

**PLANNING & ZONING COMMISSION
Regular Meeting
Wednesday, May 16, 2018
6:30 p.m.**

**Planning and
Zoning Commission**

Anthony Spinelli,
Chairman

Commission
Members:
Sean Cunningham
Samuel Glomp
Jerry McGleam
Kevin O'Connor
Joe Plahm
Matthew Zolecki

- I. CALL TO ORDER**
 - A. Pledge of Allegiance**
 - B. Verify Quorum**
 - C. Approval of Minutes: March 21, 2018 meeting and April 25, 2018 meeting**
- II. CHAIRMAN'S COMMENTS**
- III. PUBLIC HEARINGS**
- IV. ACTION ITEMS**
- V. GENERAL DISCUSSION**
 - A. UDO Code updates**
- VI. AUDIENCE PARTICIPATION**
- VII. ADJOURNMENT**

**Community
Development:
Planning Division
Staff**

Jason Berry, AICP,
Community Development
Director
Mark Herman,
Community Development
Manager
Jamie Tate, AICP,
Consulting Planner

MEMO

The March 21, 2018 joint PZC and Village Board Meeting Minutes will fall under a separate cover in time for review before the regularly scheduled PZC meeting on May 16, 2018.

Thank you,



Jamie Tate, AICP
Consulting Planner

Village of Lemont
Planning and Zoning Commission
Special Meeting of April 25, 2018

A special meeting of the Planning and Zoning Commission for the Village of Lemont was held at 6:30 p.m. on Wednesday, April 25, 2018 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 called the meeting to order at 6:38 p.m. He then led the Pledge of Allegiance.

B. Verify Quorum

Upon roll call the following were:

Present: Cunningham, Plahm, McGleam, O'Connor, Spinelli

Absent: Glomp and Zolecki

Community Development Director Jason Berry and Consulting Planner Jamie Tate were also present.

II. CHAIRMAN'S COMMENTS

Chairman Spinelli welcomed the new Commissioner Kevin O'Connor to the Board. He then asked everyone in the audience to stand and raise his/her right hand. He then administered the oath.

III. PUBLIC HEARINGS

A. 18-02 New Horizon Homes Rezoning for 127th Street and Rolling Meadows Drive.

Chairman Spinelli called for a motion to open the public hearing for Case 18-02.

Commissioner McGleam made a motion, seconded by Commissioner Cunningham to open the public hearing for Case 18-02. A voice vote was taken:

Ayes: All

Nays: None

Motion passed

Staff Presentation

Jamie Tate, Consulting Planner, said John Jurinek of New Horizon Home Builders, the owner of the property, is seeking rezoning to R-5 Single Family Attached Residential from B-3 Arterial Commercial and it is attached with a Preliminary Plat. The purpose of the requested zoning change is to allow the construction of a residential subdivision comprised of 10 single-family detached dwelling units and 18 attached two-family dwelling units. The property is 8.5 acres and currently sits vacant. The surrounding land uses are R-4 Single Family to the south, B-3 Arterial Commercial Zoning to the west and Unincorporated Cook County vacant land to the north and east. The Comprehensive Plan designates this area as Employment Center.

In 1996, the property was annexed into the Village and was approved as the Rolling Meadows Subdivision. At that time, approximately 76 acres were annexed and 42 acres were zoned R-4 Single Family Detached and 34 acres were zoned B-3 Commercial. In 2002, there was an amendment to the annexation for rezoning of 18.09 acres from B-3 Commercial to R-4 Single Family Detached. After that rezoning was approved that left about 15.91 acres which were left at the B-3 Commercial zoning. The proposal today is to rezone the remaining 8.5 buildable acres to R-5 Attached Single-Family Residential Zoning. The rezoning of the proposal would remove the opportunity of a commercial project nearest to the I-355 exit.

Mrs. Tate stated New Horizon Homes had a public hearing that came before the Planning and Zoning Commission (PZC) on January 17, 2018 and that was to discuss the rezoning from B-3 Commercial to the R-5 for 22 homes detached subdivision. The rezoning did receive a positive recommendation from the Commission after the applicant changed their request to rezone to R-4 Single-Family Detached Zoning rather than R-5 Single-Family Attached Residential. There was no preliminary plat attached to the rezoning at that time. The applicant agreed at that meeting to change the proposal to R-4 and would proceed with a PUD in the future requesting several variances for the subdivision. Even with the prospect of setback variances, the PZC recommended in favor of the rezoning to R-4 Single Family Detached Residential and the project went to the Committee of the Whole (COW).

After the meeting with the COW, New Horizon decided to revise their proposal in order to take into consideration the Village Board's comments and concerns to create a more palatable plan that makes sense for the Village Board, PZC, residents, and developer. The new plan today will no longer require a PUD as currently proposed. They enlarged the lots on the south side of Kayla Drive, changed the north Kayla Drive lots to duplexes which allowed more room to meet setbacks and eliminated the need for variances. The preliminary plan shows one east-west Street (Kayla Drive) off of Rolling Meadows Drive now connecting to Willow Drive. There are 28 units, a mix of single-family detached and single-family attached duplexes. The lots will range in size from 12,320 square feet (sf) to 23,986 sf. New Horizon will be requesting 27' for pavement width on Kayla Drive for their new plan.

Mrs. Tate said the Comprehensive Plan shows this area as “Employment Center” (EC). The EC District is characterized by a mix of uses all which generate high employment per square foot of building area. The EC District has the primary benefit of generating local employment and may have a secondary benefit of providing useful services to local residents. Within the Comprehensive Plan there is a Target Industries Report that included this area. The report identifies ten locations within the Village or its planning area as economic activity centers. This area is one of the activity centers, most likely because of its close proximity to I-355. If the property was to be rezoned to R-5, the 2030 Plan does encourage this zoning appropriate for infill locations. The Our Homes section of the plan states that the Village should be receptive to new development proposals that mix housing types and lot sizes.

For the Standards for Rezoning the Village looks at the LaSalle Factors, which are a useful guide to planners and elected officials who are contemplating zoning changes. She then read the factors that would be relevant, which are included in staff’s packet. The proposed rezoning is inconsistent with the land use goals of the Lemont 2030 Comprehensive Plan. The proposed rezoning removes the opportunity to implement the Lemont Comprehensive land use that suggests an Employment Center type use for the subject site. Consequently, the subdivision now proposed has a more diverse housing and opportunities for housing choices. It is also compatible with adjacent land uses and the additional traffic created should not be significant to the level of service to nearby roads.

Mrs. Tate stated a landscape plan has not been provided at this time. Staff has suggested a landscape easement should be provided along the northern property line with enhanced and uniform landscaping to give the new residential subdivision screening and the sense of completion. This would help further the Comprehensive Plan’s goal of developing inviting gateways into Lemont and the 127th Street exit is a key corridor and point of entry into Lemont. The applicant has not provided documentation on building design at this time. The Fire District and Village Engineer have reviewed the plan and provided comments that were included in staff’s packet. The Lemont Park District mentioned concerns about impact fees. Since the previous rezoning was done through an annexation agreement amendment, the impact fees were not generated and distributed to the appropriate entities. They would like to see impact fees worked in to the approval process for the new homes if the area is to be rezoned. This would conclude staff’s presentation.

Chairman Spinelli said currently the applicant is showing their stormwater management on their property between their duplexes and the tollway property. Instead of the landscape easement being on lots 1 through 7, he would rather see the developer enhance the landscaping in the detention area as opposed to the private property lots. It would give the people buying those lots more opportunity to use their yards. Also along the east side, the properties that are abutting up to the Park District property, he would rather open that up and give those properties the opportunity to see directly into the park. In regards to the 27’ of pavement, this goes back to the discrepancies in the code. They are currently showing their plan as

having 30' back-to-back with 27' of pavement. He is not sure if this is a deviation or not. It is his understanding that it matches the majority of the streets in Rolling Meadows.

Commissioner McGleam asked if the detention basin will be wet or dry.

Mrs. Tate said the applicant can answer that.

Commissioner Cunningham stated the property has been zoned B-3 for the last 22 years. He asked if staff knew of how many inquiries there have been for commercial for the parcel.

Mrs. Tate said the applicant can answer that.

Chairman Spinelli stated part of the problem with the lot is there is no direct access to 127th Street. The house on the corner of Rolling Meadows Drive and 127th Street is zoned commercial and has been for sale for at least 10 years.

Jason Berry, Community Development Director, said he handed out an application for rezoning for that lot. They are also interested in rezoning it to residential.

Chairman Spinelli stated the preliminary plan that is presented would be tied to the zoning request. He then asked if there were any further questions for staff. None responded. He then asked the applicant to come up to make a presentation.

Applicant Presentation

John D. Jurinek, Project Manager for New Horizon Homes, said there is no HOA in any of their phases for Rolling Meadows and there will not be one for Phase IV. The property has been for sale for the past 14 to 15 years. There has been two serious inquires with one being from a banquet hall and the other was for a truck parking lot.

Chairman Spinelli asked if the banquet hall inquiry was before or after Phase III.

Mr. Jurinek stated it was after and they said the 8.5 acreage was too much property for the hall.

Chairman Spinelli said he has a few suggestions for the plan. The first is for lots 1 and 19; he would like to see a no access easement for along Rolling Meadows Drive. The plan currently shows keywalks for the sidewalk onto Rolling Meadows Drive and there is no receiving keywalks on the opposite side of the street which is in violation with the ADA. He would also suggest a garage left on lot 19. On the lower right corner of the drawing, there is a detail for typical lot setbacks. It indicates that the side setback for corner lots is 15 feet and the drawing is showing 25 feet so the detail needs to be updated. He would like to applaud the applicant for coming back and presenting a subdivision that has no variance requests.

Mr. Jurinek stated for the detention basin, their engineer was recommending a wet basin. He also agrees with the extra landscaping being removed off of the lots and being put around the detention basin.

Chairman Spinelli asked if the Park District wanted to make any comments.

Larry Rizzo, Director of Parks and Maintenance, said in lieu of impact fees they are willing to discuss with New Horizon Homes about creating an open space on the property that they purchased from the tollway. The property is located between the new Mayfair Park and the New Horizon Home property. The property is approximately two acres and they were thinking of putting a walking path through there with connectivity to the new park.

Chairman Spinelli stated this is for the rezoning so hopefully the Park District can work something out with New Horizon Homes before they come back with an actual plat. He then asked if there was anyone in the audience that wanted to speak in regards to this public hearing.

Public Comment

Dawn Witbrod said she currently lives in Briarcliff and is looking for a new home. They were looking at the homes on Willow Drive but they were concern with what could be developed behind there. She does not want any business on 127th by their subdivision. She was very unhappy about the nursery that is open across from them. She is fine with the duplexes and feels that New Horizon builds a great home.

Chairman Spinelli asked if there was anyone else in the audience that wanted to speak. None responded. He then called for a motion to close the public hearing.

Commissioner McGleam made a motion, seconded by Commissioner Cunningham to close the public hearing for Case 18-02. A voice vote was taken:

Ayes: All

Nays: None

Motion passed

Plan Commission Discussion

Chairman Spinelli stated he would like to see the no access on the two lots. These are the only two lots that could possibly have a driveway on Rolling Meadows Drive. This is the main access for the whole subdivision and there is a landscape island that would adjacent to lot 19. He said to staff that lots 11 and 12 are showing a 30 foot rear yard setback on the north side of those lots. He asked if they will be addressed as Willow Drive.

Mrs. Tate stated she would assume that also.

Chairman Spinelli said in Rolling Meadows Phase III A the outlot designation is still showing up on this drawing. The applicant's engineer would have to correct that before coming back for Final Plat. He asked if any of the Commissioners had any further questions or comments. None responded.

Plan Commission Recommendation

Commissioner McGleam made a motion, seconded by Commissioner O'Connor to recommend to the Mayor and Board of Trustees approval of Case 18-02 New Horizon Homes Rezoning for 127th Street and Rolling Meadow Drive with the following conditions:

1. Landscape berm and screening along the north property line, which will put it north of the stormwater detention area.
2. No access easement onto Rolling Meadow Drive for Lots 1 and 19.
3. The keywalks at Rolling Meadow Drive be removed.
4. Lot 19 needs to have a garage left.
5. Typical lot side yard setbacks need to be consistent throughout the Plan.
6. In lieu of impact fees, work with the Park District on open space site improvements on the Park District property that was recently purchased from tollway.

A roll call vote was taken:

Ayes: McGleam, O'Connor, Cunningham, Plahm, Spinelli

Nays: None

Motion passed

Findings of Fact

Commissioner McGleam made a motion, seconded by Commissioner Cunningham to authorize the Chairman to approve the Findings of Fact for Case 18-02 as prepared by staff. A voice vote was taken:

Ayes: All

Nays: None

Motion passed

B. 18-05 327 E. Logan Street Addition Variations for Rear Setback Encroachment, Size of the Attached Garage Greater than 10% of Lot Area, and Driveway Width Greater than 22 Feet

Chairman Spinelli called for a motion to open the public hearing for Case 18-05.

Commissioner McGleam made a motion, seconded by Commissioner Cunningham to open the public hearing for Case 18-05. A voice vote was taken:

Ayes: All

Nays: None

Motion passed

Staff Presentation

Jason Berry, Community Development Director, said 327 E. Logan has some unique history with the Village. The owners had approached the Village back in 2015 to purchase three vacant lots that are adjacent to their property. The lots are owned by the Village and acquired through the Park District for drainage. There was a planned stormwater project that never materialized. The Village started working with the owners on an acquisition and the Village did have the property appraised. In March or April of 2017 both parties had agreed upon a purchase price of .67 cents a square foot. When it went to Committee of the Whole (COW) in January, the new Mayor and Board decided that they did not want to sell the property. Staff was encouraged to work with the owners in regards to a variation.

The purpose of them purchasing the property was for them to build an addition that would not require the rear yard setback variation. The detached garage is about three feet off the rear lot line. They are proposing to attach the garage and build living space above the attached garage. Since it will be part of the principle structure they will be encroaching on the rear yard setback. Included are some preliminary plans and the applicants are contacting architects now.

Mr. Berry stated the existing property has a unique driveway. There was a vacation of a Stephen Street right-of-way. He believes that this driveway is part of that vacation. Their own survey shows a vacated 16 foot alley. Staff believes that they do have rights to the driveway, but there is still a little bit of confusion that needs to be addressed. R-4A lots tend to be smaller and there are regulations restricting a driveway to 22 feet which limits homeowners to a two car garage. Generally, these are for frontload garages, but given the configuration of this lot there is ample room to have a wider driveway and a three car garage without much impact to the community. There is a topography included which show a nine or ten foot drop from Logan to the back of the yard.

Chairman Spinelli asked since this addition is going to have livable space above the garage, is this action of exceeding 10 foot of the lot area for garage necessary.

Mr. Berry said it is a good point. It was included as part of the floor area ratio calculations and it met those and lot coverage.

Chairman Spinelli said if it is not needed then it should be taken off. He then verified that the garage is three and half feet off the property line.

Mr. Berry stated that is correct and given the sketch from the architect the new addition would be about eight feet off the property line.

Chairman Spinelli said in one of the drawings it showed a potential deck coming off of a master bedroom. He asked if steps would be allowed to come off of that deck.

Mr. Berry stated steps would not be allowed.

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

Commissioner McGleam asked if there was a creek that ran through there.

Mr. Berry said there is a drainage channel with limestone.

Commissioner McGleam asked if the parcels are buildable that have not been built on.

Mr. Berry stated it is hard to say.

Chairman Spinelli asked if there were any further questions from the Commission for staff. None responded.

Applicant Presentation

Curt Cepican, applicant, said in regards to the vacated alley, when they first moved in they had the survey done and it showed that it was a vacated 16 foot alley. The garage was put up in 1980 according to the permit from the Village. When he inquired further with the Village about the driveway, the Village stated it was their neighbors. He asked his neighbors and they stated it was not theirs.

Chairman Spinelli stated when alleys or roads are vacated typically half goes to one neighbor and the other half to the other. He recommends he does get this figured out now.

Mr. Berry said Stephen Street was vacated in 1996.

Chairman Spinelli stated there should be a recorded document somewhere vacating that right-of-way for the alley. That document should show who benefited from it. If it does show that the neighbors own it, then they will have to work with the neighbor trying to get an easement from them or get that parcel from them. He normally does not like putting a structure so close to a property line. However, it doesn't appear that anytime in the near future that the property will be built with a home.

Commissioner McGleam asked if all of the utilities are fed from Logan Street.

Mr. Cepican said there are no utilities in the back.

Chairman Spinelli asked if any of the Commissioners had any further questions for the applicant. None responded. He then asked if there was anyone in the audience that wanted to speak in regards to this public hearing.

Public Comment

Chuck Cicora, 309 Logan Street, said he is in support of this Case. The views from Logan Street will not be affected at all. The land behind them is not being maintained.

Sandra Leach stated she is the neighbor to the east of the applicant. She has owned her property since 1999 and has enhanced the area. She feels that is what they are doing and is in support of the applicant. She then gave a brief history of the property.

Chairman Spinelli asked if there was anyone else in the audience that wanted to speak in regards to this Case. None responded. He then called for a motion to close the public hearing.

Commissioner McGleam made a motion, seconded by Commissioner Cunningham to close the public hearing for Case 18-05. A voice vote was taken:

Ayes: All

Nays: None

Motion passed

Plan Commission Discussion

Chairman Spinelli asked if there were any further questions or comments from the Commission. None responded. He then called for a motion for recommendation.

Plan Commission Recommendation

Commissioner McGleam made a motion, seconded by Commissioner Cunningham to recommend to the Mayor and Board of Trustees approval of Case 18-05 327 E. Logan Street Addition Variation for Rear Setback Encroachment, Size of the Attached Garage Greater than 10% of Lot Area, and Driveway Width Greater than 22 Feet. A roll call vote was taken:

Ayes: McGleam, Cunningham, O'Connor, Plahm, Spinelli

Nays: None

Motion passed

Findings of Fact

Commissioner McGleam made a motion, seconded by Commissioner Cunningham to authorize the Chairman to approve the Findings of Fact for Case 18-05 as prepared by staff. A voice vote was taken:

Ayes: All

Nays: None

Motion passed

IV. ACTION ITEMS

None

V. GENERAL DISCUSSION

Chairman Spinelli asked staff to go to page 21 on the PDF which is the zoning map. The area for Rolling Meadows is misleading. The red B-3 Zoning box looks like it is shifted north and shows a strip of residential zoning on those two parcels. If this gets rezoned it will be corrected, but if it does not get rezoned then it needs to be corrected. Castletown Builders need to take down their for sale sign at the corner of Rolling Meadow Drive.

A. Update from Village Board

Mr. Berry said on Monday the Village Board approved Willow Point Annexation Agreement Amendment, Rezoning and Preliminary PUD. The applicant did remove one of the duplexes which brought the lots down to 20 and there are 40 homes. The applicant did bring in a second elevation set, improved the rear elevations, and did a traffic study, so they are trying to improve the project.

Chairman Spinelli asked if they are contributing to the traffic light at 135th Street.

Mr. Berry stated yes.

Discussion continued in regards to a traffic light at 135th Street.

Chairman Spinelli said in regards to naturalized detention basins the Village needs to have something in the guidelines stating that they will not take over the detention basins until they are 85% built out. He also asked if our standards include the requirement for the maintenance for the naturalized detention. It should be included so the Village then knows they are getting a developed naturalized basin.

Mr. Berry agreed that these basins can be difficult.

Discussion continued in regards to naturalized detention basins.

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

VI. AUDIENCE PARTICIPATION

None

VII. ADJOURNMENT

Chairman Spinelli called for a motion to adjourn the meeting.

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

Ayes: All

Nays: None

Motion passed

Minutes prepared by Peggy Halper

TO: Planning and Zoning Commission
FROM: Jamie Tate, AICP, Consulting Planner
THROUGH: Jason Berry, AICP, Community Development Director
SUBJECT: Case 18-01 UDO Amendments
DATE: May 16, 2018

SUMMARY

Below is discussion regarding proposed amendments to the UDO to address the provisions related industrial standards, dockside crew sleeping quarters in the canal overlay district, residential shed height maximum, and residential front and rear lot coverage. A proposed new residential zoning district, clarification of residential street width requirements and updates to resolve text conflicts are also proposed. Additionally, updates to the use table have been suggested along with adding a section for architectural standards for two-family or duplex subdivisions. Words in **red** or specifically called out to be added are proposed additions to the text of the UDO and words ~~stricken~~ are proposed deletions. New UDO code sections are not shown in red rather stated prior to the text that the entire section is new to the UDO. The amendments are organized by topic, rather than by chapter, to facilitate discussion.

BACKGROUND

It is appropriate to review zoning land uses from time to time due to modernization and trends in land development. The following are proposed use updates to **Table 17-06-01 Permitted and Special Uses in the Zoning Districts**. (Please note, residential districts are not shown in the chart below as they are not proposed to be adjusted in this update).

Commercial Section:

Use Category	B-1	B-3	B-4	DD	INT	M-1	M-2	M-3	M-4
Distillery with tasting room	-	P	-	P	-	-	-	-	-
Auto body and auto repair	S	S P	-	S	-	P	-	-	-
Auto supply or auto accessory	S	S P	-	-	-	-	-	-	-
Heavy equipment sales or service	-	S P	-	-	-	-	P	P	-
Smoking, hookah or vape lounge	-	-	-	-	-	-	-	-	-

BACKGROUND

The following proposed amendments create additional standards for industrial activities in the UDO. The Village has seen an elevated interest in vacant industrial land or land suitable for redevelopment and/or a change in use that has led to a deficiency in regulations for staff to ensure safe, smart and quality industrial developments. The following section is proposed to assist the Village in industrial development and redevelopment.

Create Section 17.06.190 Industrial Regulations

A. Off-Street Parking/Loading & Unloading Facilities

1. Parking of trucks in vehicle stalls when accessory to the conduct of a permitted or special use shall be limited to vehicles having not over one and one-half (1-1/2) ton capacity, exception for pick-up or delivery services during normal hours of operation;
2. Trucks in excess of one and one-half (1-1/2) ton capacity shall not be parked in the open within 100 feet of a residential district boundary line;
3. Provision of all off-street parking and loading facilities shall be made in accordance with § 17.10;
4. All maneuvering and staging for parking, loading, and deliveries must be accommodated on site. There shall be no maneuvering or staging in streets.
5. Size and Access
 - a. Size. Each off-street loading, unloading and outdoor storage space provided on a zoning lot shall be at least twelve (12) feet in width and at least fifty (50) feet in length, exclusive of aisle and maneuvering space thereto, and shall have a vertical clearance of at least fourteen (14) feet.
 - b. Access. Each required off-street loading, unloading and outdoor storage space shall be designed with appropriate means of vehicular access to a street or alley in a manner which will not interfere with traffic movements.

B. Building Design

1. Every and any building hereinafter constructed, expanded, remodeled, or in any way altered or modified shall have as part of its general design a decorative or functional structure having a height above grade of between twelve (12) and fifteen (15) feet, and extending across not less than fifty (50) percent of an exterior surface wall facing a street or roadway.
2. In addition, not less than the first four (4) feet, measured vertically from at grade, of any exterior surface facing a street or roadway, shall be covered with a brick, stone, or other decorative architectural material.



C. Land Use Development or Change

1. Upon new construction/development of any property within the M-1, M-2, M-3, or M-4 Districts being either "PERMITTED or SPECIAL USE", under this section, application must be to the Community Development Director with plans that include (but are not limited to):
 - a. Site and Geometric Plan; and
 - b. Site Data Table including: Use, bulk, lot coverage, parking requirements, accessory uses, etc.; and,
 - c. Engineering Plans; and,
 - d. Tree Survey, Tree Preservation and Landscaping Plan; and,
 - e. Photometric Plan; and,
 - f. Truck turn exhibit; and,
 - g. Architectural plans; and,
 - h. Any other documents the Community Development Director finds essential for the proposal.
2. Upon the discontinuance of any "PERMITTED or SPECIAL USE", under this section, the new use must make application to the Village to have said site and landscape plans reviewed by the Community Development Director for compliance with this Chapter and other regulations. Special uses and other amendments to this UDO are subject to further review by the Planning and Zoning Commission and Village Board.

D. Truck, tractor or trailer parking yards, contractor yards, RV/Boat storage yard or any lot used for storage, sales or leasing of materials, equipment, vehicles, only accessory to a primary use.

1. The parcel/lot/yard must contain a principal building of at least 5,000 square-feet. If there are multiple parcels that make up the said business, the multiple lots will be regarded as one parcel/lot/yard and the business as a whole must have a principal building of at least 5,000 square feet.

E. Enclosure of Operations. All business, servicing, or processing shall be conducted within completely enclosed buildings, except the following

1. Off-street parking or loading; and,
2. Accessory uses.

BACKGROUND

The Village has been working with business along the Sanitary & Ship Canal to create a uniform district and further understand their unique position and contribution to the



community. During these discussions it was brought to the Village's attention that a large tenant, Illinois Marine Towing (IMT), wished to create dockside crew sleeping quarters for contracted workers that spend several days on the job and away from their homes. At this time, the workers have been shuttled between a rental in downtown Lemont, but IMT would like them to stay onsite if possible. The Village is exploring this request with the following amendment to the UDO. The proposed amendment would allow dockside crew sleeping quarters as a special use in the canal overlay district. The following is proposed:

Create the following section under 17.06.130 CANAL OVERLAY DISTRICT C.:

5. Dockside Crew Sleeping Quarters. Dockside crew sleeping quarters are a special use within the Canal Overlay District. The sleeping quarters are limited to Companies operating industrial barge fleeting operations for water-borne logistics that lease or own property located within the Canal Overlay District. Dockside Crew Quarters may only consist of kitchen, wardroom, lavatory and berthing room for temporary living arrangements of employees between shifts. Employers shall maintain Company Policy and Procedure Manuals regarding use of Dockside Crew Quarters. The following must be met and maintained:

- a. The minimum bedroom / sleeping room size shall be 70 square feet for one person and 50 square feet for each additional person in that room.
- b. The maximum number of overnight occupants is 12.
- c. There are no visitors at any time on site with only sleeping guests being employed by the company to which owns the land, legally occupies the leased space, or is contracted with the legal occupant of the space.
- d. A Certificate of Occupancy for the sleeping quarters space is required by the Village of Lemont.
- e. All buildings and structures must meet the bulk and dimensional standards for the district.

Please note, the numerical and alphabetical sequencing is off for this section. The current D (Material Stockpiles) should be 4 since it is a special use and should be listed with the special uses. The requirements under Material Stockpiles should be small letters (i.e. a, b, c, d). The [above] proposal falls in line with the updated sequencing:

4. Material Stockpiles. Material stockpiles within the Canal Overlay District..... An application for the special use of material stockpiles will include:

- a. A site plan indicating the area to be occupied....
- b. A description....
- c. The maximum height....
- d. Methods of containment and stabilization of the stockpiles material; and



BACKGROUND

The Planning and Zoning Commission has recently reviewed a variation for a shed that was constructed larger in area than the UDO allows. During the variation discussion, the concern was brought forth that the shed appeared too tall and out of scale. The Planning and Zoning Commission requested staff explore a lesser maximum height for sheds in residential zoning districts. After conducting research on sheds, the following was found from neighboring municipalities:

Community	Maximum Residential Shed Height
Woodridge	17'
Downers Grove	23'
Orland Park	13'
Lockport	15'
Homer Glen	Either 15' or 20', depending on size of lot
Romeoville	15' from pad to ridge, 9' from pad to top of wall

In conclusion, Lemont's 15' maximum height is neither the strictest nor most lenient. If the PZC desires to decrease the maximum height, staff proposes that the maximum height for residential sheds that is listed in § 17.06.030 E. 3. be modified to 13 feet or 50% of the height of the principal structure, whichever is less. This would still allow most kits to be constructed and decrease the height to be more in scale with neighborhoods throughout the Village.

BACKGROUND

Over time, there has been confusion about which residential street width was preferred or required by the Village of Lemont. The UDO has conflicting numbers in text and in an appendix reference sheet. The following proposed amendment removes the pavement width conflict in the UDO for residential streets. Staff proposes to remove 27' from Table. 17-26-01 Minimum Street Dimensions and Cross-Section Elements and reference LS-10 instead.

BACKGROUND

There is confusion whether or not duplexes or two-family homes have to adhere to the residential design standards that are currently in the UDO. The purpose references two-family dwellings but the next section only speaks to single-family homes. The proposed amendment clarifies and adds architectural standards for two-family or duplex residential construction. The proposed section follows a similar format as the single-family residential



design standards section but certain sections are omitted as they would not apply to duplex subdivision proposals.

In § 17.22.010 BACKGROUND A. Purpose: **Add** “two-family and duplex” after “single-family” and before “dwellings enhances the appearance of the community...”. This adds more than single-family to the purpose of the Residential Design Standards.

Add “SINGLE FAMILY” to the title of § 17.22.020 to make it “SINGLE FAMILY DESIGN VARIETY IN RESIDENTIAL CONSTRUCTION”. Section A. Applicability already states that the section only applies to all new single-family residential construction.

Remove the letter ‘g’ under § 17.22.020 D. Criteria 1. g. The lowercase letter does not have any text following it and appears to be a text error.

Create “Section 17.22.030 TWO-FAMILY/DUPLEX DESIGN VARIETY IN RESIDENTIAL CONSTRUCTION”. Currently, the UDO jumps from § 17.22.020 to § 17.22.040 which seems either a two-family/duplex section is missing or it is an error that works in the favor of inserting a two-family/duplex section rather seamlessly. The following text should be added to this section:

- A. **Applicability.** The provisions of this section shall apply to all new two-family or duplex residential construction. Duplex and two-family dwelling shall mean the same thing for the purpose of these guidelines.
- B. **Proximity standard.** Before a building permit is issued, the Zoning Administrator shall determine that the proposed new two-family dwelling is dissimilar in appearance, i.e. is not similar, to any two-family dwelling on the same street which is within two lots of the proposed new two-family dwelling. A two-family dwelling on a corner lot may be considered dissimilar to another two-family dwelling if the two subject dwellings face different streets. On a cul-de-sac or turnaround, a new two-family dwelling must be dissimilar to at least three other existing or planned two-family dwellings on the same cul-de-sac or turnaround.
- C. **Comparison Procedure.** The proposed new two-family dwelling shall be compared to all other existing or other proposed two-family dwellings that fall within the range of the proximity standard of paragraph B above. The proposed dwelling shall be compared with only one other dwelling at a time. If the criteria in paragraph D below are met, then the proposed dwelling is compared to another dwelling that meets the proximity standard, and so forth. The criteria met in one comparison do not need to match the criteria met in another comparison.



D. **Criteria.** No two duplex dwellings of identical front elevation, or façade, shall be constructed or located on adjacent lots. A change in front elevation or rear exterior elevation or façade shall be deemed to exist when there is a substantial difference in roof line, type and location of windows, and/or kind and arrangement of materials as discussed below. The criteria in the four sub-paragraphs 1, 2, 3, and 4 must be satisfied in order to deem the building dissimilar as subject to the proximity standard above in paragraph B.

1. *Façade features.* The front façade and all facades that are exterior to the development must have a variety of elements that may include:
 - a. *Shutters*
 - b. *Muntins*
 - c. *Dedicated outdoor living space*
 - d. *Change in exterior materials*
2. *Roofline.* The roof or roof line shall differ by at least one of the following ways:
 - a. The presence or the incorporation of dormers on the façade of the proposed building is different from the presence or the incorporation of dormers on the façade of the other subject building. Here “different” may mean that the number and arrangement of dormers is varied, or that the height, width, roof angle or material of the dormers is different.
 - b. The roof type of the proposed building is different from the roof type of the other subject building. For example, one building may have a hip roof and the other building may have a gabled roof.
 - c. The roof line of a front porch or back porch on the proposed building is different from the roof line of a front or back porch on the other subject building.
 - d. The number or arrangement of gables on the face of the proposed building is different from the number or arrangement of gables on the façade of the other subject building.
3. *Fenestration.* The design and disposition of windows and other exterior openings on the subject buildings shall differ in at least one of the following ways:
 - a. The number of windows on the façade of the proposed new two-family dwelling differs from the number of windows on the façade of the other subject building.
 - b. The presence or incorporation of masonry lintels or arches over windows on the façade of the proposed two-family dwelling is



different from the presence or incorporation of masonry lintels on the façade of the other subject building. Here “different” can mean that one building uses one type of arch (e.g. a Roman arch), while the other building uses another type of arch (e.g. a bowspring arch). A window can be dropped 12-18” to add a transom to the head condition to create “different”.

- c. The type of window incorporated into the façade of the proposed building differs from the type of window incorporated into the facade of the other subject building. For example, one building may have casement windows and the other building may have double-hung windows.

- E. Dissimilarity Clarified. The following characteristics shall not by themselves constitute dissimilarity among two otherwise similar dwellings:
 1. Variations in color;
 2. Variations in roofing material;
 3. Reversal of plan orientation.

BACKGROUND

In the Our Homes section of the 2030 Lemont Comprehensive Plan, the first Implementation Action states “as part of the effort to re-evaluate greenfield development, the Village should consider the creation of a new zoning district aimed at allowing detached single-family home construction on smaller lots. Requirements for lot size, width, and setbacks should be reduced from the current R-4 zoning standards.” Staff has recently reviewed approved new residential subdivisions and found several code variations have been approved for many of the new subdivisions. For single-family detached properties zoned R-4, the common variations include to reduce the minimum lot size, reduce lot width, and to reduce the side yard setback.

The following table shows the proposed standards for a potential new zoning classification that could be added to **Table 17-07-01 Lot and Dimensional Standards for the R Districts**. Please note, these regulations mirror the existing R-4 regulations except for lot size, lot area per unit, lot width, and side yard setback.



Standards	Proposed new zoning district
Minimum Lot Size (in sq. ft.)	
Residential uses	10,000
Other uses	10,000
Minimum Lot Area per Unit (in sq. ft.)	
Residential uses	10,000
Other uses	10,000
Minimum Lot Width (in ft)	
Residential uses	75
Other uses	75
Minimum Front Yard Setback (in ft)	
All uses	25
Minimum Side Yard Setback (in ft)	
Residential uses	10
Other uses	10
Minimum Corner Side Yard Setback (in ft)	
Residential uses	25
Other uses	25
Minimum Rear Yard Setback (in ft)	
All uses	30'
Maximum Building Height (in ft)	
Residential uses	37
Other uses	37
Maximum Lot Coverage (as a percentage of total lot area)	
Residential uses	55%
Other uses	55%



BACKGROUND

Proposed amendment would change how the required coverage in the front and rear yards are calculated. Currently, the calculation found in § 17.06.030.H is based off of the “required front or rear yard”. The code establishes front and rear yard *setbacks* based on the zoning classification, but also *yards* based on the actual distance from the front or rear property line to the house. Staff suggests rewording this section, so as to make it clear the calculation is based on the required setback area.

17.06.030.H: *Lot Coverage*. The combined square footage of all accessory structures, driveways, sidewalks, to include the surface area of swimming pools and all types of pavers or paving brick, or other areas with an impervious surface shall not exceed 36 percent of the area of a required front or rear ~~yard~~ setback except:

1. As provided for in § 17.07.02 of this ordinance, which covers specific standards for the R-4A zoning district; and within all non-R districts.

BACKGROUND

The Permitted Accessory Uses and Obstructions in Yards Table 17-06-02 does not include residential walkways. While staff reviews walkways for a lot coverage and construction concerns, there has been several inquiries regarding maximum width. The proposed amendment adds the following to Table 17-06-02:

Projection, Obstruction, or Accessory Use with Limitations	Front	Rear	Side	Corner Side
Residential walkways, max width 5' and setback 1' from all property lines	P	P	P	

BACKGROUND

The proposed amendments clean up the non-linked references and text mistakes found in the UDO.

Text Error:

- § 17.22.020 B. ... “On a cul-de-sac or turnaround, a new a single-family dwelling must be dissimilar....”;
- § 17.22.020 E. 1. “Variations in color, except as allowed in sub-paragraph ~~B~~D.1 of this section;”
- § 17.10.110 E. has the wrong reference. It should read: “Truck, Tractor and Trailer Parking in M Districts. In M Districts, outdoor parking or storage of trucks, tractors, and trailers shall be permitted when such trucks, tractors or trailers are operated in support of an active principal use on the lot. Such parking or storage shall be consistent with the provisions of § 17.06.120.DC-5 and § 17.06.190.



- For § 17.08.030 (PUD) GENERAL REQUIREMENTS, the lettering is off. There are two (2) D's "Open Space Requirement" and "Open space ownership and maintenance". The alphabetical lettering should be as follows:
 - E. Open space ownership and maintenance
 - F. Special Service Area
 - G. Timing of Improvements.
 - H. Development Standards.
 - I. Additional Conditions.
- Add a definition for single-family home or at least a reference. There is no definition for home in the code or single-family home when it's referenced throughout the UDO. There is a definition of duplex or two-family home. Possibly provide a reference to "single-family dwelling". For example, ADD "Home, Single-Family" to § 17.02 Definitions and state "See Dwelling, Single-Family". This is a suggestion after searching for a definition of single-family home during a recent residential proposal and not finding a clear definition when the UDO uses the term "single-family home" consistently.

The above proposals are preliminary in nature. They are conceptual and meant for discussion. At this time, there is no action requested regarding the UDO amendment proposals and staff hopes to clarify any conflicts, concerns or inconsistencies.



The following attachments include:

- Truck Classification sheet demonstrating size of trucks by weight.
- Sample shed kits indicating average height of the structures.



TRUCK CLASSIFICATIONS

CLASS 1 6,000 lbs or less



MINIVAN



CARGO VAN



SUV



PICKUP TRUCK

CLASS 2 6,001 to 10,000 lbs



MINIVAN



CARGO VAN



FULL-SIZE PICKUP



STEP VAN

CLASS 3 10,001 to 14,000 lbs



WALK-IN



BOX TRUCK



CITY DELIVERY



HEAVY-DUTY PICKUP

CLASS 4 14,001 to 16,000 lbs



LARGE WALK-IN



BOX TRUCK



CITY DELIVERY

CLASS 5 16,001 to 19,500 lbs



BUCKET TRUCK

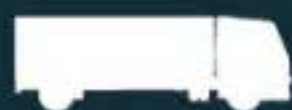


LARGE WALK-IN



CITY DELIVERY

CLASS 6 19,501 to 26,000 lbs



BEVERAGE TRUCK



SINGLE-AXLE



SCHOOL BUS



RACK TRUCK

CLASS 7 26,001 to 33,000 lbs



REFUSE



FURNITURE



CITY TRANSIT BUS



TRUCK TRACTOR

CLASS 8 33,001 to REALLY HUGE



CEMENT TRUCK



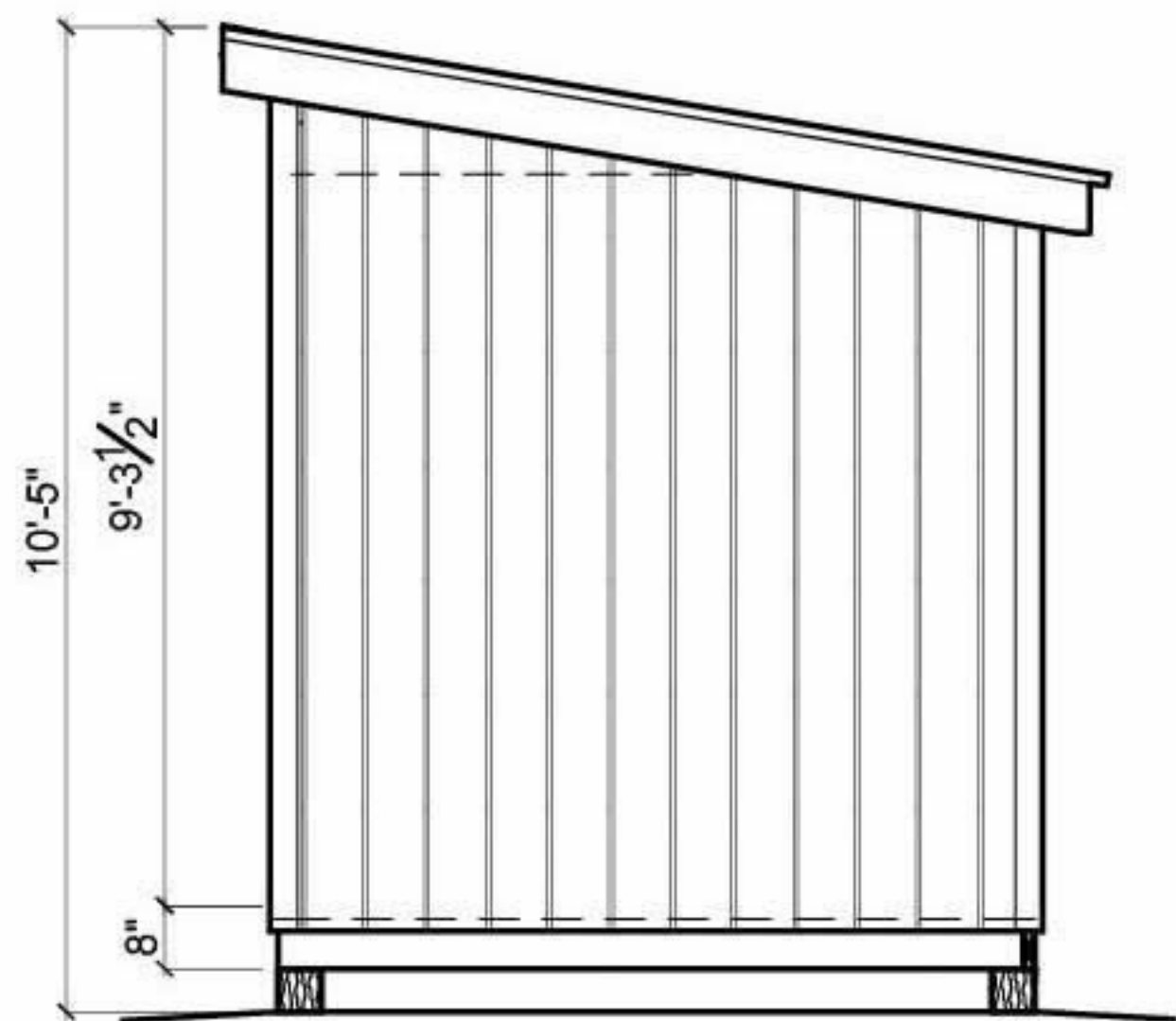
TRUCK TRACTOR



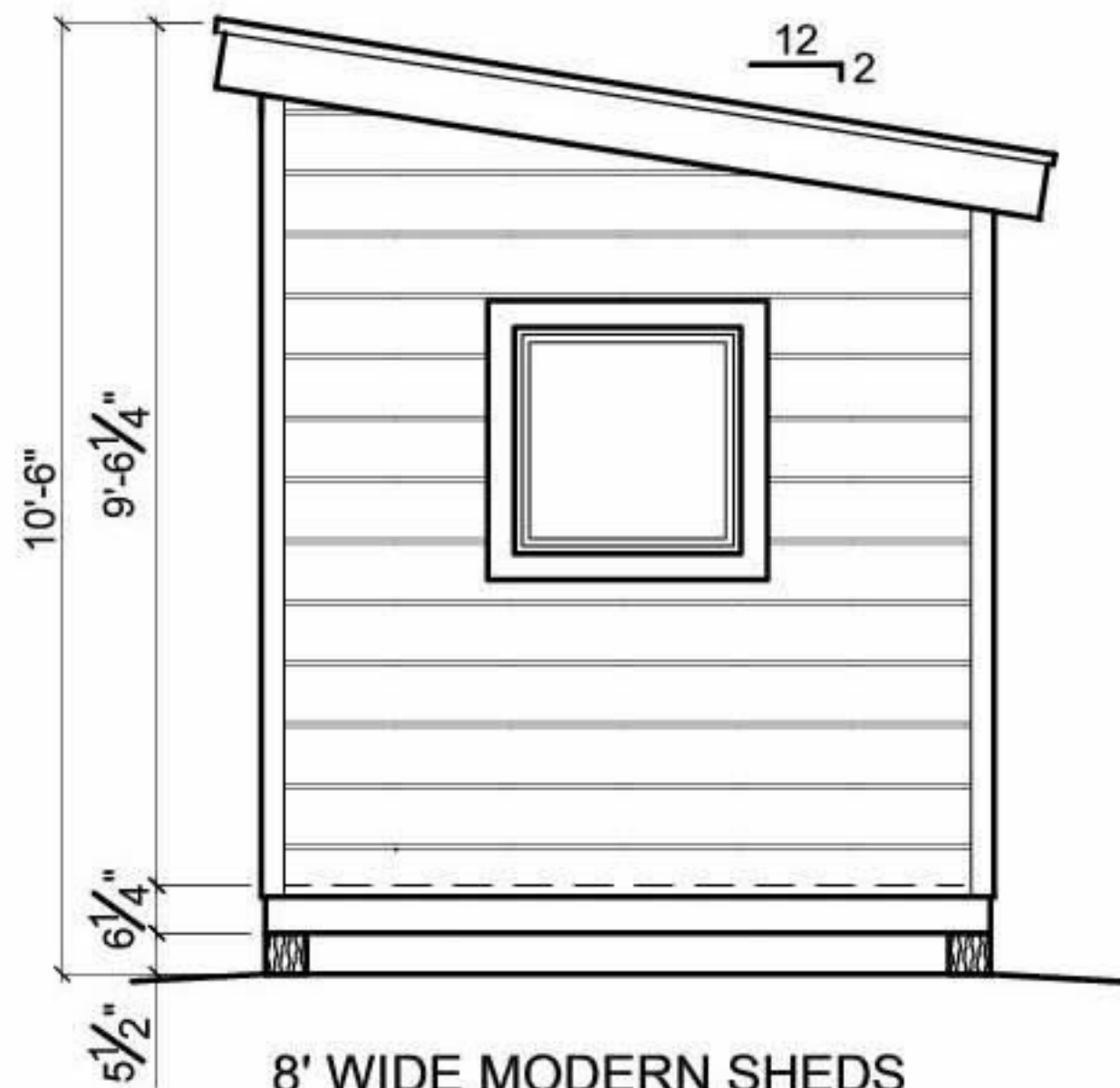
DUMP TRUCK



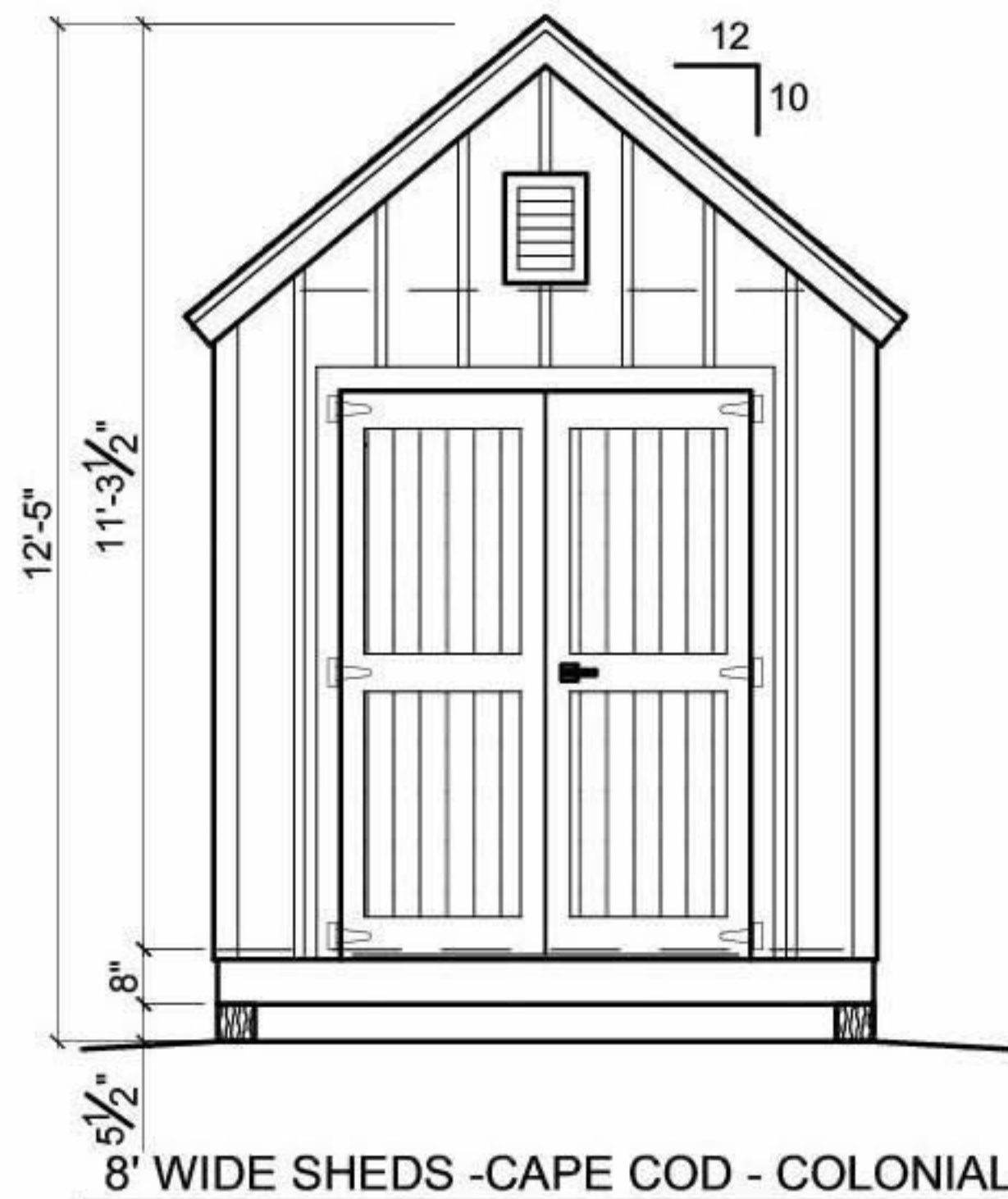
SLEEPER CAB



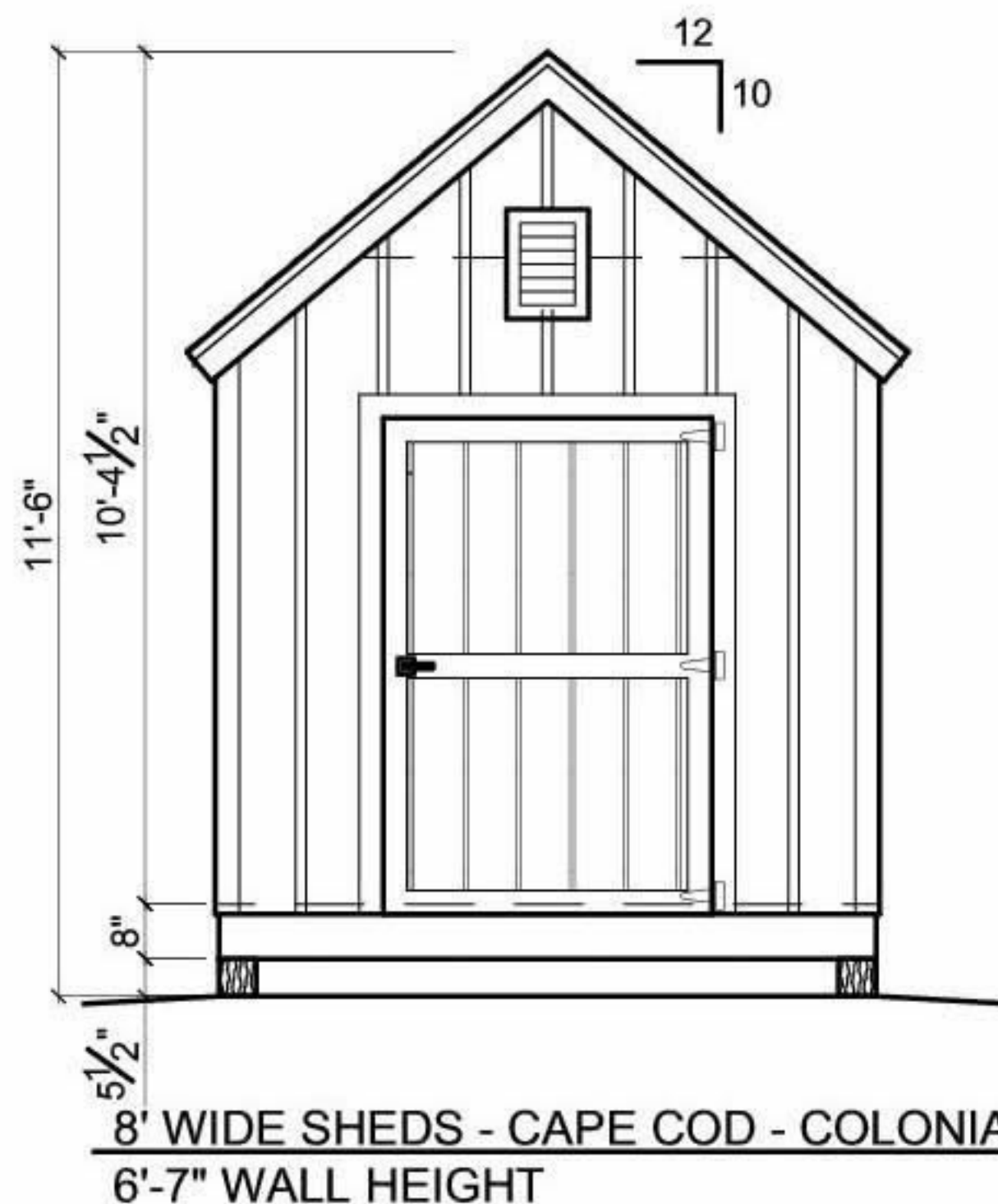
8' WIDE MODERN SHEDS
7'-7" AND 8'-8.5" WALL HEIGHTS



8' WIDE MODERN SHEDS
7'-7" AND 8'-8.5" WALL HEIGHTS



8' WIDE SHEDS - CAPE COD - COLONIAL
7'-7" WALL HEIGHT

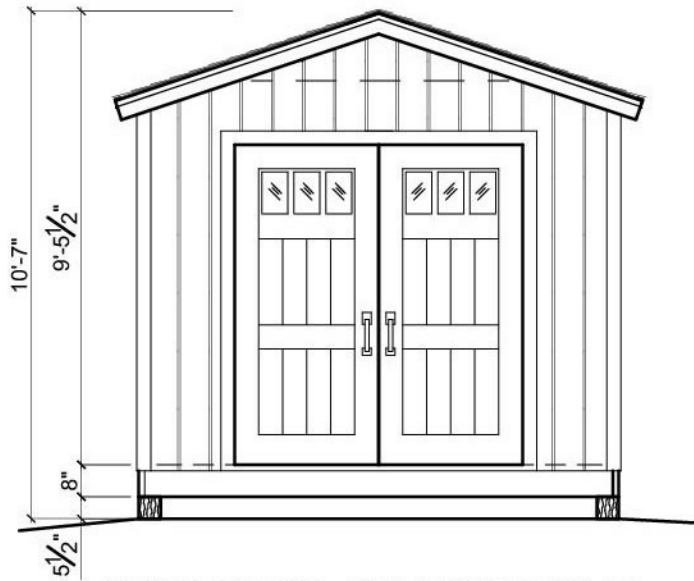


8' WIDE SHEDS - CAPE COD - COLONIAL
6'-7" WALL HEIGHT

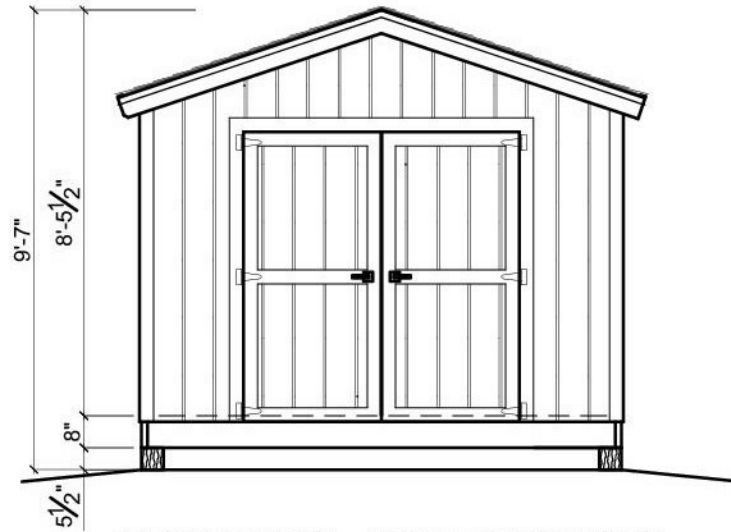
Build Your Own Backyard Shed! - iCreatables.com

Garden Shed Heights **0.0**

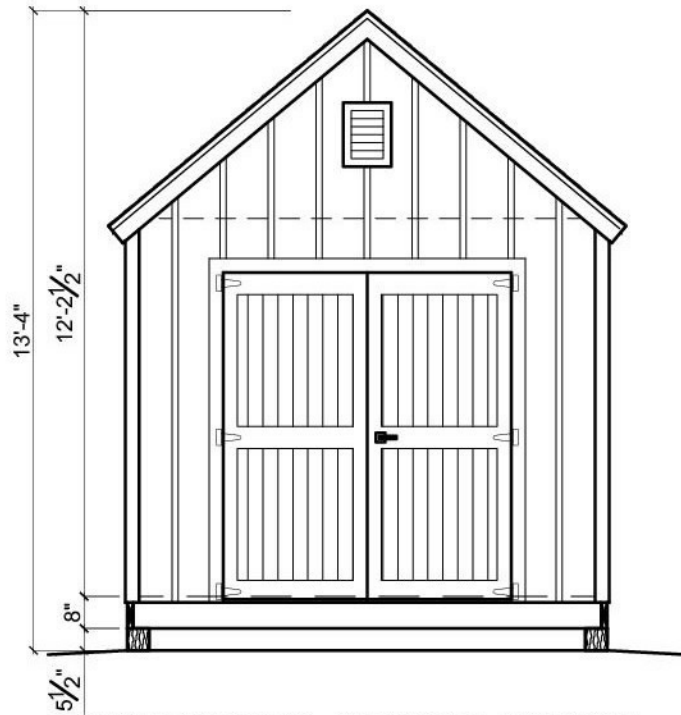
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10' WIDE SHEDS - GABLE ROOF STYLES
7'-7" WALL HEIGHT



10' WIDE SHEDS - GABLE ROOF STYLES
6'-7" WALL HEIGHT

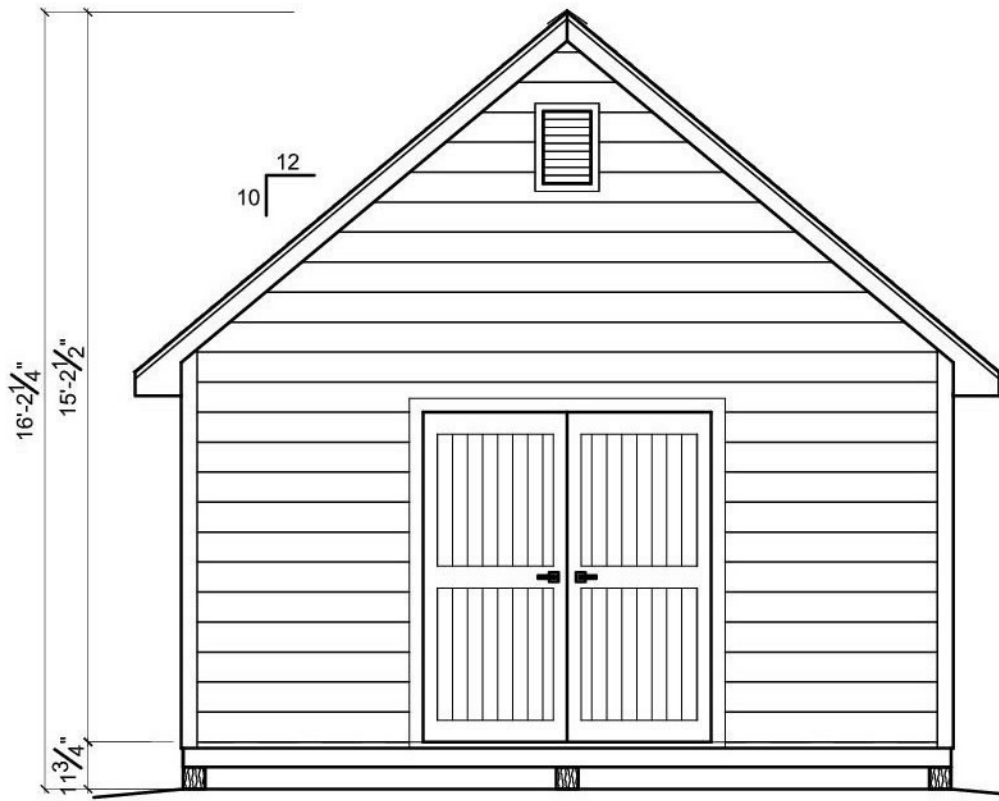


10' WIDE SHEDS - CAPE COD - COLONIAL
7'-7" WALL HEIGHT

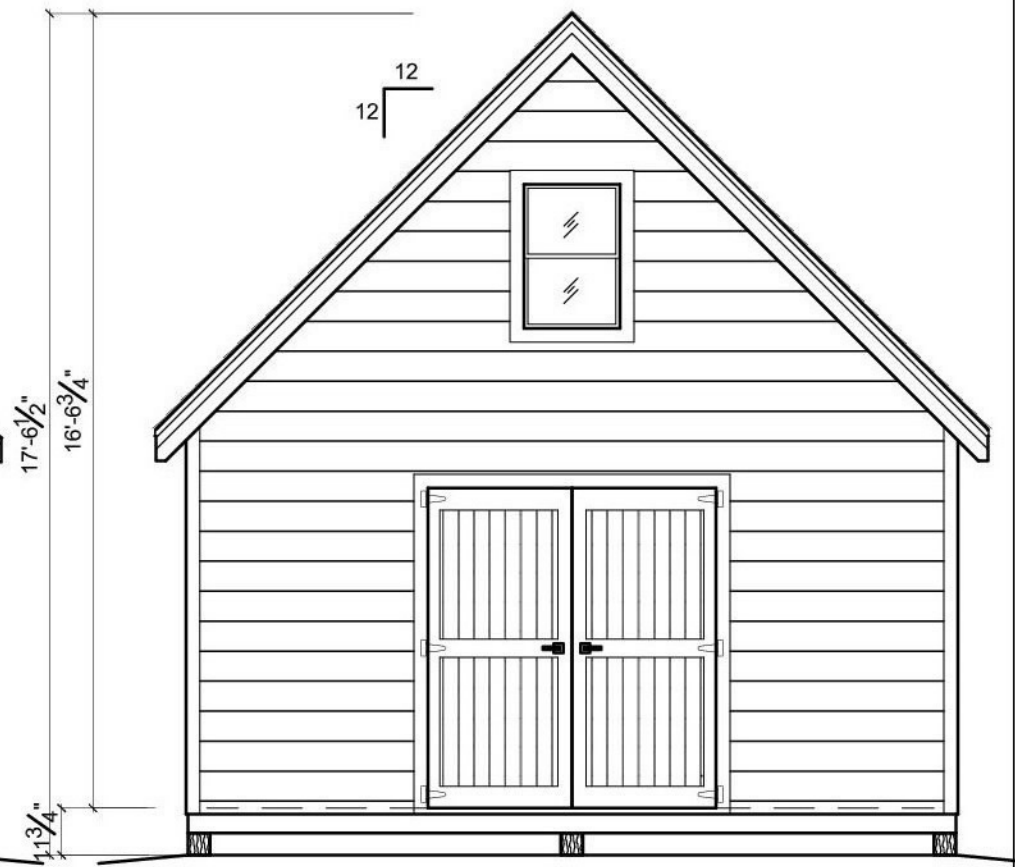
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Garden Shed Heights

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16' WIDE TRADITIONAL SHED
8'-1" WALL HEIGHT



16' WIDE NANTUCKET SHED
8'-1" WALL HEIGHT

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Nantucket Shed Heights

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