Village of Lemont

PLANNING AND ZONING COMMISSION
February 4, 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 2025-19 1115 Warner Variations

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: February 4, 2026

SUMMARY/BACKGROUND

ANALYSIS

Consistency with Village Policy

STAFF RECOMMENDATION

BOARD ACTION REQUESTED

ATTACHMENTS
Draft January 2026 PZC minutes

Village of Lemont
Planning and Zoning Commission
Regular Meeting of January 7, 2026

A regular meeting of the Plan Commission for the Village of Lemont was held at 6:30 p.m. on Wednesday, January 7, 2026, 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, Shumrak, Zolecki, Studebaker
Absent: Pawlak

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

C. Approval of Minutes

Commissioner O'Connor made a motion, seconded by Commissioner Shumrak to approve the minutes from the December 3, 2025, meeting with no changes. A roll call vote was taken:
Ayes: O'Connor, Shumrak, Cunningham, McGleam, Studebaker
Nays: None
Abstain: Zolecki
Motion passed

II. CHAIRMAN'S COMMENTS

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

III. PUBLIC HEARINGS

A. CASE 2025-27 – NATCO LEASING LLC VARIATION (16748 NEW AVENUE)

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

Commissioner O'Connor made a motion, seconded by Commissioner Zolecki to open the public hearing for Case 2025-27. A roll call vote was taken:
Ayes: O'Connor, Zolecki, Cunningham, McGleam, Shumrak, Studebaker
Nays: None
Motion passed

Chairman Studebaker requested that staff provide an overview.

Staff Presentation

Jamie Tate, Consulting Planner, said the applicant and property owner have applied for a variation to allow the use of metal exterior panels for an addition onto an existing industrial building that they have located at 16748 New Avenue. The property is occupied by Aggreko, which describe itself as a provider of modular power, temperature control, and energy services. The Lemont facility, according to their website, supports industrial rental operations, generators, HVAC equipment, battery storage systems, and compressors.

The project is proposed to have approximately 800 square feet of cold storage. With this addition, they are looking to match the existing building in the rear of the property. It is designed to integrate into the existing structure, and it is not visible from New Avenue. The code prohibits the use of metal exterior panels in non-residential zoning districts. The addition is looking to maintain the existing character of the building, so they are requesting this relief. The property contains an existing 20,145 square foot steel building with office and warehouse space. It is on an irregularly shaped lot with access from New Avenue. The parcel is approximately 7.5 acres, but only about 5.986 acres are of use. This is due to the bluff that is along the southern portion of the property.

Mrs. Tate stated that the Future Land Use Map in the Comprehensive Plan shows the property as industrial. The continued use of the property does support the goals of the Comprehensive Plan. It is maintaining the existing industrial operation and supporting the industrial activity through functional building design. Staff did look at the standards for variations, which look at unique conditions or difficulties on the site. It also looks at if the hardship was self-created, any adverse impacts, and whether it is in harmony with the intent of the UDO. The request is very minimal as far as an 800-square-foot addition. There are no impacts on the surrounding properties, and it is not visible from the surrounding residential properties to the south. If the Commission is to consider recommending approval, then staff has prepared three conditions that are listed in staff's report. This would conclude staff's presentation.

Chairman Studebaker asked if there were any questions from the Commission for staff. None responded. He then asked if the petitioner had anything to add.

Applicant Presentation

The applicant declined to make a presentation.

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

Public Comment

None responded.

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

Commissioner Shumrak made a motion, seconded by Commissioner Cunningham to close the public hearing for Case 2025-27. A roll call vote was taken:
Ayes: Shumrak, Cunningham, O'Connor, McGleam, Zolecki, Studebaker
Nays: None
Motion passed

Plan Commission Discussion

Chairman Studebaker asked if any of the Commissioners had any comments or questions. None responded. He then called for a motion for a recommendation.

Plan Commission Recommendation

Commissioner Zolecki made a motion, seconded by Commissioner Shumrak to recommend to the Mayor and Board of Trustees approval of Case 2025-27 – Natco Leasing LLC Variation with the following conditions:

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.

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

Motion passed

Commissioner Cunningham made a motion, seconded by Commissioner McGleam to authorize the Chairman to approve the Findings of Fact for Case 2025-27 as prepared by staff. A roll call vote was taken:
Ayes: Cunningham, McGleam, O'Connor, Shumrak, Zolecki, Studebaker
Nays: None
Motion passed

B. CASE 2025-26 – 926 MAIN STREET SPECIAL USE AND PLAT

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

Commissioner O'Connor made a motion, seconded by Commissioner Zolecki to open the public hearing for Case 2025-26. A roll call vote was taken:
Ayes: O'Connor, Zolecki, Cunningham, McGleam, Shumrak, Studebaker
Nays: None
Motion passed

Chairman Studebaker requested that staff provide an overview.

Staff Presentation

Mrs. Tate said the applicant is being represented by his attorney, Peter Coules. The applicant is requesting a special use for contractor-related operations, which is the repair of their personal fleet at the location of 926 Main Street. The property is located in the Downtown District. There is no office located at this property. The applicant has a separate location for an office where they have storage. This location will just be for the repair and maintenance of their fleet vehicles. In addition to the request for the special use, they have a plat of subdivision. They are requesting to move some of the lot lines to allow for the sale of the lot furthest to the east, adjacent to Turnabout Pizza. The sale of that property might have taken place already, but the applicant can speak further regarding that. The remaining two lots will be retained by the applicant.

Special Uses require careful review on a case-by-case basis to make sure there are no impacts on adjacent properties and to make sure that it is maintaining the intent and purpose of the underlying zoning district. The property is surrounded by a mix of zoning districts. To the north are R-3 and R-6, which are across the railroad tracks. To the south is an R-4 pocket that has detached single-family residential. Even though it is a detached single-family, there is a good amount of apartments and multi-family mixed in there. To the east is Turnabout Pizza, which is at the edge of the downtown zoning. To the west, continues the Downtown zoning.

Mrs. Tate stated the property was used as Reed's Automotive for about 30 years. There is an approximately 5,000 square foot building that used to have vehicle storage and accumulation over the years. They have since cleaned up the property, and there is nothing remaining on the site. There was a fire on the property in February of 2024, which was located in the front office. Not too long after that, they decided to sell the building. There was always the anticipation that any sort of repair or redevelopment that had to be done from the fire would happen with the next ownership.

The Future Land Use Map shows the area as mixed use. Although the proposal to have a repair pair shop is not, it is consistent with the Future Land Use of the Comprehensive Plan. The Comprehensive Plan is not specific in that it lists out specific uses. It is meant to have more pedestrian-oriented uses and businesses that add to the vibrancy of a typical downtown core. There are things that can be put in place when you have special uses, such as minimizing off-site impacts or making sure that there is no outdoor storage. Outdoor storage is not allowed in the Downtown District at all. Making sure that the business is maintaining compatibility with the downtown character. The building maintenance and yard should be kept in a consistent manner with the downtown setting. This includes attention to fencing, screening, lighting, curb cuts, and general site upkeep. Any maneuvering of vehicles must be done on-site and cannot impact anything off-site.

Mrs. Tate said the applicant stated that no new construction or site improvements are planned at this time. They have expressed intent to adhere to any of the Villages' zoning, building, and property maintenance codes. If they do ever redevelop, they would have to meet all of the downtown standards. A plat of survey is a part of this, and the applicant can explain or give more information on how they are planning on using the lots. The lot combined does meet the thresholds for parking. Anything over a half acre, you have to have one space per thousand square feet, so five parking spaces would be required. There is plenty of surface space, but no striping. They would need to get more information on the number of employees they intend to have and the intensity of the use for further understanding if striping should be required on the property.

Staff did look at the standards for the special use. There are three out of the six that would be impactful for this development. They do have the opportunity to put conditions in the special use to make sure that all the standards are addressed. Some of the conditions do not apply anymore. She then read through the conditions that were listed in staff's report. This would conclude staff's presentation.

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

Commissioner McGleam asked if the property was ever zoned for an auto repair facility.

Mrs. Tate stated that the business existed before the Downtown District existed. Most likely it was B-3 before. There is a strip on the zoning map that is just north of the property that is a remaining B-3 right-of-way. When it switched to the Downtown District, it became legal non-conforming. However, it is a special use now in the Downtown District.

Commissioner O'Connor said the legal non-conforming does not transfer to the new owner.

Mrs. Tate stated that is correct. This is a little bit of a unique situation because after the fire, they never regained occupancy through any permitting or any life safety inspections. From the Village's standpoint, it was not in operation, and you lose any non-conforming status after six months.

Commissioner Cunningham asked if there is any idea how much damage was caused by the fire and how much remediation is needed.

Mrs. Tate said she knows the Building Commissioner walked through the building. She does not believe there is a lot of damage.

Chairman Studebaker stated he walked through the building after the fire, and it was mostly smoke damage, which was taken care of.

Commissioner O'Connor said for the Downtown District, the vision for this property is mixed-use as opposed to what is currently before them.

Mrs. Tate stated that if one looks at the Comprehensive Plan, it is never specific about uses, but it does talk about residential, commercial, and services. The applicant can explain what they want to do with the site.

Commissioner Shumrak asked if they knew what Turnabout was planning to do with the lot they purchased.

Mrs. Tate said staff does not know anything at this time.

Commissioner Zolecki stated that in the spirit of the mixed-use for an entire district, what it means is that the downtown should not be all the same thing.

Commissioner McGleam asked if there has been any interest from a developer in the last year and a half who wanted to do mixed-use residential.

Mrs. Tate said there were a lot of phone calls, which happens when anything comes up for sale. Most of the inquiries were to use the property as it is.

Commissioner McGleam stated there was adequate time for a developer to step forward and state that they were interested in building residential here.

Jason Berry, Community Development Director, said most buyers were afraid of the property, given the brownfield conditions and Illinois Street.

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

Applicant Presentation

Peter Coules, attorney for the applicant, stated that this property is just like Hayes Auto and Truck Repair. There is nobody who is going to touch these buildings themselves when they do not know what is wrong with them underneath. Look how long it took to put a park downtown. Both these businesses have been here for a long time, and they have not affected the downtown. The downtown is well used, and the Village has done a great job. This property is just a little pocket. Selling the one lot to Turnabout makes sense, and they have bought the property. If they plan on developing that lot, then they will have to come before the Village.

The building has been there for over 50 years and has been used as a repair shop, so nobody wants to dig that out. The reason they created three lots is to leave lot one available for redevelopment. They are only asking for the special use, solely for lot two. The special use is not for the whole parcel, and that is why there is a subdivision. Hopefully, someone will come and develop lot one and then someone for lot three.

Mr. Coules said Tim White lives here in town, and he did the Budnick Plaza and other properties. He sold his original snow and ice business to the Village, where they built the gas station on the corner of Route 83 and Main Street. He is back in the business. He does not need a yard because there is no storage or parking of vehicles outside. There is one employee who will be repairing vehicles. The idea is for five or six months, when snow is being done, if a vehicle breaks down, they bring it inside, and it is worked on inside. There were 58 vehicles parked on lot one, which has all been removed. Mr.

White has hired Simon Batistich, an architect, to do something nice with the building. They have already cleaned up the outside of the property, and now they want to do the building itself.

The business is open during daytime hours, and there will be no outdoor parking. All the salt and vehicles will be at their other location. The applicant does big commercial jobs, and the vehicles and salt are kept there on the job. The business is only open for five to six months throughout the year. The only way the property was going to work was by splitting it up and having people try to develop the two ends.

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

Commissioner Cunningham asked if this was for just snow only, and there is no landscaping.

Mr. Coules stated there is no landscaping. It is only snow and ice.

Commissioner Cunningham asked how many vehicles he has in the fleet.

Mr. Coules said 15 vehicles and four pickup trucks.

Commissioner Cunningham asked if all the vehicles were small enough to fit in the building.

Mr. Coules stated yes.

Commissioner McGleam asked if any of the vehicles would have to come in during a snowstorm that might be in the middle of the night.

Mr. Coules said no. The repair guy does not work at night.

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 regard to this public hearing.

Public Comment

None responded.

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

Commissioner Shumrak made a motion, seconded by Commissioner Zolecki to close the public hearing for Case 2025-26. A roll call vote was taken:
Ayes: Shumrak, Zolecki, Cunningham, McGleam, O'Connor, Studebaker
Nays: None
Motion passed

Plan Commission Discussion

Chairman Studebaker asked if there was any discussion from the Commission.

Mrs. Tate stated that the Commission can eliminate conditions one, four, and nine. It should be stated that the special use is for lot two only.

Chairman Studebaker then called for a motion for a recommendation.

Plan Commission Recommendation

Commissioner O'Connor made a motion, seconded by Commissioner Shumrak to recommend to the Mayor and Board of Trustees approval of Case 2025-26 – 926 Main Street Special Use with the following conditions:

1. Use Restriction/Operation Parameters: The special use is granted specifically for Timothy R. White/926 Main Street, 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, the number and type of vehicles/equipment stored on-site, and hours of operation.
2. 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.
3. 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.
4. 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.

5. Compliance with Building Codes: Any required permits and approvals shall be obtained for repairs or reconstruction to address the existing building condition, as applicable.
6. The special use is for lot two only.

A roll call vote was taken:
Ayes: O'Connor, Shumrak, Cunningham, McGleam, Zolecki, 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 2025-26 as prepared by staff. A roll call vote was taken:
Ayes: McGleam, Cunningham, O'Connor, Shumrak, Zolecki, Studebaker
Nays: None
Motion passed

IV. ACTION ITEMS

None

V. GENERAL DISCUSSION

Commissioner Zolecki asked if staff could ask for product data, especially for these variance requests. Another item is that metal panels are being used more, and there are some very nice products out there.

Mr. Berry said the code is outdated, and it is thinking of agricultural or corrugated metal.

Commissioner Zolecki stated the problem is how to write the code. He can look at other Villages that he has done work in.

Mr. Berry said they can look further into it this spring.

Commissioner Zolecki stated they talked this evening about the Comprehensive Plan and the mixed-use as a definition. The diversity in the uses is what makes a thriving downtown and the vibrancy in the area. He does not want to lose sight of this. Lastly, he asked if there was anything in the UDO on bonding for sidewalks.

Mr. Berry said they will take an escrow for it.

Commissioner Zolecki stated he heard something about a recent project where they had to put the sidewalk in before they built the house. Now they are going to have to tear it

out because it is going to get ruined with the trucks driving over it, due to the fact that it is a small lot.

Mrs. Tate said they require it per the development lot.

Commissioner Zolecki asked if they could have escrowed the money and received a permit without it in place.

Mrs. Tate stated that is correct.

Commissioner McGleam asked if the Village Board had voted on the pumping station that came before the Commission in December.

Mrs. Tate said it has not gone to the Committee of the Whole at this time.

Chairman Studebaker stated he noticed that when you come over the bridge, you no longer see all the steeples lit up. He asked if there was a program for that.

Trustee Stapleton said that over the years, they have turned the lights off. He is not aware of any ongoing programs for that.

VI. AUDIENCE PARTICIPATION

Dave Wilkes asked if Palos Park changed the zoning for Cog Hill.

Mr. Berry stated they continue to have Plan Commission meetings.

Richard Bruen, Village Attorney, said he attended the last meeting, and it was continued to February.

Mr. Berry stated at the first meeting Lemont read an objection.

Mr. Wilkes said his concern is that they want to change part of the property to commercial, and his mother's property is there, and all the neighbors are concerned. Cog Hill owns property all the way from Archer to Bell Road. In regard to the project that Commissioner Zolecki was referring to, they did make them put the sidewalk and parkway trees in, but the owner is planning to build a house come spring. The sidewalk goes two houses down and then stops. The Village would not close the demo permit until he put it in.

VII. ADJOURMENT

Chairman Studebaker called for a motion to adjourn the meeting.

Commissioner McGleam made a motion, seconded by Commissioner Cunningham 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 2025-19 1115 Warner Variations
DATE: February 4, 2026

SUMMARY/BACKGROUND

ANALYSIS

Consistency with Village Policy

STAFF RECOMMENDATION

BOARD ACTION REQUESTED

ATTACHMENTS
PZC Staff Memo, Analysis & Documents for 1115 Warner On Site Parking Variations

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

CASE NUMBER & NAME
2025-19 1115 Warner Variations

APPLICANT & CONTRACT PURCHASER
Lina Embroidery c/o Alexander Domanskis

DATE
February 4, 2026

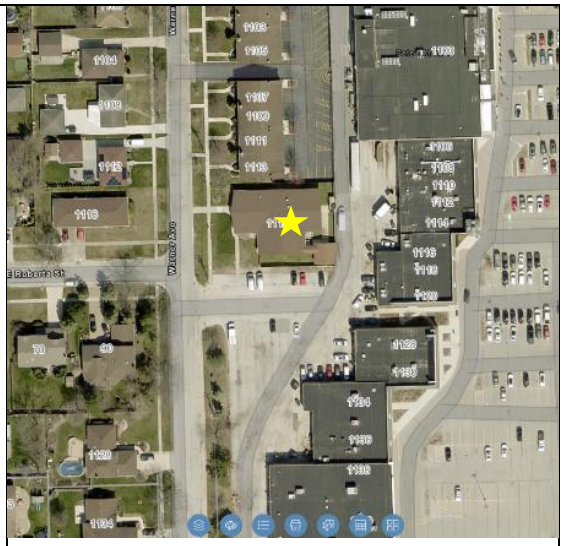
PROPERTY ADDRESS/LOCATION
1115 Warner Ave. / PIN: 22-29-310-003-0000

BRIEF SUMMARY OF REQUEST

Lina Embroidery, Inc., represented by attorney Alexander Domanskis, contract purchaser of the property at 1115 Warner Avenue, has applied for variations to the Unified Development Ordinance (UDO) related to a revised parking layout. The subject property was previously reviewed by the Planning & Zoning Commission (PZC) for rezoning from R-6 to B-1 and a reduction in required off-street parking.

Following discussion at the Committee of the Whole (COW), the application has been referred back to the PZC for consideration of a revised site plan **proposing eight (8) on-site parking** spaces located within the front yard and partially within the public right-of-way. The revised layout differs from the prior review, which considered only a reduction in the number of required parking spaces and did not include on-site or front-yard parking. The following variations are requested in order to construct the proposed parking stalls:

- Section 17.10 Off Street Parking & Loading
- Section 17.20 General Landscape Standards
- Section 17.21 Commercial Design Requirements
- Section 17.26 Streets, Alleys, Driveways and Rights-of-way
- Engineering Details LS-1b, LS-2, LS-3, LS-5
- Any other code sections not identified at this time but occurring as a part of the proposal.



Source: Village of Lemont GIS

EXISTING ZONING / PROPOSED ZONING	EXISTING LAND USE	SURROUNDING ZONING & LAND USE	REQUESTED ACTIONS	SIZE OF PROPERTY
Village of Lemont R-6, Multi-Family Residential District / B-1, Office/Retail Transitional District	Vacant government office building	**North**: Village of Lemont R-6 / Multi-Unit condo buildings with surface parking lot **South**: Village of Lemont B-3 / Surface parking lot for Lemont Plaza **East**: Village of Lemont B-3 / Lemont Plaza **West**: Village of Lemont R-4A / Existing detached single-family home	Variations	13,113 square feet (0.3-acres) Building: Approx. 5,000 square-feet

PROPERTY HISTORY

The 0.3-acre subject property is zoned R-6, Multi-Family Residential District and has historically been used as a government office building under Township and Park District ownership. Parking for the site has traditionally relied on on-street spaces and the adjacent plaza parking lot. Government uses are not required to provide off-street parking under the UDO. At the September 3, 2025 meeting, the PZC reviewed the property for rezoning from R-6 to B-1 Office/Retail Transitional District and a variation to reduce required off-street parking, recommending approval of both requests, subject to the following conditions:

1. Any approval of the parking variation should be expressly tied to the proposed use and/or subject to review if a future use generates higher parking demand.
2. Secure a location to permanently park employees. Continue negotiations with plaza ownership or locate another surface parking lot in the vicinity to secure as much off-street parking as possible.

The current request differs from the prior review in that it proposes the construction of on-site parking within the front yard and partially within the public right-of-way.

ATTACHMENTS

1. Staff Analysis
2. Site Photographs
3. Parking Plan & Supporting Documents
4. COW Memo from September 15, 2025
5. PZC Minutes September 2025 meeting
6. PZC Staff Memo & Analysis from September 2025

Attachment 1 – Staff Analysis – 1115 Warner Variations Request



Comprehensive Plan. The Lemont 2030 Comprehensive Plan identifies the subject property's future land use as Mixed Use (MU) indicated by the brown color on the future land use map (circled in red). The Mixed-Use designation is intended to accommodate a blend of land use, including commercial, office, residential, and institutional, that can function together in a compatible, walkable environment.

Lemont 2030 Plan Alignment.

- **Supports Adaptive Reuse:** The rezoning allows for reuse of a former government building, consistent with the Plan's goal of reinvesting in existing structures and infrastructure rather than pursuing greenfield development.
- **Encourages Neighborhood-Scale Commercial:** The B-1 District permits low-intensity office and retail uses that serve nearby residents. This is in line with the Plan's Mixed Use vision, which anticipates a balance of commercial and residential activity.
- **Provides a Transitional Land Use:** The property is at the intersection of higher-intensity commercial (B-3) and residential districts (R-6, R-4, R-4A). The B-1 designation provides a context-sensitive transition, consistent with the Plan's principle of buffering residential areas from intensive commercial activity.
- **Strengthens Local Economy:** The proposed use by Lina Embroidery, a long-standing local business, supports the Plan's economic development objective to retain and expand businesses within the community.
- **Enhances Corridor Character:** Located along State Street near a major commercial center, the proposed rezoning integrates a neighborhood-serving business into the broader commercial corridor, furthering the Plan's intent to reinforce corridors as mixed-use nodes.

The rezoning from R-6 to B-1 was found to be consistent with the Lemont 2030 Comprehensive Plan's Mixed Use designation for the purpose of Lina's Embroidery, as it supports reinvestment, provides transitional land use, and accommodates a business type envisioned for such areas. Variation requests are generally out of the scope of the Comprehensive Plan.

Variations Request

The current parking proposal includes a request for variations from the Unified Development Ordinance (UDO) to allow the construction of eight (8) on-site parking spaces within the front yard and partially within the public right-of-way. Under UDO Section 17.10.020, the off-street parking requirement for a 5,000 square-foot office/retail building is one space per 250 square feet of gross floor area, or approximately twenty (20) parking spaces. As previously reviewed, the Plan Commission considered a reduction in the number of required parking spaces; however, the prior review did not include on-site or front-yard parking.

Historically, the property functioned as a government office building and relied on on-street parking along Warner Avenue and use of the adjacent commercial plaza parking lot. Government uses are not required to provide off-street parking under the UDO. While the applicant initially proposed a similar off-site parking arrangement, a formal agreement with the adjacent plaza owner has not been secured and negotiations have ceased.

As a result, the applicant has revised the site plan to propose eight (8) on-site parking stalls located between the building and Warner Avenue. This configuration places parking straddling the required front yard and Village right-of-way, which is not permitted under the UDO. Front yard setback regulations are intended to maintain a consistent streetscape, support pedestrian-oriented development, and limit the visual dominance of parking areas along public streets. The applicant has indicated that the proposed business is low intensity in nature, with a limited number of employees on site (6) and most customer interactions occurring online or by appointment. While these operational characteristics were previously considered in support of a reduction in parking quantity, the current request introduces a change in parking location that was not contemplated as part of the prior Plan Commission recommendation and raises design and streetscape considerations beyond the numerical parking standard.

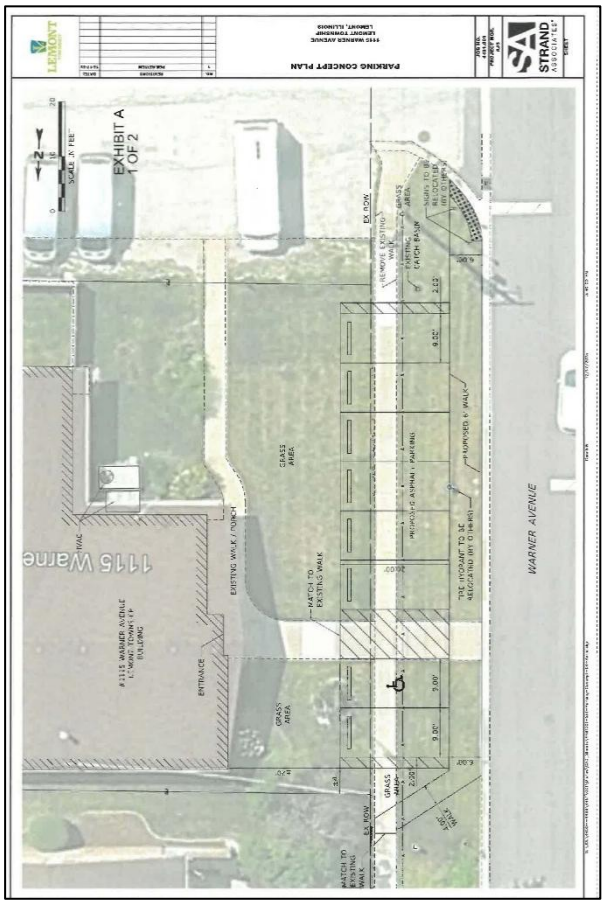


Image 1: Proposed parking layout

The revised site plan locates the internal pedestrian walkway behind the proposed parking spaces, rather than between the parking area and Warner Avenue as currently constructed. Locating pedestrian circulation behind parking stalls places pedestrians within areas of vehicle

movement and backing maneuvers, increasing vehicle and pedestrian conflicts. Sidewalk placement in front of parking areas is generally intended to reinforce pedestrian orientation and provide a more direct and visible connection between the public sidewalk and the building entrance. This configuration is inconsistent with pedestrian-oriented site design principles commonly applied along neighborhood commercial corridors.

The following variations from the UDO are a part of this request:

Code Section	**Standard**	**Request**
§17.10 Off Street Parking & Loading	Requires off-street parking to be provided on-site at a rate of one (1) space per 250 square feet of gross floor area for office/retail uses.	Allow a reduction in the required number of off-street parking spaces and permit eight (8) on-site parking spaces to be located within the front yard, rather than in locations permitted by the UDO.
§17.20 General Landscape Standards	In B Districts, a minimum of one (1) plant unit per 100 feet of street frontage is required. Also, parkways are required for all streets in the Village.	Allow reduction or modification of required parkway landscaping and street trees due to the proposed placement of parking along the front lot line.
§17.21 Commercial Design Requirements	For developments in the B-1 District, no more than fifty percent (50%) of the required off-street parking may be located between the façade of the principal building and the primary abutting street (§17.21.030(K)(1)).	Allow a greater proportion of off-street parking to be located between the building façade and Warner Avenue than permitted by the Unified Development Ordinance.
§17.26 Streets, Alleys, Driveways and Rights-of-Way	All land development is subject to Chapter 17.26. Off-street parking lots must be designed in accordance with Detail LS-7 and improved with protective curb and gutter (§17.26.020). Commercial development is required to provide curb, gutter, sidewalks, parkways, and related improvements in accordance with Village standards (§17.26.110 and §17.26.120). Sidewalks in commercial districts must be a minimum of six (6) feet in width with a parkway.	Allow parking stalls and related site improvements to be located partially within the public right-of-way and vary required curb, gutter, sidewalk, and parkway improvements to accommodate the proposed front-yard parking layout.
Engineering Details LS-1b, LS-2, LS-3, LS-5	Establish Village standards for curb and gutter construction, driveway approach geometry, sidewalk continuity, driveway aprons, and alley returns, including required materials, dimensions, slopes, and transitions within the public right-of-way.	Allow modifications to standard curb, gutter, driveway, sidewalk, and apron requirements within the public right-of-way to accommodate the proposed front-yard parking layout**.**

Standards for Variations.

Section 17.04.150.D states that variation requests must be consistent with the following three standards to receive a recommendation for approval:

1. **The variation is in harmony with the general purpose and intent of the Unified Development Ordinance.**

   Analysis: The Unified Development Ordinance is intended to promote public health, safety, and welfare; ensure adequate access and circulation; and maintain neighborhood character (§17.01.050). While the property has historically operated without on-site parking due to its prior government use, the current request proposes locating parking within the front yard and partially within the public right-of-way. Front yard setback and commercial design standards are intended to preserve a pedestrian-oriented streetscape and limit the visual prominence of parking along public streets. Locating parking between the building and Warner Avenue raises consistency concerns with these objectives and represents a departure from the intent of the UDO beyond relief from numerical parking requirements.

2. **The plight of the owner is due to unique circumstances, and strict enforcement of the Unified Development Ordinance would result in practical difficulties or impose exceptional hardships.**

   Analysis: The subject property is an existing, relatively small lot developed without off-street parking and with limited frontage and depth, which constrains the ability to accommodate parking in locations typically permitted under the Unified Development Ordinance. These conditions are not generally found on other properties in the R-6 or B-1 zoning district. While the applicant has explored off-site parking options, a formal shared parking agreement has not been secured. The practical difficulty cited by the applicant relates to the physical constraints of the site and the inability to provide on-site parking without encroaching into the front yard and public right-of-way. The hardship relates primarily to the desired configuration of parking rather than the ability to reuse the building for the proposed use.

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

Analysis: The placement of parking within the front yard and public right-of-way may increase vehicle movements, curb cuts, and pedestrian conflicts along Warner Avenue. While the applicant has indicated that the proposed business is low intensity with limited employees and scheduled customer visits, the long-term impact of front-yard parking depends on future operations and potential changes in use. Granting the requested variations may set a precedent for similar parking configurations in proximity to residential properties, which may affect streetscape character and pedestrian comfort.

CONCLUSION

The subject property at 1115 Warner Avenue was previously reviewed by the Planning & Zoning Commission for rezoning from R-6 to B-1 Office/Retail Transitional District and for a reduction in required off-street parking. The Commission recommended approval of those requests subject to conditions related to parking demand and employee parking.

The current request differs from the prior review in that it proposes a revised site layout with on-site parking located within the front yard and partially within the public right-of-way, requiring additional variations from the Unified Development Ordinance related to parking location, site design, landscaping, and engineering standards. These revisions introduce considerations related to streetscape character, pedestrian orientation, and consistency with the intent of the UDO that were not contemplated as part of the earlier recommendation.

The Planning & Zoning Commission is asked to consider whether the requested variations meet the standards for approval set forth in Section 17.04.150 of the Unified Development Ordinance, including consistency with the intent of the regulations, compatibility with the surrounding area, and potential impacts on adjacent properties.

Should the Planning & Zoning Commission recommend approval of the requested variations, the following conditions may be considered to ensure the relief remains limited in scope and consistent with the intent of the Unified Development Ordinance:

1. Any approval of the requested variations shall be expressly limited to the proposed Lina Embroidery use as presented and shall be subject to review if a future use generates greater parking demand or changes the intensity of site activity.
2. The requested variations shall apply only to the site layout substantially consistent with the plans submitted and reviewed by the Planning & Zoning Commission as part of this application.

3. No parking stalls, pavement, or site improvements shall be located within the public right-of-way without separate review and approval by the Village Engineer and the execution of any required license or encroachment agreement.
4. Expectations for maintenance and repair of the parking area should be included in a license and encroachment agreement approved in conjunction with this ordinance.
5. Pedestrian access from the public sidewalk to the building entrance shall be clearly delineated and maintained in compliance with applicable ADA standards, subject to review and approval by the Village Engineer.
6. Parking spaces shall be striped, signed, and maintained as shown on the approved site plan and shall not be expanded or reconfigured without further Village review.
7. The approval of the requested variations may be subject to review by the Village if documented parking or circulation issues arise following occupancy.
8. If approved, consideration may be given to relocating the internal pedestrian walkway in front of the parking stalls to reduce conflicts with vehicle maneuvering and improve pedestrian safety.

Attachment 2 - Site Photographs



Figure 1. Established streetscape looking south on Warner with subject property on the left.

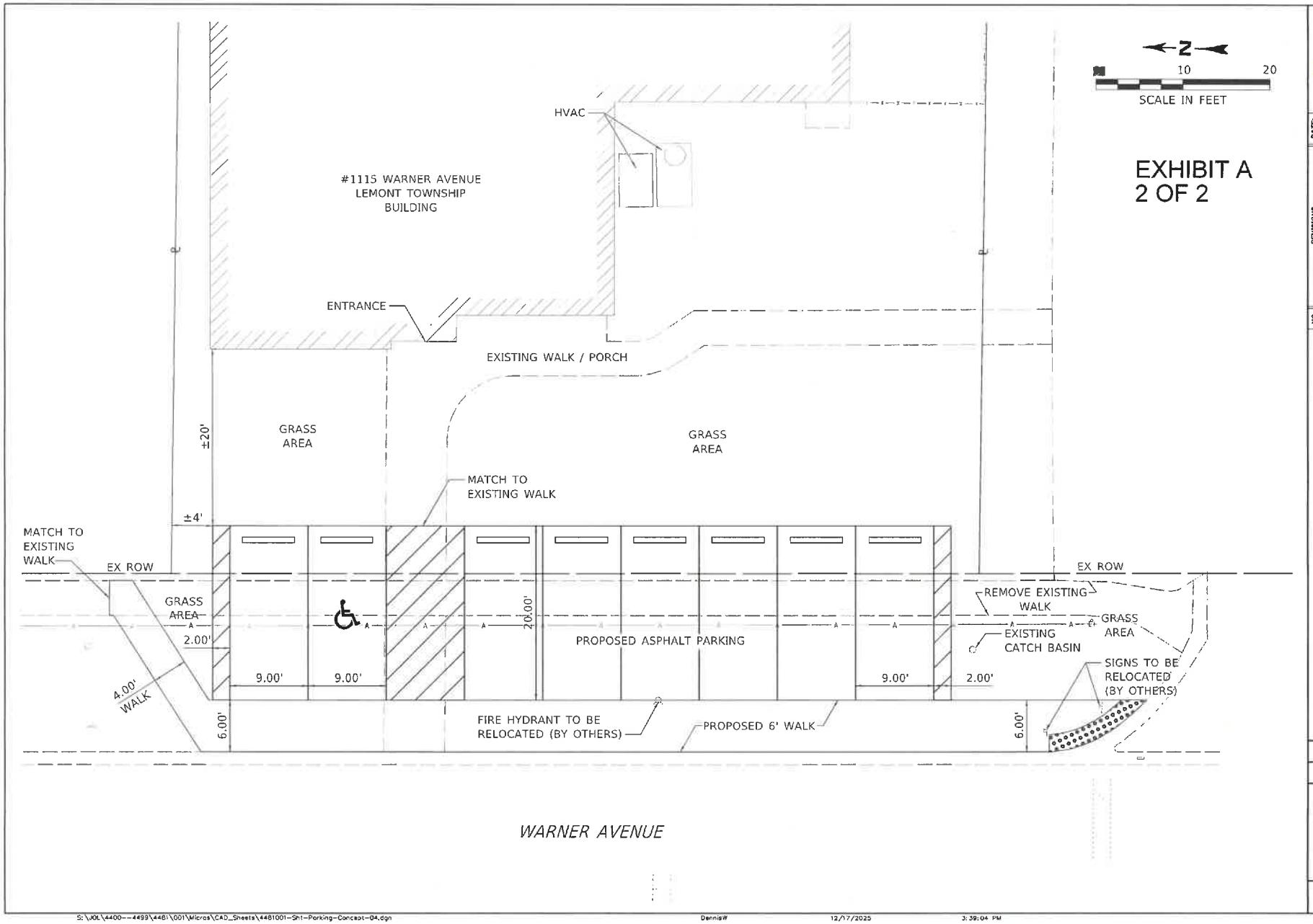


Figure 2. View of 1115 Warner looking northeast, plaza parking on right.



Figure 3. View looking north on Warner Ave with subject property on the right. The sidewalk in this area is adjacent to the right-of-way as proposed with new parking plan.

Attachment 3



LEMONT

NO.	REVISIONS	DATE:
1	PER REVIEW	12-17-25

PARKING CONCEPT PLAN

1115 WARNER AVENUE
LEMONT TOWNSHIP
LEMONT, ILLINOIS

JOB NO.
4481.001
PROJECT MGR.
AJS

STRAND ASSOCIATES®

SHEET

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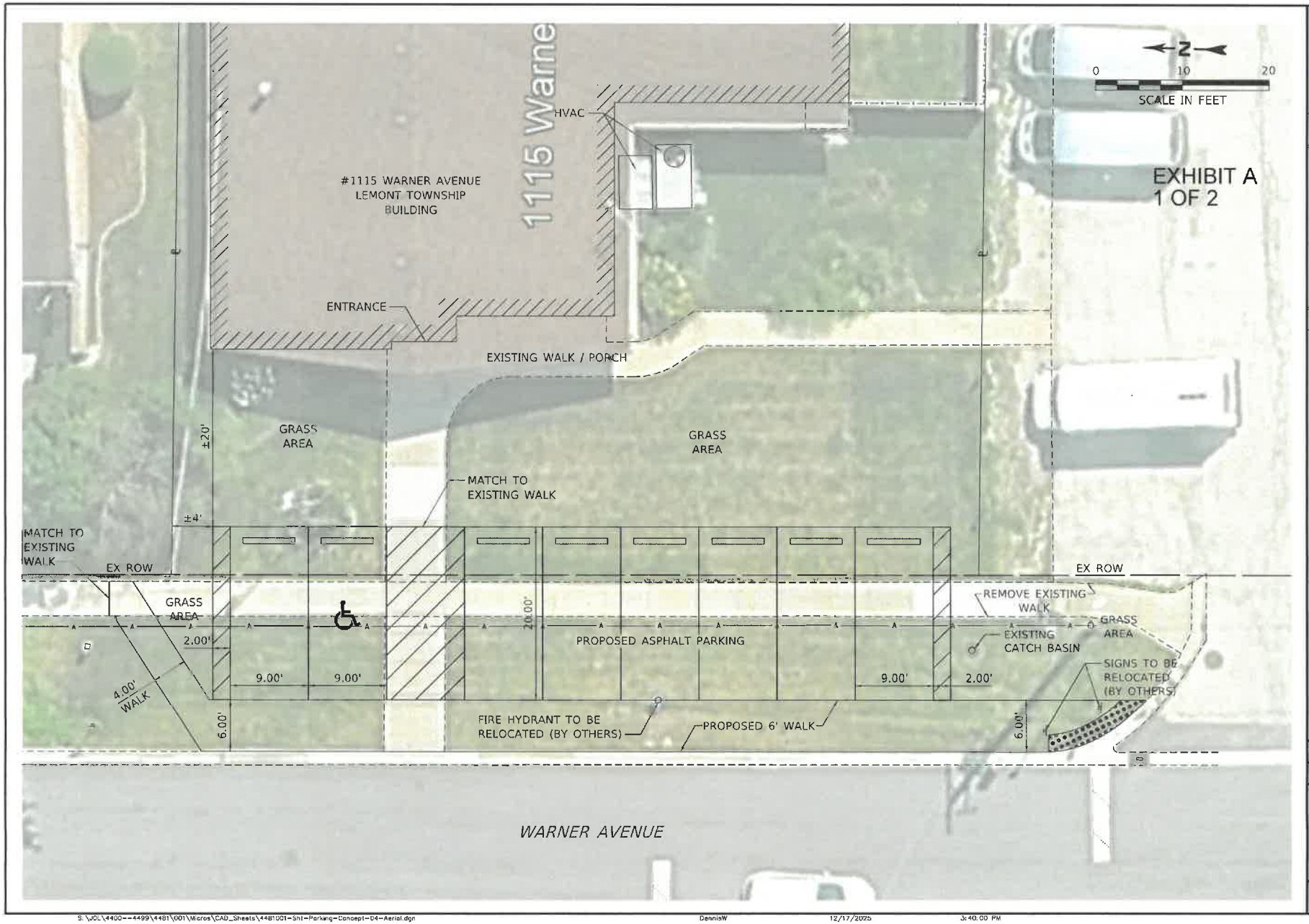

LEMONT

NO.	REVISIONS	DATE
1	PER REVIEW	12-17-25

PARKING CONCEPT PLAN

1115 WARNER AVENUE
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STRAND ASSOCIATES®

SHEET

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KABAL SURVEYING COMPANY
Land Surveying Services

10407 West Cermak Road
Westchester, Illinois 60154
(708) 562-2652
Fax (708) 562-7314
email: kabal-surveying@comcast.net
website: KabalSurveyingCompany.com
Registration No. 184-003061

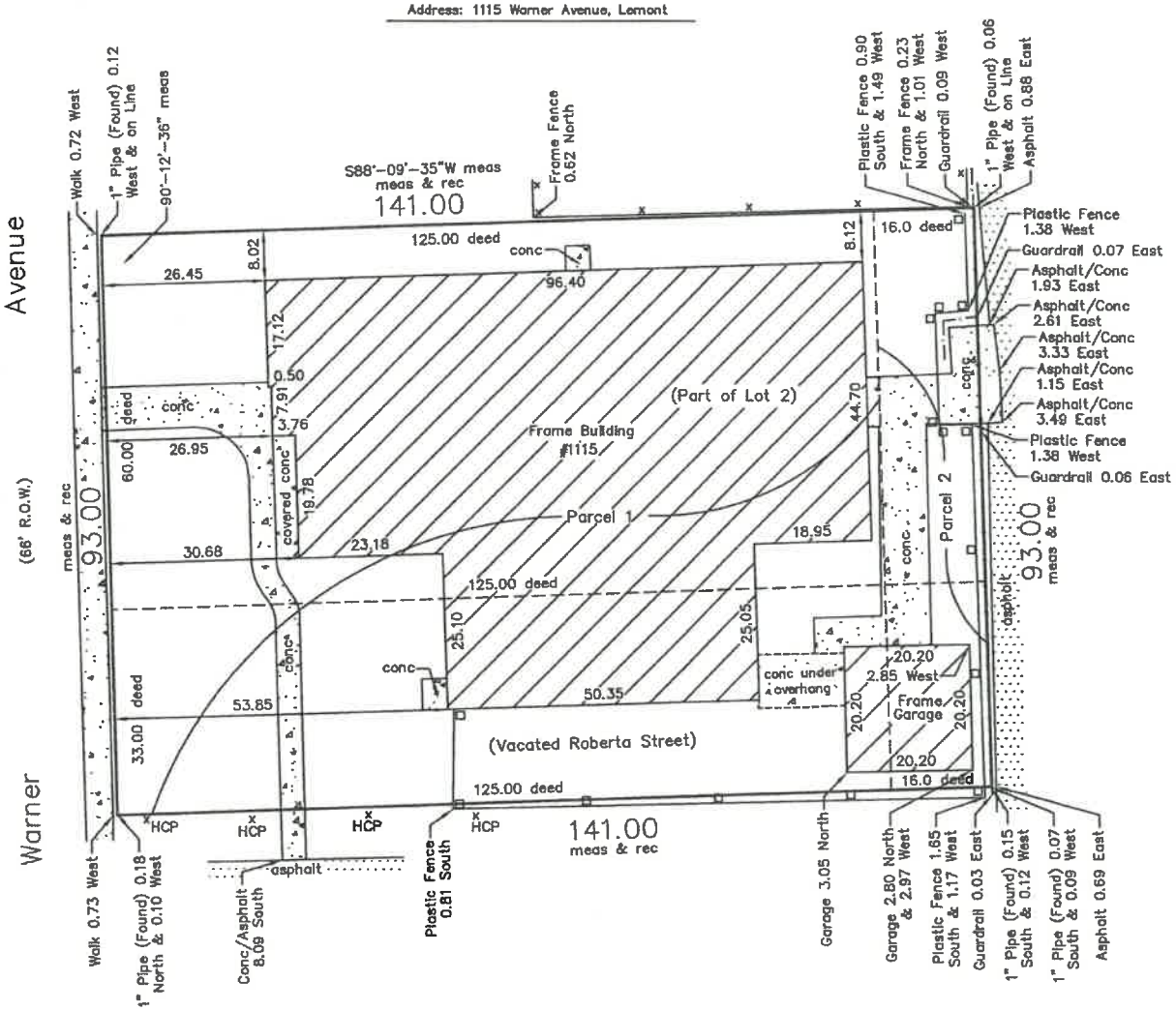
Plat of Survey

EXHIBIT B

Parcel 1: The West 125 feet of the South 60 feet of Lot 2 in Essick Plaza Subdivision, Addition to the Village of Lemont, Subdivision of the South 1/2 of the North 1/2 of the East 1/2 (except the West 695 feet thereof) of the Southwest 1/4 of Section 29 Township 37 North Range 11 East of the Third Principal Meridian, together with the West 125 feet of vacated Roberta Street lying South and adjoining Lot 2 aforesaid in Cook County, Illinois.

Parcel 2: The East 16 feet of the South 60 feet of the West 141.00 feet of Lot 2 in Essick Plaza Subdivision, Addition to the Village of Lemont, Subdivision of the South 1/2 of the North 1/2 of the East 1/2 (except the West 695 feet thereof) of the Southwest 1/4 of Section 29 Township 37 North Range 11 East of the Third Principal Meridian, together with the East 16 feet of the West 141 feet of vacated Roberta Street lying South and adjoining Lot 2 aforesaid in Cook County, Illinois.

Address: 1115 Warner Avenue, Lemont



Notes:
1) Compare legal description to deed or title policy and report any discrepancy for clarification or correction immediately. Unless otherwise noted, this plat does not show building lines or other restrictions established by local ordinances or shown on a title policy.
2) Measured bearing shown hereon is based on the Illinois East State Plane Coordinate Zone 1201 (NAD83) determined by GPS measurements.
3) Survey was completed from found monumentation.

LEGEND
R.O.W. = right-of-way, E = East
rec = record, N = North, W = West
meas = measured, S = South
pch = porch, conc = concrete
HCP = handicap parking sign

Area of property is approximately 13,113 square feet

Please check Legal Description with Deed and report any discrepancy immediately.

Surveyed June 16, 20 25

Scale: 1 inch = 20 ft.
Order No. 251036
Ordered By: Lemont Township

Mitchell P. Balek
035-003250
PROFESSIONAL
LAND SURVEYOR
STATE OF
ILLINOIS
Westchester, Illinois

ORIGINAL SEAL IN RED

This professional service conforms to the current Illinois minimum standards for a boundary survey

STATE OF ILLINOIS } s.s.
COUNTY OF COOK }

I, MITCHELL P. BALEK, an Illinois Professional Land Surveyor, hereby certify that I have surveyed the property described above and the plat hereon drawn is a correct representation of said survey.

Dimensions are in feet and decimal parts thereof and are corrected to a temperature of 62 degrees Fahrenheit.

Mitchell P. Balek

Illinois Professional Land Surveyor No. 035-003250
My license expires on November 30, 2026

VARIANCES REQUESTED

APPLICANT:	LINA EMBROIDERY, INC.
ATTORNEY FOR APPLICANT:	ALEXANDER R. DOMANSKIS
Case #:	2025-19 1115 Warner Rezoning & Variation
OWNER:	LEMONT TOWNSHIP
PROPERTY:	1115 WARNER AVENUE, LEMONT, ILLINOIS 60439

On behalf of the Applicant, Lina Embroidery, Inc. (hereinafter the "Applicant"), and in connection with its pending application for rezoning of the subject property from R-6 Multi-Family Residential District to B-1 Office/Retail Transitional District, the Applicant is supplementing the original filed application with this variation application. The rezoning application and the initial variation application have already been the subject of a public hearing with the Village of Lemont (the hereinafter the "Village"). Following up from the Village's review Applicant is now submitting the attached Parking Concept Plan (hereinafter the "Parking Plan"), which requires further variances. In connection with the Parking Plan, the applicant is seeking the following variances:

- Section 17.10 Off Street Parking & Loading
- Section 17.20 General Landscape Standards
- Section 17.21 Commercial Design Standards
- Section 17.26 Streets, Alleys, Driveways and Rights-of-Way (this section requires curb & gutter along all streets and parking areas, it also requires 6-foot sidewalks in commercial districts, it also requires parkways - which is being eliminated)
- Engineering Details LS-1b, LS-2, LS-3, LS-5

The following is in support of the requested variation of the parking requirements in the Unified Development Ordinance (UDO):

Physical surroundings: The particular physical surroundings, shape and topographical condition of the Property result in a hardship if the strict letter of the UDO was applied. Section 17.10.020 of the UDO would require 20 parking spaces, for the 5,000 gross square feet of the Property, as one spot is required for every 250 square feet under the code section. Though the Property has no parking spaces on site, when the Property was utilized by Lemont Township (the seller under contract), the adjacent shopping center was utilized, with numerous parking spaces off of Warner Avenue. Lina Embroidery, Inc. is a long-established business currently operating in the adjacent shopping center. It has contracted to purchase the property and intends to move its operations there. It has no more than six employees on site at any time, and it conducts most of its sales online. The proposed plan to construct eight (8) new parking stall on site will be more than adequate for the amount of traffic anticipated for the business and will not cause disruptions to surrounding properties or adjacent streets. In fact, it is anticipated that the use of the

property and parking associated with business's use by the Applicant will be less intense in nature than the uses of Lemont Township for its staff and for meetings

Inapplicability to other properties in the same zoning classification: Other retail businesses anticipate higher volumes of in-person shoppers. Lina Embroidery, Inc. creates custom orders and fulfills most of its orders online. The business does not typically make sales "off the rack", and when in person customer visits occur, they are typically scheduled in advance.

Hardship not caused by any person having interest in the Property: Lina Embroidery, Inc., nor the previous owner, has caused a lack of parking spaces. The Property in the past utilized off-site street parking and street parking. The previous owner had more intense parking needs than those anticipated by the Applicant. The Property's newly constructed parking stalls will adequately support the needs of the business.

No detriment to the public welfare and no injury to other property in the neighborhood: Lina Embroidery, Inc.'s proposal will neither cause detriment to the public welfare, nor injury to other property in the neighborhood. The proposed use of the Property is beneficial to the public welfare as it will result in a business that will be convenient for access by residents and businesses in the Village of Lemont.

No impairment on light and air to adjacent properties: Lina Embroidery, Inc's proposal will cause no impairment on light and air to adjacent properties. There is no proposed change to the exterior that will effect light or air related to adjacent properties. The proposed use of the property is low density and will not affect the light with respect to adjacent properties. The proposed use will comply with all applicable air safety and related ventilation requirements.

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

The proposed use of the Property is a custom-order embroidery business that will comply with all applicable laws and regulations and as such will result in a benefit to the area that is compatible with the general purposes of the UDO to protect the health, safety and welfare of the persons and structures within the district.

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:

The eight (8) parking stalls proposed in the Applicant's Parking Plan are more than sufficient to meet the needs of the business which intends to utilize the property. Strict enforcement of twenty (20) parking stalls would require more parking construction, which is expensive and unnecessary for the proposed business, as the business has low volumes of in-person visitors.

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 Parking Plan would allow the Property to remain in its current state and construct onsite parking stalls, which is more than sufficient to meet the needs of the proposed business without disrupting adjacent properties post construction, since the parking stall will be adjacent the Property.

THE APPLICANT

The Applicant is Lina Embroidery, Inc., a business of Lina Smilgiene and Kestutis Smilgis. The Applicant is currently under contract to purchase the property located at 1115 Warner Avenue (hereinafter the "Property") from Lemont Township. If the application is granted, then the Property will be deeded to a limited liability company with the same owners. Lina Embroidery, Inc. has operated in the Village since January of 2006, and is currently operating in the shopping plaza adjacent to the Property at 1134 State Street. Lina Embroidery, Inc. engages in printing, screening, embroidery, alteration, and design of clothing which is typically special ordered and custom made for clients. The business works one on one with clients to fulfill their needs, and most orders are made and fulfilled online. When customers choose to have in person meetings, these are typically pre-scheduled and involve a minimal number of participants and involve primarily pick ups. The Applicant wants to expand its existing business into the Property to continue with its retail and light, home based business production of embroidered goods. The Applicant wants to grow its business and has been seeking to expand for years, either in Lemont or a nearby municipality. The Applicant would prefer to expand in Lemont, where it has enjoyed nearly twenty years of positive community relations and where it considers itself at home.

PROJECT SUMMARY

The Applicant's request is for variances listed above, and outlined in specificity below. The current ordinance which would require the 5,000 sq. ft. subject Property to make twenty (20) off-street parking spaces available. The request is to allow the proposed business to operate by adding eight (8) on-site parking stalls, one which is ADA compliant. Applicant's Parking Plan attached hereto as **Exhibit "A"**.

As explained below, the proposed variances should not have negative effects on the surrounding areas. Additionally, the proposed variances will not disrupt surrounding streets or properties since the proposed business expects to have less intense parking needs than Lemont Township had for the Property.

SURROUNDING LAND USES

The Property is at the Northeast corner of Warner Avenue and the vacated Roberta Street, in the Village. The property is abutted to the North by R-6 zoned residential property, to the West by R-4 zoned residential property, and the East and South by B-3 zoned commercial property constituting a major and heavily trafficked shopping plaza and parking lot currently anchored by Goodwill and Pete's Fresh Market.

THE PROPERTY

The Property consists of 5,000 gross square feet (see the Plat of Survey attached hereto as **Exhibit "B"**) and is currently under contract for sale from Lemont Township to the Applicant. The Property was previously utilized by Lemont Township as office and meeting space, and the Township utilized street parking and parking in the adjacent shopping plaza to accommodate larger volumes of visitors than the Applicant anticipates will need to be accommodated by the proposed business.

VARIANCE REQUESTS AND PROPOSED IMPROVEMENTS

A variation application setting forth the satisfaction of variation criteria has been submitted. The variances requested seek to vary Lemont B-1 requirements to remove the requirement of one (1) parking space per 250 square feet and to allow the proposed business to operate with the newly constructed eight (8) on-site parking stalls, as illustrated in Applicant's Parking Plan. The Parking Plan relocates: 1) the existing walkway, 2) signage, and 3) a fire hydrant. Specifically, the current sidewalk running North and South will be moved East between the newly constructed parking stalls and Warner Avenue.

The proposed variances will not disrupt adjacent properties. Abutting the Property to the South and East is a B-3 zoned and heavily trafficked shopping plaza and parking lot, currently anchored by Goodwill and Pete's Fresh Market, and the proposed variation will not disrupt their already commercial activities. There are existing parking spaces behind the shopping center off Warner Avenue and thus the addition of the eight (8) parking stalls will not be a new concept for the area. The proposed use by Lina Embroidery, Inc., will be much less intense as to parking requirements. The Applicant does not believe the proposed variations will disrupt adjacent R-6 and R-4 zoned residential properties, because the Parking Plan will be more than adequate for the proposed business, which conducts most online sales, services customers by appointment, and has a minimal number of in-person employees.

Section 17.10 – Off-Street Parking and Loading Off - Strict application of the off-street parking and loading requirements are disproportionate to the actual parking demand generated by the proposed use. The property has historically operated without on-site parking and has relied on existing on-street parking and the adjacent plaza lot. The business is low-intensity, with limited employees and primarily appointment-based or online operations, resulting in minimal parking demand. The Parking Plan consists of eight (8) parking stalls which is suitable for the business' needs. Requiring full compliance would impose unnecessary site work and expense without providing a corresponding public benefit.

Section 17.20 – General Landscape Standards- Compliance with current landscaping standards would require the installation of landscaping areas and buffers typically associated with new site development. Given that this is not a new site development and there are no changes to the building or landscaping around the building strict enforcement of these requirements would be impractical and inconsistent with the adaptive reuse of the existing structure. The requested variation allows flexibility where the application of new-developed landscaping standards does not meaningfully advance the purposes of screening, buffering, or aesthetic enhancement.

Section 17.21 – Commercial Design Standards - The commercial design standards are primarily intended to regulate new construction and substantial exterior redevelopment. The subject property consists of an existing building with an established footprint, orientation, and architectural character. Strict application of these standards could require modifications unrelated to public safety or neighborhood compatibility. The requested variation allows the continued use of the existing structure while maintaining consistency with the surrounding area and the intent of the B-1 Office/Retail Transitional District.

Section 17.26 – Streets, Alleys, Driveways, and Rights-of-Way - Section 17.26 requires improvements such as curb and gutter, sidewalks, parkways, and related right-of-way enhancements typically triggered by new development or site reconfiguration. The Parking Plan proposes relocation of sidewalks, and fire hydrant and signage in a layout designed in accordance with Detail No. LS-7. The Parking Plan will not negatively affect access, circulation or right-of-way conditions.

Applicable Engineering Details - The engineering and design standards referenced within Title 17, including those contained in the Engineering Details Appendix, are generally intended to guide new construction and site improvements. Application of these standards to the subject property is provided in the proposed parking plan. The requested variation provides

appropriate flexibility to address unforeseen conditions without strict adherence to current standards that are not necessitated by public safety or operational needs.

The requested variances would permit the Applicant to operate its business by way of the proposed Parking Plan.

This updated variation statement is submitted to further emphasize the following:

1. **The physical characteristics and historical development pattern of the property** make strict compliance requires the provision of twenty (20) off-street parking spaces for the approximately 5,000 square foot building located at 1115 Warner Avenue impractical and unnecessary. The property has functioned successfully for years without on-site parking and the proposed Parking Plan with eight (8) parking stalls is sufficient for the property to now operate as a business.
2. **The proposed use is low-intensity in nature**, with no more than six (6) employees on site at any time, limited in-person customer visits, and the majority of sales conducted online or by appointment.
3. **Granting the variances will not be detrimental to public health, safety, or welfare**, will not alter the essential character of the neighborhood, and will not cause congestion or spillover parking impacts on surrounding residential streets.
4. **The requested variances are consistent with the intent and purpose of the Unified Development Ordinance**, including the encouragement of adaptive reuse of existing structures, support for small businesses, and transitional commercial development compatible with adjacent zoning districts. Accordingly, the Applicant respectfully requests favorable consideration of the requested variances in conjunction with the pending rezoning application.

CONCLUSION

Applicant submits the Parking Plan in addition to the prior requisite documents submitted. We request your recommendation for approval of the variances outlined above.

Attachment 4

418 Main Street | Lemont, IL 60439

TO: Village Board Committee of the Whole Meeting
FROM: Jamie Tate, Community Development
THROUGH: Jason Berry, CEcD, AICP, Economic & Community Development Director
SUBJECT: Discussion of Case 2025-19 1115 Warner Rezoning & Variation
DATE: September 15, 2025

SUMMARY/BACKGROUND
Lina Embroidery, represented by attorney Alexander Domanskis, is requesting rezoning of 1115 Warner Avenue from R-6, Multi-Family Residential District to B-1, Office/Retail Transitional District, in addition to a variation from Unified Development Ordinance Section 17.10.020 to reduce the required on-site parking.

The applicant seeks to rezone the parcel at 1115 Warner Avenue to B-1, Office/Retail Transitional District to allow Lina Embroidery, a long-standing local business, to relocate to a space that better accommodates their operations. The R-6 zoned subject property is located at the transition between commercial and residential districts and mostly meets the bulk standards for the B-1 district without creating new nonconformities. Surrounding zoning includes R-4A and R-4 (Single-family home residential districts), R-6 (multi-family residential district) and B-3 (Arterial Commercial District).

The request also includes a variation from UDO parking requirements, as the site has no on-site parking. For a 5,000 square foot building in B-1 to be used as an office/retail, the required off-street parking is 20 spaces (1 space per 200 square feet of Gross Floor Area). Historically, parking demand was accommodated with on-street parking and use of the adjacent plaza lot. The applicant proposes to continue this arrangement and notes that the business has limited staff and primarily scheduled customer visits, resulting in modest parking demand.

Full analysis addressing the LaSalle Factors for rezoning and the Standards for Variations is provided in the attached PZC Staff Memo.

ANALYSIS
Comprehensive Plan
The Lemont 2030 Comprehensive Plan designates the subject property as Mixed Use (MU) on the future land use map. The Mixed Use designation is intended to support a compatible blend of commercial, office, residential, and institutional uses within a walkable environment. The proposed rezoning from R-6 to B-1 may align with this designation by:

- **Supporting Adaptive Reuse**: Reuses an existing government building, consistent with the Plan's goal of reinvestment in existing structures and infrastructure.
- **Encouraging Neighborhood-Scale Commercial**: Permits low-intensity office and retail uses serving nearby residents, consistent with the Mixed Use vision.
- **Providing a Transitional Land Use**: Creates an appropriate buffer between higher-intensity commercial districts (B-3) and adjacent residential districts (R-6, R-4, R-4A).
- **Strengthening the Local Economy**: Retains a long-standing local business within the

community.

The proposed rezoning aligns with the Lemont 2030 Plan's emphasis on reinvestment, transitional land uses, and local economic vitality. Variation requests are generally outside the scope of comprehensive plans.

Planning & Zoning Commission (PZC)
A public hearing was held at the regularly scheduled PZC meeting on September 3, 2025 to discuss the rezoning from R-6 to B-1 and off-street parking variation for Lina Embroidery at 1115 Warner. Following staff's presentation, Mr. Alexander Domanskis addressed the Commission to clarify and provide more information about Lina Embroidery. He reiterated they are mainly an online business with very little customer need to visit the physical location. He stated the intensity of parking needs was much greater with the Township than it will be for Lina's. Mr. Domanskis explained that they approached the plaza ownership about leasing spaces from the plaza but the prices to use the parking spaces came back high.

A Commissioner asked whether Lina Embroidery planned to increase production if operations moved to 1115 Warner Avenue. Attorney Domanskis stated that while the business is currently constrained in its existing location, the new space would primarily provide a better fit for current operations. There are no plans to expand production or add services as part of the move.

A Commissioner also asked about the applicant's understanding of staff's recommended conditions. Staff requested that any approval of the parking variation be tied to the proposed use and that the applicant secure a location to permanently park employees, either at the adjacent plaza or another nearby surface lot. Mr. Domanskis expressed concern with making employee parking a condition of approval and requested that the PZC consider a less restrictive approach. The Commission discussed the request and clarified that staff's recommendation was intended to ensure employee parking is addressed but not to delay or prevent use of the building.

The PZC asked staff whether the rezoning request was separate from the parking variation request. Staff clarified that any use of the building would likely require a parking variation, as the property has no dedicated parking spaces. Staff noted that parking requirements apply to all zoning districts, including residential uses, and provided examples such as 1.5 spaces per multi-family dwelling unit and 2 spaces per single-family home. While the rezoning and variation are separate requests, staff explained that they are functionally connected because any future use would face the same parking constraints.

Four members of the audience spoke regarding the matter. Most speakers expressed support for the application, sharing positive experiences with Lina Embroidery's work and emphasizing the business's value to the community and its commitment to remaining in Lemont. One speaker raised a concern about the lack of dedicated parking on the site, specifically noting the potential impact on accessibility and the availability of handicap parking spaces for customers.

The public hearing was then closed and the PZC discussed potential conditions. A motion was made and the PZC recommended approval of Case 2025-19, the rezoning from R-6 to B-1 and variation from Section 17.10.020 for 1115 Warner Avenue, with the following conditions:

1. Any approval of the parking variation should be expressly tied to the proposed use and/or subject to review if a future use generates higher parking demand.
2. Secure a location to permanently park employees. Continue negotiations with plaza ownership or locate another surface parking lot in the vicinity to secure as much off-street parking as possible.

The full PZC minutes will fall under a separate cover as they were not yet available due to the quick turnaround of this meeting. The video of the September 3rd PZC meeting can be found here: https://www.lemont.il.us/government/village-clerk/agendas-and-minutes-center

Consistency with Village Policy
Lemont 2030 Comprehensive Plan

STAFF RECOMMENDATION
Staff recommends discussion of the item.

BOARD ACTION REQUESTED
A motion to discuss the item.

ATTACHMENTS
PZC Staff Memo, Analysis and Attachments for Case 2025-19
1115 Warner Plat of Survey
Applicant Info

Attachment 5

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

A regular meeting of the Plan Commission for the Village of Lemont was held at 6:30 p.m. on Wednesday, September 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 6:31 p.m. He then led the Pledge of Allegiance.

B. Verify Quorum

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

Community Development Director Jason Berry and Consulting Planner Jamie Tate were also present.

C. Approval of Minutes

Commissioner McGleam made a motion, seconded by Commissioner O'Connor to approve the minutes from the August 6, 2025, meeting with no changes. A roll call vote was taken:
Ayes: McGleam, O'Connor, Cunningham, Studebaker
Nays: None
Motion passed

II. CHAIRMAN'S COMMENTS

Chairman Studebaker greeted the audience and asked anyone planning to speak to stand and raise their hand. He then administered the oath.

III. PUBLIC HEARINGS

A. CASE 2025-19 – 1115 WARNER REZONING AND VARIATION

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

Commissioner McGleam made a motion, seconded by Commissioner O'Connor to open the public hearing for Case 2025-19. A roll call vote was taken:
Ayes: McGleam, O'Connor, Cunningham, Studebaker
Nays: None
Motion passed

Staff Presentation

Jamie Tate, Consulting Planner, said Lina Embroidery, who is represented by Alexander Domanskis has submitted an application for rezoning from R-6 Multi-Family Residential to B-1, which is our Office Retail Transitional District. In addition, they are requesting a variation from the UDO to allow a reduction in off-street parking. This is for the building that is at 1115 Warner Avenue. It is on a lot size of about three acres, and the building itself is about 5,000 square feet.

Lina Embroidery has been operating in the Village of Lemont since January 2006. They are currently located in the adjacent shopping center at 1134 State Street. They engage in printing, screening, embroidery, alteration, and design of clothing. They are typically special orders and custom-made for their clients. The business generally works one-on-one with clients, and most of their orders are made and fulfilled online. They have contracted to purchase the building with the anticipation of moving their operations from their current location and growing their business at the new location. They have been seeking and looking for years to find a home base in Lemont.

The rezoning from residential to B-1 allows for a low-intensity commercial use, such as Lina Embroidery, to operate in that location. There is no on-site parking, although they are adjacent to a very large surface parking lot for the Plaza. Since there is no on-site parking for their specific site, it does require a variation. The Village's UDO requires 20 off-street parking spaces for the size of this building. It is based upon the gross floor area of the existing building. For the 5,000 square foot building, it would be one space for every 250 square feet of gross floor. That equates to approximately 20 parking stalls that would be required. The property is currently owned by Lemont Township. It is currently zoned Multi-Family District. In the R-6 District, you can have a government office. A business taking over such as Lina's does require a rezoning allowing a business-type use. Historically, the building has served as many functions over the years and generally relied on street spaces out front, or it used the adjacent parking lot.

Mrs. Tate stated Lina Embroidery intends to operate in the same manner as the township. They indicated that if they had to construct parking, they feel that they have space on their property to accommodate that off-street parking. They have engaged with a paving contractor to get a quote, if that is something that needs to move forward. Staff always looks at the Comprehensive Plan for any rezoning cases. The future land use shows this

area as mixed-use. Mixed-use designations generally accommodate a blend of land uses such as commercial, office, residential, or institutional that can function together in a compatible environment. There are other key objectives found within the plan that would support the rezoning and housing of a use such as Lina's, such as supporting adaptive reuse. It would allow for a former government building to be reinvested in and exist rather than developing a new location. It encourages neighborhood-scale commercial and provides a transitional land use.

The property is at the intersection of higher-intensity commercial use. The B-3 District is our most intense commercial use. It also borders residential districts such as R-6 and R-4. The B-1 would be more of a transitional office use that you would find next to a residential use and next to a higher intensity commercial use. The property is adjacent to B-3 zoning that houses the plaza with Pete's and other retail uses. The property is also adjacent to our R-6, which is the multi-family district. In that district, you find high-density and medium-density multifamily and single-family attached dwellings. It is also adjacent to the R-4A, which is the Infill and Preservation District, and R-4, which is the detached residential district.

Mrs. Tate said there are no nonconformities that would be created from rezoning from R-6 to B-1. It meets all the R-6 standards except for side setbacks and the rear setback. The rezoning to B-1 continues the same non-conformity, and nothing is intensified with the rezoning. Staff did look at the standards for the rezoning. It is generally consistent with these factors. It is creating a transitional buffer, which is exactly what the B-1 use is supposed to do. The amendment also promotes public health, safety, and welfare. It supports a longstanding local business. There is a demonstrated public need for the proposed retail use. It supports economic vitality, provides local services, and reinforces that mixed-use character that was envisioned with the Comprehensive Plan.

The other request is the parking variation. There is no off-street parking for this lot. Even though there is parking surrounding it, the code requires 20 parking spaces due to the size of the building. Lemont Township operated from this building and utilized a combination of on-street parking along Warner and also the spaces in the adjacent commercial plaza. While the applicant has proposed a similar arrangement, a formal use of the plaza lot has not been secured. They have tried to work with the owners of the plaza and have a lease agreement for the parking, but they feel it is a significant cost. They have not pursued it at this point.

Mrs. Tate stated the applicant has explored adding six to seven parking stalls on the site and has obtained a cost estimate. There is no site plan provided, so it is unclear whether that would work. There are parking lot design standards in the UDO. There is also a

caveat in the code that states no more than 50% of the required stalls can be located between the building and the adjacent right-of-way. The applicant could not park in the front yard without seeking further relief from the code, which is not a part of this proposal today. As proposed, the property is going to rely on street parking spaces in the surrounding area. The applicant did note that the business has a relatively small staff presence on site. They have approximately six employees, and their customer visits are scheduled, and they have limited pickups. This will reduce the likelihood of a high parking demand. However, with or without the parking agreement, customers will likely use that adjacent parking lot. The handicap accessible stalls are adjacent to it, so it feels like it is part of it, whether or not there is an agreement.

With variations, they have standards in the code. It is in harmony with the intent of the ordinance. The property historically operated without off-street parking, and the demand was accommodated through on-street parking with an informal use of the nearby lots. The proposed reuse of the building does not expand the footprint. They do not have any intentions of intensifying it or altering its form. It does introduce commercial activity that may generate parking needs at different times or different patterns than the prior institutional use. The property was developed without off-street parking, and the size of the site and configuration, limit the ability to construct the full number. The physical conditions are not typical of other properties in the zoning district. This is a unique situation.

Mrs. Tate said in conclusion if the Plan Commission is to consider recommending approval, staff has some conditions listed that have to do with the parking variation and not with the rezoning. It would tie any approval of the variation to this exact business. This would make any use that moves in later on have to go through a similar review process, and then also secure a location to permanently park employees. The applicant should continue negotiating with the plaza ownership or the location of another surface parking lot if there is something in the vicinity to secure as much parking as possible. This concludes staff's presentation.

Commissioner McGleam asked if the zoning gets changed to B-1, what happens if the use changes at some point or the ownership. He asked if it would be allowed to have any B-1 use.

Mrs. Tate stated it would, but it would have no parking. They would be separate ordinances. So any B-1 use would be allowed, but any B-1 use would require parking. A similar situation is going to come up. They would have to come back before this Commission.

Commissioner O'Connor confirmed that the parking spaces immediately south of the building are part of the plaza.

Mrs. Tate said that is correct.

Commissioner O'Connor asked if staff knew how many employees the Township had working when they had the building.

Mrs. Tate stated she knows it was a voting place. She is not sure about the employees because when they did the remodel at the Alba location, a lot of the offices were moved there.

Commissioner McGleam asked if they could vote on the rezoning separately if they are not comfortable with the parking variation.

Mrs. Tate said they could go separately but they do go together. Even if it were B-1, they would still have to have parking. If it were R-6, they would require one and a half parking stalls. She feels that for this site, something has to be granted a relief.

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

Applicant Presentation

Al Domanskis, attorney for the applicant, stated Lina Embroidery has been in the Village since 2006, with the first location on 127th Street. They then moved into the shopping center recently and have been looking for long time for additional space. He was absolutely astounded when he got the contract. He looked at the survey and walked the property, and all the parking there is not theirs. This building, when it belonged to Lemont Township, was a polling place, their office space, and they had various senior meetings. All of those were much more intense of a use than what they are proposing.

Lina Embroidery has been doing a lot of online business since the pandemic. Sometimes local people will come to the place to see what they have and place an order. When the order is ready, it is a quick in and out for pickup. They usually have no more than six employees on site, and they do have part-time employees. They looked at the zoning in terms of whether the zoning would work, and this is why they had to request a change to B-1. Then they looked at what the requirements were for parking.

Mr. Domanskis said Village staff recommended talking with the shopping center. There are about 70 to 80 spaces behind the center that are basically not used at all. They asked what they could do in terms of having a permanent agreement. They even asked if they could buy the spaces next to it. The shopping center would not agree to sell the spaces. They then asked if they could lease the spaces. They were given pretty high prices. They also did not give them anything that was longer than three to four years. He does not want to be in a situation where they have to secure a lease and four years from now, they all of a sudden extort them and raise their prices.

They agree with staff's conditions. He asked that they not be forced to have a required agreement. A condition could be added to revisit this a year or two from now to see if they are abusing or not abusing the off-street parking. At this point, they have a shopping center that is kind of extorting them. Their other choice is they would have to take the green area in front to put parking spaces in there. They did talk with Lemont Paving to get an estimate. After talking with staff, they would have to come back for a variance. Their request would be to approve with the condition raised by staff, for them to make best efforts to find a place, but not make it a requirement. If you want to revisit it a year or two from now, then they will come back for a further variance to build out those spaces.

Commissioner McGleam asked if they had any options for parking on the east side of the building.

Mr. Domanskis stated that it is already non-conforming in terms of side yards. On the east, you have the buildings right there. To access it, they would have to get an easement to legally do that through that parking lot. They may change in the future to possibly sell this to them. They had asked Lemont Township if they had ever had an agreement with the shopping center, and they said no. They just used it with no issues. They were told that their preference for the shopping center employees was for them to park back there, but there is so much parking in front that most employees do not. He has been there several times and nobody uses the parking spaces back there.

Commissioner Cunningham asked what the plan is for both employees and customers who will be coming to the business. The shopping center has proposed a lease, and you do not want that. He asked how it is going to be communicated to employees and customers that it is not Lina Embroidery's parking area.

Mr. Domanskis said they also asked in terms of a broader use, and they basically said that their limit would be 10 spaces, but at an exorbitant price. In terms of the question, this is why he is saying to revisit it to see where they are. If Village staff sees that there is a

problem, or if the shopping center decides to create problems, then they have to deal with it at that point. Either they will come back with a variance to build out the front or enter into some kind of agreement.

Commissioner O'Connor asked with the bigger building are they expecting to increase production and headcount there.

Mr. Domanskis stated they do not expect that as of right now. Unless the business expands tremendously, he would think that what they would do is put in machines that are almost similar to photocopying machines.

Commissioner McGleam said if they agree to include the recommendations in their vote, they are not saying they do not need the parking. Number two states they are going to continue to pursue that.

Mr. Domanskis stated correct, and this is why he said at best efforts. He does not read number two as an absolutely a hundred percent requirement.

Commissioner McGleam said this is going to come up again at the Village Board level. He wants to make sure that if they recommend approval, they are not saying they do not need the parking. They are saying that they still need to pursue the required parking.

Mr. Domanskis stated they will continue their best efforts in any way they can. They have not stopped discussions. They also went and got the estimate from Lemont Paving, which would require them to get a further variance. A lot of times, they over require in terms of requirements when they do not know if there is an issue or not.

Chairman Studebaker asked staff about adding the condition about revisiting the issue.

Mrs. Tate stated the difficulty would be the enforcement. Along Warner Avenue south of there, there are no residents on the east side of the street which might be a good option.

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 regard to this public hearing.

Public Comment

Kasey Peters said she bought a sweatshirt from Lina Embroidery, and everything was done online. She went and picked it up one day after school, which took five minutes.

She does not believe there will be much traffic because everything is planned and ready to go.

Sarah Alvestad stated she has been a customer of this business for 20 years. This business owner does printing for three schools in our community. She would hope that they would do anything to make sure she can stay here and accommodate as many people as possible, regardless of parking. She is a staple and reputable business owner. She hopes that this Commission recognizes her professionalism and what she has contributed to the community.

Dave Wilkes asked if she already owned the building.

Chairman Studebaker said he does not believe so.

Mr. Wilkes asked if the plaza was going to wipe out that handicapped parking. According to the ordinance, you have to have handicap spots. He has dealt with the guy who owns that plaza, and he guarantees he would be writing tickets to the cars there and removing the handicap spots. He does not understand why she wants to buy a building that does not have any parking spots. He feels she should find someplace else.

Marlena Cordova-Parduhn stated she has known the business for over 10 years. She is an excellent worker, and her business is of high quality. Her opinion on this is that she is a good business person with an ethical and immoral background, unlike Lenny's Gas and Wash. She hopes they will consider making changes to the zoning for someone honorable and outstanding like Lina Embroidery.

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

Commissioner McGleam made a motion, seconded by Commissioner Cunningham to close the public hearing for Case 2025-19. A roll call vote was taken:
Ayes: McGleam, Cunningham, O'Connor, Studebaker
Nays: None
Motion passed

Plan Commission Discussion

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

Plan Commission Recommendation

Commissioner McGleam made a motion, seconded by Commissioner O'Connor to recommend to the Mayor and Board of Trustees approval of Case 2025-19 – 1115 Warner Rezoning and Variation with the following conditions:

1. Any approval of the parking variation should be expressly tied to the proposed use and/or subject to review if a future use generates higher parking demand.
2. Secure a location to permanently park employees. Continue negotiations with plaza ownership or locate another surface parking lot in the vicinity to secure as much off-street parking as possible.

A roll call vote was taken:
Ayes: McGleam, O'Connor, Cunningham, 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 2025-19 as prepared by staff. A roll call vote was taken:
Ayes: McGleam, Cunningham, O'Connor, Studebaker
Nays: None
Motion passed

B. CASE 2025-18 – UDO AMENDMENTS

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

Commissioner Cunningham made a motion, seconded by Commissioner McGleam to open the public hearing for Case 2025-18. A roll call vote was taken:
Ayes: Cunningham, McGleam, O'Connor, Studebaker
Nays: None
Motion passed

Staff Presentation

Mrs. Tate said the first UDO amendment would be to add contiguous as a definition to the code. The second amendment was looking at when you have two accessory structures. There was a permit that came through for a pergola. A pergola is an accessory structure, and they were proposing for it to be attached to an existing garage in the R-4A District. The garage met the code and was approximately three feet from the setback. When you put the pergola attached to the structure, it changes the setback. Pergolas have to be at least 10 feet from the property lines. There was no clear direction about when you attach an accessory structure to another accessory structure, so she was

Attachment 6

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

CASE NUMBER & NAME
2025-19 1115 Warner Rezoning & Variation

APPLICANT & CONTRACT PURCHASER
Lina Embroidery c/o Alexander Domanskis

DATE
September 3, 2025

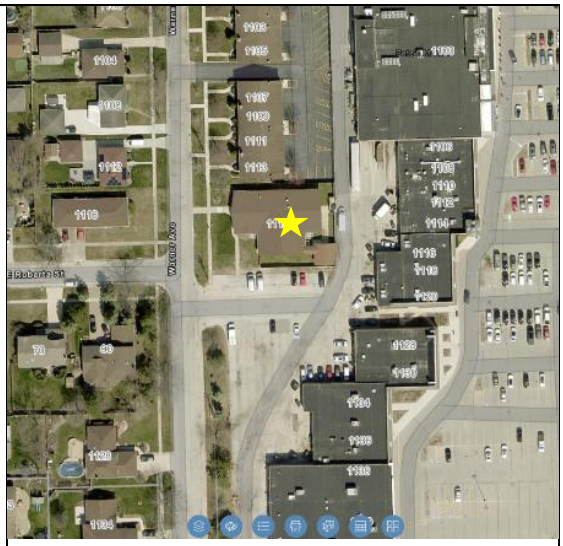
PROPERTY ADDRESS/LOCATION
1115 Warner Ave. / PIN: 22-29-310-003-0000

BRIEF SUMMARY OF REQUEST

Lina Embroidery, represented by attorney Alexander Domanskis, has applied for rezoning from R-6, Multi-Family Residential District to B-1, Office/Retail Transitional District in addition to a variation from §17.10.020 to allow for a reduction in required on-site parking.

Lina Embroidery has been operating in the Village of Lemont since January of 2006, currently located in the adjacent shopping center at 1134 State Street. They engage in printing, screening, embroidery, alteration and design of clothing, which is typically special ordered, and custom made for clients. The business generally works one-on-one with clients, and most orders are made and fulfilled online. Lina's has contracted to purchase 1115 Warner with the anticipation of moving its operations and growing its business, as they have been seeking to expand for years.

Rezoning from residential to B-1 will allow a low intensity commercial use, such as Lina Embroidery, to operate at the 1115 Warner location. There is no on-site parking, although adjacent to a large surface parking lot for the plaza, requiring a variation from the UDO Section 17.10.020. The Unified Development Ordinance (UDO) requires 20 off-street parking spaces for the 5,000 square-foot building (1 parking space for every 250 square-feet of gross-floor area).



Source: Village of Lemont GIS

EXISTING ZONING	EXISTING LAND USE	SURROUNDING ZONING & LAND USE	REQUESTED ACTIONS	SIZE OF PROPERTY
Village of Lemont R-6, Multi-Family Residential District	Vacant government office building	**North**: Village of Lemont R-6 / Multi-Unit condo buildings with surface parking lot **South**: Village of Lemont B-3 / Surface parking lot for Lemont Plaza **East**: Village of Lemont B-3 / Lemont Plaza **West**: Village of Lemont R-4A / Existing detached single-family home	Rezoning and Variation	13,113 square feet (0.3-acres) Building: Approx. 5,000 square-feet

PROPERTY HISTORY

The 0.3-acre subject property is zoned R-6, Multi-Family Residential District and is owned by Lemont Township, which recently relocated its offices and meeting space to the Township's main facility on Alba Street. While government offices are permitted in the R-6 district, private businesses—such as Lina Embroidery—are not allowed in residential districts.

Historically, the building has served a variety of community functions, including dances, recitals, and other gatherings. Parking has traditionally relied on on-street spaces and the adjacent plaza lot, and Lina Embroidery intends to operate in the same manner. The applicant has indicated that, if required, the lot could accommodate on-site parking spaces and has obtained an estimate from a paving contractor to support this option.

COMPATIBILITY with the COMPREHENSIVE PLAN	**COMPATIBILITY** with the UNIFIED DEVELOPMENT ORDINANCE
The subject property's future land use in the Lemont 2030 Comprehensive Plan is Mixed Use (MU).	The proposal is compatible with the UDO with the rezoning request and variation from the UDO Parking Requirements.

ATTACHMENTS

1. Staff Analysis
2. Site Photographs
3. Plat of Survey
4. Rezoning & Variation Application, Project Summary and Associated Documents (Floor Plan)

Attachment 1 – Staff Analysis – 1115 Warner Rezoning & Variation Request



Comprehensive Plan. The Lemont 2030 Comprehensive Plan identifies the subject property's future land use as Mixed Use (MU) indicated by the brown color on the future land use map. The Mixed-Use designation is intended to accommodate a blend of land use, including commercial, office, residential, and institutional, that can function together in a compatible, walkable environment.

Lemont 2030 Plan Alignment.

- **Supports Adaptive Reuse:** The rezoning allows for reuse of a former government building, consistent with the Plan's goal of reinvesting in existing structures and infrastructure rather than pursuing greenfield development.
- **Encourages Neighborhood-Scale Commercial:** The B-1 District permits low-intensity office and retail uses that serve nearby residents. This is in line with the Plan's Mixed Use vision, which anticipates a balance of commercial and residential activity.
- **Provides a Transitional Land Use:** The property is at the intersection of higher-intensity commercial (B-3) and residential districts (R-6, R-4, R-4A). The B-1 designation provides a context-sensitive transition, consistent with the Plan's principle of buffering residential areas from intensive commercial activity.
- **Strengthens Local Economy:** The proposed use by Lina Embroidery, a long-standing local business, supports the Plan's economic development objective to retain and expand businesses within the community.
- **Enhances Corridor Character:** Located along State Street near a major commercial center, the proposed rezoning integrates a neighborhood-serving business into the broader commercial corridor, furthering the Plan's intent to reinforce corridors as mixed-use nodes.

The rezoning from R-6 to B-1 is consistent with the Lemont 2030 Comprehensive Plan's Mixed Use designation, as it supports reinvestment, provides transitional land use, and accommodates a business type envisioned for such areas.

REZONING ANALYSIS

The subject property is currently zoned R-6, Multi-Family Residential District, which is intended to provide medium to high-density areas for single-family attached and multi-family dwellings: duplexes, two-family dwellings, townhomes, apartment buildings and condominium buildings. The subject parcel is located at the transition point between multiple zoning districts:



Village of Lemont Zoning Map

- B-3, Arterial Commercial District to the south and east, anchored by major retail uses (red on image).
- R-6, Multi-Family Residential immediately to the north (brown on image).
- R-4/R-4A, Detached Single-Family Residential to the west and southwest (yellow and orange on image).

The subject parcel meets or exceeds several bulk requirements of both the R-6 and B-1 districts, as summarized below:

Standards	**Zoning Districts**			
	R-6	**B-1**	**Subject Property**	**Conformity**
Minimum Lot Size (in sq. ft)	10,000	None	13,113	✓
Minimum Lot Width (in ft.)	80	25	93	✓
Minimum Front Setback (in ft.)	25	20	26.95	✓
Minimum side yard setback (in ft)	15	20	8.02	Legal Nonconforming
Minimum rear setback	30	20	Approx. 18	Legal Nonconforming

The proposed rezoning will not create new non-conformities. While the side and rear yard setbacks are below current standards, these conditions pre-exist and will remain legal nonconformities under the proposed rezoning. No intensification of these nonconformities will occur as a part of this request. Overall, the property is appropriately sized to support the proposed B-1 zoning designation. The parcel is positioned between higher-intensity commercial and lower density residential makes the B-1 designation appropriate, serving as a buffer zone.

STANDARDS FOR REZONING

Illinois courts have used an established set of criteria when evaluating the validity of zoning changes. The criteria are known as the LaSalle factors serve as a useful guide to planners and appointed and elected officials who are contemplating zoning changes. The LaSalle factors are as follows:

1. The compatibility with the existing use and zoning of nearby property;

2. The extent to which property values of the subject property are diminished by the existing zoning restrictions;

3. The extent to which the proposed amendment promotes the public health, safety, and welfare of the Village;

4. The relative gain to the public, as compared to the hardship imposed upon the applicant;

5. The suitability of the subject property for the purposes for which it is presently zoned;

6. The length of time that the subject property in question has been vacant, as presently zoned, considered in the context of development in the area where the property is located;

7. The public need for the proposed use; and

8. *The thoroughness with which the municipality has planned and zoned its land use.*

The proposed rezoning of 1115 Warner Avenue from R-6, Multi-Family Residential District, to B-1, Transitional Office/Retail District, is generally consistent with the LaSalle factors used to evaluate zoning map amendments. The property is located at the intersection of multiple zoning districts, including B-3 to the south and east and R-4/R-4A to the west, making the B-1 designation a compatible transitional buffer. The existing R-6 zoning diminishes the property's value by limiting its reuse options, particularly as the building is not well-suited for residential development.

The proposed amendment promotes the public health, safety, and welfare by enabling reinvestment in a vacant government building and supporting a long-standing local business. The relative public gain of reactivating the property outweighs any hardship to the applicant under current restrictions. The property has remained underutilized for an extended period, demonstrating limited suitability for residential purposes under existing zoning.

There is a demonstrated public need for the proposed office/retail use, as it supports economic vitality, provides local services, and reinforces the mixed-use character envisioned by the Comprehensive Plan. Finally, the Village has thoroughly planned and zoned this

area, with the Comprehensive Plan designating the site for Mixed Use development, of which the proposed B-1 rezoning is consistent.

Variation Request

The proposal also includes a request for a variation from the Unified Development Ordinance (UDO) to allow the retail/office business to occupy the existing building without providing any on-site parking. Under UDO Section 17.10.020, the off-street parking requirement is one space per 250 square feet of gross floor area, which would require approximately 20 off-street parking stalls for the 5,000 square foot property. Currently, there are no off-street parking stalls located on the site.

Historically, Lemont Township operated from this building and utilized a combination of on-street parking along Warner Avenue and spaces in the adjacent commercial plaza lot to accommodate parking demand. While the applicant has proposed a similar arrangement, formal use of the plaza lot has not been secured, as the plaza owner requires a lease agreement at significant cost.

The applicant has explored the possibility of adding 6–7 parking stalls on site and obtained a cost estimate for this work. However, a site plan has not been provided, and it is unclear whether such an arrangement would comply with UDO design standards. Specifically, no more than 50% of required stalls may be located between the building and the adjacent right-of-way, which may limit or preclude this option.

As proposed, the business would rely primarily on on-street parking and available spaces in the surrounding area. The applicant notes that the business has a relatively small staff presence on site (approximately six employees) and that customer visits are typically scheduled or limited to pick-ups, reducing the likelihood of high concurrent parking demand.

Standards for Variations.

The requested variation is from §17.10.020 of the UDO, which requires one off-street parking space per 250 square feet of gross floor area. For the 5,000-square-foot building at 1115 Warner Avenue, this equates to 20 required parking stalls. The property currently provides no on-site parking. Section 17.04.150.D states that variation requests must be consistent with the following three standards to receive a recommendation for approval:

1. **The variation is in harmony with the general purpose and intent of the Unified Development Ordinance.**

   Analysis: The UDO is intended to promote public health and welfare, conserve property values, and ensure adequate access, circulation, and neighborhood character (§17.01.050). The property has historically operated without off-street parking, with demand accommodated through on-street spaces and informal use of nearby lots. The proposed reuse of the building would not expand the footprint or

alter its form, but it introduces a commercial activity that may generate parking needs at different times or in different patterns than the prior institutional use.

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

   Analysis: The subject parcel was developed without off-street parking, and the site's size and configuration limit the ability to construct the full number of required stalls. The applicant has obtained a cost estimate for 6–7 stalls but has not submitted a site plan, and compliance with UDO design standards is uncertain. These physical conditions are not typical of most properties in commercial zoning districts, which generally provide some level of off-street parking.

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

   Analysis: The property is located at the edge of residential and commercial zoning districts and has historically functioned without on-site parking. Parking demand has been met through on-street spaces along Warner Avenue and informal use of nearby commercial lots. The applicant indicates the proposed business will have a limited number of employees on-site and primarily scheduled customer visits. Reliance on on-street parking could continue, though this may also overlap with neighborhood residential demand. The impact of granting the variation depends in part on how actual parking needs are distributed and managed.

CONCLUSION

The applicant is seeking to rezone the property at 1115 Warner Avenue from R-6, Multi-Family Residential District, to B-1, Transitional Office/Retail District, along with a variation from UDO parking standards to permit use of the existing building without providing the required off-street parking. The proposed rezoning is consistent with the Mixed-Use designation in the Village's Comprehensive Plan and reflects the property's transitional location between commercial and residential districts. The property meets or exceeds most bulk standards, and the rezoning would not create new nonconformities. The requested parking variation is based on the site's unique physical constraints, as the lot was developed without off-street parking and has limited capacity to meet current requirements. The LaSalle factors and variation standards provide the framework for consideration of whether the proposal is compatible with surrounding land uses and appropriate for the site.

If the Planning and Zoning Commission recommends approval of Case 2025-19 the following condition should be considered:

1. Any approval of the parking variation should be expressly tied to the proposed use and/or subject to review if a future use generates higher parking demand.
2. Secure a location to permanently park employees. Continue negotiations with plaza ownership or locate another surface parking lot in the vicinity to secure as much off-street parking as possible.

Attachment 2 - Site Photographs



Figure 1. Front of 1115 Warner Avenue building.



Figure 2. View of 1115 Warner looking northeast, plaza parking on right.

Attachment 3

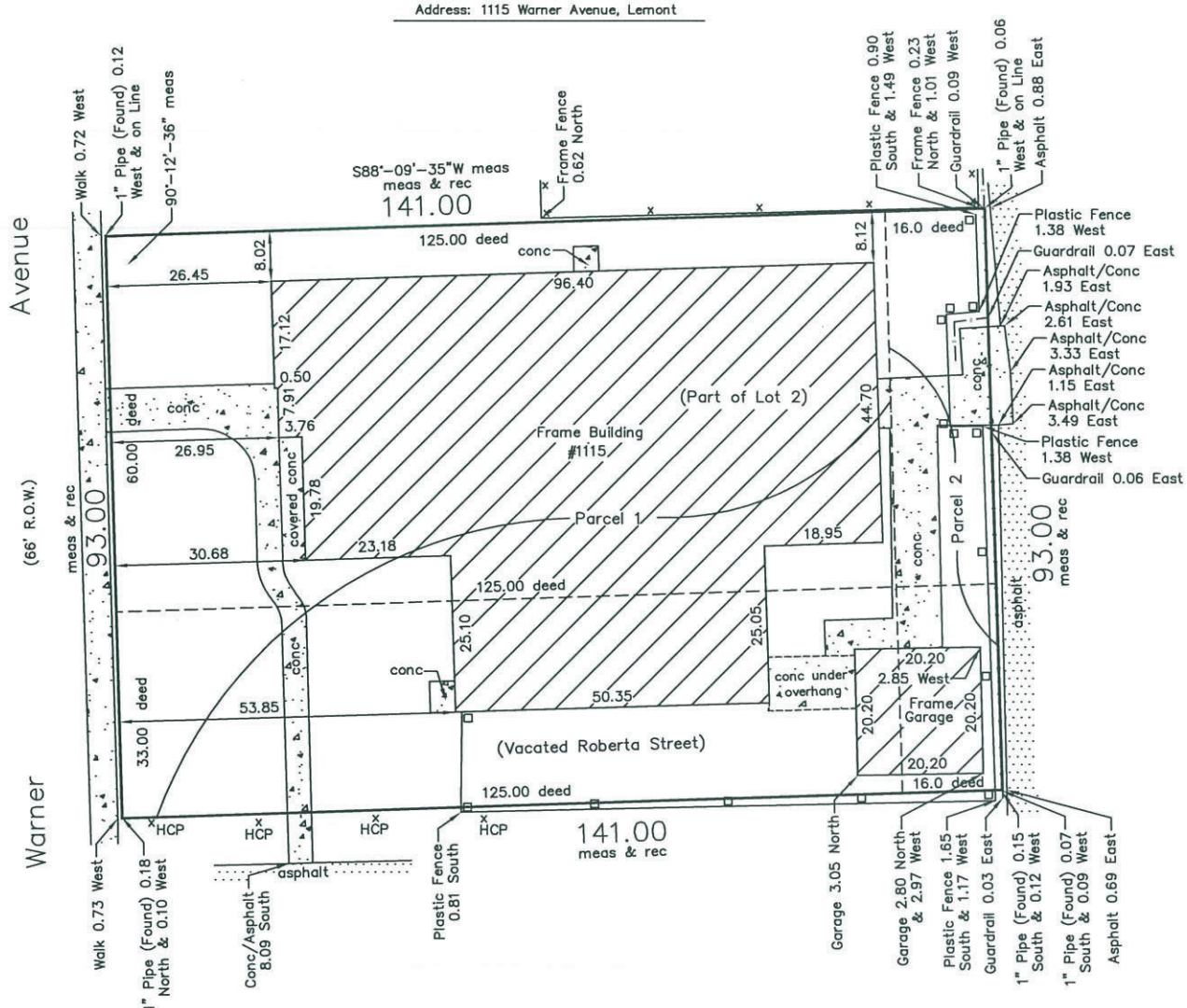
KABAL SURVEYING COMPANY
Land Surveying Services
10407 West Cermak Road
Westchester, Illinois 60154
(708) 562-2652
Fax (708) 562-7314
email: kabal-surveying@comcast.net
website: KabalSurveyingCompany.com
Registration No. 184-003061

Plat of Survey

Parcel 1: The West 125 feet of the South 60 feet of Lot 2 in Essick Plaza Subdivision, Addition to the Village of Lemont, Subdivision of the South 1/2 of the North 1/2 of the East 1/2 (except the West 695 feet thereof) of the Southwest 1/4 of Section 29 Township 37 North Range 11 East of the Third Principal Meridian, together with the West 125 feet of vacated Roberta Street lying South and adjoining Lot 2 aforesaid in Cook County, Illinois.

Parcel 2: The East 16 feet of the South 60 feet of the West 141.00 feet of Lot 2 in Essick Plaza Subdivision, Addition to the Village of Lemont, Subdivision of the South 1/2 of the North 1/2 of the East 1/2 (except the West 695 feet thereof) of the Southwest 1/4 of Section 29 Township 37 North Range 11 East of the Third Principal Meridian, together with the East 16 feet of the West 141 feet of vacated Roberta Street lying South and adjoining Lot 2 aforesaid in Cook County, Illinois.

Address: 1115 Warner Avenue, Lemont



Notes:
1) Compare legal description to deed or title policy and report any discrepancy for clarification or correction immediately. Unless otherwise noted, this plat does not show building lines or other restrictions established by local ordinances or shown on a title policy.
2) Measured bearing shown hereon is based on the Illinois East State Plane Coordinate Zone 1201 (NAD83) determined by GPS measurements.
3) Survey was completed from found monumentation.

LEGEND
R.O.W. = right-of-way, E = East
rec = record, N = North, W = West
meas = measured, S = South
pch = porch, conc = concrete
HCP = handicap parking sign

Area of property is approximately 13,113 square feet

Please check Legal Description with Deed and report any discrepancy immediately.

Surveyed June 16, ,20 25

Scale: 1 inch = 20 ft.
Order No. 251036
Ordered By: Lemont Township

Mitchell P. Balek
035-003250
PROFESSIONAL LAND SURVEYOR
STATE OF ILLINOIS
Westchester, Illinois

ORIGINAL SEAL IN RED

This professional service conforms to the current Illinois minimum standards for a boundary survey

STATE OF ILLINOIS } s.s.
COUNTY OF COOK }

I, MITCHELL P. BALEK, an Illinois Professional Land Surveyor, hereby certify that I have surveyed the property described above and the plat hereon drawn is a correct representation of said survey.

Dimensions are in feet and decimal parts thereof and are corrected to a temperature of 62 degrees Fahrenheit.

Mitchell P. Balek

Illinois Professional Land Surveyor No. 035-003250
My license expires on November 30, 2026

EXHIBIT A

Attachment 4

ATTACHMENT TO VARIATION CRITERIA WORKSHEET

APPLICANT: LINA EMBROIDERY, INC.
ATTORNEY FOR APPLICANT: ALEXANDER R. DOMANSKIS
OWNER: LEMONT TOWNSHIP
PROPERTY: 1115 WARNER AVENUE, LEMONT, ILLINOIS 60439
EXISTING ZONING: R-6, MULT-FAMILY RESIDENTIAL DISTRICT
PROPOSED ZONING: B-1, OFFICE/RETAIL TRANSITIONAL DISTRICT

The following is in support of the requested variation of the parking requirements in the Unified Development Ordinance (UDO):

Physical surroundings: The particular physical surroundings, shape and topographical condition of the Property result in a hardship if the strict letter of the UDO was applied. Section 17.10.020 of the UDO would require 20 parking spaces, for the 5,000 gross square feet of the Property, as one spot is required for every 250 square feet under the code section. Though the Property has no parking spaces on site, when the Property was utilized by Lemont Township (the seller under contract), the adjacent shopping center was utilized, with numerous parking spaces off of Warner Avenue. Lina Embroidery, Inc. is a long-established business currently operating in the adjacent shopping center. It has contracted to purchase the property and intends to move its operations there. It has no more than six employees on site at any time, and it conducts most of its sales online. The current off-site spaces will be more than adequate for the amount of traffic anticipated for the business and will not cause disruptions to surrounding properties or adjacent streets. In fact, it is anticipated that the use of street and adjacent lot parking by the Applicant will be less intense in nature than the uses of Lemont Township for its staff and for meetings

Inapplicability to other properties in the same zoning classification: Other retail businesses anticipate higher volumes of in-person shoppers. Lina Embroidery, Inc. creates custom orders and fulfills most of its orders online. The business does not typically make sales “off the rack”, and when in person customer visits occur they are typically scheduled in advance.

Hardship not caused by any person having interest in the Property: Lina Embroidery, Inc. has not caused the lack of parking spaces. The Property uses parking spaces in the adjacent shopping plaza and nothing has been done to reduce those spaces. The previous owner had more intense parking needs than those anticipated by the Applicant.

No detriment to the public welfare and no injury to other property in the neighborhood: Lina Embroidery, Inc.’s proposal will neither cause detriment to the public welfare, nor injury to other property in the neighborhood. The proposed use of the Property is beneficial to the public welfare as it will result in a business that will be convenient for access by residents and businesses in the Village of Lemont.

No impairment on light and air to adjacent properties: Lina Embroidery, Inc's proposal will cause no impairment on light and air to adjacent properties. There is no proposed change to the exterior that will effect light or air related to adjacent properties. The proposed use of the property is low density and will not affect the light with respect to adjacent properties. The proposed use will comply with all applicable air safety and related ventilation requirements.

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

The proposed use of the Property is a custom-order embroidery business that will comply with all applicable laws and regulations and as such will result in a benefit to the area that is compatible with the general purposes of the UDO to protect the health, safety and welfare of the persons and structures within the district.

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:

The currently utilized parking spaces in the adjacent lot are more than sufficient to meet the needs of the business which intends to utilize the property. Strict enforcement would require the expense of new parking construction, which would cause an inconvenience to adjacent property owners, and is unnecessary for the proposed business, as the business has low volumes of in-person visitors.

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 proposal would allow the property to remain in its current state in relation to parking, and the currently utilized parking in the adjacent lot, as well as on-street parking, is more than sufficient to meet the needs of the proposed business without disrupting adjacent properties, or resulting in spillover to surrounding streets.

APPLICATION TO THE VILLAGE OF LEMONT FOR REZONING TO B-1 TRANSITIONAL OFFICE/RETAIL DISTRICT FROM R-6 MULTI-FAMILY RESIDENTIAL DISTRICT WITH VARIANCES FOR PROPERTY LOCATED AT 1115 WARNER AVENUE

PROJECT SUMMARY

THE PROJECT

This application concerns the property located at 1115 Warner Avenue in the Village of Lemont (hereinafter, the "Property"). The Property is currently being used by Lemont Township with zero (0) on-site parking. Lemont Township used the property for meetings, elections, and for other events and gatherings requiring intense parking usage. The Property abuts the "Lemont Plaza" shopping center (1100 State Street) on the east and south, and specifically abuts the large parking lot at the back of the shopping center. Despite the lack of on-site parking at the Property, Lemont Township has met its needs through use of the large parking lot in back of the shopping center, and adjacent street parking. The use being requested here is for the same variation from UDO parking requirements enjoyed by Lemont Township, with less intense parking requirements than those of Lemont Township.

THE APPLICANT

The Applicant is Lina Embroidery, Inc., a business of Lina Smilgiene and Kestutis Smilgis (hereinafter, the "Applicant"). The Applicant is currently under contract to purchase the property located at 1115 Warner Avenue (hereinafter the "Property") from Lemont Township. If the application is granted, then the Property will be deeded to a limited liability company with the same owners. Lina Embroidery, Inc. has operated in the Village of Lemont since January of 2006, and is currently operating in the shopping plaza adjacent to the Property at 1134 State Street. Lina Embroidery, Inc. engages in printing, screening, embroidery, alteration, and design of clothing which is typically special ordered and custom made for clients. The business works one on one with clients to fulfill their needs, and most orders are made and fulfilled online. When customers choose to have in person meetings, these are typically pre-scheduled and involve a minimal number of participants and involve primarily pick ups. The Applicant wants to expand its existing business into the Property to continue with its retail and light, home based business production of embroidered goods in line with UDO Section 17.10.020. The Applicant wants to grow its business and has been seeking to expand for years, either in Lemont or a nearby municipality. The Applicant would prefer to expand in Lemont, where it has enjoyed nearly twenty years of positive community relations and where it considers itself at home.

PROJECT SUMMARY

1. Our first request is for rezoning of the Property from Lemont R-6 to Lemont B-1, to allow the Property to be utilized by the business, Lina Embroidery, Inc., which currently operates in the adjacent shopping plaza and has done business in the Village of Lemont for nearly twenty (20) years.
2. Our second request is for a variation from UDO Section 17.10.020, which would require the 5,000 sq. ft. subject Property to make twenty (20) off-street parking spaces available, to instead allow the proposed business to operate utilizing street parking and parking in the adjacent shopping center, as has been done previously when the Property was utilized by Lemont Township for meetings, voting, and other gatherings.
3. As explained below, the proposed rezoning and variance should not have negative effects on the surrounding areas, which are zoned R-6, R-4, and B-3, because the proposed business engages in limited retail activities, and in light production activities typical of a home based business (which are permitted in both R-6 *and* B-1 zoning, under UDO Section 17.06.080 (g)). Additionally, the proposed variance will not disrupt surrounding streets or properties since the proposed business expects to have less intense parking needs than Lemont Township had for the Property.

REZONING REQUEST

The Applicant proposes the rezoning of the Property from R-6 to B-1 to allow Lina Embroidery, Inc. to operate on the Property. Retail sales are specifically allowed under B-1 zoning. Custom printing and embroidery services are appropriate for B-1 zoning and qualify as a home based business under UDO Section 17.06.080(g). The proposed business will be conducted in a quiet manner that does not disrupt surrounding properties.

SURROUNDING LAND USES

The Property is at the Northeast corner of Warner Avenue and the vacated Roberta Street, in the Village of Lemont. The property is abutted to the North by R-6 zoned residential property, to the West by R-4 zoned residential property, and the East and South by B-3 zoned commercial property constituting a major and heavily trafficked shopping plaza and parking lot currently anchored by Goodwill and Pete's Fresh Market.

SURVEY AND PROPOSED CHANGES

The Property consists of 5,000 gross square feet (see the Plat of Survey attached hereto as **Exhibit "A"**) and is currently under contract for sale from Lemont Township to the Applicant. The Property was previously utilized by Lemont Township as office and meeting space, and the Township utilized street parking and parking in the adjacent shopping plaza to accommodate larger volumes of visitors than the Applicant anticipates will need to be accommodated by the proposed

business. The Applicant has no intent to change any structures or engage in any construction on the Property, and will make interior improvements as preliminarily set forth on the Applicant's Plan Proposal attached hereto as **Exhibit "B"**.

VARIATION REQUESTS AND PROPOSED IMPROVEMENTS

A variation application setting forth the satisfaction of variation criteria has been submitted. The variation request seeks to vary Lemont B-1 requirements to remove the requirement of one (1) parking space per 250 square feet and to allow the proposed business to operate without constructing new parking spaces. No other variations from Lemont B-1 requirements are expected and are not being sought.

The proposed variation will not disrupt adjacent properties. Abutting the Property to the South and East is a B-3 zoned and heavily trafficked shopping plaza and parking lot, currently anchored by Goodwill and Pete's Fresh Market, and the proposed variation will not disrupt their already commercial activities. There are numerous adjacent parking spaces in back of the shopping center off Warner Avenue that have been utilized by Lemont Township. The proposed use by Lina Embroidery, Inc., will be much less intense as to parking requirements. The Applicant does not believe the proposed variation will disrupt adjacent R-6 and R-4 zoned residential properties, because the existing parking arrangement will be more than adequate for the proposed business, which conducts most sales online and has a minimal number of in-person employees. There is also adequate street parking available off of Warner Avenue.

CONCLUSION

We have submitted a plat of survey, project summary, owner's authorization and consent, and other requisite documents. We request your recommendation for approval of:

1. Rezoning to Lemont B-1 zoning.
2. A variance to allow the proposed business to operate with nine (9) parking spaces, in variation of UDO Section 17.10.020.

KABAL SURVEYING COMPANY
Land Surveying Services
10407 West Cermak Road
Westchester, Illinois 60154
(708) 562-2652
Fax (708) 562-7314
email: kabal-surveying@comcast.net
website: KabalSurveyingCompany.com
Registration No. 184-003061

Plat of Survey

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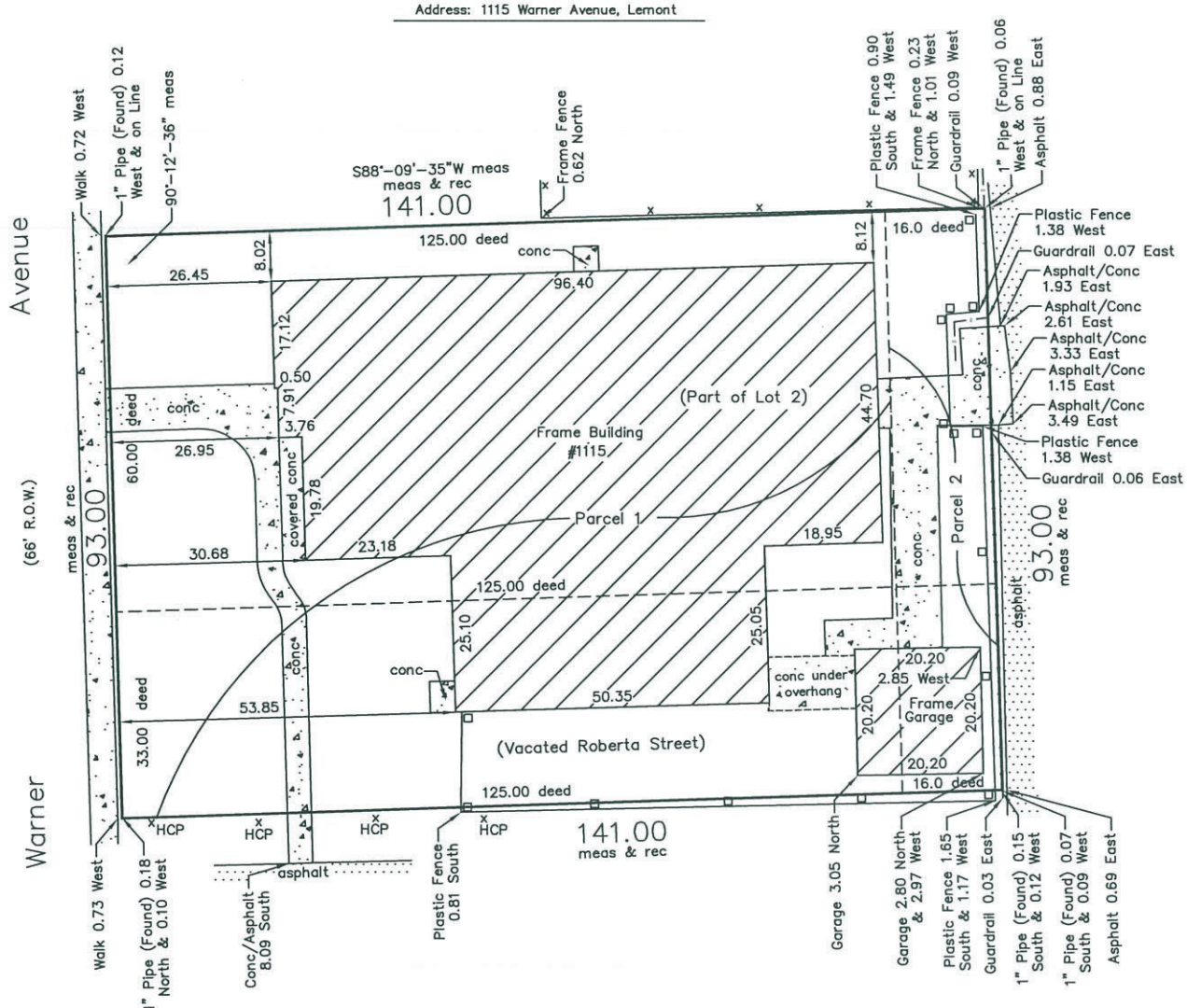

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Surveyed June 16, ,20 25

Scale: 1 inch = 20 ft.
Order No. 251036
Ordered By: Lemont Township

Mitchell P. Balek
035-003250
PROFESSIONAL LAND SURVEYOR
STATE OF ILLINOIS
Westchester, Illinois

ORIGINAL SEAL IN RED

This professional service conforms to the current Illinois minimum standards for a boundary survey

STATE OF ILLINOIS } s.s.
COUNTY OF COOK }

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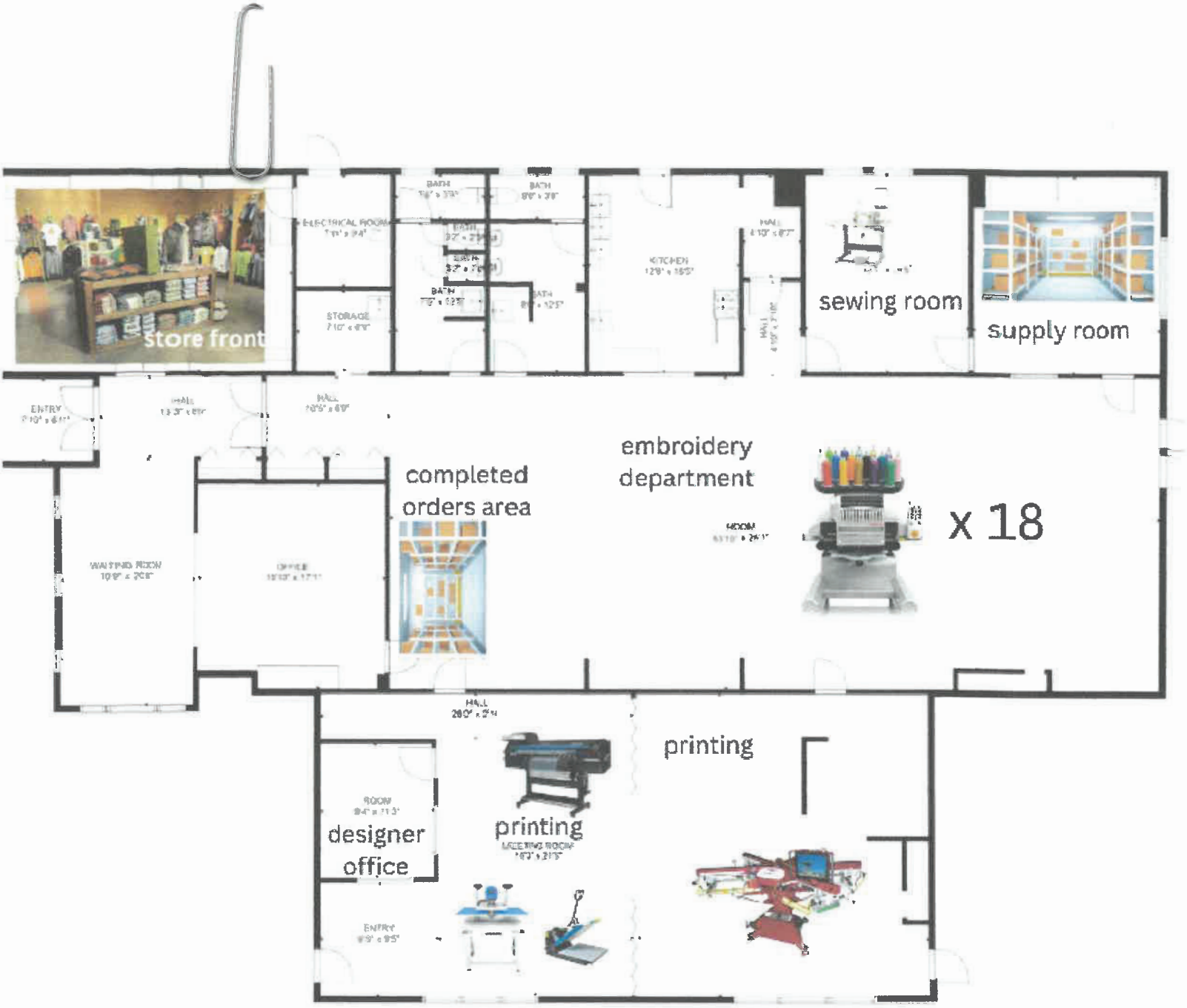
Mitchell P. Balek

Illinois Professional Land Surveyor No. 035-003250
My license expires on November 30, 2026

EXHIBIT A



TOTAL: 4787 sq. ft
FLOOR 1: 4787 sq. ft
EXCLUDED AREAS: STORAGE: 460 sq. ft, ELECTRICAL ROOM: 74 sq. ft
WALLS: 169 sq. ft

FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

EXHIBIT B