

**Village of Lemont**  
**Planning and Zoning Commission**  
Regular Meeting of February 20, 2013

A meeting of the Planning and Zoning Commission of the Village of Lemont was held at 7:00 p.m. on Wednesday, February 20, 2013 in the second floor Board Room of the Village Hall, 418 Main Street, Lemont, Illinois.

**I. CALL TO ORDER**

**A. Pledge of Allegiance**

Chairman Schubert called the meeting to order at 7:18 p.m. Chairman Schubert led the Pledge of Allegiance. He then asked the audience to remain standing and raise his/her right hand. He then administered the oath.

**B. Verify Quorum**

Upon roll call the following were:

Present: Kwasneski, Maher, Messer, Sanderson, Spinelli, Schubert

Absent: None

Planning and Economic Development Director Jim Brown, Village Planner Charity Jones, and Village Trustee Ron Stapleton were also present.

**C. Approval of Minutes**

Commissioner Messer made a motion, seconded by Commissioner Kwasneski to approve the minutes from November 14, 2012 with no changes. A voice vote was taken:

*Ayes: All*

*Nays: None*

*Motion passed*

**II. CHAIRMAN'S COMMENTS**

Chairman Schubert welcomed everyone to the meeting.

**III. PUBLIC HEARINGS**

- A. Case 13-03 – UDO Amendment.** A public hearing to consider a text amendment to the Unified Development Ordinance, to allow non-accessory parking lots as a special use in the downtown and residential zoning districts.

Commissioner Maher made a motion, seconded by Commissioner Spinelli to open the public hearing for Case 13-03. A voice vote was taken:

*Ayes: All*

*Nays: None*

*Motion passed*

Mr. Brown stated this was a proposal to amend the text in the Unified Development Ordinance. He said it would change to the use table in Chapter 17.06 that is provided in the staff packet. He stated that it was an oversight and they didn't contemplate situations like St. Patrick's Church, St. Alphonsus's Church or other churches or institutions that are zoned residential that may want to establish a parking lot. He said this would not be on their lots, but on other lots adjacent or nearby. Mr. Brown stated this would amend the zoning ordinance and staff is recommending that it would be a special use. He said it would allow someone like St. Patrick's Church or another institution to come forward and request the special use. He stated staff would prefer this because then it would be a discretionary review. Mr. Brown stated this would give the Planning and Zoning Board and Village Trustees the ability to attach certain conditions to any approvals that they might want to grant. He said staff is against making this a permitted use and feels special use would be the best option. Mr. Brown stated staff is recommending approval of the text amendment. He said St. Patrick's Church is present and would like to speak. Mr. Brown said he would like to caution both the Board and St. Patrick's Church that this is not a public hearing for St. Patrick's Church. He stated they can speak on behalf for themselves, but they are not voting on St. Patrick's Church in general.

Chairman Schubert then asked if anyone would like to come up and speak in regards to this Case.

Larry Oskielunas, 13403 Red Fox Court, Lemont, handed out a copy of the power point presentation to the Planning and Zoning Board. He stated he was chairperson for the Mass and Planning Committee at St. Patrick's Parish. He said they have submitted a request for the removal of a house at 217 Cass Street. Mr. Oskielunas stated if you went east from the parking lot there is their Parish Ministry Center. Then east of that a residency is at 215 Cass, then 217 Cass (the house they would like to remove), and then an AT&T central office building. He said the approximate of the lot to the Church is ideal for them to expand their parking. He stated they are interested in the land and not the house. Mr. Oskielunas said the current owner is aware of their intentions to demolish the house and they are fine with that. He stated the need for more parking is driven by public safety. He said there are over crowded conditions at several of the weekend masses and holidays are unbearable.

Mr. Oskielunas stated parking has become so acute with people parking illegally that they would have problems getting emergency vehicles through the alleyway. He said they have had people from Village staff, Police and Fire tell them that they support the need for additional parking. Mr. Oskielunas then showed pictures of their parking lot during different Mass times. He also showed pictures of how people are parking illegally and blocking the alleyway just to attend Mass.

Mr. Oskielunas said another reason why they need additional parking is to help support the additional growth in the Parish. He stated they feel the over crowded parking lot deters people from attending Mass. He said if they ever want to do Church events they have to wedge them in after Masses. Mr. Oskielunas stated they can not do Church

events on Sunday afternoons due to morning Masses and then evening Mass for everyone at 5 p.m.

Mr. Oskielunas stated the additional parking would also be good for Lemont. It could provide additional parking for the Historical Society and for summer events in the downtown area of Lemont. He said there have been some alternative suggestions made but they do not find them viable. Mr. Oskielunas stated they appreciate the need for the historical preservation for Lemont but it needs to be balanced with parishioner's safety and the growth of the Parish. He said a parking lot there would allow them that. He stated a special use zoning change would allow a situation like that to take place. He said that would conclude his presentation.

Chairman Schubert asked if anyone else would like to come up and speak in regards to the case.

Sue Raymond, Secretary and Parishioner at St. Patrick's Church, stated she is at plenty of Masses and feels the current parking lot is not enough on a regular weekend. She stated the pictures presented were not even taken on holidays when there is even more people attending. She said she has gone out in the parking lot to make sure that nobody was parking illegally or blocking the alleyway. Ms. Raymond stated some people don't care where they park and just want to get into Mass. She said there are people who are still trying to park after Mass had already started 25 minutes ago. She stated this is not fair for their parishioners.

Jim Savino, 16645 Lakeside, Lockport, stated they really want the special use permit. He said they can get into the traffic study and how it would affect the area later. He stated they just want to be able to have a chance to apply for a special use to go into more detail.

Chairman Schubert asked if anyone else would like to come up and speak. None responded. He then asked if the Board had any questions.

Commissioner Messer asked if they would have a chance again to present if this passes.

Mr. Brown said there are two separate tracks. He stated one is the Historic Preservation Commission. He stated they were just denied their certificate of appropriate application and they intend to appeal that to the Village Board. Mr. Brown said that is just to demolish the house. He stated to turn the vacant lot into a parking lot they need zoning approval. The code does not accommodate changing a residential lot into a parking lot. He stated that is what this hearing is for. Mr. Brown said if we amend the zoning code then they would have to apply for a special use to convert that lot into a parking lot.

Mr. Maher asked what would happen if they did not amend the zoning code.

Mr. Brown stated if the Village does not change the code, then regardless of the appeal they would not be able to change the lot into a parking lot. He said this change is not

specific to St. Patrick's Church. He stated they are changing the zoning code for all applicants who in the future may want to convert a residential lot into a parking lot.

Commissioner Sanderson asked if they were being specific as to which types of residential lots.

Mr. Brown stated there is no specific lot that they were considering tonight. He said a yes vote to amend it does not mean the Board supports their application and a no vote does not mean they don't want to see the house get knocked down.

Commissioner Messer asked if they would have to come before the Planning and Zoning Board if it is a special use.

Mr. Brown said yes if the Board amends the zoning code. Mr. Brown stated what St. Patrick's Church is wanting to do is unique. He said it is very rare that they get a certificate of appropriation to demolish something and change the use. He stated normally it is to demolish a house to build a bigger house. Mr. Brown said regardless of their case, he feels the zoning code should be changed because there may be future instances of someone wanting to change the use of a lot.

Commissioner Sanderson stated he feels it is odd to change a residential lot to a parking lot. He said he can see why they are doing it, but feels if St. Patrick's Church was not involved right now then they would not be having this discussion.

Mr. Brown stated that their application prompted it.

Commissioner Maher asked how many Churches in Lemont are in residential areas.

Mrs. Jones said there are 13 Churches in Lemont and most of them are in residential areas.

Commissioner Sanderson asked if it would be fair to say that the majority of them have parking issues. He stated he feels they are protected because it does have to come back before the Board.

Nancy Jackson, 15964 New Avenue, Lemont, stated she has no ties to any of this. She asked how this affects the surrounding properties and the value to their homes.

Mr. Oskielunas stated from the current parking lot going east you have an old school, then a residence, then the property they want to purchase. He stated the other property at 215 Cass; they have been in contact with the owner to purchase their property as well. He said east of 217 Cass is just an AT&T building. Mr. Oskielunas stated it goes school, house, house, and then industrial building.

Chairman Schubert asked if anyone else wanted to speak in regards to this case. None responded. He then asked the Board if they had any more questions. None responded. He then called for a motion to close the public hearing.

Commissioner Kwasneski made a motion, seconded by Commissioner Messer to close the public hearing for Case 13-03. A voice vote was taken:

*Ayes: All*

*Nays: None*

*Motion passed*

Chairman Schubert called for a motion to approve Case 13-03.

Commissioner Maher made a motion, seconded by Commissioner Kwasneski to recommend approval of Case 13-03 to the Mayor and Board of Trustees. A roll call vote was taken:

*Ayes: Kwasneski, Sanderson, Spinelli, Maher, Schubert,*

*Nays: Messer*

*Motion passed*

Commissioner Sanderson made a motion, seconded by Commissioner Spinelli to authorize the Chairman to approve the Findings of Fact as prepared by staff. A voice vote was taken:

*Ayes: All*

*Nays: None*

*Motion passed*

**B. Case 13-02 – 11861 – 11865 Brown Drive Special Use.** A public hearing for a special use for group living, not otherwise classified, to operate a supportive living environment for graduates of the Timberline Knolls residential treatment program.

Chairman Schubert called for a motion to open Case 13-02.

Commissioner Messer made a motion, seconded by Commissioner Kwasneski to open Case 13-02. A voice vote was taken:

*Ayes: All*

*Nays: None*

*Motion passed*

Mrs. Jones said this is a special use request by TK Behavioral, LLC, also known as Timberline Knolls, for the property located at 11861, 11863, 11865 Brown Drive. She stated it is a three unit townhome building. She said Timberline Knolls is the contract purchaser of the property. They are requesting a special use for group living, not otherwise classified to operate a supportive living environment with up to 18 beds for graduates of Timberline Knolls residential treatment program. Mrs. Jones stated recently the Board renewed the approval for Magnolia House at 1 Povalish Court. She said the resident rules which are attached in the staff report are exactly the same as those for

Magnolia House. She stated they are just looking to expand their operations to this property.

Mrs. Jones stated she would briefly go through the standards for special uses. She said one is the use is deemed necessary for the public convenience at that location. She stated Timberline Knolls states there is an eight week waiting list for residents to get into Magnolia House. Offering this new facility would allow them to have 18 additional beds which will alleviate some of that waiting list time. Mrs. Jones stated some of the people on that waiting list are residents of Lemont. Some are residents of areas that do not have this kind of group living environment available to them. She said staff finds these services, by being provided by this location, would not only help residents of Lemont but other women from outside the area.

Mrs. Jones stated the second standard is the special use is designed, located and proposed to be operated that the public health, safety and welfare are protected. She said the site and building are not proposed to change in anyway. She stated it is planned to operate with the same conditions of Magnolia House. Mrs. Jones said the Code Enforcement Officer has no records of complaints or issues with the Magnolia House in regard to property maintenance or nuisance issues. Mrs. Jones stated the property will be maintained with all applicable building, fire and property maintenance requirements. She said there would be no reason for any concerns by the physical environment for this site. She stated staff does not believe the residents will pose any threat to the public health, safety or welfare. Mrs. Jones stated she has spoken with the Police Chief and there have been few issues with Magnolia House since it's been in operation. She said given that this will operate in the exact same way and it is the same type of residents or patients, staff does not foresee any issues there.

Mrs. Jones stated to protect the safety and wellbeing of the residents themselves within the facility, the Police Department requested the addition of security cameras and motion sensitive lighting near the facility's entrances and exits. She said Timberline Knolls was agreeable to that condition.

Mrs. Jones said the third standard is the special use will not cause substantial injury to the value of the other property in the neighborhood in which it is located. She stated the structure is not supposed to change. The rules of operation for the facility require a 9:30 p.m. curfew and residents are out of the house at programs during the day. So the comings and goings are similar to nearby residential properties. Mrs. Jones said the residents are allowed to have vehicles. The vehicle parking, giving that there can be up to 18 women living in these three units could be a problem. Therefore, staff recommends that there be limitations on the parking. She said when she gets to the conditions she will go through that. She stated as long as parking is handled then staff does not see any problems with property values.

Mrs. Jones stated the last standard is that it will not create excessive demands for Village service or impair the ability of the Village to maintain peace and provide adequate protection. She said again they had spoken with the Police Department, which has not

seen excessive demands from the Magnolia House property. She stated those who are familiar with Timberline Knolls might be familiar with issues with the main campus. However, with the programming at the Magnolia House there have been no issues with the residents of that house. Mrs. Jones stated the Code Enforcement Officer did not have any excessive demands and the Fire Marshal did not express any concerns.

Mrs. Jones said staff is recommending approval with a few conditions. She said staff recommends that the special use be limited to Timberline Knolls, its parent company, or another wholly owned subsidiary of its parent company. She stated this is the same condition that was placed on the Magnolia House. Secondly, the special use shall include the resident rules of conduct. She said which means if Timberline Knolls were allowing people to act in a way that was in violation of the rules of conduct of the house, it would be in violation of the special use, and then the Village can revoke the special use.

Mrs. Jones stated in regards to parking, she said staff feels it is okay for them to have cars, but the parking needs to be limited to the existing garages and driveways. She said no resident parking will be allowed on-street. Any excess resident parking demand shall be satisfied by designated parking areas on the main Timberline Knolls property. She stated staff must park in designated areas on the main Timberline Knolls property. Mrs. Jones said they are not allowed visitors, so they do not have to worry about visitor parking.

Mrs. Jones said another condition is the special use shall allow a maximum of six residents per unit, for a total of 18 residents. She stated that is what was requested from Timberline Knolls. She said based on the property that is the maximum allowed under the property maintenance code as well. She said another condition is if there are any future building remodeling or site changes they shall be subject to all applicable Village codes and ordinances even if the application of such would reduce the maximum occupancy of the facility. Mrs. Jones stated lastly the security cameras and motion sensitive lights shall be installed and maintained near the entrances and exits of each unit. She said with these conditions, staff recommends approval.

Chairman Schubert stated he thought he had read something about street parking.

Mrs. Jones stated there is street parking available, but they decided to limit it for these residents so it does not become a nuisance for the neighbors.

Commissioner Spinelli asked how is that going to be policed.

Mrs. Jones said the Police Department can run the plates. She stated the majority of the women at the Timberline facility are not residents of Lemont area. She said the majority of them do not have cars and she doesn't anticipate this being an issue.

Chairman Schubert asked if the applicant wanted to come up and speak.

Al Domanskis, attorney for Timberline Knolls, stated in the last four years there have been only about five people that have had cars. He said they have no expectations of anybody having their own cars. He stated they had agreed to no off-street parking at the location.

Commissioner Spinelli asked if the four cars that he talked about, were they registered with Timberline Knolls so they could self police them.

Tom Dattolo, President of Timberline Knolls, stated with Magnolia House they have six designated spots on their campus. He said in the past five years he only remembers five cars and that is because they were never used. He stated he remembers this because he would have to charge the batteries or jump the cars.

Commissioner Messer stated there are two-car garages and if you put two cars in the driveways, times that by three, gives you up to 12 cars that can park there.

Mr. Domanskis stated that is correct. He said they feel the conditions are acceptable. He said the issue was reviewed by him, Mr. Dattolo and the Police Chief. He stated the special use; at this time is what they need. He said the “transition people” walk across for the programs. Mr. Domanskis stated there is a school on the main campus plus other various treatment programs. He said they have sent out the required letters to residents and posted the required signs. He stated from the letters he had received only one telephone call and it was positive. Mr. Domanskis said they request their approval and can answer any questions they might have.

Commissioner Spinelli asked if at this time is there any intention on fencing the property.

Mr. Domanskis stated that he does not think so.

Chairman Schubert asked if there was anyone who wanted to speak in regards to this case.

Dorothy Rosier, 15952 New Avenue, Lemont, asked if they felt 18 people living in the townhomes was manageable.

Mr. Dattolo stated the projection would be five in each with a total of 15.

Ms. Rosier stated it just seemed like a small area to house 15 people.

Mr. Domanskis stated considering that the people don't drive; there is the potential of taking the garages out in the future. He said there is significant square footage with large bedrooms. He stated six would be the absolute maximum.

Ms. Rosier said she was thinking about when you get a group of people together the potential of things happening become greater. She stated she has not seen any



disruptions and she knows it was mentioned earlier that there hasn't been. She asked what it exactly means when Mrs. Jones stated substantial injury to property.

Mrs. Jones said when they review a special use there is a set list of criteria. The third one is that the potential will not cause substantial injury to the value of other property in the neighborhood in which it is located. She stated for example with commercial development things like noise or lighting, if they aren't mitigated enough those can cause substantial injury to the property value of adjacent properties.

Ms. Rosier asked how much value can her home lose for it to be okay. She stated her and her husband will be selling their house at some point. She said she would fully disclose what that property is and it could potentially turn someone away. She stated someone might not want to buy her house knowing that there are six people living in one house then 15 in another. Ms. Rosier said she totally supports rehabilitation and she has no problem with them, but someone else could.

Mr. Domanskis stated the price for the townhome was included in the packet. He stated the price is more than comparable and is probably too high. He said this should help as far as an appraised value standpoint.

Chairman Schubert asked if the property had already been purchased.

Mr. Domanskis stated it was contingent on the special use.

Mrs. Jones stated in regards to the standard, she is not a property appraiser and they don't hire an appraiser to try and project what an impact might be. She said what they look at is the physical changes and activities of the use.

Chairman Schubert asked if this would be the end result of the rehabilitation and the last step before they return home.

Mr. Domanskis stated it is a transition before they return home. He said with this it increases the percentage of them not returning.

Chairman Schubert asked what the percentage of completion is.

Melissa Rocchi, Program Development Coordinator for Timberline Knolls, stated it was about 90%. She stated very few decided to pull out early.

Ms. Rosier asked who is watching the security cameras. She asked is it live or is it just a recording.

Mr. Dattolo stated they would not have someone sitting there watching the cameras seven days a week. It would be a recording and they would have their safety officers patrolling the area. He stated the safety office is about 75 feet from the Magnolia house, which is an additional 20 feet from there to the townhomes.

Ms. Rosier asked how long they would be keeping the tapes.

Mr. Dattolo said he has not looked into that requirement yet. He stated the conversation with the Police Chief was the recommendation to look into the motion detector lighting and for the resident's safety in the building to have monitors on the front and back doors.

Mrs. Jones stated it is really intended for the resident's safety more than anything else. She said to an extent they are a vulnerable population.

Ms. Rosier asked what their intent is in the future, because they have been here before, for purchasing more property to expand this program.

Mr. Dattolo said as he has stated before, at this point for this year and next year's plan, there is no more intent. He stated he could never say never, however the steps would be they would have to look at buildings on the property to provide services before they could expand this program. He said they are exploring an alternative with churches in the area to have host families.

Ms. Rosier stated they have to understand that the further this goes the less chance she will have selling her home.

Mrs. Jones said it is not something that they are looking at right now. However, if they did want to do that in the future it would have to come back through this process again. She stated a concentration of similar uses like that is definitely something they would look at.

Mr. Domanskis stated they should be happy with the prices with what they will do in comparable. He said secondly he does not think it has affected any of the homes in Timberline or on their side.

Ms. Jackson asked where the five cars were parked that they were talking about earlier.

Mr. Dattolo stated the very corner next to Brown Drive that is located in their main parking lot.

Ms. Jackson stated there is currently a problem with parking on New Avenue. She said she has a neighbor that can't park in front of her house because there are so many cars. She stated she has had her driveway blocked because there was nowhere else to park.

Mr. Domanskis stated they have no intention with doing anything on New Avenue. He said there is also no on-street parking in front of their own building for residents.

Ms. Jackson asked who is policing that.

Mr. Dattolo said there is no on-street for their residents. He stated they can police their own residents. He said if other people in Lemont park there they can not police that.

Mrs. Jones stated they do not see this being an issue due to past history. She said because they do know that a lot people do park on-street on New Avenue staff wanted to make sure there was something in the ordinance. She stated this will protect them for in the future if anything changed and people did start bringing their cars.

Chairman Schubert asked if there were any more questions.

Commissioner Messer stated he would like to say that their facility is a true asset to the community. He said the proposal before them might be a short term fix for what may be a long term growth issue for the facility. He stated he was pleased to hear that they are looking at alternatives to housing and have considered on site building. Commissioner Messer asked at what point do they switch over from expansion off-site to expansion on-site. He asked is this the last time they will see them for off-site expansion.

Mr. Dattolo stated he can not answer that for his company. He said all the funding is done through them.

Mr. Domanskis stated there is a lot of land on their property. He said they would have to expand on-site in terms of expanding their educational programs before they would want to do anything with transition.

Commissioner Messer stated it does answer his question but it raises his concern that they will continue to buy single family homes and turn them into multi-transitional houses. He said he appreciates what they do and the building is an optimal use for what they are doing. He stated without a line in the sand stating they are going to build on their property; this point forward raises a concern. Commissioner Messer said he sees the white fence expanding down Brown Drive onto New Avenue.

Mr. Domanskis stated it is an issue and he understands. He said the property on the Timberline side does not go all the way over to Timberline. He said there are people right there that don't effect anyone in Lemont because across there is a wet land area on the other side of Timberline. He stated you might bring the fence closer to Timberline and include that in. Mr. Domanskis said he does not want them to say that they might not expand anywhere else and here have something that does not affect anyone else. He stated there is only one vacant parcel and one house which in the future might be ideal in terms of expanding. He said that is his hesitation, but in terms of this particular direction he can say they're right.

Commissioner Messer said he understands that they can't predict the future. He stated his question is at what point is there a financial commitment to build on-site instead of continuing to build up convenience housing.

Mr. Domanskis stated the price they are paying for this; he would recommend building on-site. He stated this property is very convenient being on Brown Drive and Magnolia House right next door. He said it completes it and does not think they need anything else at that location to complete it. Mr. Domanskis stated at a practical standpoint they would have to expand programs on-site for the educational, which they have completed two additions.

Mrs. Jones stated they have been expanding on-site as well as off-site.

Commissioner Messer stated the density on-site is considerably small compared to the whole site.

Mrs. Jones stated there is a significant amount of land, however there is a lot that is not buildable.

Commissioner Sanderson stated they are trying to make a transition for their patients so they can make the next step. He said their mission as a planning standpoint is, do they want them to keep picking houses in this area. Commissioner Sanderson stated he hears the concerns, but thinks it needs to be addressed one at a time.

Mr. Domanskis stated they would have to come back with a special use and they could always say no at that time. He said Mr. Dattolo stated it would not be at least for another two years. He stated last fall they were bought out by a company which can change the dynamics. He said they just can not predict the future.

Ms. Jackson stated this is supposed to be a transition where they are brought back into a community. She said but then you are talking safety with adding security lights and cameras. She asked would they be better off on their property where they can provide security for that area. She also asked what the total acre was for their property and how much is built-on already.

Mr. Dattolo stated about 50% is built-on, but there are wetlands, ravines, FEMA, quarry, and the topography that moves up back by Timberline Drive with the new annexation agreement and HUD. He said that brings in a whole new dynamic of infrastructure with water, sewer and roads. He stated there is 43 acres but it is not conducive. Mr. Dattolo stated the area that they are building on now has been used very wisely. He said everything below the ravine is about half of the property. He stated when you walk the fencing and go up on top there is a back area, but in order to access that area it is very limited. He said you have a 40 to 50 foot elevation change from there.

Ms. Jackson stated she had no idea how many acres it was and was not familiar with the area he was talking about.

Mr. Dattolo stated if you are going north on Timberline Drive just look to the right and everything behind that fence is about 50% unbuildable land. He said the whole lower level is different from that upper level.

Chairman Schubert asked if anyone else had questions or wanted to speak in regards to this case. None responded. He then called for a motion to close the public hearing.

Commissioner Kwasneski made a motion, seconded by Commissioner Spinelli to close the public hearing for Case 13-02. A voice vote was taken:

*Ayes: All*

*Nays: None*

*Motion passed*

Chairman Schubert then called for a motion for approval of Case 13-02.

Commissioner Maher made a motion, seconded by Commissioner Sanderson to recommend approval of Case 13-02 to the Mayor and Board of Trustees with the following conditions:

1. The special use approval is limited to Timberline Knolls, its parent company, or another wholly owned subsidiary of its parent company; any new owner/operator would have to reapply for special use approval.
2. The special use shall include the resident rules of conduct.
3. Resident parking shall be limited to the existing garages and driveways. No resident parking shall be allowed on-street. Any excess resident parking demand shall be satisfied by designated parking areas on the main Timberline Knolls property, located at 40 Timberline Drive. Staff shall park in designated areas on the main Timberline Knolls property, located at 40 Timberline Drive.
4. The special use shall allow a maximum of six residents per unit, for a total of 18 residents.
5. Any future building remodeling or site changes shall be subject to all applicable Village codes and ordinances, even if the application of such would reduce the maximum occupancy of the facility.
6. Security cameras and motion sensitive lights shall be installed and maintained near the entrances and exits of each unit.

A roll call vote was taken:

*Ayes: Kwasneski, Sanderson, Spinelli, Messer, Maher, Schubert*

*Nays: None*

*Motion passed*

Commissioner Messer made a motion, seconded by Commissioner Kwasneski to authorize the Chairman to approve the Findings of Fact as prepared by staff. A voice vote was taken:

*Ayes: All*

*Nays: None*

*Motion passed*

#### **IV. ACTION ITEMS**

**A. Comprehensive Plan Update.** Draft Economic Development Element

Mrs. Jones stated back in July and August of 2012 she had presented the Target Industries Report where it talked about the industries that they were going to focus, economic development efforts and the economic activities center. She said this is the actual draft that will go into the Comprehensive Plan for the Economic Development Element.

Mrs. Jones said it starts out reminding you of the vision statement and guiding principles that they came up with through the public workshops during the fall of 2011. She stated the growth target industries were health care and social assistance, retail trade, professional, scientific and technical services, and arts entertainment and recreation. Mrs. Jones said in the middle of the draft chapter you will see indicators or targets. She stated part of the goal doing the Comprehensive Plan is the new Plan would have measures of success. She said if we get to 2030 and these things have happened then we know we are meeting our goals. Mrs. Jones said the indicators or targets relate to local employment as compared to local population, retail sales, local employment growth within the target industries, and annexation and development/redevelopment of those economic activities centers.

Mrs. Jones stated the recommendations in the draft element are grouped into five categories. She said the first is developing Lemont's "Product". She said this is physical changes and policy changes to create an attractive environment for economic growth. She stated the second is Branding, which is finding out how people perceive Lemont. She said then we would create a brand positioning strategy to change, improve or re-enforce it before we would market it. Mrs. Jones stated third is Develop Downtown as a Destination for Residents and Visitors. She said this was a priority that kept getting mentioned during the visioning process. She stated that section might get moved and put into its own chapter for better organization within the Plan.

Mrs. Jones stated another is Develop and Implement a Business Retention and Expansion Program. She said the Village does not have a retention program. She stated there are all kinds of studies that say retaining your existing businesses is less expensive than going out and attracting new ones. She said the Village as a non-home rule community can not require people to license with the Village. She stated given that and the fact the population is under 25,000 so the Census Bureau does not track a lot of things for the Village, there is an information gap when doing economic development. She said this is because we don't have as much information as larger communities have, or that a home rule community might be able to get from their business licensing data. Mrs. Jones stated a key foundation to any business retention program is annual surveys of the local businesses. She said hopefully if they could get good participation in that then they would be able to gather a lot of the information they are lacking. She stated it will also give them a better idea of who are the businesses in town, how are they doing, are they growing, employment and what is going on. Mrs. Jones said the final is Business Attraction Program. She said half is retaining current businesses and the other half is attracting new businesses.

Mrs. Jones said it is up to the Board on how they want to go through the recommendations. She stated there are some tables on the last few pages. She said staff would like their feedback and input.

Commissioner Schubert said one thing that interest him was on the first page where it talks about annexing economic activity centers that are not already in the Village. He asked what staff's thoughts on this were.

Mrs. Jones said the Village Board did a Strategic Plan that is a three year document and part of it was to more forcefully pursue annexation than they have in the past. She stated the economic activity centers that they looked at are areas were they expect concentration of economic growth. She said they should lay the ground work for annexation of those areas that are not yet in the Village, partly because they are in a competitive environment with neighbors. Mrs. Jones stated it does not mean forcing annexation, but work with property owners to start laying the ground work for areas that might be important to our local economy

Chairman Schubert stated he remembers talking about different areas of possible annexation and he thought one was Archer Avenue and I355. He said he thinks that area would be an ideal area for industry. He asked if the Village Board had considered that area.

Trustee Stapleton said he thinks Homer Glen might be looking at that area.

Mr. Brown stated the Village does not have a boundary agreement with Homer Glen. He said it is an area that Homer Glen has had some interest. Mr. Brown stated he would like to see the Village annex some areas in town so they can remove it from Cook County zoning and the Village has more control over it. He said a lot of the industrial areas have Cook County zoning. He stated they are usually zoned IM3 which is heavy industry and there is a wide range of permitted uses.

Discussion continued on annexing properties into Lemont and what the Village can offer.

Commissioner Messer asked if the Action Areas were numbered based on priority.

Mrs. Jones stated they are not based on priority.

Chairman Schubert stated staff did a great job on this and it was a great format.

Commissioner Maher stated he agreed it was a great job. He asked in regards to the Vision statement, were it states "round the clock activity", are they really looking for that.

Mrs. Jones said the language of the Vision statement and the guiding principles they still might change. She said the vision statement is exactly what they had in 2011 after they

did the public workshop. She stated this is a draft so if the Board had any revisions or changes, otherwise they can recommend approval as is.

Commissioner Maher asked when they were hoping to present this to the Board.

Mrs. Jones stated in April as a draft, not as a final.

Commissioner Maher stated he would like to spend a little more time on it.

Chairman Schubert agreed and asked if they could bring it back in March.

Mrs. Jones stated that would be fine.

## **V. GENERAL DISCUSSION**

Chairman Schubert stated that Commissioner Murphy has resigned from the Planning and Zoning Board. He said she has been on the Board for 18 years and will be greatly missed. He stated she has seen a lot of changes in the Village and has made a positive impact on the community.

Chairman Schubert said in April he would be resigning, too. He stated he will be retiring after being on the Board for 9 years. He said the Village will be looking for two new people for the Planning and Zoning Board.

## **VI. ADJOURNMENT**

Chairman Schubert called for a motion to adjourn the meeting.

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

*Ayes: All*

*Nays: None*

*Motion passed*

*Minutes prepared by Peggy Halper*