

**VILLAGE BOARD  
COMMITTEE OF THE WHOLE MEETING**

**JANUARY 14, 2013 – 7:45 P.M.  
VILLAGE HALL – 418 MAIN ST.  
LEMONT, IL 60439**

- I. CALL TO ORDER**
- II. ROLL CALL**
- III. UNFINISHED BUSINESS**
- IV. DISCUSSION ITEMS**
  - A. MULTI-FAMILY HOUSING ON 127<sup>TH</sup> ST.  
(PLANNING & ED)(STAPLETON)(BROWN/JONES)**
  - B. ILLINOIS STREET UPDATE  
(ADMINISTRATION)(REAVES)(WEHMEIER/SCHAFFER)**
  - C. MEDICAL MARIJUANA DISCUSSION  
(ADMINISTRATION)(REAVES)(WEHMEIER/SCHAFFER)**
- V. NEW BUSINESS**
- VI. AUDIENCE PARTICIPATION**
- VII. ADJOURN**



Village of Lemont  
*Planning & Economic Development Department*

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418 Main Street · Lemont, Illinois 60439  
phone 630-257-1595 · fax 630-257-1598

TO: Committee of the Whole #003-13  
FROM: James A. Brown, Planning & Economic Development Director  
THRU  
SUBJECT: **Multi-Family Housing on 127<sup>th</sup> Street**  
DATE: 7 January 2013

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### **Summary**

Mr. John Jurinek has requested the Committee of the Whole indicate whether the following development proposal would be favorably considered: A townhome and rental apartment complex situated in the area between Rolling Meadows subdivision and 127<sup>th</sup> Street. Mr Jurinek has submitted a concept plan.

### **Background**

In June 1996 the Village approved Ordinances O-988 and O-989 creating the Rolling Meadows subdivision with 114 lots for single-family homes. To date most of the lots within the subdivision have been sold. Ten lots along the north side of Willow Drive remain undeveloped. Pat and John Jurinek of New Horizon Homes, the developers, had intended to construct ranch-style homes on these sites. Public improvements for the subdivision, with the exception of the north side of Willow Drive, have been accepted.

Territory north of Willow Drive and south of 127<sup>th</sup> Street is owned by New Horizon Homes and the Illinois State Toll Highway Authority.

### **The Site**

The site for the proposed development is located north of Willow Drive in the Rolling Meadows subdivision and south of 127<sup>th</sup> Street, i.e. the open area currently used for topsoil storage. The northernmost portion of this area is owned by the Illinois State Toll Highway Authority. The ISTHA property is approximately 8.8 acres.

The area for rental apartment development would be directly south of the ISTHA property. This area totals approximately 8.49 acres.

The area for town home development would be immediately north of Willow Drive. This area equals approximately 3 acres. The total area for development equals approximately 11.5 acres.

### **Proposal**

Mr. Jurinek has furnished a concept plan of the proposed development. This plan shows 192 rental apartment units in 12 buildings and 30 townhome units. Four of the apartment buildings are four stories in height. Details on units, height, and parking spaces can be found on the attached concept plan.

### **Conformance with Comprehensive Plan and Zoning**

The 2002 Comprehensive Plan earmarks the area for "arterial commercial," and the area is zoned B-3, Arterial Commercial District. The Comprehensive Plan is currently being updated; the property would need to be rezoned for R-6, Multi-Family Residential District.

### **Review and Comment**

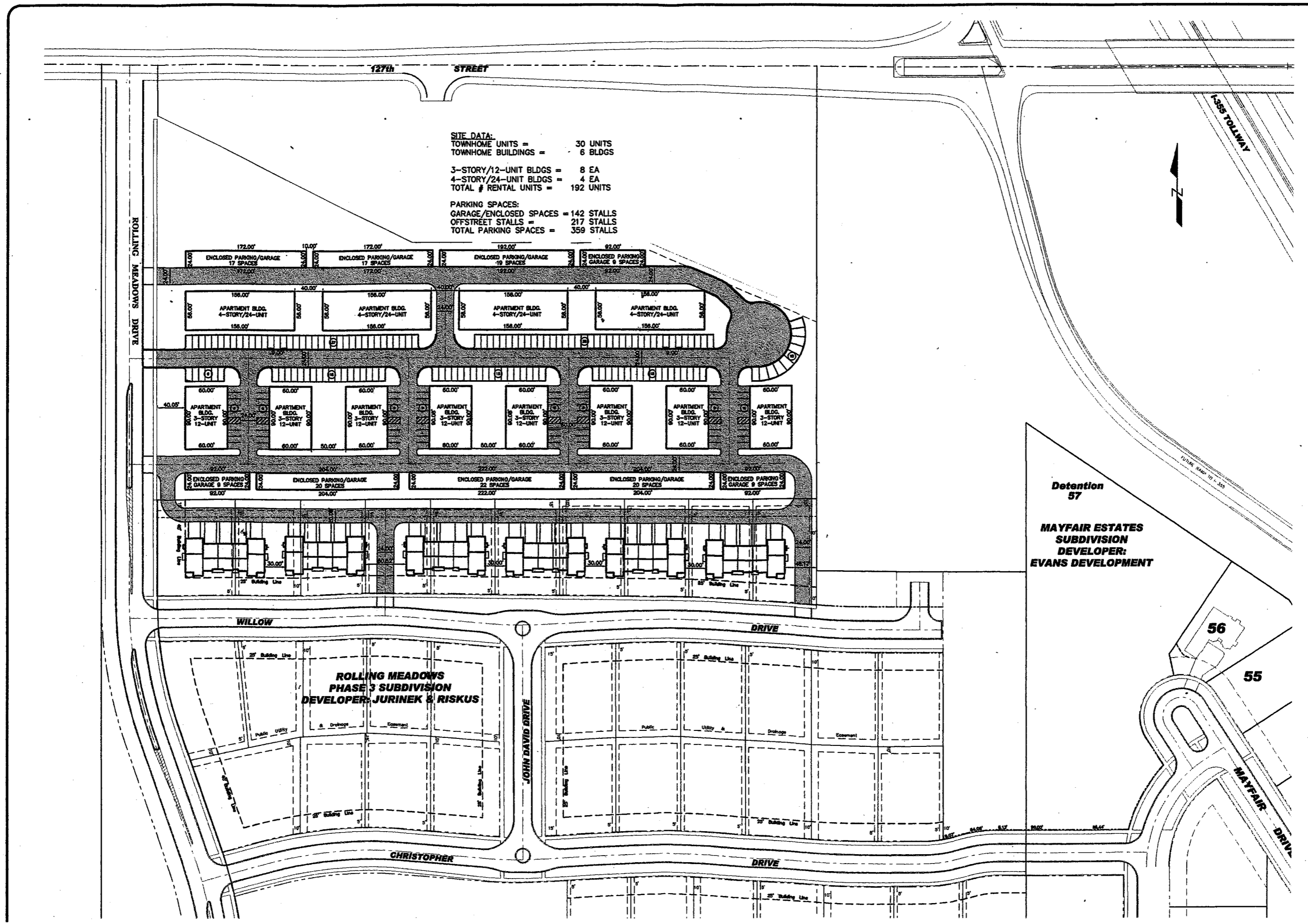
There are three broad questions to answer: (1) is the Village acceptable to a significant development consisting of rental apartments and townhomes? (2) Is the Village acceptable to the development of apartments and townhomes at this location? And (3) would the Village ultimately be acceptable to a significant development of apartments and town homes at this location in the density and form presented here?

A detailed answer to the third question does not necessarily need to be answered at this moment. Such details could be discussed at the staff level, at the PZC, and at a future COW. As part of the comprehensive plan update, staff had prepared a checklist for multi-family residential development. Although the PZC has not reviewed the checklist, I present it here to aid in the discussion of the appropriateness of proposed development.

### **Attachments**

Color rendition of proposed townhouse building  
Apartment Housing Checklist--draft

Unit size = 1,000 sq ft  
 2 bed / 2 bath  
 All brick construction



**SITE DATA:**  
 TOWNHOME UNITS = 30 UNITS  
 TOWNHOME BUILDINGS = 6 BLDGS  
 3-STORY/12-UNIT BLDGS = 8 EA  
 4-STORY/24-UNIT BLDGS = 4 EA  
 TOTAL # RENTAL UNITS = 192 UNITS

**PARKING SPACES:**  
 GARAGE/ENCLOSED SPACES = 142 STALLS  
 OFFSTREET STALLS = 217 STALLS  
 TOTAL PARKING SPACES = 359 STALLS

NO.	DATE	DESCRIPTION	BY
1	03-03-10	PER CLIENT REVIEW	SDS

NEW HORIZON HOMES  
 P.O. BOX 2351  
 DARIEN, ILLINOIS 60554  
 (630) 243-6430

CONCEPT PLAN FOR  
 ROLLING MEADOWS  
 MULTI-FAMILY RENTAL PROPERTY  
 LEMONT, ILLINOIS

DESIGNTEK ENGINEERING, INC.  
 CONSULTING AND SITE DESIGN ENGINEERS  
 9800 BORNEM DRIVE, SUITE 304  
 MOKENA, ILLINOIS 60448  
 (708) 326-4961  
 IL PROF. LIC. NO.: 184-003740



**PROJECT INFORMATION**  
 Project No.: 12-0035  
 Scale: 1"=60'  
 Date: 12-03-12  
 Design By: SDS  
 Drafted By: HSS  
 Checked By: SDS

CONCEPT PLAN

## CHECKLIST FOR SITE DESIGN OF APARTMENT COMPLEXES--DRAFT

**Poor site design and poor architecture contribute greatly to people's unfavorable perceptions of apartment complexes. Good design, therefore, often can assuage concerns over rental housing, apartment complexes, and affordable or workforce housing.**

### General Site Design

- Buildings should relate to the street, i.e. the development should present its best face toward the street.
- Ideally, there should be consistency in setbacks and building orientation. Buildings should not look they were placed at random (like in many apartment developments)
- Building locations, open space, parking, and storm water detention should all be balanced and properly integrated. It should not appear that one of these elements was an afterthought or simply placed in leftover space.
- Both motorized and non-motorized traffic circulation should be logical and clear.
- Clubhouse or other amenities should be appropriately placed, e.g. central location.

### Open Space

- Landscape architects think in terms of creating “outdoor rooms,” and apartment complex's open spaces should reflect this thinking too.
  - Open space should not simply be empty space. There should be a purpose to each open space area—open space areas should not simply be what is left over in the site design. Each and every element in each and every open space area should have a purpose. Are trees for shade or simply for aesthetics? If for shade, are you providing the right species? If for aesthetics, are you providing a species that provides interest throughout the year? Are you balancing such concerns with visibility and safety concerns? Is there seating? If so, for whom is it intended? Is an appropriate amount of seating being provided? Is the seating situated in an appropriate place?
  - How does the location, orientation, and design of the open space relate to nearby residences? Are there clear boundaries so someone can readily understand what is “public” and what is private space?
  - What types of activities are intended for the open spaces, i.e. what is their purposes? Recreation? Add to the aesthetics? If recreation, what type of recreation? Reading a book in the sun?
  - How are the open spaces, or “outdoor rooms,” defined?
- What is the access to the open spaces? Is it direct? Is it hidden?

- Is the open space placed so that it can be under surveillance, i.e. is it readily visible from apartment windows, parking areas, or the street?
- Are there play areas for children? If so, what age is the area intended for? Are spaces being provided for small children, teenagers, adults? For example, play areas for small children are usually best placed near the residences; areas intended for adult relaxation and passive recreation could be placed farther away. Avoid a “one space fits all” design.
- Will the open space areas be intended for nighttime use? If so, is the appropriate amount and placement of illumination provided?

### **Private Outdoor Space**

- Private outdoor space should be provided. Usually such space takes the form of balconies or patios.
- Ensure balconies or other private outdoor spaces are large enough to hold furniture or can actually be used.

### **Landscaping**

- Landscaping, like open space, should not be an afterthought.
- Use a variety of plant material: shade trees, smaller ornamental trees, large and small shrubs, ornamental grasses, flowers, groundcovers.
- Try to use a variety of plants that will provide interest throughout the year: spring blossoms, leaves with unique textures, shapes, colors in summer, good fall color, and good structure, fruit, or color in winter
- Try to use trees, shrubs, and grasses that are native to Illinois. There is actually wide variety in the nursery trade, and the availability of previously unknown or unused native plants is growing.
- Avoid plants that are considered invasive
- Select the proper plants for each location—salt tolerance, shade tolerance, required moisture are all concerns
- Follow good tenants of landscape design: massing, triangular groupings, use of color and texture, focal points, etc
- Avoid large paved areas and consider landscaping instead (see comments on parking below)
- Outdoor seating should be an integral part of the landscaping. Avoid scattershot placement of seating and other outdoor furniture and decorative items
- Provide a variety of seating types: benches, planters that can be sat on, etc.
- Walkways
  - Consider all of the potential users and uses and use appropriate materials. For example, paths can be used by bicyclists, pedestrians, skateboarders, mothers with strollers, etc.
  - Ensure walkways and paths are wide enough to accommodate anticipated uses, users.
  - Try to anticipate how people will get from point A to point B—it is usually in a straight line and therefore excessively curvilinear routes should be avoided. (They look nice on a site plan but don’t always function well in real life.)

## **Parking**

- Parking lots should not dominate the streetscape or the development
- Landscaping should soften the look of the parking lots; Lemont has fairly stringent standards for landscaping of parking lots
- Avoid large parking lots; breaking the parking areas up with green space is most desirable
- Parking lots should not be removed from the buildings, i.e. should not be too far of a walk
- Will rules and regulations of the development allow car maintenance in parking areas? If so, are places provided for those who want to work on their cars?