Village of Lemont

PLANNING AND ZONING COMMISSION
December 6, 2023 – 6:30 PM
Village Hall - Village Board Room
418 Main Street, Lemont, IL 60439
AGENDA

I. CALL TO ORDER

- I.A Pledge of Allegiance
- I.B Verify Quorum
- I.C Approval of Minutes

II. CHAIRMAN'S COMMENTS

III. PUBLIC HEARINGS

- III.A Case 2023-13 UDO Amendments

IV. ACTION ITEMS

V. GENERAL DISCUSSION

VI. AUDIENCE PARTICIPATION

VII. ADJOURNMENT

418 Main Street | Lemont, IL 60439

TO: Planning and Zoning Commission
FROM: Jamie Tate, Community Development
THROUGH:
SUBJECT: Approval of Minutes
DATE: December 6, 2023

SUMMARY/BACKGROUND

ANALYSIS

Consistency with Village Policy

STAFF RECOMMENDATION

BOARD ACTION REQUESTED

ATTACHMENTS
Draft August 2023 PZC Minutes
Draft October 2023 PZC Minutes

Village of Lemont
Planning and Zoning Commission
Regular Meeting of August 2, 2023

A regular meeting of the Plan Commission for the Village of Lemont was held at 6:30 p.m. on Wednesday, August 2, 2023, in the second floor Board Room of the Village Hall, 418 Main Street, Lemont, Illinois.

I. CALL TO ORDER

A. Pledge of Allegiance

Chairman Studebaker called the meeting to order at 6:33 p.m. He then led the Pledge of Allegiance.

B. Verify Quorum

Upon roll call the following were:
Present: Cunningham, Carmody, O'Connor, Pawlak, Studebaker
Absent: McGleam and Zolecki

Community Development Director Jason Berry, Consulting Planner Jamie Tate, and Village Trustee Ron Stapleton were also present.

C. Approval of Minutes

Commissioner Cunningham made a motion, seconded by Commissioner Pawlak to approve the minutes from June 7, 2023, regular meeting with no changes. A roll call vote was taken:
Ayes: Cunningham, Pawlak, O'Connor, Studebaker
Nays: None
Abstain: Carmody
Motion passed

Commissioner Cunningham made a motion, seconded by Commissioner Pawlak to approve the minutes from June 14, 2023, special meeting with no changes. A roll call vote was taken:
Ayes: Cunningham, Pawlak, O'Connor
Nays: None
Abstain: Carmody and Studebaker
Motion passed

II. CHAIRMAN'S COMMENTS

Chairman Studebaker greeted the audience and asked anyone in the audience that was planning on speaking to stand and raise his/her right hand. He then administered the oath.

III. PUBLIC HEARINGS

A. CASE 2023-05 – SUN HILL PLAZA

Chairman Studebaker stated the applicant has requested to continue the public hearing until the September 6, 2023, regular meeting. He then called for a motion to continue the public hearing.

Commissioner O'Connor made a motion, seconded by Commissioner Carmody to continue the public hearing for Case 2023-05 to the September 6, 2023 regular meeting. A roll call vote was taken:
Ayes: O'Connor, Carmody, Pawlak, Cunningham, Studebaker
Nays: None
Motion passed

B. CASE 2023-08 – SWEATIN SEXY FITNESS & DANCE STUDIO SPECIAL USE

Chairman Studebaker called for a motion to open the public hearing for Case 2023-08.

Commissioner Cunningham made a motion, seconded by Commissioner Pawlak to open the public hearing for Case 2023-08. A roll call vote was taken:
Ayes: Cunningham, Pawlak, Carmody, O'Connor, Studebaker
Nays: None
Motion passed

Staff Presentation

Jamie Tate, Consulting Planner, said the applicant, Tosha Anderson, is proposing a special use to open a fitness and dance studio in the Downtown District with an accessory use to host small gatherings. Health and sports club is a special use in the Downtown District and so is a banquet hall. The fitness and dance studio will inhabit the 1,959 square foot space at 335 Front Street. Classes are to be offered Monday through Saturday at various times. Sundays are to be reserved for private events only accommodating about 55 people. They expect class size will vary from six to 25 adults with classes lasting about an hour long. Parking is available in the parking garage which is behind the unit.

The leased space is within the Lofts building which faces the I & M Canal. It does have a mix of commercial and office uses on the first floor and residential above. The parking garage has about 260 parking spaces with 80 being reserved for residential tenants. The

Comprehensive Plan does show the Future Land Use as mixed use. The Comprehensive Plan does not address uses but does talk about a mix of residential and commercial.

Mrs. Tate stated the proposed floor plan shows six new fitness poles in separate room in the back of the leased space. The largest room is in the center with a kitchen and bathroom that is existing. They do show a bar island in front of the kitchen space. The applicant intends to install new flooring, paint, and place a counter along the wall by the bathroom. The primary use is for a fitness and dance studio with the ability to hold an event only on Sundays when there are no classes offered. There will be three instructors upon opening and they are independent contractors. The class schedule will vary depending on the class and availability.

The code does require two parking stalls for this use. The parking stalls can be within 500 feet of that use or they can be on the actual property. The special use does meet the requirement. Staff did look at the standards for a special use. There is a mixed martial arts studio and an outdoor fitness court off of River Street in the downtown area. This studio does allow downtown residents the ability to walk to the facility and there is also parking available. Parking is heaviest on nights and weekends so having the classes held during the day will be a compliment to what is existing in the downtown. There was a letter submitted recently from the Board of Directors of the HOA that will be made part of the public record. Their concern is about noise affecting any adjacent units or residential units above. When looking at the standards for the special use in regard to the event use, there are places that offer to hold events in the downtown area. This would only be offered on a Sunday and should not affect parking. The HOA did have concerns about a sublessor and the applicant will have to go through a process to get approved by the HOA.

Mrs. Tate said more information needs to be provided about whether or not there will be liquor because that is a whole other process. There are a lot of other open-ended questions for the event use portion that still needs to be answered. Staff is recommending approval of the sports and health club with conditions. She then read through the conditions. An additional condition was added this evening. The applicant has to obtain approval from the HOA before any work can be done.

Chairman Studebaker asked if any of the Commissioners had any questions for staff.

Commissioner Cunningham asked that the packet states an event can hold up to 55 people but the code requires only two parking stalls. The parking garage is there but multiple tenants use the garage. He asked how that gets allotted.

Mrs. Tate stated it is not allotted but rather assumed. The Bridge is supposed to be using the Metra Lot as well.

Commissioner Cunningham asked if the Metra Lot could be used for this venue.

Mrs. Tate said yes. There are other ancillary lots as well.

Chairman Studebaker asked if there were any further questions for staff from the Commission. None responded. He then asked the applicant to come up and make a presentation.

Applicant Presentation

Tosha Anderson, the applicant, stated the events will only be offered to their members. She does not anticipate having them every Sunday. The bar area is for the future where she would like to do smoothies for the patrons. They are eliminating the serving counter along the wall. She does plan on serving alcohol and the food they would bring themselves. The only thing she will provide are tables and chairs. For alcohol, she would like it to be an option where they can bring their own but she will have to look further into what is required for that.

Commissioner Pawlak asked if she had other locations.

Ms. Anderson said this is her first location.

Commissioner O'Connor asked if all the classes will be in the back room.

Ms. Anderson stated there will be two areas to have classes.

Commissioner O'Connor asked if there will be music for the classes.

Ms. Anderson said next to her are stairwells. The building is concrete so there shouldn't be a sound issue. If there is they could soundproof the room.

Commissioner Carmody asked what time is the earliest class and the latest class she will be having.

Ms. Anderson stated the first class will be at 8 a.m. but they could fluctuate depending on the instructor. The latest would be starting at 7 p.m. and ending at 8 p.m.

Commissioner Cunningham asked what type of classes does she intend on having.

Ms. Anderson said step aerobics and all types of fitness classes. They are all dancercise type aerobics.

Chairman Studebaker asked how long has she been in this type of business.

Ms. Anderson stated 25 years.

Commissioner Cunningham asked if she agreed with staff's recommendations.

Ms. Anderson said she just found out about the HOA today, but she agrees.

Mrs. Tate stated she would add that the special event is for members only.

Chairman Studebaker asked if any of the Commissioners had any further questions for the applicant. None responded. He then asked if there was anyone in the audience that wanted to speak in regard to this public hearing.

Public Comment

Brad Grzevic said he runs the Edward Jones office at 343 Front Street. His concern is that the attendees will want to park in front first. His clients are usually there for only five to ten minutes. His other concern is the noise. It is surprising how the noise will travel from unit to unit. The work they are doing on the building currently you cannot even make a phone call in the building. He is trying to run a professional business so he would be concerned about loud music.

Chairman Studebaker asked if there was anyone else who wanted to speak in regard to this public hearing. None responded. He then called for a motion to close the public hearing.

Commissioner Cunningham made a motion, seconded by Commissioner Carmody to close the public hearing for Case 2023-08. A roll call vote was taken:
Ayes: Cunningham, Carmody, Pawlak, O'Connor, Studebaker
Nays: None
Motion passed

Plan Commission Discussion

Chairman Studebaker asked if there were any further comments or questions from the Commission. None responded. He then called for a motion for a recommendation.

Plan Commission Recommendation

Commissioner Cunningham made a motion, seconded by Commissioner O'Connor to recommend to the Mayor and Board of Trustees approval of Case 2023-08 – Sweatin Sexy Dance Fitness Studio Special Use with the following conditions for the dance studio:

1. Make a good effort to communicate about the public parking garage and how to access the garage through the business website, social media, brochures, and any other forms.
2. Require employees to park in the garage and not along Front Street.

And the following conditions for the banquet hall use:

1. Events can be held on Sundays only.
2. Make a good effort to communicate about the public parking garage and how to access the garage through the business website, social media, brochures, and any other forms.

3. Explore an appropriate time limit, such as events cannot extend past 9 p.m.
4. No staging, operations or preparations for the purpose of an event by staff or contractors may occur in the public right-of-way.
5. Applicant needs to get approval from the Board of Directors of the HOA for the Lofts for the special events.
6. Special events will only be made available to members of the Dance Fitness Studio.

A roll call vote was taken:
Ayes: Cunningham, O'Connor, Pawlak, Carmody, Studebaker
Nays: None
Motion passed

Commissioner Carmody made a motion, seconded by Commissioner Cunningham to authorize the Chairman to approve the Findings of Fact for Case 2023-08 as prepared by staff. A roll call vote was taken:
Ayes: Carmody, Cunningham, Pawlak, O'Connor, Studebaker
Nays: None
Motion passed

C. CASE 2023-09 BARRE IT ALL SPECIAL USE

Chairman Studebaker called for a motion to open the public hearing for Case 2023-09.

Commissioner O'Connor made a motion, seconded by Commissioner Pawlak to open the public hearing for Case 2023-09. A roll call vote was taken:
Ayes: O'Connor, Pawlak, Carmody, Cunningham, Studebaker
Nays: None
Motion passed

Staff Presentation

Mrs. Tate said the applicant is the lessee of the property and they are requesting a special use for a health and sports club. It is to occupy the 1,800-square-foot space at 606 State Street. Health and sports club are a special use in the B-1 zoning district which is what this property is zoned. Barre It All Fitness will offer small group fitness classes for women consisting of barre, yoga, and Pilates. There is an adjacent parking lot with 13 parking stalls. Ten are reserved for the occupant at 606 State Street and they are not proposing any changes to the property. The property is surrounded by R-4A which is the Infill Preservation District that has existing homes. The property does have a two-story framed residence and then attached is the one-story commercial building. Previously an HVAC company occupied the space.

Special uses are not uses by right in that district and you have to take into consideration the neighborhood, design, location, and configuration in order to decide if it is appropriate for that particular space. For parking, the code requires one space for every 200 square feet of gross floor area. Nine off-street parking spaces are required and they are assigned ten as part of the lease agreement. She then read through the standards for a

special use and staff feels the special use does meet the standards. Staff is recommending approval with conditions.

Chairman Studebaker asked if signage was addressed.

Mrs. Tate stated there are signage requirements in the UDO and they are not asking for anything beyond what is required by code.

Commissioner Cunningham asked if the house portion was part of this.

Mrs. Tate said as far as she understands it is separate.

Chairman Studebaker asked for the applicant to come up and make a presentation.

Applicant Presentation

Kelly Lucio stated she has been working in special education for 18 years and she opened up her first location in 2015 in Mount Greenwood. They offer small group fitness classes for women. They offer barre, yoga, and strength training and their main goal is to empower women. She has been looking into Lemont for quite some time and found something that she can make work. The ten parking spots are for the fitness location. There are residents in the home but the owner of the building does not see it being an issue. They have a 5:15 and 6 a.m. class at their current location. Then they have a midmorning at 8:15 a.m. and 9:15 a.m. and then in the evening a 4:30 p.m., 5:30 p.m., and 6:30 p.m. For Lemont, she might start small and offer a 4:30 p.m. or a 5:30 p.m. class.

Commissioner O'Connor asked what is the typical size of the class.

Ms. Lucio said at their other location they have about 18 to 20 but this will be smaller so they might cap it at 10 to 12 people.

Chairman Studebaker asked if there were any further questions for the applicant from the Commission. None responded. He then asked if there was anyone in the audience that wanted to speak.

Public Comment

Thomas Knopinski, 608 State Street, stated he tried to contact the Village to find out what was coming to the property. He finally found out that it was a fitness place coming in. When he got home he found out that there was a website already for the business stating it was opening in July. He questions how they could put that they are opening already without going through this procedure. The lot is 54 feet by 110 feet so he is not sure where they are getting the 1,800 square feet. Originally the house and the commercial unit were all considered as one and the last owner had it divided. He asked if most of the hours of operation will be in the afternoon.

Ms. Lucio said it will be morning and afternoon.

Mr. Knopinski stated there is an issue with traffic when the church across the street lets out. They will speed down the alley. He asked if they could put a speed bump there but public works will not allow it. He is concerned about signage on the south side of the building because his house is right there. He welcomes business but when they start advertising before they get approval he does not appreciate it.

Commissioner Cunningham asked if the applicant agreed with all the conditions in staff's report.

Ms. Lucio said yes.

Chairman Studebaker asked if there was anyone else who wanted to speak in regard to this public hearing. None responded. He then called for a motion to close the public hearing.

Commissioner Cunningham made a motion, seconded by Commissioner Carmody to close the public hearing for Case 2023-09. A roll call vote was taken:
Ayes: Cunningham, Carmody, Pawlak, O'Connor, Studebaker
Nays: None
Motion passed

Plan Commission Discussion

Chairman Studebaker asked if there were any further comments or questions from the Commission. None responded. He then called for a motion for a recommendation.

Plan Commission Recommendation

Commissioner Cunningham made a motion, seconded by Commissioner Pawlak to recommend to the Mayor and Board of Trustees approval of Case 2023-09 – Barre It All Fitness Special Use with the following conditions:
1. Advertise and promote the adjacent parking lot on the website and any marketing materials.
2. Schedule classes with enough time in between to allow for the parking lot to clear.

A roll call vote was taken:
Ayes: Cunningham, Pawlak, Carmody, O'Connor, Studebaker
Nays: None
Motion passed

Commissioner Carmody made a motion, seconded by Commissioner O'Connor to authorize the Chairman to approve the Findings of Fact for Case 2023-09 as prepared by staff. A roll call vote was taken:
Ayes: Carmody, O'Connor, Cunningham, Pawlak, Studebaker

Nays: None
Motion passed

D. CASE 2023-07 – J.B. HUNT

Chairman Studebaker called for a motion to open the public hearing for Case 2023-07.

Commissioner O'Connor made a motion, seconded by Commissioner Carmody to open the public hearing for Case 2023-07. A roll call vote was taken:
Ayes: O'Connor, Carmody, Pawlak, Cunningham, Studebaker
Nays: None
Motion passed

Staff Presentation

Mrs. Tate said the applicant J.B. Hunt is represented by attorney Vince Rosanova. They are requesting approval of a special use for a Planned Unit Development to allow for a freight transportation terminal, truck and trailer parking, and container storage in the M-3 zoning district. Both freight transportation terminals and cargo container storage are special uses in the M-3 district. Also, in the PUD they are requesting a few exceptions. One is to allow for parking lot lighting to be up to 60 feet in height and parking stall width to be eleven feet.

They plan on using the parcel as one unified parcel and employ approximately 75 people. The 28,000-square-foot two-story building will be utilized that is currently on the property. There are 12 loading bay doors on the building. They plan on painting the building, paving the parking lot, removing the one access point, upgrading the stormwater detention areas, providing landscaping improvements, installing fencing, and striping the lot. The property to the north and west is also M-3. To the south is Cog Hill Golf Course located in Palos Park. To the east is unincorporated Cook County.

Mrs. Tate stated the property consists of three parcels and they are owned by two different entities. The eastern property was Ahern Rentals and they were purchased by United Rentals in 2022. They closed the Lemont location shortly after the purchase. Champagne Carriers are the owner of the two parcels immediately adjacent to Ahern Rentals. They currently operate a freight transportation parking facility that is utilized by independent contractors. The Comprehensive Plan designates this area as Industrial. It does speak to any redevelopment of this area must comply with the Village's high standards for site design and aesthetics. The Comprehensive Plan talks about inviting gateways into the Village of Lemont. Route 83 which is near the subject property, is currently being redeveloped and is one of these gateways. The area should continue to

improve and enhance as you travel towards the downtown and this should continue on Main Street in the same way.

The applicant is proposing 643 stripped truck and trailer parking stalls and 41 vehicle parking stalls surrounding the existing building. There is the 28,000 square foot existing building. They are proposing two detention basins to the north of the property. The primary entrance gate is in the northwest corner of the site and is accessed from Maley Road. The stacked cargo area is in the northwest portion of the site. The cargo storage containers are a special use in the M-3 district. If allowed they can be stacked up to the building height in that district which is 35 feet. Each of the cargo containers is eight feet in height so they want to stack a maximum of four.

Mrs. Tate said the parking stalls are shown at 11 feet by 54 feet. The code requires a 12-foot wide which would give them more area to park the trailers. The property is to be paved with heavy-duty asphalt and heavy-duty concrete ribbons to support the trailer arms. They are having curbing surrounding the entire site. There is no demolition proposed for the terminal. The terminal is going to be used for freight truck repair and maintenance. Employees will be present 24 hours a day to ensure that trucks are parked in their assigned stalls. All trucks and employees will enter the property from the one entrance. There is an access site that is currently along Main Street. It will be gated and only used for emergency access.

The visibility and appearance of trailer parking and stacked cargo containers from Main Street during all seasons of the year are a priority for the site. Maintaining and keeping the existing buffer in the southeast corner of the site will help screen the property from the right-of-way. The applicant has agreed to eliminate the 13 parking stalls in the southeast corner and continue the berm. There is a linear 40-foot parcel that extends out from the southeast corner of the site. As a part of the purchase of the property, there is a lease for a certain amount of time that the linear portion stays the way it is. Once that lease is phased out then the applicant should continue that buffer. There is a portion of the property that has a chain link fence and they will continue that fence. They are proposing a chain link with black slats. Staff is suggesting using black vinyl rather than stark metal.

Mrs. Tate stated Kimley Horn was obtained by J.B. Hunt to do the traffic impact study. Maley Road is a private drive and Main Street is under the control of IDOT. Maley Road does provide access to the entire industrial park. The entrance and exit onto Main Street is very wide. Staff is recommending that they update the markings on the pavement for Maley Road since they have faded. The traffic study is indicating that the proposal will generate 280 trips a day inbound and outbound. All of the trucks will travel east on Main

Street and only 40% of the passenger cars will travel west through the downtown. The trucks will have a GPS in them to show them which way to go and the applicant will post signs. The Village's traffic consultant did ask for some data on the proposed trips and whether or not IDOT should be informed of this project.

The Village engineer did review the plan and provided feedback. The applicant is proposing to connect to the Village's utilities. The applicant did provide the height of the cargo containers, the maximum height, and the location. The cargo containers will be there only during downtime. The Village engineer also talked about light spillage onto Main Street that will need to be corrected. The light poles being at 60 feet in height would be an exception. Staff is not in favor of allowing them and the applicant will just have to install more light poles. The other exception is for the stalls to be eleven feet wide. The eleven feet for stalls allows them to have more parking stalls on the property. Staff is recommending approval of the proposal with several conditions listed in the staff report. She then read those conditions.

Chairman Studebaker asked if any of the Commissioners had any questions for staff.

Commissioner Pawlak asked what prevents the trucks from going west to the downtown.

Mrs. Tate said their attorney can talk about it more but the trucks will have GPS in them which will tell them which way to go when they leave. The applicant can also provide signage. The trucks will all have the J.B. Hunt name on them so it will be easier to know if they are going through the downtown.

Commissioner Pawlak stated the stacking of trucks is close to Main Street. He asked if there were any setback requirements.

Mrs. Tate said there are no parking lot setbacks.

Commissioner Cunningham asked if there could be any violations that could be enforced if the trucks travel westbound.

Mrs. Tate stated it is an IDOT road so she does not believe so.

Commissioner Cunningham said the traffic study is based on 100% of the traffic going down Route 83 and he does not believe this will happen. He is concerned that they will now be increasing the amount of trucks that come through the downtown.

Commissioner O'Connor stated the other concern is the trucks traveling to their facility that might come through the downtown as well.

Chairman Studebaker said he is happy with the recommendation for the removal of the 13 stalls. Some of the businesses in that area have moved their parking areas closer to Main Street and the vegetation has come down. He feels it is starting to become a big problem and it can be taken care of with the proper screening. He is concerned about the height of the cargo stacking and it being visible from Main Street. He suggested moving the cargo stacking area further back from Main Street and increasing the vegetation for screening. They need to make sure they set the tone that the buffering needs to be significant because this will not be the end of this activity. He does not want to destroy the entryway into the Village.

Commissioner O'Connor asked if they knew how many trucks Champagne Carriers has.

Mrs. Tate stated they did not know. A lot of these areas are not paved or striped so it is hard to tell.

Commissioner O'Connor confirmed that J.B. Hunt is the contract purchaser for both lots.

Mrs. Tate said yes.

Commissioner O'Connor asked if condition number nine was added about the light poles.

Mrs. Tate stated yes. It was not included as part of the packet but it was added.

Commissioner Cunningham asked where the stormwater basin was located.

Mrs. Tate said it is north of the existing building. There is an existing stormwater basin that is there now and they will enhance and improve it. They are going to add another basin.

Commissioner Pawlak asked if the stormwater basin could be moved south and the cargo stacking further north.

Mrs. Tate stated she believes the reason why they designed it this way was because of the way the site is pitched.

Chairman Studebaker asked if there were any further questions for staff from the Commission. None responded. He then called for the applicant to come up and make a presentation.

Applicant Presentation

Vince Rosanova, attorney from Rosanova & Whitaker, said he is representing J.B. Hunt, Inc. J.B. Hunt is listed at the 240th slot of the Fortune 500 list and one the nation's largest transportation companies. J.B. Hunt has received several awards in the transportation industry. There are awards for their innovation and for placing a strong value on its employees and the communities it works in. Sustainability is an important aspect as well as working towards a low-carbon future.

When you look at the subject property it is located in an industrial area. He showed an aerial view of the property and the surrounding area. The existing building has been there since 2003 and they will be addressing deferred maintenance on the building along with paving the parking lot. The property is zoned M-3 and is in compliance with the Comprehensive Plan. Freight transportation was a permitted use up until 2022 and was changed to a special use as of last year. This will be the most organized maintained property in this whole industrial park.

Mr. Rosanova stated at the north end of the property is where the stormwater detention will be. There is about 30 feet of fall from Main Street to the north property line. The detention basin will be improved significantly and brought up to modern stormwater practices. There will be native wetland bottom plantings incorporated into the basin which will further enhance the water quality. They are consolidating the access points to just one on the western portion of the property. This will improve circulation and eliminate vehicle conflict in that area. There is a full access point off of Main Street and that will be closed and only utilized for emergency access. They will only be using the Maley Road access point. They will be eliminating the 13 stalls near the south portion of the site which will create an additional eight feet of separation. The entire parking lot today is a gravel surface and they will pave it in conformance with Village standards. They are proposing an eight-foot fence along the entire perimeter of the site and will be connecting to the Village's water and sewer.

The landscaping will be significant around the entire site. They will preserve the landscape buffers that exist and plant additional materials to create that delineation between their property and the surrounding area. There will be evergreen plantings along where the 13 stalls are being eliminated to provide year-round screening. He then showed a topographical exhibit which shows if a car was driving down Main Street it

would sit at an elevation of 619 and the berm sits at an elevation of 627. On top of that berm, there is the existing landscape buffer and they will be providing additional plantings inside the berm. Inside the evergreen screening, there will be an eight-foot fence that will provide additional safety and screening. The nearest residence is over a third of a mile away. He then showed a depiction of the fence which is a chain link fence on the west, east, and northern property line. For the south property line, the fence will have vinyl slates. Staff requested that it be a black chain link fence which J.B. Hunt would be in agreement with for a nicer aesthetic look. The fence will be behind the landscape buffer so it will be hard to see what material they are using.

Mr. Rosanova said the traffic engineer is here this evening. They do anticipate that 100% of the truck trips will head east on Main to Route 83. He understands and he agrees that there is a good probability that some trucks could go west. Most of this industrial park is defined by independent contractors paying for truck rental spaces. Every single truck coming to the J.B. Hunt site will be their employee. They have control over their employees whereas other properties in this industrial park don't have that. J.B. Hunt also invests heavily in technology so ultimately they can preprogram GPS to send the trucks east on Main Street. If the trucks head west to the downtown area they will have the J.B. Hunt logo on the side and they will know immediately who is doing it. Main Street is an IDOT route that permits trucks but they can try and protect the downtown as well.

The traffic engineer did review the level of service at each of the intersections and the adjacent roadways and overall they function very well. The only delay is at Maley Road when it comes to Main Street. A driver might have to wait 25 to 35 seconds for the break to make the turn. There are significant economic impacts with this project. There are 75 jobs in the industry. There are one-time impact permit fees and construction jobs. There is the sales tax, fuel motor tax, utility tax, and a substantial annual property tax. The school district is expected to receive about $200,000 annually with no student generation or impact. In addition, they worked closely with staff over the past few months to look at ways to creatively enhance this property and provided an additional buffer to bring this property more in conformance with the Comprehensive Plan vision. They also reached out to the neighbors to work with them and collaborate on a cost share for Maley Road. They have no objection to staff's requests to make sure that Maley to the Main Street intersection is striped properly. He appreciates the Commission's time and they are available for any questions.

Commissioner Cunningham asked if it will be all J.B. Hunt employees in and out of the lot.

Mr. Rosanova stated they will be J.B. Hunt employees and J.B. Hunt independent contractors that will have to abide by the rules and protocols.

Commissioner Cunningham asked if the independent contractors used the same GPS systems that the J.B. Hunt employees will have and what percentage of independent contractors will be at this facility.

Mr. Rosanova said it will be less than 5%.

Commissioner Cunningham stated with being such a big company he is sure they have a similar facility across the country and where they have operating instructions for their drivers. He asked if they had documented procedures at other facilities and can Village staff be provided with those operating instructions so something similar can be documented. He does not want to see a potential of 140 trucks in the downtown area. There needs to be a plan to educate and make sure that all employees and independent contractors comply with it.

Rachel Christensen, Vice President of Intermodal Operations, said currently a lot of their safety policies or standards are more around road regulations.

Commissioner Cunningham stated this is not about safety but more about what you can and cannot do.

Mr. Rosanova said they can come up with a protocol that they can advise each driver of to make sure they are well advised and then provide it to staff.

Keith Stevens, Senior Regional Director of Maintenance, stated he left a facility in Kansas today and when you exit that facility you have to take a right. You can go left but all of their trucks go right. You do get ticketed if you go left so all of their drivers will turn right.

Commissioner Cunningham said they don't have the option for ticketing. It has to be a company policy. He asked how they are going to guarantee that 100% of the truck traffic, which was stated in their traffic study, will go east to Route 83.

Mr. Stevens stated they will have to set a policy for their drivers and train them that they must go eastbound.

Chairman Studebaker said it is also for when they are coming to the facility.

Lynn Boyd, Director of Real Estate, stated he has been with the company for 20 years and they have a facility in Pennsylvania where they have to go a certain way due to safety and the flow of traffic. What the Commission and staff are requesting are things that they can mandate and they can take care of. It comes through training and proper protocol. If someone does make a wrong turn they will be pulling a J.B. Hunt trailer so they will know about it. He understands that they have no control because it is an IDOT road. There might be a few mistakes but they will jump in and fix it.

Mr. Berry asked if they have any examples of policies at other facilities to just provide a copy to staff.

Chairman Studebaker said he would like to hear their opinion on staff's recommendation regarding lighting. The area is very peaceful with not a lot of lighting. They do not want to be setting precedence.

Mr. Rosanova stated they want to work with staff and accommodate all their requests. Lighting is very important to them because of safety. The lower the lighting the more poles they need to have which interferes with circulation and the more real estate it takes up. If the concern is light pollution, modern lights are LED and they shine down and they are shielded. They are not the old type of lighting that emanates and causes light pollution. Even if their poles are taller they will still comply with the Village's photometric requirements at the property line. He does not believe they will be an eyesore. They can work together and maybe only allow them in certain areas or have them taper down in some areas. He is hoping to have some flexibility on that one.

Chairman Studebaker said he understands that they are going to be improving the site line and setting an example for future development along that roadway. If he can't see it when he is driving by on the road then he does not have an issue with the height. He feels the same about the stacking of the cargo containers.

Mr. Rosanova stated in the M-3 district for the cargo containers you are permitted to go to 35 feet. The terminal building is 30 feet.

Chairman Studebaker said when he drove by he did not know the building was there.

Mr. Rosanova stated that is because of the topography of the property. If they have four containers stacked it will be 32 feet and that will not be visible. There is the Main Street right-of-way which is an 80-foot width, then there is the 100 feet of the Gas Company berm, and the container stacking area is setback another 150 to 200 feet.

Commissioner Carmody clarified that there is a 15-foot drop before they start stacking the containers.

Mr. Rosanova said at the start of the containers it might be 10 feet but on the far side it will be 15 to 20 feet. The stacking will vary with their busy seasons.

Chairman Studebaker asked if they can move some of the stacking containers to the east side of the property so they are not so close to Main Street.

Mr. Rosanova stated it affects circulation. They can agree that the stacking of containers should always start at the north section of the property where the topography is lower.

Chairman Studebaker asked if having the parking stalls at 11 feet was something that they wanted to set as precedence.

Mr. Rosanova said he would say the precedence right now out there is gravel surfaces, no paving, and no marked parking stalls. This is going to be the nicest portion of this industrial park and it will feed into what they want to see in the future.

Commissioner Pawlak stated one clarification with their presentation is that there is residential right across the street from the subject property.

Chairman Studebaker stated when they make their presentation to the Village Board he would recommend an additional site line that shows the containers from Main Street.

Commissioner Cunningham asked besides the lighting if there was an agreement with staff's recommendations.

Mr. Rosanova said for recommendation number six they are going to reach out to IDOT and provide them with their traffic study. They are aware that IDOT is in the process of improving this section of Main Street but there are no plans for turning lane improvements. If they come back and say that turning lanes are warranted then they feel that is something IDOT should work on and install because it serves a much greater area of existing uses for the last 50 years. He does not feel it would be fair to pin on the back of one small fraction of this industrial park. They will take staff's recommendations and coordinate with IDOT. They don't want this condition to give IDOT any authority over the property which is currently solely in the hands of the Village to make the decision.

Chairman Studebaker asked if the Commission had any further questions for the applicant. None responded. He then asked if there was anyone in the audience that wanted to speak in regard to this public hearing.

Public Comment

Jeanette Daubaras said she is concerned about the 60-foot lighting. She asked if they will be washing the trucks at the facility.

Mr. Rosanova stated there will be a truck wash bay in the building.

Ms. Daubaras said when she drove by the area there were some kind of blue things that look like trailers all over the area and she did not know what they were.

Mr. Rosanova stated he is not sure what she is referencing.

Chairman Studebaker asked if there was anyone else who wanted to speak in regard to this public hearing. None responded. He then called for a motion to close the public hearing.

Commissioner Pawlak made a motion, seconded by Commissioner O'Connor to close the public hearing for Case 2023-07. A roll call vote was taken:
Ayes: Pawlak, O'Connor, Carmody, Cunningham, Studebaker
Nays: None
Motion passed

Plan Commission Discussion

Chairman Studebaker asked if it has been determined the number of evergreens for the landscaping.

Mrs. Tate stated she has not received any comments from the Village Arborist. There has been communication about ensuring that it is properly screened in that area.

Chairman Studebaker said he wants to make sure there is substantial screening along the south property line and not just standard. He asked if there were any further comments or questions from the Commission. None responded. He then called for a motion for a recommendation.

Plan Commission Recommendation

Commissioner Cunningham made a motion, seconded by Commissioner O'Connor to recommend to the Mayor and Board of Trustees approval of Case 2023-07 – J.B. Hunt special use for a Planned Unit Development with the following conditions:

1. The special use for a Planned Unit Development is granted to the contract purchaser J.B. Hunt exclusively. If the property is purchased by another user within the time from of the special use being approved, the use must follow the UDO procedures.
2. Provide a plan for the 40-foot gravel strip under lease along Main Street that will include significant landscaping, berming, and fencing.
3. Utilize the use of a vinyl-coated black chain link fence rather than the typical grey metal cyclone fence.
4. All truck traffic must travel east. Signs should be posted and this should be relayed to all drivers on a consistent basis.
5. Verify if the review by IDOT is appropriate for the intersection of Maley Road and Main Street. Dedicated turn lanes may be warranted.
6. Jersey barriers cannot be used in place of curbing on the site. Remove all jersey barriers during redevelopment.
7. Address all outstanding comments from staff and consultants, including the Fire District, Village Engineer, Village Arborist, Village Ecologist, Village Traffic Consultant, and Consulting Planner.
8. Light poles cannot be greater than 30 feet in height.
9. Advised moving stacked cargo containers to the northern property line as a possible feasibility and be reviewed.
10. A site line plan should be prepared for the stacked cargo containers from Main Street.
11. Screening along Main Street should be as significant as possible to cover the site line.
12. Company policy should be provided from other facilities with similar inbound/outbound restrictions that can be used to incorporate a new policy for this facility. A 100% of the traffic must head to Main Street than Route 83 for all inbound and outbound traffic.

A roll call vote was taken:
Ayes: Cunningham, O'Connor, Pawlak, Carmody, Studebaker
Nays: None
Motion passed

Commissioner Carmody made a motion, seconded by Commissioner Cunningham to authorize the Chairman to approve the Findings of Fact for Case 2023-07 as prepared by staff. A roll call vote was taken:
Ayes: Carmody, Cunningham, Pawlak, O'Connor, Studebaker
Nays: None
Motion passed

IV. ACTION ITEMS

None

V. GENERAL DISCUSSION

Commissioner Cunningham asked what is happening at the building on State Street where the old Celina's used to be.

Mr. Berry said part of it will be a Title Company but at this time there is no user for the bigger section.

Chairman Studebaker asked if anything is happening further on Smith Road.

Mr. Berry stated the Park District owns a part of Bambrick Park and it is not annexed into the Village so they might come before this Commission in September for an annexation and rezoning.

Commissioner Cunningham asked about Sun Hill Plaza.

Mr. Berry said they addressed a lot of the comments but they had a lot of work to do but they should be at next month's meeting.

VI. AUDIENCE PARTICIPATION

None

VII. ADJOURNMENT

Chairman Studebaker called for a motion to adjourn the meeting.

Commissioner Pawlak made a motion, seconded by Commissioner Carmody to adjourn the meeting. A voice vote was taken:
Ayes: All
Nays: None
Motion passed

Minutes prepared by Peggy Billig

Village of Lemont
Planning and Zoning Commission
Regular Meeting of October 4, 2023

A regular meeting of the Plan Commission for the Village of Lemont was held at 6:30 p.m. on Wednesday, October 4, 2023, in the second floor Board Room of the Village Hall, 418 Main Street, Lemont, Illinois.

I. CALL TO ORDER

A. Pledge of Allegiance

Chairman Studebaker called the meeting to order at 6:34 p.m. He then led the Pledge of Allegiance.

B. Verify Quorum

Upon roll call the following were:
Present: Cunningham, O'Connor, Pawlak, Zolecki, Studebaker
Absent: Carmody and McGleam

Consulting Planner Jamie Tate and Village Trustee Ron Stapleton were also present.

C. Approval of Minutes

Commissioner O'Connor made a motion, seconded by Commissioner Zolecki to approve the minutes from the September 6, 2023 meeting with no changes. A roll call vote was taken:
Ayes: O'Connor, Zolecki, Cunningham, Pawlak, Studebaker
Nays: None
Motion passed

II. CHAIRMAN'S COMMENTS

Chairman Studebaker greeted the audience and asked anyone in the audience who was planning on speaking to stand and raise his/her right hand. He then administered the oath.

III. PUBLIC HEARINGS

A. CASE 2023-11 – BAMBRICK PARK ANNEXATION & REZONING

Chairman Studebaker asked for staff to make their presentation.

Staff Presentation

Jamie Tate, Consulting Planner, said the Lemont Park District has applied for annexation and rezoning for the south 20-acre parcel of Bambrick Park. The northern portion was recently annexed which is owned by Citgo that the Lemont Park District leases. This annexation is in agreement with the Comprehensive Plan and the Future Land Use Plan. The surrounding area for the park will be the Open Lands District. To the south is unincorporated Will County Agricultural and Residential. To the east is unincorporated Cook County. There are no changes with the annexation and rezoning. It will now be located in the Village and under the control of the Village's codes and ordinances. Staff is recommending approval of the annexation and rezoning to the Open Lands District.

Chairman Studebaker asked if any of the Commissioners had any questions for staff. None responded. He then asked if the applicant wanted to make a presentation.

Applicant Presentation

Christine Aguirre, Lemont Park District, stated she does not have a presentation but is available for any questions.

Chairman Studebaker asked if there was anyone in the audience who wanted to speak in regard to this public hearing.

Public Comment

None responded.

Commissioner Cunningham stated both the High School and Middle School run cross country there at Bambrick Park and the course is uneven. There are a lot of divots and potholes which can cause injuries.

Chairman Studebaker asked if there were any further comments or questions. None responded. He then called for a motion to close the public hearing.

Commissioner Zolecki made a motion, seconded by Commissioner O'Connor to close the public hearing for Case #2023-11. A roll call vote was taken:
Ayes: Zolecki, O'Connor, Cunningham, Pawlak, Studebaker
Nays: None
Motion passed

Plan Commission Discussion

Chairman Studebaker asked if any of the Commissioners had any comments.

Commissioner Zolecki said this aligns with the Comprehensive Plan and meets all the LaSalle Factors.

Chairman Studebaker then called for a motion for a recommendation.

Plan Commission Recommendation

Commissioner Cunningham made a motion, seconded by Commissioner Pawlak to recommend to the Mayor and Board of Trustees approval of Case #2023-11 – Bambrick Park annexation and rezoning. A roll call vote was taken:
Ayes: Cunningham, Pawlak, O'Connor, Zolecki, Studebaker
Nays: None
Motion passed

Commissioner Cunningham made a motion, seconded by Commissioner O'Connor to authorize the Chairman to approve the Findings of Fact for Case 2023-11 as prepared by staff. A roll call vote was taken:
Ayes: Cunningham, O'Connor, Pawlak, Zolecki, Studebaker
Nays: None
Motion passed

IV. ACTION ITEMS

None

V. GENERAL DISCUSSION

Chairman Studebaker asked about the Commissioners being able to get together to look at developments that were approved in the Village. It will allow the Commission to see some of the great things that have been done and see if there is anything that was missed.

Commissioner Pawlak said it would be a good idea right now since Timber Ridge and Glen Eagles under construction.

VI. AUDIENCE PARTICIPATION

None

VII. ADJOURNMENT

Chairman Studebaker called for a motion to adjourn the meeting.

Commissioner O'Connor made a motion, seconded by Commissioner Pawlak to adjourn the meeting. A voice vote was taken:
Ayes: All
Nays: None
Motion passed

Minutes prepared by Peggy Billig

418 Main Street | Lemont, IL 60439

TO: Planning and Zoning Commission
FROM: Jamie Tate, Community Development
THROUGH:
SUBJECT: Case 2023-13 UDO Amendments
DATE: December 6, 2023

SUMMARY/BACKGROUND

ANALYSIS

Consistency with Village Policy

STAFF RECOMMENDATION

BOARD ACTION REQUESTED

ATTACHMENTS
PZC Memo, Analysis and Attachments

STAFF REPORT
TO: Planning & Zoning Commission
FROM: Jamie Tate, AICP, Consulting Planner
THRU: Jason Berry, CEcD, AICP, Community & Economic Development Director

CASE NUMBER & NAME	**APPLICANT**
2023-10 UDO Amendments	Village of Lemont
DATE	**PROPERTY ADDRESS/LOCATION**
December 6, 2023	N/A

BRIEF SUMMARY OF REQUEST

It is appropriate to review the Unified Development Ordinance (UDO) from time to time due to modernization, trends in land development, a change in policy direction or to update any noted errors in text language. The Lemont 2030 Comprehensive Plan also designates the Community Development Department Staff and the Planning and Zoning Commission (PZC) to review the UDO for updates and changes at least once a year.

The proposed modifications to the UDO have been either repetitive requests, discussions with PZC Commissioners at past meetings, brought forward to Staff by elected officials, errors and language omissions noticed by Staff or clarifications that are necessary due to changes in materials, offerings or law. The following are proposed updates to the UDO to discuss:

- Create State Street Overlay District; and
- Add Pool House to Accessory Structure section; and
- Modify Fences to address height of fences on retaining walls and explore allowing 5-foot fences in corner yards; and
- Consider modifying pavement thickness on residential driveways.

.

EXISTING ZONING	EXISTING LAND USE	SURROUNDING ZONING & LAND USE	REQUESTED ACTIONS	SIZE OF PROPERTY
N/A	N/A	N/A	Discussion & Recommendation to approve UDO Amendments	N/A

COMPATIBILITY with the COMPREHENSIVE PLAN	**COMPATIBILITY** with the UNIFIED DEVELOPMENT ORDINANCE
The proposed amendments to the UDO are compatible with the Lemont 2030 Comprehensive Plan. The Comprehensive Plan encourages staff and the Planning and Zoning Commission to review and propose amendments to the UDO at least once a year.	The proposal is compatible with all aspects of the UDO as proposed to be modified.

STAFF RECOMMENDATION: These items are being presented for discussion. Staff requests feedback, input, and direction.

ATTACHMENTS

1. Staff Analysis
2. Example Pool House Plans and Details
3. Proposed Overlay District Boundaries Map and Zoning Maps
4. Staff Memo from June 19, 2023 Committee of Whole Meeting Discussing State Street Overlay with Attachments
5. Staff Memo, Analysis and Proposed Language from Committee of Whole Meeting on November 20, 2023 with Attachments.
6. Engineering Detail Sheet LS-6 for Residential Driveways

Attachment 1 – Staff Analysis – UDO Amendments

For the purpose of discussion, text that is underlined is proposed to be added to the Unified Development Ordinance (UDO) and text that has a strikethrough is proposed to be eliminated from the UDO. Some topics do not have proposed language at this time, rather staff is looking for direction on whether or not the topic should be further researched and explored to be possibly incorporated into the UDO.

Pool Houses as Accessory Uses

Following renewed interest and prior discussion surrounding pool houses at the PZC meeting on November 2, 2022, staff is proposing language to add 'pool houses' as allowed accessory uses when meeting certain parameters to the UDO. The following is the proposed definition:

Pool House: An accessory structure associated with an inground pool only meant for the storage of equipment, pool floats and pool toys, a location for lockers or cubbies, and a space to change clothing that may have a bathroom with a toilet and shower. The pool house is the enclosed and roofed portion of an accessory structure and may have an attached outdoor space.

The following language is proposed for the [new] pool house section to be located within Accessory Uses in Chapter 17.06.030. The intentions are to allow for an accessory structure with inground pools only on larger sized lots found within the Village. Staff has had multiple discussions with architects and property owners over the past several years to further understand pool houses and typical standards and requirements. The language has been created through these discussions while considering prior concerns heard from the PZC and Village Board.

17.06.030. – Accessory Uses.

J. *Pool House.* A pool house shall be allowed on a detached single-family residential zoning lot with an existing home if:

1. The zoning lot is at least 15,000 square feet in area; and
2. There is an existing inground pool on the property or inground pool under construction with a building permit. If the inground pool is removed at any time, the pool house must be removed prior or in conjunction with; and
3. The enclosed area of the pool house cannot be greater than 350 square-feet; and
4. Indoor kitchen facilities are not allowed but an outdoor kitchen can be located under an attached pavilion or pergola; and

5. A bathroom is allowed with a toilet, sink and shower with outdoor access only; and
6. The indoor area of the pool house cannot be heated; and
7. The pool house shall not be greater than 20-feet in height when measured to the highest peak, or not greater in height than the primary structure, whichever is less; and
8. A minimum of 10-feet from any property line, located in the rear lot only; and
9. Constructed of complementary materials as the principal structure; and
10. Vinyl siding is prohibited.

State Street Overlay District

Under the direction of the Lemont 2030 Comprehensive Plan and following interest in many vacant and underutilized properties along State Street, staff has been tasked to review and study the State Street Corridor between Downtown and Archer Avenue to create an overlay district to further goals of the Comprehensive Plan and enhance the corridor with desired development, redevelopment, and investment. In conjunction with researching the State Street Corridor, the Village Board passed a 120-day moratorium (approved as O-25-23) prohibiting non-retail uses on the corner of 127th and State Street to allow for time to reconsider allowed uses in this study area. With nearly half of the Village's General Fund revenues coming from intergovernmental sources such as sales tax, it is important to follow the Comprehensive Plan and prioritize land uses that generate revenue in key areas as indicated in the plan. The memos and moratorium ordinance from these previous meetings are provided in the attachments.

As proposed, the State Street Corridor is divided into 2 "areas" each with different intentions and distinctions, both illustrations depicting the proposed areas are provided in the attachments:

- **North State Street Overlay District** is mixed-use to allow for attached single-family homes with a special use on lots (or a combination of) that meet defined parameters, and to allow limited non-residential uses within appropriate structures and properties. The boundary of the north area is approximately between Cass Street to Weimer Avenue to the south.
- **South State Street Overlay District** is commercial/retail focused only, adhering to the Lemont 2030 Comprehensive Plan's guide for Economic Activity Center's in order to further and maintain the Village's tax base. The boundary of the south State Street Overlay are State Street between approximately Weimer Avenue and 129th Street to the south.

North State Street Overlay District:

Within the North State Street Overlay District, there are vacant lots or underutilized lots with dilapidated homes suitable and ready for redevelopment. The Village has been approached by either current or potential property owners to allow for lot consolidation to construct duplexes, rowhouses or townhouse developments. Much of the underlying zoning is R-4A, Infill and Preservation Residential District in this area of State Street, not allowing for anything other than detached single-family homes. Staff is proposing to allow for duplexes, townhomes or rowhomes on single lots or consolidated lots of a certain size, as a special use. The special use process allows for the Village to evaluate each proposal through the public process, working through desired architecture, amenities, access and other features as the redevelopment process transpires. Features such as rear loaded garages, front porches, masonry materials should either be required, if the Village desires, or can be implied in the special use process. A draft of the proposed Section 17.06.135 State Street Overlay District is provided in the attachments.



Rear loaded garages with side street access.



4-unit masonry townhome building with rear garages.



4-unit townhome on infill lot with rear parking area in traditional single-family historical district.

Also, within the North State Street Overlay District, there exists a traditional mixed-use building that is unable to be fully utilized in the underlying R-4A residential zoning district. 801 State Street located below is a traditional mixed-use structure that is more like structures in Lemont's Downtown. Although currently vacant, the first floor existed as a dentist office with residential on the 2nd floor for nearly 30 years. The property has been zoned residential since at least 1970, but owner-occupied structures like 801 State Street were likely able to operate as a mix of residential and non-residential without current zoning restrictions. There is off-street parking available on the south side of the building and accessed from State Street and the alley. The property to the south is zoned B-1 and currently used as an office. The creation of an overlay district will allow for the first floor to be a non-residential use that is appropriate within the surrounding neighborhood and suitable for the traditional mixed-use structure. The proposed non-residential uses on first-floor only identified for a building such as 801 State Street are:



- Café, coffee shop, soda fountain; and
- Restaurant; and
- Specialty food shop/carry out; and
- Convenience store; and
- Hardware store; and
- Professional office; and
- Retail business with less than 15,000 square-feet

South State Street Overlay District:

While most of the properties encompassed in the parameters of the South Street Overlay District have underlying zoning of B-3, Arterial Commercial District, there are uses appropriate within the B-3 District but not as appropriate in this key retail and commercial corridor. The Comprehensive Plan designates the 127th and State Street corridor as an Economic Activity Cetner (EAC) and "retail" is the only sector identified as appropriate for the 127th & State Street EAC. The sole focus for new, or targeted growth at State Street and 127th Street should remain with retail, as it was when the comprehensive plan was adopted by the Village. The adoption of the State Street Overlay District will allow for all

non-retail uses that exist to continue, but omits the following non-retail uses moving forward: animal services, commercial recreation, construction contractor office, financial services, funeral and internment services, medical, office and commercial parking.

17.12 Fences

Recently, a situation arose when a guardrail/fence was required per the building code on top of an existing retaining wall near/along a property line for a residential property. The retaining wall was very close to the interior side property line and acting as a barrier/fence. The allowed maximum height of the total structure (i.e. retaining wall with the rail/fence on top) was not completely clear in the UDO, although the intention would be for the wall and the rail to act as one barrier or fence, therefore required to meet the maximum height of fences for the location. Staff is proposing to clarify this situation and add the following to Section 17.12.010 so the combination of materials for fences still needs to meet the total height.

A. Construction.

1. All fences in all zoning districts shall be erected or installed so that the finished side faces outward, i.e., the construction supports face the interior of the lot on which the fence is installed.

2. All fences in all zoning districts shall be of rigid material.

<u>3. The combination of fencing materials (i.e., retaining wall with a rail/fence on top) must meet the height and all other requirements of this section. Total height of the total barrier (wall with rail/fence) may be an aggregate average height of the total assembly from one side of the wall and from the top of the wall.</u>



Staff is requesting discussion on how to best determine height when a retaining wall is involved as part of a barrier/fence. Height could be an aggregate of the average height from the neighbor's yard to the subject property, or total height could be determined from the point where it is the greatest. Restricting the type of fencing material on top of the retaining wall can be explored as well, such as requiring an open style fence only in order to maintain a more open feel like in the image above.

Fences in Corner Side Yards:

There are also many requests throughout the year for 5-foot fences in corner side yards when the code allows a maximum of 4-foot fences in corner side yards. As a reminder, the following language regulates fences in a corner side yard:

B. *Decorative Fences and Walls.* Decorative fences and walls are permitted in the front and corner side yards in an R district providing that:

1. Fence or wall height does not exceed four feet;

2. The fence is at least 20 feet from the edge of any public street; and

3. The fence is open in design.

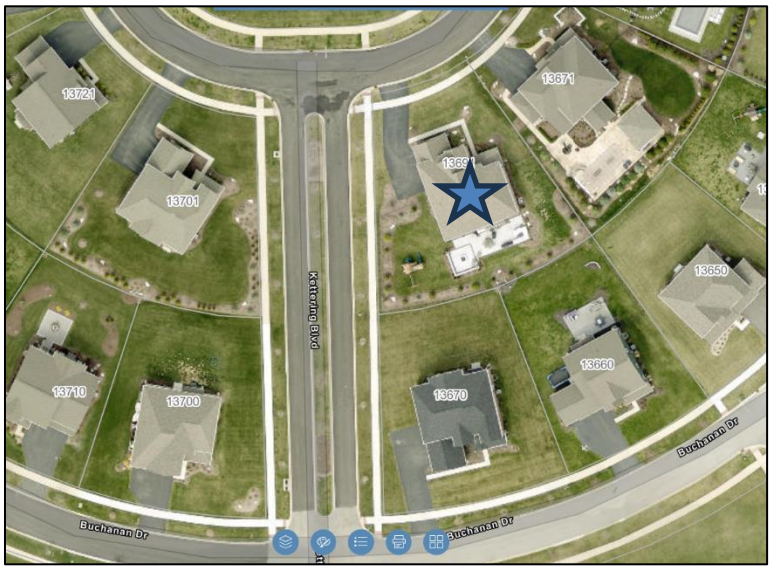
C. *Fence Height.* Fences in R districts shall not exceed six feet except:

1. Decorative fences as provided for in paragraph B of this section shall not exceed four feet;

2. On through lots where a rear yard would be adjacent to a front yard, the fence in the rear yard shall not exceed four feet.

D. *Permitted Materials.* Fences in R districts shall be constructed of the following materials only: wood or wood laminate, wrought iron, aluminum, masonry or vinyl.

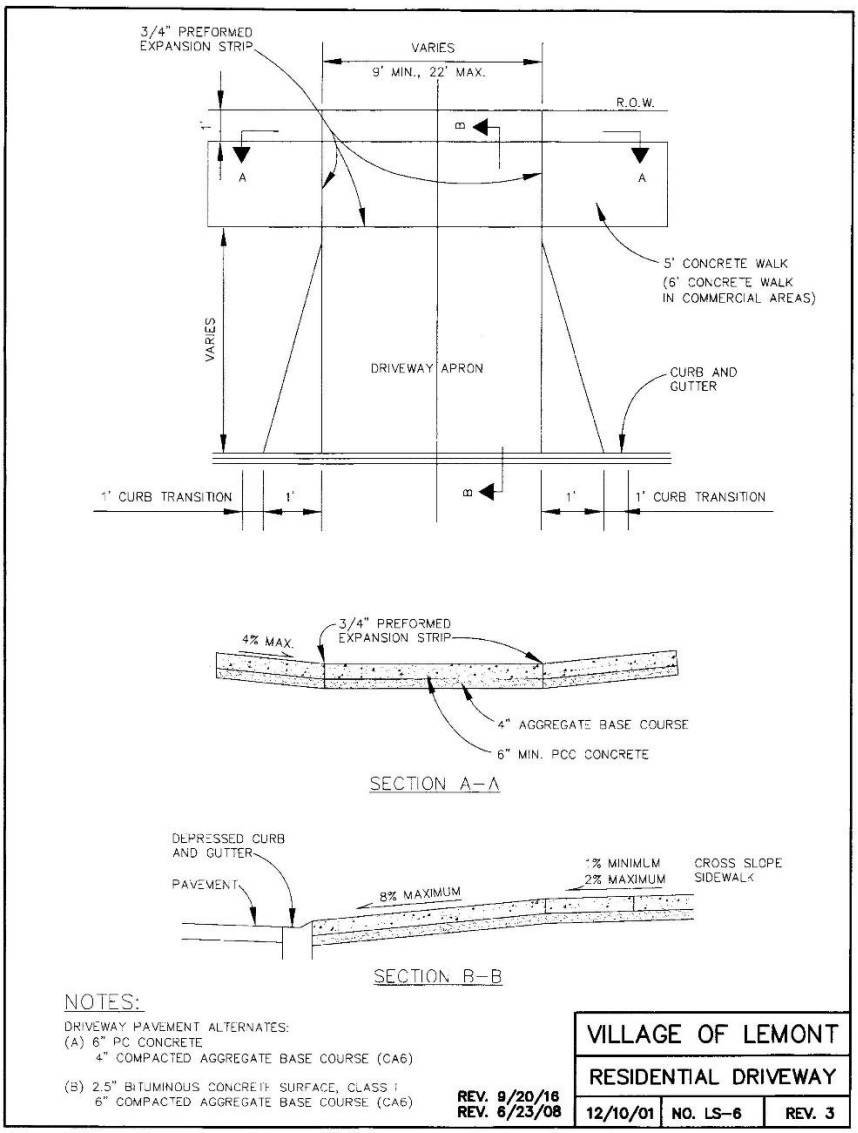
Staff proposes to explore allowing fences up to 5-feet in height when a corner side yard's rear yard abuts another corner side yard's rear yard. These lots are often called "corner through lots". The PZC and Village Board has recommended approval of previous fence variations in this situation. The lot with the star below was allowed a 5-foot open-style black aluminum fence in the corner side yard with a variation. Its rear yard abuts another lot's rear yard (s) rather than another lot's front or corner yard. There have not been complaints regarding the height of a fence in these circumstances, rather an influx of property owners wishing to do the same. Rather than go through the variation process, staff propose to amend the code for certain situations.



Appendix G – Engineering Details

Throughout the recent residential development process, the Village has preferred concrete driveways over asphalt driveways in new residential construction, often making them a requirement within Planned Unit Developments. Concrete is traditionally a longer lasting and superior material to asphalt, with the cost of concrete generally being higher than the alternative. Staff asks to explore the Village's minimum requirements for concrete and asphalt driveways to verify our codes and regulations are most favorable to encourage concrete driveways over asphalt.

Engineering Detail LS-6 provides the minimum requirements for residential driveway construction, which is in the Appendix of the Village's UDO. See below and in the attachments:



Lemont's requirement for a concrete driveway is a "compacted aggregate base with 6" thick of concrete" OR "compacted 6" aggregate base course with 2.5" thick of asphalt".

Although concrete is the preferred material for the Village, the UDO's minimum requirement for concrete makes asphalt more cost effective over concrete, if cost is determining the choice of material. Staff is exploring discussion to modify the Village's residential driveway material standards to ensure they are best to promote concrete (over asphalt) while not jeopardizing its longevity, superiority and durability.

Comparison to other Communities:

Lemont:

The choice of pavement material is 6" thick concrete with a 4" compacted aggregate base course OR 2.5" of asphalt with a 6" aggregate base course.

Tinley Park has the following minimum residential driveway pavement requirements, and they differentiate between public and private:

Public – 7" thick concrete, 4" aggregate base.

Private – 7" thick, but 5" + wire mesh is acceptable, 4" aggregate base.

Lombard:

What are the requirements for driveways?

1. All aggregate sub-base shall be mechanically compacted.
2. Minimum thickness for drive: 5-inch P.C. concrete on 2-inch compacted aggregate sub-base (CA-6 Graduation) or 2-inch bituminous surface on 6-inch compacted aggregate sub-base (CA-6 Graduation).
3. Driveways shall have a minimum slope of 2% and a maximum slope of 8%.
4. Driveway aprons shall have a minimum slope of 2% and a maximum slope of 5%.
5. Drainage not to adversely effect adjoining lots.
6. Minimum thickness for aprons: 6-inch P.C. Concrete on 2-inch compacted aggregate sub-base (CA-6 Graduation) or 3-inch bituminous surface on 6-inch compacted aggregate sub-base (CA-6 Graduation).
7. No wire mesh allowed in apron.
8. Sidewalk shall extend through the driveway.

Naperville:

- Driveway Dimensions.
  - Concrete driveways shall have a minimum thickness of 6 inches for residential driveways and 8 inches for commercial driveways. The driveway shall be constructed on a prepared compacted crushed stone (CA-6) sub-base of 2" for residential driveways and 4" for commercial driveways.

Woodridge:

3. Type of drive way with the following specifications listed:

   - Concrete Driveway: minimum 3" gravel base and 5" concrete on private side, minimum 3" gravel base and 6" concrete on public side (apron) No mesh or steel allowed in aprons or in any public walkway
   - Brick Driveways: Minimum 8" gravel base and 1" sand under bricks, Must follow manufactures recommendations for installation
   - Asphalt driveway: Minimum 8" gravel base and 2" asphalt on private side, Minimum 8" gravel 3" of asphalt on the public side (apron)

Orland Park:

Residential driveways and aprons shall have a minimum concrete thickness of six (6) inches and a granular bedding base of two (2) inches.

After looking at requirements found in other neighboring communities, the Village's standards do not appear to be excessive in comparison. If the Village desires to promote concrete over asphalt, amending the standards may not be the appropriate approach so not to jeopardize the quality of the materials used for driveways. The Village Engineer provided feedback that if the thickness of the concrete is reduced, then wire mesh can be used to strengthen the pavement (as Tinley Park offers). He stated the only way to strengthen thinner concrete is wire mesh. He did not have an opinion or experience with wire mesh but has heard that it can be burdensome when it comes to repairs by utility companies and other entities that need to rip up and replace a section of pavement. .

CONCLUSIONS & RECOMMENDATION

The proposed Unified Development Ordinance Amendments are meant for discussion and can be recommended as proposed, modified or denied.

Attachment 2

Example Pool House Plans

TOPOGRAPHICAL SITE DEVELOPMENT PLAN

LOT 1 IN ZEMIRA'S RESUBDIVISION, BEING A SUBDIVISION OF PART OF THE SOUTHEAST 1/4 OF SECTION 27, TOWNSHIP 37 NORTH, RANGE 11, ACCORDING TO THE PLAT RECORDED AUGUST 16, 2005 AS DOCUMENT NUMBER 0522834031, IN COOK COUNTY, ILLINOIS.

P.I.N.: 22-27-404-017

COMMONLY KNOWN AS: 52 RUFFLED FEATHERS DRIVE, LEMONT, ILLINOIS

IMPERVIOUS DATA TABLE

EXISTING IMPERVIOUS		PROPOSED IMPERVIOUS	
DRIVEWAY:	1,273 S.F.	POOL & SPA:	906 S.F.
HOUSE:	3,195 S.F.	POOL EQUIPMENT PAD:	40 S.F.
FRONT WALK:	314 S.F.	PATIO:	1,690 S.F.
WALKWAY & PATIO:	510 S.F.	POOL HOUSE:	300 S.F.
TOTAL:	5,292 S.F.	TOTAL:	2,936 S.F.

EXISTING IMPERVIOUS (TO BE REMOVED)
PATIO & WALKWAY: 381 S.F.
TOTAL: 381 S.F.

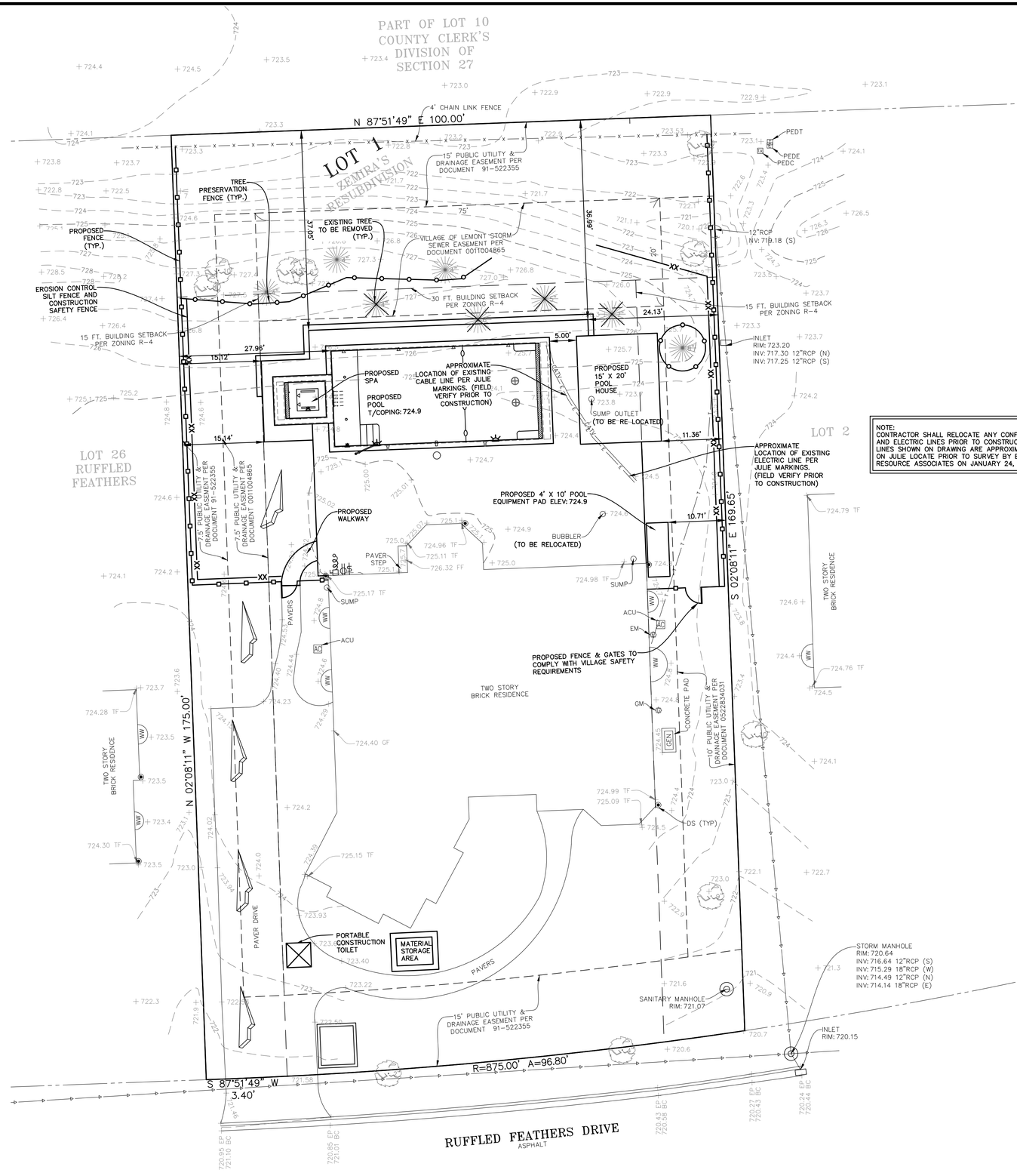
NEW IMPERVIOUS AREA= 2,936 S.F.- 381 S.F.= 2,555 S.F.

LOT COVERAGE:
LOT AREA: 17,328 (MEAS.)
IMPERVIOUS: 7,847 S.F.
LOT COVERAGE: 45.29%

30' REAR LOT COVERAGE:
LOT AREA: 3,000 S.F. (MEAS.)
IMPERVIOUS: 0 S.F.
LOT COVERAGE: 0.00%

SITE BENCHMARK:
THE SOUTHEAST BOLT ON A FIRE HYDRANT SOUTH OF RUFFLED FEATHERS DRIVE AND EAST OF THE DRIVEWAY OF 49 RUFFLED FEATHERS DRIVE.

ELEV: 722.07 (NAVD 88)



NOTE:
CONTRACTOR SHALL RELOCATE ANY CONFLICTS FOR CABLE AND ELECTRIC LINES PRIOR TO CONSTRUCTION. LOCATIONS OF LINES SHOWN ON DRAWING ARE APPROXIMATE AND ARE BASED ON JULIE LOCATE PRIOR TO SURVEY BY ENGINEERING RESOURCE ASSOCIATES ON JANUARY 24, 2023.

0 10' 20'
SCALE: 1"=10'

LEGEND

- = PROPERTY LINE
- = LOT LINE
- = EASEMENT LINE
- = EX. STORM LINE
- = EX. UNDERGROUND CABLE (APPROXIMATE LOCATION)
- = EX. UNDERGROUND ELECTRIC (APPROXIMATE LOCATION)
- = EX. UNDERGROUND TELEPHONE (APPROXIMATE LOCATION)
- = EX. FENCE
- = EX. CONCRETE CURB & GUTTER
- = EX. CONTOURS
- = EX. SANITARY MANHOLE
- = EX. STORM INLET
- = EX. STORM MANHOLE
- = EX. FIRE HYDRANT
- = EX. SPOT ELEVATION
- = EX. CONIFEROUS TREE W/TRUNK SIZE IN INCHES
- = EX. DECIDUOUS TREE W/TRUNK SIZE IN INCHES

ABBREVIATIONS

A	ARC LENGTH
ACU	AIR CONDITIONER UNIT
BC	BACK OF CURB
BM	BENCHMARK
DS	DOWNSPOUT
E	EAST
EM	ELECTRIC METER
EP	EDGE OF PAVEMENT
FF	FINISHED FLOOR
GEN	GENERATOR
GF	GARAGE FLOOR
GM	GAS METER
INV	INVERT
N	NORTH
PEDC	CABLE PEDESTAL
PEDE	ELECTRIC PEDESTAL
PEDT	TELEPHONE PEDESTAL
R	RADIUS
RCP	REINFORCED CONCRETE PIPE
S	SOUTH
TF	TOP OF FOUNDATION
W	WEST
WW	WINDOW WELL
XXX.XX'	MEASURED DIMENSION
(XXX.XX')	RECORD DIMENSION

It's smart It's free It's the law

Call Before You Dig
JULIE ILLINOIS ONE-CALL SYSTEM

Call before you dig 800.892.0123

PREPARED FOR: ANTHONY AND ROSANA ALAGNA

DRAWN BY: B.L.
CHECKED BY: J.G.
APPROVED BY: J.G.

ENGINEERING RESOURCE ASSOCIATES
3S701 WEST AVENUE, SUITE 150
WARRENVILLE, ILLINOIS 60555
PHONE (630) 393-3060
FAX (630) 393-2152

10 S. RIVERSIDE PLAZA , SUITE 875
CHICAGO, ILLINOIS 60606
PHONE (312) 474-7841
FAX (312) 474-6099

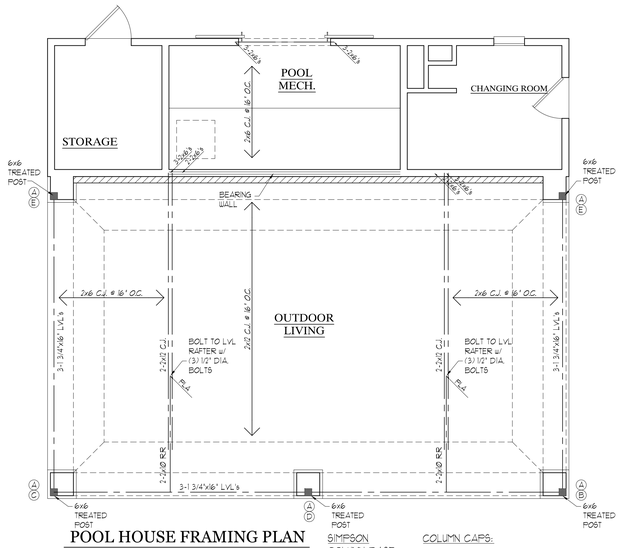
2416 GALEN DRIVE
CchampaIGN, ILLINOIS 61821
PHONE (217) 351-6268
FAX (217) 355-1902

Jon P. Green, P.E.
IL. P.E. NO. 062-052108
Expires November 30, 2023

SITE PLAN DATED: FEBRUARY 28, 2023

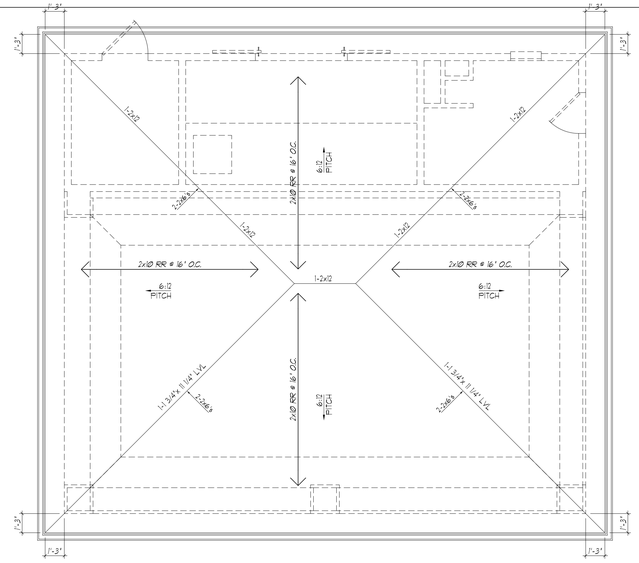
PROFESSIONAL DESIGN FIRM NUMBER: 184.001186

G:\PROJECTS\Align, A&R\W23005.00 52 Ruffled Feathers Dr, Lemont\CADD\W23005 52 Ruffled Feathers Dr Site Plan.dwg Updated by: blepich 2/28/2023



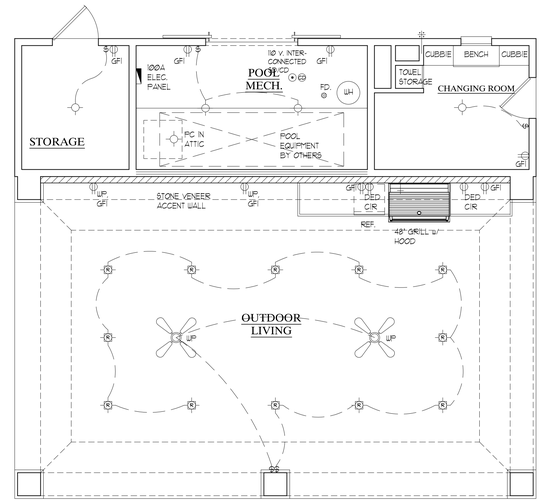
POOL HOUSE FRAMING PLAN

SCALE: 1/4"=1'-0"



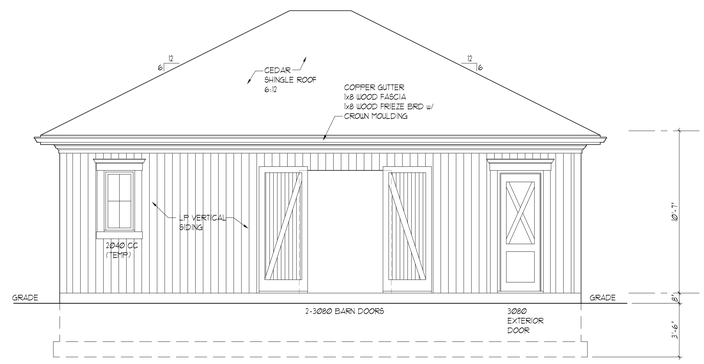
POOL HOUSE ROOF PLAN

SCALE: 1/4"=1'-0"



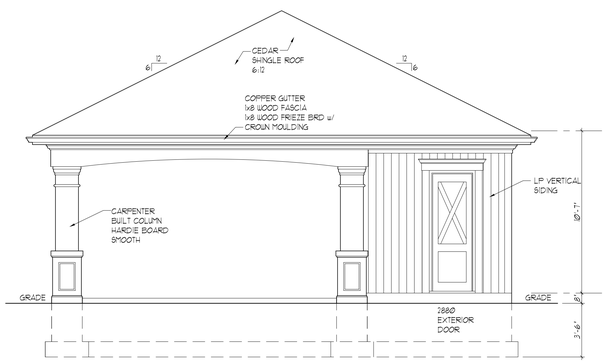
POOL HOUSE ELECTRICAL PLAN

SCALE: 1/4"=1'-0"



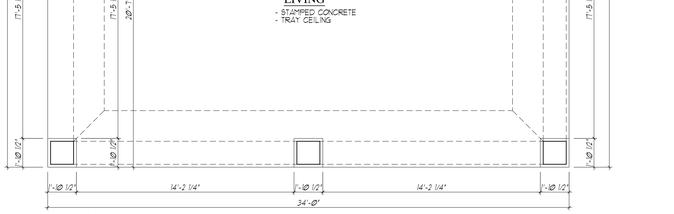
POOL HOUSE REAR ELEV.

SCALE: 1/4"=1'-0"



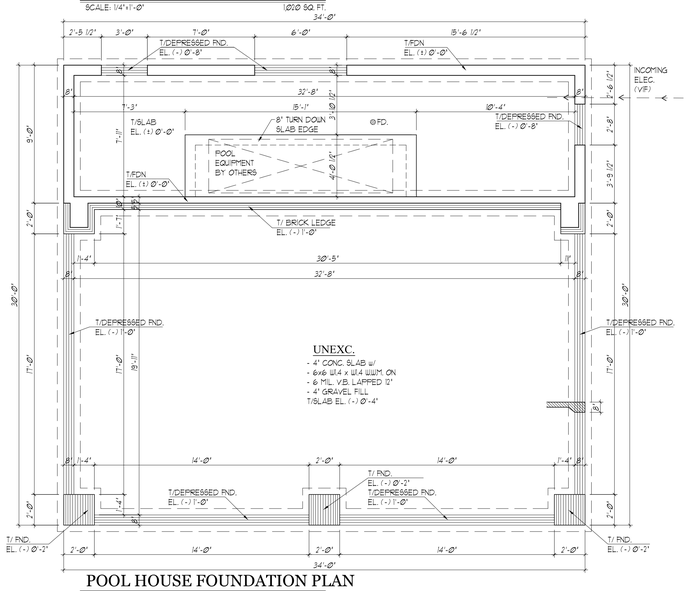
POOL HOUSE RIGHT ELEV.

SCALE: 1/4"=1'-0"



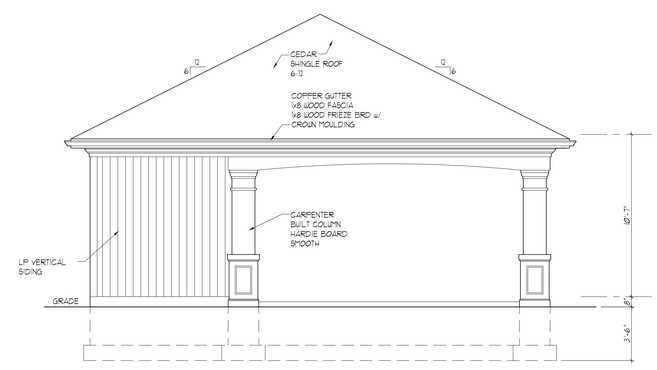
POOL HOUSE FLOOR PLAN

SCALE: 1/4"=1'-0" 1010 SQ. FT.



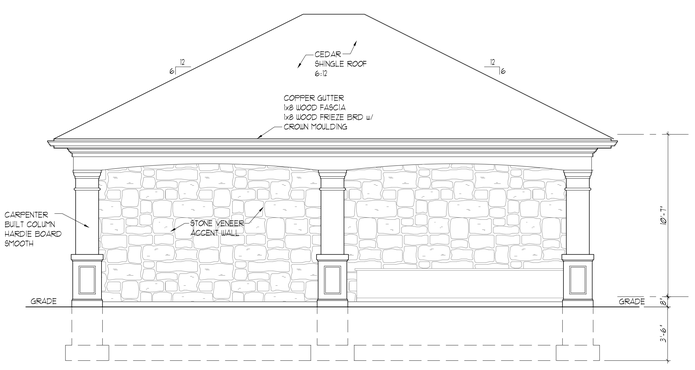
POOL HOUSE FOUNDATION PLAN

SCALE: 1/4"=1'-0"



POOL HOUSE LEFT ELEV.

SCALE: 1/4"=1'-0"



POOL HOUSE FRONT ELEV.

SCALE: 1/4"=1'-0"

SCHWARZ • LEWIS

SCHWARZ LEWIS
Design Group, Inc.

1550 Spring Rd., Suite 100
Oak Brook, IL 60523
630-537-1416
www.schwarzlewis.com

TOMALA RESIDENCE

1344 Gordon Lane
Lemont, Illinois 60439

POOL HOUSE PLANS & ELEVATIONS

DATE:	06.08.18
JOB NO.:	
ISSUED FOR PERMIT:	
ISSUED FOR CONSTRUCTION:	
DRAWN BY:	PKR/PLA
CHECKED BY:	WDS

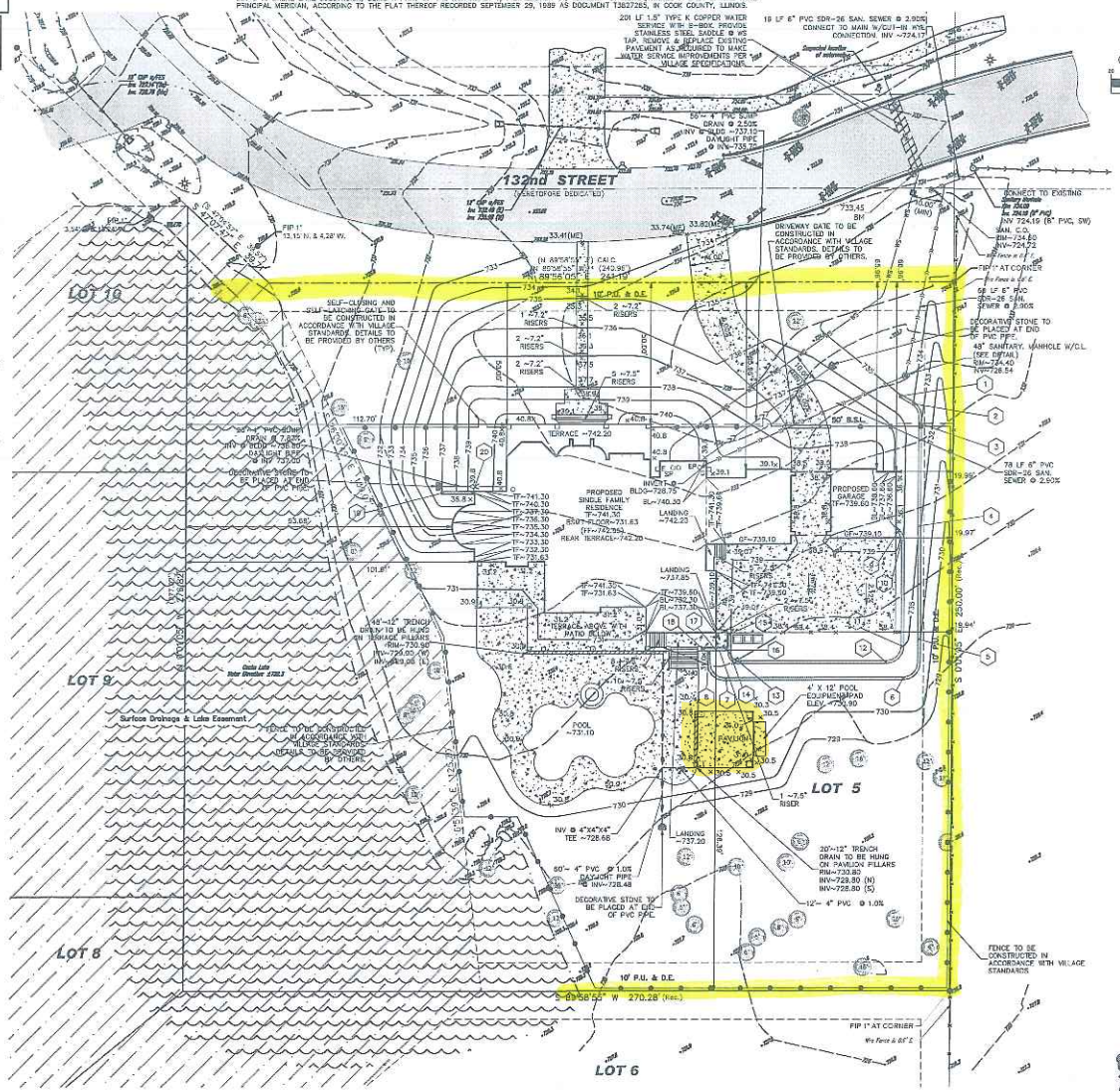
(07.10.18)	Grading/Arch./Client Revisions
(07.03.19)	Client / Arch. Revisions
(08.20.19)	Permit Revisions
1-22-20	Client Revisions
1-28-21	Client Revisions
2-19-21	Client Revisions/ Arch. Revisions
6-18-21	Grading Revisions/ Permit Revision #1

SHEET NO.

PH1

DETAILED GRADING PLAN - POOL PERMIT

LOT 5 IN CACHE LAKE SUBDIVISION, BEING A PART OF THE NORTHEAST 1/4 OF SECTION 31, TOWNSHIP 37 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 29, 1999 AS DOCUMENT 13627265, IN COOK COUNTY, ILLINOIS.


132nd STREET
(DEDICATED BY SEPARATE DOCUMENT)
LOT 10
LOT 9
LOT 8
LOT 6
LOT 5
10' P.U. & D.E.
Surface Drainage & Lake Easement
PROPOSED SINGLE FAMILY RESIDENCE
PROPOSED GARAGE
PROPOSED BLDG=726.75
BL=740.30
LANDING ~742.23
TERRACE ~742.20
REAR TERRACE=742.20
POOL ~729.10
PAVILION
4' X 12' POOL EQUIPMENT PAD ELEV.=726.90
POOL EQUIPMENT PAD
LANDING ~737.85
LANDING ~737.20
DECORATIVE STONE TO BE PLACED AT END OF PVC PIPE
SELF-CLOSING AND SELF-LATCHING GATE TO BE CONSTRUCTED IN ACCORDANCE WITH VILLAGE STANDARDS. DETAILS TO BE PROVIDED BY OTHERS (TYP.)
FENCE TO BE CONSTRUCTED IN ACCORDANCE WITH VILLAGE STANDARDS
DRIVEWAY GRADE TO BE CONSTRUCTED IN ACCORDANCE WITH VILLAGE STANDARDS. DETAILS TO BE PROVIDED BY OTHERS.
CONNECT TO EXISTING
FIP 1" AT CORNER
FIP 1" AT CORNER
201 LF 1.5" TYPE K COPPER WATER SERVICE W/ 2" BOX. PROVIDE STAINLESS STEEL SADDLE @ WS TAP. REMOVE & REPLACE EXISTING PAVEMENT AS REQUIRED TO MAKE WATER SERVICE IMPROVEMENTS PER VILLAGE SPECIFICATIONS.
18 LF 6" PVC SDR-26 SAN. SEWER @ 2.00% CONNECT TO MAIN W/CUT-IN WYE
50'+ 4" PVC @ 2.50% INV @ MH = 733.15 DAYLIGHT PIPE @ INV=735.25
20'-12" TRENCH DRAIN TO BE HUNG ON PAVILION PILLARS RIM=730.80 (N) INV=729.80 (N) INV=728.80 (S)
12'+ 4" PVC @ 1.0%
50'+ 4" PVC @ 1.0% DAYLIGHT PIPE @ INV=728.48
INV @ 4"x4"x4" TEE =728.68
48'-12" TRENCH DRAIN TO BE HUNG ON PAVILION PILLARS RIM=730.90 INV=729.90 (N) INV=729.00 (S)
78 LF 6" PVC SDR-26 SAN. SEWER @ 2.50%
49' SANITARY MANHOLE W/C.L. (SEE DETAIL) RIM=724.40 INV=716.54
6" PVC DRAIN @ 7.83% INV @ MH=736.80 DAYLIGHT PIPE @ INV=733.20
CLEANOUT TO GRADE TO BE PLACED AT END OF PVC PIPE
INV=734.30
INV=734.80
INV=734.22
S 89°58'55" W 270.28' (Rec.)
S 89°58'55" E 254.10'
(N 89°54'55" E) CALC. N 89°58'55" E 243.98')
N 89°58'55" E 254.10'
FIP 1" 13.15' N. & 4.28' W.
FIP 1" AT CORNER
We Fence & 86' E
We Fence & 0.6' E
33.41'(ME)
33.74'(ME)
33.80'(ME)
733.45 BW
733.95 BW
40.00' (MIN)
50' B.S.L.
30' B.S.L.
12.70'
40.8'
39.1'
53.68'
101.81'
19.97'
19.86'
30.9'
35.8'
30.4'
30.5'
30.3'
29.0'
20.9'
20.00'
47.04'
4.00'
12.00'
8.07'
S 89°58'55" W 560.00' (Rec.)
S 89°58'55" W 560.00' (Rec.)
N 89°58'55" E 560.00' (Rec.)
N 89°58'55" E 560.00' (Rec.)
S 00°01'05" E 132.00' (Rec.)
N 00°01'05" W 132.00' (Rec.)
S 00°01'05" E 132.00' (Rec.)
N 00°01'05" W 132.00' (Rec.)
10' P.U. & D.E.
10' P.U. & D.E.
1 @ 7.5" RISER
2 @ 7.2" RISERS
5 @ 7.5" RISERS
2 @ 7.2" RISERS
2 @ 7.2" RISERS
1 @ 7.2" RISERS
TF=741.30
TF=740.30
TF=739.30
TF=738.30
TF=737.30
TF=736.30
TF=735.30
TF=734.30
TF=733.30
TF=732.30
TF=731.63
TF=731.30
TF=739.60
BF=732.20
TF=739.10
TF=739.80
BF=732.90
TF=737.30
TF=737.80
BF=730.80
TF=737.80
BF=730.80
TF=737.30
BF=730.30
TF=737.30
BF=730.30
TF=737.30
BF=730.30

Attachment 3

Proposed State Street Overlay District Boundaries and Zoning Map

17.06.135. STATE STREET OVERLAY DISTRICT.

A. *Purpose.* The State Street Overlay District is intended to provide supplementary land use regulations for properties that front State Street between Cass Street and 129th Street. There are two sections to the State Street Overlay District labeled State Street Overlay District North and State Street Overlay District South. The following describes each:

1. **North State Street Overlay District**: Parcels indicated in Figure 17-06-01 fronting State Street, generally between Cass Street and Rosehill Drive on the east side of State Street and Weimer Avenue on the west side of State Street.

2. **South State Street Overlay District**: Parcels indicated on Figure 17-06-02 fronting State Street, generally between Rosehill Drive on the east side of State Street and Weimer Avenue on the west side of State Street, south to 129th Street.

B. *Permitted Uses.* The following uses are permitted within the State Street Overlay District:

1. All permitted residential uses of the underlying zoning district; and

2. All permitted non-residential uses except animal services, commercial recreation, construction contractor office, financial services, funeral and internment services, medical, office and commercial parking.

C. *Special Uses.* Within the State Street Overlay District, the following land uses listed in this paragraph are allowed only as reviewed and approved in accordance with the "special use" procedures of this ordinance. See § 17.04.140 for these procedures. Special uses are subject to all other applicable regulations of this ordinance.

1. All special uses of the underlying zoning district; and

2. Duplex, two-family detached dwelling, town house uses that meet the following:

   a. Located within the North State Street Overlay District; and

   b. Minimum lot width, or combined thereof, of 80-feet and minimum lot area of 10,000 square-feet; and

   c. No garage or driveway to a parking area facing State Street; rear loaded garages only; and

   d. Front of structure faces State Street; and

   e. All buildings and structures must meet the bulk and dimensional standards for the underlying district unless specifically stated in this section.

3. Non-residential uses on first floor only in mixed-use buildings to include:

   a. Café, coffee shop, soda fountain; and

   b. Restaurant; and

   c. Specialty food shop/carry out; and

   d. Convenience store; and

   e. Hardware store; and

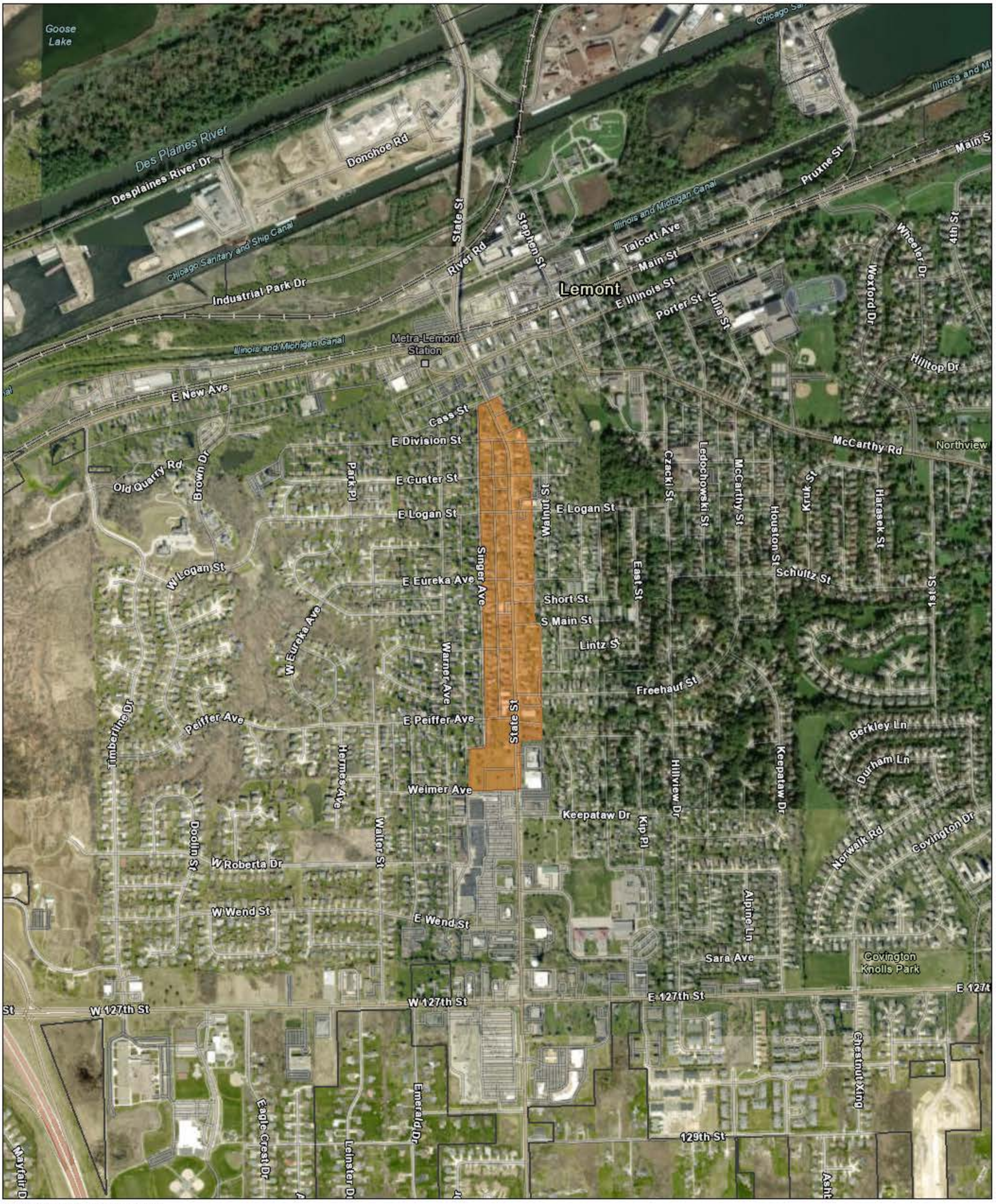
   f. Retail business with less than 15,000 square feet.

4. Any non-residential use must meet off-street parking requirements in Section 17.10 of this ordinance.

DRAFT

FIGURE 17-06-01

North State Street Overlay District



11/16/2023, 1:17:28 PM

Municipal Boundary

DRAFT

1:13,752

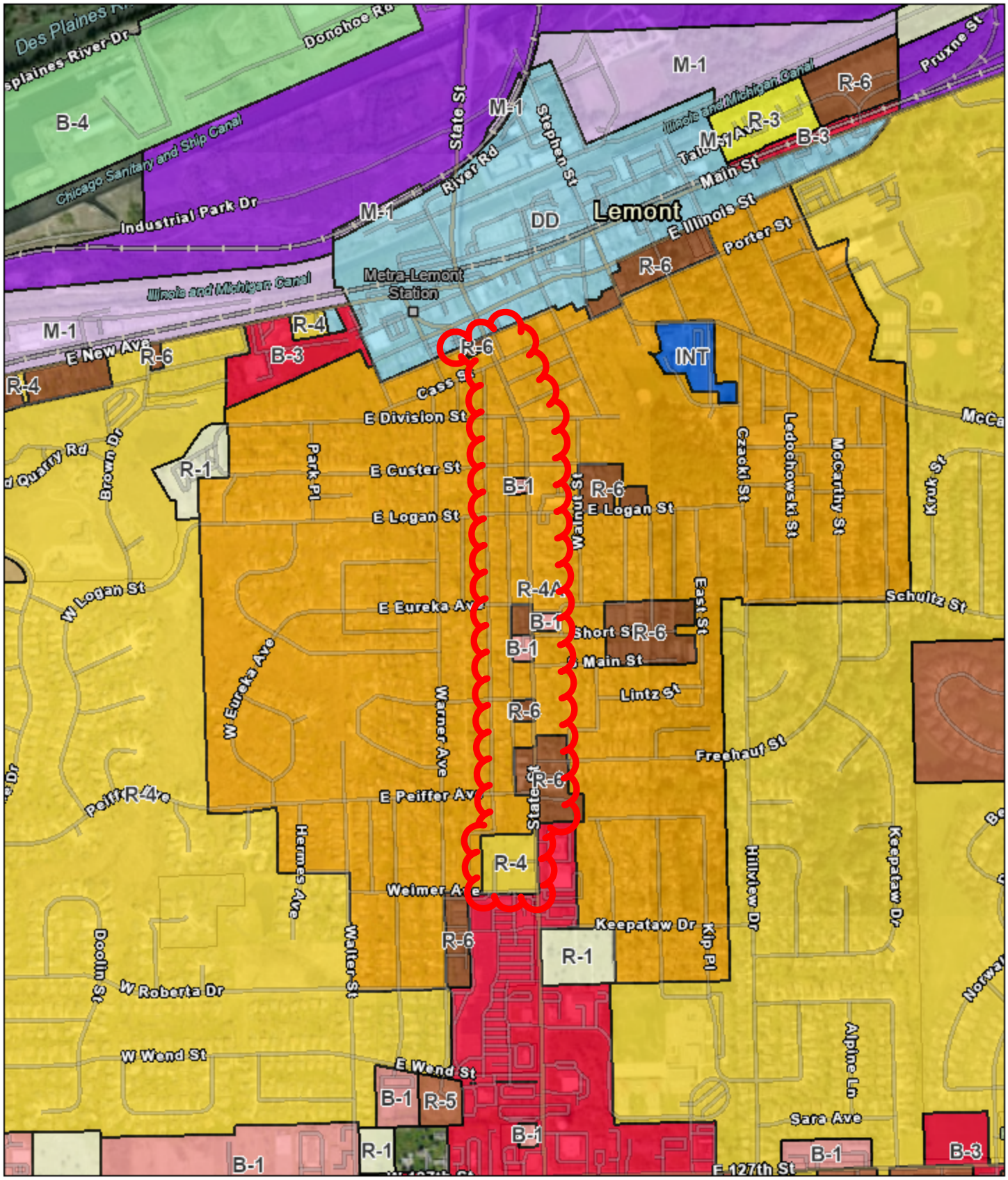
0 0.1 0.2 0.4 mi

0 0.17 0.35 0.7 km

County of Will, Maxar, Esri Community Maps Contributors, County of Will, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA

Jamie Tate
Village of Lemont GIS

North Zoning



12/1/2023, 1:58:12 PM

1:14,934

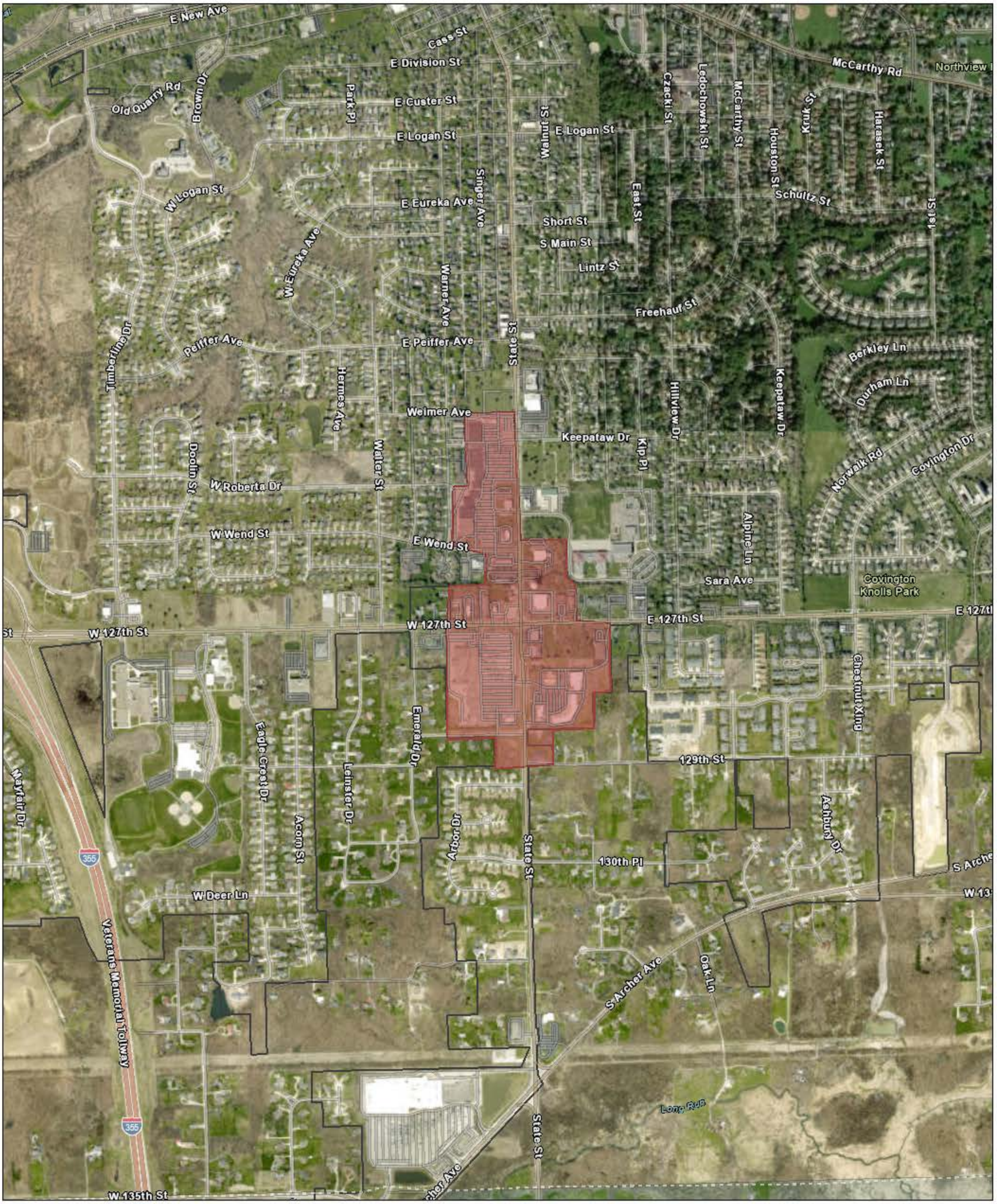
0 0.07 0.15 0.3 mi

0 0.15 0.3 0.6 km

County of Will, Maxar, Esri Community Maps Contributors, County of Will, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA

FIGURE 17-06-02

South State Street Overlay District



11/16/2023, 1:29:34 PM

Municipal Boundary

Will County Municipalities

DRAFT

1:13,752

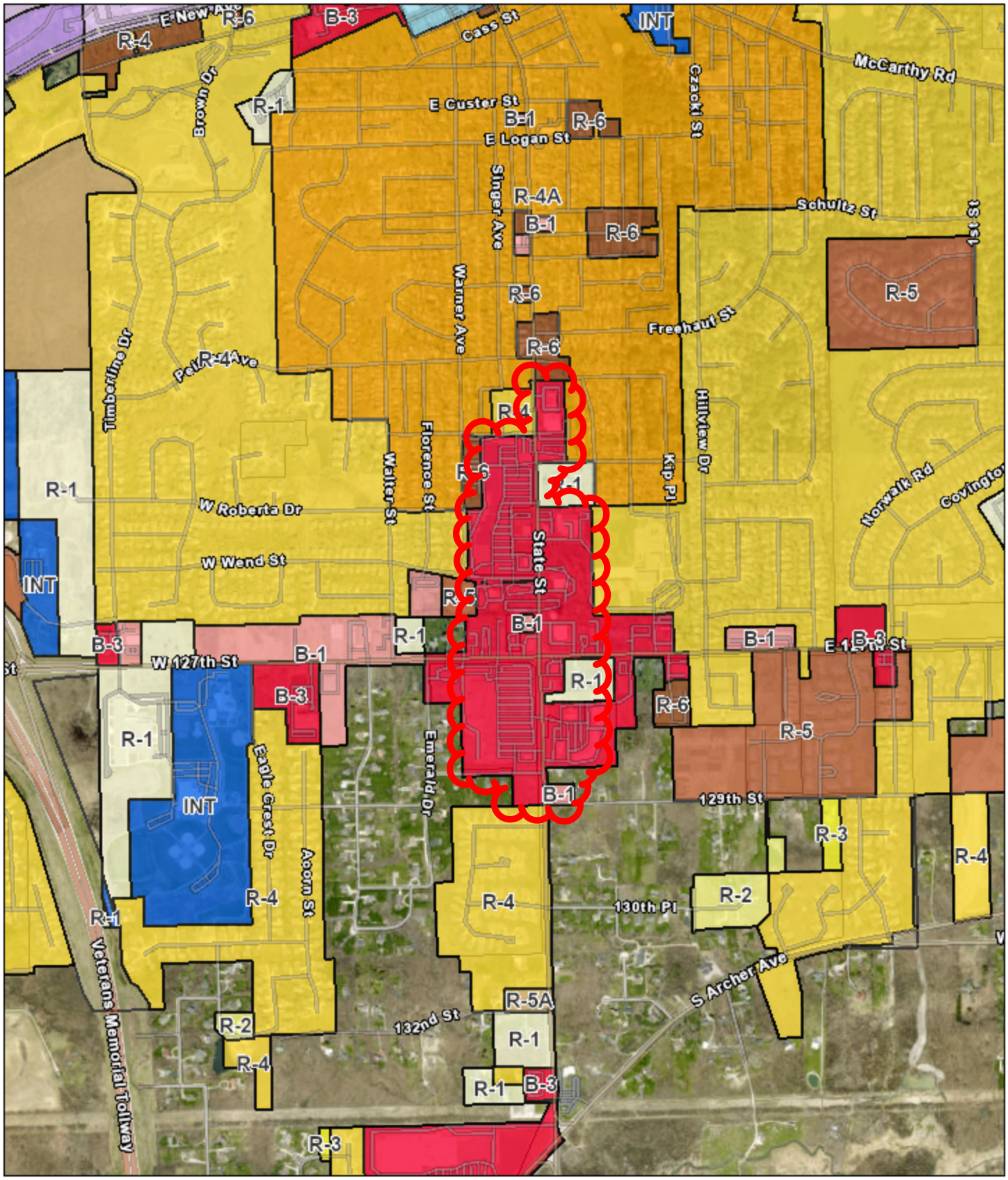
0 0.1 0.2 0.4 mi

0 0.17 0.35 0.7 km

County of Will, Maxar, Esri Community Maps Contributors, County of Will, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA

Jamie Tate
Village of Lemont GIS

South Zoning



12/1/2023, 9:03:04 PM

1:19,186

0 0.1 0.2 0.4 mi

0 0.17 0.35 0.7 km

County of Will, Maxar, County of Will, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA

Attachment 4

June 19, 2023 Committee of Whole Memo, Analysis and Attachments

418 Main Street | Lemont, IL 60439

TO: Village Board Committee of the Whole Meeting
FROM: Jason Berry, Community Development
THROUGH: George Schafer, Village Administrator
SUBJECT: State Street Corridor and Overlay
DATE: June 19, 2023

SUMMARY/BACKGROUND

As part of staff's regular review of the Lemont 2030 Comprehensive Plan, two action areas have come to the forefront recently: develop a form-based land use plan for the State Street Corridor, and seek exceptional commercial design along 127th Street, from State Street to I-355. This discussion item highlights the importance of the State Street corridor, and in particular the comprehensive plan's State & 127th Economic Activity Center.

Lemont's comprehensive plan is found online here.

ANALYSIS

Lemont 2030: Our Economic Prosperity

A Target Industries Report was prepared for the comprehensive plan to examine "Lemont's competitive position in the marketplace, its assets, and its liabilities." The report identifies Growth Target Industries and Preservation Target Industries. Each includes more specific industry sectors: health care, retail, service, and arts, entertainment and recreation are growth targets; manufacturing and transportation are preservation targets. An Economic Activity Center Matrix (Table 4.1 in the comprehensive plan) matches these sectors with nine identified Economic Activity Centers (EAC), seen in the attached map from the comprehensive plan. State & 127th are among these. Retail is the only sector identified as appropriate for the State & 127th EAC.

The sole focus for new, or targeted growth at State and 127th Street should remain with retail, as it was when the comprehensive plan was adopted by the Village. Health care uses, along with professional, scientific, and technical services should be pushed to locate on 127 Street west of State Street, as shown in the EAC Matrix in the Village's Comprehensive Plan.

Lemont 2030: Our Mobility

Roadway Classifications

State Street from Cass Street south to Archer Avenue is under the Village of Lemont's jurisdiction. 127th Street is under the jurisdiction of the Cook County Department of Transportation and Highways.

The Lemont 2030 Comprehensive Plan Classifies State Street as a minor arterial:

> Minor arterials connect with and augment the principal arterial system. The minor

> arterials provide service to trips of moderate length at a somewhat lower level of travel mobility than principal arterials. The minor arterial system places more emphasis on access to adjacent land than principal arterials.

127th Street is classified as a collector:

> Collectors distribute trips from the arterials through the area to the ultimate destination. Collector roads provide access to property and traffic circulation. Facilities on the collector system may penetrate residential neighborhoods. Collector streets collect traffic from local streets in residential neighborhoods and channel it into the arterial system. Collector systems may include the street grid which forms a logical framework for traffic circulation.

Lemont 2030: Our Community Character

Recommendations for State Street and 127th Street are both found in this chapter's Implementation Action Areas.

Implementation Action Area 3: Continue to Protect & Enhance Our Unique Community Assets

- Develop a Form-Based Land Use Plan for the State Street Corridor

This recommendation speaks to the unique opportunity of the State Street corridor. Staff reviewed parcel classification from the Cook County Assessor's Office (CCAO) over the length of the corridor under the Village's jurisdiction. From those properties that front State Street (or are connected to the same) there are approximately 145 parcels. The majority are residential, particularly north of Pieffer Avenue and south of 129th Street.

CCAO Classification	**Parcel Count**
Exempt	12
Vacant	10
Residential 1 to 6 units	83
Residential over 7 units	6
Commercial	34
TOTAL:	**145**

Recognizing that the majority of the corridor's parcels are residential, the recommendation adds: "the Village needs to develop guidelines for allowing limited commercial and/or mixed use in this otherwise residential corridor. In the plan, design considerations should be paramount; the form
of any redevelopment should be consistent with the predominantly residential character of the corridor. Once developed, the plan's recommendations should be integrated into the Unified Development Ordinance."

Discrepancies Between Existing Zoning and the Lemont 2030 Comprehensive Plan Future Land Use Map

State Street is a patchwork of single family, multi-family, institutional, and commercial type uses. This is reflected in the existing zoning map. The Village's comprehensive plan makes several recommendations for the future land use of State Street properties. Some of these

recommendations align with an established use, such as zoning religious and school properties as Institutional. These changes could occur with a simple rezoning, provided the owner is supportive.

Staff has identified twenty sites where either the existing zoning is not representative of the comp plan's future land use map, or the future land use map does not identify a recommendation for zoning that stands apart from neighboring parcels. These are attached as a table. The properties not identified in the future land use map apply to B-1 and R-6 zoned parcels on State Street north of Pieffer Avenue. However, there are certain stand-out properties not noted in the comprehensive plan and that maintain the common R-4A zoning of this portion of the corridor. These include State Street east side at Eureka Drive, a historic mixed-use structure at 801 State Street (Singer Hill Grocery, and last the office of Dr. Edward Abromaitis, DDS) and the approximately 43,000 SF vacant SWC at State Street and Pieffer Avenue.

The majority of the State & 127th EAC the properties are identified as CR, or Community Retail. As described in the comprehensive plan, "the community retail district is characterized by general retail uses, in addition to the convenience-oriented uses also found in the neighborhood retail district." Neighborhood Retail is adjacent, as is Institutional. Lemont Plaza is identified as Mixed Use in the future land use map, a category it shares with certain stretches of 127th Street (as well as the Downtown District). Descriptions from the comprehensive plan of these land use categories are attached.

Analysis of Existing Commercial Zoning

A reduced Table of Uses is attached. Only those uses allowed in B-1 and B-3 were included, all others were removed from this table. Of note, there are no residential uses permitted in B-1 or B-3 commercial districts. Only commercial, public, civic, and educational uses are permitted, plus one lone industrial use in B-3. Commercial uses are listed under the following headings:

- Animal services
- Commercial recreation
- Construction contractor office
- Eating and drinking establishments
- Financial services
- Food and beverage retail sales
- Funeral and internment services
- Landscaping
- Lodging
- Medical
- Office
- Parking, Commercial
- Retail sales and service
- Vehicle-related land uses

The specific uses found under each of these headings are included in the attachment.

As the comprehensive plan notes, "typically sales tax generating uses are the preferred land use for commercial corridors." Among these, only four are guaranteed to improve retail sales

tax generation: eating and drinking establishments, food and beverage retail sales, landscaping (garden center), and retail sales and service. Additionally, most of the Vehicle-related uses generate sales tax or other revenue. Lodging uses create hotel/motel tax.

Using the Village's Financial Transparency Center, in Fiscal Year 2023, intergovernmental revenues accounted for 48.2% of the General Fund budget, with a total of $6,913,021 budgeted. Of that is shared revenue sales tax, at $2,940,000 budgeted. With nearly half of the Village's General Fund revenues coming from intergovernmental sources such as sales tax, the case for prioritizing land use that generates additional revenue is clear. With the loss of a sales tax producer, the Village loses twice, as it also gives up potential non-home rule sales tax.

This review of the comprehensive plan suggests a reconsideration of most commercial uses for the future of the State & 127th EAC. These would include: animal services, commercial recreation, construction contractor office, financial services, funeral and internment services, medical, office, and commercial parking. Staff will inventory existing uses, as several listed here are already not present in the EAC.

Additionally, all industrial, and public, civic, and educational uses should be included in this reconsideration, with the exception of religious uses, which are protected under the Religious Land Use and Institutionalized Persons Act (RLUIPA). Cemeteries may fall under the same, particularly those associated with a congregation or parish, and two are found in the State Street corridor. With no residential permitted in B-1 and B-3 zones, there are no RLUIPA concerns for those type of uses.

On a dual track, the comprehensive plan's recommendation to consider mixed-use for the State Street Corridor should be given serious merit. Staff recommends exploring an overlay district to accomplish these goals without the more complicated effort of developing a form-based code, which could be left for future consideration.

Consistency with Village Policy
Lemont 2030 Comprehensive Plan

STAFF RECOMMENDATION
Item presented for Discussion.

BOARD ACTION REQUESTED
Item presented for Discussion.

ATTACHMENTS
EAC map from Lemont 2030 Comprehensive Plan
Lemont 2030 Comprehensive Plan Future Land Use Map
Existing Zoning and the Lemont 2030 Comp Plan
Category Pages from Lemont 2030 Comprehensive Plan
B-1 amd B-3 uses in Lemont, IL Code of Ordinances

Attachment 5

November 20, 2023 Committee of Whole Memo, Analysis and Attachments with Proposed UDO Language for State Street Overlay District

418 Main Street | Lemont, IL 60439

TO: Village Board Committee of the Whole Meeting
FROM: Jamie Tate, Community Development
THROUGH: Jason Berry, CEcD, AICP, Economic & Community Development Director
SUBJECT: Discussion of State Street Overlay Recommendations
DATE: November 20, 2023

SUMMARY/BACKGROUND

Under the direction of the Lemont 2030 Comprehensive Plan and in a previous discussion at the Committee of the Whole with the Mayor and Board, staff has been reviewing and studying the State Street Corridor between Downtown and Archer Avenue to formulate recommendations to create an overlay district that protects the Village's tax base and character while providing flexibility to enhance the corridor through investment and redevelopment.

Staff examined the Canal Overlay District in the Unified Development Ordinance (UDO) for format and consistency when drafting the proposed State Street Overlay District. This draft is found in the attachments titled Section 17.06.135 State Street Overlay District and is meant for discussion. Overall, the following characteristics are found within the proposed Overlay District:

- The State Street Corridor Overlay District is between Cass Street and 129th Street, as indicated on the image included as Attachment 2. The northern portion of the Overlay District is mixed-use to allow for attached single-family homes with a special use on lots (or a combination of) that meet defined parameters and to allow limited non-residential uses within appropriate structures and properties.
- The southern part of the State Street Overlay District is commercial/retail focused only, adhering to the Lemont 2030 Comprehensive Plan's guide for Economic Activity Centers in order to further and maintain the Village's tax base.

ANALYSIS

Comprehensive Plan

The Comprehensive Plan directs the Village implement action items indicated within the plan. The State Street Corridor is designated an Economic Activity Center within the plan, meant to maintain and further the Village's tax base. The Comprehensive Plan is discussed in detail in the attached staff memo from June 19, 2023.

Committee of the Whole (COW)

The concept and intention of the State Street Overlay was discussed at the COW meeting held on June 19, 2023. The staff memo and thorough analysis from this meeting is provided in the Attachments.

Planning & Zoning Commission (PZC)

The text amendment to create the State Street Overlay District will be discussed at a public hearing held at a future Planning & Zoning Commission (PZC) meeting. Following this

hearing, any recommendations or modifications will be presented to the Board.

Consistency with Village Policy
Lemont 2030 Comprehensive Plan

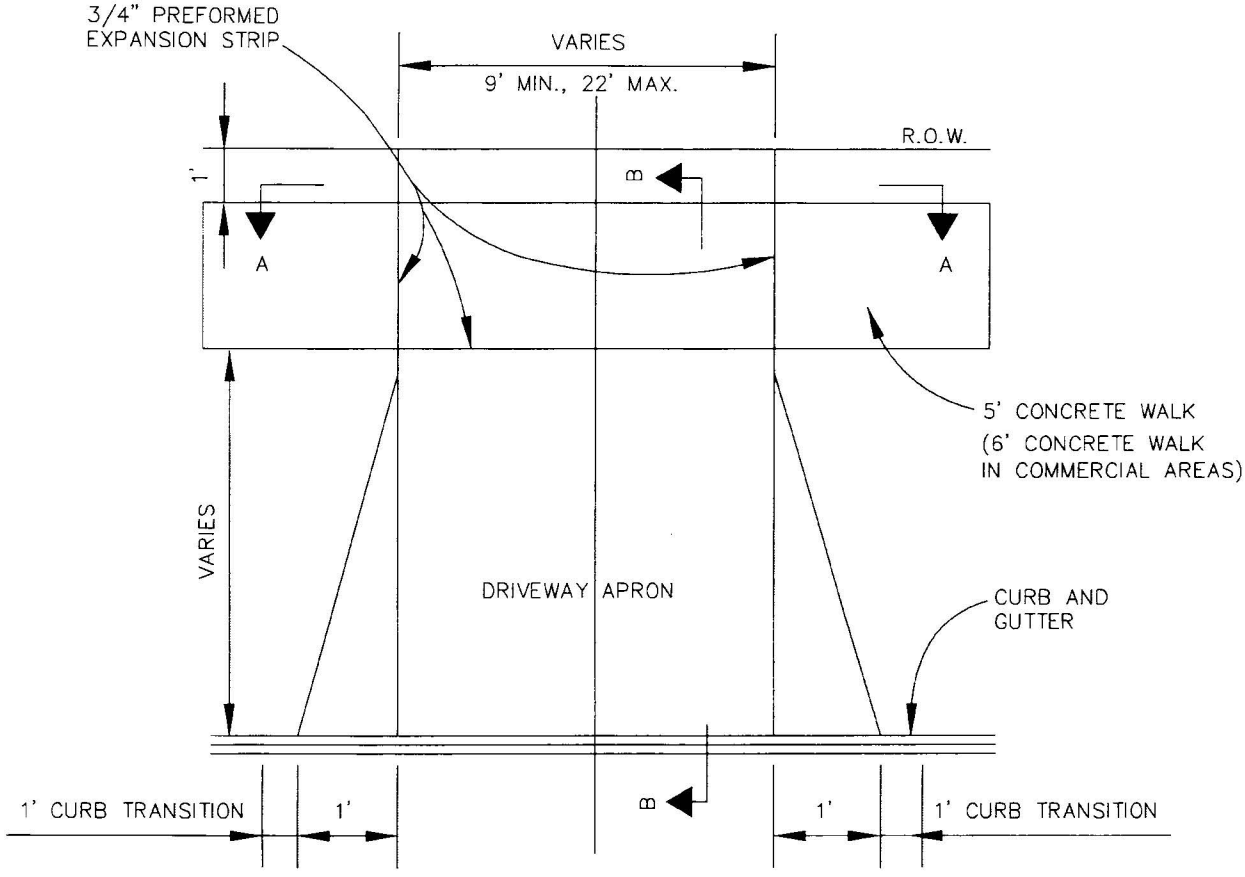
STAFF RECOMMENDATION
Staff is recommending discussion of the attached State Street Overlay District language and associated figures defining the boundaries.

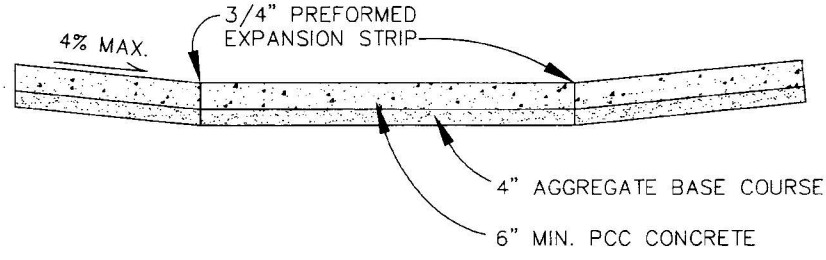
BOARD ACTION REQUESTED
Discussion of the item.

ATTACHMENTS
Figure 17-06-01 North State Street Overlay District
Figure 17-06-02 South State Street Overlay District
Draft State Street Overlay District Section 17.06.135
COW Memo, Analysis and Attachments from June 19, 2023

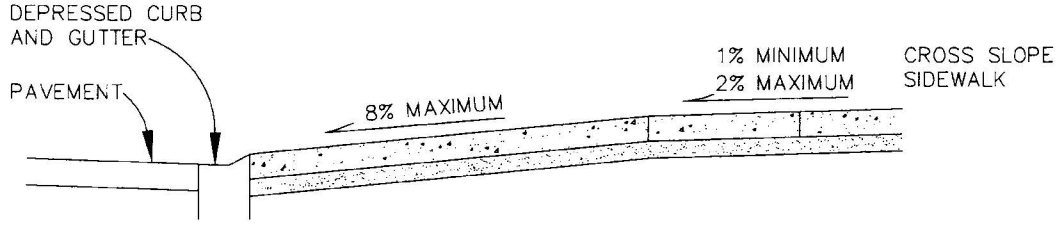
Attachment 6

Engineering Detail LS-6 for Residential Driveways





SECTION A–A



SECTION B–B

NOTES:

DRIVEWAY PAVEMENT ALTERNATES:

(A) 6" PC CONCRETE
4" COMPACTED AGGREGATE BASE COURSE (CA6)

(B) 2.5" BITUMINOUS CONCRETE SURFACE, CLASS I
6" COMPACTED AGGREGATE BASE COURSE (CA6)

REV. 9/20/16
REV. 6/23/08

VILLAGE OF LEMONT		
RESIDENTIAL DRIVEWAY		
12/10/01	NO. LS–6	REV. 3