

Village of Lemont
Planning and Zoning Commission
Regular Meeting of July 18, 2012

A meeting of the Planning and Zoning Commission of the Village of Lemont was held at 6:30 p.m. on Wednesday, July 18, 2012, at the Lemont Police Department, 14600 127th Street, Lemont, Illinois.

I. CALL TO ORDER

A. Verify Quorum

Upon roll call the following were:

Present: Kwasneski, Maher, Messer, Sanderson, Spinelli

Absent: Murphy, Schubert

B. Approval of Minutes:

Commissioner Maher made a motion, seconded by Commissioner Kwasneski to approve the minutes from the June 20, 2012 meeting with no changes. A voice vote was taken:

Ayes: All

Nays: None

Abstain: Commission Messer

Motion passed

II. CHAIRMAN'S COMMENTS None

III. PUBLIC HEARINGS

A. Case #12-14 – Lemont Plaza Subdivision. A review of a request for resubdivision of approximately 12.7 acres at 1052 – 1150 State Street.

Mrs. Jones stated that the first case was the Lemont Plaza also known as the Chipain's Shopping Center. She said that they are doing a final plat of subdivision for their property. She stated that when they purchased the property years ago the property was never subdivided. Mrs. Jones stated that this was to make sure that the outlots match up with the buildings that are there or that they match up with the buildings that were approved with the PUD. She said that the PUD did include a third outlot with a building that most people are not aware of. Mrs. Jones stated that Susan Dewar from GK Developments was present if the Board had any questions. She said that staff is recommending approval with a few minor comments regarding the plat.

Commissioner Spinelli, acting Chairman, asked if any of the Commissioners had any questions. None responded.

Commissioner Spinelli asked if Ms. Dewar had anything to add.

She stated no.

Commissioner Spinelli called for a motion.

Commissioner Maher made a motion, seconded by Commissioner Messer to recommend approval of Case #12-14. A roll call vote was taken:

Ayes: Kwasneski, Maher, Messer, Sanderson, Spinelli

Nays: None

Motion passed

B. Lemont 2030 Comprehensive Plan Update, Economic Development. A review of a target industries report, including recommendations.

Commissioner Murphy arrived at the meeting at 6:40 p.m.

Mrs. Jones stated that during this long break from the Comprehensive Plan she has been working on Economic Development issues and Mr. Brown has been working on housing. She said that they have both been doing some research and have been working on coming up with recommendations that within the next couple of months will turn into draft elements of the Plan itself. Mrs. Jones stated that the first piece that the Board is seeing today is a Target Industries Report. She said looking at the economic development goals that were established, they examined what industries are currently out there, what are the Village's assets and liabilities as a community and what can the village reasonably pursue.

Mrs. Jones presented a power point that covered the economic vision, different target types, identifying potential targets, growth targets, and preservation targets. She read the economic vision statement and stated that there were goals associated with that statement. Mrs. Jones then read those goals to the Board. She stated that three of the themes from the vision that staff focused on were broader retail choices, increased business and industry activity particularly those that result in new jobs, and a proactive planning to provide for locations for new businesses and industries. She stated also that the vision statement and goals reflect a general desire for a stronger Village role in economic development activity.

Mrs. Jones stated that the Target Industries Report is focused on the economic development vision goals related to annexing areas of strategic importance, increasing jobs in the community, and increasing retail options. She said some of the things specifically related to visitors and destination is also touched on, but in the next month or two staff would provide some additionally recommendations with regards to that.

Mrs. Jones stated that the report identifies two different types of target industries – growth and preservation. Growth targets are the ones that the village would want to increase as a percentage of the total economy. Preservation targets are the ones that the village does not want to increase as a percentage of the total economy.

Mrs. Jones said as they set out to identify these potential targets, they looked at all the different industry sectors and used the North American Industries Classification System. She stated they used this data because it is what is available to them at a municipal level. She said they looked at industry sectors that had significant residential employment. Mrs. Jones stated that they define significant as more than seven percent total workers that live in the area. It also looked at what industries do people in Lemont work in. Mrs. Jones stated other identifying potential targets are recent positive local employment growth, local concentration of employment, and is the industry aligned with the economic goals.

Mrs. Jones stated after going through all the data, staff had identified a few potential targets. She said some of those targets are:

- Health care and social assistance
- Educational services
- Retail trade
- Manufacturing
- Professional, scientific and technical services
- Wholesale trade
- Arts, entertainment and recreation

She stated from there they wanted to narrow it down even more. Mrs. Jones stated when narrowing it down they looked at national industry trends, regional industry targeting efforts, regional employment trends, and Lemont's unique assets and weaknesses. She said after looking at that it helped to narrow the field to four growth targets:

- Health care and social assistance
- Retail trade
- Professional, scientific and technical services
- Arts, entertainment and recreation

Mrs. Jones then gave a description of each target area. Mrs. Jones then talked about the boundary area that the data was collected from.

Commissioner Maher asked if it included Lemont Township.

Mrs. Jones stated that it did not, but she could run it to include the township.

Commissioner Murphy asked what do they want to do with the information or where do go with this information.

Mrs. Jones stated that in their staff report there is recommendations for each of the industries that they could talk about. She said for health care the recommendation is that they focus specifically on certain aspects of that industry sector and they need to define exactly what those industries would be. She stated that businesses that benefit from proximity to hospitals, but don't need immediate access. They do not rely heavily on immediate area population, population within one to three miles. Mrs. Jones stated that they need a little further research to figure out which ones those include. She then

talked about different businesses that it could possible include and what they should focus on for this growth target.

Mrs. Jones said for retail the recommended actions is that they focus on convenience retail with a primary trade area of seven miles. She stated attached to the Target Industry Report is a full retail analysis. She said that there are certain standards that are out there for the different size shopping centers. Mrs. Jones stated that all of the local shopping centers fit in the “neighborhood community” size. She said it would be really hard to attract a large scale retail development like the Bolingbrook Promenade here in Lemont. She stated they have to think about where Lemont fits in competitively with all the other retail locations that are around. Also, where are resources best spent to bring things to the community. Mrs. Jones said that the recommendation is to focus on those retailers that have a trade area of seven miles or less. She stated some other areas to focus on are to begin targeting those specific types of retailers that show unmet demand, to support clusters of existing retailers, and to seek to increase the resident daytime population to support further retail development. Also, work with owners at older shopping centers to continue investments in their properties. Mrs. Jones said they do have a couple large areas that have potential for commercial development. She stated that she recommends doing a more detailed demand study to determine what could be the trade area for those areas.

Discussion continued in regard to different types and sizes of shopping centers.

Mrs. Jones said the last recommendation for retail is to increase the percentage of local shopping. She said that they have done a little bit with this, but have not gotten really far.

Commissioner Murphy stated that Celina’s is unique to Lemont because it is not something that is easily found in another town. She asked if the Village should look at these types of retail stores that specialize in something.

Mrs. Jones stated that it is very difficult to identify independent store owners who may be seeking a new location.

Commissioner Murphy asked if the downtown area was going to be looked at separately.

Mrs. Jones said that yes they will have more on the downtown area specifically at another meeting.

Commissioner Messer asked what was staff looking at for the I&M Canal corridor. He said if that area had an entrance and exit to the city, was cleaned up with a river walk or stores, it would be nice.

Mrs. Jones said a lot of that is already part of the zoning code that if the properties get sold and redeveloped that there would be like a promenade along the canal. She stated

that the Village is not actively purchasing property. She said they will address downtown more specifically, but currently they are focusing on businesses and bringing businesses into the community. Mrs. Jones stated that this month they are talking about what types of industries they are looking at and next month they will talk about what areas they would like these industries to go in.

Mrs. Jones said for professional, scientific, and technical services they would focus their attraction efforts on businesses that are most likely to find suitable space and be successful in Lemont. She stated that she listed some guidelines in the staff packet that describe those guidelines.

Mrs. Jones stated for arts, entertainment, and recreation they would attract new recreation and arts business as a way to make Lemont a destination for visitors. She said specifically they should target those that support their priorities of enhancing the downtown, I&M Canal, and the Heritage Corridor and providing services for youth of the community. She said because some of the employment centers that are in this sector are outside the Village limits, they are not really capturing the full economic impact of those activities. So where property owners are willing, it is recommended that the Village seek to annex those properties. She stated also to work with the Chamber and other partners to identify local individuals and business that are already active in this sector and seek to foster a sense of community among the businesses.

Mrs. Jones said for manufacturing, they have had manufacturing within this community for many years. There are a lot of properties that have been an industrial use for a long time and there are environmental factors that are constraint on the sites now. She said the sites have a lot of prior investment as far as infrastructure and buildings. Mrs. Jones stated the approach is to not to abandon those, but continue to keep those properties in productive use. Also to target any efforts that the Village would spend resources or time toward those manufacturing uses that would be best for the community. She then read the guidelines for manufacturing that are listed in the staff packet.

Mrs. Jones stated that she knows that it was a lot to get through, so if the PZC members want to talk more or had a question to please let her know. She said next month they will take a look at the different targets and see where they fit in different areas within the town.

IV. GENERAL DISCUSSION

Mrs. Jones stated that the Village Board discussed signs at the Committee of the Whole. She said they also had trouble coming to a consensus about things. She stated what the Village Board might like to do is schedule a joint meeting of the two Boards sometime before the next COW meeting to discuss signs. Mrs. Jones stated that staff will put together a lot of examples of the different types of signs and also look at what other Village's allow for signs. She said that she will let everyone know when she is given a date.

V. ADJOURMENT

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

Ayes: All

Nays: None

Motion passed

Minutes prepared by Peggy Halper