



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, July 16, 2014
6:30 p.m.

**Planning and Zoning
Commission**

Anthony Spinelli,
Chairman

Commission Members:

Ryan Kwasneski
David Maher
Jerry McGleam
Gregory Messer
Jason Sanderson
Phil Sullivan

**Planning & Economic
Development Department
Staff**

Charity Jones, AICP, Director
Martha M. Glas, Planner

- I. CALL TO ORDER
 - A. Pledge of Allegiance
 - B. Verify Quorum
 - C. Approval of Minutes June 18, 2014 meeting
- II. CHAIRMAN'S COMMENTS
- III. PUBLIC HEARINGS
 - A. **Case 13-14 - 16548 New Ave. Annexation & Rezoning.** Annexation of approximately 8.43 acres of land located at 16548 New Ave and rezoning to the M-1 Light Manufacturing District
- IV. ACTION ITEMS
- V. GENERAL DISCUSSION
 - A. Community Character and Future Land Use
- VI. ADJOURNMENT

Village of Lemont
Planning and Zoning Commission
Regular Meeting of June 18, 2014

A meeting of the Planning and Zoning Commission for the Village of Lemont was held at 6:30 p.m. on Wednesday, June 18, 2014 in the second floor Board Room of the Village Hall, 418 Main Street, Lemont, Illinois.

I. CALL TO ORDER

A. Pledge of Allegiance

Chairman Spinelli greeted the audience and called the meeting to order at 6:34 p.m. He then led the Pledge of Allegiance.

B. Verify Quorum

Upon roll call the following were:

Present: Kwasneski, Maher, McGleam, Sullivan, Spinelli

Absent: Sanderson

Planner Martha Glas and Village Trustee Ron Stapleton were also present

C. Approval of Minutes from the May 21, 2014 Meeting and June 4, 2014 Meeting

Commissioner McGleam made a motion, seconded by Commissioner Sullivan to approve the minutes from the May 21, 2014 meeting and the June 4, 2014 meeting with no changes. A voice vote was taken:

Ayes: All

Nays: None

Motion passed

II. CHAIRMAN'S COMMENTS

Chairman Spinelli asked everyone to stand and raise his/her right hand. He then administered the oath.

III. PUBLIC HEARINGS

A. Case 13-14 – 16548 New Ave. Annexation & Rezoning

Annexation of approximately 8.43 acres of land located at 16548 New Avenue and rezoning to the M-1 Light Manufacturing District.

At 6:36 p.m. Commissioner Sanderson arrived for the meeting.

Chairman Spinelli called for a motion to open the public hearing for Case 13-14.

Commissioner McGleam made a motion, seconded by Commissioner Kwasneski to open the public hearing for Case 13-14. A voice vote was taken:

Ayes: All

Nays: None

Motion passed

Mrs. Glas said the applicant owns a snow and ice removal contracting business in town. The Village purchased that property which is at Route 83 and Main Street. The owner wanted to stay in town with his business and has purchased the subject property. The subject property is unincorporated and the applicant is looking to annex into the Village with a rezoning of M-1. When the property is annexed into the Village the default zoning is R-1, so any annexations usually require a rezoning request as well. The Village has agreed to allow a building from the old property to be moved to the new property. The details of this will be addressed in an annexation agreement. The annexation agreement will be a public hearing before the Village Board and a notice for that public hearing will also be given. The annexation agreement will have a separate public hearing and this public hearing is just for the rezoning.

Mrs. Glas stated staff is recommending approval of the rezoning to M-1 and there are industrial uses in the area. The Target Industries Report, that the Village has, identifies the preservation of manufacturing as a goal and this site is suitable for that type of use.

Chairman Spinelli said to the audience that proper notification was not given on this case. The residents did receive proper notice; however the posted sign on the property was not properly marked with the date. The applicant did change the date but it was in the 15 day notice. He stated they will hear the public hearing tonight and take any public testimony, but they will be continuing the case until the July 16th meeting. He said they will not be voting on this tonight and would recommend anyone interested in this case to come back to the July 16th meeting when they will be voting. Chairman Spinelli then asked if the applicant wanted to come up and make a presentation.

Pete Coules, attorney for the applicant, said this property is being purchased by someone who has sold their property to the Village. He stated when Tim White, President of the company, was going to sell his property to the Village he had asked where he could go so he could keep his business local. The Village had recommended a few spots and this was one of the locations. It took a very long time to close because even though it is unincorporated in the county it is residential zoning that has never been used as residential. When Mr. White bought the property he started getting cited for illegal use of the property when he is not even there yet. As soon as we can get into the Village we can get his business moved over.

Mr. Coules stated the M-1 use is less of a heavy use than what is existing out there now. There has been people fly dumping on his property and Mr. White is not getting any help from the County to stop it. This property is adjacent to the Village and he is going to move over buildings from his old property. The applicant will save a couple

of the buildings located on the property and he will pave below them. The applicant is planning on improving the property and screening everything in. There is a big natural berm located on the property for having outdoor storage and you will not be able to see it from the street. The applicant wants to put a gate up to stop people from fly-dumping on the property. He said as part of the annexation agreement, which they have talked to staff about, is that the property could be divided up into six different pieces. They have offered the other pieces to some of the other people that the Village has bought property from. They are hoping to get this property rezoned to M-1, which makes a great fit for this property, so they can enter in a contract with the Village. He said he could answer any questions that they might have.

Commissioner McGleam asked if there was a proposed site plan for the property.

Mr. Coules said there is no actual plan because some grade sites have to be shot and they have to be approved where the buildings are going to be placed.

Mrs. Glas stated if there are improvements that are proposed for that lot then staff will see a site plan. Currently all they have right now is what exists.

Mr. Coules said the site is about 8.53 acres and staff has seen plans for behind the berm. There is about a four acre parcel right there in the middle that is really flat and that is where he would like to put the buildings. The actually spot has to be calculated as to where the pads can go.

Chairman Spinelli asked if there were any more questions from the Commissioners. None responded. He then asked if there was anyone in the audience that wanted to come up and speak in regards to this public hearing.

Matt Hedger, 16490 New Avenue, Lemont, said he is located next door to the subject property. He stated he has a young daughter and is concerned if there is going to be a fenced put up. He also asked if the property would be hooking up to water and sewer.

Chairman Spinelli stated if there are any improvements made to the property in regards to the structures the Village will require them to hook up to sewer and water since it is accessible.

Mr. Coules said they will be putting a fence up.

Chairman Spinelli stated the fence will have to meet whatever the Village code requires.

Mr. Hedger said he does not care what they are using the property for but just wants to make sure his young daughter is safe with the trucks by having a fence there.

Chairman Spinelli asked if there were any more questions or comments from the audience. None responded. He then asked if any of the Commissioners had any questions.

Commissioner McGleam stated he wanted clarification in regards to the water and sewer.

Mrs. Glas said if they develop the site or subdivide then they would be required to hook-up to water and sewer. If they were just moving on the site then they can remain on well and septic until they either develop the property or subdivide.

Chairman Spinelli asked if there were any further questions. None responded. He then called for a motion to continue the public hearing until the July 16th meeting.

Commissioner Maher made a motion, seconded by Commissioner Kwasneski to continue the public hearing for Case 13-14 until the July 16, 2014 meeting. A roll call vote was taken:

Ayes: McGleam, Kwasneski, Sanderson, Maher, Sullivan, Spinelli

Nays: None

Motion passed

B. Case 14-04 – Talcott Outdoor Dining and Drinking Area Special Use

A special use permit to allow an outdoor dining and drinking area at 427 – 443 Talcott.

Chairman Spinelli called for a motion to open the public hearing for Case 14-04.

Commissioner McGleam made a motion, seconded by Commissioner Maher to open the public hearing for Case 14-04. A voice vote was taken:

Ayes: All

Nays: None

Motion passed

Mrs. Glas showed an aerial photo of the subject property on the overhead. She showed the building requesting the special use and the walkway surrounding the building. The applicant is the owner of the development and also occupies two of the units. The Unified Development Ordinance (UDO) states that outdoor dining and drinking areas on private property need to be approved by a special use permit. The applicant indicated on an exhibit that he would like the area to go from the Bottles location around to the future Pollyanna Brewing Co. The Village also has a sidewalk café license which was used to allow outdoor seating on public property. There has been a change in the interpretation of that license. The Village Attorney has stated that even when there is an approved special use permit on private property, a café license will also be required.

Mrs. Glas stated staff is recommending approval with four conditions. The first is to extend the special use area to include the southernmost unit and wrapping around the building. That would allow the entire area to be available for the special use and would allow any future food/drink tenants incorporate a dining and drinking area provided that clearance restrictions are met. The idea is they still have to get a café license and they will have to submit a site plan. This special use will allow any of that walkway to be eligible for that use provided that they meet that clearance. If they do it the way the applicant has requested then if that last unit changes they would have to amend the special use to allow outdoor dining. If you do it with this condition then they are allowing it but it will still be limited by the fact they have to apply for a license to do it.

Commissioner Sullivan asked if they get food or drink from one establishment can they walk down to another establishment to sit there.

Mrs. Glas said they could not. The second condition is to limit the drinking and dining seating area to the area in front of tenants (current and future) that provide food and/or drink. The third condition is to designate the area with markers such as chained bollards, planters and/or signage. Additionally, these markers should be approved by Village staff and used consistently for all tenants (current and future) wishing to establish a dining and drinking area. She stated there is currently a florist between those two food uses. They want to be able to restrict people from taking food across a walkway and the only way to do this is by portioning it off.

Mrs. Glas stated the fourth condition is to incorporate signage at all points of exit indicating that no open alcohol is permitted beyond that point to restrict areas of open alcohol. The applicant has suggested some points where he would do that.

Chairman Spinelli asked with these café licenses is there anything with them or in the code that indicates if the areas can be permanent or not.

Mrs. Glas said there is nothing in the license application as of yet, but it is something that they are considering.

Chairman Spinelli stated the reason why he asking whether permanent or temporary is because many of these outdoor cafes never maintain handicapped accessible ways. The temporary bollards tend to get moved to expand seating area then restrict the public way. He said maybe this is something they should be looking at by having something permanent but yet removable during the winter.

Mrs. Glas said the site plan requires them to show where they are meeting clearance. However, whether they maintain that throughout the summer would be a code enforcement issue. With this particular case to require permanent ones might not work because the tenants can change.

Chairman Spinelli stated if this does get approved the property owner now knows where he is allowed to have bollards at. He suggested that the owner might put

something in the pavement that way if you need to put the bollards in you can. He said that could be part of the lease agreement.

Mrs. Glas said they can work with the applicant in regards to what works for this particular application. She stated going forward they can put something in the license application.

Commissioner McGleam asked if any of the shaded area is public property or is it all private.

Mrs. Glas stated it is all private.

Chairman Spinelli asked if the applicant can step up to the podium.

Jerry Kulhanek, 8525 Kearney Road, Downers Grove, said the area was originally going to be dedicated to the Village. However, due to the location the Village did not want to take responsibility. He stated with it being private property they now want to get the zoning for what they have been doing on occasion over the past few years. They have been able to monitor where the people sit but with Pollyanna Brewing coming in they want to make sure everything is done correctly.

Chairman Spinelli stated the comment made earlier was not implied in regard to his business but something he has noticed in other municipalities. He feels it is something the Village needs to look at.

Commissioner McGleam asked for clarification that there would be an underlying license that comes after this zoning change and with that license they will be asking for seating plans.

Mrs. Glas said that is correct.

Paul Ciciora, 1342 Keywest Drive, Lockport, stated he is with Pollyanna Brewing. He said it sounds like you are going to allow outdoor seating for the whole section, but then it is going to be divided by bollards.

Mrs. Glas said the underlying special use allows any of the tenants to have outdoor dining. However, they still have to apply for the outdoor license and submit a site plan.

Mr. Ciciora asked if someone wants to sit outside the Brewery to have a beer but their wife wants to get wine from Bottles, they would not be allowed to walk across the florist with alcohol in their hand.

Mrs. Glas stated that is correct. The use would have to stay in front of the establishment that is asking for the use.

Commissioner Sanderson said there could be another scenario besides a husband and wife. There could be someone during the day that had a little too much to drink that you would not want hanging in front of the flower shop while that owner is trying to run a business. He stated there are always two sides that they are trying to balance. If their business grew and the florist was no longer there then he can expand his business and connect that outdoor seating.

Mrs. Glas stated they have to respect the other tenants that are there.

Chairman Spinelli asked if there were any further questions. None responded. He then called for a motion to close the public hearing for Case 14-04.

Commissioner Maher made a motion, seconded by Commissioner Sanderson to close the public hearing for Case 14-04. A voice vote was taken:

Ayes: All

Nays: None

Motion passed

Chairman Spinelli then called for a motion for recommendation to the Mayor and Board of Trustees.

Commissioner Maher made a motion, seconded by Commissioner Sullivan to recommend to the Mayor and Village Board approval of the special use for outdoor dining and drinking area at 427 – 443 Talcott with the following recommendations:

1. Extend the special use area to include the southernmost unit and wrapping around the building on the south end. Allowing the entire area to be available for the special use will allow any future food/drink tenants to incorporate a dining and drinking area provided clearance restrictions are met. See Exhibit A.
2. Limit the drinking and dining area to the area in front of tenants (current and future) that provide food and/or drink.
3. Designate the dining and drinking area with markers such as chained bollards, planters and/or signage. Additionally, these markers should be approved by Village staff and used consistently for all tenants (current and future) wishing to establish a dining and drinking area.
4. Incorporate signage at all points of exit indicating that no open alcohol is permitted beyond that point to restrict area of open alcohol.

A roll call vote was taken:

Ayes: McGleam, Kwasneski, Sanderson, Maher, Sullivan, Spinelli

Nays: None

Motion passed

Commissioner Kwasneski made a motion, seconded by Commissioner Sanderson to authorize the Chairman to approve the Findings of Fact for Case 14-04 as prepared by staff. A voice vote was taken:

Ayes: All

Nays: None
Motion passed

IV. ACTION ITEMS

None

V. GENERAL DISCUSSION

Mrs. Glas made sure that each of the Commissioners received a scenario #3 Future Land Use Map. This map was created after receiving comments from the Special Meeting on June 4, 2014. She asked the Commissioners to take a look at it and if they have any comments or questions to please email or call Mrs. Jones, Planning and Economic Development Director for the Village.

Commissioner Maher asked what was going on at the corner of Talcott and Stephens.

Trustee Stapleton stated they had received a façade grant from the Village.

Commissioner Maher asked what was approved for the Kettering subdivision.

Mrs. Glas said that Staff was asking that the corner lots be included as the high visibility lots. The Board had added concerns about the lots that faced Red Drive. First floor brick was not added as a requirement. They are getting closer to coming to terms.

Trustee Stapleton stated if it wasn't for the residents on Red Drive they would not be able to annex the property and the Village wanted to protect them.

Trustee Stapleton said the meeting was just the Committee of the Whole and it has not been voted on at this time.

Commissioner Sullivan stated the property located on Illinois Street that has the air conditioning units hanging and the deck falling apart needs to be fenced in. He said that is an accident waiting to happen if any young kids go near there.

Mrs. Glas said she will ask the code enforcement about the property.

Chairman Spinelli asked if there were any further questions or comments. None responded.

VI. ADJOURNMENT

Chairman Spinelli called for a motion to adjourn the meeting.

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

*Ayes: All
Nays: None
Motion passed*

Minutes were prepared by Peggy Halper



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

FROM: Charity Jones, AICP, Planning & Economic Development Director

SUBJECT: Lemont 2030 – Future Land Use & Community Character

DATE: July 11, 2014

SUMMARY

Attached is a draft Community Character element for the comprehensive plan. This element is intended to provide policy guidance and recommended actions aimed at achieving our desired built environment (patterns of development, design, etc.).

Part of the community character element will be the comprehensive plan's future land use map and land use category descriptions. At the last PZC meeting, staff presented a revised future land use map based on the Commission's input at the special meeting on June 4. Staff has used that future land use map and conducted a build-out analysis under high, medium, and low build-out scenarios. A build-out analysis estimates the maximum potential development under given conditions. In this case, staff used consistent assumptions to evaluate the maximum potential build out of three different scenarios. All scenarios shared the same constraints to development (e.g. floodway, road right of way, etc.) and yield assumptions. Yield, or efficiency, represents the portion of an available site that will be used for the intended purpose (e.g. residential lots) vs. supporting purposes (e.g. roads or detention basins).

Across scenarios the estimated residential density varied. The low end scenario represents the maximum potential build-out if residential development occurs at the low end of the density ranges allowed by the future land use map. The medium scenario represents the maximum potential build-out if residential development occurs at levels in the mid-point of the density ranges allowed by the future land use map. The high end scenario represents the maximum potential build-out if residential development occurs at the high end of the density ranges allowed by the future land use map.

Across scenarios the estimated floor area ratio of commercial development also varied. Floor area ratio is the total area of a building divided by the building's lot size. For example, a building that was one story tall and covered the entire lot would have a floor area ratio of 1; a two-story building covering just half the lot would have the same floor area ratio. The low, medium and high scenarios represent the maximum potential commercial build-out given low, medium, and high floor area ratio assumptions. These

assumptions are rooted in an analysis of our local existing floor area ratios for commercial development.

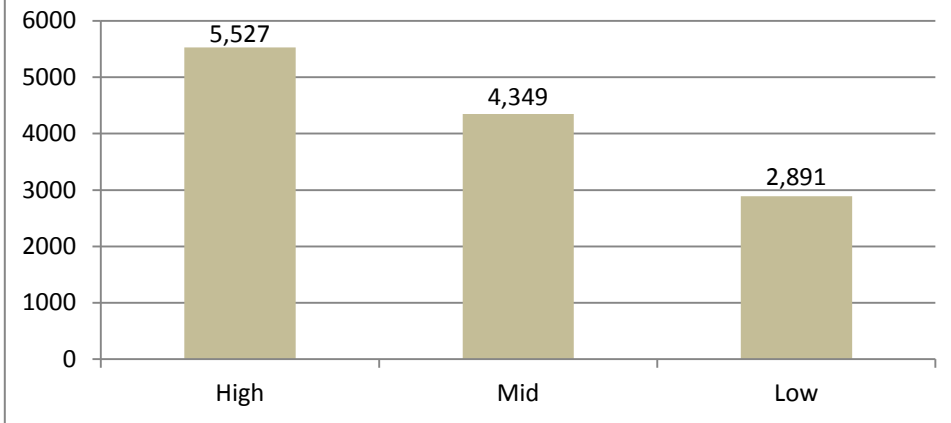
Due to technical issues, the scenarios do not include an analysis of predicted new dwelling units in the multi-family or mixed use districts. Staff hopes to resolve these issues in order to present this information at the meeting.

Based on this analysis, staff feels that the residential components of the future land use map are generally sound and align with population projections for our area. Staff is concerned that the total area designated for retail development on the future land use map may be more than is necessary or desired. More analysis and discussion is needed on this topic.

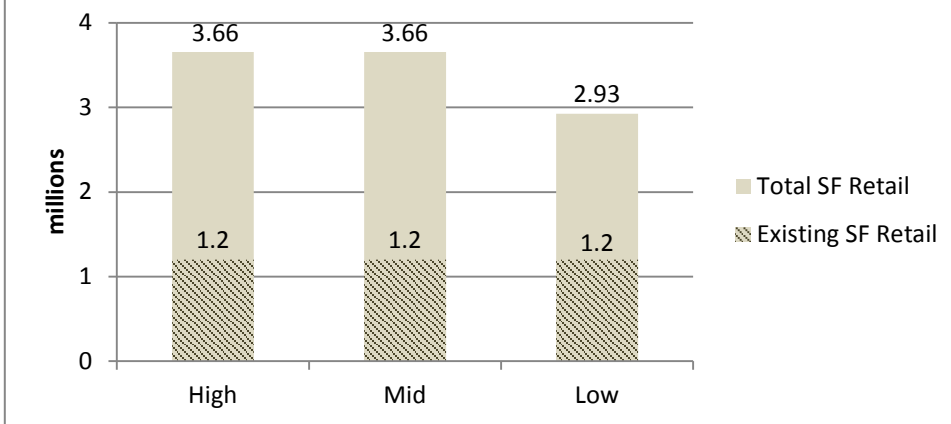
ATTACHMENTS

1. Future Land Use Scenario Analysis summary results.
2. DRAFT Community Character element

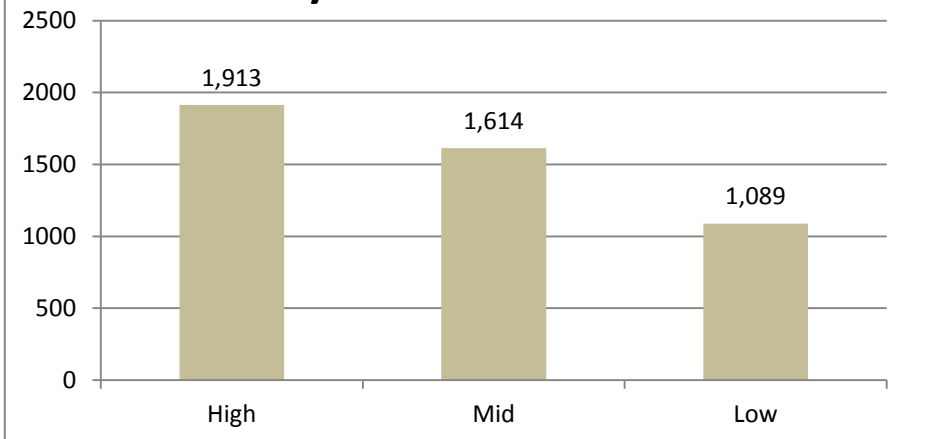
Total New Single-Family Dwelling Units by Future Land Use Scenario



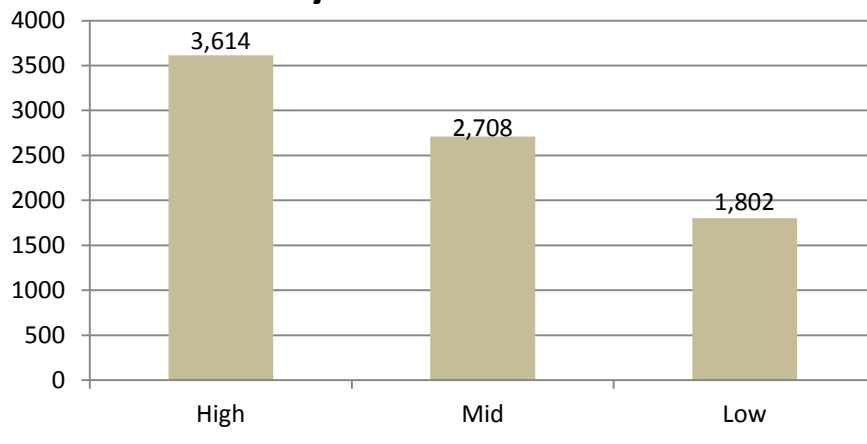
Square Feet of Retail by Future Land Use Scenario



New Dwelling Units In Conventional District by Future Land Use Scenario



New Dwelling Units In Contemporary District by Future Land Use Scenario



Community Character

VISION

In 2030, Lemont's buildings, structures, and patterns of development will reinforce our community's unique character. Although larger in area and population, Lemont will retain its small-town charm and sense of community.

GUIDING PRINCIPLES

Historic Preservation

1. Architecturally and historically significant buildings are a key contributor to our sense of place. As such, these buildings need to be preserved and redevelopment of nearby properties need to be compatible with their historic surroundings.
2. The I&M Canal and accompanying towpath is our community's single most vital historic asset.
3. Lemont's public art plays an important role in celebrating our rich history and beautifying our community.

Community Character

1. Maintaining our community character depends largely on ensuring that new development respects existing community character in architecture and site design.
2. Lemont's unique topography sets it apart from other communities in the area; flattening of our naturally varied topography diminishes our community character.
3. Lemont's skyline, as viewed from the Des Plaines River valley, is an important view corridor and a key component of the community's visual identity.
4. Downtown Lemont is the cornerstone of our community's historic charm and improvements make it a thriving mixed use district are vital to the success of this plan.
5. Lemont's small town charm can be supported through design features in new development that foster community interaction.

INTRODUCTION

TBD.

CURRENT CONDITIONS

The Village's planning for and regulation of the built environment has changed significantly since the last Comprehensive Plan was adopted in 2002. At that time, the Village's zoning and land use regulations

were spread over a myriad of different ordinances with many dating from the 1980's or earlier. Most of the downtown was zoned B-2, a retail commercial zoning district, but areas along Canal Street and Talcott Avenue were zoned M-1 manufacturing district.

The Village's physical forms have changed substantially since 2002 as well. The Village has added XXXX acres of new residential subdivisions. A new commercial district has emerged to serve the east side of Lemont, with XXX sf of office and retail use located in the "three corners" area around the intersection of McCarthy Road, Archer Avenue, and Bell Road. In the downtown, several light industrial and deteriorating properties in the downtown have been redeveloped into townhomes, mixed use buildings, and condominiums. These redevelopments have added XX sf of new commercial space, XX new dwelling units, and a public parking garage to the downtown environment.

As the community encountered these proposals for new development and went through the planning and public outreach processes associated with them, the Village better defined its vision for the built environment. Over this period, the Village acquired new tools for articulating this vision.

- In 2005, a community planning charrette was conducted, which resulted in the creation of a new downtown zoning district rooted in form based standards. These standards have further been revised and improved since their initial adoption and provide clear guidance for potential redevelopment within Lemont's historic downtown.
- In January 2006, the Village adopted the 127th Street Design Guidelines as an amendment to the 2002 Comprehensive Plan. The 127th Street Design Guidelines apply to development along 127th Street, from I-355 to State Street, an area in which low-intensity office uses, a school, park district facility, and a cemetery already lined the street. The standards aim to prevent the typical suburban strip commercial development characterized by "high-intensity uses, heavy traffic, long hours of operation, high levels of illumination, unappealing architecture, lack of landscaping, and a profusion of signs." In doing so, the guidelines are intended to ensure that "future development along this corridor blends in with the nearby residential areas" and the existing lower intensity developments along the corridor. The guidelines establish desired parking arrangements, landscaping features, and building types.
- In 2004, confronted with the challenge of tear downs, the Village created an overlay to preserve the character of our established neighborhoods by regulating infill residential development in these neighborhoods. As Village staff began applying these new requirements, the regulations were further refined and improved and in 2007, the Village adopted the R-4A zoning district. The district provides land development regulations that are tailored to the character of our oldest and most established neighborhoods. They require that new homes are compatible with the existing neighborhood, but also ensure that zoning requirements related to setbacks, accessory structures, detached garages, etc. are appropriate for the kinds of homes and lot sizes found in these older neighborhoods.

- In 2008, following an intensive three year effort, the Village consolidated and updated its zoning, subdivision, and land development regulations into on consolidated book, known as the Unified Development Ordinance. In addition to streamlining and modernizing Lemont’s zoning requirements, the ordinance also established high standards for landscaping and commercial building and site design.

RECOMMENDATIONS

Maintain High Standards of Design for Residential Development to Achieve the Vision of This Plan.

The Village’s first residential appearance code was adopted in 1993. The Village’s residential design standards for single-family homes are now contained within Chapter 17.22 of the Unified Development Ordinance are intended to promote aesthetically pleasing residential districts, protect and enhance property values, encourage distinctiveness in exterior design, and discourage excessive similarity in home design. The chapter contains extensive anti-monotony requirements that do effectively prevent overly similar homes from being located near one another but the requirements can be cumbersome to administer difficult for some home builders to understand. The anti-monotony standards only address the front elevation of homes, leaving the possibility of nearly identical rear elevations. Overly similar rear elevations are equally capable of creating a “cookie cutter” subdivision appearance as front elevations, particularly when such elevations may be highly visible from nearby thoroughfares or open spaces.

The residential design standards also presuppose that homes will have significant masonry components on the front elevations, yet Village’s residential design standards do not require a minimum amount of masonry. Nearly every new home built in Lemont over the last ten years has had at least first floor masonry, due largely to minimum masonry requirements in planned unit development approvals and annexation agreements. In the past, the Village has relied on requirements for significant masonry elements to ensure a minimum aesthetic quality to new homes. However, as architectural preferences shift and the Village relaxes its requirements for masonry clad homes consistent with the recommendations of this plan’s housing element, the Village’s residential design standards need to look beyond masonry to achieve quality home design. By developing more comprehensive residential design guidelines, the Village can balance our desire to broaden Lemont’s housing choices with our tradition of a high quality aesthetic environment.

Maintain High Standards of Design for New Commercial and Industrial Development to Achieve the Vision of This Plan.

The Village has made significant strides over the past decade to improve its built environment within commercial and industrial districts. Prior to 2005, Village codes did not include requirements for paved parking lots in commercial development and dumpsters were allowed to be entirely open to view. Current codes articulate the Village’s high standards of architectural and site design in new development. The Village should maintain its high standards for design throughout economic variations. However, all requirements should be reviewed through the lens of this plan’s vision and evaluated for whether they are integral to achieving that vision or not. In some cases, new or adapted requirements may be necessary. In others, some relaxing of current requirements may be called for.

Continue to Protect & Enhance Our Unique Community Assets. Lemont’s defining physical characteristics are the foundation of our community character. These characteristics include natural features such as our topography and man-made features such as our historic buildings, charming downtown, and public art. The Village has sought to preserve these assets consistently over decades. To ensure that we retain our community character as we continue to grow, it is important to ensure that we continue to protect these unique assets. This plan recommends that we continue to build on these efforts.

IMPLEMENTATION ACTION AREAS

Implementation Action Area 1: Maintain High Standards of Design for New Residential Development to Achieve the Vision of This Plan

<p>Develop Standards for 360° Architecture for New Residential Development</p> <p>Lead Implementer(s): Planning & Economic Development Dept.</p>	<p>360° design, also referred to as 4-sided architecture, is as a way of designing homes with materials and design that are consistent on all elevations of the home. Although some building trends today place all architectural interest, detail, and material variation on the front elevation of a home, quality design on the side and rear elevations are also important to support a good public realm and positively impact the long-term desirability of a subdivision.</p>
<p>Revise the anti-monotony code for single-family residential development.</p> <p>Lead Implementer(s): Planning & Economic Development Dept.</p>	<p>The Village’s current anti-monotony requirements are effective to prevent homes with overly similar front elevations in the immediate vicinity of one another. However, the code has administration challenges as noted. The anti-monotony standards should be revised to streamline and clarify the requirements and to consider monotony as viewed from the rear of the homes.</p>
<p>Continually review codes for changes in technology.</p> <p>Lead Implementer(s): Planning & Economic Development Dept.</p>	<p>Building materials and building technologies available in new construction are ever-changing. The Village should remain vigilant in updating its zoning and building code requirements to keep up with these changes in products.</p>
<p>Develop a Comprehensive Residential Design Standards</p> <p>Lead Implementer(s): Planning & Economic Development Dept.</p>	<p>In developing a comprehensive set of residential design standards, the Village should address an array of design characteristics in addition to the anti-monotony and 360° architecture items noted above. For example, comprehensive design standards might include minimum eave overhangs, window framing requirements, a maximum number of exterior materials, etc. A public engagement process is needed to identify which elements are priorities for inclusion in the design standards. The residential design standards should differentiate between requirements that are applicable to any new construction, including infill lots, and those that are applicable to new subdivisions on a larger scale. Standards should also be created to guide townhouse and multi-family development.</p>

Implementation Action Area 2: Maintain High Standards of Design for New Commercial and Industrial Development to Achieve the Vision of This Plan

<p>Develop Design Standards for Non-Retail Commercial Buildings</p> <p>Lead Implementer(s): Planning & Economic Development Dept.</p>	<p>Portions of the Unified Development Ordinance’s commercial design standards for new buildings in the B-1 and B-3 zoning district are tailored to retail buildings. For example, the code requires that a minimum of 40% of the area between four feet and ten feet in height on a building elevation facing a public street be comprised of windows. Although this sort of minimum is very appropriate for retail uses, it does not always help achieve the best possible design for an office building or other commercial building in the B-1 and B-3 zoning district. The Village should revise the building design standards to include different types of buildings.</p>
<p>Maintain High Standards for Retail Commercial Buildings</p> <p>Lead Implementer(s): Planning & Economic Development Dept.</p>	<p>The Village’s commercial design standards set high standards for the design of retail commercial buildings; the standards include limitations on EIFS and similar materials; requirements for building articulation; roofline variety; etc. These and other standards the help the Village avoid corporate architecture should continue to be supported.</p>
<p>Revise Landscaping Requirements for Commercial Development</p> <p>Lead Implementer(s): Planning & Economic Development Dept.</p>	<p>The Village has high standards for landscaping in commercial zoning districts. While we should continue to require generous landscaping, we should evaluate our codes to ensure we aren’t setting the bar unrealistically high. Additionally, the Village should adopt standards to ensure that detention facilities do not detract from the appearance of a development, but ideally contribute to its overall attractiveness.</p>
<p>Continue to Seek Residential-style Buildings along 127th Street, from State Street to I-355.</p> <p>Lead Implementer(s): Planning & Economic Development Dept.</p>	<p>Many of the parking, landscaping, and site design requirements of the 127th Street Design Guidelines have been incorporated into the Unified Development Ordinance for all commercial development. One exception are the architectural requirements from the 127th Street Guidelines, which called for commercial buildings along 127th Street, from State Street to I-355 that mimicked the residential architecture of nearby homes. The guidelines sought small building bulk, low building heights, hip roofs, and residential-style fenestration for buildings within the 127th Street corridor. Only one new commercial building (Old Quarry offices) has been constructed on this corridor since the standards were adopted in 2006 and does adhere to the guideline standards for building design. The Village should continue to seek development in this corridor that is consistent with these guidelines.</p>
<p>Create Design Standards for Industrial Development</p>	<p>The Unified Development Ordinance does not include design guidelines specific for industrial development. Landscaping standards are tailored by zoning district, but other site design requirements are either absent or are the same as those for commercial development. Similarly, the building material regulations simply prohibit metal panels; no other requirements exist. Industrial development has different site design needs and distinct building types; the Village needs standards that are tailored to this type of development.</p>

Implementation Action Area 3: Continue to Protect & Enhance Our Unique Community Assets

<p>Continue to prevent disturbances to our natural topography</p> <p>Lead Implementer(s): Planning & Economic Development Dept.</p>	<p>New development shall minimize disturbances to the area’s natural topography to the maximum extent possible. The Village should ensure that the site design for annexations and planned unit developments take our natural topography into account at the onset of site planning.</p>
<p>Continue to improve and restore the I&M Canal and its towpaths</p> <p>Lead Implementer(s): Planning & Economic Development Dept.</p>	<p>As noted in the economic prosperity element, the I&M Canal and its towpath are the reason Lemont was initially founded and are central to our community identity. The Village should improve and restore the I&M Canal and its towpaths. Additionally, through development review and approval processes the Village should continue to ensure that future development along the canal respects this historic asset and encourages public use of the canal path.</p>
<p>Continue to preserve Lemont’s iconic skyline</p> <p>Lead Implementer(s): Planning & Economic Development Dept.</p>	<p>Lemont’s skyline, as viewed from the Des Plaines River valley, one of Lemont’s key identifying features. The Village has fought to preserve this scenic view in the past. New development should not infringe on this important vista or create changes to our skyline which are out of character with the existing conditions.</p>
<p>Preserve downtown buildings which contribute to the charm of downtown.</p> <p>Lead Implementer(s): Planning & Economic Development Dept.</p>	<p>Lemont’s historic district encompasses downtown and nearby historic residential neighborhoods. In the downtown, buildings that are neither architecturally nor historically significant, yet contribute to the overall historic character and charm of the downtown should be preserved.</p>
<p>Continue to install public art that reinforces our community character</p> <p>Lead Implementer(s): Art & Culture Commission</p>	<p>Lemont has a long tradition of using public art to beautify our community and celebrate our rich history. This beloved tradition should continue through the preservation of our existing public art installations and the support of new public art initiatives, particularly in the downtown.</p>