

Village of Lemont
Planning and Zoning Commission
Regular Meeting of February 6, 2019

A regular meeting of the Planning and Zoning Commission for the Village of Lemont was held at 6:30 p.m. on Wednesday, February 6, 2019 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 6:30 p.m. He then led the Pledge of Allegiance.

B. Verify Quorum

Upon roll call the following were:

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

Absent: Glomp and Plahm

Community Development Director Jason Berry, Community Development Manager Mark Herman, Consulting Planner Jamie Tate and Village Trustee Ron Stapleton were also present.

C. Approval of Minutes – December 19, 2018 Meeting

Commissioner McGleam made a motion, seconded by Commissioner O'Connor to approve the minutes from the December 19, 2018 meeting with no changes. A voice vote was taken:

Ayes: All

Nays: None

Motion passed

II. CHAIRMAN'S COMMENTS

Chairman Spinelli welcomed the audience to the meeting.

III. PUBLIC HEARING

None

IV. ACTION ITEMS

A. 19-01 ROLLING MEADOWS PHASE 3A AND PHASE 4 FINAL PLAT

Staff Presentation

Jamie Tate, Consulting Planner, said John Jurinek of New Horizon Home Builders submitted an application for a Final Plat for Phase 3A and Phase 4 of Rolling Meadows. It is located at the southeast intersection of 127th Street and Rolling Meadows Drive. The Final Plat of Subdivision is comprised of 10 single-family detached dwelling units and 18 attached two-family dwelling units for a total of 9 duplex units. The property was rezoned from B-3 Arterial Commercial District to R-5 Single-Family Residential on June 11, 2018. At that time a preliminary plat was attached just as an exhibit. The subdivision does not require a Planned Unit Development as it does not meet the thresholds.

The proposal does meet the lot and dimensional standards and other subdivision regulations set forth by the UDO. The home designs will be required to meet the UDO's residential design standards for single-family and two-family homes. On December 9, 2002 the Village approved the Phase 3 for Rolling Meadows. Three of the lots (Lot 29, 30, and 31) from this plat are changing due to the street connection of Kayla Drive and Willow Drive that was not a part of the original Phase 3 plat. Land has also been acquired by New Horizon Homes adjacent to Lot 29 in order to create an additional lot and allow for the street connection. The change to the plat is described as "3A" on the new Final Plat for discussion today.

Mrs. Tate stated they submitted a landscape plan and it is currently under review. During the rezoning, it was suggested by staff to provide an enhanced, uniform and attractive landscape buffer along 127th Street. They have submitted some landscape in that area and staff is waiting to get the Arborist's feedback to see if anything needs to be added to that area. The Village Engineer has found the Final Plat acceptable and the Fire Marshall had no comments. Staff is recommending approval of Phase 3A and Phase 4.

Chairman Spinelli stated the Plat needs to be renamed only Rolling Meadows Phase 4. He understands that Phase 3A is the re-subdivision and the land that they have acquired. His concern with the way it is presented is that at the time of recording the current drawing shows two subdivision names on the same plat. They either need to submit two subdivision plats or it should be Phase 4 which includes the re-subdivision of the old lots and all the rest of it. Right now there is Lot 3 in Phase 3A and Lot 3 in Phase 4 all on the same drawing. Also, in the General Notes, number five, it currently indicates Lot 3, Rolling Meadows Drive, should only have access to Willow Drive. It is trying to restrict the access for that lot to just Willow Drive which is appropriate. It should be Rolling Meadows 3A and this will all get cleared up when it is one subdivision name.

Chairman Spinelli said they did indicate no access to Rolling Meadows Drive for Lots 1 and 16, which was discussed. He asked if that will be enough for staff to make sure that a driveway does not go to Rolling Meadows Drive or should there be a non-

access easement when they submit a site plan for that lot. The note will not show up on a plat if someone comes in for a building permit.

Mr. Herman, Community Development Manager, stated he understands and agrees that it should have a non-access easement.

Chairman Spinelli said on page 52 of staff's report he did not see anywhere in the staff report or on the subdivision plat indicating which lots are the single-family detached and single-family attached. In the summary it indicates 10 single-family detached and 9 single-family attached. DesignTek's drawings show every single lot, except the three lots on Willow, as duplexes. He remembers the original approval being for the duplex lots to be on the north side of Kayla Drive and the single-family on the south side.

Mrs. Jurinek stated that they had sat down with staff from the Village and told them that they did not feel that the single-family homes would not be a good fit for that spot. They had looked at what was being sold and at what price range. Based on the information they felt it would be better to have all duplexes on the 8 acres. This is what they had discussed with staff and they received the go ahead. That is why they spent the money with DesignTek.

Chairman Spinelli said the staff report does not indicate that and does not match what is being considered. He is not sure if this needs to be tabled to next month. He asked staff for their input.

Mrs. Tate stated it still would not be a public hearing and they meet the requirements of the R-5 zoning.

Mr. Herman said the attached plans are correct. The ordinance last year was just for the rezoning and there was nothing indicating plat approval. There was an attached plan but there is nothing in the text about it being an exhibit.

Chairman Spinelli stated he thought the sketch plan was supposed to be a binding document to the rezoning.

Discussion continued in regards to whether the sketch was part of the ordinance.

Mr. Jurinek stated there is currently no market for homes at \$600,000 to \$700,000. They did not sell a single home last year. They decided to do all duplexes, which makes more sense.

Chairman Spinelli said he is not stating that he is for or against this plan. He just wants to make sure they are proceeding properly.

Mr. Berry, Community Development Director, said he is recommending proceeding with the case. If there are any issues it can be addressed at the Committee of the

Whole meeting with the Village Board. If there are any legal issues it can return to the Plan Commission. He apologized for the error in the staff report.

Chairman Spinelli stated since they are proceeding, he would like to see an increase in the side yard setback for Lots 9 and 10 of the south side that abuts the rear yard of the single-family lots. He would like the surveyor to adjust the side yard setback so that it fits the building that they want to build but it forces those two structures as far north as possible. He then asked if there was anyone in the audience that wanted to speak in regards to this case.

Public Comment

None

Plan Commission Discussion

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

Plan Commission Recommendation

Commissioner Zolecki made a motion, seconded by Commissioner McGleam to recommend to the Mayor and Board of Trustees approval of Case 19-01 Rolling Meadows Phase 3A and Phase 4 Final Plat with the following conditions:

1. Renaming the plat to either Phase 4 or have separate plats to distinguish between the lot discrepancies that are on the plats.
2. Correcting General Note number 5 on sheet two of three of the naming of Final Plat Phase so it restricts driveway access to Willow Drive.
3. Add a non-access easement to Lots 1 and 16 to prevent driveway access to Rolling Meadows Drive.
4. On Lot 9 and 10 identify the home sites as far north as possible to increase the side yard setback from the rear yard of the single-family homes.

A roll call vote was taken:

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

Nays: None

Motion passed

V. GENERAL DISCUSSION

A. UPDATE ON IMPLEMENTING THE LEMONT 2030 COMPREHENSIVE PLAN

Jamie Tate, Consulting Planner, said the Comprehensive Plan was adopted in 2014 and is the framework within which all other Village Plans, initiatives and regulations operate. It is meant as a long range document that provides immediate and long-term

goals as well as help with issues and concerns over a 15 year span. Inside the plan it encourages staff to take a look at it and see where the Village is at in terms of implementation steps, how well the plan is being followed and do a review every two years.

This is the first time it is being looked at and she looked at the ones that were connected to Community Development, the Planning and Zoning Commission and any other entities that they are supposed to be working with. She then read the “Vision” statement for the 2030 Plan. Inside the plan there are sections that does further this vision. They are Our Civic Life, Economic Prosperity, Our Natural Resources and Recreation, Our Homes, Our Mobility, and Community Character. There are vision statements for each chapter and she then read those vision statements for each chapter.

Mrs. Tate then went through each section highlighting areas of achievements, discussed ongoing projects, areas that need to be looked at further and talked about future goals. After going through the report, she asked if there was anything that the Planning Commission thought staff should be looking at further.

Commissioner McGleam asked if there was any thought about doing a pilot of a permeable alley.

Mr. Berry stated yes but only on a grant level. They were looking at some of the Village lots adjacent to the I&M Canal and in the downtown area. They were hoping to get a grant from MWRD but did not meet the requirements.

Commissioner Zolecki said there was a lot of talk about connectivity between developed subdivisions besides future subdivisions. There was talk about grants and program opportunities that never got followed through.

Mr. Berry stated he feels McCarthy Road will be a significant step which might happen in 2020. The Village is currently working with IDOT on improving Main Street.

Commissioner Zolecki asked if they had teamed up with the School Districts and tried for the “Safe Route for School” grant.

Mr. Berry said whenever he sees opportunities he always makes sure to share the information with other taxing bodies. Staff does work with the Park District on grant opportunities as well. However, the “Safe Route for School” grants can be very challenging to get. Staff will continue to look at further grant opportunities.

Chairman Spinelli asked if there was anything further to discuss.

Commissioner McGleam asked if there was any update on the Hartz development.

Mr. Berry said they are still working with engineering to figure out the water and the recapture area. They are also waiting for final approval from IDOT.

Commissioner McGleam asked if staff felt permits had slowed in 2018 for single-family.

Mr. Berry stated for 2018 there were 109 permits for single-family which is a very slight improvement from 2017. Also, in 2018 they did 1,101 permits which is down from 2017, but overall, 2018 was a good year.

Discussion continued regarding housing developments in progress.

Chairman Spinelli asked if staff looked into a fee for when applicants don't take down their public notice signs, so the Village can go and take them down. The last discussion was there would be a refundable fee if they take it down in time.

Mr. Berry said there is a fee discussion coming up and they will look into it.

VI. AUDIENCE PARTICIPATION

Bob Minikel said he lives in Mayfair Estates and he bought his lot in December of 2003. When he purchased his lot he had to put down an amount for escrow. He never received that escrow back once the Village of Lemont accepted the subdivision. He is trying to locate the company/person to get his deposit back and is having a difficult time. He asked the Commission or staff if they would be able to help him. He also thanked the Commission for Mayfair Park and said it is a great park.

Mr. Berry stated he can help him and gave him his business card.

VII. ADJOURNMENT

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

Ayes: All

Nays: None

Motion passed

Minutes prepared by Peggy Halper

