

**Village of Lemont**  
**Planning and Zoning Commission**  
Regular Meeting of August 15, 2012

A meeting of the Planning and Zoning Commission of the Village of Lemont was held at 6:30 p.m. on Wednesday, August 15, 2012, at the Lemont Police Department, 14600 127<sup>th</sup> Street, Lemont, Illinois.

**I. CALL TO ORDER**

**A. Pledge of Allegiance**

Chairman Schubert led the Pledge of Allegiance.

**B. Verify Quorum**

Upon roll call the following were:

Present: Kwasneski, Maher, Sanderson, Schubert

Absent: Messer, Murphy, Spinelli

**C. Approval of Minutes**

Commissioner Maher made a motion, seconded by Commissioner Sanderson to approve the minutes from July 18, 2012 meeting with no changes. A voice vote was taken:

*Ayes: All*

*Nays: None*

*Motion passed*

**II. CHAIRMAN'S COMMENTS**

Chairman Schubert greeted the audience. He then asked the audience to stand and raise his/her right hand. He then administered the oath.

**III. ACTION ITEMS**

**A. Case 12-16 – Covington Knolls Unit 1-A.** A review of a requested final plat of subdivision for a replatting of property within Covington Knolls, along Overton Drive.

Mrs. Jones stated that these lots were originally part of Unit 1. A couple of years ago Gallagher & Henry came in to do Phase VIII, which is the property immediately south of these lots. She said at that time these lots were included in Phase VIII. Mrs. Jones stated that the final PUD for Phase VIII has expired because it was never recorded. She said Gallagher & Henry are now coming forward to do a final plat of subdivision for these lots that were originally part of Unit 1. She stated that since they were originally part of Unit 1 it is really a replatting of lots that have been previously platted, and so it does not require a Planned Unit Development approval. Mrs. Jones stated there are really no changes besides having to move some of the utilities from where they previously proposed. She said that does not effect the plat of subdivision, so it is the same layout that was approved for Phase VIII.

Chairman Schubert stated for the newer Commissioners, if you match Lot 433 on the Covington Knolls Unit 1-A with Unit 8 that was approved and has lapsed in time, that lot was designed to be an emergency access. This was a concern to people in the community, and for the Village Fire Department. He said that he just wanted to reiterate that for the newer members.

Chairman Schubert asked if the Board had any questions. None responded. He then asked if anyone wanted to come up and speak in regards to this case. None responded.

Chairman Schubert then called for a motion.

Commissioner Sanderson made a motion, seconded by Commissioner Kwasneski to recommend approval for Case #12-16. A roll call vote was taken:

*Ayes: Kwasneski, Maher, Sanderson, Schubert*

*Nays: None*

*Motion passed*

**B. Lemont 2030 Comprehensive Plan Update, Economic Development.** A discussion of last month's target industries report and review of proposed economic activity centers.

Commissioner Murphy arrived at the meeting at 6:41 p.m.

Mrs. Jones stated that last month they had talked about industries that the Village would want to maybe target when they do things like incentives or do business attraction or retention efforts. She said the next step would be to look at those target industries, see where they are located or figure out where in the future they would want them located. Mrs. Jones had provided in the staff packet a series of maps of different parts of the Village or areas within Lemont's planning district. These areas already exist or are potential future hubs of economic activity. She stated not every little area of commercial activity is represented in the packet. Mrs. Jones said that these maps are not the future Land Use Map, but is a step towards that direction to identify where the major centers of the activity might be.

Mrs. Jones stated that in the packet is a map with a brief description of the area listing some of the assets or weakness. She said it concludes with a matrix of the different economic activity areas and the different target industries. She stated at this time she would open it up for comments or questions.

Chairman Schubert stated that he felt staff did a very good job on this.

Commissioner Sanderson asked if there was money out there to attract businesses to Lemont.

Mrs. Jones stated that TIF money can be used within TIF districts to do business attraction. She said which might be something that they might do with the Route 83 area. She stated the Village is getting more engaged in economic development activities

by doing marketing or going to events and conferences. Mrs. Jones said that this report and the last report are just intended to guide some of the activities as they move forward . She stated how much money gets devoted towards that would be a budgeting question for the Village Board year to year. Mrs. Jones said right now the Village has \$25,000.00 budgeted for a marketing campaign for Lemont as a whole.

Chairman Schubert asked how much available space is there at Bell Road and McCarthy.

Mrs. Jones stated there may be sites that could have the potential for redevelopment in the future.

Chairman Schubert stated that staff did include Archer Avenue all the way to I355.

Mrs. Jones said the boundary for that area might look a little funny because of the where Homer Glen meets Lemont. She stated given that the area is an interchange to the interstate, the Village should keep that area in mind for possible future development. She said that there are a lot of obstacles with the land right there.

Discussion continued on the realigning of Archer Avenue and State Street and the flooding of Long Run Creek.

Chairman Schubert asked if it was difficult annexing property when it is in a different county.

Mrs. Jones said that the difficulty is not that it is in another county, because Lemont does already have property in Will County, it is providing them with services or utilities. She stated that sewer services are hard because it requires an amendment to the MWRD Facilities Planning Area. She said it is a definite obstacle to Lemont when annexing any property outside of Cook County.

Commissioner Sanderson asked out of all these different areas is there an area that has a higher priority.

Mrs. Jones stated that 127<sup>th</sup> Street corridor would be a priority mostly because it already has utilities available to it. The sites located on 127<sup>th</sup> Street aren't particularly large, but they are well located. She stated for medical office use they are well located near I355 and close to area hospitals. Mrs. Jones stated that the commercial property located in front of Rolling Meadows could be developed as office use. She said that their retail potential is very limited due to traffic and the lots are not large enough for a bigger retailer that looks to develop along the interstate. Mrs. Jones stated Route 83 and Main is also another priority, because the Village has already invested in it and created the TIF district. She said that the area is a gateway into Lemont.

Commissioner Murphy asked what about east of Bell Road.

Mrs. Jones said that it is either unincorporated residential development, forest preserve or another community.

Mrs. Jones showed staff via overhead display where Lemont's planning boundaries were east of Bell Road.

Commissioner Murphy asked how many acres of potential Lemont has.

Mrs. Jones stated that she has not calculated that for the whole Lemont Township. She said what she is focusing on tonight with this report are centers for commercial activity for commercial or industrial use.

Discussion continued about the benefits that the Village could offer to attract businesses to Lemont or annexed into Lemont.

Commissioner Sanderson asked if the limits for Route 83 are only in the area where they are demoing the buildings down.

Mrs. Jones stated that there is a map included in the packet showing where the boundaries are for the TIF district.

Mr. Stapleton, Village Trustee, stated the junkyards are annexed into Lemont.

Commissioner Sanderson stated that they are raising grades on the east side of Route 83.

Mrs. Jones stated that she would have staff look into it.

Commissioner Sanderson asked from a planning standpoint what would they possible see for the land by the junkyards.

Mrs. Jones stated she felt it would depend on what happened on the larger side of Route 83 on the west side.

Discussion continued on what potential commercial uses could be developed on Route 83.

Commissioner Sanderson asked if the Village is going to make an effort, outside of these couple of areas, to attract certain businesses to other areas, like downtown. He stated are they marketing or researching companies to try to entice them with money or incentives to come to Lemont.

Mrs. Jones stated that they do not have a specific pot of money that is for incentives. She said what they provided in the staff report would be the guide that they would use when they go to try and attract a company. She stated that incentives are evaluated more on a case by case basis. Mrs. Jones stated the next step when they actually draft the Economic Development of the Plan; it will have more guidance on what the Village and its resources will be spending its time on.

Commissioner Maher asked in what county or town is the property on Archer Avenue and I355.

Mrs. Jones stated that it was Will County and it might be Lockport.

Commissioner Maher stated that he feels that area would be a very attractive piece of property.

Mrs. Jones stated that she would look into whose that area was.

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

Chairman Schubert reminded everyone that there is a special meeting with the Village Board on Monday, August 20, 2012 at 6:00 p.m.

Mrs. Jones stated that she will be sending out a staff report with the different types of signs and what they are called. There will also be a survey on what other communities are doing with signs. She said that she is looking for four main answers:

1. Does the Village want to allow electronic message centers?
2. If it is allowed, then where?
3. Does the Village want to allow internally illuminated monument signs?
4. If so what kinds?

She stated that she does not feel that they need to discuss specifics of the size or brightness of electronic message centers. She said she has been doing research and found some different ways it can be measured. Mrs. Jones stated that they would have to get a cooperative business owner that owns one and try some different levels of illumination to see what they think is appropriate and works.

Commissioner Kwasneski asked once these standards are made, what happens with existing signs.

Mrs. Jones said the existing signs would get grandfathered in except in regards to the operation of electronic message center signs. She stated those would have to comply with whatever requirements they set. She said for example if they change the display time, then they would have to change their sign to comply with it. They would not however have to take down their sign if the Board decides to prohibit electronic message centers all together.

#### **V. ADJOURNMENT**

Chairman Schubert called for a motion to adjourn the meeting.

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

*Ayes: All*

*Nays: None*

*Motion passed*

*Minutes prepared by Peggy Halper*