

**Village of Lemont**  
**Planning and Zoning Commission**  
Regular Meeting of April 17, 2013

A meeting of the Planning and Zoning Commission of the Village of Lemont was held at 6:30 p.m. on Wednesday, April 18, 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 6:37 p.m. Chairman Schubert led the Pledge of Allegiance.

**B. Verify Quorum**

Upon roll call the following were:

Present: McGleam, Messer, Sanderson, Spinelli, Schubert

Absent: Maher and Kwasneski

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

**C. Approval of Minutes**

Commissioner Sanderson made a motion, seconded by Commissioner McGleam to approve the minutes from February 20, 2013 with one correction:

1. On page 16, Chairman Schubert has been on the Planning and Zoning Commission for 12 years not 9 years.

A voice vote was taken:

*Ayes: All*

*Nays: None*

*Motion passed*

**II. CHAIRMAN'S COMMENTS**

None

**III. ACTION ITEMS**

**A. Case 13-05 – JJB Group Family Resubdivision.** A public hearing to consider a resubdivision of four lots in the Sylvan Woods subdivision.

Mrs. Jones stated that the subject property is located in unincorporated Lemont Township and is within a mile and a half of the Village limits. She stated under State statute the Village has the opportunity to review and approve any subdivision of land within that area. She said it is specified in the subdivision regulations of

the Unified Development Ordinance that such subdivisions are to come before the Village for review and approval.

Mrs. Jones said it is four lots in unincorporated Lemont. There are three large lots with a fourth lot called a flag lot. She stated what the applicant is proposing is to change the access for the fourth lot. Mrs. Jones said in the staff report there is a picture of the changes that the applicant is making. She stated there was an existing stub street that was never extended that goes off to the north. She said the applicant is reconfiguring lot 1 to access-off of that stub street instead of Birch Court.

Mrs. Jones stated the Village's subdivision regulations do discourage flag lots. However, this was a flag lot and in staff's opinion he is improving the configuration of the lots. She said before the flag lot was impacting two of the lots in this subdivision and also the lot to the west, which is labeled lot 28 in the existing subdivision. With the changes it is now only impacting lot 2 in the proposed subdivision. Mrs. Jones stated since he is improving the lots and the lot sizes meets the Village's Comprehensive Plans standards for the area staff is recommending approval.

Mrs. Jones said the only thing she wants to add is that when she submitted the staff report she had not received the Village Engineer's comments. She stated that she had received them Monday and he is making the suggestion that the Village Engineer Certificate be removed and replaced with a Cook County Health Department Certificate. Mrs. Jones said his reason for that is he could not verify or be sure that the soils would be appropriate for septic. She stated he did not feel comfortable signing-off on it. She said since it is outside the Village's jurisdiction he does not have to, and he felt the Cook County Health Department would be the appropriate certificate.

Chairman Schubert asked if this would be a recommendation for approval.

Mrs. Jones stated yes and it is just a substitution of the certificate. She said staff often changes the language on the certificate after the Planning and Zoning Commission has reviewed subdivision plats. She stated they seldom ever get done right the first time.

Chairman Schubert asked if the applicant would like to come up and make a presentation. He then asked the applicant to raise his/her right hand. He then administered the oath.

Jeffrey Bell, 14204 Hawthorne Drive, Lemont, stated he has lived at this address for about eight years. He stated he appreciates the opportunity to come before the Board and answer any questions that they might have. He said he approached staff with what he felt was an improvement to the subdivision itself. Mr. Bell stated

instead of impacting three lots with the access drive, he feels it will be better by moving it to the other side.

Chairman Schubert asked if he knew about the recommendation from the Village Engineer.

Mrs. Jones stated that she received the email on Monday and she has been at a conference all week. She said it is a minor detail that can be corrected.

Chairman Schubert asked if the Board had any questions.

Commissioner Spinelli stated on the plat of subdivision there is an existing utility easement that runs along the existing rear lot lines on lots 2, 3, and 4. He asked if the applicant was planning on leaving that or pushing it to the new lot line.

Mr. Bell said subject to the Board's approval, he would be looking to move that easement to the rear of the new lot lines if the utilities still need it. Mr. Bell stated they might not need it since they are moving the access to other side. He said there are no utilities running at that point now. He stated the utilities are all in front or underground in that subdivision.

Commissioner Spinelli stated he would have no issues as long as the utility companies are willing to vacate it. He said his only recommendation would be, not knowing if there is an existing easement on the common lot line with lots 3, and 4 with lot 28. He stated this plat would only be providing 10 foot of easement within the subdivision. Commissioner Spinelli said if there is not an adjacent easement on lot 28, then he would recommend that a 20 foot easement be placed along the common lot of the new subdivision with adjacent lot 28.

Chairman Schubert asked the applicant if he knew where Commissioner Spinelli was talking about.

Mr. Bell said he was speaking of relocating it to the rear of lots 4, 3 and 2 with adjoining lot 28.

Commissioner Spinelli stated the current plat proposes a total width of easement between lots 1, 2 and 3 of 20 feet. He said there is 10 feet on each side of the property line. He stated adjacent to lot 28 he was only providing a 10 foot easement. Commissioner Spinelli stated that is assuming that there is an existing easement along lot 28. He said if there is not existing easement then he would recommend a 20 foot easement on his property running along lot line 28.

Mr. Bell stated he understood. He said he is assuming if there is a 10 foot easement on lot 28 then he maintains 10 feet on lot 3 and 4. Mr. Bell stated there is a 20 foot easement along the stub side that will continue to be maintained. Mr. Bell stated he will comply.

Chairman Schubert asked if there were any more questions. None responded.

Mr. Bell thanked the Board for their time.

Chairman Schubert then called for a motion to recommend approval.

Commissioner Spinelli made a motion, seconded by Commissioner Sanderson to recommend approval of Case 13-05 to the Mayor and Board of Trustees with the following conditions:

1. Village Engineer Certificate should be removed and replaced with a Cook County Health Department Certificate, if required by Cook County.
2. The plat should be revised to show 10' easements along the rear of the new lot lines. Additionally, if there is not an existing easement on the eastern side of lot 28, then a 20 foot easement should be placed along the common lot line of the new subdivision with the adjacent existing lot 28.

A roll call vote was taken:

*Ayes: McGleam, Sanderson, Spinelli, Messer, Schubert*

*Nays: None*

*Motion passed*

**B. Comprehensive Plan Update.** Draft Economic Development & Housing Elements.

Mrs. Jones stated there are two draft sections of the Comprehensive Plan that are being presented tonight. She said one is the Economic Development section which was presented at the last meeting. The other is the Housing section which the Board had seen an earlier draft of, but there has been more added to it.

Mrs. Jones said if the Board had any questions or comments on the Economic Development section they can talk about them now and make any changes. She stated as a reminder the Vision statement and Guiding principles are things that were developed with the public outreach in the Fall of 2011. She said there is a separate document that is the Target Industries report that staff prepared over the summer and presented. Mrs. Jones stated it identifies based on concentrations of employment, businesses that are within certain industries, location advantages, regional target industries, and identifies certain industries that the Village should focus business recruitment or incentive assistant. She said it goes through the Economic Activity Centers that are within the Target Industries report which are the locations that are suited for various target industries.

Mrs. Jones stated the next section there are five different recommendation areas. She said the Implementation Action Areas are the individual steps that will be

taken to implement those recommendations. She said it is just a brief overview again of the element and now she will open it up for discussion from the Board. She said after this then they will talk about the Housing Element.

Commissioner Messer stated he thinks staff did a great job putting this together. He said the action plan calls for a specific marketing, advertising and an additional staff coordinator.

Mrs. Jones stated that could be an existing staff employee, but that person would be identified to the public and business community that they would be the contact person.

Commissioner Messer stated he thinks it is a great plan. He said it would be good to have a list of sites and buildings for inventory.

Mrs. Jones said they do get flyers from brokers who are on the Village's website of available sites and buildings. She stated what they do not have is a comprehensive inventory of commercial property in the Village. She said that is what some of these goals are getting at is to maintain a complete inventory so they know what is going on with vacancy or occupancies.

Commissioner Messer said under the Branding Section it talks about radio advertisement as another form of advertisement. He stated other than the new website, [www.iliveLemont.com](http://www.iliveLemont.com), does she see the Village using radio to advertise available sites or buildings.

Mrs. Jones stated she does, whether it is radio advertising or some other type of median. She said the trend of suburban communities is to take a pro-active role in marketing their community. She stated the Branding Element is geared at taking a cohesive strategy so when they implement marketing initiatives it is all supporting a brand for the Village as a whole.

Commissioner McGleam asked as far as their action items are they listed in order of priority.

Mrs. Jones stated they are not.

Commissioner McGleam asked if there was a plan of what they want to try and accomplish each year.

Mrs. Jones said no they don't, but it is something they could consider adding to the Comprehensive Plan. She stated usually the Plans stay away from particular year things being implemented, but they might have things listed as short term, mid term, and long term.

Mrs. Jones stated last time Commissioner Maher had mentioned changing some of the wording to the Vision statement and Guiding Principles. She said staff will continue to work on those items.

Mrs. Jones asked if there were any questions so far. None responded. She stated then they will move onto Housing.

Mr. Brown stated this is the second time the Board has seen the Housing Element. He said the Village Board has not seen it yet. He stated it has been put into an Adobe product, a desktop publishing software. He said after that was completed, he received a new computer and he is still trying to get it working on the new computer. Mr. Brown stated there is a little more text in the beginning than before. He said some of the recommendations were taken out and charts were added at the end. He asked if the Board had any comments or questions.

Commissioner Messer stated there are some recommendations that are really great, but are they going to be supportive by the Village Board.

Mr. Brown stated the next few months get really busy because it is the start of the new fiscal year. He said he is hoping to bring it to the Village Board maybe in May depending on how the agenda looks.

Chairman Schubert said there is a section that talks about row housing. He stated there is a possible need for it in the downtown area and maybe across from Franciscan Village by Walker and Main Street. Chairman Schubert said he remembers talking about converting some of the commercial buildings downtown to residential. He stated there are solid masonry walls which are great when you are talking about fire code and they don't need that much update. He said if something can be done with the Village standards or Fire Department to help that then it should be looked at.

Mr. Brown said one thing he wanted to bring up was a recommendation on the visibility programs. He stated it reads "consider visibility programs and building codes amendments to improve accessibility in single family homes". He said it is so you require homes to have to be constructed for wheelchair accessibility. Mr. Brown stated he is not really in agreement with it, but he put it in there to get the Board's opinion.

Commissioner Spinelli asked if he knew what the National Building Code required.

Mrs. Jones stated the Village can set their own standards as far as width of doors, light switches, counters, etc.

Commissioner Spinelli stated this would be a good idea in an area where a builder is building a lot of track homes. He said then you can require a certain percentage

of homes be ADA accessible. He stated most of the builders in town are custom builders and are building them as they are needed. Commissioner Spinelli stated he would hate to have to put a restriction on a builder and burden them. He said the house might end up sitting vacant.

Mr. Brown said it was a recommendation in the Metropolitan Planning Council document. He stated he wanted to make sure that it was brought up to see if the Board wanted to include it.

Commissioner Messer stated he had toured the homes at Lago Vista and all the homes are ADA accessible. He said he felt it made the space seem bigger and adds value to the house. He stated it could be a recommendation but not really a mandate. Commissioner Messer stated in New Lenox they started a “Green Program”.

Mr. Brown stated the Village also has several ‘green’ things. He said it was a State Energy Efficiency Code which went into the effect the first of the year.

Commission Spinelli stated a lot of builders are starting to realize that LEED Certification might not be that great. He said there is a lot of up front paperwork and you pay a lot of money to get a plaque on a wall that says you are LEED Certified. He stated there is no testing and nothing to verify that you are getting the numbers that you say on paper. Commissioner Spinelli stated many of the builders are starting to challenge the whole LEED program.

Mr. Brown stated the Village does not require it, but if they want to do it then it is fine. He said the next chapter that the Board will see will be the Green Plan. He stated they approved a Green Plan a couple of years ago, so it will be a rewriting of that plan for the Comprehensive Plan.

Chairman Schubert stated he wanted to mention the subject of making the lots smaller. He said he agreed with making the lots smaller, as long as the Village keeps going “green” and gets something back in return.

Chairman Schubert then called for a motion to recommend approval of the Comprehensive Plan updates.

Commissioner McGleam made a motion, seconded by Commissioner Messer to recommend approval to the Mayor and Board of Trustees of the draft Economic Development and Housing Elements for the Comprehensive Plan with the following change:

1. Under Implementation Action Area #4 -To encourage visibility programs and building codes amendments to improve accessibility in single family homes.

A roll call vote was taken:

*Ayes: McGleam, Sanderson, Spinelli, Messer, Schubert*

*Nays: None*  
*Motion passed*

#### **IV. GENERAL DISCUSSION**

Mrs. Jones stated at the Monday, April 22, 2013, Village Board meeting they will be recognizing Chairman Schubert and Katherine Murphy for their service on the Planning and Zoning Board.

Chairman Schubert stated he wanted to thank the Board and staff for all their help through the years.

#### **V. 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*