

Village of Lemont
Planning and Zoning Commission
Regular Meeting of May 16, 2018

A regular meeting of the Planning and Zoning Commission for the Village of Lemont was held at 6:30 p.m. on Wednesday, May 16, 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 6:32 p.m. He then led the Pledge of Allegiance.

B. Verify Quorum

Upon roll call the following were:

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

Absent: Plahm

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

C. Approval of Minutes – April 25, 2018 Meeting

Commissioner McGleam made a motion, seconded by Commissioner Cunningham to approve the minutes from the April 25, 2018 meeting with no changes. A voice vote was taken:

Ayes: All

Nays: None

Motion passed

II. CHAIRMAN'S COMMENTS

None

III. PUBLIC HEARINGS

None

IV. ACTION ITEMS

None

V. GENERAL DISCUSSION

A. UDO CODE UPDATES

Jason Berry said some of the updates they had talked about at the joint meeting between the Village Board and the Plan Commission. However, some of the updates are new. Staff is looking for feedback to find out which ones are ready to go and are hoping to get them approved at the July meeting. Some of the updates might take longer and might need more discussion.

The first update is updating the Use Table. One change is that hookah and vape lounge were added. Also, distillery with tasting room was added because of a possibly new business. The chart shows whether it is a permitted use or a special use and what zoning district it is allowed in. Auto body, auto repair and auto supply is being changed from a permitted use in B-3 to a special use. This helps if there is a certain area that the Village is targeting for a restaurant and whether they want that type of business in that area.

Chairman Spinelli asked if there were any issues as to why this change is being made.

Mr. Berry stated they did have an inquiry recently for someone looking to put an auto parts store in the old Hardee's. The special use would be appropriate for that area. It might be something that the Commissioner and Village Board want to look at rather than making it a permitted use.

Mrs. Tate said they also changed heavy equipment sales or service from a permitted use to a special use.

Chairman Spinelli stated he does not think it should even be allowed in the B-3 District. The reason why is the B-3 District is more of your strip malls and the roads surrounding them are not made to handle heavy trucks.

Mr. Berry asked the Commission if they were okay with the changes to the Use Category Table along with the removal of Heavy Equipment.

All of the Commissioners agreed.

Mrs. Tate said the next section is in regards to truck parking. She feels that the Village needs to add a few more items to their regulations. There is nothing in the regulations that defines trailer parking stalls and how big they have to be. There needs to be language added so staff asks for the right documents. She then read through the Industrial Regulations Section that will be added. Also, they would add some regulations on building design. The only thing she found on design in the code was no metal building. They added some architectural detail for the building like a knee wall so if a truck hits the building then you're not left with concrete crumbling or adding windows so it's not just all concrete.

Discussion continued in regards to different style of buildings.

Mrs. Tate stated the next section is just listing the types of plans that will be required for industrial properties. Another section states that all business needs to be done in the building so you will not find truck repair or oil changes outside of the building. Lastly, for storage yards there has to be a principle building on site.

Trustee Stapleton asked number E, Enclosure of Operation, does that include semi-trailers.

Mrs. Tate said no. What it is referencing to is like a truck repair facility. They would be repairing the truck inside.

Chairman Spinelli stated that section might need to add the wording “permanent building” to it.

Mrs. Tate said the next section is for dockside crew sleeping quarters. Staff has been working with representatives from IMT (Illinois Marine Towing) on creating something like this in the Village. They then went to the building department to make sure proper language and restrictions were included. IMT came to them with a proposal that they were looking for sleeping quarters that were on the actual site. At this time they have to bus back and forth their crew to a location in downtown Lemont. They would rather have them on site. It would just be their workers that would be staying in what is called a bunk house.

Trustee Stapleton asked if they knew how many.

Mrs. Tate stated they have put in here no more than 12. They have in there a minimum size per sleeping room. There are no visitors allowed on site. A Certificate of Occupancy has to be required by the Village of Lemont. Also, all buildings and structures must meet the bulk and dimensional standards for the district. This is a special use so it will be reviewed on a case by case basis.

Commissioner Cunningham asked what is the need for this.

Del Wilkins, IMT, said they have crew members that come from around the country and some that come locally. These crew members will be working 12 hour shifts and instead of having them travel back and forth, this will make it safer and easier for them to work. Mostly these guys work 14 days on and then 7 days off.

Commissioner Cunningham asked if this was typical in their type of business to have bunk houses.

Mr. Wilkins stated it is very typical.

Mr. Berry said they have a building on the site that they could remodel. Staff recommended that they get in touch with the Lemont Fire District and work with them.

Commissioner McGleam asked staff to talk about item "C".

Mrs. Tate stated that is in there to make sure there are no visitors and it is just for employees. Staff does not want it to be a place for people to come and just hang out.

Commissioner McGleam said they do not define those issues in any other type of development. He asked how are we going to monitor that.

Mrs. Tate stated they can take it out.

Commissioner McGleam said they don't need to take it out but rather just state the permitted use.

Mr. Wilkins stated they have a company policy against it also.

Chairman Spinelli asked if they could share that policy with staff.

Mrs. Tate said they can add "employers shall maintain company policy and procedure manuals regarding the use of dockside crew quarters".

Chairman Spinelli stated they might want to add that when applying for the special use the company has to provide their policy.

Mrs. Tate said the last part in that section is just correcting number issues. The next section discusses shed height. They looked at different communities and what they allowed. Lemont has a 15' maximum height which is comparable to surrounding communities. She showed on the overhead some spec sheds and their height. She also showed a shed that has a dormer on it.

Chairman Spinelli asked if it stated that a concrete foundation is restricted in a utility easement.

Mr. Herman stated in the code under permanent structure in the easement references driveways, sidewalk, retaining wall, other permanent structure is not allowed in any side or rear yard easement unless authorized by Village Engineer, Village Grading Technician or other designees.

Chairman Spinelli asked if the Village Engineer is actually looking at these shed requests. He said he cannot see how anything permanent can be built in a drainage easement.

Trustee Stapleton asked how other communities handle building in utility easements.

Mrs. Tate stated they would have to have utility companies sign off on it.

Discussion continued in regards to building in easements.

Chairman Spinelli said he feels that they need to have better checks in place for this. We don't want someone issuing a permit when it has not been signed off on.

Mrs. Tate stated maybe they need to start looking at this from start to finish.

Mr. Berry asked if there was a concern with shed height or is it more the grade and easement.

Chairman Spinelli said his concern is the easement issue and whether or not it is considered permanent if it has a concrete foundation. There should be a height restriction but it should be related to the footprint of the shed.

Commissioner Zolecki stated he disagrees. He does not see a problem with the 15 feet.

Chairman Spinelli said he would not go higher than 15 feet.

Mr. Berry stated they will leave it, but they will look at how it is measured.

Mrs. Tate read the definition for shed.

Chairman Spinelli asked if there could be something added about storing vehicles in them.

Mrs. Tate said staff can look into adding that.

Commissioner Zolecki stated maybe it should be more like Romeoville were it is 9' from pad to top of wall, then 15' from pad to ridge. He feels this will give it more flexibility.

Commissioner McGleam agreed.

Mrs. Tate said they will come back with that one. Next is residential street width. They would remove the 27' from the Table and just reference the diagram in the back.

Chairman Spinelli stated the text is the problem where it talks about 27' of pavement and has the wording "back-to-back" in there. He said you just need to take out the "back-to-back".

Mr. Berry said if you just get rid of the asterisk and the table.

Commissioner McGleam asked if pavement width was defined.

Mr. Herman stated it is not defined so they will add a definition.

Mrs. Tate said the next one is the two-family or duplex home design standards. There was a recent meeting where there was some confusion as to whether there were design standards for two-family or did it just apply to single-family. She took what was already there in single-family and applied it to two-family where applicable. Some of the larger concerns with two-family were façade features, roofline, fenestration and similarity.

Discussion continued in regards to how a builder can make simple changes to help with these large concerns.

Mr. Herman stated he will discuss the potential new zoning district. The Comprehensive Plan does make reference to the consideration of a new residential zoning district to allow for potentially smaller lot sizes, widths, and setbacks. Staff has gone through some recently approved subdivisions as it relates to these various standards to see what are the developers coming to the Planning Commission and Village Board asking for. The average lot size is a little over 10,000 square feet, setbacks were between 7.5 feet and 10 feet.

Chairman Spinelli said in a couple of the approved developments they did allow smaller setbacks however, they had to maintain so many feet between buildings.

Mr. Herman stated he can look into it. Lot widths have been approved as low as 65 feet up to 85 feet so the average median is within the mid 70's. The new proposed zoning district would have a minimum lot size of 10,000 square feet, lot width of 75 feet, and minimum side yard setback 10 feet. They would keep the other regulations as it relates to the front setbacks, corner setbacks, rear setbacks, building height and lot coverage as it relates to the R-4.

Chairman Spinelli asked if this was going to be called R-4B.

Mr. Berry said it would be called zoning district R-5A, because it allows for duplexes.

Discussion continued in regards to the difference between R-4A and R-5A.

Chairman Spinelli stated he is in agreement with the new zoning district as long as they hold them to the setbacks.

Mr. Herman said there has been discussion on how to calculate the coverage. At past communities that he has worked for there has been similar regulations which are based on the required setback. He feels the terminology "required yard" causes a

little confusion. Required is the setback on how far your house has to be, within the setbacks is a buildable area. What he is proposing is to replace “required yard” with the word “required setback”.

Chairman Spinelli clarified that the way they calculate it is not changing, but rather the terminology.

Mr. Herman said he noticed the table “Permitted Obstructions in Yards” does not include private walkways. He is recommending putting some regulations in there to help control the issue. He is proposing a five foot maximum width and one foot setback from the property line. It would be allowed in all yards but they need to discuss how they want to do corner yards.

Chairman Spinelli stated he feels as long as they have the maximum width of five feet.

Commissioner Zolecki said there should be a definition for a private walkway put in there.

Mrs. Tate stated the next section is just text errors that she has noticed while going through the code. There is also no definition or reference for single-family home in the code. Throughout the UDO it talks about single-family homes, so there should be a definition. There could be a reference that refers them to see single-family dwelling. She said this would conclude the UDO updates.

Chairman Spinelli said there is a property in Mayfair that has their sump pump discharging all the way to the front sidewalk. He is concerned that if it does not get fixed there will be an issue in the winter. There is another property on Aspen Court whose sidewalk has settled about four inches.

Commissioner Zolecki asked staff if there was ever talk about closing Canal Street and just making it for pedestrians. There are a couple of towns that have done this.

Mr. Berry stated he is not opposed to it and would have to look into it.

Chairman Spinelli welcomed Mr. Herman, Community Development Manager, to Village.

VI. AUDIENCE PARTICIPATION

None

VII. ADJOURNMENT

Chairman Spinelli called for a motion to adjourn the meeting.

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

Ayes: All

Nays: None

Motion passed

Minutes prepared by Peggy Halper