UNPAID CURRENT OR FORFEITED SPECIAL ASSESSMENTS OR ANY DEFERRED INSTALLMENTS THEREOF THAT HAVE BEEN APPOINTED AGAINST THE PROPERTY INCLUDED IN THE PLAT HEREON DRAWN.

DATED AT LEMONT, _____ COUNTY, ILLINOIS,

THIS _____ DAY OF _____, 20__

VILLAGE TREASURER

PUBLIC UTILITY & DRAINAGE PROVISIONS

A permanent non-exclusive easement is hereby reserved for and granted to the Village of Lemont, Illinois, AT & T, Commonwealth Edison Company, Northern Illinois Gas Company and all public utility and other companies of any kind operating under franchise granting them rights from said village and to their successors and assigns, in, upon, across, under and through the areas labeled "Public Utilities and Drainage Easement" (P.U. & D.E.) as well as those areas dedicated herein for streets or where otherwise noted. Such Easements shall exist for the purpose of installing, constructing, inspecting, operating, replacing, renewing, altering, enlarging, removing, repairing, cleaning and maintaining sanitary sewers, water mains, electrical, cable television, communication, gas, telephone or other utility lines and appurtenances and such other installations and service connections as may be required to furnish water, public utility and sanitary sewer services to adjacent and other areas, and such appurtenances and additions thereto including manholes, hydrants, pipes, pipelines to carry treated effluent, service connections, catch basins, and, without limitation, such other installations may be required to furnish sanitary sewer and water service as the Village may deem necessary, together with the right of access across the real estate platted hereon for the necessary personnel and equipment to do any or all of the above work.

No permanent buildings or fences shall be erected on said easements, but the premises may be used for gardens, shrubs, landscaping and other purposes that do not then or later interfere with the aforesaid uses and rights.

The right is also hereby granted to the Village to cut down, trim or remove any trees, shrubs or other plants that interfere with the operation of or access to such utility installations in, on, upon, across, over under or through said Easements.

Where said Utility Easements are also used for electric, telephone, cable television or gas distribution systems or components, such other utility installations shall be subject to the prior approval of the Village of Lemont when there is reasonable possibility of interference of gravity or subsurface flow in any drainage ways or water mains or sanitary sewers or stabilization of vegetative groundcover.

PRESIDENT & BOARD OF TRUSTEES CERT.

STATE OF ILLINOIS) S.S.
COUNTY OF COOK)

APPROVED AND ACCEPTED BY THE PRESIDENT AND THE BOARD OF TRUSTEES OF THE VILLAGE OF LEMONT, COOK COUNTY, ILLINOIS AT A PUBLIC MEETING HELD:

THIS _____ DAY OF _____, 20__

SIGNED: _____
PRESIDENT of the BOARD OF TRUSTEES

ATTEST: _____
VILLAGE CLERK

VILLAGE ENGINEER'S CERTIFICATE

STATE OF ILLINOIS) S.S.
COUNTY OF COOK)

I, _____, VILLAGE ENGINEER OF THE VILLAGE OF LEMONT, COOK, WILL AND DUPAGE COUNTIES, ILLINOIS, HEREBY CERTIFY THAT THE LAND IMPROVEMENTS IN THIS RESUBDIVISION, AS SHOWN BY THE PLANS AND SPECIFICATIONS THEREOF, MEET THE MINIMUM REQUIREMENTS OF SAID VILLAGE AND HAVE BEEN APPROVED BY ALL PUBLIC AUTHORITIES HAVING JURISDICTION THEREOF.

DATED THIS _____ DAY OF _____, 20__

VILLAGE ENGINEER

SURVEYOR'S CERTIFICATE

State of Illinois) S.S.
County of Du Page)

This is to certify that I, Michael L. Krisch, an Illinois Professional Land Surveyor, have surveyed, subdivided and platted for the uses and purposes therein set forth the property hereon described and that said plat is a representation of the same. All dimensions are given in feet and decimal parts thereof and are correct at 68 degrees Fahrenheit.

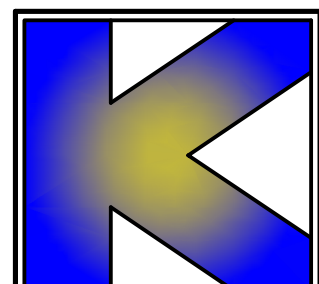
I further certify that the lands described above lie within 1 1/2 miles of the corporate limits of the Village of Lemont, which has authorized a comprehensive plan and is exercising the special powers granted by the State of Illinois according to 65 ILCS 5/11-12-6 as heretofore and hereafter amended.

I further certify that that based upon Federal Emergency Management Agency only, Flood Map No. 17031C0589 J, effective date August 19, 2008 the land within this subdivision lies within Zone "X".

Furthermore, I designate the Village of Lemont to act as my agent, for the purposes of recording this document.

Given under my hand and seal this 25th day of March, A.D. 2013.

Michael L. Krisch
Illinois Professional Land Surveyor No. 2501
License expires November 30, 2014



No.	Date	Revision Description	By:

SURFACE WATER DRAINAGE CERTIFICATE

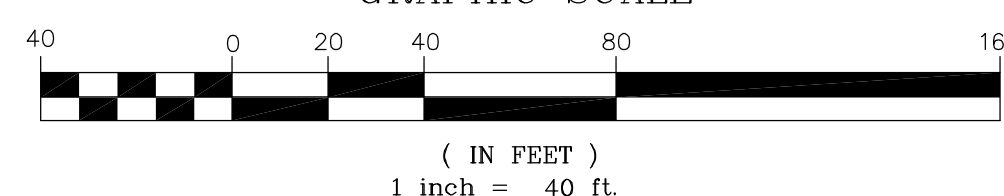
STATE OF ILLINOIS) S.S.
COUNTY OF)

TO THE BEST OF OUR KNOWLEDGE AND BELIEF, THE DRAINAGE OF SURFACE WATERS WILL NOT BE CHANGED BY CONSTRUCTION OF THIS RESUBDIVISION OR ANY PART THEREOF, OR, THAT IF SUCH SURFACE WATER DRAINAGE WILL BE CHANGED, ADEQUATE PROVISION HAS BEEN MADE FOR COLLECTION AND DIVERSION OF SUCH SURFACE WATERS INTO PUBLIC AREAS, OR DRAINS WHICH SUCH RESUBDIVISION HAS A RIGHT TO USE, AND THAT SUCH SURFACE WATERS WILL NOT BE DEPOSITED ON THE PROPERTY OF ADJOINING LAND OWNERS IN SUCH CONCENTRATIONS AS MAY CAUSE DAMAGE TO THE ADJOINING PROPERTY BECAUSE OF THE CONSTRUCTION OF THE RESUBDIVISION.

DATED THIS _____ OF _____, 20__

OWNER /AGENT

GRAPHIC SCALE



KRISCH LAND SURVEYING, LLC

PROFESSIONAL DESIGN FIRM LICENSE No. 184-004233

P.O. Box 929 • Plainfield, IL 60544 • Phone: 630.627.5589
Fax: 630.627.5584

SURVEYING - CONSULTING - CONSTRUCTION LAYOUT

Scale: 1" = 40' Drawn: MLK Chkd: GDK Filed: CAD File: 05120-BIV



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 #34-13
FROM: Charity Jones, Village Planner
THRU: James A. Brown, Planning & Economic Development Director
SUBJECT: Comprehensive Plan Update – Economic Development & Housing
DATE: April 12, 2013

SUMMARY

Attached are drafts of the comprehensive plan economic development and housing elements. The economic development element was presented to the PZC in February and the Commission requested to have it on the agenda again in April for review and comment. A rough draft of the housing element was reviewed by the PZC in September 2012. Attached is a revised draft, which includes draft formatting.

ATTACHMENTS

1. DRAFT Lemont2030 Economic Development Element
2. DRAFT Lemont2030 Housing Element

Economic Prosperity Element

VISION

In 2030, Lemont will have a thriving business community with few vacant commercial buildings. Downtown Lemont will be characterized by round the clock activity. Lemont will be a desired destination for visitors from outside the community.

GUIDING PRINCIPLES

1. Lemont residents will have adequate choices within the community to meet most of their retail shopping needs.
2. The Village will be known for being business friendly. Village codes and permitting processes will strike an appropriate balance between facilitating development and protecting public health and safety.
3. “Shop Lemont First” will be the ethic of government agencies, local businesses and residents.
4. The Village will have an aggressive approach to business attraction and retention.
5. More residents will have the opportunity to work within Lemont.
6. The downtown, the I&M Canal, and the Heritage Quarries Recreation Area will be attractive destinations for residents and visitors.
7. The Village, along with other partners like the Chamber of Commerce, will actively promote Lemont as a destination for visitors.

INTRODUCTION

In many ways, any local community’s economy is a reflection of larger regional, national, and international trends, driven by forces far beyond the control of a local municipal government. Lemont, like the region and the nation, does not have the same level of manufacturing activity and the accompanying manufacturing jobs that it once had. The health care industry has grown locally and nationally as a reflection of the increasingly complex nature of health care and the aging population in the United States. Regionally and locally there has been limited total job growth over the last ten years.¹

Although all local economies are pushed and pulled by larger trends, each place has its own unique assets and challenges. While Lemont is in one of the most educated metropolitan areas in the country, Lemont’s residents and local workforce have higher rates of educational attainment than the Chicago region (38.7% of population 25 and over with a bachelor’s degree or higher vs. 34% for the region).² Although Lemont is located within the second most populous county in the country, we are unique in

¹ US Census Bureau, Longitudinal Employer-Household Dynamics (LEHD) Program, <http://onthemap.ces.census.gov/>

² Chicago ranks 45th among all 374 Census Bureau Census Metropolitan Statistical Areas for the number of people age 25 or older with a bachelor’s degree or higher. U.S. Census Bureau, 2010 Census.

that we still have hundreds of acres of land available for new residential or commercial development within Lemont township.³ Many of Lemont's neighbors like Woodridge and Darien, were not developed until the 1950's -60's; Lemont's origins go back to the 1830's. Our neighbors do not face the same challenges of replacing and updating aging infrastructure as Lemont.⁴

How do we take advantage of our unique assets and overcome our unique challenges to reach our vision for economic prosperity? This plan suggests an ongoing, comprehensive economic development effort focusing on: (1) specific industries that are likely to be attracted to Lemont's unique strengths; and (2) key areas in and around Lemont with the highest potential for current and future economic activity.

TARGET INDUSTRIES

Target Industries are industries or groups of industries that are compatible with our community vision and are likely to choose to locate, remain, or grow in Lemont because of our economic, geographic, or other comparative advantages. The practice of targeting has become increasingly commonplace among local governments and regional economic development organizations, as agencies seek ways to make the most efficient use of limited resources.⁵

In preparation of this comprehensive plan, a Target Industries Report was created based on a careful examination of Lemont's competitive position in the marketplace, its assets and its liabilities.⁶ The report examines each of the 20 North American Industrial Classification System (NAICS) industry sectors. Each industry sector was evaluated on the following quantitative factors: whether the sector is experiencing positive national, regional and local employment trends; whether regional economic development agencies are targeting the sector for future growth; whether there is a relative concentration of local employment in the sector when compared to the Chicago metropolitan region and the state; whether local jobs the sector represents a significant portion of total local employment; and whether local resident employment in the sector represents a significant portion of total resident jobs. Each sector was also evaluated on two qualitative factors: whether the sector aligns with the Lemont 2030 vision and whether the sector is compatible with Lemont's unique strengths, weaknesses, opportunities and threats.

The Target Industries Report ultimately identifies six industry sectors toward which the Village should concentrate its economic development efforts. Four sectors are identified as growth targets, while two sectors are identified as preservation targets. The growth targets include: Health Care and Social Assistance (NAICS 62); Retail Trade (NAICS 44-45); Professional, Scientific and Technical services (NAICS 54); and Arts, Entertainment and Recreation (NAICS 71). The preservation targets are Manufacturing (NAICS 31-33) and Transportation and Warehousing (NAICS 48-49).

Based on the findings of the Target Industries Report, Lemont should seek to increase the proportion of growth target industry sectors in the local economy. Preservation target industry sectors are those which are not expected to increase as a percent of the total local economy, but are still vital components of the local economy. The Village should seek retention and expansion of existing businesses and limited attraction of new businesses in these industry sectors. The target industry sectors contained within the Target Industries Report should take priority as the Village considers implementation of the Comprehensive Plan recommendations.

³ U.S. Census Bureau, 2010 Census.

⁴ Village of Woodridge incorporated in 1959; City of Darien incorporated 1969.

⁵ Swager, R. J. "The Targeting Study in Economic Development Practice." *Economic Development Review*, Vol. 5, Issue 2 (1987): 56-60.

⁶ Lemont Target Industries Report, 2012 - [Insert web address where target industries report can be accessed](#)

Below is a summary of each growth target industry sector, including a synopsis of national trends, regional efforts to target these sectors, and Lemont's competitive position.

Health Care & Social Assistance

The Health Care and Social Assistance sector (NAICS 62) is comprised of establishments providing health care and social assistance for individuals. Examples of businesses in this sector are: doctor's offices, hospitals, mental health treatment facilities, home health care services, medical laboratories, nursing homes, and day care centers. The Health Care and Social Assistance sector has been and continues to be a growing component of the U.S. economy. From 2010 to 2020, it is projected to add more jobs than any other sector in the U.S. economy.⁷ The Chicago Metropolitan Agency for Planning (CMAP) reports that this sector is a major source of employment in the region and continues to grow, but that the region as a whole does not exhibit a high concentration of health care industries.⁸ This lack of concentration indicates that at the regional level, industries in the health care and social assistance sector are servicing local needs (i.e. they are not bringing new dollars into the region). Although pursuit of the health care and social assistance sector may not be a strategic opportunity for the region, the same is not true for Lemont. Lemont shows strong concentration within the health care and social assistance sector when compared to both the Chicago region and Illinois.⁹ Lemont has important locational advantages for the development of health care industry businesses. It is located nearly equidistant from two new hospital campuses. Adventist Bolingbrook Hospital in Bolingbrook is approximately seven and a half miles (10 minute drive time) from Lemont's 127th Street interchange onto I-355 and Silver Cross Hospital in New Lenox is nine and a half miles (12 minute drive time) from the same point. These facilities represent major expansions of health care services in the southwest suburbs. Lemont would make an attractive location for health care industry businesses that seek close, but not immediate, proximity to hospital facilities.

Retail Trade

The Retail Trade sector is comprised of establishments engaged in retailing merchandise and rendering services incidental to the sale of merchandise. Although not growing at as fast a rate as other sectors, the retail sector is a large and growing component of the national economy. In fact, retail employment growth from 2010 to 2020 is projected to be outpaced only by employment growth in the construction sector.¹⁰

Despite this large projected growth, the regional planning organizations do not target the retail sector. At a regional scale, new retail development often draws customers from existing retail developments; economic activity is simply redistributed within the region. At the local level, however, retail does attract dollars from outside the local economy. For Lemont, retail development fits the Village's economic vision and can generate positive economic impact for the local community through increased sales tax revenue. The Village receives 1% of sales tax collected on retail sales. Although this is a small portion of the overall sales tax collected on an individual purchase, it is an important source of revenue for the Village's budget. Sales tax accounted for 14.3% of all Village revenue collected in FY 2011 and was the highest single source of revenue, second only to property tax.¹¹

⁷ United States Bureau of Labor Statistics, Employment Projections 2010-2020, USDL-12-0160, released February 01, 2012

⁸ CMAP Industry Clusters Technical Report, p.10

⁹ Significant Location quotients (>1.25) revealed using Census On the Map data, smaller LQs shown using ILDES datasets

¹⁰ United States Bureau of Labor Statistics, Employment Projections 2010-2020, USDL-12-0160, released February 01, 2012

¹¹ Village of Lemont 2011 Comprehensive Annual Financial Report, p.9

Lemont faces challenges in attracting retail development. Cook County's higher commercial property tax and sales tax are perceived as a disincentive for retail investment in border communities like Lemont. Additionally, national and franchise retailers often require a minimum number of households and/or daytime population within a certain radius to consider developing on a site. The fact that Lemont is bordered by thousands of acres of forest preserve and large industrial sites means that the Village has to rely primarily on Lemont's local population to meet those minimum requirements. Lemont's relative isolation is uncommon among suburban communities and creates a challenge to attracting national retailers.

Despite these challenges, Lemont also has characteristics that are assets to retail development. Attractive retail centers are distributed throughout the community. Several strategic sites in and near the downtown are opportunities for redevelopment. The community has both infill and greenfield sites to accommodate significant residential growth, and many of the current households enjoy high disposable income. Since retail is such an important source of local tax revenue and an important part of the 2030 vision, the Village should build on its assets, strive to overcome its challenges and increase the retail sector as a proportion of the local economy.

Professional, Scientific, and Technical Services

The Professional, Scientific, and Technical Services sector is comprised of establishments that specialize in performing professional, scientific, and technical activities for others. These activities require a high degree of expertise and training. Examples include: legal advice and representation; accounting; architectural, engineering, and specialized design services; computer services; consulting services; advertising services; photographic services; veterinary services; etc.

The Professional, Scientific and Technical Services sector is projected to add employment at a rate twice that of the total national economy from 2010 to 2020.¹² CMAP and Choose DuPage target only industries within the professional, scientific, and technical services sector that are related to their larger cluster targets such as energy or printing and publishing. The Will County Center for Economic Development (Will CED) targets the entire professional and business services supersector, which includes two other sectors in addition to the professional, scientific, and technical services sector.

Lemont's current local employment does not show any concentration of jobs within the professional, scientific, and technical services sector. However, 7.7% of working residents of Lemont are employed in this sector.¹³ Jobs in the professional, scientific and technical services sector often require advanced degrees, and residents of Lemont are well suited to fill these positions.¹⁴ Businesses in this sector are often small. The Census Bureau's 2009 Nonemployer statistics reveal that approximately 14% of all businesses with no paid employees (e.g. individual proprietorships, partnerships, etc.) are in the professional, scientific, and technical services sector. Nonemployer establishments are often well suited for home occupations; Lemont's desirability for homeowners in the professional, scientific and technical services sector makes it an attractive location for home occupations in this sector. Additionally, Lemont offers small, affordable office space that suits this sector's primarily small business needs. Many businesses in this sector, e.g. law practices, accounting firms, rely on nearby population for their customer base. Although Lemont does not offer high concentrations of businesses and residents for

¹² www.bls.gov, accessed 06/15/12

¹³ US Census Bureau, Longitudinal Employer-Household Dynamics (LEHD) Program, <http://onthemap.ces.census.gov/>

¹⁴ U.S. Census Bureau, 2010 Census, ACS 1-yr estimates, ACS 5-yr estimates

these businesses to serve, it is well situated among a diverse set of communities that together could supply a sufficient customer base. Lemont also provides a unique and attractive destination for client visits. Lemont may not be a prime location for a business that relies on very near local population, like an accountant's office, but may be an excellent location for a business with a somewhat larger service area, like an advertising agency.

Arts, Entertainment, and Recreation

The Arts, Entertainment, and Recreation sector includes a wide range of establishments that operate facilities or provide services to meet varied cultural, entertainment, and recreational interests of their patrons. This sector comprises: (1) establishments that are involved in producing, promoting, or participating in live performances, events, or exhibits intended for public viewing; (2) establishments that preserve and exhibit objects and sites of historical, cultural, or educational interest; and (3) establishments that operate facilities or provide services that enable patrons to participate in recreational activities or pursue amusement, hobby, and leisure-time interests.

Employment in the arts, entertainment, and recreation sector is projected to grow slightly faster than the total economy from 2010 to 2010 (1.7 percent vs. 1.3 percent annual growth).¹⁵ World Business Chicago is the only other regional entity seeking to target the tourism and entertainment industry. Although Chicago does not show a strong concentration of employment in this sector when compared to the nation, tourism and entertainment are significant components of the city's economy. Lemont does show a strong concentration of employment in the arts, entertainment and recreation sector when compared to the Chicago region and the state. In 2010, 520 jobs, or 8.4% of all jobs in Lemont, were in this sector.¹⁶ The many outdoor recreational amenities in and near Lemont support its position as a potential center for recreation-based businesses. Additionally, Lemont has a long history of community engagement in the arts, including public art projects, local art galleries, and a recently approved small performing arts center.

Limitations

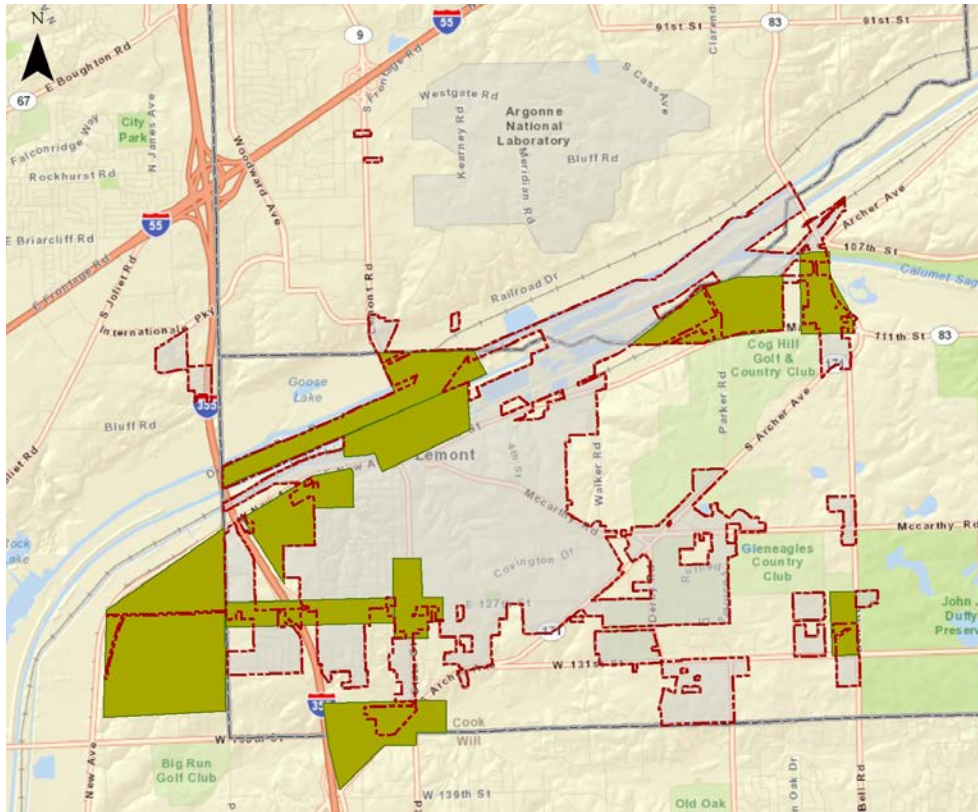
As noted, the Target Industries Report is based on an evaluation of NAICS industry sectors. Industry sectors can include several industry groups, called subsectors, which in turn each contain individual industries. For example, NAICS Sector 62 Health Care and Social Assistance includes four subsectors: Ambulatory Health Care Services, Hospitals, Nursing and Residential Care Facilities, and Social Assistance. Within these subsectors are industries such as: physician's offices, medical and diagnostic laboratories, hospitals, and nursing care facilities. Where possible, the Target Industries Report provides recommendations for more detailed targeting within a sector. For example, it recommends the Village focus retail attraction efforts on convenience retail uses with a trade area of approximately seven minutes. However, detailed targeting recommendations are difficult because of a lack of available data at the local level. Because Lemont is a small community, Census and other data providers do not make detailed business and industry data available. In part, this is to protect the privacy of the individual business establishments reporting the data. It is also because of the administrative burden associated with providing data at the local level. However, the foundation for Lemont to achieve its economic vision is a strong understanding of our local economy. Therefore, local data collection on land, buildings, and businesses should be a priority as the Village considers implementation of the Comprehensive Plan recommendations.

¹⁵ www.bls.gov, accessed 06/15/12

¹⁶ US Census Bureau, Longitudinal Employer-Household Dynamics (LEHD) Program, <http://onthemap.ces.census.gov/>

ECONOMIC ACTIVITY CENTERS

The Target Industries Report identifies ten locations within the Village or its planning area as economic activity centers. Economic activity centers are existing or potential future hubs of business activity; they are not intended to represent the locations of all commercial activity within the Village, but rather those areas where there already are or may in the future be significant concentrations of economic activity. These economic activity centers are the locations where the Village's targeted industries are already located or may be located in the future. The map below shows the economic activity centers in green; the Village boundary is illustrated as a red dashed line and the grey dashed line is the county boundary.



The following matrix joins the target industries to Lemont's economic activity centers. Cells shaded in green indicate that a given target industry is appropriate for a given activity center. These recommended locations should be considered in future annexation, planning and economic development efforts.

Target Industries						
Economic Activity Areas	Growth Targets				Preservation Targets	
	Health Care	Retail	Professional, Scientific & Tech. Ass't.	Arts, Ent. & Recreation	Manufacturing	Transportation & Wholesale
Downtown						
Sanitary & Ship Canal						
Citgo						
Timberline						
W. 127 th Street						
State & 127 th						
Archer / I-355						
Bell Road						
Maley Road						
Route 83						

INDICATORS/TARGETS

- The ratio of local employment to population will be increased.
- Overall retail sales trends will be equal to or above the average of an index of retail sales trends for similar communities.
- Local employment within growth target industries will account for a larger proportion of total local employment.
- Annexation and development/redevelopment of at least half of Lemont’s economic activity centers.

RECOMMENDATIONS

To achieve the Village’s vision for economic prosperity and to increase the proportion of target industry activity in Lemont, the Village should focus its economic development efforts on the following goals.

Develop Lemont’s “Product” Just as the Chicago region competes with other regions in the country to attract businesses, residents, and visitors, Lemont competes with other communities for such resources. To enhance our competitive advantage, Lemont should create both a physical and a policy environment that supports economic growth. The Village’s physical environment includes the appearance of commercial districts, the gateways into our community, and other physical attributes that are key to making a good impression on visitors and residents, including visitors who might consider opening or expanding a business in Lemont. The Village’s policy environment includes zoning and building regulations, Village procedures, policies regarding incentives, and other non-physical considerations that are equally important to businesses seeking to open or expand in Lemont.

Branding While the Village is making tangible physical and policy changes to support growth, it should simultaneously pursue an effort to identify the Village's brand and promote that brand through a comprehensive and ongoing brand strategy. Branding and marketing help a community distinguish itself from other communities and help the region develop a sense of the community's identity. Branding has become increasingly important for cities, as they compete against one another for residents, businesses, and visitors. "This competitive environment is a reality of our times, and how a city stakes out and communicates its distinctive place within it largely decides which cities succeed and which falter in the race for economic prosperity. To this end, places are just like companies: those with a strong brand find it much easier to sell their products and services and attract people and investment."¹⁷

Although branding is often thought to be simply a logo or a tagline, logos and taglines are marketing tools used to implement a brand strategy. CEOs for Cities describes branding efforts as, "anchored in a community's societal, political or economic objectives ... identifying the core promise that it makes to key audiences, and developing and consistently communicating the core, positive attributes of the place. Whether a place is looking to rebuild, enhance or reinvigorate its image, the first step is a comprehensive brand strategy."¹⁸

Develop Downtown as a Destination for Residents and Visitors As Lemont's historic core and a key area of commercial activity, additional efforts should be dedicated to develop downtown's assets. The continued vitality of downtown was a key priority expressed during the public visioning process. Additionally, downtown represents an area of significant prior investment by the Village. From 1999 to 2010 in the downtown TIF district, over \$5.4 million of TIF funding has been spent on public infrastructure improvements, and nearly \$1 million has been spent on marketing, façade grants, and other improvement efforts.¹⁹ Significant private investment has also taken place during this time period, the most obvious of which is the 82-unit Front Street Lofts condominium project. But many smaller, yet substantial other private investments have been made to update and restore the many smaller and often historic buildings downtown. Over \$250,000 in private funds has been spent just by participants in the downtown façade and site improvement grant program. For all of these reasons, downtown warrants dedicated economic development efforts. Both physical improvements and policy changes will help Lemont realize its vision for downtown by 2030.

Develop and Implement a Business Retention & Expansion Program The Village currently does not have a formal business retention and expansion program. Establishing such a program, with a designated staff coordinator, is an important step toward achieving our economic vision. Generally, it is less expensive for a community to retain and grow its existing businesses than to attract new businesses. Also, business retention and expansion efforts honor the prior investment made by local businesses. Central to any business retention and expansion program is annual surveys of local businesses. Surveys serve three functions. The surveys help collect important information that otherwise may not be available at the local level, or may not be available at the necessary level of detail. Surveys help build rapport between the business community and the economic development team conducting the surveys; they are a way to show businesses that the Village values their input. Finally, surveys help identify mid and long-term issues facing local businesses and provide an opportunity for the Village to assist the businesses with these issues. For example, a survey may reveal that an owner of a successful local business wants to retire; with that knowledge, the Village can assist the owner in succession planning and/or marketing the business for sale. Although annual business surveys should be the Village's first step, a successful business retention and expansion program should include other

¹⁷ CEOs for Cities, Branding Your City, p.2

¹⁸ CEOs for Cities, Branding Your City, p.3

¹⁹ Downtown TIF District Annual Reports FYE 2000 to FYE 2010

initiatives and services to support existing businesses, particularly those within Lemont’s targeted industry sectors.

Develop and Implement a Business Attraction Program While expansion of existing businesses will provide new economic growth, new businesses are also needed. New businesses will help expand the local tax base and add to the variety of locally available goods and services. Through straightforward strategies, like maintaining a complete inventory of commercial and industrial property in the Village, the Village can help match new or growing businesses in our targeted industry sectors to opportunities for development in Lemont.

IMPLEMENTATION ACTION AREAS

Implementation Action Area 1: Develop Lemont’s “Product” – Physical & Policy Improvements

<p>Develop inviting gateways into Lemont</p> <p>Lead Implementer(s): Planning & Economic Development Dept.</p>	<p>Gateways are key intersections/corridors that represent major points of entry into a community. Ensuring that these points are attractive is key to creating a positive first impression of Lemont for visitors. The Village should enhance our gateways through streetscaping, signage, and other physical improvements. Private development at gateways should reinforce the public improvements and further enhance the aesthetics of the areas.</p>
<p>Allow amendments to Planned Unit Developments for infill commercial development</p> <p>Lead Implementer(s): Planning & Economic Development Dept.</p>	<p>Many of the Village’s shopping centers and other commercial developments were approved as planned unit developments. As such, many of the sites are restricted to specific site designs and/or parking ratios. Often the PUDs require more parking than recommended by current Village standards or best planning practices. On these sites, PUD amendments should generally be granted to incorporate additional commercial buildings.</p>
<p>Create master plans for Lemont’s economic activity centers</p> <p>Lead Implementer(s): Planning & Economic Development Dept.</p>	<p>Each site has its own unique assets and challenges. For those centers which are undeveloped, or require significant redevelopment to become a hub of economic activity, master development (aka sub area) plans should be developed. In addition to land use and design considerations, these plans should address infrastructure capacity and economic feasibility of any plan proposals.</p>
<p>Annex economic activity centers that are not already within the Village</p> <p>Lead Implementer(s): Planning & Economic Development Dept.</p>	<p>Many of the economic activity centers that are key to the Village’s future economic growth are not currently within Village limits. Annexation of these areas is an important first step to add the necessary acreage for new commercial development.</p>
<p>Vigorously enforce existing property maintenance codes and pursue additional codes as needed</p>	<p>Attractive commercial districts are key to creating a positive impression for shoppers; unattractive districts are unlikely to be successful. The Village should prioritize enforcement of property maintenance in commercial districts, including the noncommercial properties located</p>

<p>Lead Implementer(s): Planning & Economic Development Dept., Code Enforcement</p>	<p>within or adjacent to those districts.</p>
<p>Establish a community-wide façade and site improvement program</p> <p>Lead Implementer(s): Planning & Economic Development Dept.</p>	<p>The downtown façade and site improvement grant has been widely successful in helping business and property owners make needed improvements to downtown buildings and businesses. A similar program could encourage reinvestment in older commercial properties throughout the community. The program could be structured as a grant or low interest loan.</p>
<p>Create a “white elephant” ordinance</p> <p>Lead Implementer(s): Planning & Economic Development Dept., Village Attorney</p>	<p>It is not uncommon for large retailers to close and leave a vacant building behind, known as a “white elephant”. Many communities have addressed the problem of white elephants through ordinances that require large retail developments to submit a detailed reuse plan before site plan approval or pay an annual fee into a redevelopment fund. Some ordinances prohibit the use of restrictive covenants, which often prevent efficient reuse of vacant commercial properties. The Village should explore the development of a “white elephant” ordinance to be applicable to future large-scale commercial development.</p>
<p>Annually review the Unified Development Ordinance and Village development review procedures</p> <p>Lead Implementer(s): Planning & Economic Development Dept., Building Dept.</p>	<p>At least once a year, Village staff should review any needed changes to the Unified Development Ordinance and internal development review procedures to see if any improvements can be made to increase efficiency or reduce unnecessary regulation. Contractors, builders and other stakeholders should be given an opportunity to provide input.</p>
<p>Revise the Unified Development Ordinance support increased daytime and resident population</p> <p>Lead Implementer(s): Planning & Economic Development Dept.</p>	<p>To support additional retail services the Village needs to increase its daytime population and residential population near its commercial districts. Revisions to the Unified Development Ordinance such as smaller minimum lot sizes for single-family homes and areas zoned for multi-family housing near commercial development would support residential population growth. Such revisions should be implemented, so long as they are not in conflict with other housing or land use goals of this plan.</p>
<p>Create a comprehensive incentives policy</p> <p>Lead Implementer(s): Planning & Economic Development Dept., Village Administration, Finance</p>	<p>A comprehensive incentives policy will let businesses and residents know what kinds of incentives will be considered by the Village and for what kinds of projects. The policy should include consideration of in-kind as well as direct monetary incentives. Generally, incentives should only be available to businesses within Lemont’s targeted industries (growth or preservation) and/or businesses that will redevelop an underutilized or brownfield site. More detailed/narrower criteria may be included for specific types of incentives (e.g. the criteria for receiving in-kind incentives may be different than tax abatement). Incentive requests</p>

	should be evaluated using a cost-benefit analysis.
<p>Promote the development of health care sector businesses, even over retail, along 127th Street, west of State Street.</p> <p>Lead Implementer(s): Planning & Economic Development Dept., Village Administration,</p>	<p>Typically sales tax generating uses are the preferred land use for commercial corridors. However, the area along 127th Street, west of State Street has two characteristics that make it particularly attractive for the development of health care businesses; it is located along I-355 in close proximity to two major hospitals and several medical uses already exist within the corridor. Conversely, the area is not particularly attractive for retail development due to its low traffic counts, which are unlikely to change. For these reasons, the Village should prefer medical office and other health care industry development along this corridor when making land use decisions, including incentive and planned unit development requests.</p>
<p>Maintain existing industrial zoning with very limited expansion</p> <p>Lead Implementer(s): Planning & Economic Development Dept.</p>	<p>Manufacturing and transportation & warehousing are Lemont’s two targeted preservation industries. These industries, located on the Village’s manufacturing and B-4 zoned properties, provide local jobs and play an important role in the regional economy. To retain this important component of our local economy, the Village should not reduce the amount of manufacturing zoned property, with the exception of properties within and immediately adjacent to the Route 83 & Main Gateway TIF area and downtown Lemont. The Village should seek to increase our total acreage of industrial land use through annexation when the areas of annexation that are adjacent to existing industrial/manufacturing areas and such zoning will not create a conflict with existing residential development. The Village should refrain from rezoning existing territory to manufacturing, with the exception of B-4 zoned properties, discussed below. Any new industrial development should comply with the Village’s high standards for site design and aesthetics.</p>
<p>Revise the B-4 zoning district regulations and the Canal Overlay District</p> <p>Lead Implementer(s): Planning & Economic Development Dept.</p>	<p>The B-4 zoning district is intended for outdoor commercial recreation. However 67% of B-4 zoned properties are within the Canal Overlay District, which allows for uses related to water-borne shipments and the barge industry along the Sanitary and Ship Canal and is completely unrelated to outdoor recreation. The zoning district and overlay cause unnecessary confusion and should be revised. The uses allowed within the Canal Overlay District should still be allowed along the Sanitary and Ship Canal, but new zoning districts should be created to distinguish between the currently B-4 zoned areas truly intended for recreation, and those intended for industrial and/or transportation related uses</p>
<p>Annex Nearby Arts, Entertainment and Recreation Employment Centers</p> <p>Lead Implementer(s): Planning & Economic Development Dept.</p>	<p>Where owners are willing, the Village should annex existing nearby employment centers within the Arts, Entertainment, and Recreation growth target industry sector.</p>

Implementation Action Area 2: Branding

Define Lemont’s Current Brand Image	Define the current perceptions of the community.
Define Lemont’s Aspirational Brand Identity	Define the perceptions we want people to have of Lemont in the future. The aspirational brand identity is a goal the Village will strive to achieve.
Create a Brand Positioning Strategy	The gap between the current brand image and the aspirational brand identity influences the brand positioning strategy. The brand positioning strategy begins to move the village toward the aspirational identity, but communicates a credible image of Lemont as it is today. The brand positioning strategy is used to drive communications and the marketing plan.
Execute a brand-based marketing plan	The marketing plan will execute the brand positioning strategy, and will change over time as the brand positioning strategy changes. A brand-based marketing plan will include advertising, but should also include other opportunities to enhance the Village’s brand (e.g. customer service interactions).

Implementation Action Area 2: Develop Downtown as a Destination for Residents and Visitors

<p>Stabilize the I&M Canal wall and improve water conditions in the canal.</p> <p>Lead Implementer(s): Planning & Economic Development Dept.</p>	The I&M Canal is the reason Lemont was founded and the nationally historic canal still cuts through the downtown. The Village has installed miles of walking paths on either side of the canal and planted extensive landscaping along the canal in heart of downtown. However, the canal and its original limestone canal walls are in need of repair. Restoring water to the canal and stabilizing the limestone canal walls, at least in the heart of downtown, will honor the past investments made by the Village and ensure the canal serves as an asset to the downtown, rather than a liability.
<p>Create an “open air museum” within the downtown</p> <p>Lead Implementer(s): Planning & Economic Development Dept., Historic Preservation Commission, Lemont Area Historical Society?, Lemont Art & Culture Commission?</p>	Downtown has many historic structures with rich histories and various works of public art depicting aspects of Lemont’s past. However, visitors do not have information to help them realize the historical significance of these buildings and displays. By adding historic interpretation (e.g. signs, self-guided tour maps, podcasts) the Village can create opportunities for people to interact with downtown’s existing historic features and enhance the visitor experience. The Village should also add features in the downtown that use Lemont’s history to engage and inform visitors.

<p>Continue to support increased commuter rail service</p> <p>Lead Implementer(s): Administration</p>	<p>The Village has long recognized that increased Metra service would enhance the economic vitality of downtown, and the entire community. As such, the Village has supported increased service on the Metra Heritage Corridor Line. Efforts in support of increased service should continue.</p>
<p>Market downtown as a visitor destination</p> <p>Lead Implementer(s): Planning & Economic Development Dept.</p>	<p>Downtown Lemont is a unique, historic traditional business district. It is also host to most of the Village's special events. To take advantage of downtown's unique assets, promote attendance at special events, and remain competitive with other nearby downtown districts, the Village should create print and online advertising campaigns to market downtown to local residents, visitors from nearby communities, and heritage tourists.</p>
<p>Revise UDO as needed to continue support of a mixed use environment, consistent with historic development patterns</p> <p>Lead Implementer(s): Planning & Economic Development Dept.</p>	<p>In 2005 Lemont adopted new zoning standards for the downtown. The standards are designed to use and bulk standards are designed to maintain the area's mixed use, pedestrian oriented environment. The standards are also designed to allow new construction, but with design features and setbacks that fit with the historic patterns of development downtown. The use standards have generally been successful to date, but in some instances the bulk regulations may allow construction that would be incompatible with existing buildings. The bulk standards should be re-evaluated and amended as deemed prudent. The standards should strike a balance between preserving the character of the downtown and stimulating investment in the area.</p>
<p>Adopt a vacant storefront ordinance</p> <p>Lead Implementer(s): Planning & Economic Development Dept.</p>	<p>Vacant storefronts are particularly detrimental to the vitality of a downtown district; because shops are close together and buildings are close to the street the storefront windows are highly visible. Vacant storefront ordinances require building owners to place artwork or other signs in the storefront windows of a building that has been vacant for a given period of time. The required signs or art displays serve to reduce the visual impact of the vacant storefront window in the streetscape.</p>
<p>Create a funding plan to continue maintenance of TIF improvements upon expiration of the downtown TIF.</p> <p>Lead Implementer(s): Administration, Planning & Economic Development Dept.</p>	<p>The downtown TIF district expires in May 2014. Upon the expiration of the TIF, the Village will need to develop a plan to maintain and continue improvements to the public amenities in the downtown.</p>

Implementation Action Area 4: Develop and Implement a Business Retention & Expansion Program

<p>Conduct Annual Business Retention Surveys</p>	<p>Annual business surveys are the foundation of most business retention and expansion programs. Surveys serve three functions. They help local communities collect important information that otherwise may not be</p>
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<p>Lead Implementer(s): Planning & Economic Development Dept.</p>	<p>available at the local level, or may not be available at the necessary level of detail. Surveys help build rapport between the business community and the economic development team conducting the surveys; they are a way to show businesses that the Village values their input. Finally, surveys help identify mid and long-term issues facing local businesses and provide an opportunity for the Village to assist the businesses with these issues. For example, a survey may reveal that an owner of a successful local business wants to retire; with that knowledge, the Village can assist the owner in succession planning and/or marketing the business for sale.</p> <p>Due to resource constraints, some surveys will be conducted electronically or by paper. But in-person surveys should also be conducted, particularly for businesses within the Village’s growth target industries.</p>
<p>Increase local shopping</p> <p>Lead Implementer(s): Planning & Economic Development Dept.</p>	<p>Increasing the percentage of total disposable income spent within the community will increase local tax revenue and support local businesses. The Village should seek to increase local shopping through 1) a marketing campaign to educate residents on the benefits of local shopping and 2) assisting local businesses to match their inventory and services to those in demand by local residents.</p>
<p>Support retail clusters through advertising</p> <p>Lead Implementer(s): Planning & Economic Development Dept.</p>	<p>The Village should create targeted advertising campaigns aimed at supporting existing local retail clusters that draw people into the trade area. For example, a “lunch in Lemont” campaign directed to nearby employment centers to enhance spending at Lemont’s limited service eating places.</p>
<p>Identify and assist home-based businesses</p> <p>Lead Implementer(s): Planning & Economic Development Dept., Chamber of Commerce</p>	<p>Working with the Chamber of Commerce, the Village should begin a program to identify existing home based businesses in Lemont in the professional, scientific, and technical services target industry sector. Once identifies, the Village should survey the businesses to discover common needs and interests, and work to create programs and/or services to assist the businesses and, if desired, transition to an office-based business with employees.</p>
<p>Support the Lemont Art & Culture Commission to further growth in Arts, Entertainment, & Recreation</p> <p>Lead Implementer(s): Planning & Economic Development Dept., Lemont Art & Culture Commission Chamber of Commerce</p>	<p>Lemont should build on its existing assets to promote economic growth within the Arts, Entertainment & Recreation target industry sector. One of these assets is the Lemont Art & Culture Commission. The Commission has been successful in developing several public art projects. It also provides art classes and features works of local artists in the recently opened Lemont Center for the Arts. The Commission works collaboratively with the Lemont Artists Guild, a group of local artists. The Village should support the continued work of the Art & Culture Commission by providing a staff liason to assist with grant applications and programming aimed at promoting economic growth in the arts and entertainment sector. The Village should also support the Commission in its efforts to raise funds for a permanent Lemont Center for the Arts in the downtown.</p>

Implementation Action Area 5: Develop and Implement a Business Attraction Program

<p>Create and maintain a sites and buildings inventory</p> <p>Lead Implementer(s): Planning & Economic Development Dept.</p>	<p>In order to quickly respond to requests for information from real estate brokers, developers, retailers and others, the Village should create and maintain an inventory of all commercial and industrial property in the Village. The inventory should also include properties currently outside the village limits that have development potential and could be annexed.</p>
<p>Cultivate a positive reputation for Lemont in the region</p> <p>Lead Implementer(s): Planning & Economic Development Dept., Administration</p>	<p>The Village should participate in industry group events, particularly real estate industry events. Participation in such events provides opportunities for Village staff to interact with these communities, make Lemont more known in the region, and cultivate a positive, pro-active reputation for the community.</p>
<p>Pursue Health Care Industry Businesses</p> <p>Lead Implementer(s): Planning & Economic Development Dept.,</p>	<p>Lemont has many existing health care industry businesses, particularly along the 127th Street corridor. The Village should work with these businesses to identify other kinds of health care businesses that would be complimentary to the existing business mix. Working with business and property owners, the Village should develop marketing materials targeted toward these kinds of health care industry businesses and develop outreach strategies to recruit the businesses to Lemont.</p>

Chapter 4

Our Homes

In 2030, Lemont will have cohesive mix of housing products that provides financially obtainable options for various socio-economic groups and that ensures people in all stages of life can call Lemont home.



Guiding Principles for Chapter 3

Continued population growth is desirable and important for Lemont's economic prosperity.

The social vibrancy and economic health of our community can be greatly enhanced by a cohesive mix of housing types.

The creation of housing options—including multi-generational products—is important to maintaining and enhancing family and communal ties, and ensuring that people in all stages of life can call Lemont home.

A range of housing types in Lemont will bolster the attractiveness of our community as a place to live and work.

Housing products with higher densities help fulfill several strategic goals of the Village and are therefore viewed as desirable, so long as they do not detract from the aesthetics or small-town charm of the community.

Lemont is but one municipality in a large region, and it is important that the community offer housing that is economically attainable for various socio-economic groups within the region and that our community ensures equal access to housing.

The purpose of the housing element of the Comprehensive Plan is to provide a plan for housing creation and preservation in order to meet the needs of the current and future populations. The plan should reflect the community's vision for itself, and it needs to account for land use patterns and how the Village will grow. Ideally, the plan should address several inter-related issues concerning housing:

Growth management. How much new housing is appropriate, where should it go, and what form should it take? Responses to these concerns are found in this element as well as the chapter on land use.

Preservation of community character. Almost any community's identity is forged by the type, quality, and maintenance of its housing stock. Lemont is no different. How does the housing stock define Lemont's character? How should this character be altered or maintained?

Affordable housing. Housing within our community should accommodate individuals and families with a range of incomes, including those who serve the community in relatively lower-paying jobs, and those who have not reached their peak income-producing years of employment. Younger members of our community should not be forced to leave because they cannot find affordable housing.

Fair housing. Fair housing refers to equal access to housing. While seldom addressed in comprehensive plans, the Village nevertheless believes a discussion of fair housing should be included here.

Lemont's Housing and Growth in a Regional Perspective

For most of its existence, Lemont has been a quite little town of under 5,000 people. Over the last 30 or so years Lemont has seen tremendous growth in the number of residents, the number of acres developed, and the number of dwelling units. (See Figures 3-1, 3-2 and 3-3.)

The housing boom in Lemont, while nevertheless impressive, did not match the building frenzy witnessed by nearby communities. Contributing to the more guarded pace of development in Lemont were: a *relative* shortage of large greenfield sites; the community's aversion to tract housing and higher density housing; an insistence on lot sizes of at least 12,500 square feet; and the Village's propensity to negotiate all facets of site design, density, and architectural standards into annexation agreements.

Lemont's growth was not unique, but rather part of broader regional trends that emerged by the mid-1980s and continued until the mid-2000s. From 1980 to 2007 the metropolitan Chicago area experienced tremendous population growth and expansion of suburban areas. The population increase and suburban expansion were fueled by: a significant influx of Hispanic immigrants into Chicago and inner ring suburbs and attendant movement of others to outer ring suburbs and the fringes of the Chicago metro area; an ever-increasing motorized transportation network; favorable interest rates and lending policies that made homes attractive to people who otherwise may not have qualified for a house or for a house at a particular price. The largest share of the region's residential growth occurred in the outlying



Lemont Profiles

Pat and John Jurinek

Owners

New Horizon Homes

Pat and John Jurinek (to the right in the photograph) had had nearly a decade of experience as home builders when they started the first phase of Rolling Meadows on the site of a 60-acre cornfield on the west side of Lemont in 1999. Today that cornfield is a neighborhood with 148 families. Along the way Pat and John built not only semi-custom houses, but lasting friendships with many of the people for whom they constructed dream homes. Paul and Georgianna Wyszynski (pictured to the left in the photo), for example, had been long-time residents of Lemont when the Jurineks built a new home for them in 2006. The transformation from a business relationship to friendship, or visa versa, is typical of life in the community.

The Jurineks are big promoters of Lemont. Over the years Pat Jurinek has remained active in the Lemont Area Chamber of Commerce, and both Pat and John share good working relationships with the Village and many local business leaders. Pat is also a broker with Reality Executive Elite in Lemont. “We live, eat, and sleep real estate,” she says.



photograph by Rachel Owen, Imageicon

Figure 3-1. Lemont Population, 1920-2010.
Source: US Census

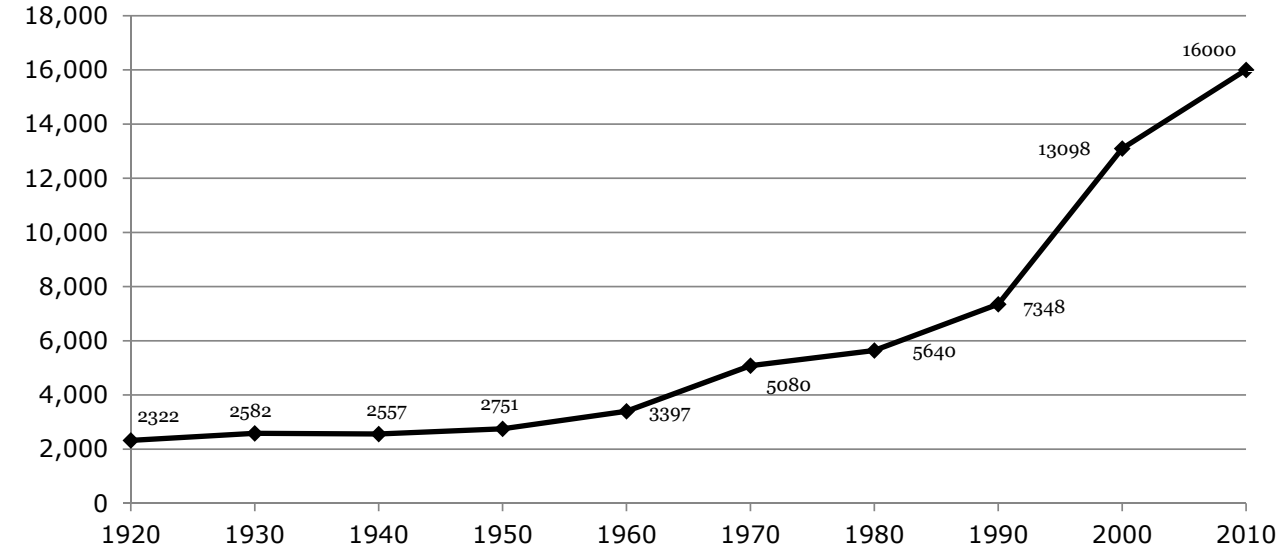
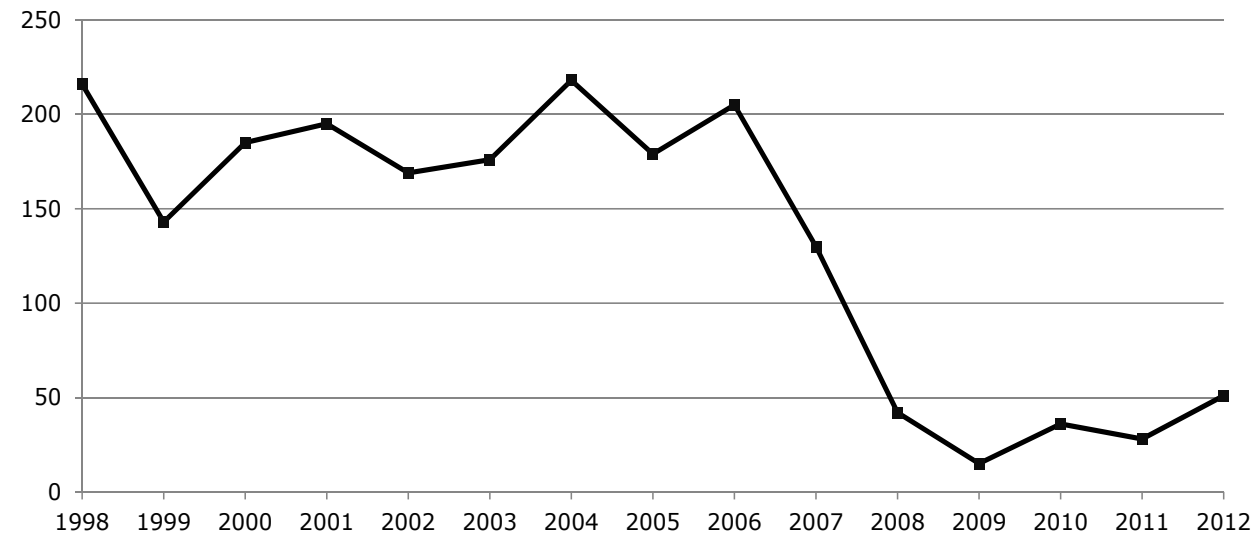


Figure 3-2. Lemont Building Permits for New Dwelling Units, 1998-2012 Source: Village of Lemont Building Department.



Village Size	in Sq Mi	in Acres
End of 1998	6.64	4,250
Added 1999-2012	1.78	1,141
End of 2012	8.42	5,389

Figure 3-3. Village Size, 1998-2012

western and southwestern suburbs. The population of Will County grew almost 35 percent from 2000 to 2010. In that same period the population of Kendall County doubled. Meanwhile, Chicago's population decreased by nearly 7 percent, and Cook County's population fell by 3.4 percent. The trend of growth was away from Cook County, which has been the region's center of population

since Illinois statehood. To a large extent, the increase in suburban population was accommodated by new single-family construction on greenfield sites. Numerous communities in the southwest metropolitan region, such as Plainfield, Frankfort, New Lenox, Mokena and Homer Glen, experienced significant growth not only in population but in land area as well. (See Figure 3-3.) Concern over the dispersed, large-lot development patterns in the region and throughout the nation led to campaigns for Smart Growth and traditional neighborhood design. Nationally, the American Planning Association (APA) was a proponent of Smart Growth. In 2002 the APA declared:

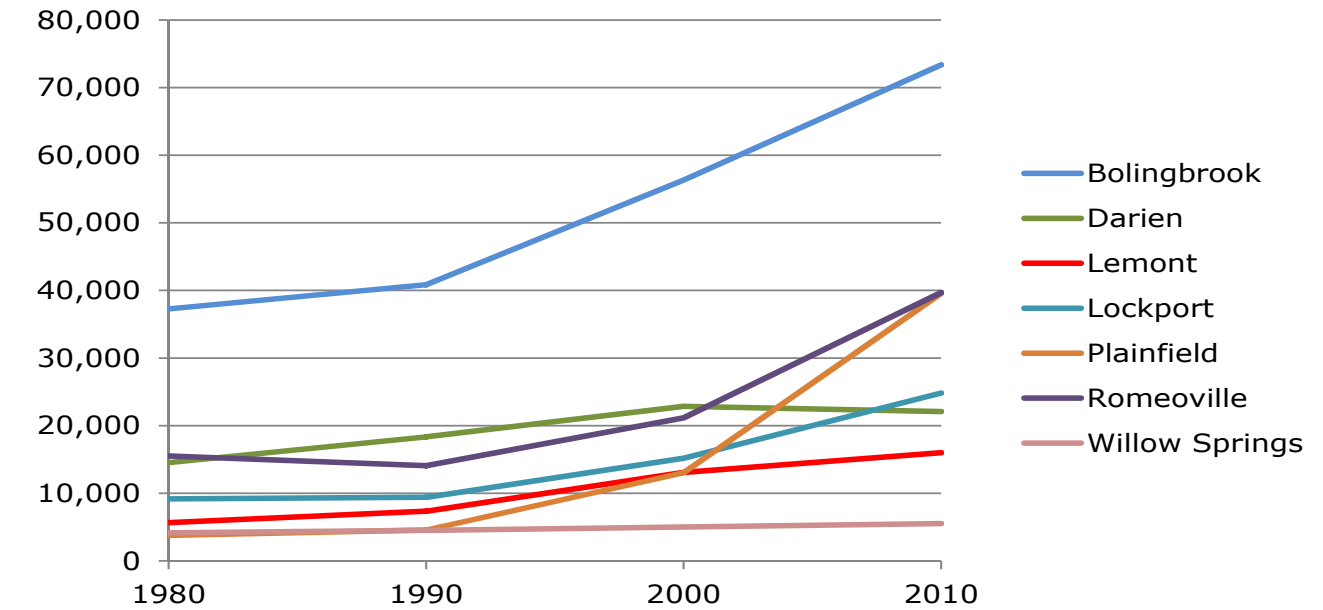


Figure 3-3. Comparison of Population Growth in Lemont with Nearby Towns, 1980-2010. Source: US Census.

The American Planning Association supports the development of mixed use, mixed income livable communities where people choose to live, work, and play because they are attractive and economical options rather than forced decisions. The American Planning Association identifies Smart Growth as that which supports choice and opportunity by promoting efficient and sustainable land development, incorporates redevelopment patterns that optimize prior infrastructure investments, and consumes less land that is otherwise available for agriculture, open space, natural systems, and rural lifestyles. Supporting the right of Americans to choose where and how they live, work, and play enables economic freedom for all Americans.¹

The Congress for New Urbanism, formed by a group of architects in 1993 who declared that they were “working against the conventional, predominant sprawl-oriented dogma of the post-WWII period,” became perhaps the leading national organization promoting traditional neighborhood design (TND), i.e. walkable, mixed-use neighborhood development on relatively small lots.² Regionally, the Metropolitan Planning Council and CMAP championed both Smart Growth and TND.

Lemont flirted with SmartGrowth. The 2002 Comprehensive Plan urged the creation of open space, cluster and conservation design and cautioned against a pattern of scattered development. Neither the

1 American Planning Association, “Policy Guide on Smart Growth,” originally ratified by Board of Directors, April 15, 2002. Updated Guide adopted by Chapter Delegate Assembly and ratified by Board of Directors, April 14, 2012. The full text of the Guide can be found at: <http://www.planning.org/policy/guides/adopted/smartgrowth.htm>.

2 The quote is from CNU’s website. More on CNU and its promotion of “walkable, mixed-use neighborhood development, sustainable communities and healthier living conditions” can be found at: <http://www.cnu.org/>.

development pattern that has evolved over the last decades nor specific developments could be characterized as SmartGrowth. The most controversial development proposal concerned the old Leona Farm, a 131-acre site at the southwest corner of 131st Street and Parker Road. Development proposals floated by Montalbano Homes, the owner and prospective developer of the property, met stiff resistance from neighbors in Homer Glen and unincorporated Lemont Township. To be sure, much of the opposition was simply NIMBYism (Not In My Back Yard), but the neighbors nevertheless raised valid concerns over storm water management, density, housing product, and traffic. At one point an architecture/planning firm from Chicago was brought in to sell a land use plan that combined conservation design with traditional neighborhood design, but the plan and concepts were not warmly received.

Density on greenfield sites provoked local development controversy. In the 1980s St. Vincent DePaul High School and Litas Investing Co., Inc. sued the Village of Lemont over the development of territory north of 127th Street. The issue was settled by a Consent Decree in 1986, which allowed the creation of a large subdivision that eventually became known as Covington Knolls. In 2005 a proposal for development of the Ludwig farm to the north of 131st Street failed to gain traction, in large part because of the proposed density and a product mix including townhouses and rowhouses.

Transit-Oriented Development (TOD)

By no means did greenfield development account for all of the growth in Lemont or the region. Regionally, the booming housing market included the construction of condos and apartments centered on commuter rail transit in downtown areas (such as Naperville, Downers Grove, Orland Park, Arlington Heights and Des Plaines).

The planning and construction of high-density housing near public transit, known as transit-oriented development (TOD), often involved public-private partnerships, and TOD was hailed as effective public policy.

Lemont undertook a couple of studies and efforts aimed at capitalizing on the location of the downtown along Metra’s Heritage Corridor line. In the early 2000s the Village conducted two planning efforts that incorporated TOD principles: “Opportunities on the Waterfront” in 2002 and “Lemont Station Area Plan” in 2004.³ “Opportunities on the Waterfront” examined the potential for reclamation and redevelopment of underutilized industrial properties for residential and commercial uses. Two years later the “Lemont Area Station Plan” expanded the geographic and thematic scopes of the 2002 planning effort by studying the interconnected themes of transportation, land use, and economic development

3 “Opportunities on the Waterfront” was completed with the assistance of Hitchcock Design Group. “Lemont Area Station Plan” was financed in part through a grant from the U.S. Department of Transportation, Federal Transit Administration, and the Regional Transit Authority. URS Corporation partnered with BauerLatoza Studio in completing the study. The document is dated November 5, 2004.



Figure 3-4. The Lofts under construction, 2007. The photograph is of the western-most building in the development.

in the downtown. This plan proposed the creation of approximately 241 dwelling units over two phases. The plan, however, was largely a study in transportation and urban design, and did not address the housing needs of specific demographic groups. The new housing units, for example, were to be simply “high-quality” townhouse and condominium units. Neither “Opportunities on the Waterfront” nor “Lemont Area Station Plan” were formally adopted or approved by the Village Board.

Also in late 2004 the Village embarked on a public-private planning and mixed-use development effort with Marquette Companies. To be sure, the effort followed TOD principles, and the partnership resulted in the creation of 82 condominium units along the I&M

Canal, not far from the Metra station. But the collaboration with Marquette was mainly an attempt to boost the economic vitality of the downtown. Other than marketing efforts that targeted first-time home buyers and empty nesters to the downtown, there was little emphasis on addressing the needs of specific demographics or anticipated housing needs of the entire community. Again, no formal plan was ever adopted.

Regionally, transit-oriented development usually manifested itself in mixed-use projects--condo or apartments on top of ground-floor retail--near Metra stations. In 2005, two small, mixed-use projects reintroduced a housing type that had been conspicuously absent from the housing boom of the 1990s and early 2000s: the multi-family dwelling. Building permits were issued for ten such dwelling units were permitted

Figure 3-5. Comparison of Lemont Housing Data with Selected Communities

	Burr Ridge	Hinsdale	LaGrange	Lemont	Naperville	Western Springs	Illinois
Population, 2011 estimate	10,559	16,816	15,550	16,000	141,853	12,975	12,869,275
Housing units, 2010	4,289	5,966	5,944	6,102	52,270	4,590	5,296,715
Ownership rate, 2006-2010	95.8%	84.2%	82.2%	87.1%	77.3%	96.2%	69.2%
Housing units in multi-unit structures, percent	10.6%	16.2%	29.6%	10.7%	24.8%	3.7%	33.0%
Median value of owner-occupied units, 2006-2010	\$706,700	\$829,400	\$456,700	\$375,500	\$402,900	\$557,600	\$202,500
Persons below poverty level, percent, 2006-2010	2.4%	1.5%	4.1%	1.7%	3.4%	2.5%	12.6%

Definitions

A **housing unit** is a house, an apartment, a mobile home, a group of rooms, or a single room that is occupied (or if vacant, is intended for occupancy) as separate living quarters. Separate living quarters are those in which the occupants live and eat separately from any other persons in the building and which have direct access from the outside of the building or through a common hall.

Housing units in multi-unit structures are units in structures containing 2 or more housing units. Some tabulations further categorized them as units in structures with 2, 3 or 4, 5 to 9, 10 to 19, 20 to 49, and 50 or more units. Excluded from this category are single-family homes, mobile homes, and occupied living quarters that do not fit in the previous categories, such as houseboats, railroad cars, campers, and vans.

A **housing unit is owner-occupied** if the owner or co-owner lives in the unit, even if it is mortgaged or not fully paid for.

Value is the respondent's estimate of how much the property (house and lot) would sell for if it were for sale. This tabulation includes only specified owner-occupied housing units--one-family houses on less than 10 acres without a business or medical office on the property. These data exclude mobile homes, houses with a business or medical office, houses on 10 or more acres, and housing units in multi-unit structures. Certain tabulations elsewhere include the value of all owner-occupied housing units and vacant-for-sale housing units. Also available are data on mortgage status and selected monthly owner costs.

The **median** divides the value distribution into two equal parts: one-half of the cases falling below the median value of the property (house and lot) and one-half above the median. Median value calculations are rounded to the nearest hundred dollars.

Poverty status is determined by comparing annual income to a set of dollar values called poverty thresholds that vary by family size, number of children and age of householder. If a family's before tax money income is less than the dollar value of their threshold, then that family and every individual in it are considered to be in poverty. For people not living in families, poverty status is determined by comparing the individual's income to his or her poverty threshold. The poverty thresholds are updated annually to allow for changes in the cost of living using the Consumer Price Index (CPI-U). They do not vary geographically. The ACS is a continuous survey and people respond throughout the year. Since income is reported for the previous 12 months, the appropriate poverty threshold for each family is determined by multiplying the base-year poverty threshold (1982) by the average of monthly CPI values for the 12 months preceding the survey month.

Scope and Methodology

These data are collected in the American Community Survey (ACS). The data are estimates and are subject to sampling variability. The data for each geographic area are presented together with margins of error at factfinder2.census.gov. Some of the data are period estimates, that is, they represent the characteristics of the housing over a specific 60-month data collection period.

Source: US Census Bureau, <http://quickfacts.census.gov/qfd/states/17>



Figure 3-6. Duplexes at Woodglen, 2010. The Woodglen subdivision is comprised of duplex units with walkout basements.

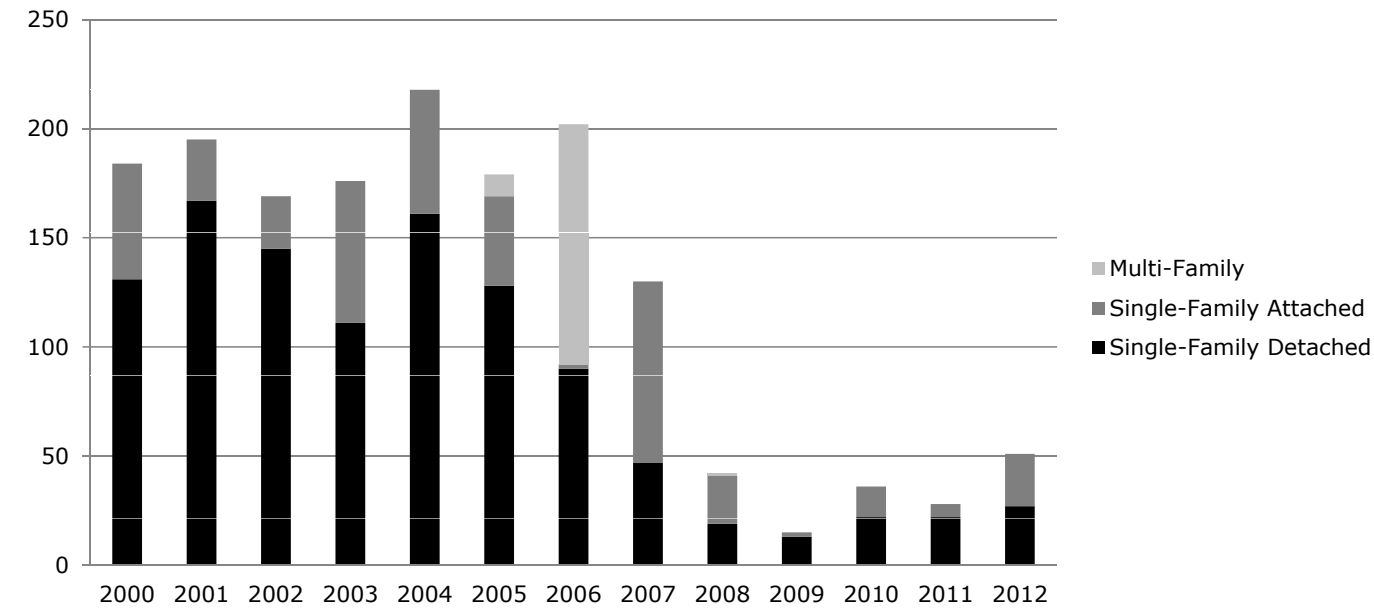


Figure 3-7. Number of Lemont Building Permits for Types of Units, 2000-2012.

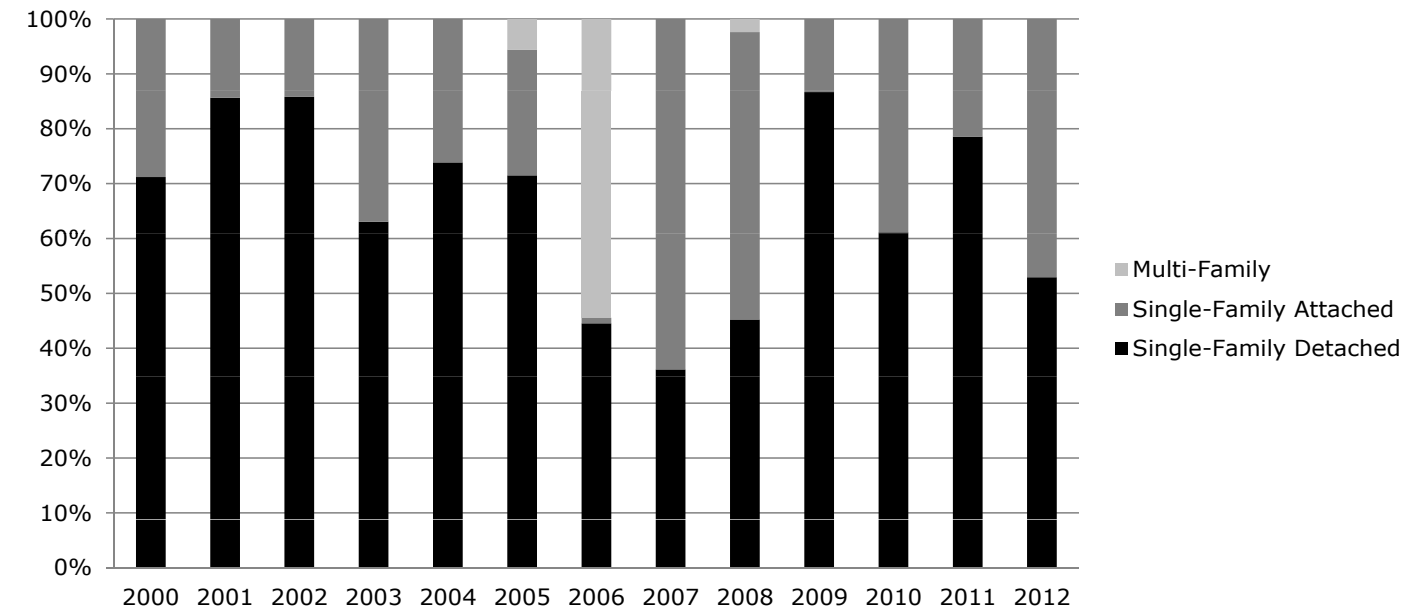


Figure 3-8. Percentage of Lemont Building Permits for Types of Units, 2000-2012.

While overall permit numbers have fallen since 2006, the percentage of units that are single-family attached (townhouse, duplex) and multi-family has generally shown a great increase. *Source for both charts: Village of Lemont Building Department.*

that year. The following year, when Marquette’s Lofts mixed-use development got off the ground, building permits were issued for 110 multi-family dwelling units. Despite this surge in multi-family units, today Lemont’s percentage of multi-family units remains relatively low (see Figures 3-6, 3-7 and 3-8.)

Teardowns

The thriving economy and the accumulation of household wealth also fueled a demand for increasingly larger houses. The average floor area for a new single-family home in the Midwest region peaked at 2,331 square feet in 2008. This average was up from 1,655 square feet in 1982.⁴ In 2002 the National Trust for Historic Preservation noted that a “disturbing new pattern of demolitions [was] approaching epidemic proportions in many historic neighborhoods across America.” As the demand for larger houses grew, so did the search for alternatives to home sites that were not on the suburban fringe and thus would not require lengthy commutes. Older, smaller homes in established neighborhoods in communities with good transit connections or close to downtown became attractive as sites for newer, substantially larger homes. While many of these new homes replaced sub-standard housing stock, they were often viewed as being out of character with the surrounding homes. And as noted by the National Trust, many charming and historic homes were being lost to this “teardown” trend. Hinsdale and several North Shore communities were particularly hit with teardowns. A teardown frenzy in Kenilworth resulted in the town being placed on the National Trust’s list of “11 Most Endangered Places” in 2006.

Analysis by the Village’s Planning & Economic Development Department shows over 60 instances of what might be considered a “teardown” occurring in

the Village from 2002-through early 2012. The demolitions were concentrated in the following areas: between Illinois Street and McCarthy Road and Julia and Holmes Streets; generally near the intersection of Czacki and Division Streets; Freehauf Street east of State Street; in the corridor between State Street and Singer Avenue, from Division Street to Peiffer Street. The Village made two attempts to limit the size of replacement homes. The first attempt was a zoning amendment that imposed a floor area ratio on homes in select areas of town. The second attempt—which ultimately appeared to satisfy those who had been concerned about oversized houses—was the creation of the R-4A zoning district and a revised formula for the permissible allowance of floor area. (See sidebar on Teardowns and the R-4A zoning district.)

Affordable Housing

In many communities in the region, the demand for housing and the construction of larger, more expensive homes resulted in increased housing values that effectively put housing out of reach for moderate and low-income households. Young adults starting new households often found it difficult to find affordable housing in the communities where they grew up. Single-parent families often struggled due to a drop in income attributed to divorce or loss of a spouse. Northeastern Illinois saw the number of rental units in the region decrease by over 7 percent from 1990 to 2006; in that same period the number of owner-occupied units increased by over 28 percent. In northeastern Illinois, since 1990, household incomes did not kept pace with increases in housing values. The gulf between household income and housing values dramatically grew wider in the region between 2000 and 2005.⁵ Such trends have been abated, if not reversed, since the collapse of the housing market

⁴ U.S. Census Bureau.

⁵ CMAP, “Housing Preservation Strategy Report,” Nov 2008.

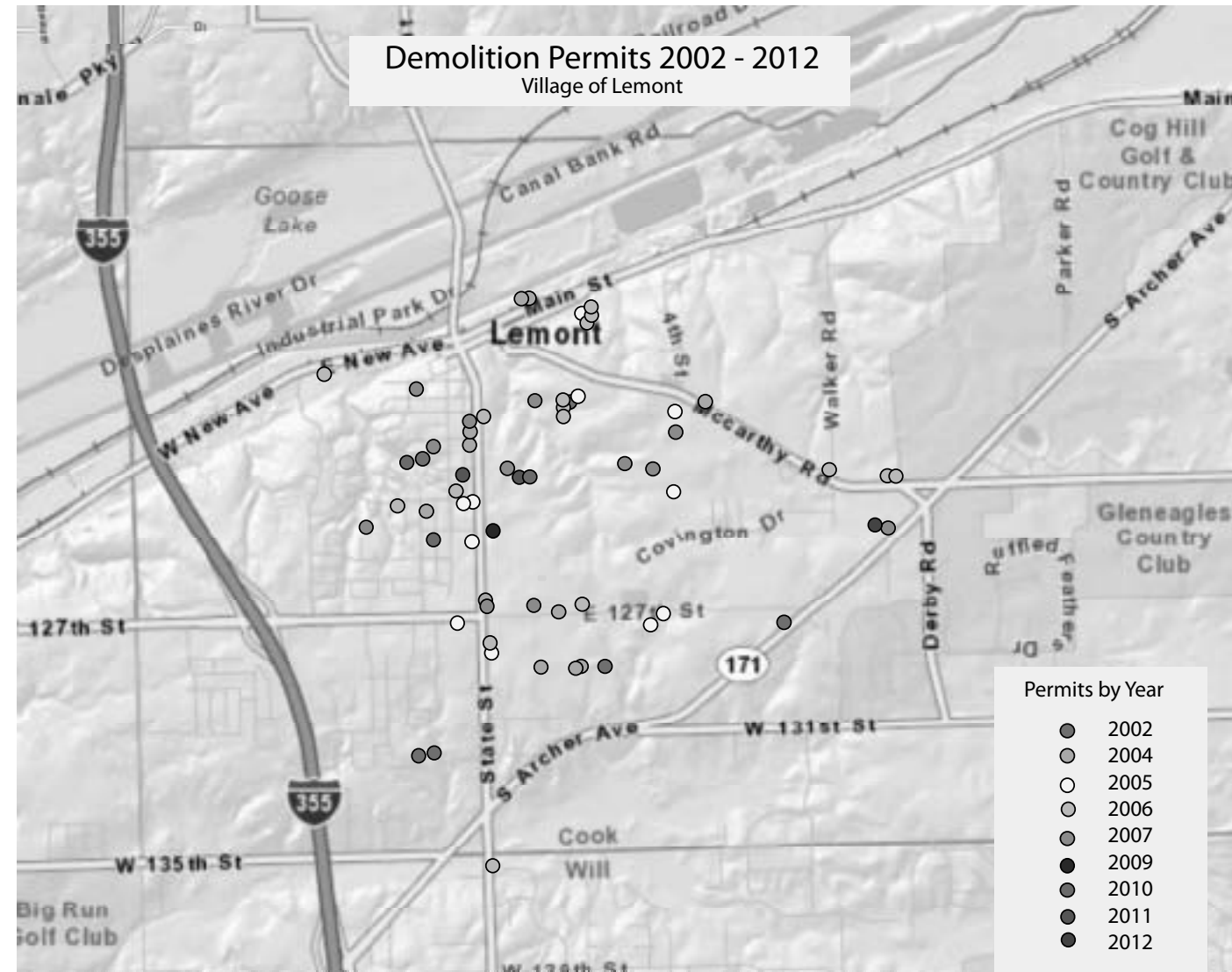


Figure 3-9. Demolition Permits 2002-2012. The map shows the locations of residential demolitions in Lemont from 2002 through 2012. Most of these permits were associated with “teardowns,” i.e. the replacement of an older, smaller home with a substantially larger one. *Source: Village of Lemont Building Department.*

Teardowns and the R-4A Zoning District

In response to the construction of several homes that were perceived to be out of character with the one of Lemont’s older neighborhoods, and in anticipation of a tear-down trend that has swept other suburban communities, the Village of Lemont created the Residential Preservation and Enhancement Overlay District in 2004. This area, commonly referred to as “the Infill District,” contained a portion of the Historic District.

The Infill District had standards that sought to limit the bulk of new homes. During the re-drafting of Lemont’s zoning regulations in 2006, the public voiced concern that these standards insufficiently inhibited teardowns and still allowed homes out of scale with the surrounding area. Residents—and in particular residents along or in the vicinity of Custer Street—felt these provisions would ultimately obliterate much of what they find appealing about the older areas of Lemont: quaint and charming (if not historically significant) homes; mature trees that dominate parcels and parkways; and houses in a variety of styles from the late 19th century through this decade.

Due to both the substantial geographic scope and nature of the Infill District, where large lots were sometimes interspersed with generally smaller lots, the Zoning Commission felt that an entirely new zoning district was warranted for the area. This new zoning district, called the R-4A, offered a new approach to bulk restrictions. Rather than the usual floor area ratio formula that was based solely on a percentage of the lot size, the new approach granted a base house size of 1,600 square feet plus 16% of the lot size.

Example of Differences Between Former and Current Standards for House Size in the Infill District/R-4A:

Former Infill District Calculation

Lot size 7,400 square feet
 Maximum FAR = 0.50
 $7,400 \times 0.50 = 3,700$ sq. ft. maximum house size

Current R-4A District Calculation

Lot size 7,400 square feet
 $(7,400 \times 0.16) + 1,600 = 2,784$ sq. ft. maximum house size

The new formula tried to strike a balance between allowing homes that would meet today’s demands for house space, yet prevent situations where someone could build a home that was out of character with surrounding rows of homes on smaller lots.

The R-4A and the new calculation for maximum floor area did not halt teardowns, but both developers and residents appear satisfied with the new formula for determining maximum floor area.



circa 2007.

Many people connote the term “affordable housing” with multi-family rental housing, and such housing indeed comprises a large portion of affordable housing in the region. Unfortunately, community resistance to multi-family rental housing is common throughout the Chicagoland area and the United States. Some of this resistance is undoubtedly fueled by citizen sentiments against any type of local development. Often, the resistance is driven by fears that the multi-family housing will attract undesirable socio-economic, racial, and ethnic groups, and by fears that multi-family housing will lead to increased crime, burdened schools, and decreased property values. Opposition frequently is quite vocal and vigorous, and local appointed and elected officials often fail to support proposals for multi-family rental housing. Moreover, local land use policies and zoning regulations are often hostile to the introduction or expansion of multi-family housing in a community.

Advocates for affordable housing had long been concerned that local zoning and land use regulations were increasing social and racial stratification in the region. The practice of exclusionary zoning—the deliberate or non-deliberate exclusion of affordable housing through land use regulations—has been recognized for some time.⁶ In an effort to increase the supply of affordable housing, the State of Illinois passed the Illinois Affordable Housing Planning and Appeal Act in 2003 (310 ILCS67/). The law mandated that municipalities and counties without at least 10 percent of their housing stock classified as affordable create and adopt an affordable housing plan by 2005.

Responsibility for the implementation of the

law went to the Illinois Housing Development Agency (IHDA). The agency identified 49 communities in the state that failed to meet the 10% affordable dwelling threshold. All of the 49 communities were in the Chicago metro region, most in the northern suburbs. IHDA’s latest list of non-compliant communities, based on the 2010 census, also includes 49 communities. Most of these communities have complied with the mandate and prepared affordable housing plans. However, a planning professor from UIC who studied local government responses to the state’s affordable housing mandate concluded that “the copycat quality of the policy and implementation portions of the plans evidence little practical commitment to providing more affordable housing.”⁷

The Village of Lemont met the threshold on both lists, i.e. based on the formula used by IHDA, over 10% of the housing in Lemont is considered affordable. Affordable housing for Lemont should nevertheless remain a concern. Lemont’s absence from the non-compliant list may have more to do with the presence of many senior housing units in town than any actual policy efforts to stimulate the construction affordable housing. Indeed, many of Lemont’s zoning regulations and land use policies appear to be inimical to the construction of affordable housing.

The issues concerning sprawl, teardowns, and affordability abated with the housing market collapse and economic downturn beginning circa 2007. Nevertheless the planning principles raised with these issues remain valid.

⁶ For a further discussion of national and regional affordable housing issues, see: Meck, Stuart, Rebecca Retzlaff and James Schwab, *Regional Approaches to Affordable Housing*, Planning Advisory Service Report Number 513/514 (2003), American Planning Association.

⁷ Hoch, Charles, “How Plan Mandates Work,” *Journal of the American Planning Association*, Vol 73, No 1 (Winter 2007), p86-99.

Fair Housing

Often confused with affordable housing is fair housing. While affordable housing policy addresses the economic attainability of housing for all segments of the community, fair housing policy addresses equal access to housing. “Equal and free access to residential housing (housing choice) is fundamental to meeting essential needs and pursuing personal, educational, employment, or other goals. Because housing choice is so critical, fair housing is a goal that Government, public officials, and private citizens must achieve if equality of opportunity is to become a reality.”⁸

As a recipient of community development funds from the U.S. Department of Housing and Urban Development (HUD), Cook County is required to “affirmatively further fair housing.” The definition of “affirmatively furthering fair housing” has not been codified, but HUD has defined it through obligations of the funding recipients:

Conduct an analysis to identify impediments to fair housing choice within the jurisdiction
Take appropriate actions to overcome the effects of any impediments identified through the analysis
Maintain records reflecting the analysis and actions taken in this regard.⁹

The Village of Lemont has had a fair housing ordinance since at least 1992. This ordinance, however, does not include all of the protected classes as listed in federal, state, and county regulations and policies. Over the years the Village has undertaken various efforts to publicize its fair housing ordinance, but these efforts have been sporadic and uncoordinated. Nevertheless,

⁸ *Fair Housing Planning Guide, Volume 1*, U.S. Department of Housing and Urban Development, Office of Fair Housing and Equal Opportunity.

⁹ Ibid.

the Village remains committed to fair housing, and its policy is hereby re-stated:

It is the policy of the Village that all individuals shall have an equal opportunity to purchase, own, lease, and occupy housing within the Village without being discriminated against based on race, color, religion, sex, national origin, ancestry, age, marital status, familial status, physical or mental handicap or disability, military status, sexual orientation, or legal source of income. It is also the policy of the Village that members of those protected classes shall have the right to be free from discriminatory practices when engaging in real estate transactions and seeking access to financial credit for real estate transactions. The Village’s fair housing regulations shall be consistent with and, in some cases, more stringent than the provisions of the Fair Housing Act (42 USC Section 3601 et seq., as amended) and the Illinois Human Rights Act.

Accessibility and Visitability

Associated with fair housing is housing that is accessible to those with disabilities. “Accessible housing increases housing opportunities and choices for the elderly and persons with physical disabilities, and enhances convenience for non-disabled persons and children.” A continuing issue is the lack of accessibility in single-family detached homes. Although most multi-family housing is now required to comply with the accessibility provisions of the Fair Housing Act, single-family housing and multifamily developments less than four units are not required to be accessible or have adaptable units. Visitability is a housing design strategy to provide a basic level of accessibility for single-family housing, thus allowing people of all abilities to interact with each other. Visitability standards do not require that all features be made accessible. As the population trends toward an older demographic, visitability and universal design will increase in importance.

Quality of Housing Stock

Historically, Americans have been extremely mobile. However, “by most measures, internal migration in the United States is at a 30-year low. Migration rates have fallen for most distances, demographic and socioeconomic groups, and geographic areas. The widespread nature of the decrease suggests that the drop in mobility is not related to demographics, income, employment, labor-force participation, or homeownership.”¹⁰ Nonetheless, residential mobility remains relatively high in the United States and in the Chicago region.

People’s choices on where they live are based on many factors, including family and ethnic ties, individual preferences, commuting options, and proximity to amenities and conveniences. The quality of local schools, perceptions of personal safety, and the anticipated stability or increase in their housing investment are also important. As family size and household financial resources change, households have varying options in housing reinvestment. Households can either reinvest in their current dwelling units, or enhance their housing quality by moving, thus leaving their dwellings and neighborhoods behind. Residential mobility thus has many and important implications for communities, and it remains one of the most important behavioral aspects to analyze when considering long-range planning and policy decisions. As stated over a decade ago by national housing experts:

For most households, housing characteristics, interacting with evolving stage-of-life preferences for various sizes, styles, cost, and quality of housing, are the dominant reasons for moving. Housing characteristics, therefore, also influence whether current or future

¹⁰ Molley, Raven, Christopher L. Smith and Abigail Wozniak, “Internal Migration in the United States,” *Journal of Economic Perspectives*, Vol 25, No 3 (Summer 2011), p173-196.

residents will choose to reinvest in existing dwellings or purchase new ones. The small size of dwellings built in the 25 years after World War II may be a major obstacle to effecting enough housing reinvestments to achieve neighborhood stability...Every dwelling needs reinvestment to avoid being discarded when the first vital system (roof, walls, heating, water, sewer, electricity) no longer functions adequately (National Association of Home Builders, 1997). The well-being of neighborhoods, local governments, and regions is linked to reinvestment in structures. If the reinvestment motivation and capacity of too many current owners is insufficient, neighborhoods, local governments, and regions will suffer.

Jurisdictions with large concentrations of 40- to 50-year-old, 1,100-square-foot housing units are vulnerable to substantial reductions in median family (and per capita and per household) income from their relative income standing in the previous decades. “The abundance of small, middle-aged housing units in some suburbs probably caused them to decline faster in relative income than their central cities. It follows from this speculation that indicators of housing age and size should be used in assessments of dangers in strategic planning...Housing settings, as well as nonhousing factors, may play a role in the attractiveness of certain housing.”¹¹

As indicated above, the choice of households to not invest in its community and instead pack up and leave can have serious implications for neighborhoods

¹¹ Lucy, William H. and David L. Phillips, *Confronting Suburban Decline: Strategic Planning for Metropolitan Renewal*, Washington DC Island Press, 2000, p.16-17; 62. The authors advice examining housing value, household income and owner occupancy. On p.231 the authors note that an interpretation of a community’s movement away from the region’s measures of central tendency is more useful than measuring only increases or decreases from their own previous levels. Increases in population or population density are not good indicators of the attractiveness and health of a community.

and towns. Across the Chicago region, municipalities are increasingly competing to retain and attract affluent and middle-income residents with sufficient financial means to pay taxes, invest in housing, locally purchase goods and services, and continue to populate public schools. The quality of the housing stock in the community, and hence the measuring and monitoring of that quality, become important as well. To remain attractive for new residents—and retain current ones—both the range and quality of Lemont’s housing stock need to be continually assessed and addressed as necessary.

The housing age and quality of Lemont’s housing are not homogeneous; indeed the age of Lemont homes is truly diverse. The historic district contains a couple of residences that date from the 1850s and 1860s and numerous homes from the 1870s and 1880s. Other areas near the historic core of the town are filled with both modest and substantial homes from the 1890s through 1920s. Subdivisions on the fringes of town are lined with two-and-a-half story, masonry homes of substantial size and bulk. These homes are, in general, extremely well maintained and filled with the numerous modern amenities.

Throughout the town, Lemont homes are well maintained, and there is hardly a neighborhood or residential block in town that one would characterize as blighted. The one area of town that might raise immediate concern in the R-4A zoning district, which contains an abundance of small one-story frame homes built in the immediate years after World War II. As noted above, the small size of the homes built in the 25 years after World War II pose “a major obstacle to effecting enough housing reinvestments to achieve neighborhood stability.” While many of these homes appear to be the most tired-looking of residences in Lemont, a review by the Planning & Economic Development Department indicates that home re-investment is nevertheless occurring

within the R-4A.¹² Indeed, the review did not reveal any particular neighborhoods in town where substantial re-investment in homes was lacking. (See Figure 3-9). As previously noted, most of the teardown activity in town is occurring within the R-4A—another indication that the area remains attractive for residential property reinvestment.

The Planning & Economic Development Department also compared the total number of residential permits and inspections to the total number of building permits for new homes for the years 2006-2012. Permit applications for home improvements and renovations dipped in 2009-2011, the drop was not nearly as significant as the decrease in new home construction permits. (See Figure 4-8.) Again we see that despite the economic downturn and lack of new home construction during this period, Lemont’s homeowners continued to maintain or improve their properties.

For the moment, it appears that neither the age nor the quality of Lemont’s housing stock poses a threat to the long-term social and economic stability of any of the Village’s neighborhoods. Nevertheless, as Lemont’s existing housing stock continues to age and as the availability of new homes increases, reinvestment in the older homes in town will remain important.

Building and fire codes sometimes do not support the rehabilitation of older units, particularly in multi-family buildings. Similarly, building and fire codes often inhibit the conversion of office or other commercial space into residential uses. See the sidebar [in the downtown chapter] for an examination of this issue.

¹² The review looked at the number and geographic distribution of permits for major home remodeling or renovation projects: basements, room additions, window replacement, roof replacement, or room remodeling.

Looking Ahead—Regional Housing Issues

A decade ago there was a major shortage of affordable housing in the region. Large tracts of farmland were being consumed for development. Housing was viewed as an excellent investment. Credit was easy, and a home could be purchased with virtually no money down. In the last seven years, however, the regional housing market has changed dramatically. Foreclosures have hit the region hard, and 282,000 homes or apartments remained vacant, many abandoned by homeowners and lenders. Home prices, on average, dropped an alarming 33 percent from 2007 to 2011, and 25 percent of homes were “underwater,” i.e. the mortgage was more than the resale value of the home.¹³

The regional and local housing markets perked up in 2012. Over 50 dwelling units were created in Lemont in 2012, and the last half of that year was especially strong. M/I Homes started construction of the Courtyards of Briarcliffe, the first new residential subdivision to begin since 2006.

Looking ahead, the current glut of foreclosed and vacant homes will subside. According to CMAP, population in the six-county Chicago region is projected to increase from eight to ten million by 2035. Both the current senior and Latino populations will double by 2035.

The broad demographic shifts in the nation and the Chicago region will also affect Lemont. Up until the 1960s, half of US households had children. Today only one-third of households have children, and the share of households with children is expected to continue its decline, perhaps sinking to one quarter. The greatest

housing demand will be generated by households without children, and it is possible that these households will prefer something rather than single-family detached homes on large lots in homogeneous subdivisions. In general, however, Americans still want their castle. According to a 2011 study by the National Association of Realtors (NAR), 80 percent of respondents would prefer to live in a single-family detached home if they had the option.¹⁴

Nationally, as preferences for the castles meet the new demographic and economic realities, a large unmet demand for housing other than single-family detached residences on large lots is emerging. The housing market, long dominated by baby boomers, will be more affected by the post-baby boom generations and immigrants. And despite that desire for a castle, numerous polls, including a 2004 NAR survey, indicate



Figure 3-8. Preference for a castle. New home construction in the Braircliffe subdivision, 2012.

¹⁴ Nelson, Arthur C., “The New California Dream: How Demographic and Economic Trends May Shape the Housing Market,” 2011, Urban Land Institute, 2011, p.15-26. Despite the title of the report, Nelson is here discussing trends for the entire United States.



Figure 3-9. Preference for a castle. New home in the Glens of Conemarra subdivision, 2012.

that people desire neighborhood attributes more akin to mixed-housing and small-lot development: access to transit, ability to walk to school and shops, less yard maintenance. (See sidebar on Gen-X and Gen-Y housing preferences.)

Recent mistakes that contributed to the housing market collapse were identified in *Homes for a Changing Region*, produced by the Metropolitan Mayors Caucus, the Metropolitan Planning Council, and the Chicago Metropolitan Planning Agency. The mistakes made throughout the region were:

- Building too many large-lot, single-family homes priced beyond the reach of moderate and middle-income families.
- Building too few moderately-priced dwelling units, whether small-sized detached homes or attached homes.
- Not creating housing options for multi-generational families that want to live together.
- Not focusing on the need for rental housing, especially affordable rental housing.

These lessons learned help inform the recommendations and implementation action items below.

Recommendations

Lemont’s largest housing-related challenges for the horizon of this plan will be: creating and maintaining an appropriate mix of housing types, including affordable housing; managing growth on greenfield sites, spurring more infill development; and monitoring and maintaining reinvestment in Lemont’s housing stock. Increase the Range of Housing Options and Affordable Housing

The US Census for 2010 reported that Lemont has 6,100 housing units. The housing stock consists predominately of single-family detached dwellings. The geographic distribution of these single-family homes is widespread, covering every area of the community, including the downtown. Certain areas in the heart of the downtown—the northern end of Stephen Street or Talcott Street, for example—include rows of small, wooden-frame, single-family homes dating from the late 19th and early 20th centuries. Two-flats are pervasive in certain areas of the Village, particularly in and near the downtown and the older residential areas east and west of State Street to the north of Peiffer Street. It is uncertain how many of these two flats may have been legally established decades ago prior to the adoption of the first Lemont Zoning Ordinance in 1958. Despite the awareness of two-flats in areas where zoning regulations prohibit them, the Village has not aggressively pursued their removal.

While not sharing the ubiquity of the single-family detached dwelling units, clusters of townhouse units are nevertheless found in many areas of the Village. The territory to the southeast of Archer Avenue contains only one exclusively townhouse development (but another three have relatively small components of townhouses). The 2002 Comprehensive Plan (p. 30) stated:

This area [southeast of Archer Ave] is relatively low-density, dominated by single-family residential subdivisions, scattered rural estate lots (typically done by assessment plats), golf courses and cemetery, and forest preserve use. It appears to have the greatest potential for development. This plan recommends that a distinction be made between “town” and “country”, with Archer Avenue in general as the break between the two. By and large elected officials followed this recommendation, approving only a senior housing development along 131st Street (see paragraph below) and one small townhouse development to the immediate south of Archer Avenue.¹⁵ Other applications or inquires for attached single-family housing in this area were not favorably received.

Multi-family housing, i.e. apartments and condominiums, are limited in both number and geographic distribution within the Village. This statement is especially true of one eliminates senior housing from consideration. The downtown area offers apartments or condominiums primarily in mixed-use buildings. Two other clusters of apartment buildings are found in the State Street/Eureka Street area and along the eastern end of Short Street. The only multi-family housing found south of 127th Street is along St. Andrews Court. Senior housing is located in several areas throughout town, including the downtown, the Franciscan Village at the corner of Main Street and Walker Road, the southeast corner of Walker Road and McCarthy Road, and the Lithuanian World Center. In 2008 the Village annexed territory and approved a senior housing development at the southeast corner of 131st Street and Parker Road.

¹⁵ The townhouse development, Prairie Ridge, was on a 4.6-acre site at 13201-03 Archer Avenue. It was granted preliminary approved by Ordinance O-45-06 on July 24, 2006. A final plat and plans were never submitted, and the preliminary PUD approval has since expired.

The downturn in the housing market, with seniors being unable to sell their homes and downsize into such senior housing developments, meant that this proposed project never broke ground.

Generally, the Village should be more receptive and do more to encourage single-family attached and multi-family housing. Such housing will meet the changing demands of a local housing market that has been dominated by baby boomers for the last 40 years. These different housing options should also prove attractive to the baby boomers, whether from Lemont or elsewhere, who will increasingly seek to shed their large single-family detached homes.

Additionally, the Village should be more receptive development proposals that mix housing types. Developments that offer single-family detached homes alongside duplexes or townhouses, for example, offer many social benefits, e.g. options for extended families with members at different life stages to live in proximity to one another, and have proven attractive in the marketplace. A step in this direction was taken when the Village amended the Glen Oak Estates annexation agreement. During the stakeholder meetings that were part of the amended annexation agreement negotiations, it was clear that a development mixing single-family detached homes, townhouses and duplexes was acceptable. The developer ultimately decided to limit the product to single-family detached homes, but still provide three different options. The amended plans for the development—now known as Kettering—provide for three different types of single-family homes: large homes on 12,500 square foot lots; slightly smaller homes on 10,000 square foot lots; and small one-story homes on 6,000 square foot lots intended to attract empty-nesters.

In the near-term, the existing supply of entitled but undeveloped subdivisions will need to be absorbed.

The aforementioned Kettering development was the first example of an unbuilt subdivision’s plans being drastically altered. The Village should remain open to proposals that would modify the housing product and site plans for other approved developments.

Likewise, the Village should re-evaluate the policy and zoning restrictions on location of single-family attached housing: townhouses, duplexes, two-flats. Infill sites in and near the downtown or on yet-to-be-annexed greenfield sites on the periphery of the Village could be appropriate for such developments.

The Village should re-consider granny flats or two-flats as housing products aimed at accommodating multi-generational families who want to live together. The two-flat has proven popular in the immigrant communities, and their availability in Lemont could help continue to attract immigrant groups such as the Lithuanians and Polish to town.

Another housing product that is missing from the Village’s mix is rowhouses. Rowhouses were intentionally excluded from the mix when Lemont’s zoning regulations were overhauled in 2006-2008. The Lemont Unified Development Ordinance of 2008 defines townhouses as “Three to five dwellings that are attached to each other by vertical party walls...” The limit to five dwellings in a row effectively means no rowhouses can be built in town. The Village should amend its zoning regulations to allow the inclusion of rowhouses—six or more dwellings attached to each other by vertical party walls—in the R-5 and R-6 zoning districts.

While the number of townhomes has increased within the community over the past 15 years, the number of apartment or condominium units has remained relatively flat. The one big boost to multi-family units came in 2006-07 with the construction of the 82-unit, mixed use Front Street Lofts in the downtown. (See Figure 3-7.) Proposals for multi-family dwellings have aroused

Rehab Codes and New Apartments

According to *Rebuilding Community: A Best Practices Toolkit for Historic Preservation and Redevelopment* by the National Trust for Historic Preservation, “[m]ost states have building codes designed only for new construction. These regulations can force people who are rehabilitating older buildings into undertaking costly and unnecessary work, especially in mixed-use buildings.”

Attempts to reconcile the rehabilitation of older, existing buildings with building codes drafted to regulate new construction go back to the 1960s, when initiatives to fight blight and encourage redevelopment were stymied by stringent local building codes. Initially, in the 1960s, the patchwork of local building codes was seen as inimical to fighting blight and expanding the availability of affordable housing. Later, conservative economists and others

opposed to excessive government regulation began attacking building codes. Still later, focus shifted to developing new codes to address housing rehabilitation and to addressing environmental concerns by encouraging the preservation of existing buildings. The greenest building, it is said, is one that already exists.

We often think of regulation as simply a governmental concern, but in the case of the building construction industry that has not been the case. Long ago insurance companies promoted standards for construction, and today municipalities in many states usually adopt model codes developed by one or more of a variety of private groups (e.g. Building Officials Conference of America, International Code Council). Some states have developed their own set of building and fire codes. As early as the late 1970s Massachusetts adopted a new section for its building codes to address work on existing buildings.

By the early 1980s there was recognition by HUD as well as others in the housing, construction, and code-producing industries that two common triggers for building and fire code measures—the change of use and the 50% cost of construction rule—were perhaps inappropriate to use on older buildings.

In response to some of the concerns over building codes expressed above,

regional code bodies began to modify their model codes or create new ones devoted to existing buildings. BOCA issued the Existing Structures Code in 1984 and the ICBO issued the Uniform Code for Building Conservation in 1985. Local building and fire code officials did not embrace these new existing-building codes.

The State of New Jersey was the first state in the country to adopt a subcode to deal with improvements to older buildings. The 1999 New Jersey Rehabilitation Subcode, or “Rehab Code,” requires structural and safety regulations that work with the existing buildings’ height, area, construction type, fire resistance ratings, zoning, and fixed dimensions, rather than demanding alterations that are costly for older buildings. The Rehab Code has proved wildly successful at accomplishing its economic development goal: during the first year of its implementation renovation work in New Jersey’s 16 largest cities increased from \$363 million to \$511 million.

The Rehab Code has been successful “because it works with the existing characteristics of a building. The code does not require that work done to an existing building meet the same code as a newly constructed building, thus making adaptive use more feasible and encouraging urban reinvestment” (NTHP, p.13). In short, the Rehab Code has proven to be more affordable while simultaneously ensuring building safety.

In an effort to promote these existing building, or “rehab codes,” HUD commissioned an effort that led to the release of the Nationally Applicable Recommended Rehabilitation Provisions (NARRP). According to HUD:

The purpose of NARRP is to set forth a regulatory framework that will encourage the continued use or re-use of legally existing buildings through a predictable system of requirements that will maintain or improve public health, safety, and welfare. The intention is to clarify the requirements that apply when different types of work are performed in existing buildings, and to establish proportionality between the work

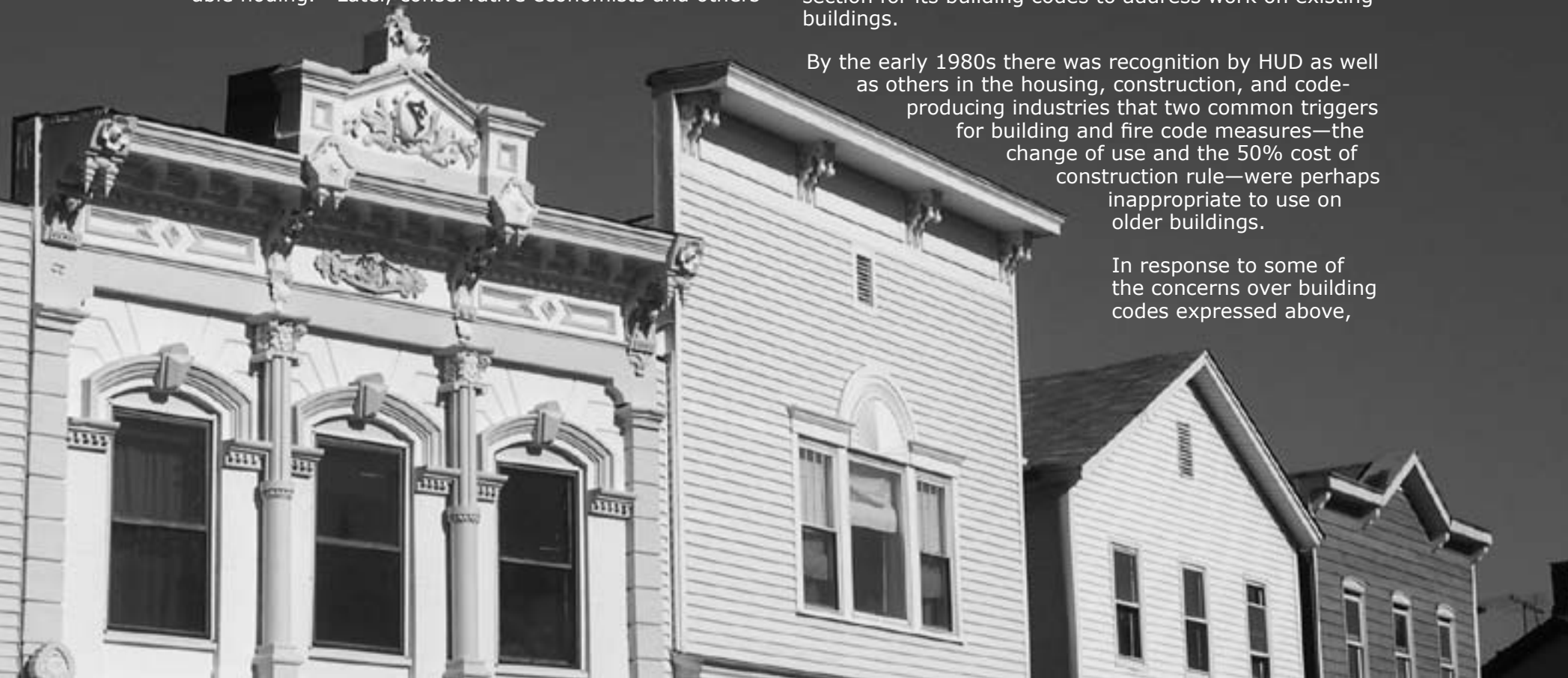
an owner of an existing building intends to do on a voluntary basis and the additional improvements required to accompany that work as a matter of regulatory policy. A regulatory framework that achieves such proportionality will go far towards ensuring that building rehabilitation work will be both affordable and cost effective.

NARRP was not a code itself, but rather a framework on which other codes could be built. Instead of lumping all potential work on a building together under one regulatory set of standards, NARRP advocated creating more precise categories of redevelopment and then also creating corresponding regulatory requirements for each of those categories. NARRP broke potential work on a building out as: repair, renovation, alteration, reconstruction, change of occupancy, and addition.

In 1999 the ICC responded to the growing interest in rehab codes by forming a drafting committee to develop its own such code. The result was the International Existing Building Code (IEBC), first issued in 2003. The IEBC built on the concepts and philosophies of NARRP and the New Jersey Rehab Code. The IEBC was designed to fit nicely into the family of the other I-codes, and it is continuously updated. The changes are coordinated with updates to the other I-codes. At least 13 states of adopted the IEBC.

Not to be outdone, the National Fire Protection Association developed its model code for existing buildings, the NFPA 5000.

There have been several case studies involving the implementation and benefits of these model codes. However, most of these case studies dealt with saving associated with elevators, electrical work, or building materials rather than fire safety.



resistance and suspicion. Rental housing, it is feared, will attract undesirable elements to the community.

The Village should encourage products and developments aimed at expanding affordable housing options within the community. To be sure, Lemont was not among the 49 Illinois communities failing to meet the 10% affordable dwelling threshold. The Village's staff and elected officials must educate citizens on housing issues and assuage fears over multi-family project proposals. The Village should also re-evaluate its allocation of land devoted to R-6 zoning. (See Land Use chapter for further discussion.)

Poor site design and poor architecture contribute greatly to people's unfavorable perceptions of affordable housing. Good design, therefore, could go a long way to assuaging such concerns over a potential project. This chapter contains specific recommendations for the design of multi-family housing.

And finally, the Village should remain open to inter-jurisdictional discussions aimed at addressing a regional fair share of affordable housing distribution.

Re-evaluate and Manage Greenfield Development

To meet the anticipated housing needs over the next decades, will need to re-evaluate its policies toward greenfield sites that remain for potential annexation and development. Specifically, the Village should modify and clarify the goal of maintaining the area southeast of Archer as "country." The Village should no longer feel the need to match existing product types or housing densities when encouraging or evaluating specific development proposals for these greenfield sites. This topic is further discussed in the Land Use chapter.

Encourage Infill Development

The cost burdens of converting office space to residential units should be reduced. The Village and Lemont

Fire Protection District should explore the adoption of the International Rehabilitation Code and/or amendments to existing building and fire codes. R-4A zoning could be amended to allow two-flats on corner lots. Additionally, the Village should examine expanding the territory devoted to R-5 zoning. (See the Land Use chapter for additional discussion.)

Reinvestment in Lemont's Housing

The Village should seek to preserve the community's existing housing stock. The following statement should be applied to Lemont: "The preservation of older market-rate owner-occupied and renter-occupied housing, much of which is affordable to low-income households, should be used as a filter whereby land use choices and decisions are made on new development or proposed redevelopment projects."¹⁶ The impact of stringent building and fire codes on the rehabilitation of existing housing should be addressed. The focus should be on making the requirements of such codes more supportive of rehabilitation. The Village should adopt the International Rehabilitation Code.

Furthermore, the Village should continue to monitor reinvestment in its existing homes, particularly the residences in the DD and R-4A zoning districts that contain the Village's oldest homes and the largest share of the Village's homes built in the decade following World War II. Lack of re-investment should be addressed through various programs, including, where feasible, the use of Community Development Block Grant money.

¹⁶ American Planning Association, "Policy Guide to Housing," p. 7.

Re-invigorate Fair Housing Efforts

Lemont's policy on fair housing remains consistent with federal, state, and county policies. The Village's Fair Housing Ordinance from 1992 nevertheless needs review and updating. Moreover, the Village should adopt a Fair Housing Plan. Such a plan should seek to increase awareness of fair housing issues and ensure that potential fair housing violations can be easily reported. And despite staffing and budget constraints, the Village should analyze impediments to fair housing choice in Lemont. Training of staff and workshops with local real estate brokers should also be considered as part of a Fair Housing Plan. The table below, Implementation Action Area #4—Fair Housing, lists specific recommendations for inclusion in a Fair Housing Plan and for bolstering the Village's fair housing policy.

Preserve the Single-Family Character

Almost any community's identity is forged by the type, quality, and maintenance of its housing stock. Lemont is no different, and for decades our town has been one of predominately single-family detached homes. This should remain so. Other recommendations contained within this chapter for a varied housing mix should not be considered in conflict with this recommendation to preserve the single-family character. The Village should plan for and regulate the orderly integration of urban single-family attached and multi-family building forms within suburban single-family residential neighborhoods.

Implementation Action Areas

The tables on the next pages summarize the housing element's recommendations and responsible parties for addressing housing issues.

Implementation Action Area #1 - Amend Zoning Regulations

<p>Change zoning standards for R-4 zoning to allow smaller lots with reduced yard setbacks</p> <p>LEAD IMPLEMENTERS: Planning & Economic Development Dept Planning & Zoning Commission</p>	<p>As part of the effort to re-evaluate greenfield development, the Village should consider the creation of a new zoning district, R-4B, aimed at allowing single-family home construction on smaller lots. Requirements for lot size, width and setbacks should be slightly reduced from the current R-4 zoning standards. Zoning standards for this new zoning district could be: minimum lot size of 10,500; minimum lot width of 80 feet; minimum side yard setback of 12 feet; minimum front yard setback of 20 feet. Smaller lot sizes should be tied to controls over the size of the house on the lot, e.g. standards similar to the Village’s floor area allowance in the R-4A. Additionally, subdivisions with such lot standards should be required, though PUD, annexation, or other zoning control, to contain adequate open space.</p>
<p>Change zoning regulations and definitions to allow the construction of “rowhouses”</p> <p>LEAD IMPLEMENTERS: Planning & Economic Development Dept Planning & Zoning Commission</p>	<p>The Village should do more to encourage single-family attached and multi-family housing. Current zoning regulations effectively prohibit the construction of rowhouses, i.e. groups of townhouse units more than three abreast. The rowhouse product should be allowed as of right in the R-5 and R-6 zoning districts. The allowance for rowhouses should be coupled with a requirement for articulation of the façade, i.e. one or more units should protrude from the plane of the other façades.</p>
<p>Allow construction of two-flats and/or duplexes on corner locations within otherwise exclusively single-family zoning districts</p> <p>LEAD IMPLEMENTERS: Planning & Economic Development Dept Planning & Zoning Commission</p>	<p>The Village should do more to encourage single-family attached and multi-family housing. Two-flats—at least legal ones—are uncommon in Lemont. This housing product offers great opportunities for multi-generational usage, or provides an income-producing opportunity for homeowners. Two-flats have been successfully blended within the fabric of single-family neighborhoods in many urban environments, and with attendant design controls, need not appear out of place. The placement of such buildings on corner locations can greatly improve the integration of the building form into a more suburban environment and thus help preserve the single-family home character of the town.</p>

Implementation Action Area #2—Achieve and Maintain Right Housing Mix

<p>Encourage and favorably consider residential planned unit development proposals that contain a range of housing products</p> <p>LEAD IMPLEMENTERS: Planning & Economic Development Dept Planning & Zoning Commission Village Board of Trustees</p>	<p>In Lemont, planned unit development proposals have—with only two exceptions over the last 15 years—contained only one type of housing product, e.g. all townhouse units or all single-family homes. Encouragement should come in preliminary talks between the Village and developers, i.e. the Village should express its desire and willingness to see various housing products. Additionally, approval of annexations and planned unit developments should be more closely tied to considerations of the balance of housing products.</p>
<p>Staff should monitor dwelling unit construction and home buying trends and periodically provide elected officials with reports of these trends</p> <p>LEAD IMPLEMENTERS: Planning & Economic Development Dept Building Department</p>	<p>The Building Department tracks construction activity. Staff, primarily through functions with the Lemont Area Chamber of Commerce, receives anecdotal information on home buying activities in town. Planning & Economic Development staff should meet periodically with real estate brokers to obtain information on home buying trends in Lemont. Likewise, staff should track regional home construction and home buying trends. The data from on housing construction and the information from the realtors should be analyzed and reported to elected officials on at least an annual basis. Such reports should form the basis for continuing discussions of the appropriate housing balance and potential amendments to the comprehensive plan.</p>
<p>Encourage Two-Flats</p> <p>LEAD IMPLEMENTERS: Planning & Economic Development Dept Planning & Zoning Commission</p>	<p>Two-flats—at least legal ones—are uncommon in Lemont. This housing product offers great opportunities for multi-generational usage, or provides an income-producing opportunity for homeowners. Two-flats have been successfully blended within the fabric of single-family neighborhoods in many urban environments, and with attendant design controls, need not appear out of place.</p>

Implementation Action Area #3—Increase the Supply of Affordable Housing

<p>Reduce the practice of incorporating provisions in development approvals that result in more expensive construction</p> <p>LEAD IMPLEMENTERS: Planning & Economic Development Dept Planning & Zoning Commission Village Board of Trustees</p>	<p>In Lemont, annexation agreements and planned unit development ordinances of often include requirements that increase the cost of home construction. The most common manifestation of this has been provisions for brick facades or high percentages of brick on exteriors. Likewise, the Village should reconsider its recent prohibition on vinyl siding on construction on new single-family homes. To be sure, there will be subdivisions and developments that seek to attract high-end buyers. However, the Village should limit the incorporation of such provisions to a select number of new developments or perhaps require them on only a portion or certain phases of new developments. The Village avoid requirements for minimum house size, minimum number of bedrooms, or other such minimum requirements.</p>
<p>In the downtown, remove regulatory barriers to the conversion of commercial space to residential space.</p> <p>LEAD IMPLEMENTERS: Planning & Economic Development Dept Building Department, Lemont Fire Protection District</p>	<p>Recent attempts of downtown property owners to convert office space to apartments have run afoul of the Lemont Fire Protection District’s fire code and/or the Lemont Building Code. The Village and LFPD should adopt the International Rehabilitation Code or make other appropriate changes to the existing building and fire codes.</p>
<p>Improve citizen perceptions of affordable housing by ensuring good design</p> <p>LEAD IMPLEMENTERS: Planning & Economic Development Dept</p>	<p>Poor site design and poor architecture contribute greatly to people’s unfavorable perceptions of affordable housing. Good design, therefore, could go a long way to assuaging such concerns over a potential project. See sidebar on specific recommendations for the design of multi-family housing.</p>

Implementation Action Area #4—Re-invegorate Fair Housing

<p>Appoint a Fair Housing Officer; publicize the officer’s role.</p> <p>LEAD IMPLEMENTERS: Mayor Village Administrator Planning & Economic Development Dept</p>	<p>The mayor should appoint a Fair Housing Officer who will have oversight of the Village’s Fair Housing policy and who will function as the initial point of contact for those having inquiries or concerns about fair housing. The appointment of the officer and the officer’s function should be publicized. Residents should be encouraged to contact the Fair Housing Officer, and contact information and details on fair housing should be prominently displayed on the Village’s website and in other appropriate Village documents or media.</p>
<p>Consider the use of CDBG grant money for purposes other than water/sewer repair</p> <p>LEAD IMPLEMENTERS: Planning & Economic Development Dept Village Engineer Village Administrator</p>	<p>Like many eligible municipalities in Cook County, the Village has used CDBG grant money for projects related to water main replacement. The Village should consider the use of CDBG money for other eligible projects, such as: streetscape improvements, housing rehabilitation, and correction of building and fire code deficiencies.</p>
<p>Consider visitability programs and building code amendments to improve accessibility in single-family homes.</p> <p>LEAD IMPLEMENTERS: Building Department</p>	<p>Accessibility can be improved with the concept of visitability and even more so with universal design. Universal design incorporates features that make homes adaptable to persons who require handicapped access without negatively impacting curb appeal or value. Many universal design features make a home more convenient and mitigate common household safety hazards (American Planning Association, "Policy Guide to Housing")</p>