Village of Lemont

PLANNING AND ZONING COMMISSION
January 7, 2026 – 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 2025-27 Natco Leasing LLC Variation (16748 New Avenue)
- III.B Case 2025-26 926 Main Street Special Use and Plat

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: January 7, 2026

SUMMARY/BACKGROUND

ANALYSIS

Consistency with Village Policy

STAFF RECOMMENDATION

BOARD ACTION REQUESTED

ATTACHMENTS
December 2025 Lemont Meeting.pdf

Village of Lemont
Planning and Zoning Commission
Regular Meeting of December 3, 2025

A regular meeting of the Plan Commission for the Village of Lemont was held at 6:30 p.m. on Wednesday, December 3, 2025, 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 6:30 p.m. He then led the Pledge of Allegiance.

B. Verify Quorum

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

Consulting Planner Jamie Tate, Village Trustee Ron Stapleton, and Village Attorney Kevin Sterk were also present.

C. Approval of Minutes

Commissioner McGleam made a motion, seconded by Commissioner O'Connor to approve the minutes from the November 5, 2025, meeting with no changes. A roll call vote was taken:
Ayes: McGleam, O'Connor, Cunningham, Pawlak, Shumrak, Studebaker
Nays: None
Motion passed

II. CHAIRMAN'S COMMENTS

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

III. PUBLIC HEARINGS

A. CASE 2025-24 – LEMONT FIRE PROTECTION DISTRICT STATION 1 PUD

Chairman Studebaker called for a motion to open the public hearing.

Commissioner McGleam made a motion, seconded by Commissioner Cunningham to open the public hearing for Case 2025-24. A roll call vote was taken:
Ayes: McGleam, Cunningham, O'Connor, Pawlak, Shumrak, Studebaker
Nays: None
Motion passed

Chairman Studebaker asked for staff to provide an overview.

Staff Presentation

Jamie Tate, Consulting Planner, said FGM Architects, who is representing the Lemont Fire Protection District, has applied for annexation, rezoning, and a preliminary PUD to allow for the construction of a new fire station. The new station is four parcels making up the 3.68-acre parcel on the northeast corner of 127th Street and Walter Street. Two of the four parcels are currently in unincorporated Cook County and will be annexed prior to the rezoning that is proposed to be rezoned to the Institutional District.

The plan proposes a modern 32,000-square-foot fire station. The layout includes three apparatus bays that face 127th Street. The public parking areas are along Walter Street. The site circulations are designed to safely accommodate emergency vehicle movements with the widening of aprons, reinforced pavement, and egress and ingress points both off of Walter and 127th Street. The development incorporates a full landscape plan, stormwater detention, upgraded perimeter berming, and foundation plantings that are consistent with the Village's UDO. There will be a monument sign that is an electronic message board on the corner of 127th and Walter. The architectural elevation is consistent with the character of Lemont and other municipal buildings and commercial uses in that area.

The Comprehensive Plan shows this area as neighborhood retail. It talks about small-scale commercial uses, convenience, and neighborhood-oriented activity. A use such as the fire station was not anticipated in the neighborhood retail district, but it does fall within the general category of a public safety facility. The Comprehensive Plan has other goals within it besides the Future Land Use. It has to do with public service and infrastructure goals, making sure that the community has upgraded facilities with modern stations. The rezoning will be from an R-1 to the Institutional District. The Institutional District encompasses an environment for land uses that address civic, educational, governmental, recreational, and religious need. The surrounding zoning districts are residential, a mix of B-1, a mix of unincorporated, and then the B-3 Commercial District.

Mrs. Tate stated she did look at the LaSalle factors for the standards for rezoning. The factors look at compatibility and whether the rezoning is promoting public health and safety. Also, is there a public need for the rezoning, and is it compatible with

surrounding land uses. The proposed development was found to meet all of the LaSalle factors. Access will be provided from both Walter Street and 127th Street. There are driveways on Walter Street. One is a full access, and one is inbound only. The dedicated emergency full access will be along 127th Street. Walter Street is under the Village's jurisdiction, and 127th Street is under the Cook County Department of Highways. They will have to provide sign-off for the access that they are requesting on 127th Street.

A traffic study was provided and was approved by the Village's outside consultant. They did not feel that this project would add anything more to the existing infrastructure. The only request was that they should put emergency signage that you would typically find for an upcoming fire station and add an Opticom device to alert approaching vehicles. Parking will be found towards the back of the site. It is for visitors, staff, and administrative personnel. It will be screened from the residential homes. They are also going to be installing a new sidewalk along Walter Street. There is an existing sidewalk that is already found along 127th Street.

Mrs. Tate said the fire station incorporates contemporary civic design, emphasizing durability, functionality, and creating a strong presence along 127th Street. The building features clearly have a defined entrance with the apparatus space providing visibility into the building. They have massing with varying roof heights. All the mechanical equipment will be screened. There will be limestone, masonry, and high-quality materials that you find in new construction. The parapet roof fully screens all the equipment and provides clean sight lines along both Walter Street and 127th Street. They have accent elements such as architectural lighting, aluminum storefront glazing, and then the fire district shield logo will add character along 127th Street.

Within the PUD, they are requesting a few deviations. A PUD allows flexibility for the zoning standards to be modified. The first is the height of the building, which they are showing at 36.33 feet, and the maximum in the Institutional District is 35 feet. The R-1 District has a maximum height of 37, so if they stayed in the R-1 District, the exception would not be needed. The existing home that was recently added to the site is going to remain while the construction of the fire station is done. That home will eventually be removed, so in the interim, there is going to be a 17-foot distance between the existing building and this home. Once the home is demolished, there will be a 119-foot side setback, but for the PUD, it has to be called out.

Mrs. Tate stated the electronic message board is a special use in the code, and they are listed on certain streets. An electronic message board can be in a B Commercial District or in the Institutional District. However, the code lists out specific streets, and 127th Street is not on that list. They are requesting to have the electronic message board, even

though it is not listed. Also, it states that the electronic message center portion of the sign cannot be more than 33% of the sign area. They are requesting approximately 60% or 50%, but everything else will meet the code. The parking lot lights are proposed to be 25 feet tall. Since they are within 200 feet of a residential district, they cannot have anything greater than 20 feet, so that would be an exception as well. The foot candles are being shown at zero at the property line. The curb cut along 127th Street is larger than what the code typically allows. This is for emergency vehicles and fire trucks to be able to get out quickly and safely.

The proposal did come through the Technical Review Committee in July. At that time, they were given a comment letter that they had responded to and addressed most of staff's preliminary comments. They will need to come through for final review and get the jurisdictional permits, like MWRD, and then sign-off from Cook County Transportation. In conclusion, if the Planning and Zoning Commission recommends approval, staff has proposed two conditions that are listed in staff's report. This concludes staff's presentation.

Chairman Studebaker asked if there were any questions from the Commission for staff.

Commissioner O'Connor asked if all the fire trucks and ambulances are going to be entering and exiting from 127th Street.

Mrs. Tate said she knows that there is a drive-through, so she is not sure if they will come around the back and pull in. As far as emergencies, they will be exiting onto 127th Street.

Commissioner O'Connor asked if staff had noticed if there was no parking on Walter from 127th Street. There is a lot of spillover from those two businesses on the west side of Walter.

Mrs. Tate stated she is not sure if that was anything that was consulted in the traffic study.

Chairman Studebaker asked if there is going to be some kind of traffic control device when the trucks are coming out on an emergency.

Mrs. Tate said she thinks that is what the Opticom is that was mentioned, and they do need to get sign-off from Cook County.

Commissioner McGleam asked if the fire district will have the need to install a radio tower at a later date.

Mrs. Tate stated that a radio tower was part of this original proposal, and then it was removed. It would not have a height clearance, so they would have to come back through for a special use or a variance, depending on the zoning district.

Chairman Studebaker asked if there were any further questions from the Commission for staff. None responded. He then asked the petitioner to come forward.

Applicant Presentation

Jacob McLaughlin, FGM Architects, introduced Dan Tasso, who is the Fire Chief for Lemont Fire District, and said he does not have a presentation, but they are available for questions.

Commissioner O'Connor asked if they could explain the circulation of vehicles for the site.

Mr. Tasso stated that all emergency vehicles will exit from the south onto 127th Street. The station is designed to have our battalion chief vehicle, an engine and ambulance, and then our water tanker truck that will come in on the south side. The station is designed as a drive-through so ideally, the bigger vehicles would come in off of Walter. They could pull in and turn around on the front apron if they had to.

Commissioner O'Connor asked if there is going to be enough room because often during the day, there are a lot of cars parked on Walter from the businesses.

Mr. Tasso said it has not been brought before, but he has driven through there during the day. They want to be good neighbors, so he is sure they can work something out.

Commissioner Cunningham asked if all the parking on the north side was for firemen and staff of the new station.

Mr. Tasso stated yes.

Commissioner Cunningham asked if there was a need for 25-foot-high parking lot poles in that area.

Mr. McLaughlin said it is part of the evaluation. When they had submitted this document to the Village, they were still going through the site photometric. They are meeting the

lighting requirements of having the cutoff at the property line. Now they are going back to try to reevaluate whether 25 is necessary or if they can lower to 20.

Commissioner Cunningham stated that it is code and they do back up to a residential neighborhood.

Mr. McLaughlin said they did submit a turning radius study of their larger vehicles on the property. They did look at the discharge onto 127th Street, but also for vehicle circulation to take place on station property. Towards the north side of that station, there is a larger concrete area that allows for a lot of vehicle maneuverability.

Commissioner McGleam asked where they plan on discharging the stormwater.

Mr. McLaughlin stated that north of the property there is a system that has already been established that they are tying into. Currently, there is no stormwater management on these four parcels. There is a swale that exists between the backside of those residences on the west side of the Library and the Library. They are discharging into that swale.

Commissioner McGleam asked if that was outside of their property and if that was allowed by MWRD.

Mr. McLaughlin said yes, it is allowed. They have a letter from their engineer, and this is common practice. They have already submitted to MWRD and have already gone through the first round of comments. They are controlling all of the volume on their site and discharging into this bioswale at a rate that is acceptable to MWRD, so they are not overtaxing the system downstream.

Commissioner McGleam stated the other thing he sees is that they are incorporating some volume control stone under the paved areas, which is unique.

Mr. McLaughlin said it is not when they are looking at facilities that require a lot of impervious surfaces. The problem is that they have maximized the amount of space with that stormwater detention basin, and they need to slow-release that volume that they are collecting into that stone cell.

Commissioner McGleam asked if that is under concrete paving or asphalt paving.

Mr. McLaughlin stated he believes it is under concrete.

Commissioner McGleam said they are tapping into the water main at Walter with a six-inch service line, and then they are also tapping into the main at 127th Street with a six-inch service line. He asked if this was an operational requirement.

Mr. McLaughlin stated it is a looping measure for quality so that they do not have stagnant water on the property. They need a hydrant towards the rear of the property in order to make their coverage. In order for that to work, they could not just have the hydrant extend a hundred feet past the property and dead-end. They have to loop it so that there is always a constant flow of water.

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

Public Comment

None responded.

Chairman Studebaker called for a motion to close the public hearing.

Commissioner Pawlak made a motion, seconded by Commissioner Shumrak to close the public hearing for Case 2025-24. A roll call vote was taken:
Ayes: Pawlak, Shumrak, Cunningham, McGleam, O'Connor, Studebaker
Nays: None
Motion passed

Plan Commission Discussion

Chairman Studebaker asked if there was any further discussion 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 2025-24 Lemont Fire Station No. 1 PUD with the following conditions:

1. Address any outstanding staff or consultant comments related to the Preliminary PUD, annexation, and/or rezoning.
2. Any additional conditions arising through the PZC public hearing.
3. Give further consideration to reducing the lighting poles from 25 feet to 20 feet.

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

Commissioner McGleam made a motion, seconded by Commissioner Cunningham to authorize the Chairman to approve the Findings of Fact for Case 2025-24 as prepared by staff. A roll call vote was taken:
Ayes: McGleam, Cunningham, O'Connor, Pawlak, Shumrak, Studebaker
Nays: None
Motion passed

B. CASE 2025-25 – GRAND PRAIRIE WATER COMMISSION (GPWC) PUMPING AND WATER STORAGE FACILITY

Chairman Studebaker called for a motion to open the public hearing.

Commissioner McGleam made a motion, seconded by Commissioner Cunningham to open the public hearing for Case 2025-25. A roll call vote was taken:
Ayes: McGleam, Cunningham, O'Connor, Pawlak, Shumrak, Studebaker
Nays: None
Motion passed

Chairman Studebaker asked for staff to provide an overview.

Staff Presentation

Mrs. Tate said the Grand Prairie Water Commission applied for a special use to allow for a utility use and a Preliminary Plan Unit Development (PUD) permitting the construction of a regional water pumping station on a 15-acre site that is located at 12550 Bell Road. The property is located in the R-1 district. GPWC is implementing its regional plan to receive Lake Michigan water from the city of Chicago and distribute it to its charter members, which include Joliet, Crest Hill, Channahon, Minooka, Romeoville, and Shorewood. Under the Unified Development Ordinance, utility facilities require a special use approval in the R-1 zoning district. The PUD requests accompanies the special use requests, and that is due to the proposed deviations that are required from the UDO to address site design, building height, layout, signage, and other improvements.

The facility is intended to operate 24 hours a day, seven days a week, with a limited number of staff. The preliminary site plan includes a masonry pumping station building, an aboveground standby generator enclosure, a utility yard, underground infrastructure, and associated paved access. They are showing access off of Bell Road with an internal

circulation designed to accommodate all the water commission service vehicles. Additional elements include site lighting, ground-mounted mechanical equipment, and perimeter screening.

Mrs. Tate stated the property was annexed into the Village in 2021. That was part of a larger annexation that included Sunhill subdivision and some other homes along Saddle Brook Lane and other properties along McCarthy. Following the annexation, the site maintained the Village's default annexation, which is the R-1 zoning. In 2024, the property was purchased by the Grand Prairie Water Commission for the development of the regional water infrastructure. The location was chosen because it is near the halfway point of the transition main that is between Chicago and its charter member communities.

The future land use in the Comprehensive Plan shows this area as a Contemporary Neighborhood. This district envisions residential neighborhoods characterized by single-family detached homes with some single-family attached and multi-family integrated throughout. Comprehensive Plans usually do not anticipate utility infrastructure such as this, so the pumping station does not fall within the Future Land Use designation of a Contemporary Neighborhood. It does acknowledge that certain public and regional infrastructure is required, sometimes within a community, to support broader service networks.

Mrs. Tate said the property is planning to maintain the R-1 zoning. It typically has large lots and is on three acres or more. A regional pumping station falls under a special use in all zoning districts. Keeping it zoned R-1 is appropriate since there is no reason to rezone it. The special use process does allow the Village to evaluate potential impacts of surrounding properties, such as visual screening, noise, lighting, access, and long-term operational conditions. The code does have standards for a special use. The Commission can determine whether or not the pumping station satisfies these standards based on materials that the applicant has submitted.

The facility is part of a regional water transmission system, and its placement is driven by a system-wide engineering and hydraulic requirement rather than local land use needs. The hydraulic analysis performed by the applicant determined that the system had to be constructed with a water tank and a pump station facility in the Lemont area. The storage tank and pump facility have to be placed in this area to increase pressure and allow it to travel to its member communities. Since the site is surrounded by single-family detached residents, the Commission can assess whether the design, location, and operation of this facility adequately protect the public health, safety, and welfare, including considerations of noise, lighting, fencing, emergency generator operation, and overall site. They could also consider whether these structures impact the value or enjoyment of any nearby

properties and whether the proposed buffering and screening measures are sufficient to mitigate those impacts.

Mrs. Tate stated that the pumping station incorporates a practical utility design focused on operational functionality and long-term durability. It is a one-story masonry structure with a metal roof. There are multiple service doors and mechanical access points. The exterior materials include neutral brick masonry, a gray stone accent band, and doors and windows. They did adjust taking away some metal panels since the Village does not typically see them. Unlike residential structures, there is not much ornamentation or details, and it is purely a functional design. The masking consists of a rectangular building footprint. The access service doors are towards the Sunhill subdivision. The equipment storage area is on a concrete area that is northwest of the corner of the building. They are showing some outdoor storage on that concrete area. There is an outdoor generator and some other mechanical equipment as well.

There is a proposed ornamental fence that is eight feet high along Bell Road, and the rest of the property is proposed to be a coated black vinyl chain link for security. There will be an automated security gate that is set across the access that is set back from Bell Road. It will be far enough for vehicles, so there should be no issues with backups onto the road. The final site design does provide a location for a pump station expansion that is immediately west. In the beginning, they are going to just have the one standpipe that is 130 feet tall. At full build-out, there would be three of those standpipes. There is no curb or delineation landscape island that you typically see in a parking lot design. They stated that the parking lot and access are for staff only, and there will be no visitors. They feel the way parking is shown is adequate. Staff is suggesting putting wheel stops in for the ADA space.

Mrs. Tate said looking at the PUD and deviations, with planning developments, there is some flexibility when requesting relief from certain underlying zoning standards when there is a project that is environmentally sensitive, economically viable, or aesthetically cohesive. It should remain in general compliance with the land use policies, but again, they are able to request some deviations. During the first review, when it came through, it was suggested by staff that they go through for the PUD because of all the requests.

The first deviation is the height for the 130-foot towers. The maximum height in the R-1 district is 37 feet. They are proposing to paint them in a shade of white, off-white, or light blue. The height of the towers has to be due to the hydraulic design of their water system. The second deviation is to allow an outdoor storage transformer and generator yard in the R-1 district. Outdoor storage is not typical of any residential zoned property. This was not caught during the first review. The other deviation is to allow exceptions

from the development standards, which is kind of a basic. Next, they want to place a sign or signs on all three water towers. It is showing at 875 square feet for the sign. It sounds huge, but this is a large tower. The other is to allow parking lot lights in excess of 20 feet in a single-family residential district. They are requesting that they be 30 feet in height, which does meet the typical non-residential lighting standards. This is a non-residential development that happens to be on a residentially zoned lot.

Mrs. Tate stated that they are requesting not to have a tree preservation plan. There are no trees on the site, so there are no trees that they would be preserving. As stated previously, a portion of the property would be without curb and gutter. They are requesting not to have curbing on the edges of the drive aisles. It will be concrete, so there is no asphalt, which should help with the crumbling that you can sometimes find when you do not have the edges secured with curbing. There is a request not to construct a sidewalk along Bell Road. They did state that there are utility lines and a drainage culvert, so there is no ability to construct the sidewalk. The Village is requesting a possible bike path easement along somewhere else on the site, which is under negotiation.

Looking at the consistency of the PUD objectives, the objectives are tailored towards residential. The only one that is addressed is the one about preserving and enhancing natural features on site. They are preserving about 65% of the property with natural grass and wetland plants. The applicant did meet with the Village for a TRC meeting back in 2024. There have been some follow-up meetings. The plan did change a couple of times. The applicant was issued comment letters from planning, engineering, the fire department, and the arborist. The engineering review was preliminary, and there will be more comments once the final plans are complete.

Mrs. Tate said staff did provide some conditions if the Commission should recommend approval. The arborist provided some locations where they felt that the screening could be enhanced for the Sunhill subdivision and along Bell Road. The applicant did come back and state they did not want to do it. They are looking for a more natural approach. Staff feels that, considering the height and all the requests that they are asking for, they should follow the arborist's request. She then read through the remaining conditions in the staff's report. This would conclude staff's presentation.

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

Commissioner Shumrak asked what they meant by natural landscaping.

Mrs. Tate showed the landscape plan on the overhead. She thinks what they meant was embracing the wetlands and what you typically would find with naturalized plantings.

Chairman Studebaker asked why they would not have a tree preservation.

Mrs. Tate said they are not preserving anything. There is supposed to be a buffer on the north side that is going to be maintained, but a lot of it is off-site.

Chairman Studebaker stated that the presentation material that he received showed an example of a totally different look, which was a mini farm-like look.

Mrs. Tate said that was the concept plan review from back in April, 2024. It was a suggestion of a way to blend into the environment in a creative way. The response from the applicant was that they wish to be more blended and they do not want to draw attention to their site.

Commissioner McGleam stated in regard to a couple of statements that the applicant made in their response letter and their letter of October 15th, there was an issue about whether they should have been considered a government entity instead of a utility company.

Mrs. Tate said that it is correct. There was a difference of opinion when it came to the definition of government facility versus utilities. Staff was interpreting that they were utilities, and they should get a special use permit. The applicant felt that they were not and that they were a government facility. They have to come through with a PUD anyway, so it does not change much. From a code standpoint, you would want to have it as a special use because you do not want something that would be impacting neighboring properties to come through without the special use process.

Commissioner McGleam stated the other item in the October 15th, letter to the Village, it says, "It is important to understand that the Commission is a regional water commission that is authorized by the State of Illinois to perform its regional objective of obtaining a common source of water supply and constructing and operating a water work system towards many municipalities, and is not required to obtain local zoning approval." He asked if this was a correct statement.

Mrs. Tate said that is their statement. They need to come through the process to obtain entitlement, as they are here today to do.

Commissioner O'Connor stated he would agree with the questioning of that. They purchased the property. They are claiming to have the right to put this in there, and the local zoning does not effect on that. He did a little research, and there is a Water Commission Act of 1985, and he found nothing in there that allows them to just ignore local zoning. Lemont would like to be a good citizen in this process, but they would also like the water commission to be a good citizen as well. He asked if the LaSalle factors do not come into play because it is not a rezoning.

Mrs. Tate said that it is correct.

Commissioner O'Connor stated there is some local burden, whether it is the visibility of the 130-foot stand pipes or the noise from the pumps. It seems like Lemont is not getting much out of this deal.

Richard Bruen, Village Attorney said he is not aware of anything that would hold that the zoning code does not apply to them. Right now, the Commission is considering whether to give them a special use under the terms that they are presenting. He does not have an opinion as to whether they have to come before the Commission.

Commissioner O'Connor stated that as a member of the Commission, he certainly has an opinion on that.

Commissioner Cunningham asked what public convenience is there at that location, which is one of the standards for a special use.

Chairman Studebaker asked if they are a member in this community.

Mrs. Tate stated no, not at this time.

Commissioner Pawlak asked if there was any binding agreement to have an easement for the bike path as part of the condition for approval. He asked if there has been a location that has been determined.

Mrs. Tate said there is not at this point.

Trustee Stapleton asked if the brown area that was shown in the presentation was what was going to be naturalized.

Mrs. Tate stated that it is the wetland area.

Chairman Studebaker asked if an alternative location has been discussed during the preplanning.

Mrs. Tate said it was stated in their application that they had to find a space that was in the Lemont area between those certain streets, and this was the space that they found.

Chairman Studebaker asked if they purchased the property already.

Mrs. Tate stated that they had purchased the property.

Commissioner Shumrak asked if they are paying property taxes on it now.

Mrs. Tate said she is not sure.

Trustee Stapleton asked if there was an easement along the side of that property for water.

Mrs. Tate stated there is an easement that is recorded on the property.

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

Applicant Presentation

Barbara Adams said she is the attorney for the alternative water source program of the GPWC Commission. Early in the regional water conversation, Lemont was part of those conversations, and they will bring the Commission up to date on what has happened since then. She then introduced her team, who were present with her. She will first have Allison Swisher come up and speak first about the Commission.

Allison Swisher, Director of Public Utilities for the City of Joliet, stated she is here tonight as the program director for the Grand Prairie Water Commission. Joliet and the Grand Prairie Water Commission have an agreement by which Joliet is in charge of implementing the program and is responsible for its completion. Many people find it surprising that in an area that is pretty water-abundant, they are running out of water. In Joliet, they received the news in 2018 that their current water source, which is the deep aquifer, would not be able to meet their maximum daily demands by 2030. Water quantity issues with the deep aquifer and water quality issues with the shallow aquifer are not problems that are only facing Joliet. Many other communities and industries in this

area are facing this issue as well. They saw this as an opportunity from the very beginning to be a regional solution.

From day one, they reached out to neighboring communities, including Lemont, about working together on an alternative water source. This was a very comprehensive effort involving all of the communities. Even in 2019, a group of communities and industries, including Lemont, formed the Southwest Water Planning Group and retained the Illinois State Water Survey to complete an in-depth study of the deep and shallow aquifers in the region. Those efforts supported the need for an alternative water source for the region. Joliet began a multi-phase alternative water source study to evaluate all possible water sources that could meet both the water quality and water quantity needs of the region. After two and a half years of studying, the Joliet City Council elected to purchase treated water from the city of Chicago as being the most sustainable option for the community for the next 100 years.

Ms. Swisher said Joliet began working with other communities on State legislation to allow for the formation of a water commission. With overwhelming support, the Regional Water Commissions Act was passed in 2021. The Grand Prairie Water Commission was formed in June 2024. The GPWC will serve over 250,000 people in six member communities. The commission will purchase the water from the city of Chicago and sell it to these six members, who will then distribute the water to their customers. Touching on the powers of a regional body, the State statute governing the commission, which is the Regional Water Commissions Act, provides for certain powers to implement the construction of the commission's water system. These powers regarding the use of highways are granted to our commission and are modeled after the powers of other water commissions in the State. There is a longstanding case law establishing that when a regional body is providing a regional service and serving a regional purpose, it is not subject to regulation by a single municipality. Even though this is a case law, they are here today going through the process because they do want to be a good neighbor. They do want to take into consideration the impacts of this project on Lemont. They understand that this is not a desirable project for any community, and they do not take it lightly.

The improvements include 16 to 66-inch transmission mains, three pumping stations, storage facilities, and water delivery structures over 60 miles that span through four counties. They understand that this project is a significant burden on many communities. The majority of the transmission main is located in the County and State right-of-way pursuant to the commission statute. The construction will occur via 27 contracts that are phased over the next five years, with delivery of water on track for 2030. The program's budget is 1.446 billion. They evaluate this budget annually, and notably, this budget has

not increased since it was first developed in 2023. Program funding comes from multiple revenue streams, including State and Federal low-interest loan programs, and is based on a thorough financial plan.

Ms. Swisher stated they have a water supply contract with Chicago. They received recognition from the IEPA as a public water supply. All of the members have Michigan allocations required by IDNR. They have acquired all the land for major facilities. They have completed the preliminary design for all construction contracts. Last month, they closed on a $50 million sale of revenue bonds, and tomorrow night, they will be awarding their second and third construction contracts, which combined have come in $30 million below budget. The first construction contract broke ground earlier this year. In 2026, they will be advertising and awarding 13 construction contracts valued at more than $650 million. They will have completed final engineering design for over 90% of the improvements and will be closing on a WIFIA loan, which will provide 49% of the program funding. Many people thought this project would never happen, but they are very much on their way and have taken major steps to make sure that they are successful.

The question is, why the pumping station and storage facility has to be located in Lemont. The hydraulic analysis that was conducted by the program team identified a 2.75-mile corridor where water pressures would be below the required minimum pressure, thus necessitating the pumping. Viable sites along this corridor are limited due to the extent of the forest preserve holdings, planned developments, and existing wetlands. Upon review of the properties along that 2.75-mile corridor, this site was identified as meeting the technical requirements and also having a willing seller. The commission does have eminent domain authority, but that process takes time, so having a willing seller was very important.

Ms. Swisher said representatives of GPWC, including herself, met with the Village as early as 2022 to discuss the commission's plans for purchasing and developing the site. At that time, they did discuss potential benefits for the Village.

Chairman Studebaker asked if they could elaborate on the benefits.

Ms. Swisher stated that some of the earlier versions of this had a portion of the land being transferred to the Village. They also had preliminary plans to allow for the Village to become a customer of the commission on the terms of a member.

Chairman Studebaker asked where this stands now. He asked if the Village needs to get water, if they will be able to, and if it is in a contract form.

Ms. Swisher said that over a two-year process, they attempted to negotiate those terms, and the water commission members were all willing to allow for that, but there were other considerations by the Village that ultimately led to that not being executed.

Chairman Studebaker asked if they could get water through them if the Village's aquifers go bad for some reason.

Ms. Swisher stated they are more than willing to take that back to their Board, but they believe that request would need to be something initiated by Lemont. They have previously had that as an offer on the table, and it was not accepted.

Mrs. Tate said there are currently separate agreements and discussions that will go in with this PUD request that is outside of the Plan Commission.

Ms. Swisher stated as mentioned, they met with the Village staff in 2024 and discussed the PUD process. Multiple meetings were held, and they had a neighborhood meeting in August of 2024. A presentation was made to the Village Board in September of 2024 about the commission's planned use of the site. They ultimately submitted a final application in October, which included responses to all of the April 1st staff review comments. The schedule is very important to the commission due to its 2030 deadline. It is very important to her as a Joliet representative regarding the very real science that shows they will not be able to meet their demands by 2030, which is only five years from now. This project, which is scheduled to start construction in the fourth quarter of 2026, is critical to the overall success and implementation of the program. She will now have Matt Zick come up to answer a lot of the technical questions that were asked.

Matt Zick said they plan on having 11 full-time employees spread across three shifts. The pump station expansion is planned for the west side, out the back. The standpipe is in the front with potential future standpipes as well. The original plan was to use the west half of the site and leave the east half closer to Bell Road natural. That put the facilities closer to the neighbors. After some meetings and discussions, they rearranged things. Two-thirds of the property is planned to be open space, which is sort of consistent with the nature of the area. The wetland area has been farmed, but it sits in a bowl in this location, so all the water tends to drain to that area. It still met the qualifications for a wetland, so they have to honor that in their development. The rest of the space is planned to be mowed and maintained. There are trees along the north side and along the ComEd right away. Those are existing trees, and they are not on their property. There is a setback along Bell Road so that trucks can pull off the road without interrupting traffic.

This will be a 24/7 operation, and everything is inside the buildings. There is no exterior work going on. It is very minimal noise outside the pump station, and the neighbors will not hear the pumps running. Site lighting will be as minimal as possible to not interfere with the neighbors. The grading plan shows the contours and the detention basins. One of MWRD's requirements is that any water that drains to a wetland, has to continue to drain to a wetland. As far as landscaping, the trees along Bell Road are part of the development ordinance that they are providing. They will have foundation landscaping around the building and a lot of screening on the west and north side where the neighbors are located. There is one lot in that neighborhood that does not have trees along its back property line. They are willing to put trees in there to help screen.

Mr. Zick stated that the site photometric shows that lighting levels are met at the property lines. Having lower poles would just result in more lights spread around there to get the lighting levels that are needed.

Chairman Studebaker asked if he would be answering questions on how the pipeline would be constructed.

Mr. Zick said the pipeline runs down Bell Road. The pipeline comes in and can either feed the storage tank, which the pump station then pumps out of the tank. The tank can be bypassed for cleaning or taking it offline. The pipeline goes directly into the suction side of the pump station and out the discharge side. They can bypass the station, or they can bypass the tank. The yard piping and the valves let them route water through there however, it is needed for efficiency.

Chairman Studebaker asked how big the pipe is.

Mr. Zick stated it is 66 inches. The pipe is buried on top of gravel bedding.

Commissioner McGleam asked if they would need to purchase private property to install the main.

Theresa O'Grady said easements will be required along Bell Road, and they are in pursuit of those easements. The transmission main would be located along the west side, which does not have a dedicated right-of-way.

Commissioner McGleam asked if the existing road right-of-way was not big enough for the main.

Ms. O'Grady stated that the existing property owners on the west side of Bell Road own property to the center line. They would be staying within the width of what would be considered a future right-of-way.

Commissioner McGleam said that it is a big excavation for a 66-inch pipe.

Ms. O'Grady stated it is about 11 to 12 feet.

Commissioner McGleam said the issue came up with whether Lemont could be serviced from this at a later date. He asked if it was feasible from an engineering standpoint.

Ms. O'Grady stated yes.

Commissioner Pawlak asked why the lighting was at 30 feet instead of 20 feet.

Mr. Zick said the 30 feet is a standard commercial mounting height. If you have shorter poles, then you would have to have more of them.

Ms. Adams stated in regard to the tree survey, this has been a farm for many, many years. As it was mentioned, most of the trees that are on the perimeter are not their trees. The reason they could not put a sidewalk easily along Bell Road is that there are overhead electric lines that run along the frontage, and there is a drainage ditch that flows into the wetland. Also, you do not want to be too close to the road. What they talked about as an alternative is on the west side, pulling their fence in for a possible bike path in the future.

Chairman Studebaker said he would think that would be part of their project before it is completed, that they would put in a sidewalk, not that they would provide a provision for them to put it in.

Ms. Adams stated they have not gotten to that level of detail, but they can continue talking. They were told that it might be an attractive alternative to provide a corridor to get people down from the north. They are happy to continue the conversation with the Village Board about that.

Commissioner McGleam asked if they are going south on Bell Road, and then will they be going west on 131st.

Ms. O'Grady said yes.

Commissioner McGleam asked if that would be on the south side of 131st.

Ms. O'Grady stated that it is the north, and then they do crossover to the south.

Commissioner McGleam asked if they are not going under the roadway.

Ms. O'Grady said they are trying to stay out of the roadway as much as possible. There are times when they have to cross the roadway.

Commissioner O'Connor asked if there are projections as to when the second and third standpipes might be needed.

Ms. O'Grady stated that the site plan and the facilities are designed for 2050 maximum daily demand. They do not anticipate any expansion of either the storage tank or the pumping station or facilities until after or beyond 2050. Because of the hydraulics of the site, they do think that additional storage will be required in order to have that operational capacity for turning on and off pumps if there is maintenance that is required.

Commissioner O'Connor asked if the existing building would need to be expanded at some point beyond 2050.

Ms. O'Grady said that on the site plan is the pump station expansion. That is what is anticipated for the build-out condition, and that would be beyond 2050. The current population is 250,000. She is not sure what that number will be in 2030. They have gone through the population projections and applied the demand, as far as usage per person, to those projections. This facility is designed for the 2050 maximum day demand for the six communities.

Chairman Studebaker asked what the metrics are as far as the cost of this.

Ms. Swisher stated that it is being paid by the member communities. Everyone has done a rate study with the projections, and is going to raise their water and sewer rates. In Joliet, they expect the water bill to be beyond $100 a month when they implement the program. They are heavily leveraging the Federal and State low-interest loans. A Federal program called WIFIA will fund 49% of the program, and they have very favorable repayment terms where you do not start making repayment until the project is completed, and then you have a 30-year repayment window. Those make it very favorable to extend that debt over many years so that the initial impact can be minimized.

Commissioner O'Connor asked if there are other communities that in theory could come on before 2050 that would move up that need for a second standpipe before 2050.

Ms. Swisher said no. The Board of Commissioners for the commission, which is made up of the Mayor of each community, made the decision early on that the system would not be oversized for future members. There is no capacity available for other future customers or members.

Chairman Studebaker asked what about Lemont.

Ms. Swisher stated that the only way they could do that is by changing some of the pumps to facilitate that. There is minor excess capacity that could meet the demands of Lemont, which was evaluated as part of their earlier negotiations with the Village.

Chairman Studebaker asked if all the people who are on wells have been factored into the metric system.

Ms. Swisher said each community planned for potential requests for unincorporated areas on a well. In Joliet, they have unincorporated areas that have failing wells. They incorporated some of those areas into its build-out so that they would have the potential to provide water to those areas. Each community has estimated their build-out and its 2050 demands. If one community has overestimated or multiple communities have overestimated, there could be a capacity that could be allotted to a future member or customer if that community agrees to allocate that to someone else.

Chairman Studebaker asked if something happened to their well, they would have to get permission from the six other communities.

Ms. Swisher stated yes, and it would have to be unanimous.

Chairman Studebaker asked if all six members are prepared to offer for Lemont to join if needed.

Ms. Swisher said they were two years ago. They were looking for assurances from the Village at that point when they were finalizing their water supply agreement and governance documents. They were not able to come to that successful negotiation with the Village.

Commissioner Pawlak asked if she could summarize what the difficulty was.

Ms. Swisher stated she would recommend they talk with the Village Board.

Chairman Studebaker asked if there were other requests made by the Village that are still in limbo.

Ms. Swisher said they feel that they have responded to and made provisions for the majority of those requests. The other requests have not been deemed to be reasonable to some of their members.

Ms. Adams stated she will finish up with her presentation. The tank height issue is going to be an issue anywhere because every tank is different.

Mrs. Tate asked what they plan on storing in the outdoor storage.

Mr. Zick said this is the only ground that the commission owns for 15 miles in either direction. The original plan was to keep some pipe, valves, and actuators out there in case there is a break. They do not anticipate filling that area up, but it is the only facility that the commission has to maintain 30 miles of pipeline.

Commissioner O'Connor asked if there is going to be heavy equipment, backhoes, or trailers.

Ms. Swisher stated the commission will not have the means to complete a repair on the water main. They will not own heavy equipment like that. There will be emergency contract agreements with companies that specialize in that type of work. The commission operators are doing things like operating the pumps, doing the Julie Locates, and doing that kind of work. This is their one single pipeline providing water, so they need to be prepared if a break does happen. Having 66-inch pipe is not something that a manufacturer has on the shelf, so they need to be prepared for an emergency.

Mrs. Tate stated that outdoor storage is typically fully screened.

Ms. Swisher said they have no objection to doing that.

Ms. Adams stated the sign on the standpipe will be limited to commission signage. The light standards have been addressed, and there will not be spillage onto other properties. As far as the tree plan, there are no trees. The trees that are there are not their trees. They are happy to work with staff and the engineers on the curb and gutters. For the sidewalk and bike path, they would like to swap something in the front for an area on the west end that would facilitate a future longer bike path or walkway for the Village. They feel they have complied with the Village's special use standards. The facility that they

are providing at this location is necessary to provide a water service to the public. This is a place that is available that they could acquire that works.

They believe the public health, safety, and welfare are protected by the way this has been placed and designed. They worked through a couple of iterations of plans. This design pulls the facilities to the south and minimizes the impact on the neighbors. They are enhancing the wetland areas and providing green space. They have placed the front entry gate so that people will be safe coming and going off Bell Road. They are fencing the area of the facilities so that it is protected and safe from unauthorized access and use. They believe there is no substantial injury to the value of other neighborhood properties. Outdoor lighting will only be on overnight and is only necessary for security. There will be a lot of planting work done to preserve the natural plantings of wetlands. This is a very low intensity use with a small number of employees. It would be a lot less demand on traffic compared to if it were built out with single-family homes.

Ms. Adams said she believes they have complied with the standards for the special use and PUD. They are creating a more desirable living environment with the green space and natural area that is being provided. The water runoff will be handled. It has all been designed to minimize any impact on the neighbors because the functionality of the water runoff will be the same. They have been creative in the design and are taking advantage of the higher western elevations and the lower southern elevations. They are facilitating public water supply delivery in a cost-effective manner, and they are being energy-conscious.

Chairman Studebaker asked if there was any consideration given to the farm concept.

Ms. Adams stated they did look at it, and they did put something in their narrative about it. The concern is that if you look at the area, it is going to become a heavily residential area. Having a farm would attract a lot of attention.

Chairman Studebaker said he felt it was beautiful. He asked if there would be any reconsideration of that.

Ms. Adams stated they did consider it. They feel the concern is that they do not want to attract more attention to this facility.

Mrs. Tate said she feels that the building was already designed when they came through. The suggestions, as they stated clearly in their letter, this is what they have, and there has not been much flexibility.

Ms. Swisher stated they are willing to work with staff, but they definitely have opinions on the aesthetics for security reasons. They do not want to be a landmark. If this is the deal-breaking decision, then it is something that they can go back and consider. Given everything that they have gone through to get to this point, it is something that has not been voiced as a very strong request from all the other parties they have been speaking with.

Trustee Stapleton asked which side of McCarthy Road the pipe would be on.

Ms. O'Grady said she thinks it is the south side, but she does not have the drawings in front of her.

Trustee Stapleton stated the south side is all forest preserve, where the north side is private.

Ms. Swisher said Palos Park is also running a water main on the north side. They have coordinated with them, and they moved their pipeline so that they could still have space in the right-of-way.

Chairman Studebaker asked if they had talked with the forest preserve about putting any of this with them or leasing land from them.

Ms. Swisher stated that forest preserves do not sell land. They will entertain license agreements, but they are not as favorable as owning the land.

Chairman Studebaker asked if there were any further questions from the Commission for the applicant. None responded. He then asked if there was anyone in the audience who would like to speak in regard to this public hearing.

Public Comment

Jim Bloom said he lives in the Sunhill subdivision. He asked if anyone knew if Bell Road was going to be fully widened all the way north of 123rd Street, which might impact the area that they are working with right now. His concern would be the impact on that project and this project in the area. As far as a bike path or sidewalks on the east side of the property next to Bell Road, he feels it would not be safe because cars are going 45 to 50 mph on that road. Due to the drainage in that area, he thinks it would be better used in the ComEd area. This is what they have done with the bike path up on 151st Street, just west of Bell Road. He would rather see them spend more money on doubling the number of trees in their development to shield it from their neighbors.

Andy Waclaw stated he is a resident of Sunhill subdivision. He feels this development does not belong here. This industrial building does not belong in a residential neighborhood. This is why they have zoning. He asked what keeps them from buying additional property and making it bigger. Just like the attorney mentioned, this could be single-family homes, which would generate a lot of revenue for the Village. By having this there, everybody benefits from the commission, except for Lemont. This is a residential area, and if they need to build something like this, then they should do it by the train tracks, where all the commercial trucking companies are. He pays a lot in property taxes every year, and he is going to be staring at three huge tanks and listening to noise. They could have gone a couple of hundred yards south and not bothered anybody there. He does not understand why they have to have three huge tanks. That is not something you can block with a couple of trees. He asked how this would affect his property value and the houses around this area. He feels Lemont would be losing in this situation, and there is no benefit. Lemont does not need the water, and it does not sound like they want to work with the Village anyway. Again, he feels this does not belong here.

Ms. Swisher said they have had conversations with the Cook County DOT, which has jurisdiction of Bell Road, and they are very aware of where they are putting in the pipeline, and they have not mentioned any plans for widening. They can definitely follow up.

Mr. Waclaw asked what happens to their water quality when they start digging, since all of their properties are on wells. Also, what do they do if their water quality changes or if their wells dry up if they dig deep enough.

Ms. Swisher stated the depth for digging is about four to six feet for the transmission main. On the site, there will be minimal excavation of about 20 feet deep. Their wells are at a hundred-plus feet deep and will not be impacted by their excavation. The facility being constructed is over a hundred feet away from any of the residences.

Commissioner Cunningham said the big standpipes are there to provide the pressure. He asked what other technologies are available if standpipes were not used.

Mr. Zick stated there is pressure, and there is volume, and it helps with both of those things, and there is no substitute for volume.

Ms. O'Grady said the important thing to consider is the ground elevation from Chicago to this location and then down to the member communities. This is a high spot, and it

establishes what is called the hydraulic grade line. They need a standpipe at this location in order to establish that, and it could not be accomplished in any other way. Even if they had a standpipe in Chicago, it would not provide the system hydraulics required at the high point to maintain that system hydraulic grade line. One of the things that happen in the system is that as you go from low points to high points, as you are pumping, you can have surge pressures. Having a standpipe at this location allows that surge to be dissipated. For the system design and what they are talking about, they need the standpipe here, and they need it at that 130-foot elevation to establish that system hydraulic grade line.

Commissioner Cunningham stated that it is not the only possible technology out there. He asked if it would work if there were multiple smaller pumping stations along that route.

Ms. O'Grady said this is the only way to do this. If anything were to happen to the system, they would lose pressure without having an elevated storage at the high point.

Mr. Zick stated the ultimate build-out does include other pump stations.

Ms. O'Grady said it does, but this is still the high point in the system. As part of the commission's agreement with the City of Chicago, each of the member communities has to construct storage in their system. They need to have twice the average daily demand in storage in its system for outages and maintenance. This storage at this facility is not meant to be a big reserve in the case that the pipe needs to be out of service. It is to provide the operational range of coming from Chicago and then going out to this facility and to the member communities. They do not get credit for it in the agreement with Chicago.

Bob Watson stated that at all the meetings, it was suggested that they build it down at Bell Road and 131st Street. There is property down there and no houses. He suspects that they bought this property because it was cheap due to the flood plain. He does not understand why they would not take it down there if they are running the pipe down 131st Street.

Commissioner Pawlak said he did all the elevations of the six towns, and it looks like Romeoville has a similar elevation. He is trying to understand why the six beneficiaries of this water pipe do not have this structure built in their town.

Ms. O'Grady stated that as you pump water through a pipe, there is head loss that happens, or loss of pressure that occurs from pumping the water from Chicago to member

communities. If the pipe is sized too large, you have issues with velocity and water age. In order to maintain a minimum velocity for the range of flows anticipated, they completed the hydraulic analysis. It identified 2050 maximum day demand, which is what the system is sized for about 55 MGD you need to have a location where you establish the hydraulic grade line and pump out of there, continuing to the downstream charter members in this 2.7-mile stretch. There is another set of locations that require them to add additional pump stations and storage tanks, even in between here and Chicago, in the future for the build-out demand. As well as between here and where their next storage facility is currently proposed in the Shorewood area. This was the stretch that was identified based on the hydraulic analysis. They needed to have a site that was at least five acres. They looked at where existing development was and where the forest preserve was located. There is a radio tower that interferes with the construction of storage tanks. They were restricted from being within a certain distance of that radio tower in order to be able to construct a water storage facility. Once they got through all these locations, it minimized where they could put this.

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

Commissioner McGleam made a motion, seconded by Commissioner Shumrak to close the public hearing for Case 2025-25. A roll call vote was taken:
Ayes: McGleam, Shumrak, Cunningham, O'Connor, Pawlak, Studebaker
Nays: None
Motion passed

Plan Commission Discussion

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

Plan Commission Recommendation

Commissioner O'Connor made a motion, seconded by Commissioner McGleam to recommend to the Mayor and Board of Trustees approval of Case 2025-25 – Grand Prairie Water Commission (GPW) special use and PUD with staff's conditions listed on page 12 of staff's report dated December 3, 2025. A roll call vote was taken:
Ayes: McGleam, Shumrak
Nays: O'Connor, Cunningham, Pawlak, Studebaker
Motion denied

Commissioner Cunningham made a motion, seconded by Commissioner O'Connor to authorize the Chairman to approve the Findings of Fact for Case 2025-25 as prepared by staff. A roll call vote was taken:
Ayes: Cunningham, O'Connor, McGleam, Pawlak, Shumrak, Studebaker
Nays: None
Motion passed

IV. ACTION ITEMS

None

V. GENERAL DISCUSSION

Commissioner McGleam asked when the site work was going to be completed on the new water tower.

Mrs. Tate said she will have to find out.

Chairman Studebaker stated that when the Jewel was approved, it had stone work on the building, and that has since been taken away.

Trustee Stapleton said it is still there, but they painted over it when it got dirty.

Chairman Studebaker stated he wants to make sure that their special recommendations do not get removed later on.

Mrs. Tate said she can go back and look at the approvals.

VI. AUDIENCE PARTICIPATION

None

VII. ADJOURNMENT

Chairman Studebaker called for a motion to adjourn the meeting.

Commissioner McGleam 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 2025-27 Natco Leasing LLC Variation (16748 New Avenue)
DATE: January 7, 2026

SUMMARY/BACKGROUND

ANALYSIS

Consistency with Village Policy

STAFF RECOMMENDATION

BOARD ACTION REQUESTED

ATTACHMENTS
Case 2025-27 PZC Memo, Analysis and Attachments

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

CASE NUMBER & NAME
2025-27 Natco Leasing LLC Variation

APPLICANT & PROPERTY OWNER
Natco Leasing LLC / Nancy Tiedt

DATE
January 7, 2026

PROPERTY ADDRESS/LOCATION
16748 New Avenue / PIN: 22-30-101-040-0000

BRIEF SUMMARY OF REQUEST

The applicant and property owner, Natco Leasing LLC, represented by owner Nancy Tiedt, has applied for a variation to allow the use of metal exterior panels for an addition to an existing industrial building located at 16748 New Avenue (PIN 22-30-101-040-0000). The subject property is occupied by Aggreko, which describes itself as a provider of mobile modular power, temperature control, and energy services. The Lemont facility supports industrial rental operations, including generators, HVAC equipment, battery energy storage systems, and compressors.

The proposed project consists of an approximately 800 square-foot cold storage addition that will match the existing building, which is already constructed of metal panel materials. The addition is designed to integrate with the existing structure and will be located behind the building with no visibility from New Avenue.

Section 17.21.040 of the Village's Unified Development Ordinance (UDO) prohibits the use of metal panels as an exterior building material within non-residential zoning districts. Because the proposed addition will utilize metal panels to match the existing metal building, the applicant is requesting relief from this requirement.



MAP SOURCE: Lemont GIS powered by ESRI / Subject property highlighted in RED

EXISTING ZONING	EXISTING LAND USE	SURROUNDING ZONING & LAND USE	REQUESTED ACTION	SIZE OF LOT
M-2, General Manufacturing District	Industrial	**North**: Unincorporated Cook County I-2, General Industrial District / Truck and Trailer Storage lot **South**: Village of Lemont R-4, Detached Single-Family Residential District / Briarcliffe Subdivision **East**: Village of Lemont M-1, Light Manufacturing District / I-355 above and Village of Lemont Public Works facility **West**: Unincorporated Will County A-1, Agriculture / Detached Single-Family home	Variance to allow use of metal panels for an 800 square-foot cold storage building addition	Approx. 5.98-acres

PROPERTY HISTORY

The subject property contains an existing 20,145 square-foot steel building with office and warehouse space. The property is an irregularly shaped lot located along New Avenue, situated beneath the I-355 bridge near the Cook/Will County boundary. According to the application, the parcel is approximately 7.5 acres, with an estimated 5.98 acres of usable area due to the bluff along the southern portion of the site.

COMPATIBILITY with the COMPREHENSIVE PLAN	**COMPATIBILITY** with the UNIFIED DEVELOPMENT ORDINANCE
The subject property is within the Industrial (IND) future land use designation.	The building addition will meet all requirements of the UDO with granting of the requested variation.

ATTACHMENTS

1. Staff Analysis
2. Site Photographs
3. Criteria Worksheet from applicant
4. Plat of Survey
5. Architecture permit plans by Greg Lyons

Attachment 1 – Staff Analysis – Natco Leasing Variation

Comprehensive Plan. The Lemont 2030 Comprehensive Plan identifies the subject site as Industrial (IND). The Industrial category is intended to accommodate a wide range of industrial and manufacturing uses, with new development characterized by well-designed sites that incorporate modern functional features, appropriate screening for outdoor storage and equipment, and landscaping to create street-side curb appeal.



Figure 1: Page from Lemont Comp Plan

While building additions are generally outside the scope of the Comprehensive Plan, the proposed 800 square-foot cold storage addition supports the continued industrial use of the property and is consistent with the Comprehensive Plan's designation. The addition is modest in scale, maintains the existing industrial operation on the site, and is designed as an extension of the existing building. Because the addition is located behind the existing building and is not visible from New Avenue, it does not introduce new visual impacts along the street frontage. Overall, the request is consistent with the Plan's Industrial land use framework, which anticipates ongoing industrial activity supported by functional building design.

General Analysis.

The applicant requests a variation from §17.21.040 of the Unified Development Ordinance (UDO) to allow the use of metal exterior panels for an approximately 800 square-foot cold storage addition to the existing industrial building at 16748 New Avenue. The variation is sought because the proposed addition is designed to match and integrate with the existing steel building, which is already constructed of metal panel materials.

The intent of UDO §17.21.040 is to prohibit metal panels in non-residential zoning districts to ensure high-quality, durable, and visually compatible exterior building materials. In this case, however, the subject building is an existing metal panel structure, and the applicant proposes to use matching metal panels for the addition to maintain consistency across the

building envelope. Requiring the addition to utilize a different exterior material would result in an inconsistent appearance and could create unnecessary construction complications at the connection point to the existing building, in this instance.



Figure 2: Red circle is location of proposed cold storage addition.

The proposed addition is located behind the existing building with no visibility from New Avenue. Additionally, the site is situated beneath the I-355 bridge and experiences significant topographic change, including a bluff along the south portion of the property. These site conditions, combined with the physical separation created by the interstate corridor, reduce the visual and functional relationship between the building and the residential neighborhood to the south.

Overall, the request is limited in scope, maintains building consistency, and is unlikely to create adverse impacts given the site's location and topography.

STANDARDS FOR VARIATIONS

Per §17.04.150(D)(1) of the Unified Development Ordinance (UDO), the Planning & Zoning Commission shall consider the standards for granting a variation. Information provided by the applicant, along with the submitted plans, is summarized below in relation to the requested variation.

1. Unique Conditions / Practical Difficulty

The subject property contains an existing 20,145 square-foot steel building constructed with metal exterior panels. The proposed addition is intended to connect to the existing building, and the requested relief would allow the addition utilizing the same exterior material. The practical difficulty is related to tying an addition into an existing metal panel building without creating an inconsistent façade or mismatched materials at the connection point.

The property is also located beneath the I-355 bridge and includes significant topographic change, including a bluff along the southern portion of the site, which contributes to the site's physical context and development constraints.

2. **Hardship Not Self-Created**

   The request is based on existing conditions present on the property, including the established industrial building constructed with metal panels. The variation is requested to match the existing building materials already on site, rather than to introduce a new or incompatible exterior material.

3. **Minimum Necessary Relief**

   The request is limited to the use of metal exterior panels for the proposed 800 square-foot cold storage addition. No relief is requested from other site development standards. The variation is narrowly tailored to address exterior material for the addition only.

4. **No Substantial Adverse Impact**

   The proposed addition is located behind the existing building and is not visible from New Avenue. The site is separated from residential development to the south by the I-355 corridor and significant changes in elevation, which reduces the visual and functional relationship between the site and the Briarcliffe subdivision. The proposed exterior material matches the existing building and is not expected to alter the character of the surrounding area.

5. **Harmony with the Intent of the UDO**

   The intent of §17.21.040 is to promote durable and visually compatible building materials in non-residential zoning districts. While metal panels are generally prohibited, the existing building is already constructed of metal exterior panels and the proposed addition is designed to match the existing structure for a cohesive and consistent appearance. Allowing the addition to match the existing building maintains material continuity and avoids creating an inconsistent façade.

6. **Public Health, Safety, and Welfare**

   The requested variation will not impair public health, safety, comfort, morals, or welfare. The project will remain subject to building permit review and compliance with applicable codes. The request is limited to exterior material for an addition and does not authorize any additional land use impacts beyond what is otherwise permitted.

CONCLUSIONS & POTENTIAL CONDITIONS

The applicant requests a variation to allow the use of metal exterior panels for an approximately 800 square-foot cold storage addition to the existing industrial building located at 16748 New Avenue. The proposed addition is designed to match the existing structure, which is already constructed of metal panel materials, and to integrate with the existing building.

The intent of UDO §17.21.040 is to prohibit metal panels as an exterior building material in non-residential zoning districts in order to promote durable and visually compatible exterior construction. In this case, the requested variation is limited to the exterior materials used for the addition and is intended to maintain continuity with the existing metal building. Requiring an alternative material may result in a visually inconsistent building façade and does not align with the established construction of the existing structure.

The proposed addition is located behind the existing building with no visibility from New Avenue. The property is also situated beneath the I-355 bridge and includes a significant change in elevation, including a bluff along the southern portion of the site, which reduces the visual relationship between the addition and the residential neighborhood to the south. The proposed addition maintains the existing industrial character of the site and is not expected to create substantial impacts to surrounding properties.

If the Planning and Zoning Commission recommends approval of Case 2025-27, the following conditions should be considered:

1. The development shall be substantially consistent with the plans submitted as part of Case 2025-27, except as modified by the approved variation.
2. The approved variation is limited to the use of metal exterior panels for the proposed addition, consistent with the existing building.
3. All required building permits and approvals shall be obtained prior to construction.

The Planning and Zoning Commission's recommendation on Case No. 2025-27 will be forwarded to the Village Board for discussion at an upcoming Committee of the Whole (COW) meeting. The COW meeting will provide an opportunity for the Board to review the request, discuss the findings, public comment, and provide direction prior to formal consideration of an ordinance.

Attachment 2 - Site Photographs



Figure 3: Google Earth image looking north onto subject property.

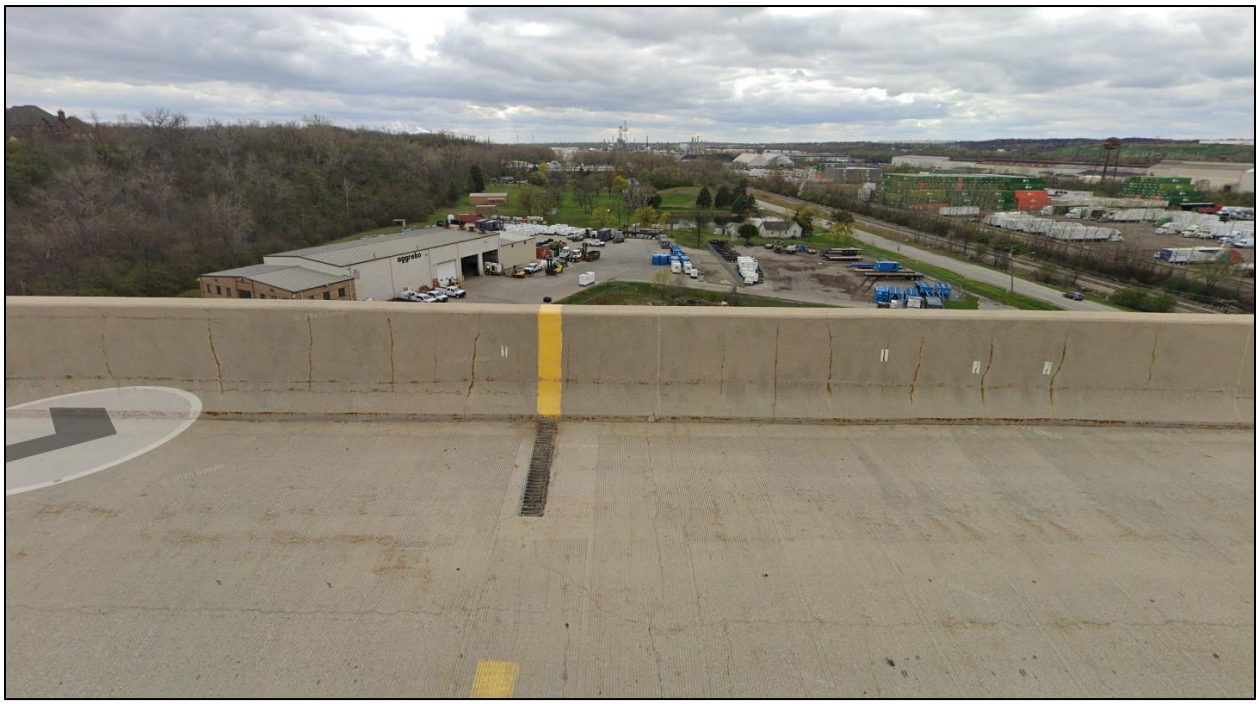


Figure 4: View from I-355 Bridge looking west and down on subject property.

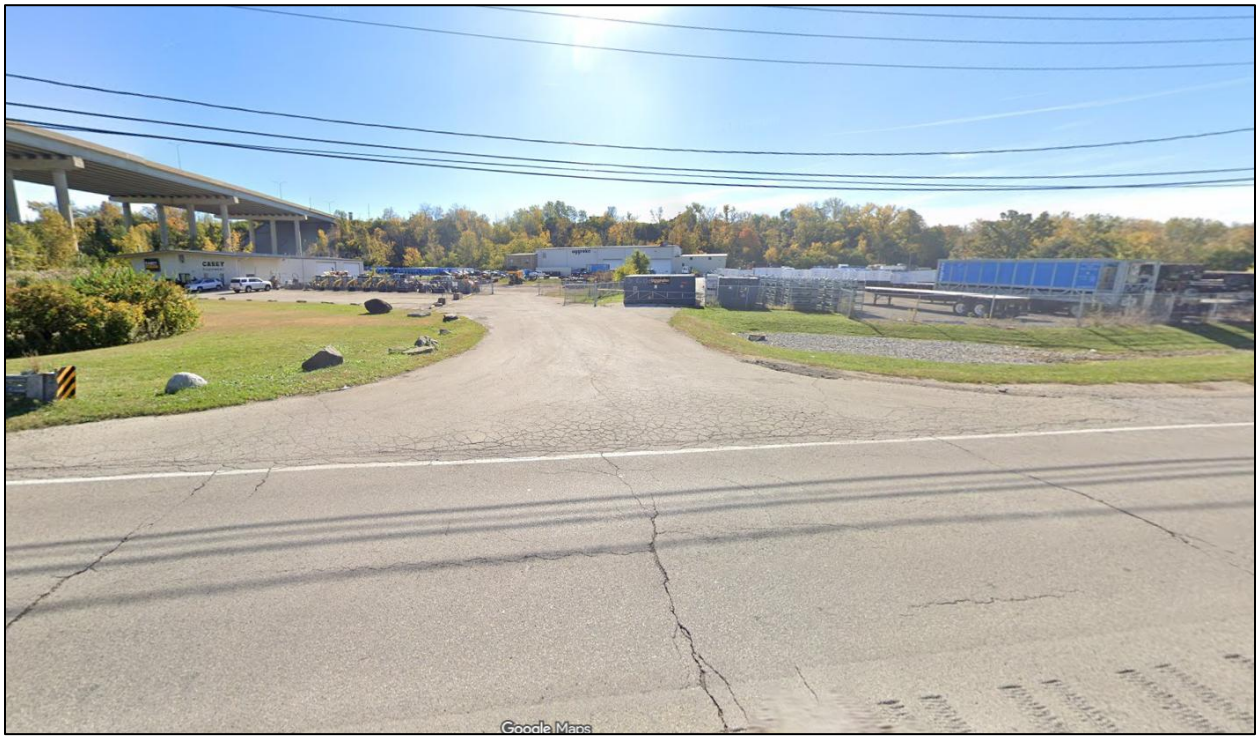


Figure 5: View of subject property from New Avenue looking south.



Figure 6: View of Aggreko from I-355 bridge over the Des Plaines River Valley.

Attachment 3

Variation Criteria Worksheet

Unified Development Ordinance (UDO) Section 17.04.150.D.1 establishes the criteria that all applications for variations must meet. In addition, Section 17.04.150.D.2 of the Unified Development Ordinance requires that the Planning & Zoning Commission or Zoning Hearing Officer take the following conditions into consideration when determining whether a request qualifies for a variation. You may want to consider the following in your variation request:

- The particular physical surroundings, shape, or topographical condition of the specific property involved results in a particular hardship upon the owner, as distinguished from a mere inconvenience, if the strict letter of the regulations of the Unified Development Ordinance were fulfilled;
- The conditions upon which the petition for variation is based would not be applicable, generally, to other property within the same zoning classification;
- The alleged difficulty or hardship has not been created by any person presently having an interest in the property;
- The granting of the variation will not be detrimental to the public welfare or injurious to other property or improvements in the neighborhood in which the subject property is located; and
- The variation will not impair an adequate supply of light and air to adjacent properties, or substantially increase the congestion in the public streets, or increase the danger of fire, or endanger the public safety, or substantially diminish or impair property values within the neighborhood.

Please describe below how your variation request meets the criteria of UDO Section 17.04.150.D.1. Attach additional sheets if necessary.

UDO Section 17.04.150.D.1.a
The variation is in harmony with the general purpose and intent of the Unified Development Ordinance;

See attached.

UDO Section 17.04.150.D.1.b

The plight of the owner is due to unique circumstances and thus strict enforcement of the Unified Development Ordinance would result in practical difficulties or impose exceptional hardships due to the special and unusual conditions that are not generally found on other properties in the same zoning district; and

See attached.

UDO Section 17.04.150.D.1.c

The variation will not alter the essential character of the locality and will not be a substantial detriment to adjacent property.

See attached.

UDO Section 17.04.150.D.1.a

The variation is in harmony with the general purpose and intent of the Unified Development Ordinance;

The proposed 20' x 40' steel building addition to the existing structure at PIN 22-30-101-040-0000 (16748 New Ave, Lemont, IL 60439) is in full harmony with the general purpose and intent of the UDO, as outlined in Section 17.01.010, which seeks to promote the health, safety, morals, comfort, and general welfare of the community through orderly development, efficient land use, and protection of property values.

This variation request addresses a unique site-specific constraint: the existing building is constructed of steel, and matching materials for the addition ensures structural integrity, aesthetic continuity, and cost-effective compatibility, avoiding mismatched materials that could detract from neighborhood cohesion or require costly demolition/rebuilds. The UDO's prohibition on new steel structures (e.g., under relevant building material or construction standards in Chapter 17.04) creates an undue hardship for this addition, as it would otherwise necessitate a non-compatible material, potentially compromising the property's functionality and visual harmony with the original structure.

Granting this variation supports the UDO's intent by:

- **Facilitating practical, low-impact expansion on a parcel without altering the site's footprint or introducing incompatible elements.**
- **Enhancing public safety through seamless integration with the existing building, reducing risks associated with material transitions (e.g., differential expansion/contraction).**
- **Preserving property values by maintaining a unified appearance that aligns with surrounding rural/residential uses in Lemont Township, rather than forcing a disruptive redesign.**

Overall, this limited exception upholds the ordinance's goals of flexible administration (per Section 17.04.150) to accommodate practical necessities without undermining broader zoning objectives.

UDO Section 17.04.150.D.1.b

The plight of the owner is due to unique circumstances and thus strict enforcement of the Unified Development Ordinance would result in practical difficulties or impose exceptional hardships due to the special and unusual conditions that are not generally found on other properties in the same zoning district; and

The subject property (PIN 22-30-101-040-0000, 16748 New Ave) contains an existing steel building that predates the current UDO prohibition on new steel structures. The owner's plight arises from this unique pre-existing condition: the only structurally sound, cost-effective, and visually compatible way to expand the building is to use matching steel materials.

Strict enforcement of the UDO would impose exceptional hardship by:

- **Forcing the use of incompatible materials (e.g., wood or masonry), risking structural failure due to differential movement, thermal expansion, or load mismatches.**
- **Preventing reasonable expansion of a conforming use on a large, rural parcel where steel outbuildings are common and functionally appropriate.**

These special and unusual conditions—a legacy steel building in a district now banning new steel—are not self-created and do not apply generally to other properties in the same zoning district, which typically lack such pre-existing structures. The hardship is tied to the physical characteristics of the property, not the owner's actions.

UDO Section 17.04.150.D.1.c

The variation will not alter the essential character of the locality and will not be a substantial detriment to adjacent property.

The proposed 20' x 40' steel addition will match the existing building in material, color, height, and design, ensuring no change to the visual or functional character of the site or surrounding area. The property is located in a low-density, semi-rural area of Lemont Township, where large lots, accessory

buildings, and steel outbuildings are prevalent and consistent with the established neighborhood pattern.

The addition:

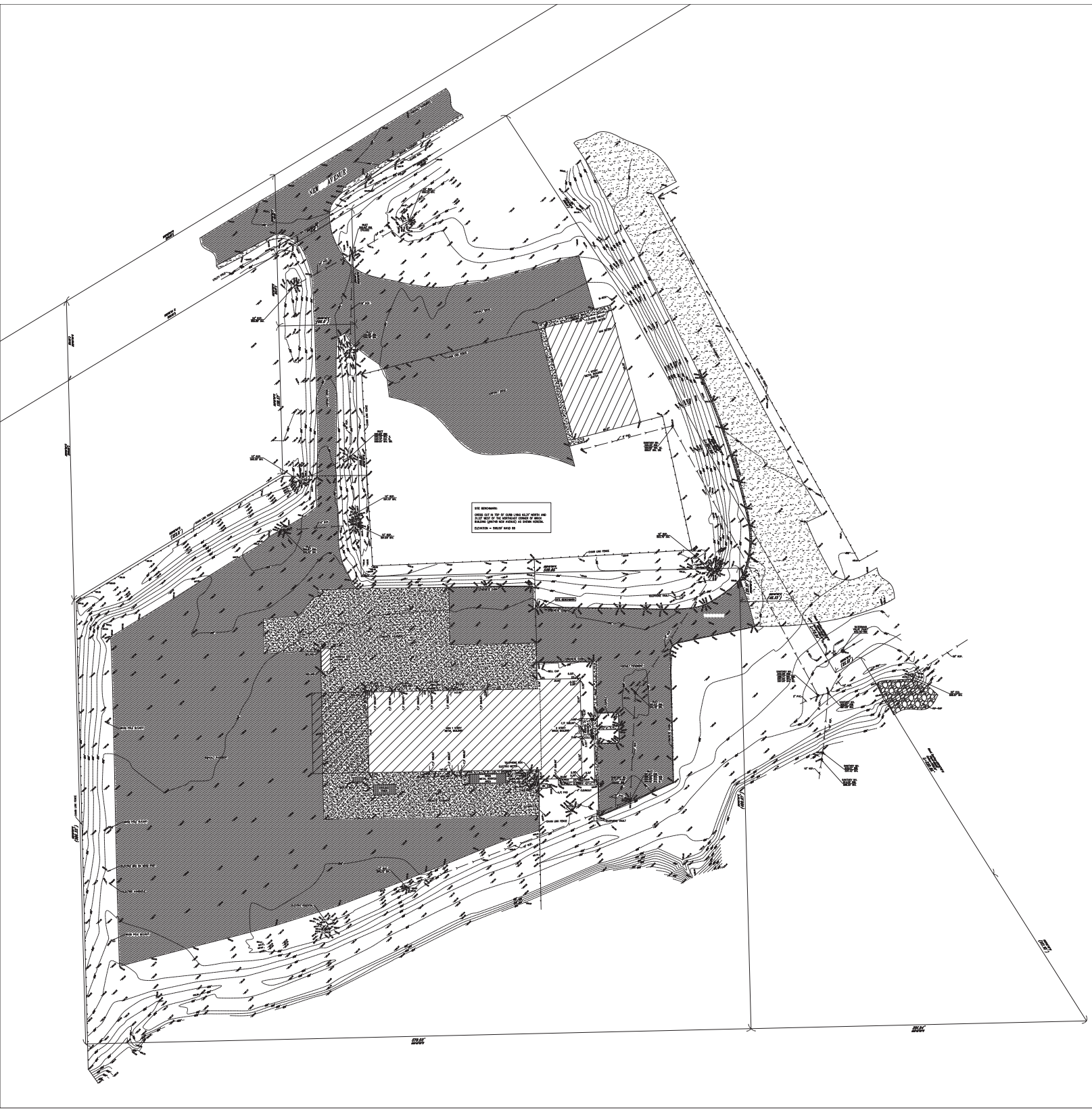
- Will not increase building height or traffic beyond current levels.
- Is set back significantly from property lines and screened by existing vegetation/bluff and structures.
- Uses non-reflective, earth-tone steel (same as existing) to minimize visual impact.
- Generates no noise, light, or odor beyond current residential/agricultural use.

Adjacent properties will experience no measurable detriment—no loss of light/air, no drainage issues, and no depreciation in value. In fact, a well-maintained, cohesive expansion enhances property upkeep and neighborhood standards. The variation preserves the rural-residential character of the locality while allowing practical use of the land.

Summary: This variation is justified by unique physical circumstances, imposes no hardship on neighbors, and supports the safe, orderly expansion of a pre-existing structure. Approval aligns with the spirit of the UDO while preventing unreasonable hardship.

The legal description for PIN 22-30-101-040-0000 (16748 New Ave, Lemont, IL 60439) is: Lot 4 in Assessor's Subdivision of part of the West 1/2 of the Northwest 1/4 of Section 30, Township 38 North, Range 12, East of the Third Principal Meridian, in Cook County, Illinois.

Attachment 4


NEW AVENUE
SITE BENCHMARK:
CROSS CUT IS TOP OF CURB LINE 62.5' NORTH AND 21.5' WEST OF THE NORTHEAST CORNER OF ORION BUILDING (WITHIN NEW AVENUE) AS SHOWN HEREON.
ELEVATION = 598.69' NAVD 88

Attachment 5

COLD STORAGE BUILDING ADDITION for:

AGGREKO

16748 NEW AVENUE LEMONT, IL 60439

BUILDING INFORMATION:

USE GROUP CLASSIFICATION: S-1 (MODERATE HAZARD COLD STORAGE)

CONSTRUCTION TYPE: IIB

ACTUAL FLOOR AREA: 8000 S.F. (ADDITION)

ACTUAL BUILDING HEIGHT: 1-STORY, 17'-0"± ABOVE GRADE

OPEN PERIMETER DISTANCES:	OVERALL	OPEN
NORTH =	40'-0"	0'-0"
EAST =	20'-0"	20'-0"
SOUTH =	40'-0"	40'-0"
WEST =	20'-0"	20'-0"
TOTAL =	120'-0"	80'-0"

% OPEN PERIMETER = 80' / 120' x 100 = 67

% TABULAR AREA INCREASE = (67-25) x 30/30 = 42

AREA MODIFICATIONS:

% OF ALLOWABLE TABULAR AREA =	100%
% REDUCTION FOR HEIGHT =	0%
% INCREASE FOR OPEN PERIMETER =	42%
% INCREASE FOR AUTOMATIC SPRINKLERS =	0%
TOTAL =	142 / 100 = 1.42

ALLOWABLE FLOOR AREA PER FLOOR:
S-1 = 10,000 S. F.

ALLOWABLE BUILDING HEIGHT:
S-1 = 3-STORIES, 75'-0" ABOVE GRADE

INCREASED ALLOWABLE FLOOR AREA:
S-1 = NOT REQUIRED LESS THAN ALLOWABLE

OCCUPANT LOAD PER UNIT:	MAXIMUM	ACTUAL
S-1 = 500 S.F. / 300 S.F. / PERSON	2	2
	REQUIRED	ACTUAL
REQUIRED EXITS:	1	1

LENGTH OF EXIT ACCESS TRAVEL:	MAXIMUM	ACTUAL
S-1 =	200'	50'

MINIMUM EXIT DOOR WIDTH: 36 INCHES

FIRE RESISTANCE RATINGS FOR BUILDING ELEMENTS:	WALLS	DOORS
PRIMARY STRUCTURAL FRAME =	0 HOUR	-
EXTERIOR BEARING WALLS (GREATER THAN 30') =	0 HOUR	0 HOUR
INTERIOR BEARING WALLS =	0 HOUR	0 HOUR
NON-LOADING WALLS & PARTITIONS (INTERIOR & EXTERIOR) =	0 HOUR	0 HOUR
FLOOR CONSTRUCTION =	0 HOUR	-
ROOF CONSTRUCTION =	0 HOUR	-
FIRE WALLS =	3 HOUR	3 HOUR
FIRE BARRIERS =	3 HOUR	3 HOUR
SMOKE BARRIERS =	1 HOUR	1/3 HOUR
EXIT ACCESS CORRIDORS =	0 HOUR	0 HOUR

BUILDING CODES and GENERAL INFORMATION:

1. ALL WORK SHALL CONFORM TO DRAWINGS & SPECIFICATIONS, INTERNATIONAL BUILDING CODE (2021), IECC (2021), THE ILLINOIS ACCESSIBILITY CODE (2018), VILLAGE OF LEMONT BUILDING ORDINANCES AND ALL OTHER APPLICABLE STATE AND LOCAL CODES.
2. ALL PLUMBING WORK SHALL CONFORM TO THE ILLINOIS STATE PLUMBING CODE, 2014 EDITION WITH VILLAGE OF LEMONT AMENDMENTS.
3. ALL ELECTRICAL WORK SHALL CONFORM TO THE NATIONAL ELECTRICAL CODE (NEC 2020 EDITION) WITH VILLAGE OF LEMONT AMENDMENTS.
4. ALL HVAC WORK SHALL CONFORM TO THE INTERNATIONAL MECHANICAL AND FUEL GAS CODES (2021) WITH AMENDMENTS & SMACNA LOW PRESSURE DUCT CONSTRUCTION STANDARDS.
5. PLANS HAVE BEEN DRAWN IN COMPLIANCE WITH THE ADOPTED BUILDING CODES TO DATE.
6. NEW FIRE ALARM SYSTEM SHALL BE IN FULL COMPLIANCE WITH NFPA 72.

OWNER:

AGGREKO (GARY CAMPBELL)
16748 NEW AVENUE, LEMONT, IL 60439
312-965-5260 email: GaryCampbell@aggreko.com

PROJECT ARCHITECT:

GREGORY E. LYONS - ARCHITECT
635 TROTTER DRIVE, COAL CITY, ILLINOIS 60416
815-634-3400 815-210-8089 cell 815-364-0359 fax

STATEMENT OF COMPLIANCE:

I HAVE PREPARED, OR CAUSED TO BE PREPARED UNDER MY DIRECT SUPERVISION, THE ATTACHED PLANS AND SPECIFICATIONS AND STATE THAT, TO THE BEST OF MY KNOWLEDGE AND BELIEF AND TO THE EXTENT OF MY CONTRACTUAL OBLIGATION, THEY ARE IN COMPLIANCE WITH THE ENVIRONMENTAL BARRIERS ACT (410 ILCS25) AND THE ILLINOIS ACCESSIBILITY CODE, 71 ILL. ADM. CODE 400.

SIGNED: _____ ARCHITECT

ILLINOIS LICENSE NO.: 001-017808

DATE: 9-5-2025

STATE OF ILLINOIS GREGORY E. LYONS 001-017808 LICENSED ARCHITECT

LICENSE EXPIRES: 11/30/26

SIGNATURE: _____

DATE APPROVED: 9-5-2025

GENERAL NOTES:

1. ALL WORK SHALL CONFORM TO ALL LOCAL CODES & ORDINANCES.
2. CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS, CLEARANCES, ELEVATIONS, QUANTITIES AND UNDERGROUND UTILITIES PRIOR TO START OF CONSTRUCTION.
3. ALL SIGNAGE SHALL CONFORM TO IAC 400.310 (c) & (n) AND THE INTERNATIONAL BUILDING CODE.
4. ALL EXPOSED INSULATION SHALL HAVE A FLAME SPREAD RATING OF 25 OR LESS AND A SMOKE DEVELOPED RATING OF 450 OR LESS.
5. ALL PENETRATIONS THRU RATED ASSEMBLIES SHALL BE WITH 3M FIRE BARRIER SEALING SYSTEM.
6. THE DESIGN OF ALL WOOD STRUCTURAL MEMBERS AND CONNECTIONS ARE IN ACCORDANCE WITH DOC PS 20, AND STRUCTURAL PANELS ARE IN ACCORDANCE WITH DOC PS 1 OR PS 2. WOOD TRUSSES TO BE MANUFACTURED AS REQUIRED BY TPI 1.
7. ALL CONCRETE, WOOD, AND MASONRY CONSTRUCTION MUST COMPLY WITH THE APPLICABLE SEISMIC DESIGN REQUIREMENTS BASED ON THE SEISMIC DESIGN CATEGORY FOR THIS BUILDING AS PRESCRIBED IN SECTIONS 1910, 2106, AND 2308 OF THE INTERNATIONAL BUILDING CODE.
8. ALL GYPSUM BOARD MATERIAL AND ACCESSORIES SHALL CONFORM TO THE APPROPRIATE STANDARDS IN ACCORDANCE WITH TABLE 2506.2 LOCATED IN THE INTERNATIONAL BUILDING CODE.
9. PLACEMENT AND CURING OF CONCRETE DURING COLD AND HOT WEATHER CONDITIONS SHALL COMPLY WITH ACI 306R AND 306R.
10. PERFORM DEMOLITION WORK AS NECESSARY TO ACCOMPLISH THE WORK INCLUDING THE REMOVAL AND PROPER DISPOSAL OF ITEMS WHICH ARE NOT TO REMAIN IN USE, INCLUDING BUT NOT NECESSARILY LIMITED TO FLOORING MATERIALS, SUSPENDED CEILINGS, DOORS, FRAMES, CASEWORK, PLUMBING FIXTURES, LIGHT FIXTURES, PIPING, CONDUIT, WIRE, ETC.
11. DRAWINGS INDICATE THE GENERAL INTENT OF THE DEMOLITION WORK AND ARE FOR REFERENCE ONLY. THEY ARE NOT INTENDED TO BE THE SOLE SOURCE OF EXISTING CONDITIONS TO BE DEMOLISHED.
12. PROPERLY DISPOSE OF DEMOLISHED MATERIALS AND OTHER OBSTACLES AS REQUIRED FOR A COMPLETE AND PROPER INSTALLATION OF NEW WORK AND THE DISPOSAL OF MATERIALS INCIDENTAL TO THE WORK.
13. EXACT EXTENT OF DEMOLITION AS SHOWN ON THE DRAWINGS AND TO BE PERFORMED SHALL BE VERIFIED AT THE SITE. DETERMINE THE NATURE AND EXTENT OF DEMOLITION THAT WILL BE NECESSARY BY COMPARING THE DRAWINGS WITH EXISTING CONDITIONS. OPERATONS SHALL BE DONE IN A CAREFUL AND ORDERLY MANNER TO AVOID HAZARDS TO PERSONS AND PROPERTY. INTERFERENCE WITH THE WITH THE USE OF ADJACENT AREA AND INTERUPTIONS OF FREE PASSAGE TO AND FROM SUCH AREA.
14. CONTRACTOR SHALL VISIT THE SITE OF PROPOSED WORK AND FULLY ACQUAINT THEMSELVES WITH CONDITIONS RELATING TO THE CONSTRUCTION AND LABOR SO THAT THEY MAY FULLY UNDERSTAND THE FACILITIES DIFFICULTIES, AND RESTRICTIONS AFFECTING THE COMPLETION OF THE WORK.
15. ITEMS INDICATED AS EXISTING ARE TO REMAIN UNLESS NOTED OTHERWISE. RETORE ITEMS AND OR DAMAGED AREAS AT STAGING AREA, ETC. TO ORIGINAL FULLY CONDITION. COORDINATE STAGEING AREA LOCATION(S) WITH OUNER.
16. ITEMS INDICATED AS EXISTING ARE TO REMAIN UNLESS NOTED OTHERWISE. RETORE ITEMS AND OR DAMAGED AREAS AT STAGING AREA, ETC. TO ORIGINAL FULLY CONDITION. COORDINATE STAGEING AREA LOCATION(S) WITH OUNER.
17. PATCH AND REPAIR EXISTING CONSTRUCTION AND NEWLY EXPOSED CONSTRUCTION AFFECTED BY THE WORK WITH MATERIALS CONSISTENT WITH EXISTING CONSTRUCTION WHETHER OR NOT PATCH MATERIAL IS INDICATED ON DRAWINGS. UNLESS NOTED OTHERWISE PROVIDE NECESSARY PREPARATORY WORK TO EXISTING CONSTRUCTION AFFECTED BY THE WORK TO RECEIVE NEW PROPER FINISHES. PROPERLY PAINT WALLS TO MATCH ADJACENT.
18. PROVIDE NEW PAINT FINISH AT EXISTING AREAS AFFECTED BY THE WORK AS INDICATED IN THE ROOM FINISH SCHEDULE AND AS NOTED ON THE DRAWINGS.
19. FIELD VERIFY ITEMS, CONDITIONS, QUANTITIES, ETC.
20. PROVIDE PREPARATION AS NECESSARY PRIOR TO PAINTING INCLUDING BUT NOT LIMITED TO PATCHING HOLES AND OTHER AREAS OF DAMAGE, SECURING LOOSE TRIM, CONDUITS AND ANY OTHER WALL OR CEILING HARDWARE ITEMS REQUIRING ATTENTION.
21. PRIOR TO PAINTING WORK PROVIDE TSP CLEANING OF EXISTING SURFACES TO RECEIVE PAINT USING APPROVED METHODS OF CLEANING PER CHEMICAL MANUFACTURER'S RECOMMENDATIONS. PROTECT EXISTING ITEMS DURING CLEANING AND PAINTING.
22. PAINT NEW ITEMS AS INDICATED.
23. TYPE AND LOCATIONS OF FIRE EXTINGUISHERS SHALL BE IN ACCORDANCE WITH NFPA 10 AND THE 2021 INTERNATIONAL FIRE CODE, AND SHALL BE APPROVED BY THE LEMONT FIRE PROTECTION DISTRICT.
24. ALL HANDICAP REQUIREMENTS SHALL CONFORM TO THE ADA ACCESSIBILITY GUIDELINES, THE ILLINOIS ACCESSIBILITY CODE, AND INTERNATIONAL BUILDING CODE (CHAPTER 11).
25. ALL EXPOSED INSULATION SHALL HAVE A FLAME SPREAD RATING OF 25 OR LESS AND A SMOKE DEVELOPED RATING OF 450 OR LESS.
26. ALL INTERIOR FINISHES INCLUDING CARPETING, CEILING TILE, AND SAFETY CURTAIN SHALL HAVE A FLAME SPREAD RATING OF 25 OR LESS AND A SMOKE DEVELOPED RATING OF 450 OR LESS.
27. ALL GLAZING INSTALLED WITHIN DOORS, ADJACENT TO DOORS WHERE THE NEAREST VERTICAL EDGE OF GLAZING IS WITHIN A 24" ARC OF EITHER VERTICAL EDGE OF THE DOOR IN A CLOSED POSITION AND WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60 INCHES ABOVE THE WALKING SURFACE, IN WINDOWS WHERE THE PANE IS GREATER THAN 9 S.F., THE BOTTOM EDGE OF THE GLAZING IS LESS THAN 18" ABOVE THE FLOOR, THE TOP EDGE OF THE GLAZING IS GREATER THAN 36" ABOVE THE FLOOR AND ONE OR MORE WALKING SURFACES ARE WITHIN 36" OF THE GLAZING SHALL BE SAFETY GLAZED AND SHALL PASS THE TEST REQUIREMENTS OF CPSC 16 CFR, PART 1201.

DRAWING LIST

Number	Title
CS1.00	ARCHITECTURAL - COVER SHEET and GENERAL NOTES
GN1.00	ARCHITECTURAL - GENERAL NOTES
A1.00	ARCHITECTURAL - FLOOR PLAN
A2.00	ARCHITECTURAL - CROSS SECTION

PROJECT SITE



LOCATION MAP

gregory e. lyons, architect
635 trotter drive
coal city, il 60416

815-634-4726
815-634-3400 office
815-364-0359 efax
815-210-8089 cell

gregory.lyons@sbcglobal.net

STATE OF ILLINOIS GREGORY E. LYONS 001-017808 LICENSED ARCHITECT

LICENSE EXPIRES: 11/30/26

SIGNATURE:

DATE APPROVED: 9/5/2025

PROPOSED COLD STORAGE BUILDING ADDITION for:
AGGREKO (Langeland Construction)
16748 NEW AVENUE, LEMONT, IL 60439

project no. 2559
date 9-1-2025
Issued for Permit

Cover Sheet

CS1.00

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GENERAL STRUCTURAL NOTES

BUILDING CODES USED FOR DESIGN

1. INTERNATIONAL BUILDING CODE, 2018 EDITION

DESIGN LOADS

1. DESIGN LIVE LOADS:
   - PUBLIC AREAS, 1ST FLOOR CORRIDORS — 100 PSF
   - OFFICE AREAS — 50 PSF + 20 PSF*
   - STORAGE — 125 PSF
   - MECHANICAL — 125 PSF**
   - ROOFS — 20 PSF
2. ROOF SNOW:
   - GROUND SNOW LOAD — 25 PSF
   - FLAT-ROOF SNOW LOAD — 22 PSF***
   - SNOW EXPOSURE FACTOR — 1.0
   - SNOW IMPORTANCE FACTOR — 1.1
   - THERMAL FACTOR — 1.1
3. WIND:
   - BASIC WIND SPEED — 120 MPH
   - WIND IMPORTANCE FACTOR — 1.0
   - WIND EXPOSURE — C
   - INTERNAL PRESSURE COEFFICIENT — ±0.18
   - COMPONENTS & CLADDING — ANALYSIS PER ASCE 7-16 CH. 30
4. SEISMIC:
   - RISK CATEGORY — III
   - SEISMIC IMPORTANCE FACTOR, I_e — 1.25
   - S_a — 0.161
   - S_1 — 0.069
   - SITE CLASS — D-DEFAULT
   - S_{DS} — 0.141
   - S_{D1} — 0.119
   - SEISMIC DESIGN CATEGORY
   - DESIGN BASE SHEAR — SEE NJCOR DWGS
   - SEISMIC RESPONSE COEFFICIENT, C_S — 0.072 (PER NUCOR DWGS)
   - RESPONSE MODIFICATION COEFFICIENT, R — 3.0
   - ANAYSIS PROCEDURE — ELF

* PARTITION LOAD
** OR EQUIPMENT WEIGHT IF HEAVIER
*** PLUS DRIFTING AND/OR SLIDING SNOW

NEW CONSTRUCTION

1. THE CONTRACTOR SHALL FOLLOW WRITTEN DIMENSIONS ONLY. DO NOT SCALE DRAWINGS.
2. ALL DETAILS AND SECTIONS SHOWN ON THE DRAWINGS ARE INTENDED TO BE CONSTRUED TO APPLY AT ANY SIMILAR CONDITION ELSEWHERE ON THE JOB EXCEPT WHERE A DIFFERENT DETAIL OR SECTION IS SHOWN.
3. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND ELEVATIONS WITH THE ARCHITECTURAL DRAWINGS. WHERE DISCREPANCIES OCCUR, IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE ARCHITECT PRIOR TO CONSTRUCTION.
4. THE STEEL FRAMING COMPONENTS SHOWN RELY ON BUILDING COMPONENTS OTHER THAN STRUCTURAL STEEL FOR FINAL STRUCTURAL STABILITY (PREVIOUSLY REFERRED TO AS A NON-SELF-SUPPORTING STEEL FRAME BY THE AISC "CODE OF STANDARD PRACTICE"). THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN AND PROVISION OF ANY AND ALL TEMPORARY BRACING AND SHORING AGAINST WIND, ERECTION AND ALL CONSTRUCTION LOADS UNTIL ALL ELEMENTS, MEMBERS AND CONNECTIONS (FLOORS, ROOF, SHEAR WALLS, ETC.), AS SHOWN ON THE CONTRACT DOCUMENTS ARE COMPLETELY INSTALLED. THE STRUCTURAL MEMBERS SHOWN ON THE CONTRACT DOCUMENTS ARE DESIGNED FOR THE ANTICIPATED LOADS THAT THE STRUCTURE WILL BE SUBJECTED TO ONLY AFTER ALL STRUCTURAL ELEMENTS ARE IN PLACE AND FINAL CONNECTIONS ARE COMPLETE.
5. THE GENERAL CONTRACTOR SHALL VERIFY ALL OPENING SIZES, PAD SIZES AND LOCATIONS WITH THE RESPECTIVE CONTRACTORS.

EXCAVATION AND EARTHWORK

1. THE SOILS AND FOUNDATION ENGINEERING REPORT IS FOR INFORMATIONAL PURPOSES ONLY AND SHALL NOT BE CONSIDERED PART OF THE CONTRACT DOCUMENTS. FURTHERMORE, NO WARRANTY IS MADE BY THE OWNER WITH REGARD TO THE COMPLETENESS AND ACCURACY OF THE SUBSURFACE INVESTIGATION DATA, SOIL TEST DATA OR STATEMENTS AND INTERPRETATIONS GIVEN IN GEPTECHNICAL REPORT PREPARED BY CHAMLIN & ASSOCIATES ON 5-09-24
2. WATER LEVELS INDICATED ON THE BORING LOGS MAY BE SUBJECT TO SEASONAL AND/OR ANNUAL VARIATIONS. A DEWATERING SYSTEM OF SUFFICIENT CAPACITY SHALL BE INSTALLED AND OPERATED TO MAINTAIN THE CONSTRUCTION AREA FREE OF WATER AT ALL TIMES.
3. THE BEARING VALUE OF THE SOIL WAS DETERMINED BY FIELD EXPLORATION AND LABORATORY ANALYSIS. THE FOUNDATION DESIGN IS BASED ON THE FOLLOWING NET ALLOWABLE BEARING PRESSURE(S):
   - SPREAD FOOTINGS — 2500 PSF
   - WALL FOOTINGS — 2500 PSF
4. ALL FOOTING EXCAVATIONS SHALL BE INSPECTED, PRIOR TO CONCRETE PLACEMENT, BY A SOILS ENGINEER TO VERIFY SUITABLE BEARING MATERIAL OF CAPACITY AS SPECIFIED.
5. NOTIFY THE OWNER'S REPRESENTATIVE WHEN ADDITIONAL EXCAVATION IS REQUIRED TO REACH SUITABLE BEARING MATERIAL.
6. THE SOILS ENGINEER SHALL CERTIFY IN WRITING THAT ALL FOUNDATIONS WERE PLACED ON SOIL WITH THE BEARING VALUE AS SPECIFIED.
7. WITHIN THE EXCAVATION AREA OF THE FOUNDATIONS, ALL VEGETATION, TOPSOIL, PREVIOUSLY PLACED FILL AND UNSUITABLE SOILS SHALL BE REMOVED. ALL FOOTINGS SHALL BEAR ON VIRGIN SOIL OR PROPERLY PLACED AND COMPACTED ENGINEERED FILL.
8. FOUNDATION DESIGN DOES NOT ACCOUNT FOR WINTER CONSTRUCTION. ANY UNENCLOSED/UNHEATED SPACES SHALL BE ADEQUATELY PROTECTED AGAINST FROST DURING WINTER CONSTRUCTION BY CONTRACTOR.

BACKFILLING

1. BOTH SIDES OF FOUNDATION WALLS FOR SLAB-ON-GRADE CONSTRUCTION SHALL BE BACKFILLED SIMULTANEOUSLY SO AS TO PREVENT OVERTURNING OR LATERAL MOVEMENT OF WALLS.
2. FOUNDATIONS SHALL BE BACKFILLED AS SOON AS PRACTICABLE SO AS TO LIMIT THE EFFECTS OF WATER INFILTRATION AND FROST HEAVE.
3. UNLESS NOTED OTHERWISE, INTERIOR FOUNDATIONS WERE NOT DESIGNED TO BEAR AT ELEVATIONS REQUIRED TO PROTECT AGAINST FROST HEAVE. IF WINTER CONSTRUCTION IS ANTICIPATED, CONTRACTOR SHALL BE WHOLLY RESPONSIBLE FOR PROVIDING ADEQUATE MEASURES TO PROTECT AGAINST FROST HEAVE.

FOUNDATION/UNDERGROUND MECHANICAL COORDINATION

1. UNDERGROUND SEWER, WATER, GAS LINES, ETC. CROSSING CONTINUOUS WALL FOUNDATIONS SHALL NOT PASS THROUGH FOOTINGS. WHERE PIPE OCCURS ABOVE TOP OF FOOTING, SLEEVE THROUGH WALL. WHERE PIPE OCCURS IN FOOTING DEPTH, DROP TOP OF FOOTING SUCH THAT PIPE PASSES JUST ABOVE FOOTING. IF TOP OF PIPE IS LESS THAN 6" BELOW BOTTOM OF FOOTING, PROVIDE 1" COMPRESSIBLE FOAM INSULATION BELOW FOOTING FOR WIDTH OF TRENCH.

CONCRETE

1. ALL CONCRETE WORK INCLUDING FORMING, REINFORCING, MIXING, PLACING AND CURING SHALL BE IN ACCORDANCE WITH THE ACI MANUAL OF CONCRETE PRACTICE INCLUDING "BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE," ACI 318 AND "SPECIFICATIONS FOR STRUCTURAL CONCRETE," ACI 301.
2. CONTRACTOR SHALL SUBMIT CONCRETE MIX DESIGN. SUBMIT CONCRETE MIX DESIGN FOR EACH TYPE AND STRENGTH OF CONCRETE DETERMINED BY EITHER LABORATORY TRIAL MIX OR FIELD TEST DATA IN ACCORDANCE WITH ACI 211.1 AND ACI 301. SUBMIT MIX DESIGN AT LEAST 15 DAYS PRIOR TO FIRST POUR. ACQUIRE CEMENT FROM SAME SOURCE AND AGGREGATE FROM SAME SOURCE FOR ENTIRE PROJECT.
3. FOLLOW RECOMMENDATIONS OF ACI 305R WHEN CONCRETING DURING HOT WEATHER OR ACI 306R WHEN CONCRETING DURING COLD WEATHER.
4. ALL CONCRETE SHALL ATTAIN A MINIMUM ULTIMATE COMPRESSIVE STRENGTH AS SPECIFIED AT 28 DAYS. CONCRETE SHALL BE VIBRATED INTO FORMS WHILE PLACING, WITHOUT OVER-VIBRATING. REINFORCING SHALL BE PROTECTED BY CONCRETE OF THICKNESS AS FOLLOWS:

FOOTINGS	3"
PIERS	1 1/2" TO TIES
OTHER FOUNDATION	2" BOTH FACES
EXPOSED EXTERIOR CONCRETE	2"
GRADE BEAMS	2" SIDES, 3" BOTTOM
SLAB ON GRADE	1/3 FROM TOP

5. CONCRETE MATERIALS SHALL BE AS FOLLOWS:
   - CEMENT PER: ASTM C 150, NORMAL PORTLAND TYPE I OR PORTLAND LIMESTONE CEMENT (PLC) PER ASTM C595 TYPE IL EXCEPT AS NOTED. EXCEPTION: PLC IS NOT PERMITTED IN STATES WITH DEPARTMENTS OF TRANSPORTATION THAT HAVE NOT APPROVED THE USE OF PLC). FINE AND COARSE AGGREGATES PER ASTM C 33. FLY ASH CLASS C OR F PER ASTM C 618. WATER SHALL BE CLEAN AND NOT DETRIMENTAL TO CONCRETE. ADMIXTURES OTHER THAN AIR ENTRAINMENT AND WATER REDUCING ARE NOT PERMITTED WITHOUT APPROVAL BY THE ARCHITECT AND ENGINEER. AIR ENTRAINMENT ADMIXTURE SHALL BE PER ASTM C 260 AND WATER REDUCER SHALL BE TYPE A PER ASTM C 494.
6. CONCRETE MIX DESIGN
   - CONCRETE FOR FOOTINGS AND FOUNDATIONS WALLS:
     - A. COMPRESSIVE STRENGTH, WHEN TESTED IN ACCORDANCE WITH ASTM C 39/C 39M AT 28 DAYS: 4000 PSI
     - B. CONCRETE WEIGHT: NORMAL (145 LBS. PER CUBIC FOOT)
     - C. FLY ASH CONTENT: MAXIMUM 15 PERCENT OF CEMENTITIOUS MATERIALS BY WEIGHT.
     - D. CEMENT CONTENT: MINIMUM 611 LB PER CUBIC YARD.
     - E. WATER-CEMENT RATIO: MAXIMUM 55 PERCENT BY WEIGHT.
     - F. TOTAL AIR CONTENT: 3 PERCENTAGE, PLUS OR MINUS 1.5 PERCENTAGE, PER ASTM C 173.
     - G. MAXIMUM SLUMP: 3 INCHES, PLUS OR MINUS 1 INCH.
     - H. MAXIMUM AGGREGATE SIZE: 1 INCH.
     - I. WATER REDUCING AGENT REQUIRED.
   - CONCRETE FOR SLABS ON GRADE:
     - J. COMPRESSIVE STRENGTH, WHEN TESTED IN ACCORDANCE WITH ASTM C 39/C 39M AT 28 DAYS: 4000 PSI.
     - K. CONCRETE WEIGHT: NORMAL (145 LBS. PER CUBIC FOOT).
     - L. CEMENTITIOUS CONTENT: MAXIMUM 624 LB PER CUBIC YARD.
     - M. WATER-CEMENTITIOUS MATERIALS RATIO: 0.44 PERCENT BY WEIGHT.
     - N. TOTAL AIR CONTENT: MAXIMUM 3 PERCENT NATURALLY OCCURRING, PER ASTM C 173.
     - O. IF AIR ENTRAINMENT ADDED FOR WORKABILITY, WATER-CEMENT RATIO SHALL BE REDUCED TO 40 PERCENT BY WEIGHT.
     - P. FLY ASH CONTENT: MAXIMUM 15 PERCENT OF CEMENTITIOUS MATERIALS BY WEIGHT.
     - Q. MAXIMUM SLUMP: 3 INCHES PLUS OR MINUS 1 INCH.
     - R. MAXIMUM AGGREGATE SIZE: 1-1/2 INCH. COMBINED AGGREGATE SHALL BE WELL GRADED AND SHALL CONTAIN SIZES UP TO AND INCLUDING 1-1/2 INCH.
     - S. WATER REDUCING AGENT REQUIRED.
     - T. 4 LB/CY MACRO-FIBER REINFORCEMENT.
7. PLACING CONCRETE:
   - PLACE CONCRETE IN ACCORDANCE WITH ACI 304R. DO NOT ADD WATER TO CONCRETE DURING TRANSPORT, DELIVERY, AT PROJECT SITE, OR DURING PLACEMENT UNLESS APPROVED BY ARCHITECT. PLACE CONCRETE IN A CONTINUOUS OPERATION AND WITHOUT SEGREGATION. INSURE REINFORCEMENT, INSERTS, WATERSTOPS, EMBEDDED PARTS, AND FORMED CONSTRUCTION JOINT DEVICES WILL NOT BE DISTURBED DURING CONCRETE PLACEMENT. SEPARATE SLABS ON GRADE FROM VERTICAL SURFACES WITH JOINT FILLER. SLABS ON GRADE SHALL BE PLACED IN CONTINUOUS STRIPS AS PER ACI RECOMMENDATIONS. THE MAXIMUM POUR AREA SHALL NOT EXCEED 3600 SQUARE FEET. ALLOW 24 HOURS TO ELAPSE BETWEEN THE PLACEMENT OF ADJACENT STRIPS. POUR SLABS IN ALTERNATING STRIP PATTERN SO THAT NO TWO ADJOINING SLABS ARE POURED THE SAME DAY. MAINTAIN RECORDS OF CONCRETE PLACED. RECORD DATE, LOCATION, QUANTITY, AIR TEMPERATURE, AND TEST SAMPLES TAKEN. SAW CUT JOINTS WITHIN 24 HOURS AFTER PLACING. USE 3/16 INCH THICK BLADE. CUT INTO 1/4 DEPTH OF SLAB THICKNESS. IF NO SPACING OF JOINTS OR INDICATED ON DRAWINGS, PLACE JOINTS AT A MAXIMUM SPACING OF 15 FEET IN EACH DIRECTION.
   - COORDINATE CONCRETE WORK WITH THAT OF OTHER TRADES TO ALLOW FOR SETTING OF SLEEVES, INSERTS, ETC.
   - ALL ANCHOR RODS SHALL BE IN PLACE PRIOR TO POURING OF CONCRETE.
10. CURING AND PROTECTION
    - COMPLY WITH ACI RECOMMENDATIONS OF ACI 308 UNLESS EXCEEDED HEREIN. IMMEDIATELY AFTER PLACEMENT, PROTECT CONCRETE FROM PREMATURE DRYING, EXCESSIVELY HOT OR COLD TEMPERATURES, AND MECHANICAL INJURY.
    - CONCRETE SLAB CURING:
      - 1. WET CURE ALL CONCRETE SLABS FOR A MINIMUM OF 7 DAYS. COMPLETELY COVER SLAB WITH WATER-PONDED BLANKETS. RETAINING COVER AND PROTECT AGAINST MOVEMENT. KEEP MOISTURE RETAINING COVER CONTINUOUSLY MOIST FOR FULL 7 DAY PERIOD. DO NOT PERMIT LOADING OR PARTIAL LOADING SUCH AS VEHICLE TRAFFIC OR MATERIAL PLACEMENT DURING THIS CURING PERIOD.
      - 2. IN NO CASE SHALL LIQUID CURING COMPOUND BE USED WHERE COMPOUND MAY BE ABSORBED INTO FLOOR FINISH MATERIALS.
11. FIELD QUALITY CONTROL:
    - AN INDEPENDENT TESTING AGENCY WILL PERFORM FIELD QUALITY CONTROL TESTS. PROVIDE SAMPLES AND ACCESS TO OPERATIONS AT PRODUCT SITE AND COOPERATE WITH APPOINTED FIRM. CONTRACTOR MUST PROVIDE MINIMUM 48 HOURS NOTICE TO TESTING AGENCY AND ARCHITECT PRIOR TO ALL CONCRETE POURS. FOR EACH TEST, MOLD AND CURE FOUR STANDARD CONCRETE TEST CYLINDERS. OBTAIN TEST SAMPLES FOR EVERY 50 CU YD OR LESS OF EACH CLASS OF CONCRETE PLACED. OBTAIN REPRESENTATIVE TEST SAMPLES OF FRESH CONCRETE IN ACCORDANCE WITH ASTM C 172. PERFORM COMPRESSION STRENGTH TESTS PER ASTM C 39/C 39M. BREAK ONE CYLINDER AT 7 DAYS AND TWO CYLINDERS AT 28 DAYS. TAKE ONE ADDITIONAL TEST CYLINDER FOR EACH ADDITIONAL 50 CUBIC YARDS POURED ON JOB SITE UNDER SAME CONDITIONS AS CONCRETE IT REPRESENTS. RECORD AMBIENT TEMPERATURE AT TIME OF CONCRETE SAMPLING.
12. ALL EXTERIOR EXPOSED CONCRETE TO HAVE 6% PLUS 1% OR MINUS 1.5% ENTRAINED AIR.

PREFABRICATED METAL BUILDING

1. PREFABRICATED METAL BUILDINGS SHALL BE DESIGNED IN ACCORDANCE WITH THE METAL BUILDING MANUFACTURER'S ASSOCIATION "METAL BUILDINGS SYSTEMS MANUAL" AND THE AMERICAN INSTITUTE OF STEEL INSTITUTE'S "SPECIFICATION FOR THE DESIGN OF COLD FORMED STEEL STRUCTURAL MEMBERS."
2. PREFABRICATED METAL BUILDINGS SHALL CONSIST OF METAL ROOF PANELS, PURLINS, RIGID FRAMES OR ROOF BEAMS AND COLUMNS, AND WIND BRACING CAPABLE OF SUPPORTING THE LOADS SPECIFIED HEREIN AND AS SHOWN ON THE DRAWINGS.
3. SUBMIT COMPLETE MANUFACTURER'S LITERATURE AND TECHNICAL DATA REQUIRED FOR COMPLETE INSTALLATION OF THE PREFABRICATED BUILDING. INCLUDE BUILDING INDICATE ANY DEVIATIONS FROM THE DRAWINGS AND SPECIFICATIONS.
4. SUBMIT SHOP DRAWINGS IN ACCORDANCE WITH THE SHOP DRAWING REQUIREMENTS HEREIN. SHOP DRAWINGS SHALL INCLUDE AS A MINIMUM:
   - A. FOUNDATION ANCHOR BOLT PLAN WITH ANCHOR BOLT AND BASE PLATE DETAILS FOR THIS PROJECT.
   - B. THE BUILDING ROOF PLAN SHOWING SIZES AND LOCATIONS OF ALL STRUCTURAL MEMBERS AND BRACING, INCLUDING STRUCTURAL SUPPORT FOR ROOF-FAN UNITS, HEATERS, PIPING, AND DUCT WORK.
   - C. DETAILED DRAWING OF THE RIGID FRAMES TOGETHER WITH THE BUILDING ELEVATIONS SHOWING SIZES AND LOCATIONS OF STRUCTURAL MEMBERS, BRACING, AND OPENINGS FOR WINDOWS AND DOORS.
5. SEE SPECIFICATION SECTION 13 34 19 FOR ADDITIONAL REQUIREMENTS.

JOINTS IN CONCRETE

1. CONSTRUCTION AND/OR CONTRACTION JOINTS SHALL BE MADE AS DETAILED ON THE DRAWINGS.
2. CONSTRUCTION AND/OR CONTRACTION JOINTS FOR SLAB-ON-GRADE CONSTRUCTION SHALL BE LOCATED ON COLUMN LINES.
3. MAXIMUM SPACING OF CONSTRUCTION AND/OR CONTRACTION JOINTS IN SLAB-ON-GRADE CONSTRUCTION SHALL BE 15'-0". JOINTS SHALL BE PLACED TO PRODUCE PANELS THAT ARE AS SQUARE AS POSSIBLE AND NEVER EXCEEDING A LENGTH TO WIDTH RATIO OF 1.5 TO 1.
4. CONSTRUCTION OR CONTRACTION JOINTS IN CONCRETE FOUNDATION WALLS SHALL BE SPACED NO FURTHER THAN 20'-0" APART.

REINFORCING STEEL

1. THE REINFORCING STEEL CONTRACTOR SHALL FABRICATE ALL REINFORCEMENT AND FURNISH ACCESSORIES, CHAIRS, SPACER BARS AND SUPPORTS NECESSARY TO SECURE THE REINFORCEMENT UNLESS SHOWN OTHERWISE ON THE PLANS AND/OR DETAILS.
2. REINFORCING STEEL SHALL BE ASTM A615, GRADE 60.
3. WELDED WIRE REINFORCING SHALL BE SUPPLIED IN FLAT SHEETS AND SHALL CONFORM TO ASTM A1064.
4. CONCRETE REINFORCEMENT SHALL BE PLACED ACCORDING TO CRSI "RECOMMENDED PRACTICE FOR PLACING REINFORCEMENT BARS."
5. ALL REINFORCEMENT SPLICES SHALL BE LAPPED 48 BAR DIAMETERS MINIMUM UNLESS OTHERWISE NOTED. PROVIDE CORNER BARS FOR ALL HORIZONTAL REINFORCEMENT AT CORNERS AND INTERSECTIONS.

BRICK TIES FOR MASONRY BACK-UP

1. THERE SHALL BE A MINIMUM OF ONE BRICK TIE FOR EVERY 1.77 SQUARE FEET OF WALL AREA. THESE SHALL BE SPACED AT A MAXIMUM OF 16 INCHES VERTICAL AND HORIZONTAL. TIES SHALL BE A MINIMUM OF 3/16" DIAMETER CORROSION RESISTANT WIRE. CORRUGATED GALVANIZED SHEET TIES ARE NOT ACCEPTABLE.

LINTEL NOTES

1. LOOSE LINTELS FOR NON-LOAD BEARING WALLS SHALL HAVE A MINIMUM END BEARING OF 8" AND SHALL BE THE FOLLOWING SIZES, UNLESS NOTED OTHERWISE (UNITEL SIZES GIVEN ARE FOR NEW MASONRY CONSTRUCTION ONLY; SPANS NOTED ARE CLEAR SPANS):
   - 6" WALLS:
     - UP TO 4'-0" SPAN — 2-L3 1/2"x2 1/2"x5/16" LLV
     - 4'-0" TO 6'-4" SPAN — 2-L3 1/2"x2 1/2"x3/8" LLV
   - TYPICAL WALLS (1-L FOR EACH 4" OF WALL THICKNESS):
     - UP TO 4'-0" SPAN — L3 1/2"x3 1/2"x5/16"
     - OVER 4'-0" TO 6'-0" — L5"x 3 1/2"x3/8" LLV
     - OVER 6'-0" TO 8'-0" — L6"x3 1/2"x3/8" LLV
     - OVER 8'-0" TO 10'-0" — L7"x3 1/2"x3/8" LLV
2. PLATES ON UNITELS SHALL BE SHOP WELDED TO MEMBER W/ 1/4"x2" FILLET WELDS AT 12" O.C. STAGGERED.
3. WELD TOGETHER ALL BACK-TO-BACK ANGLES.
4. CONTRACTOR SHALL COORDINATE ALL REQUIRED OPENINGS IN NON LOAD BEARING MASONRY WALLS WITH ARCHITECTURAL AND MECHANICAL DRAWINGS.

COLD-FORMED STEEL (CFS) FRAMING

1. ALL COLD-FORMED STEEL (CFS) SECTIONS SHALL BE DESIGNED IN ACCORDANCE WITH AMERICAN IRON AND STEEL INSTITUTE (AISI) "SPECIFICATION FOR THE DESIGN OF COLD-FORMED STEEL STRUCTURAL MEMBERS."
2. ALL COLD-FORMED STEEL FRAMING MEMBERS SHALL BE OF THE TYPE, SIZE AND GAUGE AS SHOWN ON THE PLANS, MIN 54 MIL.
3. ALL STUDS, JOISTS, AND ACCESSORIES SHALL BE FORMED FROM STEEL HAVING A G-60 ANG PAINTED COATING CONFORMING TO ASTM A924 UNLESS USED AS BACKUP FOR MASONRY OR LOCATED OUTSIDE OF THE WEATHER BARRIER. SEE NOTE 4.
4. ALL PAINTED 97, 68 AND 54 MIL MEMBERS SHALL MEET THE REQUIREMENTS OF ASTM A1011 WITH A MINIMUM YIELD OF 50,000 PSI. ALL GALVANIZED 97, 68, AND 54 MIL COMPONENTS SHALL MEET THE REQUIREMENTS OF ASTM A653 WITH A MINIMUM YIELD OF 50,000 PSI
5. ALL PAINTED 43 AND 33 MIL MEMBERS SHALL MEET THE REQUIREMENTS OF ASTM A1003 WITH A MINIMUM YIELD OF 33,000 PSI. ALL GALVANIZED 43 AND 33 MIL MEMBERS SHALL MEET THE REQUIREMENTS OF ASTM A653 WITH A MINIMUM YIELD OF 33,000 PSI.
6. WELDING, WHERE PERMITTED, IS TO BE DONE PER MANUFACTURER'S RECOMMENDATIONS ON ROD TYPE AND AMPERAGE. MINIMUM GAUGE FOR WELDING SHALL BE 54 MIL. WELDS WITHIN EXTERIOR FRAMING WALLS SHALL BE TOUCHED UP WITH ZINC RICH PRIMER.
7. ALL COLD-FORMED STEEL STUDS AND JOIST SHALL BE INSTALLED PER MANUFACTURER'S AND DELEGATED DESIGNERS RECOMMENDATIONS REGARDING MINIMUM INSTALLATION STANDARDS FOR BEARING, BRIDGING AND BRACING.
8. COLD-FORMED STEEL STUDS USED AS BACKUP FOR MASONRY SHALL BE OF A CONFIGURATION AND GAUGE (54 MIL. MIN) TO PROVIDE SUFFICIENT STIFFNESS AS CONTROLLED BY A MAXIMUM DEFLECTION OF L/600 UNDER FULL LATERAL LOAD. ALL STUDS AND ACCESSORIES USED AS BACKUP FOR MASONRY OR LOCATED OUTSIDE THE WEATHER BARRIER SHALL BE FORMED FROM STEEL HAVING A G-90 GALVANIZED COATING CONFORMING TO ASTM A653. FIELD WELDING SHALL NOT BE PERMITTED.
9. COLD-FORMED STEEL MEMBER DESIGNATIONS ARE PER THE STEEL STUDS MANUFACTURERS ASSOCIATION (SSMA). THE FOLLOWING IS AN EXAMPLE OF HOW TO READ SSMA'S DESIGNATIONS FOR STUDS, TRACK SIZES AND MIL THICKNESSES:



33 MILS = 20 GA.	125 = 1.25" = 1 1/4"	250 = 2.5" = 2 1/2"
43 MILS = 18 GA.	137 = 1.37" = 1 3/8"	300 = 3.0" = 3"
54 MILS = 16 GA.	162 = 1.62" = 1 5/8"	362 = 3.62" = 3 5/8"
68 MILS = 14 GA	200 = 2.00" = 2"	400 = 4.0" = 4"
97 MILS = 12 GA		

550 = 5.5" = 5 1/2"	
600 = 6.0" = 6"	
725 = 7.25" = 7 1/4"	
800 = 8.0" = 8"	

MEMBERS ARE DESIGNATED ON THIS DRAWING AS FOLLOWS:

STUDS AND RAFTERS - 600S162 - 68

MASONRY LINTEL NOTES

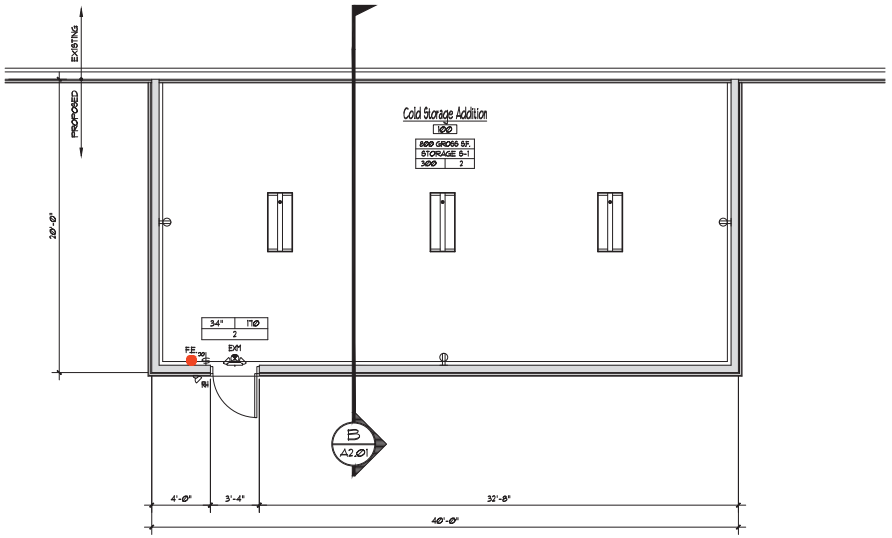
1. MASONRY LINTELS FOR NON-LOAD BEARING WALLS SHALL HAVE A MINIMUM END BEARING OF 8" AND SHALL BE THE FOLLOWING SIZES, UNLESS NOTED OTHERWISE (LINTEL SIZES GIVEN ARE FOR NEW MASONRY CONSTRUCTION ONLY; SPANS NOTED ARE CLEAR SPANS):
   - ML1 - UP TO 6'-0" SPAN — CONT 8" HIGH BOND BEAM W/ (2) #5 REBAR
   - ML2 - OVER 6'-0" TO 10'-0" — CONT 16" HIGH BOND BEAM W/ (2) #5 REBAR
2. PLATES ON LINTELS SHALL BE SHOP WELDED TO MEMBER W/ 1/4"x2" FILLET WELDS AT 12" O.C. STAGGERED.
3. CONTRACTOR SHALL COORDINATE ALL REQUIRED OPENINGS IN NON LOAD BEARING MASONRY WALLS WITH ARCHITECTURAL AND MECHANICAL DRAWINGS.

STRUCTURAL STEEL

1. FABRICATION AND ERECTION OF STRUCTURAL STEEL MEMBERS SHALL BE IN ACCORDANCE WITH THE AISC "CODE OF STANDARD PRACTICE FOR STEEL BUILDINGS AND BRIDGES" AS INDICATED IN THE FOURTEENTH EDITION OF THE "MANUAL OF STEEL CONSTRUCTION" FOR ALLOWABLE STRENGTH DESIGN UNLESS NOTED OTHERWISE.
2. ALL CONNECTIONS SHALL BE BOLTED OR WELDED AND SHALL BE DESIGNED FOR THE SERVICE-LOAD END REACTIONS INDICATED ON PLANS, OR IF NOT INDICATED, SHALL BE DESIGNED TO DEVELOP 60% OF THE ALLOWABLE UNIFORM LOAD TABULATED IN THE FOURTEENTH EDITION OF THE AISC "MANUAL OF STEEL CONSTRUCTION" FOR ALLOWABLE STRENGTH DESIGN, UNLESS NOTED OTHERWISE. NUMBER OF BOLTS MUST SATISFY MINIMUM. REQUIREMENTS AS FOLLOWS: 2 BOLTS PER CONNECTION FOR 8" AND 10" DEEP MEMBERS, 3 FOR 12" AND 14" DEEP MEMBERS, 4 FOR 16" AND 18" DEEP MEMBERS, 5 FOR 21" AND 24" DEEP MEMBERS, AND 6 FOR 27" AND DEEPER MEMBERS. PROVIDE SIGNED AND SEALED CALCULATIONS BY A PROFESSIONAL STRUCTURAL ENGINEER LICENSED IN THE STATE OF THE PROJECT FOR ALL STEEL CONNECTIONS.
3. ALL STRUCTURAL STEEL SHALL CONFORM TO THE FOLLOWING STANDARDS:
   - STEEL WIDE FLANGES — ASTM A992
   - STEEL ANGLES, CHANNELS AND PLATES — ASTM A36
   - STEEL PIPE — ASTM A53, GRADE B OR ASTM A501
   - STEEL TUBE — ASTM A500, GRADE C
4. ALL FILLER METAL USED IN WELDING SHALL BE 70 KSI YIELD, LOW-HYDROGEN.
5. ALL WELDING SHALL BE BY CERTIFIED WELDERS AND SHALL CONFORM TO THE "STRUCTURAL WELDING CODE", AWS D1.1 AND MEET AISC MINIMUM REQUIREMENTS FOR WELD SIZE.
6. FIELD CONNECTIONS ARE TO BE BOLTED AND INSTALLED IN ACCORDANCE WITH THE "SPECIFICATION FOR STRUCTURAL JOINTS USING HIGH STRENGTH BOLTS". USE MIN 3/4" DIAMETER HIGH STRENGTH BOLTS AND NUTS, ASTM F3125 A325-GRADE UNLESS NOTED OTHERWISE. CONNECTIONS SHALL BE ST TYPE EXCEPT WHERE PT OR SC TYPE CONNECTIONS ARE SPECIFICALLY NOTED. WHERE SC TYPE CONNECTIONS ARE NOTED PROVIDED CLASS A FAYING SURFACES, WITH SLIP CHECKED AT SERVICE LEVEL.
7. STEEL COLUMN BASE PLATES SHALL BE SIZE SHOWN ON PLAN WITH 3/4" DIAMETER ANCHOR RODS OF LENGTH AS SHOWN AND 3/4" NON-METALIC, NON-SHRINK GROUT FOR UNIFORM BEARING.
8. ALL PLATES USED IN BOLTED CONNECTIONS SHALL HAVE ROLLED OR GAS CUT EDGES.
9. ALL STRUCTURAL STEEL AND MISCELLANEOUS METALS SHALL BE PRIME PAINTED WITH ONE COAT OF FABRICATOR'S STANDARD RUST-INHIBITIVE PRIMER.
10. ADJUSTABLE MASONRY TIES SHALL BE FURNISHED AT 16" OC VERTICALLY AND 24" OC HORIZONTALLY ON ALL STEEL MEMBERS ENCASED IN OR ADJACENT TO MASONRY WALLS WHETHER OR NOT SUCH ANCHORS ARE SHOWN ON THE DRAWINGS. TIES SHALL BE CAPABLE OF TRANSMITTING FORCES PERPENDICULAR TO THE PLANE OF THE WALL.
11. LOOSE LINTELS AND STEEL LINTELS IN EXTERIOR WALLS ARE TO BE GALVANIZED.

REINFORCED MASONRY

1. ALL MASONRY SHALL CONFORM TO ACI 530, "BUILDING CODE REQUIREMENTS FOR CONCRETE MASONRY STRUCTURES" AND ACI 530.1 "SPECIFICATION FOR MASONRY STRUCTURES."
2. ALL LOAD BEARING ASTM C90 CONCRETE MASONRY UNITS SHALL HAVE A MINIMUM NET AREA COMPRESSIVE STRENGTH OF 1900 PSI OR PROVIDE f'm GREATER THAN OR EQUAL TO 2000 PSI BY THE PRISM STRENGTH TEST METHOD.
3. GROUT FOR VERTICALLY REINFORCED MASONRY WALLS AND BOND BEAMS SHALL CONSIST OF 1 PORTLAND CEMENT: 2 1/2 FINE AGGREGATE: 2 PEA GRAVEL. F'c = 2500 PSI @ 28 DAYS. GROUT SLUMP SHALL BE 8" 10".
4. ALL MASONRY WALLS SHALL HAVE HORIZONTAL JOINT REINFORCING CONSISTING OF TWO OR MORE GALVANIZED STANDARD WEIGHT 9 GA LONGITUDINAL WIRES CONNECTED BY CROSS WIRES FORMING A TRUSS OR LADDER CONFIGURATION. ALL REINFORCING SHALL BE LOCATED EVERY SECOND COURSE AND WITHIN 16" OF TOP AND BOTTOM OF WALL. PROVIDE ADDITIONAL HORIZONTAL JOINT REINFORCING ABOVE AND BELOW ALL OPENINGS, AND EXTEND 24" MINIMUM BEYOND SIDES OF OPENINGS.
5. SUPPLY VERTICAL REINFORCING IN MINIMUM 4'-0" PLUS 48 BAR DIAMETER LAP LENGTHS.
6. DOWELS SHALL MATCH SIZE AND NUMBER OF VERTICAL WALL REINFORCING UNLESS NOTED OTHERWISE. HOOK INTO FOUNDATION 1'-0" MIN. AND LAP 48 BAR DIAMETER WITH VERTICAL WALL REINFORCING.
7. WALL CONSTRUCTION LIFTS FOR REINFORCING BARS AND INSULATION FILL SHALL BE PER ACI 530.
8. TYPE "N" MORTAR REQUIRED FOR ALL WALLS UNLESS NOTED OTHERWISE.
9. SEE ARCHITECTURAL PLANS FOR LOCATION AND DETAIL OF CONTROL JOINTS AND EXPANSION JOINTS. REINFORCED WALLS SHALL HAVE THE FIRST VERTICAL BAR AND DOWEL WITHIN 8" OF JOINT ON EACH SIDE OF JOINT.
10. ALL STEEL BEAMS BEARING ON MASONRY WALLS SHALL HAVE 3 COURSES MINIMUM FILLED WITH GROUT DIRECTLY BELOW THE BEARING POINT EXCEPT AS NOTED ON PLAN.
11. BOND BEAMS OF OR SMALLER USE 1-#5 CONT., BOND BEAMS 8" OR LARGER USE 2-#5 CONT., UNLESS NOTED OTH

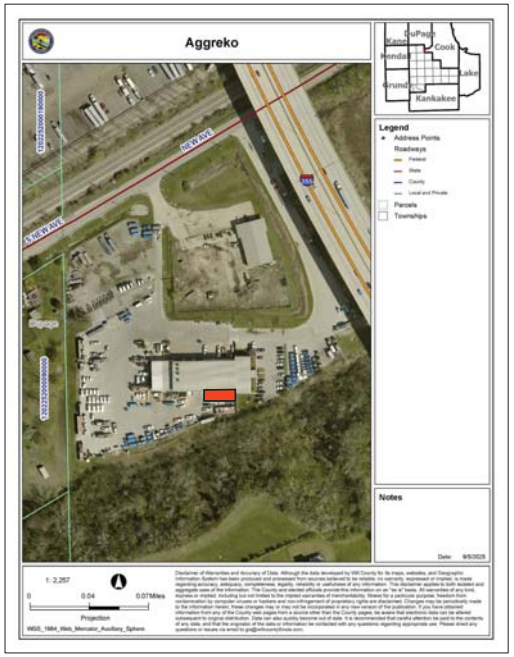


FLOOR PLAN

SCALE: 1/4"=1'-Ø"

Ø 5'-Ø" 1Ø'-Ø" 2Ø'-Ø"

NORTH
(VERIFY IN FIELD)



NOTES:

1. FOR GENERAL NOTES AND DRAWING LIST SEE DRAWING CS\Ø0.
2. ALL WORK SHALL CONFORM TO THE INTERNATIONAL BUILDING CODE (2Ø21) AND ALL LOCAL CODES AND ORDINANCES.
3. PROVIDE SOLID WOOD BLOCKING IN RESTROOM WALLS AS REQUIRED FOR ANCHORING GRAB BARS, LAVATORIES, TOILET ACCESSORIES, ETC. WHEN APPLICABLE.
4. ALL HANDICAP REQUIREMENTS SHALL CONFORM TO THE ADA ACCESSIBILITY GUIDELINES, THE ILLINOIS ACCESSIBILITY CODE AND IBC 2Ø18 (CHAPTER 11).
5. ALL SIGNAGE SHALL CONFIRM TO IAC 4ØØ.31Ø (J) AND IBC 2Ø18 (CHAPTER 11).
6. TYPE & LOCATION OF FIRE EXTINGUISHERS SHALL BE PER LEMONT FIRE PROTECTION DISTRICT AND IN ACCORDANCE WITH NFPA 1Ø AND THE IBC (2Ø21), AND SHALL BE APPROVED BY THE BUILDING OFFICIAL.
7. ALL EXPOSED INSULATION SHALL HAVE A FLAME SPREAD RATING OF 25 OR LESS AND A SMOKE DEVELOPED RATING OF 45Ø OR LESS.
8. ALL INTERIOR FINISHES INCLUDING CARPETING, CEILING TILE, AND FOLDING PARTITIONS SHALL HAVE A FLAME SPREAD RATING OF 25 OR LESS AND A SMOKE DEVELOPED RATING OF 45Ø OR LESS.
9. ALL PENETRATIONS THROUGH RATED ASSEMBLIES SHALL BE WITH 3M FIRE BARRIER SEALING SYSTEM.
10. ALL NEW FLOOR TILE IN CORRIDORS, AND OTHER MEANS OF EGRESS SURFACES SHALL HAVE A SLIP RESISTANT SURFACE.
11. ALL NEW CARPETING TO BE INSTALLED MUST PASS THE DOC FF-1 "PILL TEST".
12. ALL GLASS INSTALLED WITHIN THE MAIN ENTRANCE IS TO BE SAFETY GLAZED AND SHALL PASS THE TEST REQUIREMENTS OF CPSC 16 CFR, PART 12Ø3.

LEGEND:

- DENOTES EXISTING WALL TO REMAIN
- DENOTES EXISTING TO BE REMOVED
- DENOTES NEW WALL CONSTRUCTION
- DENOTES EXISTING DOOR TO REMAIN
- DENOTES DOOR TO BE REMOVED
- DENOTES NEW 36" x 84" DOOR AND FRAME

SPACE EGRESS INFORMATION
1ØØØ GROSS SF. — ROOM SIZE (NET OR GROSS IN SF.)
BUSINESS — OCCUPANCY TYPE
1Ø Ø 2Ø — TOTAL NUMBER OF OCCUPANTS
NET or GROSS SF. PER OCCUPANT

EXIT EGRESS INFORMATION
34" 11Ø — CLEAR OPENING (INCHES) / EGRESS CAPACITY (PEOPLE)
15Ø — ANTICIPATED EGRESS LOAD (PEOPLE)

- SINGLE POLE SWITCH WITH OCCUPANCY SENSOR (48" AFF.)
- DUPLEX RECEPTACLE (48" AFF, UNO)
- EXM — DENOTES COMBINATION EXIT / EMERGENCY LIGHT
- DENOTES HIGH BAY LED LIGHT FIXTURE

WALL TYPES:

1 — METAL SIDING OVER 7/8" HAT CHANNELS @ 2'-Ø" Ø.C. VERTICAL OVER 6" CMF STUDS (18 GA.) @ 16" O.C. (TAPCON CMF TRACK PLATE ANCHORS @ 32" O.C.)

DOOR, OPENING, FRAME, AND HARDWARE SCHEDULE

OPENING NO.	OUTSIDE	TO / FROM	INSIDE	DOOR or OPENING: HAND	SIZE: WIDTH	SIZE: HEIGHT	THICKNESS	TYPE	LABEL	GLASS	LOUVER	MATERIAL	FRAME: TYPE	LABEL	MATERIAL	DETAIL: HEAD	DETAIL: JAMB	DETAIL: SILL	HARDWARE: HINGES	LOCKSET	LATCHSET	CYLINDER	PULL	PUSH	BOLTS	THRESHOLD	EXIT DEVICE	WALL BUMPER	CLOSER	WEATHERSTRIPPING	LINTEL or HEADER	REMARKS
1ØØ	●	F	1ØØ	RHR	3'-Ø"	7'-Ø"	1¾"	A	-	-	-	HM	a	-	HM	-	-	-	●	●						●			●	●	METAL STUD HEADER	-

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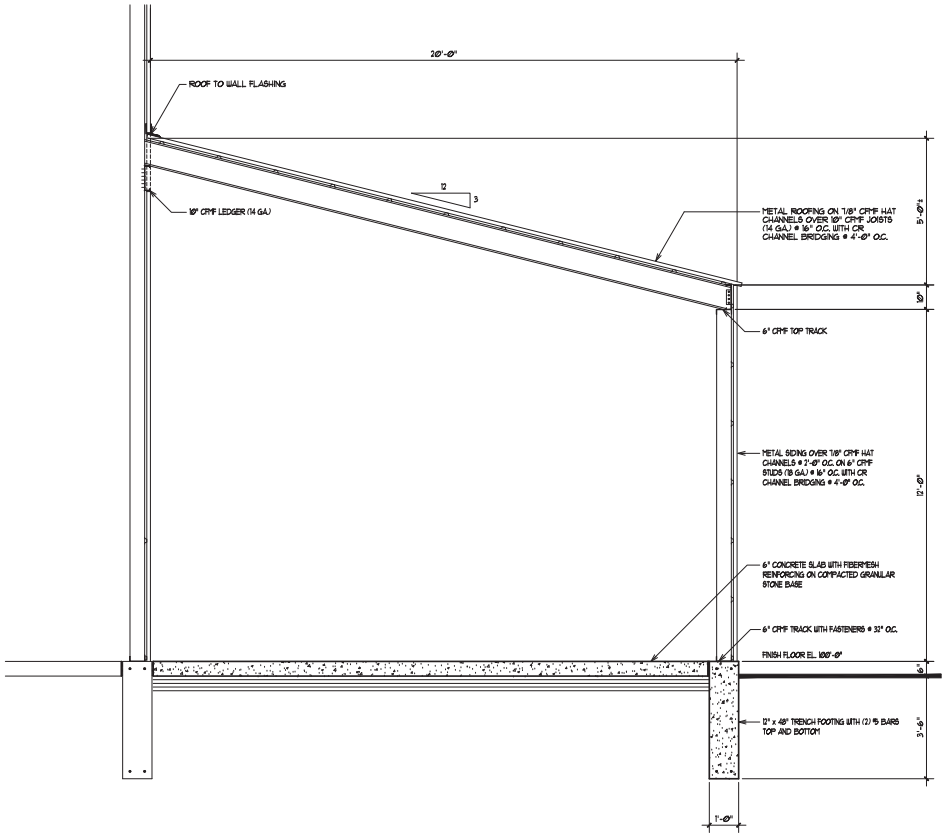
STATE OF ILLINOIS
GREGORY E LYONS
001-018108
LICENSED ARCHITECT
LICENSE EXPIRES: 11/30/26
SIGNATURE
DATE APPROVED: 9/5/2025

PROPOSED COLD STORAGE BUILDING ADDITION for: AGGREKO (Langeland Construction) 16748 NEW AVENUE, LEMONT, IL 60439

project no. 2559
date 9-1-2025
issued for Permits

Floor Plan and Schedules

A1.00



CROSS SECTION
SCALE: 1/2" = 1'-0"

A
A2.00

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PROPOSED COLD STORAGE BUILDING ADDITION for:
AGGREKO (Langeland Construction)
16748 NEW AVENUE, LEMONT, IL 60439

project no. 2559
date 9-1-2025
Issued for Permits

Cross Section

A2.00

418 Main Street | Lemont, IL 60439

TO: Planning and Zoning Commission
FROM: Jamie Tate, Community Development
THROUGH:
SUBJECT: Case 2025-26 926 Main Street Special Use and Plat
DATE: January 7, 2026

SUMMARY/BACKGROUND

ANALYSIS

Consistency with Village Policy

STAFF RECOMMENDATION

BOARD ACTION REQUESTED

ATTACHMENTS
Case 2025-26 Memo, Analysis and Attachments for 926 Main

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

CASE NUMBER & NAME	**APPLICANT / CONTRACT PURCHASER**
2025-26 926 Main Street Special Use & Plat	926 Main St. LLC / Timothy White
DATE	**PROPERTY ADDRESS/LOCATION**
January 7, 2026	926 Main Street

BRIEF SUMMARY OF REQUEST

The applicant, Timothy R. White (926 Main St. LLC), is requesting approval of a Special Use Permit for a contractor-related operation at 926 S. Main Street in the D-D Downtown District. The proposed special use includes auto body and repair of one's own vehicles, as well as an office for a snow and ice business. Both a contractor office (without a yard) and auto body repair are special uses in the D-D.

In addition to the special use request, the applicant has also submitted a plat of subdivision to consolidate the existing lots and create three (3) new lots. According to the applicant, one lot is proposed to be sold to the adjacent property owner (Turnabout Pizza), and the remaining two lots will be retained by the applicant.

Per the Unified Development Ordinance (UDO), special uses require careful review due to their potential influence on neighboring uses and public facilities. Special uses are evaluated on a case-by-case basis to ensure consideration of the proposed use, site design, and operational impacts in accordance with the UDO.



MAP SOURCE: Village of Lemont GIS
PINS: 22-20-425-003-0000, 22-20-425-004-0000, 22-20-425-006-0000

EXISTING ZONING	EXISTING LAND USE	SURROUNDING ZONING & LAND USE	REQUESTED ACTIONS	SIZE OF PROPERTY / SPACE
D-D, Downtown District	Industrial style building with outdoor parking / former auto body repair shop	**North**: D-D, Downtown District / Railroad tracks and stormwater detention and senior living **South:** R-4, Single-Family Detached Residential District / Existing homes **East:** D-D, Downtown District / Turnabout Pizza **West:** D-D, Downtown-District / Sullivan mixed-use building with Callahan Plumbing and residential above	Special Use to allow a Contractor Office and Auto Body/Repair in the D-D, Downtown District in addition to a Plat of Subdivision	Lot: 31,553.49 square-feet / 0.72-acres Building: Approx. 5,092 square-feet

PROPERTY HISTORY

The 0.72-acre subject property, comprised of multiple lots and vacated Catherine Street in the Athens Subdivision, has been operating as Reed's Automotive Enterprises for over 30 years, according to the application. Historical site conditions have included vehicle parking throughout the property, installation and expansion of fencing (2015), and the presence of trailers, storage containers, and outdoor storage of vehicles, tires, and parts.

The front office area of the building experienced a fire in February 2024. Following the fire, the property was listed for sale with the understanding that a future owner would repair and remediate the building or pursue redevelopment. To date, permits to repair fire damage have not been applied for or obtained, and the building has not been re-established for occupancy.

Prior to purchasing the property, the applicant met with Village staff to discuss the zoning process and applicable regulations. Any use of the property is required to comply with the current standards and regulations of the Unified Development Ordinance.

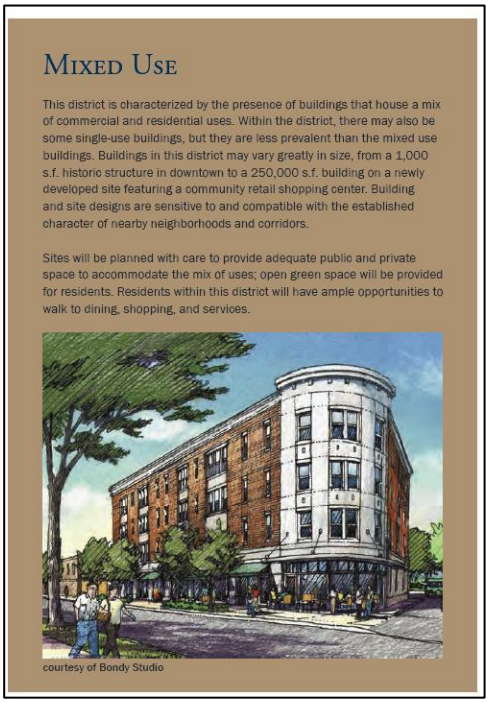
COMPATIBILITY with the COMPREHENSIVE PLAN	**COMPATIBILITY** with the UNIFIED DEVELOPMENT ORDINANCE
The proposal is not a traditional Downtown non-residential use typically anticipated under the Comprehensive Plan's Mixed Use (MU) designation and raises compatibility considerations that warrant special use review. Further analysis follows.	Contractor Office (without a yard) and Auto Body/Repair Shop are listed as special uses in the D-D District under §17.06.010 and Table 17-06-01.

ATTACHMENTS

1. Staff Analysis
2. Site Photos
3. Plat of Survey
4. Project summary and Special use Criteria
5. Preliminary Plat of Subdivision

Attachment 1 – Staff Analysis – 926 Main Street

COMPREHENSIVE PLAN



The Lemont 2030 Comprehensive Plan designates the subject property and the surrounding downtown area as Mixed Use (MU). According to the plan, the MU designation is characterized by a combination of commercial and residential uses, including some stand-alone commercial buildings, and emphasizes compatibility with nearby neighborhoods, pedestrian orientation, and design sensitivity.

While the Comprehensive Plan does not identify or prohibit specific uses by type, it supports a mix of commercial activities that contribute to a vibrant and walkable downtown. Commercial uses in mixed-use areas are typically retail, office, and service-oriented businesses that attract residents and visitors and complement the downtown setting.

The proposed special use, a contractor office associated with a snow and ice business and auto body/vehicle repair activities, is not a conventional downtown-serving commercial use typically anticipated under the MU designation. However, uses with operational components can potentially be accommodated in a mixed-use environment when designed and operated to:

- **Minimize Off-Site Impacts**: Operations should be managed to limit noise, odors, and other impacts associated with vehicle repair and snow response activities, particularly during early morning hours. Given the Downtown District restrictions, the operation would need to function without outdoor storage of materials, equipment, vehicles, or parts.
- **Maintain Compatibility with Downtown Character**: Site appearance, building maintenance, and any yard area should be kept in a condition consistent with the Downtown setting, including attention to fencing, screening, lighting, and general site upkeep.
- **Support a Pedestrian-Oriented Environment**: The site should function in a manner that does not create conflicts with pedestrian activity or disrupt the

downtown streetscape through frequent heavy vehicle movements, expanded curb cuts, or visible industrial-type impacts.

An outdoor storage yard is not permitted with a contractor office in the D-D Downtown District, therefore any activity associated with the proposed use would need to occur in a manner consistent with the Downtown District standards and the Comprehensive Plan's emphasis on pedestrian orientation and compatibility with surrounding uses. For reference, the UDO defines "outdoor storage" as: "*The keeping of personal or business property, motor vehicles, or items for sale in a required open parking space or any other areas outside of a building for a period exceeding 72 consecutive hours.*"

GENERAL ANALYSIS

The subject property is located within the D-D Downtown District, which is intended to support a compact, pedestrian-oriented downtown environment characterized by a mix of commercial and residential activity, reinvestment, and redevelopment. The Unified Development Ordinance (UDO) identifies certain uses as special uses in the Downtown District to ensure they are evaluated on a case-by-case basis due to their potential influence on surrounding uses and the public realm.

Contractor-oriented operations and vehicle repair activities can involve operational characteristics that differ from typical downtown-serving commercial uses, including fleet vehicle movement, seasonal or early-morning activity, noise, and the visual presence of equipment and vehicles. Because the Downtown District includes standards that limit outdoor storage, the special use review provides an opportunity to evaluate whether the proposed operations can function in compliance with District requirements and remain compatible with the downtown setting.

In addition, the applicant has submitted a plat of subdivision intended to consolidate the existing lots and create three (3) new lots, including one lot proposed to be conveyed to an adjacent property owner. This action may affect the long-term configuration of the site and its redevelopment potential within the Downtown District.

Per §17.06.010 and Table 17-06-01 of the UDO, both a Contractor Office and an Auto Body/Repair Shop are listed as special uses in the D-D Downtown District. The applicant proposes operating a contractor-related use at 926 S. Main Street, including auto body and repair of one's own vehicles and an office for a snow and ice business. The applicant indicates the property has historically been used for automotive-related operations and that the request is intended to continue a similar use at the site. The applicant has stated that no new construction or site improvements are proposed at this time and has expressed intent to comply with all applicable Village zoning, building, and property maintenance codes.

The project summary provided by the applicant states that the proposed snow and ice business and associated fleet repair operations are similar to the former Reed's automotive repair use on the site. While both uses involve vehicle-related operations, snow and ice

businesses may involve different operational characteristics than a typical automotive repair use, including seasonal and early-morning activity, larger vehicle movements, and equipment staging associated with snow response. The Commission may consider whether these operational characteristics are compatible with the Downtown District standards and surrounding downtown context, including the prohibition of outdoor storage.

Given the property's location in the Downtown District, the proposal is also subject to the applicable zoning provisions of UDO Chapter 17.09 (Downtown District), including:

- §17.09.010 (Purpose and Applicability): Establishes the Downtown District's purpose and confirms that all new construction and major remodeling or reconstruction of existing non-residential structures are subject to Downtown District review. Major remodeling or reconstruction includes changes in building height, footprint, exterior materials, or site layout (e.g., parking and landscaping).
- §17.09.020 (Precedence): Provides that where Downtown District standards conflict with other provisions of the UDO, the Downtown District standards govern.
- §17.09.030 (Land Uses): Directs that land use regulations in the Downtown District are governed by Chapter 17.06, including the special use process.
- §17.09.040 (Review Standards): Provides that development in the Downtown District must conform to applicable standards including the urban design standards (§17.09.070) and architectural standards (§17.09.080), and related district requirements intended to maintain the downtown character.

Parking, Traffic and Noise

The subject property is larger than one-half acre; therefore, the off-street parking requirements of the UDO for the D-D Downtown District apply, per §17.10.060. Parking requirements for uses in the Downtown District are based on a ratio of one (1) space per 1,000 square feet of gross floor area. With an approximate building gross floor area of 5,092 square feet, the use would require five (5) off-street parking spaces. While the parking lot is not striped, the site includes substantial surface area to accommodate parking. The Commission may also consider whether accessible parking is currently provided and, if not, whether parking spaces should be delineated to ensure compliance with accessibility requirements.

A snow and ice business with vehicle repair activity may generate traffic patterns, noise and light levels that differ from typical downtown-serving commercial uses, particularly during seasonal or early-morning snow response activity. The Commission may wish to consider whether operational conditions, such as hours of operation, restrictions on idling, and limitations on noise-generating activity, are necessary to minimize impacts and ensure compatibility with the Downtown District. Additional details regarding the proposed

operations and intended use of the property may be provided by the applicant at the public hearing.

STANDARDS FOR SPECIAL USE

Before making a recommendation, the Planning and Zoning Commission (PZC) must consider the standards set forth in the Unified Development Ordinance for granting a Special Use, as outlined below.

1. Is deemed necessary for the public convenience at that location; and
2. Is so designed, located, and proposed to be operated that the public health, safety, and welfare will be protected; and
3. Will not cause substantial injury to the value of other property in the neighborhood in which it is located; and
4. Shall not create excessive demands on Village service or impair the ability of the Village to maintain the peace and provide adequate protection for its citizens; and
5. Is consistent with standards enumerated elsewhere in this ordinance for the specific use, including planned unit developments; and
6. Meets, as applicable, the standards for planned unit developments found in Chapter 17.08 of this ordinance.

Of these standards, #1, #2, and #3 are most relevant to the proposed special use request. The proposal includes contractor-related operations associated with a snow and ice business, as well as fleet vehicle repair activity, which may involve operational characteristics not typical of downtown-serving commercial uses. The Commission may consider whether the proposed use is appropriate at this location given the Downtown District's pedestrian-oriented purpose and whether the use can operate in a manner that protects public health, safety, and welfare and avoids adverse impacts to surrounding properties.

In evaluating the request, the Commission may also consider operational factors such as traffic patterns and vehicle movements, early-morning or seasonal activity associated with snow response, and compliance with Downtown District standards, including limitations on parking and expectations related to site appearance and maintenance.

In addition, the request is being processed concurrently with a plat of subdivision that would reconfigure the existing lots. The Commission may consider how the proposed lot configuration and long-term ownership pattern relates to the continued use of the site and the broader Downtown District development objectives. The new lot subdivision should not create any additional non-conformities.

CONCLUSIONS & POTENTIAL CONDITIONS

The Downtown District's purpose is to promote a compatible mix of commercial, cultural, institutional, governmental, and residential uses in a compact, pedestrian-oriented environment while maintaining and enhancing the community, architectural, and aesthetic qualities unique to Lemont's downtown.

The requested special use would allow contractor-related operations associated with a snow and ice business and fleet vehicle repair activities at 926 Main Street. The property has historically been used for automotive-related operations, and the applicant indicates the request is intended to continue a similar use. The Commission may consider whether the proposed operations can be maintained in a manner consistent with the Downtown District's pedestrian-oriented purpose and standards, including compliance with limitations on outdoor storage and expectations for site appearance and maintenance.

The applicant has also submitted a plat of subdivision intended to consolidate the existing lots and create three (3) new lots, including one lot proposed to be conveyed to an adjacent property owner. This action may affect the long-term configuration and redevelopment potential of the site within the Downtown District.

If the Planning and Zoning Commission is to recommend approval of Case 2025-26, the special use request and plat of subdivision for 926 Main Street, the following conditions may be considered to ensure compliance with the Downtown District standards and to address operational impacts:

1. **Additional Documents**: Provide the Plat of Subdivision showing existing conditions to ensure the new Plat does not create additional non-conformities. Provide a site plan illustrating existing conditions, parking areas, and fleet turning movements with dimensions. Clearly demonstrate how the property will be used for the proposed uses.
2. **Use Restriction / Operational Parameters:** The special use is granted specifically for Timothy R. White / 926 Main St. LLC and the approved use(s) as described in the application. Any expansion or change in the nature or intensity of the use shall require additional Village review and approval. The special use ordinance should identify operational parameters discussed at the public hearing, including (as applicable) the number of employees, number and type of vehicles/equipment stored on-site, and hours of operation.
3. **Outdoor Storage Prohibited**: Outdoor storage of materials, equipment, vehicles, or parts is prohibited. All storage and operations associated with the use shall occur indoors, consistent with the Downtown District standards.
4. **Parking and Site Surface Maintenance:** Maintain off-street parking on-site and ensure parking areas remain accessible and maintained in a safe condition. Vehicle parking shall occur on an improved surface. Any gravel areas utilized for parking or circulation shall be addressed through appropriate site improvements and permits, as

applicable. Areas within the public right-of-way (including parkways) shall not be used for vehicle parking and shall be restored and maintained in accordance with Village standards.

5. **Hours of Operation / Seasonal Activity**: Establish operational expectations for snow and ice response activity, including limitations on early-morning staging, idling, and noise-generating activities as necessary to minimize impacts. .
6. **Vehicle Repair Operations**: Limit fleet vehicle repair activities to work conducted indoors only; no outdoor repair, dismantling, or bodywork. Repair activities shall be limited to vehicles/equipment associated with the approved business operations and as defined in the special use ordinance.
7. **Property Maintenance / Site Clean-Up**: The building and site shall be kept in good repair and free of debris, discarded materials, and miscellaneous outdoor items. Paved areas, fencing, and landscaping shall be maintained in a neat and orderly condition. Prior to occupancy and operation under the special use approval, the applicant shall remove unused trailers, storage containers, and debris from the property, as applicable.
8. **Compliance with Building Codes:** Any required permits and approvals shall be obtained for repairs or reconstruction to address the existing building condition, as applicable.
9. **Additional Condition**s: The Commission may consider additional conditions discussed during the public hearing and incorporated into the special use ordinance as needed to address operational impacts and ensure compliance with the UDO and Downtown District standards.

This approach provides a framework to evaluate the requested special use and ensures that any approved operations remain compatible with the Downtown District while maintaining the site in accordance with applicable Village codes and standards. Because the proposed use is not a conventional downtown-serving commercial use typically anticipated under the Comprehensive Plan's Mixed Use designation, the Commission may also consider whether a time limitation is appropriate (e.g., a five-year term) to allow for periodic review of compliance, site conditions, and compatibility with the Downtown District.

Following a recommendation from the PZC, the proposal will be discussed with the Mayor and Village Trustees at an upcoming Committee of the Whole meeting.

Attachment 2 - Site Photographs

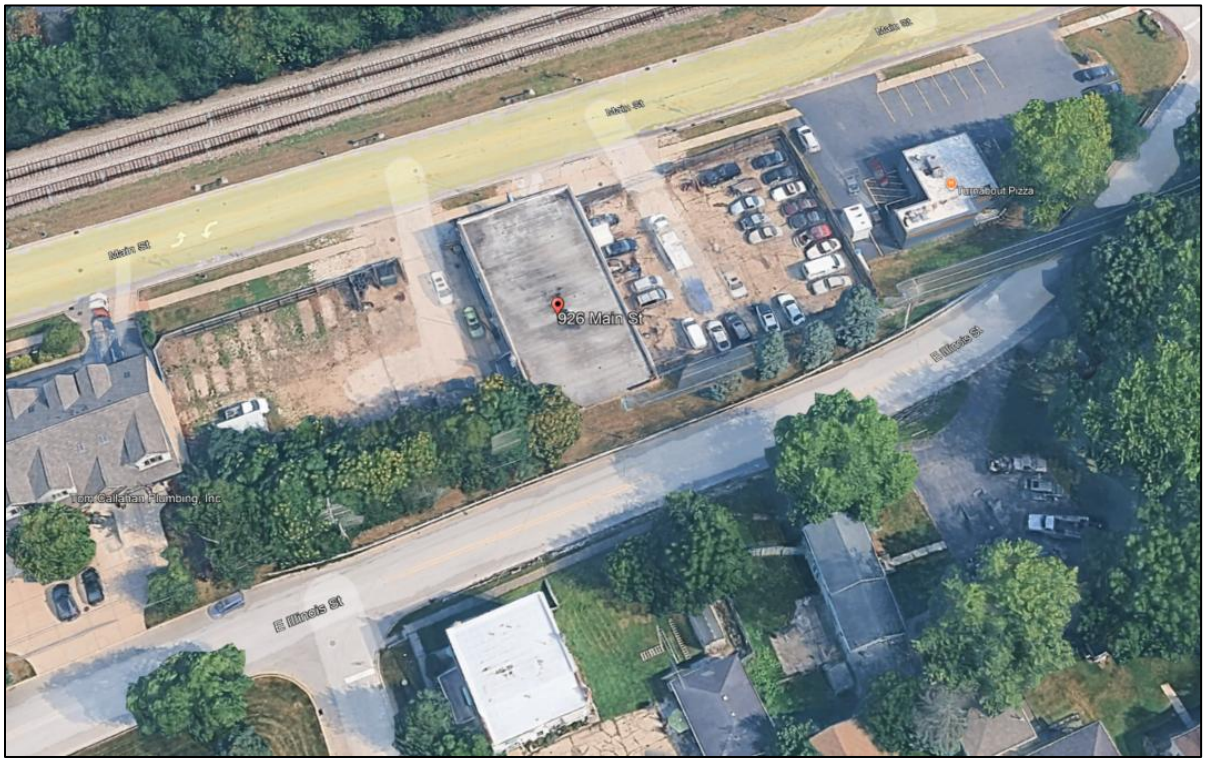


Figure 1: Google Earth image from 2025 looking north at subject property.



Figure 2: Google Earth image from 2025 looking south at subject property.



Figure 3: Streetview image looking south on Main Street from 2013.



Figure 4: View looking southeast at 926 Main Street from October 2025.



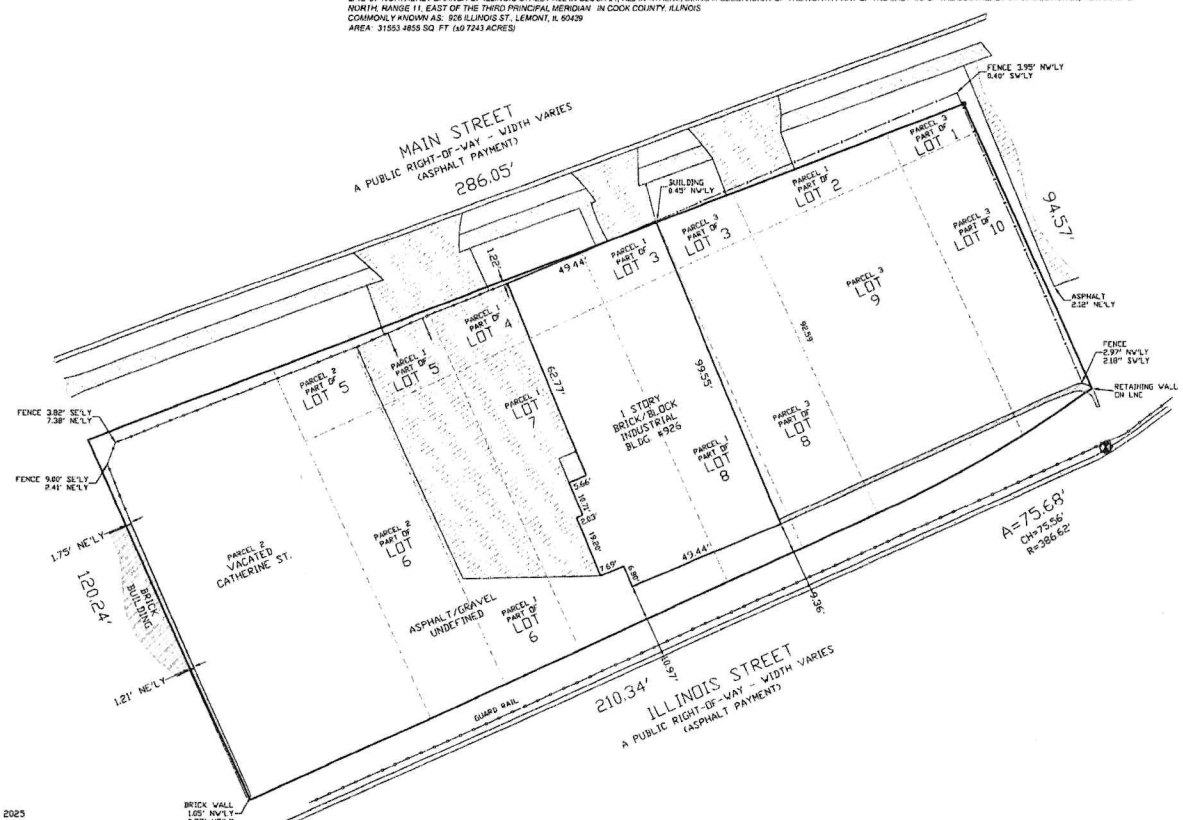
Figure 5: View looking from southwest at subject property from Main Street in 2013.

Attachment 3

Associated Surveying Group, LLC
Illinois Prof. Design Firm No. 184.006993
P.O. Box 810 Bolingbrook, IL 60440
PH: 630-759-9205 FAX: 630-759-9291

PLAT OF SURVEY

PARCEL 1: THE WEST 1/2 OF LOTS 3 AND 8, ALL OF LOTS 4 AND 7, AND THE EAST 1/2 OF LOTS 5 AND 6 LYING SOUTHERLY OF THE SOUTHERLY LINE OF MAIN STREET AND NORTHERLY OF THE NORTHERLY LINE OF NORTHERLY BRANCH OF ILLINOIS STREET ALL IN BLOCK 21, ALL IN ATHENS, BEING A SUBDIVISION OF THE NORTH PART OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 20, TOWNSHIP 37 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.
PARCEL 2: THE WEST 1/2 OF LOTS 5 AND 6 IN BLOCK 21 LYING SOUTHERLY OF THE SOUTHERLY LINE OF MAIN STREET IN ATHENS, BEING A SUBDIVISION IN THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 20, TOWNSHIP 37 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS AND ALSO THAT PART OF VACATED CATHERINE STREET LYING NORTH OF THE NORTHERLY LINE OF ILLINOIS STREET EXTENDED AND SOUTH OF THE SOUTHERLY LINE AS NOW VACATED OF MAIN STREET EXTENDED BETWEEN BLOCKS 21 AND 22, ALL IN ATHENS, A SUBDIVISION OF THE NORTH PART OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 20, TOWNSHIP 37 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS
PARCEL 3: THE WEST 1/2 OF LOTS 1 AND 10, ALL OF LOTS 2 AND 9, AND THE EAST 1/2 OF LOTS 3 AND 8 LYING SOUTHERLY OF THE SOUTHERLY LINE OF MAIN STREET AND NORTHERLY OF THE NORTHERLY LINE OF NORTHERLY BRANCH OF ILLINOIS STREET ALL IN BLOCK 21, ALL IN ATHENS, BEING A SUBDIVISION OF THE NORTH PART OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 20, TOWNSHIP 37 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS
COMMONLY KNOWN AS: 926 ILLINOIS ST., LEMONT, IL 60439
AREA: 31553.4855 SQ. FT. (±0.7243 ACRES)



REVISED: OCTOBER 24, 2025

State of Illinois }
County of Will } SS

I, Michael G. Harvey, an Illinois Professional Land Surveyor, do hereby certify that I have surveyed the parcel of Land hereon described and that the Plat hereon drawn is a correct representation of said survey.

Dated, this 22ND day of SEPTEMBER, A.D., 2025, at Bolingbrook, IL.

Illinois Professional Land Surveyor No. 35-003980
License Expires: November 30, 2026

FIELDWORK DATE: AUGUST 18, 2025
CLIENT: WHITE
JOB NO: 91177-25

NOTES:
1. IF NOTHING THE LEGAL DESCRIPTION ON THIS PLAT MEETS YOUR DEED, ABSTRACT, OR CERTIFICATE OF TITLE, PLEASE NOTIFY US IMMEDIATELY. 2. NO IMPROVEMENTS SHOULD BE CONSTRUCTED ON THE BASIS OF THIS PLAT ALONE. FIELD ORIENTATION OF CRITICAL POINTS SHOULD BE ESTABLISHED PRIOR TO COMMENCEMENT OF CONSTRUCTION. 3. BUILDING LINES AND EASEMENTS ARE SHOWN ONLY WHERE THEY ARE DEPICTED ON THE RECORDED SUBDIVISION PLAT. REFER TO YOUR DEED, ABSTRACT, OR TITLE FOR ADDITIONAL RESTRICTIONS. 4. ALL DISTANCES ARE SHOWN IN FEET AND DECIMALS THEREOF. MEASURED LOT DIMENSIONS ARE SHOWN ONLY WHEN THEY DIFFER FROM RECORD DIMENSIONS BY 0.10 FEET OR MORE. 5. AREA IS BASED ON MEASURED DISTANCES AT TIME OF SURVEY. 6. CURVED LINES DENOTED WITH ARC LENGTH UNLESS OTHERWISE NOTED. ALL ARCS ARE TANGENT UNLESS OTHERWISE NOTED.

LEGEND
BRICK, ASPHALT, ASPHALT & PAVERS, WALL, CONCRETE, GRAVEL, WOOD/PVC, ENCLOSED/COVERED, STONE
IRON PIPE, MON PIPE, CROSS, UTILITY POLE, CATCH BASIN, MAG NAIL, PK NAIL & PK NOTCH, CHAIN LINK FENCE, WOOD FENCE, ALL OTHER FENCE TYPES

ABBREVIATIONS
A = ARC LENGTH
R = RADIUS
CH = CHORD LENGTH
(R) = RECORD VALUE
(M) = MEASURED VALUE
B.S.L. = BUILDING SETBACK LINE
P.U.E. = PUBLIC UTILITY EASEMENT
D.U.E. = PUBLIC UTILITY & DRAINAGE EASEMENT
V.E.E.E. = VILLAGE/CITY EASEMENT
N'LY = NORTHERLY
S'LY = SOUTHERLY
E'LY = EASTERLY
W'LY = WESTERLY
TYP. = TYPICAL
O/H = OVERHANG

SCALE 1" = 20'

Attachment 4

Project Summary.

The applicant (Contract Purchaser) is requesting special use of the property, 926 S. Main Street, Lemont, IL 60439 (PIN: 22-20-425-003-0000; 22.20-425-004-0000; 22-20-425-006-0000). The property is currently owned and operated by Reed's Automotive and Repair, whose use was grandfathered in before the establishment of the Downtown District. The applicant desires to use the property as the same special use, to repair and store its own snow and ice vehicles.

- **The square footage of the property is 31,553.4855 Sq. Ft.**
- **The whole Property is utilized as a commercial use.**
- **No units are being added and there is one structure on the Property that covers less than 20% of the Property.**
- **Most of the rest of the Property is utilized for parking except the southwest corner, which has numerous trees.**
- **All parking is for vehicles being worked on or stored and well over enough room for 50 vehicles.**

Special Use Criteria Worksheet

Unified Development Ordinance (UDO) Section 17.04.140.C establishes the criteria for approval of special use requests; no special use will be recommended by the Planning & Zoning Commission unless it meets the following criteria.

Please describe below how your variation request meets the criteria of UDO Section 17.04.140.C. Attach additional sheets if necessary.

UDO Section 17.04.140.C.1
The special use is deemed necessary for the public convenience at that location:

The proposed use will be in harmony with the general and specific purposes for which this Code was enacted and for which the regulations of the district in question were established. The subject Property has been utilized as Reed's Automotive and Repair for many years. In fact, it predates the creation of the Downtown District. Applicant is seeking to continue the same use, which supports the public convenience.

UDO Section 17.04.140.C.2
The special use is so designed, located and proposed to be operated that the public health, safety and welfare will be protected:

The proposed use will not have an adverse impact on the public health, safety and welfare of the area. The subject Property has been utilized as Reed's Automotive and Repair for many years. In fact, it predates the creation of the Downtown District. There will be no change in the effect on the public.

UDO Section 17.04.140.C.3
The special use will not cause substantial injury to the value of other property in the neighborhood in which it is located:

The proposed use will not cause substantial injury to the value of other property in the neighborhood in which it is located. No additional work will be performed on the property. No change in the structure on the Property nor use from the present. The intent is to have a subdivision approved and the East lot to be purchased by the Owner's of Turn About Pizza.

UDO Section 17.04.140.C.4

The special use shall not create excessive demands on Village service or impair the ability of the Village to maintain the peace and provide adequate protection for its citizens:

The proposed use will not create excessive demands on Village service or impair the ability of the Village to maintain the peace and provide adequate protection for its citizens. No change for the present use which has been in place for over thirty (30) years.

UDO Section 17.04.140.C.5

The special use is consistent with the standards enumerated elsewhere in the UDO for the specific use, including but not limited to, planned unit developments:

The Property, as utilized today, is an allowable special use in the Downtown District and has been grandfathered in as it predates the creation of the Downtown District. The request is to keep the same use as the prior thirty (30) years or more.

UDO Section 17.04.140.C.6

The special use meets, as applicable, the standards for planned unit developments found in Chapter 17.08 of the UDO:

Not Applicable.

Attachment 5

PLAT OF RESUBDIVISION

926 MAIN STREET RESUBDIVISION

OF

PIN NO. 22-20-425-004
PIN NO. 22-20-425-003
PIN NO. 22-20-425-006

THIS PLAT HAS BEEN SUBMITTED FOR
RECORDING BY AND RETURN TO
NAME: VILLAGE OF LEMONT
ADDRESS: 418 MAIN STREET
LEMONT, ILLINOIS 60439

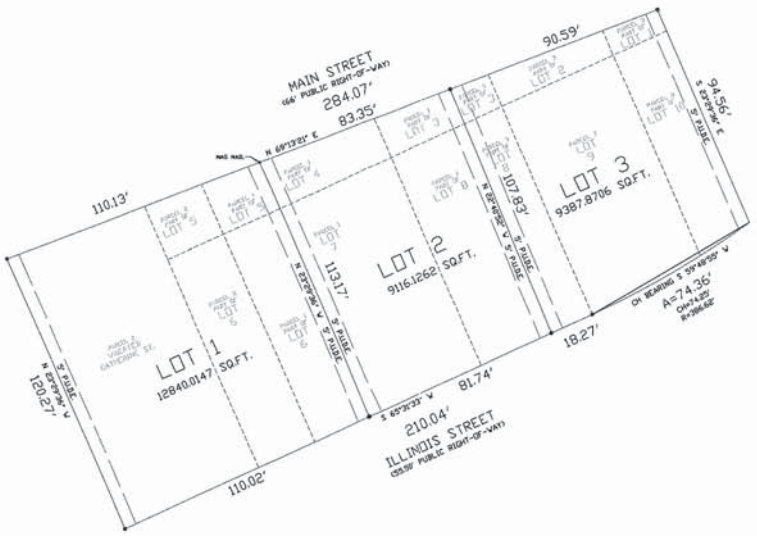
SCALE 1"= 30'

BASIS OF BEARINGS: ILLINOIS STATE PLANE (NAD83)

PARCEL 1: *THE WEST 1/2 OF LOTS 3 AND 8, ALL OF LOTS 4 AND 7, AND THE EAST 1/2 OF LOTS 5 AND 6 LYING SOUTHERLY OF THE SOUTHERLY LINE OF MAIN STREET AND NORTHERLY OF THE NORTHERLY LINE OF NORTHERLY BRANCH OF ILLINOIS STREET ALL IN BLOCK 21, ALL IN ATHENS, BEING A SUBDIVISION OF THE NORTH PART OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 20, TOWNSHIP 37 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.*

PARCEL 2: *THE WEST 1/2 OF LOTS 5 AND 6 IN BLOCK 21 LYING SOUTHERLY OF THE SOUTHERLY LINE OF MAIN STREET IN ATHENS, BEING A SUBDIVISION IN THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 20, TOWNSHIP 37 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS AND ALSO THAT PART OF VACATED CATHERINE STREET LYING NORTH OF THE NORTHERLY LINE OF ILLINOIS STREET EXTENDED AND SOUTH OF THE SOUTHERLY LINE AS NOW VACATED OF MAIN STREET EXTENDED BETWEEN BLOCKS 21 AND 22, ALL IN ATHENS, A SUBDIVISION OF THE NORTH PART OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 20, TOWNSHIP 37 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.*

PARCEL 3: *THE WEST 1/2 OF LOTS 1 AND 10, ALL OF LOTS 2 AND 9, AND THE EAST 1/2 OF LOTS 3 AND 8 LYING SOUTHERLY OF THE SOUTHERLY LINE OF MAIN STREET AND NORTHERLY OF THE NORTHERLY LINE OF NORTHERLY BRANCH OF ILLINOIS STREET ALL IN BLOCK 21, ALL IN ATHENS, BEING A SUBDIVISION OF THE NORTH PART OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 20, TOWNSHIP 37 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.*



OWNER'S CERTIFICATE

State of Illinois } SS
County of Cook }

I, _____, do hereby certify that I am the owner of the property described in the caption to the plat hereon drawn and as such owner, I have caused said property to be surveyed and resubdivided as hereon shown, as my own free and voluntary act and deed.

I hereby dedicate for public use the lands shown on this plat, including but not limited to, thoroughfares, streets, alleys, walkways and public services; grant the telephone, gas, electric and any other public or private utility easements as stated and shown on this plat; and grant and declare the Storm Water Drainage and Detention Easements as stated and shown on this plat.

I further certify that there are no unpaid deferred installments of outstanding unpaid special assessments affecting the land described and shown on this resubdivision plat or, if any of said installments are not paid, then such installments have been divided in accordance with the resubdivision and approved by the court which confirmed the special assessment and the proper collector of any such special assessment has so certified such division on the face of this subdivision plat.

Dated this ____ day of _____, 20___.

Owner: _____

OWNER'S NOTARY CERTIFICATE

State of Illinois } SS
County of Cook }

I, _____, a Notary Public in and for said County, in the State aforesaid, do hereby certify that _____, personally known to me to be the same person whose name is subscribed to the foregoing instrument as such owner, appeared before me this day in person and acknowledged that he signed the said instrument as his own free and voluntary act for the uses and purposes therein set forth.

Given under my hand and Notarial Seal:

This ____ day of _____, 20___.

By: _____
Notary Public

SCHOOL DISTRICT CERTIFICATE

State of Illinois } SS
County of Cook }

This is to certify that to the best of my knowledge, I the undersigned as Owner of the property, which will be known as 926 Main Street Resubdivision is located within the boundaries of:

Elementary School District: Lemont - Bromberek 113a
High School District: Lemont High School, Dist. 210
Junior College District: Moraine Valley Community College

in Cook County, Illinois.

Dated this ____ day of _____, 20___.

By: _____
Owner

SCHOOL DISTRICT NOTARY CERTIFICATE

State of Illinois } SS
County of Cook }

I, _____, a Notary Public in and for said County, in the State aforesaid, do hereby certify that William Brennan, personally known to me to be the same person whose name is subscribed to the foregoing instrument as such Owner, appeared before me this day in person and acknowledged that he signed the subdivision plat as his own free and voluntary act for the uses and purposes therein set forth.

Given under my hand and Notarial Seal:

This ____ day of _____, 20___.

By: _____
Notary Public

SURFACE WATER DRAINAGE CERTIFICATE

State of Illinois } SS
County of Cook }

To the best of our knowledge and belief, the drainage of surface waters will not be changed by the construction of such resubdivision or any part thereof, or that if such surface water drainage will be changed, reasonable provision has been made for collection and diversion of such surface waters into public areas or drains which the subdivider has a right to use, and that such surface waters will be planned for in accordance with generally accepted engineering practices so as to reduce the likelihood of damage to the adjoining property because of the construction of the resubdivision.

Dated this ____ day of _____, 20___.

By: _____
Owner

SURVEYOR'S CERTIFICATE

State of Illinois } SS
County of Will }

I, MICHAEL G. HERWY, an Illinois Professional Land Surveyor, do hereby certify that I have surveyed and resubdivided the property hereon described in the caption to the plat hereon drawn and that the said plat is a true and correct representation of the same. All dimensions are in feet and decimal parts of a foot and are correct at a temperature of 68 degrees Fahrenheit.

I, MICHAEL G. HERWY, further certify that based on examination of the Federal Emergency Management Agency Flood Insurance Rate Map, Panel Number 17031C0586J, effective date of 08/19/2008, that the parcel included in this record of deed is not located in a special flood hazard area. It's located in Zone X, area determined to be outside the 0.2% annual chance floodplain.

Furthermore, I designate the Village of Lemont to act as my agent, for the purposes of recording this document.

Dated this 13th day of October, 2025.

By: _____
Illinois Professional Land Surveyor

License No.: 35-002900
License Expires: November 30, 2026

NICOR CORPORATION/NICOR GAS COMPANY

An easement is hereby reserved for and granted to Nicor Corporation and Nicor Gas Company, their successors and assigns, jointly and severally, for the installation, maintenance, relocation, renewal and removal of gas mains and appurtenances in, under, across, along and upon the surface of the property shown on the plat and designated as "Public Utility and Drainage Easement" or "PU & DE" and the property designated on the plat for streets and alleys as required to provide the subdivision and other property, whether or not contiguous thereto, with gas supply services, together with the right to install required service connections for each lot. No buildings or other obstruction shall be constructed or erected in any such "Public Utility and Drainage Easement" or "PU & DE" areas, without the prior written consent of grantees. Nor shall any other use be made thereof which will interfere with the easements reserved and granted hereby.

COMCAST COMMUNICATIONS

An easement is hereby reserved for and granted to Comcast Communications Corporation, operating within the Village of Lemont, it's successors and assigns, jointly and severally, for the installation, maintenance, relocation, renewal and removal of cable communication and broadcast signal systems in, under/ Across, along and upon the surface of the property shown on the plat and designated as "Public Utility and Drainage Easement" or "PU & DE" and the property designated on the plat for streets and alleys as required to provide the (subdivision/planned unit development) and other property, whether or not contiguous thereto, with communication and broadcast TV services, together with the right to install required service connections for each lot. No buildings or other obstruction shall be constructed or erected in any such "Public Utility and Drainage Easement" or "PU & DE" areas, without the prior written consent of grantees. Nor shall any other use be made thereof which will interfere with the easements reserved and granted hereby.

COM ED COMPANY AND AT&T CORPORATION

An easement is hereby reserved for and granted to ComEd Company and AT&T Corporation, their respective successors and assigns, jointly and severally, for the installation, maintenance, relocation, renewal and removal of overhead and underground electric and communications cables and appurtenances in, over, under, across, along and upon the surface of the property shown on the plat and designated as "Public Utility and Drainage Easement" or "PU & DE" and the property designated on the plat for streets and alleys required to provide the subdivision and other property, whether or not contiguous thereto, with electric and communications services, together with the right to install required service connections over or under the surface of each lot to serve improvements thereon, or on adjacent lots, the right to cut, trim or remove trees, bushes and roots, as may be reasonably required incident to the rights herein given, and the right to enter upon the subdivided property for all such purposes.

No building or other obstruction shall be placed over grantees' facilities or in, upon or over the property within the "Public Utility and Drainage Easement" or "PU & DE" without the prior written consent of grantees. Nor shall any other use be made thereof which will interfere with the easements reserved and granted hereby. After installation of any such facilities, the grade of subdivided property shall not be altered in a manner so as to interfere with the proper operation and maintenance thereof.

REVISED: OCTOBER 24, 2025
CLIENT: WHITE
JOB NO.: 9177-25

VILLAGE ENGINEER'S CERTIFICATE

State of Illinois } SS
County of Cook }

I, _____, Village Engineer of the Village of Lemont, Cook, Will, and DuPage Counties, Illinois, hereby certify that the land improvements in this resubdivision, as shown by the plans and specifications therefore, meet the minimum requirements of said Village and have been approved by all public authorities having jurisdiction thereof.

Dated this ____ day of _____, 20___.

By: _____
Village Engineer

VILLAGE TREASURER'S CERTIFICATE

State of Illinois } SS
County of Cook }

I, _____, Village Treasurer of the Village of Lemont, Cook, Will, and DuPage Counties, Illinois, do hereby certify that there are no delinquent or unpaid current or forfeited special assessments, or any deferred installments of any outstanding unpaid special assessments which have not been divided in accordance with the proposed subdivision and duly approved by the court that confirmed the special assessment.

Dated at Lemont, Cook County, Illinois, this ____ day of _____, 20___.

_____
Village Treasurer

PRESIDENT & BOARD OF TRUSTEES CERTIFICATE

State of Illinois } SS
County of Cook }

Approved and accepted by the President and Board of Trustees of the Village of Lemont, Cook County, Illinois at a Public Meeting held:

This ____ day of _____, 20___.

By: _____
President

Attest: _____
Village Clerk

COOK COUNTY HIGHWAY CERTIFICATE

The following certificate relates to the Cook County Department of Transportation and Highways entrance permit number_____

State of Illinois } SS
County of Cook }

This plat has been approved by the Cook County Department of Transpinition and Highways with respect to roadway access pursuant to 765 ILCS 205/2. However, a Highway Permit conforming to the Standards of Cook County Department of Transportation and Highways is required by the owner of the property for this access.

This ____ day of _____, 20___.

_____
Superintendent of Transportation and Highways
Cook County, Illinois

STATE OF ILLINOIS HIGHWAY CERTIFICATE

This plat has been approved by the Illinois Department of Transportation with respect to roadway access pursuant to §2 of "An Act to revise the law in relation to plats," as amended. A plan that meets the requirements contained in the Department's "Policy of Permits for Access Driveways to State Highways" will be required by the Department.

_____
Jose Rios, P.E.
Deputy Director of Highways

UTILITY AND DRAINAGE EASEMENT PROVISIONS

A non-exclusive perpetual easement is hereby reserved and granted to the Village of Lemont, and their successors and assigns over all areas designated "Public Utility and Drainage Easement" and those areas designated "PU & DE" on the plat, to construct, reconstruct, repair, inspect, maintain and operate various transmissions, distribution, and collection systems, including but not limited to water lines, sanitary sewers and storm sewers, together with any and all necessary valve vaults, fire hydrants, manholes, catch basins, connections, appliances and other structures and appurtenances as may be deemed necessary by said Village, over, upon, along, under and through the surface of the property shown on the plat, together with the right of access for necessary labor, materials and equipment to do any of the above work. The right is also granted to cut down, trim or remove, without obligation to restore or replace any obstruction, including but not limited to trees, shrubs, other plants, structures or improvements on the easement that interfere with the operation of such lines and sewers. No permanent buildings or structures shall be placed on said easement, but same may be used for gardens, landscape areas, and other purposes that do not then or later interfere with the aforesaid uses or rights. Where an easement is used for both sewer and other utilities, the other utility installation shall be subject to the ordinance of the Village of Lemont and to Village approval as to design and location.

Perpetual easements are hereby reserved for and granted to the Village of Lemont and other governmental authorities having jurisdiction of the land, over the entire easement area for ingress, egress, and the performance of municipal and other governmental services including water, storm and sanitary sewer service and maintenance and emergency and routine police, fire, and other public safety related services.

LEGEND:
ASPHALT, BRICK, CONCRETE, WALL, WOOD, ENCLOSED, COVERED, SET, FOUND, CROSS, RUN, SUBMITTED, NOTCH, PIPE, PK NAIL & AS NOTED, CHAIN LINK FENCE, WOOD FENCE, ALL OTHER FENCE TYPES

ABBREVIATIONS:
A = ARC LENGTH, R = RADIUS, CH = CHORD LENGTH, (C) = RECORD VALUE, (M) = MEASURED VALUE, B.S.L. = BUILDING SETBACK LINE, P.U.D.E. = PUBLIC UTILITY & DRAINAGE EASEMENT, M'LY = MORTHERLY, S'LY = SOUTHERLY, E'LY = EASTERLY, W'LY = WESTERLY, TYP. = TYPICAL

NOTES:
1. BEFORE THE LEGAL DESCRIPTION ON THIS PLAT WITH YOUR DEED, ABSTRACT, OR CERTIFICATE OF TITLE; ALSO, COMPARE ALL FIELD MEASURES OF CORNERS & BUILDING TIES WITH THIS PLAT BEFORE CONSTRUCTION AND REPORT ANY DIFFERENCE AT ONCE. 2. NO IMPROVEMENTS SHOULD BE CONSTRUCTED ON THE BASIS OF THIS PLAT ALONE. FIELD DETERMINATION OF CRITICAL POINTS SHOULD BE OBTAINED PRIOR TO COMMENCEMENT OF CONSTRUCTION. 3. BUILDING LINES AND EASEMENTS ARE SHOWN ONLY WHERE THEY ARE ALSO DEFINED BY THE RECORDED SUBDIVISION PLAT. REFER TO YOUR DEED, ABSTRACT, OR CERTIFICATE OF TITLE FOR ADDITIONAL ENCUMBRANCES. 4. ALL DISTANCES ARE SHOWN IN FEET AND DECIMALS THEREOF. MEASURED LOT DIMENSIONS ARE SHOWN ONLY WHEN THEY DIFFER FROM RECORD DIMENSIONS BY 0.10 FOOT OR MORE. 5. AREA IS BASED ON MEASURED DISTANCES AT TIME OF SURVEY. 6. CURVES LABELED WITH ARC LENGTH UNLESS OTHERWISE NOTED. ALSO, ALL ARCS ARE "CHORDS" UNLESS OTHERWISE NOTED.