Village of Lemont

PLANNING AND ZONING COMMISSION
August 5, 2026 – 6:30 PM
Lemont Township Community Center - Banquet Hall
16300 Alba, 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 Continued Case 2025-15 Belmont Estates
- III.B Case 2026-08 OSCO Variation

IV. ACTION ITEMS

- IV.A Case 2026-06 Houston Manor Subdivision

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: August 5, 2026

SUMMARY/BACKGROUND

ANALYSIS

Consistency with Village Policy

STAFF RECOMMENDATION

BOARD ACTION REQUESTED

ATTACHMENTS
Draft Minutes June 2026 PZC

Village of Lemont
Planning and Zoning Commission
Regular Meeting of June 3, 2026

A regular meeting of the Plan Commission for the Village of Lemont was held at 6:30 p.m. on Wednesday, June 3, 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 Pro Tem McGleam called the meeting to order at 6:33 p.m. He then led the Pledge of Allegiance.

B. Verify Quorum

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

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

C. Approval of Minutes

Commissioner Pawlak made a motion, seconded by Commissioner Shumrak to approve the minutes from the regular meeting of May 6, 2026, with no changes. A roll call vote was taken:
Ayes: Pawlak, Shumrak, Cunningham, O'Connor, McGleam
Nays: None
Motion passed

II. CHAIRMAN'S COMMENTS

Chairman Pro Tem McGleam greeted the audience and explained that he would be acting as Chairman Pro Tem. He then asked if anyone was planning on speaking this evening to please stand and raise his/her right hand. He then administered the oath.

Commissioner Cunningham made a motion, seconded by Commissioner Pawlak to elect Commissioner McGleam to act as the Chairman Pro Tem for the meeting this evening. A roll call vote was taken:
Ayes: Cunningham, Pawlak, O'Connor, Shumrak
Nays: None
Motion passed

III. PUBLIC HEARINGS

A. CASE #2025-15 – BELMONT ESTATES

Chairman Pro Tem McGleam called for a motion to open the public hearing at 6:36 p.m.

Commissioner O'Connor made a motion, seconded by Shumrak to open the public hearing for Cases #2025-15. A roll call vote was taken:
Ayes: O'Connor, Shumrak, Cunningham, Pawlak, McGleam
Nays: None
Motion passed

Chairman Pro Tem McGleam asked staff to provide an overview.

Staff Presentation

Jamie Tate, Consulting Planner, said the applicant, Lotus Development, has applied for a rezoning for a planned unit development, and it is at the northwest corner of Bell Road and Archer Avenue. It is approximately 5.3 acres. They are asking to rezone the property from R-1, which is a single-family detached district, to R-6, which is a multi-family residential district. Along with the rezoning, they are requesting a preliminary planned unit development, also a preliminary plat that would allow for a subdivision of 52 multi-family units. The proposal includes 12 four-unit residential buildings and a conversion of the existing single-family residence into a four-unit residential building. It would total 13 residential buildings. The development includes internal private drives, surface parking, garage parking, stormwater management facilities, landscaping, a community garden plot, sidewalks, and pedestrian connections. The proposed density is approximately 9.8 dwelling units per acre, and the property is within the Bell Road and Archer signalized intersection.

The development is surrounded by a mix of residential neighborhoods and some commercial development that is near the Route 83 and Main corridor. The surrounding land use to the north is unincorporated Cook County which is zoned C-1, which is a commercial zoning, but it does have homes. To the east is unincorporated Cook County R-3 zoning. It is a low to medium-density single-family residential district. To the south is mostly unincorporated R-3, but directly to the south is B-3 vacant land for sale. It is the Village's arterial commercial district. Lastly, to the west is the Estates of Montefiore in the Village of Lemont. It is zoned R-4 and R-5, which is a mix of detached single-family homes and attached townhomes.

Mrs. Tate stated the property was annexed into the Village of Lemont in 1994. It was a part of the broader Montefiore annexation. It was a 44-acre annexation at that time. Upon annexation, the 5.3 subject property that they are discussing tonight was retained with the Village's default annexation of R-1. When a property is annexed into the Village, and there is no development plan, it retains an R-1 zoning, which allows for the conformities that exist on that property to stay until it is developed. Also, the land to the west that is

now the Estates of Montefiore was previously zoned B-3 for more than 25 years. The site operated as a banquet center and a garden place where they had ceremonies and weddings. It ceased operation in 2011 as a banquet facility and then sat vacant until about 2015, when the Estates of Montefiore subdivision was approved for 52 townhome units and 35 detached single-family homes. That was on approximately 30.58 acres.

The Montefiore PUD had roadway connectivity provisions, anti-monotony, building material restrictions, a lot of three-car garage restrictions, and a lot of things that you had to go check and maintain during the development of that subdivision. At that time, the 5.3 acres that they are discussing tonight were not included in the redevelopment. It did retain that R-1 designation. The applicant purchased the property in 2018, and it has been a rental detached single-family home. The Comprehensive Plan is a guiding document for the Village for redevelopment, for development, annexation, and within it, it has a Future Land Use map that anticipates what land might be if it were to develop or redevelop. Within that 2030 plan, this site is designated as Community Retail Neighborhood Commercial. It is the entire Route 83 main corridor that you will find in that Future Land Use. It is also stated as an Economic Activity Center. The proposed rezoning from an R-1 to an R-6 is not necessarily in line with the Future Land Use designation. It does anticipate a sort of non-residential future land use.

Mrs. Tate said that also in the plan, there are some guiding principles and action items that could apply to this development. Adding residents can increase local shopping activity. Also, the continued population growth is desirable and furthers the goals that you find in the Comprehensive Plan. It talks about encouraging a cohesive mix of housing types and, lastly, maintaining Lemont's community character. While in conflict, it does meet some goals and expectations of the plan. Also, the Estates of Montefiore did have that Community Retail designation and was developed as a residential subdivision, even with that non-residential Future Land Use. The R-1 is a default annexation district that provides for very low intensity areas for large single-family homes on lots of at least three acres or more. The applicant is requesting to rezone to the R-6, which is the Village's highest density residential district. It is intended to provide medium to high-density areas for single-family attached and multi-family dwellings, apartment buildings, and condominium buildings.

The Village does look at the LaSalle Factors when there is a rezoning. The first one looks at the compatibility of the existing use and the surrounding zoning. Again, there is a detached single-family home on five acres, and it is zoned R-1. The surrounding area is generally residential. There is some commercial that is on the corridor of Route 83 and Main. Another factor is the extent to which property values are diminished by the existing zoning. The property has remained R-1 with the designated Community Retail in the Comprehensive Plan. It has not been redeveloped since the closure of that banquet facility in 2011, and has just been rented as a detached single-family home. The applicant has stated in their documents that the existing R-1 zoning classification limits redevelopment opportunities for the property, and that rezoning to R-6 would allow for redevelopment of the site for multi-family residential use. Next is the extent to which the property's been vacant as zoned in context to the surrounding neighborhood. The Estates

of Montefiore was developed, but generally, everything else in the adjacent surrounding area has not been redeveloped.

Mrs. Tate stated that the next factor is the community's needs for the proposed use. The applicant has provided market information that was provided in the packet. They did state that it would provide the Village with an alternative housing type that you do not find in Lemont. The extent to which this housing fulfills an identity community need has been identified by the applicant and not necessarily by the Village. Lastly, it talks about the thoroughness to which the municipality planned and zoned. Again, it is talked about in the Comprehensive Plan and the existing zoning which is the R-1 residential zoning district.

As far as traffic and parking circulation, it does have IDOT jurisdiction along Archer Avenue. To the north on Bell Road is the Lemont Township, and then south of Bell Road and Archer Avenue is the Cook County Department of Transportation. There are a lot of jurisdictions at that intersection. As far as access, they are proposing an emergency access only on Archer Avenue. That was a request by the Lemont Fire Protection District. There are two access points into the development that are gated. There are two pedestrian connections to point out. One is the connection to Montefiore which is a sidewalk through the development, and then there is also the canal trail access that is along Archer Avenue and Bell Road. The parking is all internal to the property. They do have the parking lot that is near buildings 11 and 12, and then they have scattered parking spaces throughout the development that are intended for their residents. There are three parking stalls per multi-family unit. Each of the units, except for the top-floor unit, would be assigned one of those garage spaces. So there are three indoor garage spaces for each building.

Mrs. Tate said they have stated that guest and overflow parking would be on Bell Road. The road is proposed to be upgraded to the Village standards. They are stating that the width of the road could support guest and overflow parking. Lastly, one of the outstanding issues that are still not resolved is long-term ownership, maintenance responsibilities, and standards for the Bell Road portion. There have been multiple different approaches that have been discussed, and are still under discussion as to whether they would be continuing the County jurisdiction or Village acceptance following roadway improvements to Village standards, or conversion to a private roadway. Again, at this time, that has not been decided. They did do a traffic impact study. The Village's traffic consultant has had comments back and forth, and ultimately, they are in agreement with the roadway improvements that they are proposing, which have to do with a left turn lane on Archer Avenue and other improvements. IDOT has jurisdiction, so whatever their comments and recommendations are, the applicant will have to do, and it would be flushed out through that process. At this time, there has not been any response yet from IDOT.

An interesting fact is that there are 52 one and two-bedroom dwelling units. In each of the buildings, there are three one-bedroom plus den units. The dens do have closets. So when it comes to how many units are in there, how many bedrooms there are, looking at

the three one-bedroom plus den, it could really be looked at as two bedrooms. Putting all those bedrooms together, that could be a total of 104 bedrooms. That should be thought about with parking, density, and space. The proposed multifamily buildings are designed with a residential architectural character. They are about two stories in height with pitched multi-gabled roof lines varied front-facing projections, which are intended to reduce the massing. The facade incorporates a combination of siding and shingle-style accent panels with gable ends. There is trim around the doors and the windows with covered front porches extending across portions of the building frontage. The window openings are proportioned and symmetrically arranged. The overall design reflects a traditional residential style, consistent with suburban multi-family development. The proposal includes repeated use of similar building elevations and architectural features that you find throughout the development. An architectural variation could be a consideration during this process. One thing to note is that the Village does not have dissimilarity standards when it comes to multi-family development.

Mrs. Tate stated that within the PUD they are allowed to veer away from conventional zoning standards. It is to encourage a development that is more environmentally sensitive, economically viable, and aesthetically integrated than would otherwise occur if you followed the strict underlying zoning requirements. The proposed development consists of a multi-family residential community with shared drives. The applicant characterizes the subdivision approach as condominium-style development pattern in which individual lots are configured closely around each quadplex building footprint, while the overall site functions as a unified development. This is important to understand as the Commission goes over the deviations that they are asking for. This is a more unique situation where they are surrounding the entire building with a building envelope. They have also indicated that some buildings may be offered as an investment opportunity, potentially resulting in multiple ownership entities within the development. Long-term maintenance responsibilities for common infrastructure, open space, stormwater facilities, and private drives would rely heavily upon the effectiveness of the homeowners association that they are proposing.

The way it is platted has to do with the deviations for the lot and dimensional standards. There is a reduced lot size from 10,000 square feet to 4,000, a reduced minimum lot area per dwelling unit from 2,500 to 1,000, they are asking to increase the maximum lot coverage from 65% to 70%, and then a reduced minimum rear yard setback from 30 feet to approximately 20 feet. The reduced rear yard setback is for the existing single-family home, which might be even less. There is an existing non-conforming single-family home that is closest to the Estates of Montefiore property line. They are requesting to convert it to a four-unit. When it comes to non-conformities, they are allowed to increase if they do not project farther to the property line. The deviation does have to be called out and discussed in the PUD. Another is that parkways are required on both sides of the street, and they are requesting not to have one along Bell Road. The property that is to the south is unincorporated, so it is one of those deviations that had to happen. They could not develop that as a parkway unless the Village was to annex that property.

Mrs. Tate said another deviation is that the multi-use path along Archer Avenue shall be 10 feet in width. At this point, there is no continuation of the trail along Archer Avenue. There is an internal sidewalk that they are providing that only connects internally to the multi-family development, but there is no pathway, and the code does request that a 10-foot multi-use path would go along Archer Avenue. Lastly, street lighting along Bell Road has not been identified. That was something that the engineer called out in his review. There is an absence of a tree survey for the preliminary PUD submittal. The PUD requires a tree preservation and tree survey plan that was not provided for the development. The applicant has stated that they wish to provide the tree survey at the final PUD stage. She did recently send this to the fire department. They did not notice that there is a 10-foot width to get to that multi-unit building that they are converting. They need to make sure that the width is wide enough. There might be some outstanding things with the plan that could come up as far as a deviation.

Lastly, there is the open space question. She has requested a couple of times to get a good definition of what the code calls open space. The applicant is stating that they have 42%. The code is pretty specific about what can count as open space. Required detention does not count or irregular narrow strips of land that are basically unusable. She is not sure if the 42% is accurate. Really, the area of open space would be around the community garden plot, which would probably bring it down below 42%. This is something that has not been completely clear and nailed out which might require a deviation. The applicant did have a technical review concept meeting on May 3, 2025. It was called Victoriana Estates at that time. They were provided feedback from staff at that meeting. At the meeting, there were consultants, school districts, Lemont Fire Protection District, the Township, and the library district that gave the applicant feedback. There have not been major revisions since that plan, except that parking got moved around. The buildings have mostly stayed the same. There were 48 units, and now it is at 52.

Mrs. Tate stated in conclusion, the proposed rezoning from R-6 does require the Planning and Zoning Commission to evaluate consistency with the Comprehensive Plan, also with the Village's zoning framework. The plan is designated as Community Retail, not necessarily aligning with the proposed multi-family development. However, in conflict, the surrounding land use pattern has been predominantly residential, and the property has not been redeveloped commercially since 2014 at that adoption. Rezoning to R-6 would permit a residential density substantially greater than the surrounding Village zoning districts. It would represent a departure from both the R-1 classification and the Community Retail Future Land Use designation. It does rely on some dimensional modifications in the PUD process. It introduces the quadplex buildings, differing from a conventional subdivision and apartment development patterns that you currently find in the Village. If the Planning and Zoning Commission were to recommend approval, staff provided potential conditions. She then read through the conditions that were listed in staff's report.

Chairman Pro Tem McGleam asked if any of the Commissioners had any questions for staff.

Commissioner O'Connor asked which buildings are affected by the rear yard setbacks.

Mrs. Tate said the rear yard setback deviation only applies to the existing building. It is building number 13. They are taking that non-conformity and adding onto it. It is not remaining as it is, and it is intensifying it, so it requires a deviation.

Commissioner O'Connor asked about the side yard setbacks.

Mrs. Tate stated they have eliminated those, so there is no side yard setback deviation. They do have a front yard deviation. It is a porch encroachment. It is 25 feet from the edge of the building, not including the covered porch. So it is less than 25 feet.

Commissioner Cunningham said it is mentioned in the material that some of the units will be offered as investment ownership. He asked if there are going to be rental units or if it is all going to be condo ownership.

Mrs. Tate stated that the applicant can address that.

Commissioner Shumrak asked if the den plus closet was their response to comments that it was originally going to be two bedrooms.

Mrs. Tate said the applicant can answer that question. She knows they have rentals in the downtown, and the one-bedroom plus den is something that they get a lot of feedback on. From a building code, it is important to consider the impacts on all of the taxing districts. It is really a two-bedroom.

Chairman Pro Tem McGleam stated that in reviewing the Board packet, he did not see any correspondence from District 113A or 210. He asked if they provided a comment.

Mrs. Tate stated that they do not give official documentation to staff. They did attend the TRC meeting. Their blanket statement is that they have overcrowding at 113A specifically. They are not looking for any more residential development at this time.

Chairman Pro Tem McGleam asked if there was any correspondence or data to suggest whether this is a short-term problem or a long-term problem for the school district.

Mrs. Tate said no.

Chairman Pro Tem McGleam asked if there was anyone in attendance this evening who was representing either of the school districts. None responded. He had another question relative to the applicant's statement that it is nine units per acre. That is very misleading. If you back out the open space areas, which are outlot A, outlot B, and the garden area, you are down to about 1.9 acres, which is 27 units per acre. It is almost three times what they are proposing if you back out those open space areas. There is an entirely elevated density within the area they are improving.

Commissioner O'Connor asked if staff could provide a summation of Bell Road from the entrance.

Mrs. Tate stated that it is maintained by Lemont Township. The applicant has provided engineering for improving the road. The questions are how it gets improved, who improves it, who maintains it, and who takes it afterwards. As far as she understands, it could stay with the township, or it could come to the Village, and the Village maintains it. It is a little tricky because there is still unincorporated there. Another option is that it becomes a private drive, and the developer takes it over.

Commissioner O'Connor said if it becomes a private drive, there are still other homes on Bell Road.

Mrs. Tate said yes.

Commissioner Cunningham asked if there is a stub road designed into an approved subdivision, is it not the intent that it could be a future connection. It would not be a stub road to a cliff where it is impossible to make a connection.

Mrs. Tate stated that is correct. The stub in the Estates Montefiore was likely thinking this would develop eventually. However, it does not, and that is where they are showing stormwater detention.

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

Applicant Presentation

Matt Welch said he is speaking on behalf of the applicant. The applicant has a long history in the Village. They are excited to submit this new application, where they are looking for two recommendations for approval. They are looking for the rezoning from R-1 to an R-6 and a preliminary PUD and plat. They recognize that there are certain engineering plans that have to be finalized. They understand that as development issues are addressed, they will come back for the final. The staff report was very thorough. He will have the development team come up, give a little bit of history, and their view of the project. Then, at the conclusion, he will just do a quick review of the elements needed to get a positive recommendation, and discuss where they may disagree with staff, and have a discussion on those items.

Joncarlo Abbinante, Operations Manager, stated he wanted to provide a brief background of Lotus as well as some of their plans for Lemont. Belmont Estates would be on the corner of Bell Road and Archer Avenue. Their goal is to create a cottage-style community. What that means is a community of these fourplexes, walking trails, ponds, and green space for the community to enjoy. Lotus was founded in Lemont in 2018, with

a focus on preserving community history as well as building for the future and providing upscale residential communities. The company includes everything from designing, construction, and building, all the way to long-term management. Their creativity thrives on doing challenging projects such as the St. James, and methodically restoring historical buildings to revitalize communities, as well as new construction to provide something new for the community.

Their first project back in 2018 was the St. James Academy Apartments. It was originally built in 1883 as Lemont's first secondary school, using local quarry stone, a couple of steps away from the school itself. The archdiocese had plans to demolish the building. Lotus wanted to preserve that significant piece of Lemont history. They were able to restore the structure as well as the interior and added nine luxury apartments that have maintained 100% percent occupancy since its opening in 2018. The next project was the Marbella of Lemont. It was 78 luxury apartments and about 10,000 square feet of commercial space. It was at the site of the old Peterson's Ace Hardware, which is now also a community park. Occupancy since opening at Marbella has been upwards of 98%. It is living proof that there is a high demand for high-quality housing options in Lemont. He will now have Frances LoCascio come up and speak.

Francis LoCasio said he is an intern at Lotus Design and Development. They intend to strengthen family and community bonds by building homes that meet the changing needs of the residents. That means empty nesters looking to downsize and having past residents return to their hometown. They will work as a generational tie to strengthen the community bonds that are built in Lemont. Empty nesters are aging out of existing homes. The large footprint and maintenance of current single-family homes are becoming a burden on residents living alone. From the American Community Survey, 25% percent of householders live alone in Lemont. High demand for starter homes makes it financially out of reach for young adults to enter back into Lemont, resulting in families drifting apart. The current housing situation is causing profound disconnection and loneliness. Strong and happy families are founded on connection and security. Our vision is to bring back traditional multi-generational living to restore families and strengthen communities.

Angelo Feola, Lotus Design and Development, stated that as they are looking through the Comprehensive Plan, they came across two interesting quotes that were pretty relatable to the development. The first one was that the greatest housing development will be generated by households without children.

At this time, the audience started shouting that they could not hear in the hallway.

Chairman Pro Tem McGleam said if they could not continue the hearing as best as they could they would need to continue the hearing.

Chairman Pro Tem McGleam and the Village Attorney discussed continuing the meeting.

Chairman Pro Tem McGleam called for a motion to continue the meeting to the August 5, 2026, meeting.

Commissioner Pawlak made a motion, seconded by Commissioner Shumrak to continue the public hearing for Case #2025-15 to the August 5, 2026 regular meeting. A roll call vote was taken:
Ayes: Pawlak, Shumrak, Cunningham, O'Connor, McGleam
Nays: None
Motion passed

B. CASE #2026-05 – J-AVE II

Chairman Pro Tem McGleam called for a motion to open the public meeting at 7:28 p.m.

Commissioner Shumrak made a motion, seconded by Commissioner O'Connor to open the public hearing for Case #2026-05. A roll call vote was taken:
Ayes: Shumrak, O'Connor, Cunningham, Pawlak, McGleam
Nays: None
Motion passed

Chairman Pro Tem McGleam asked staff to provide an overview.

Staff Presentation

Mrs. Tate stated that the applicant, J-Ave Development Real Estate, who is John Avelar, the petitioner, is being represented by Darius Wator. They are requesting approval of annexation, rezoning, and a preliminary planned unit development for approximately 7.87 acres, located at 16548 and 16572 New Avenue. Upon annexation, the property is proposed to be rezoned to M-1, which is the Village's Light Manufacturing district. The proposed development consists of three industrial flex buildings containing office, warehouse, storage, and light industrial workspace that is intended for multiple tenants. The development is located adjacent to the applicant's existing industrial property, and is designed to function as a coordinated extension of that development. Site improvements include parking areas, internal drive aisles, stormwater management facilities, utility extensions, landscaping, and screening.

The property is shown as industrial in the Lemont 2030 Comprehensive Plan, which is generally consistent with the character of that area. The existing zoning is in unincorporated Cook County. It is an R-4 single-family residential district. The proposed use is for the multiplex buildings, and the proposed rezoning would be to M-1. The surrounding properties are unincorporated I-2 industrial to the north, so it is unincorporated Cook County. To the south is the proposed Copper Ridge Subdivision. Also, near the Copper Ridge Subdivision is the Lemont open space. Just to the east is J-Ave and Wheel-to-Wheel. They came for a special use not too long ago through the Village with their existing property. Then the Lemont Public Works building, which is zoned M-1, is next to the proposed property. There are a few areas of R-4 unincorporated

Cook County along New Avenue, and then just adjacent is I-1, which is an unincorporated industrial area in Cook County.

Mrs. Tate said the property consists of two parcels totaling 7.87 acres. The property is currently located in Cook County, zoned R-4 residential zoning. Despite the residential zoning classification, the property has been historically used for industrial contractor, truck parking, equipment storage, and related outdoor storage uses. The site contains a variety of existing gravel surfaces, outdoor storage areas, and industrial improvements. There is a home that is located on the property that appears vacant which is located nearest to New Avenue. The property is adjacent to the applicant's current property, and according to records, John Avelar, the owner, acquired the property in October 2024. At that time, it was from JP McMahon, who used to be McMahon Fueling. Again, industrial is the future land use, and the proposal that they have meets the Future Land Use expectation. Within that description, it talks about accommodating a wide range of industrial and manufacturing uses. It also discusses encouraging well-designed developments, incorporating modern building features, landscaping, and screening, which they are proposing with the development.

The three flex industrial buildings are centered along the drive aisle with shared parking and loading. They are showing two stormwater facilities. One is in the northeast corner of the site, and then a portion is underground detention as well. They are also showing utility improvements and infrastructure, and will be connecting to the Village's utilities. The flex spaces are intended to accommodate multiple tenant spaces within each building, with some loading docks in the rear as well. They are also showing landscape improvements proposed throughout the site with canopy and ornamental trees. They have a six-foot-tall wood fence proposed on portions of the property boundary, especially adjacent to any of the residentially zoned or used properties. The landscape plan also includes landscaping around the detention basin, perimeter buffering that is intended to soften views from adjoining properties and right-of-way.

Mrs. Tate stated the applicant is proposing to incorporate contemporary industrial design elements, including articulated tenant entries, entrances, vertical architectural accents, and different parapet heights. The proposed office components are designed with different building heights at the entrance and an enhanced entry feature, which is promoted in the Comprehensive Plan and in the UDO. The proposed architectural treatment does exceed the appearance typically found in warehouse and industrial buildings with the varied colors. The elevations do demonstrate compliance with the Village's non-residential design elements, and they are also providing screening features at the roof line to screen any sort of equipment.

They did provide a traffic study, and the Village’s traffic consultant did look at it. There are a few outstanding comments from that traffic study. One was the anticipated opening time, and the data that they are using. So there are a few things that need to be flushed out still. They are showing two full access points on New Avenue, which is IDOT jurisdiction. They anticipate about 60 employees, generating 88 daily vehicle trips and approximately 28 truck trips. Some key things that the Village’s engineer noted during

the review process are just making sure the finalized stormwater management design flushes through. At this point, they have just provided some preliminary engineering showing utility extensions, all the site lighting, and retaining wall design. The outside permits that would be required are IDOT, MWRD, and IEPA as well.

Mrs. Tate said it was suggested that a list of uses be included in the PUD. Since there are different kinds of users, it was hard to analyze the data for the traffic review. They did come in for TRC review with the Village on October 21, 2025. At that time, they were provided with comments. They did submit for a PUD and were given some comments from the traffic consultant and also from planning. Engineering and fire did not have any new comments except for what was given during the concept plan, so they did not generate anything new besides concept plan review. In conclusion, the proposal is in line with the Comprehensive Plan. It brings the property into the Village underneath their own standards, when there have been non-conformities and uses on the property that are not in line with and up to code. Staff does suggest some conditions that are listed in the staff report if the Plan Commission is to recommend approval. She then read through those recommendations.

Chairman Pro Tem McGleam asked if any of the Commissioners had any questions for staff.

Commissioner Cunningham asked what the current industrial operations are.

Mrs. Tate stated they have outdoor storage, lots of contractor storage, debris, dumpsters, and jet skis.

Chairman Pro Tem McGleam asked about the existing residence.

Mrs. Tate said the existing residence is not included in the redevelopment of the property. That can be clarified with their attorney, who is here this evening. Both would be annexed in, but the one property is going through the rezoning and development.

Commissioner Cunningham asked if she knew how many of the units are going to be used by the current owner of the property and how many are going to be rentals.

Mrs. Tate stated she does not.

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

Applicant Presentation

Darius Wator, attorney, said he is representing John Avelar and J. Ave Development Real Estate, LLC, who is the applicant for the annexation, rezoning, special use, and the establishment of the PUD. Staff did provide their intent behind this entire project. Mr. Avelar already owns the property next door, has developed it, and it is annexed in. The

intent is to somewhat extend the operations to the west after the acquisition of these two properties. Most of the development will consist of those three buildings. The intent is for light industrial types of tenants in those premises. As far as his client's use of the developed buildings, the main extent of it would be for storage in some of those spaces. The intent would be to develop the property and then rent it out to individual tenants. The scope and nature of those tenants would be mainly light storage and office space. An example would be an HVAC company that stores equipment and/or supplies in the interior, with office space for support staff, and to be able to have parking for vans in the interior.

There was also a discussion about a possible light oil facility that changes oil and things of that nature. There is no intent for heavy industry or anything else of that nature. If the determination is to have them set forth the intended scope of the types of businesses, then they would be willing to sit down and put together a list, obviously, to the extent that anything of that nature can be comprehensive. The plans themselves have retained a company that is in the process of addressing the issue of the section of the wetland. They will be working with MWRD to address that. They will be providing a tree survey and any necessary tree preservation plan. They have just learned of some of the additional information documentation needed on Monday. He reached out to the group that is running the project and who are putting together the scope of the plan for the next phase, so they can get that information to staff.

Mr. Wator stated that prior to the hearing he met with one of the residents and discussed the volume of the traffic, which was a concern for him. Any traffic study at this stage of the process will be somewhat vague because they do not know the nature of the businesses that will be in there. The intent is not for high-volume, high-employee businesses. The expectation is that the traffic study is going to be closer to the norm than perhaps understating the extent of the volume that is going in there. At the October meeting, the original plans did not call for connecting a full drive around the exterior of the new project and connecting to the old. They have modified the plans to incorporate that. They believe that since there is already the existing entranceway along the east, the combination of all three of those exits will alleviate some of that volume in terms of merging traffic in and out of those businesses.

One thing that was not in the traffic study the intent was that for the hours to be similar, if not the same, as those permitted in the annexation that was allowed by the Village for the property next door. He believes that those are restricted to 8:00 a.m. to 6:00 p.m. They would like to have a discussion about extending those hours a little bit based on the former project. The operation at the other property is Mr. Avelar's trucking business, so he controls those hours. The intent for this project is to have tenants, and therefore, they would not want those hours to be overly restrictive to limit the scope of potential tenants and allow them to function and operate on the premises effectively. At this point, they are in the process of securing the necessary information and documentation to fulfill the requests that were made in the review. They are going to submit them in the next couple of weeks and will address any other concerns that the Village might have. Mr. Avelar wanted to be here this evening but could not attend. Lastly, Mr. Avelar has been a good

steward of his property over the course of the years and believes that is what they could expect of this project if it were approved.

Chairman Pro Tem McGleam said the proposed rezoning is to M-1. He asked if the applicant is comfortable with the uses that are allowed in M-1.

Mr. Wator stated yes.

Chairman Pro Tem McGleam asked if they are asking for any special use approval under M-1.

Mrs. Tate said the PUD is a special use.

Chairman Pro Tem McGleam asked if they would be held to the permitted uses under M-1.

Mrs. Tate stated yes.

Commissioner Cunningham asked if all of the units would be rental units or if the owner would be occupying some of the units.

Mr. Wator said it is hard to answer. He thinks that if there are vacant units, he will occupy them for his necessary storage so that they serve a function and are occupied. The intent is for all of them to be rented out and leased to independent third-party tenants.

Commissioner Shumrak asked what the maximum size truck is that can make those turns.

Mr. Wator stated they are set up so that a semi can make that turn on the perimeter of the outside. The idea was that they could have extended vehicles make that turn at the exterior and access exits at both sides. The interior would be passenger cars, SUVs, and box trucks.

Joe Pascolla, JTS Architects, said the idea is that all of these buildings along the perimeter have overhead doors. They are not loading docks, so they are reducing the semi-traffic. It will be more like contractors' trucks or small trucks that will pull in, and they have their office space in the front with a possible mezzanine. The idea is to keep that big, heavy industrial traffic off of this site.

Chairman Pro Tem McGleam asked if they could touch on the hours of operation.

Mr. Wator stated they are asking for something like 6:00 a.m. to 8 or 9:00 p.m. They are not asking for 24 hours. None of these structures and none of these individual units are going to be set up so that there is any level of high-volume fleet parking or fleet access. If there were an HVAC company there, they would go there and pick up materials or a work order. There might be three to five vans pulling in early morning, they would get

their supplies, and then they are gone by 8:00 to 9:00 a.m. They usually do not come back in the evening.

Chairman Pro Tem McGleam 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

Laura Reigle said she would like to know what the size of each unit is and the square footage of the buildings. Traffic will increase due to semi-truck traffic. They said that a traffic survey was not going to show a lot. Semi-truck traffic will be delivering or picking up from those businesses, 8:00 a.m. to 6:00 p.m. Some of the contractor businesses do have emergency overnight hours that they would be accessing those units at night. The wetlands and underground detention are important. Cooper Ridge West and Cooper Ridge already have water issues going down to that area, currently that is causing those wetlands. The overflow of those wetlands ends up in the floodplain on the other side of the street. Those floodplains are causing the problems at Athens Park, which is running generators to pump the water out of the park. There are more developments planned that are going to cause more impervious surfaces and more water flow to go down right into this development.

With these types of developments, you have to be concerned for these man caves that are going in for storage of personal vehicles in industrial parks, and not having possibly zoning set up for those. You do not want people spending the night in there, having additional traffic flows, or using them as personal gain for showplaces. She has seen examples of this in other municipalities. M-1 districts seem to be one of those places where these types of developments are going in. The particular issue is more regarding the environment and water issues with flooding. There is a concern for the detention underneath the unit getting flooded and not having a place for that water to go. The detention in the front could overflow and go into the street and then to the floodplain. That is the FEMA floodplain that is on the other side. These types of buildings are popular right now, but there are some things to be concerned about.

Chairman Pro Tem McGleam stated the uses are going to be restricted to what is allowed in M-1.

Mr. Pascolla said these units have an 80-foot depth and are around 28 feet. They can add or subtract from each of these modular spaces. They do not know the exact tenant use or size at this time. So the average is around 2,200 square feet for each bay, and if you put two together, you are looking at about 5,000 square foot tenants. For stormwater management, they are following local codes.

Chairman Pro Tem McGleam stated the most important thing to cover for stormwater is that the MWRD requirement is that your post-development discharge has to be less than

your pre-development discharge. They would actually be controlling more stormwater after development before development.

Mr. Wator said the plan calls for certain detention ponds, and obviously those cannot hold everything. The drainage mostly goes south to southwest on the premises. They have Gary Weber and Associates working on setting up all the necessary drainage and stormwater systems in order to make that effective and to preserve the wetlands area. They already commenced the process with an application to MWRD, so they can be ready to address how to preserve that wetland area to the south. The wetland area was not kept up prior to their purchase. They are working on facilitating the maintenance of that.

To address the issue of the additional traffic, overnight traffic, or stays, these are light industrial third-party tenants. There is no expectation of rooms or a shower. There could be circumstances that arise where the owner of a business would take a nap on a couch because they had a long night at work, but it certainly would not be a feature of this project. A business owner would be able to come in during the night if they forgot something, but that is not the hours of operation. Those are one-offs and would not affect the traffic on New Avenue. Most of the traffic on New Avenue is early morning or midday due to the refinery. He is not trying to minimize the impact of the additional vehicles that might occur as a result of this development, but it certainly would not be detrimental to the overall traffic in that area. There was mention of drainage or water accumulation, but it sounded like it was west or north of New Avenue. They are not aware of any excess accumulation to the south.

Mrs. Tate stated she had looked up their special use from 2020, and their hours of operation state that it could not be earlier than 5:00 a.m. and no later than 7:00 p.m., Monday through Friday. And hours of operation cannot be earlier than 5:00 a.m. and no later than 4:00 p.m. on Saturday.

Mariaeleana Cordova asked who handles the enforcement if there are violations on the site. There has to be enforcement and accountability.

Chairman Pro Tem McGleam said the build-out that happens within those units would require a building permit. Then they have inspectors for zoning and building codes.

Mrs. Cordova stated she means if there is heavier traffic, or say someone is sleeping in the unit. If they do not comply with those regulations, what will deter them from doing it.

Chairman Pro Tem McGleam said the Village would take them to court.

Mr. Wator stated that there is going to be a planned unit development. There will be a single point of reference for the Village to essentially issue fines. If there is an issue of a violation and it comes down to a hearing and a fine, there is going to be a single point of

reference. The PUD that is put together essentially provides for enforcement guidelines for violations.

Emily Reigle said there are 25 units, so there are 25 units of traffic.

Chairman Pro Tem McGleam asked if the Commissioners agreed with the hours of operation that staff mentioned were in the previous special use.

All Commissioners agreed.

Chairman Pro Tem McGleam asked if there were any further comments. None responded. He then called for a motion to close the public hearing.

Commissioner Cunningham made a motion, seconded by Commissioner Shumrak to close the public hearing for Case #2026-05. A roll call vote was taken:
Ayes: Cunningham, Shumrak, O'Connor, Pawlak, McGleam
Nays: None
Motion passed

Plan Commission Discussion

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

Plan Commission Recommendation

Commissioner O'Connor made a motion, seconded by Commissioner Shumrak to recommend to the Mayor and Board of Trustees approval of Case #2026-05 – J Ave II – Rezoning and Preliminary Planned Unit Development with the following conditions:

1. Submission and approval of a Tree Survey, Tree Preservation Plan, and Landscape Plan in accordance with the Unified Development Ordinance and the requirements of the Village Arborist.
2. Compliance with all comments from the Village Engineer, Village Arborist, Village Traffic Consultant, Lemont Fire Protection District, and Consulting Planner.
3. Clarification of the proposed tenant mix and operational characteristics of the development, including, contractor uses, equipment storage, and similar activities.
4. Submission of a photometric plan demonstrating compliance with Village illumination standards.
5. Meet Section 17.06.140 for architectural design for industrial buildings.
6. Execution of an Annexation Agreement addressing public improvements, utilities, maintenance responsibilities, and any other provisions deemed necessary by the Village.
7. The hours of operation for the development would be from 5:00 a.m. to 7:00 p.m. Monday through Friday, and 5:00 a.m. to 4:00 p.m. on Saturdays.

A roll call vote was taken:

Ayes: O'Connor, Shumrak, Cunningham, Pawlak, McGleam
Nays: None
Motion passed

Commissioner Cunningham made a motion, seconded by Commissioner Shumrak to authorize the Chairman to approve the Findings of Fact for Case 2026-05 as prepared by staff. A roll call vote was taken:
Ayes: Cunningham, Shumrak, O'Connor, Pawlak, McGleam
Nays: None
Motion passed

C. CASE #2024-13 – THE CLUB (PUD AMENDMENT)

Chairman Pro Tem McGleam called for a motion to open the public meeting at 8:11 p.m.

Commissioner Pawlak made a motion, seconded by Commissioner Cunningham to open the public hearing for Case #2024-13. A roll call vote was taken:
Ayes: Pawlak, Cunningham, O'Connor, Shumrak, McGleam
Nays: None
Motion passed

Chairman Pro Tem McGleam asked staff to provide an overview.

Staff Presentation

Mrs. Tate statedthat the property owner and applicant, Jerry Kulhanek, is requesting an amendment to the approved final planned development for The Club to allow for an outdoor patio area and additional wall signs on the building. Phase One was approved on January 27, 2025. It allowed for the rehab of the historic structure into an indoor golf destination with a restaurant and bar, and intentions for future phase development. Since the approval of Phase One, the applicant has installed a water main with a fire sprinkler system, five indoor golf simulator bays, completed a kitchen and bar, enhanced the front facade, repainted the exterior metal siding, and improved parking on the north end of the site. The outdoor patio space has been substantially completed. It includes shipping containers. They serve as enclosure walls, a gated access, maintained lawn areas, shade sails, landscaping, and rooftop access to a patio. The outdoor area also includes a primary entrance gate, an emergency gate on the north side of the enclosure, and a direct connection to the principal building. The area is screened from public view by the building, enclosure walls, and landscaping.

The proposed patio functions as an accessory outdoor dining and drinking area, associated with the principal use. The UDO does require a special use permit for certain outdoor dining and drinking areas with a seating capacity of 10 or more under certain

circumstances. The PUD amendment is incorporating this request. The Lemont Fire Protection District did identify some comments regarding emergency access that they are working through. One is the occupant load and egress associated with the outdoor patio. All of that can be worked through and addressed through the occupancy and permitting process. They are also concerned about driving through the development. They are working with the Village as far as possibly removing some of the poles that are being used for the former Metra parking numbers.

Mrs. Tate said that within the request is additional signage. The applicant is requesting approval of an addition sign mounted to the top of the building on top of the parapet wall on the front elevation. The UDO does prohibit roof signs. The UDO defines a roof sign as a sign erected and maintained or displayed above the parapet or placed or mounted on any roof surface. As proposed, the sign meets this definition and would not be permitted unless it went through the amended PUD process. They are also requesting the addition of the gooseneck lighting on the Golf, Drink, and Eat on the building. The applicant has submitted historical photographs depicting prominent parapet-level signage on the building during its operation as a brewery. The proposed sign is intended to reference the building's historic industrial character and the historic parapet-level signage previously located on the building.

One thing staff notes is the up lighting that is on the roof sign, so consideration should be given to a different type of lighting in order to reduce spillover or direct illumination solely on those letters. If the Plan Commission is to recommend approval, final approval should be subject to the Fire District and Village approving that emergency access. Provide lighting for the outdoor patio. They need to clarify the outdoor patio operations. Revise the sign lighting to eliminate any light spillage to the sky. Providing the final dimensions and mounting details. Then lastly, obtaining all required building permits for the patio improvements and any future signage. This concludes staff's presentation.

Chairman Pro Tem McGleam asked if any of the Commissioners had any questions for staff.

Commissioner O'Connor asked what the dimensions were on the sign "The Club".

Mrs. Tate stated she thinks three feet tall.

Chairman Pro Tem McGleam asked the applicant to come up to the podium.

Applicant Presentation

Jerry Kulhanek said the letters are three feet by 16 feet. As far as the lighting, the whole thing would be mounted as one piece, than they would use an outdoor LED strip. It is like a Christmas light, but it is on a refractor to angle it towards the sign. It would not be bright lighting. The Eat, Drink, Golf is made out of a steel plate.

Chairman Pro Tem McGleam asked if the Commission had any questions for the applicant.

Commissioner O'Connor stated the roof-mounted signage is obviously to advertise the business. He asked if they are trying to advertise from the bridge due to a lack of foot traffic.

Mr. Kulhanek said foot traffic is pretty minimal, unless you are coming down River Road. He intends is to catch attention from the bridge. Even from the bridge, you have to be in the right lane and in a higher vehicle. He took the big white sign down that was there, and now they just have a "Now Open" sign up there, so it is similar to that size.

Commissioner Cunningham asked if he had considered making internal lighting in the sign so that there is no upward lighting.

Mr. Kulhanek stated that right now, they have clear lighting, so it would probably be about the same amount of lighting. You would not see the lights from the ground. La Dolce Vita has poles sticking out and the lights are shining more on it that way. He could do that. If it does not look good, then they are going to change it. As far as sticking out little poles or just putting spotlights on it, he is not sure how equal that would be amongst the lettering.

Chairman Pro Tem McGleam asked if he was committed to no light spillover beyond the sign itself.

Mr. Kulhanek said yes.

Chairman Pro Tem McGleam asked if there were any further questions from the Commission. None responded. He then asked if there was anyone in the audience who wanted to speak in regard to this public hearing.

Public Comment

Laura Reigle asked what other facilities have signage on their buildings that say "Eat, Drink, Golf," or any type of signage like that anywhere in Lemont. Once something gets

approved that is outside the norm, it is acceptable for any business to do that because it is approved. You cannot discriminate against somebody else for doing the same thing. If it is something new and something different, it should be the same across the board for everybody. She asked how the applicant was able to make improvements to a property and bring it to the board after the improvements were done. She asked if they had already done the work, which is what it states online and how were allowed to. She asked if it was part of the original job, and if so, then why is it coming here now. She can understand wanting some signage to see from the bridge. She is not sure how they are going to make it viewable and conform to the rules. She is not sure if any of the other businesses have signage that is viewable from the bridge.

Commissioner Pawlak stated that the discrepancy in approving a rooftop sign and all the other restaurants having a rooftop sign is that this is a unique building. It is not on a road or a walkway. Essentially, the only signage that they have would be to put it on the roof, and for a car to drive by and see it. This is not a normal situation, which is why it is here to be approved.

Commissioner Shumrak said when they opened this he thought it was a funny location. He asked how long the building had been vacant.

Mr. Kulhanek stated he does not believe the building was ever vacant and that there was always something going on there. Originally, the owners who they bought it from, had the distribution of the beer, which they called The Ice House, which was before they invented refrigeration. After refrigeration became popular, they were put out of business. They ended up getting into the bus company and became the Gorski Bus Company. They did maintenance on the buses there. They had a couple of other tenants that took space in there as well. Carl Septic has been in there for the last 30 years. He has had the building for three to four years. It took them a year to do the build-out for the first part. They are still planning on doing the rooftop here. So the sign will probably have to come down when they do the rooftop addition. As far as doing the stuff before approval, none of the stuff is permanent. All the containers can be moved around. He did paint them all and planted grass and trees.

Chairman Pro Tem McGleam asked if there were any further comments. None responded. He then called for a motion to close the public hearing.

Commissioner Shumrak made a motion, seconded by Commissioner Pawlak to close the public hearing for Case #2024-15. A roll call vote was taken:
Ayes: Shumrak, Pawlak, Cunningham, O'Connor, McGleam
Nays: None

Motion passed

Plan Commission Discussion

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

Plan Commission Recommendation

Commissioner Cunningham made a motion, seconded by Commissioner Pawlak to recommend to the Mayor and Board of Trustees approval of Case #2024-15 – The Club PUD Amendment with the following recommendations:

1. Final approval is subject to Fire District and Village approval of the emergency access configuration.
2. Provide lighting details for the outdoor patio area.
3. Clarify outdoor patio operations, including proposed hours of operation, occupancy, outdoor entertainment, amplified music, and private events, if any.
4. Revise sign lighting to eliminate upward-directed illumination and minimize light spillover.
5. Provide final sign dimensions, illumination specifications, and mounting details.
6. Obtain all required building permits for patio improvements and signage.

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

Commissioner Pawlak made a motion, seconded by Commissioner Shumrak to authorize the Chairman to approve the Findings of Fact for Case 2024-15 as prepared by staff. A roll call vote was taken:
Ayes: Pawlak, Shumrak, Cunningham, O'Connor, McGleam
Nays: None
Motion passed

IV. ACTION ITEMS

A. CASE #2026-03 – COLTON RESUBDIVISION

Chairman Pro Tem McGleam asked staff to provide an overview.

Staff Presentation

Mrs. Tate said the applicant is requesting a plat of resubdivision of the Colton Subdivision, which is at the intersection of Route 83 in Main. It is adjusting the lot lines for proper ownership and operations. The proposed resubdivision modifies the lot lines to better align the property boundaries and combines the appropriate lots with the businesses. The existing Gas and Wash operations are consolidating into Lot One, and Lot Two is reduced in size. It is going to allow for a proposed fuel canopy expansion, and Lot Three is adjusted to maintain a functional development parcel. It will also configure some irregular lots out there. It is just a plat of subdivision to clean up some lot lines. The first subdivision was approved in December 2022.

Chairman Pro Tem McGleam asked if any of the Commissioners had any questions for staff.

Commissioner Cunningham asked if the proposed canopy expansion would have to come back through this Commission.

Mrs. Tate stated that it would not. It would be an accessory to the principal use, which is all going to be on one lot. The Gas and Wash will all be on one property, which it is not right now. Once that is changed, then it would be an accessory use to their primary. They will still have to get a site development permit and a building permit.

Chairman Pro Tem McGleam asked if there were any further questions from the Commission. None responded. He then called for a motion for a recommendation.

Plan Commission Recommendation

Commissioner Shumrak made a motion, seconded by Commissioner Pawlak to recommend to the Mayor and Board of Trustees approval of Case #2026-03 Dolton Resubdivision. A roll call vote was taken:
Ayes: Shumrak, Pawlak, Cunningham, O'Connor, McGleam
Nays: None
Motion passed

V. GENERAL DISCUSSION

None

VI. AUDIENCE PARTICIPATION

Laura Reigle said the Colton redevelopment that was just approved to go on to the Village Board has concerns and issues regarding the fact that it says Colton resubdivision and does not say Gas and Wash. It was not clear whether the Gas and Wash property and the additional fuel storage were part of the original design that was approved. If it was not part of the original permitting, by approving such, it is going against the process of going before the public. She feels it was very deceptive what was just done. It goes against the flow of allowing things to happen without any process. Only needing a

permit to add on to what was approved seems like a liability and legal issue. A person has to read the fine print in the documents in order to see that it is regarding Gas and Wash.

Tony Bohr stated he lives in the Montefiore neighborhood. He was here with a smaller group of the larger group of the Montefiore residents tonight who were opposed to the Belmont Estates development. He was disappointed that they were not able to move forward with their presentation and the vote on whether or not to pass this along to the Village Board. They sent several correspondents out leading up to this meeting, asking people not to do exactly what happened and to act civilly during these meetings. He understands that there was some frustration with not being able to hear everything. Obviously, it was a big crowd, a lot of emotion. A lot of people are very interested in this development. Again, he appreciates the Commission and what they are doing here.

Mariaelena Cordova said that the Gas and Wash that is already established here in Lemont, the neighbors are already complaining about the loud trucks. The police already know about it and how it is not really reinforced. There are consequences for individuals to be stressed, and so on. She wants the Commission to consider what is moving forward. All of this affects the residents, and it is bringing them closer. She appreciates the Commission listening to their comments. They are not against business or redevelopment. But all the rules have to be applied correctly. She appreciates their time, but they should appreciate that they are voicing some concerns from the voiceless people.

VII. ADJOURNMENT

Chairman Pro Tem McGleam called for a motion to adjourn the meeting.

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

Minutes prepared by Peggy Billig

418 Main Street | Lemont, IL 60439

TO: Planning and Zoning Commission
FROM: Jamie Tate, Community Development
THROUGH:
SUBJECT: Continued Case 2025-15 Belmont Estates
DATE: August 5, 2026

SUMMARY/BACKGROUND

ANALYSIS

Consistency with Village Policy

STAFF RECOMMENDATION

BOARD ACTION REQUESTED

ATTACHMENTS
Memo Regarding Continuation of Public Hearing for Belmont Estates

VILLAGE OF LEMONT

www.lemont.il.us

NOTICE

Case No. 2025-15 – Belmont Estates

Date: August 5, 2026

Continued Public Hearing from the June 3, 2026 Planning & Zoning Commission Meeting

The Planning & Zoning Commission continued the public hearing to the August 5, 2026 meeting to allow the hearing to be held in a larger venue.

Lotus Development 1873 LLC has applied for:

- Rezoning of approximately 5.3 acres located at 11194 Bell Road (northwest corner of Bell Road and Archer Avenue) from the R-1 Single-Family Detached Residential District to the R-6 Multi-Family Residential District; and
- Preliminary Planned Unit Development (PUD) and Preliminary Plat of Subdivision for a 52-unit multi-family residential development.

The June 3, 2026 staff report, analysis, and attachments are available for review at: Belmont Estates Staff Memo, Analysis and Attachments found here

The public hearing will resume at the point where it was continued, with the Applicant's presentation to the Planning & Zoning Commission. Following the Applicant's presentation and questions from the Commission, the hearing will continue with public comment.

The draft minutes from the June 3, 2026 Planning & Zoning Commission meeting and the meeting video are also available at (Archives found under Planning & Zoning Commission Meetings section): https://www.lemont.il.us/government/village-clerk/agendas-and-minutes-center

The continued public hearing will be held during the Planning & Zoning Commission meeting at the Lemont Township Community Center, 16300 Alba Street, Lemont, Illinois, beginning at 6:30 p.m. on August 5, 2026.

Note: The Belmont Estates public hearing remains open and has been continued. Therefore, the staff report and supporting documents have not been revised since the June Planning & Zoning Commission meeting.

418 Main Street | Lemont, IL 60439

TO: Planning and Zoning Commission
FROM: Jamie Tate, Community Development
THROUGH:
SUBJECT: Case 2026-08 OSCO Variation
DATE: August 5, 2026

SUMMARY/BACKGROUND

ANALYSIS

Consistency with Village Policy

STAFF RECOMMENDATION

BOARD ACTION REQUESTED

ATTACHMENTS
Staff Memo, Analysis and Attachments for PZC 2026-08 OSCO Variation

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

CASE NUMBER & NAME
2026-08 OSCO Oil Variation

APPLICANT REPRESENTING OWNER
Family Craft Builders / Tom Hahn

DATE
August 5, 2026

PROPERTY ADDRESS/LOCATION
13351 Main Street / PIN: 22-14-300-031

BRIEF SUMMARY OF REQUEST

Applicant Tom Hahn of Family Craft Builders, Inc., has requested variations to allow the construction of a detached accessory building with metal exterior wall panels on property located at 13351 Main Street and zoned M-3 Heavy Manufacturing. The subject property is occupied by OSCO Oil, an existing fuel distribution facility.

The proposed project consists of an approximately 40-foot by 60-foot detached accessory building that will replace an existing loading structure and support the continued operation of the fuel distribution facility. The building will provide a covered loading area and associated support space for the existing industrial operation.

Sections 17.06.030(I) and 17.21.040 of the Village's Unified Development Ordinance (UDO) require approval of a variation for the proposed accessory structure and prohibit metal exterior wall panels as a primary exterior building material within non-residential zoning districts. Because the proposed accessory building is designed with metal exterior wall panels, the applicant is requesting relief from these requirements.



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

EXISTING ZONING	EXISTING LAND USE	SURROUNDING ZONING & LAND USE	REQUESTED ACTION	SIZE OF LOT
M-3, Heavy Manufacturing District	Industrial	**North**: M-3, Heavy Manufacturing District / Fuel Storage and Industrial Uses **South**: M-3, Heavy Manufacturing District / Truck and Trailer Storage **East**: M-3, Heavy Manufacturing District / Warehouse/Distribution/Storage (JB Hunt) **West**: M-3, Heavy Manufacturing District / Truck and Trailer Storage	Variation to allow a detached accessory building with metal exterior wall panels.	Approx. 2-acres

PROPERTY HISTORY

The subject property is an approximately two-acre parcel located at 13351 Main Street (accessed from Maley Road) and zoned M-3 Heavy Manufacturing. The property has long been developed and utilized as a fuel distribution facility with an existing industrial building, above-ground fuel storage tanks, fueling equipment, and associated industrial improvements. The proposed detached accessory building will replace an existing loading structure and continue to support the existing industrial use. The proposal was stopped in the zoning review in a permit request starting in May 2026.

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

ATTACHMENTS

1. Staff Analysis
2. Site Photographs
3. Criteria Worksheet from applicant
4. Site Plan – Preliminary Clarification Request
5. 2-bay Building Photo
6. Foundation Plan
7. Survey
8. Construction Documents

Attachment 1 – Staff Analysis – OSCO Oil Variation

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

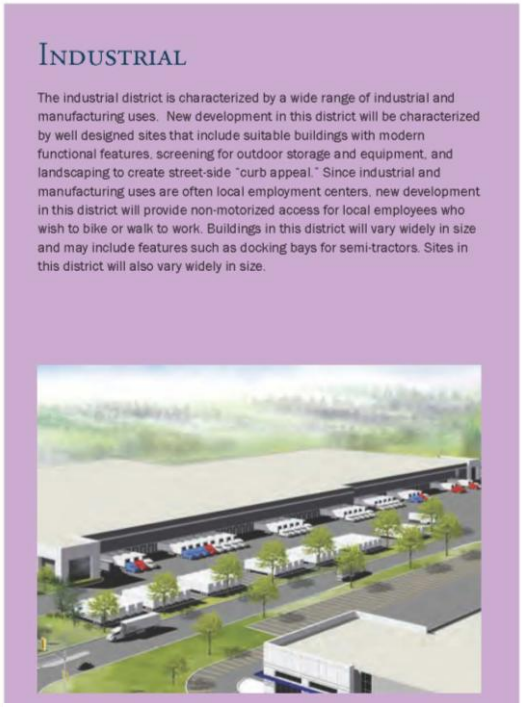


Figure 1: Page from Lemont Comp Plan

While accessory buildings are generally outside the scope of the Comprehensive Plan, the proposed 2,400 square-foot accessory structure supports the continued industrial use of the property and is consistent with the Comprehensive Plan's designation.

General Analysis.

The applicant requests variations from §17.06.030(I) and §17.21.040 of the Unified Development Ordinance (UDO) to allow the construction of a detached accessory building with metal exterior wall panels at the existing OSCO Oil facility located at 13351 Main Street. The proposed approximately 40-foot by 60-foot structure is intended to replace an existing loading structure and support the continued operation of the existing fuel distribution facility.

The intent of UDO §17.21.040 is to promote high-quality, durable, and visually compatible exterior building materials within non-residential zoning districts. In this case, the proposed structure is an accessory building serving an established industrial use within the M-3 Heavy Manufacturing District. The site is surrounded on all sides by similarly zoned industrial properties, and the proposed use of metal exterior wall panels is consistent with the character and function of the surrounding industrial area.

The proposed accessory building will be located internal to the site and will replace an existing loading structure associated with the facility's operations. Given the property's industrial setting and the limited visibility of the structure outside the site, the requested variation is not expected to adversely affect adjacent properties or alter the established character of the surrounding area.

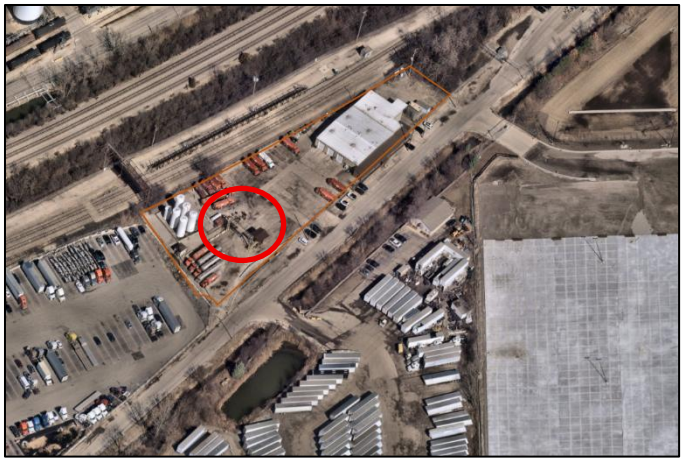


Figure 2: Red circle is location of proposed accessory building.

Overall, the requested variations are limited in scope and relate only to the proposed detached accessory structure. Staff finds the request is compatible with the surrounding M-3 Heavy Manufacturing District and is unlikely to create adverse impacts on neighboring properties. Staff finds that the proposed variation is compatible with the surrounding M-3 Heavy Manufacturing District and is unlikely to create adverse impacts on neighboring properties.

STANDARDS FOR VARIATIONS

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

1. Harmony with the General Purpose and Intent of the UDO

(§17.04.150(D)(1)(a))

The intent of §17.21.040 is to promote durable and visually compatible exterior building materials within non-residential zoning districts. The proposed detached accessory building will serve an existing industrial use within the M-3 Heavy Manufacturing District and is surrounded on all sides by similarly zoned industrial properties. Given the industrial character of the area and the functional nature of the proposed structure, the requested variations are generally consistent with the general purpose and intent of the Unified Development Ordinance.

2. Unique Circumstances and Practical Difficulties

(§17.04.150(D)(1)(b) and §17.04.150(D)(2)(a))

The subject property is developed as an existing fuel distribution facility within the M-3 Heavy Manufacturing District. The proposed detached accessory building is intended to replace an existing loading structure and support the continued operation of the industrial use. The practical difficulty arises from applying the Village's exterior building material standards to an accessory structure that serves an existing heavy industrial operation and is integrated with the site's fuel storage, loading, and distribution activities.

3. Conditions Not Generally Found on Other Properties in the Same Zoning District

(§17.04.150(D)(2)(b))

The requested variations are based on the operational needs of an existing fuel distribution facility and the replacement of an existing loading structure. These circumstances are specific to this property and may not generally be applicable to other properties within the M-3 Heavy Manufacturing District.

4. Hardship Not Self-Created

(§17.04.150(D)(2)(c))

The requested variations are based upon the existing development and operational needs of the property. The request is not intended to establish a new land use or expand the existing industrial use but to replace an existing loading structure serving the established fuel distribution facility. The circumstances giving rise to the request were not created for the purpose of obtaining zoning relief.

5. No Detriment to Adjacent Property or the Character of the Locality

(§17.04.150(D)(1)(c) and §17.04.150(D)(2)(d))

The proposed detached accessory building will be located within an established heavy industrial area surrounded on all sides by properties zoned M-3 Heavy Manufacturing. The structure will replace an existing loading structure serving the fuel distribution facility and will be compatible with the industrial character of the site and surrounding area. The requested variations are not expected to adversely affect adjacent properties or alter the established character of the locality.

6. Public Health, Safety, and Welfare

(§17.04.150(D)(2)(e))

The requested variations will not impair public health, safety, comfort, morals, or welfare. The project will remain subject to review by the Village Engineer, Building Department, and Fire Protection District, as applicable, and must comply with all applicable Village codes and regulations prior to construction.

CONCLUSIONS & POTENTIAL CONDITIONS

The applicant requests variations to permit the construction of a detached accessory building with metal exterior wall panels at the existing OSCO Oil fuel distribution facility located at 13351 Main Street. The proposed structure will replace an existing loading structure and support the continued operation of the existing industrial use.

The intent of §17.06.030(I) and §17.21.040 of the Unified Development Ordinance is to regulate accessory structures and promote durable, visually compatible exterior building materials within non-residential zoning districts. In this instance, the proposed accessory building will be located within an established heavy industrial facility adjacent to existing fuel storage tanks, loading equipment, and other industrial infrastructure. The property is surrounded on all sides by land zoned M-3 Heavy Manufacturing, and the proposed structure is consistent with the operational and industrial character of the site.

The requested variations are limited in scope and do not authorize a new land use or expansion of the existing industrial operation. Based on the site's location, surrounding industrial development, and the functional purpose of the proposed accessory building, staff does not anticipate the request will create substantial adverse impacts to adjacent properties or alter the established character of the locality.

If the Planning & Zoning Commission recommends approval of Case No. 2025-08, the following conditions should be considered:

1. The development shall be substantially consistent with the plans submitted as part of Case No. 2025-08, except as modified by the approved variations.
2. The approved variations shall be limited to the detached accessory building and the use of metal exterior wall panels as presented with the application.
3. The petitioner shall obtain all required building permits and approvals prior to construction.
4. The petitioner shall address all outstanding review comments of the Village Engineer, Building Department, and Fire Protection District prior to issuance of a building permit.

The Planning & Zoning Commission's recommendation on Case No. 2025-08 will be forwarded to the Village Board for discussion at an upcoming Committee of the Whole (COW) meeting. The COW meeting will provide an opportunity for the Board to review the request, discuss the findings and public comment, and provide direction prior to formal consideration of an ordinance.

Attachment 2 - Site Photographs



Figure 3: Cook County Viewer Oblique Aerial from March 9, 2026



Figure 4: OSCO Oil facility with fuel storage tanks (to remain) and overhead feed (to be removed)



Figure 5: Side view of office/warehouse main OSCO Oil building.



Figure 6: View of overhead fuel feed station for OSCO Oil from Maley Road.

Variation Criteria Worksheet

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

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

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

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

17.06.190.B BUILDING DESIGN
1. VARIATION FROM REQUIREMENT TO INCLUDE A DECORATIVE STRUCTURE HAVING A HEIGHT ABOVE GRADE OF BETWEEN 12' & 15'.
2. VARIATION FROM REQUIREMENT THAT EXTERIOR SURFACE SHALL BE COVERED WITH A BRICK, STONE, OR OTHER DECORATIVE ARCHITECTURAL MATERIAL

UDO Section 17.04.150.D.1.b

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

NEW STRUCTURE WALLS AND ROOFING TO BE CORRUGATED, PAINTED STEEL IN KEEPING WITH SIMILAR STRUCTURES FOUND IN THE M-3 DISTRICT, THE PROPOSED STRUCTURE WILL NOT FACE A STREET OR ROADWAY BUT WILL BE CONTAINED WITHING THE EXISTING M3 YARD

UDO Section 17.04.150.D.1.c

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

THE PROPOSED STEEL STRUCTURE WILL NOT ALTER THE ESSENTIAL CHARACTER OF THE LOCALITY. THE PROPOSED BUILDING, BEING OF NEW MATERIALS, WILL ENHANCE THE CHARACTER OF THE LOCALITY.

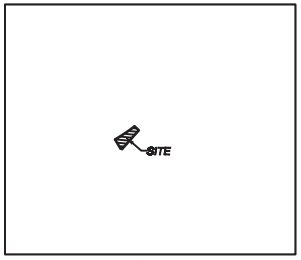
TOPOGRAPHIC SURVEY
OF
OSCO OIL
LEMONT, ILLINOIS

PART OF THE SOUTHWEST QUARTER OF SECTION 14, TOWNSHIP 37 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

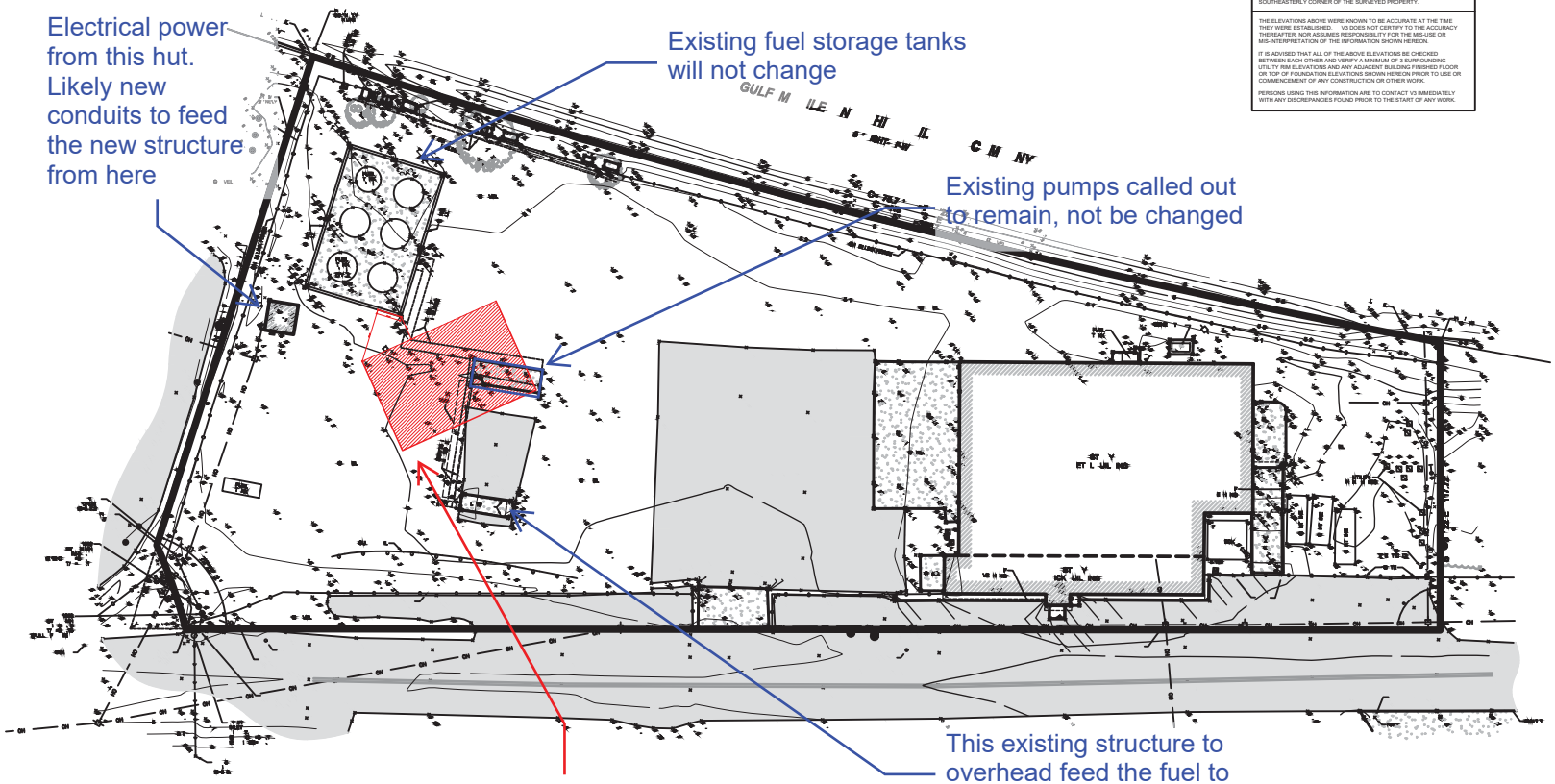
PRELIMINARY CLARIFICATION REQUEST

NOTES IN BLUE

QUESTIONS IN RED



VICINITY MAP
NOT TO SCALE



BENCHMARK

SOURCE:

STATION DESIGNATION: 0151 (PID - DK3181)
ESTABLISHED BY: NGS
DATE: MAY 2008

ELEVATION: 606.87 (PUBLISHED AND HELD)
DATUM: NAVD88
DESCRIPTION: 3.5INCH BRASS DISK ON THE TOP OF A HEADWALL, ON NORTH SIDE OF MAIN STREET, 624 FT EAST OF THE CENTERLINE OF THE ENTRANCE FOR K-FIVE, 437 FT WEST OF THE ENTRANCE FOR MALEY ROAD INDUSTRIAL PARK, AND 21.9 FT OF THE CENTERLINE OF MAIN STREET.

SITE:

STATION DESIGNATION: SBM #1
ESTABLISHED BY: V3
DATE: 03-16-16

ELEVATION: 590.75 (MEASURED)
DATUM: NAVD88
DESCRIPTION: RAILROAD SPIKE IN POWER POLE NEAR SOUTHEAST CORNER OF THE METAL BUILDING.

STATION DESIGNATION: SBM #2
ESTABLISHED BY: V3
DATE: 03-16-16

ELEVATION: 590.14 (MEASURED)
DATUM: NAVD88
DESCRIPTION: CROSS CUT IN CONCRETE [illegible] SOUTHERLY FROM SOUTHEASTERLY CORNER OF THE SURVEYED PROPERTY.

THE ELEVATIONS ABOVE WERE KNOWN TO BE ACCURATE AT THE TIME THEY WERE ESTABLISHED. V3 DOES NOT CERTIFY TO THE ACCURACY THEREAFTER, NOR ASSUMES RESPONSIBILITY FOR THE MIS-USE OR MIS-INTERPRETATION OF THE INFORMATION SHOWN HEREON.

IT IS ADVISED THAT ALL OF THE ABOVE ELEVATIONS BE CHECKED BETWEEN EACH OTHER AND VERIFY A MINIMUM OF 3 SURROUNDING UTILITY RIM ELEVATIONS AND ANY ADJACENT BUILDING FINISHED FLOOR OR TOP OF FOUNDATION ELEVATIONS SHOWN HEREON PRIOR TO USE OR COMMENCEMENT OF ANY CONSTRUCTION OR OTHER WORK.

PERSONS USING THIS INFORMATION ARE TO CONTACT V3 IMMEDIATELY WITH ANY DISCREPANCIES FOUND PRIOR TO THE START OF ANY WORK.



GRAPHIC SCALE

1" = 20'

BASIS OF BEARINGS

THE BASIS OF BEARINGS IS THE STATE PLANE COORDINATE SYSTEM (SPCS) NAD 83 (2007) ZONE 1201 (ILLINOIS EAST) WITH PROJECT ORIGIN AT
LATITUDE 41-41-26.67462 N
LONGITUDE 87-56-49.96162 W
GROUND SCALE FACTOR 1.000035199
ALL MEASUREMENTS ARE ON THE GROUND.

LEGEND



ABBREVIATIONS



GENERAL NOTES

1. COMPARE ALL POINTS IN FIELD PRIOR TO ANY CONSTRUCTION AND REPORT ANY DISCREPANCIES TO SURVEYOR AT ONCE.
2. FOR BUILDING RESTRICTIONS AS ESTABLISHED BY LOCAL ORDINANCES NOT SHOWN HEREON, CONSULT YOUR LOCAL MUNICIPAL AUTHORITIES.
3. DO NOT SCALE DIMENSIONS FROM THIS MAP.
4. CALL J.U.L.I.E. AT 1-800-892-0123 FOR FIELD LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO ANY DIGGING OR CONSTRUCTION.
5. UTILITIES AND IMPROVEMENTS SHOWN HEREON BASED ON VISIBLE FIELD VERIFIED STRUCTURES.
6. BOUNDARY INFORMATION SHOWN HEREON IS PER PLAT OF SURVEY PREPARED BY CHICAGO GUARANTEE SURVEY COMPANY, DATED OCTOBER 23, 1987, AND IS FOR GRAPHICAL DEPICTION ONLY
7. THE OWNER SHOULD COMPARE THE DESCRIPTION ON THIS MAP, IF ANY EXISTS, WITH HIS, OR HER DEED ABSTRACT, OR TITLE POLICY AND NOTIFY SURVEYOR OF ANY DIFFERENCES.
8. THIS MAP DOES NOT CONSTITUTE A PLAT OF SURVEY.
9. UNDERGROUND UTILITY LINES SHOWN HEREON ARE BASED ON FIELD LOCATED STRUCTURES IN COORDINATION WITH ATLAS INFORMATION PROVIDED BY UTILITY COMPANIES THROUGH J.U.L.I.E.'S DESIGN STAGE PROCESS. SEE "UTILITY ATLAS NOTES" HEREON FOR SPECIFICS.

UTILITY ATLAS NOTES:

J.U.L.I.E. DESIGN STAGE REQUEST DIG NUMBER A0752124
RECEIVED 03/15/16

ALL CONTACTS SUPPLIED BY J.U.L.I.E. WHERE SENT FAX REQUESTS FOR ATLAS INFORMATION BY 03/15/14

CONTACTS	RESPONSE
BP PIPELINES NORTH AMERICA	NO RESPONSE
ATT/DISTRIBUTION	RESPONDED "NEAR AT&T FIBER OPTIC FACILITY
COMED	RESPONDED WITH ATLAS
COMCAST	RESPONDED "NO FACILITIES"
MCI/VERIZON	RESPONDED "NO FACILITIES"
METROPOLITAN WTR REC DIST	RESPONDED "CLEAR"
NICOR GAS	NO RESPONSE
SPRINT	NO RESPONSE
USIC LOCATING SERVICES	NO RESPONSE
WEST SHORE PIPE LINE	RESPONDED "DOES HAVE FACILITIES"
ZAYO/FNA 360 NETWORKS	NO RESPONSE

SURVEYOR'S CERTIFICATE

STATE OF INDIANA)
) SS
COUNTY OF LAKE)

I, ANTHONY J. STRICKLAND, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT I HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND THAT THIS PLAT IS A TRUE AND CORRECT REPRESENTATION THEREOF. ALL DIMENSIONS ARE GIVEN IN FEET AND DECIMALS THEREOF, CORRECTED TO A TEMPERATURE OF 68 DEGREES FAHRENHEIT.

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR TOPOGRAPHIC SURVEYS.

FIELD WORK COMPLETED ON MARCH 18, 2016.

DATED THIS 29TH DAY OF MARCH, A.D., 2016.

ANTHONY J. STRICKLAND
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 35-3437
MY LICENSE EXPIRES ON NOVEMBER 30, 2016.
V3 COMPANIES OF ILLINOIS, LTD. PROFESSIONAL DESIGN FIRM NO. 184000902
THIS DESIGN FIRM NUMBER EXPIRES APRIL 30, 2017.

TOPOGRAPHIC SURVEY
OSCO OIL, LEMONT, IL
Project No: 16068
Group No: VP03.1
SHEET NO: 1 of 1
PROJECT MANAGER: AJS
DRAWN BY: MLP
DRAFTING COMPLETED: 03-28-16
NO. DATE DESCRIPTION

PREPARED FOR:
OSCO OIL, INC.
P.O. BOX 70
13351 MAIN STREET
LEMONT, IL 60439-0070
630-257-3000

Engineers
Scientists
Surveyors
7325 Janes Avenue, Suite 100
Woodridge, IL 60517
630.724.0050 voice
630.724.0384 fax
v3co.com

AGI SENTINEL

All Line Equipment
5519 Skyline Dr
Quincy, IL 62305

Jobsite Address: 13351 MAIN ST
LEMONT, IL 60439

Date: 4/7/2026

AGI-Sentinel Job ID: B45422

To Whom it May Concern:

This letter is to certify that a 40' wide, 60' long building with a 16' back and 16' front eave height as referenced above and manufactured by AGI-Sentinel of Albion, Nebraska is designed in accordance with the following loads:

Roof Dead Load:	2.5 psf
Collateral Load:	1.0 psf
Roof Live Load:	20.0 psf
Rigid Frame Live Load:	12.0 psf

ROOF SNOW LOAD FACTORS

Ground Snow Load:	25.00 psf
Flat Roof Snow Load:	21.00 psf
Sloped Roof Snow Load (Ps):	21.00 psf

I=1.00 Ce=1.00 Ct=1.20 Cs=1.00

Terrain Category:	C

Wind Load: V: 90 mph
Exposure C - Enclosed

Internal Pressure Coefficient:	+0.18 / -0.18
Wind Importance Factor:	1.00

60-min/100-year rainfall intensity: N/A in/hr
No special loads.

Seismic Importance Factor:	1.00
Seismic Design Category:	B
Assumed Site Class:	D
Seismic Coefficient:	0.301 (Ss*Fa)
Risk Category:	II - Normal

Ss=0.19 S1=0.06 SDS=0.20 Sd1=0.10
SEISMIC BRACING SYSTEM: Structural Steel System Not Specifically Detailed for Seismic Resistance

SEISMIC DATA	Cs	R
Interior Frame	0.07	3.00
Roof	0.07	3.00
Left Endwall	0.07	3.00
Right Endwall	0.07	3.00
Front Sidewall	0.07	3.00
Back Sidewall	0.07	3.00

Longitudinal Base Shear (V): 1.11 (k)
Transverse Base Shear (V): 1.12 (k)

Floor Loads: None

Loads are applied in accordance with the IBC 09 building code. The certifying engineer does not certify that the building code or loads specified are adequate or appropriate for the intended use or location of this building. The buyer is responsible for verifying specified loads are in compliance with the local regulatory authorities.

Design is in accordance with the applicable sections of the following specifications:
Hot-rolled: 2005 ANSI/AISC 360-05 Cold-formed: 2007 AISI S100-2007

This certification is limited to the steel framework, the metal roof and the metal wall covering, and fasteners required for their installation. This certification specifically excludes an analysis of the foundation and parts supplied by anyone other than AGI-Sentinel.
Sincerely,

Robert V. Nangia P.E.
7423 Hollow Ridge Drive
Houston, Texas 77095

STRUCTURAL ONLY
FOUNDATION BY OTHERS
LICENSED STRUCTURAL ENGINEER
ROBERT V. NANGIA
081-006540
4/22/26
STATE OF ILLINOIS
Expires 11-30-2026

The designer stamped this building to an older code from 2009. The Village uses the 2021 International Building Code. Per the engineer's notes, they want someone else to confirm the building meets the current code.

ENGINEERING DATA

ERECTION DRAWINGS

BUILDING CODE: IBC 09

Job Number: B45422
Job Name: OSCO OIL
Job Location: 13351 MAIN ST
LEMONT, IL 60439
Builder: All Line Equipment
Quincy, IL 62305

DATE: 4/ 7/26
DESIGNED BY: KDG

STATE CODE: IBC 09

BUILDING DESCRIPTION

WIDTH:	40	feet		
PEAK OFFSET:	20	feet		
LENGTH:	60	feet		
EAVE HEIGHT:	16	feet	16	feet
ROOF SLOPE:	2.0000:12		2.0:12	

The designer stamped this building to an older code from 2009. The Village uses the 2021 International Building Code. Per the engineer's notes, they want someone else to confirm the building meets the current code.

DESIGN LOADS

ROOF DEAD LOAD: 2.5 psf
COLLATERAL LOAD: 1.0 psf
LIVE LOAD: 20.0 psf
LIVE LOAD REDUCTION: Yes
RIGID FRAME LIVE LOAD: 12.0 psf
ROOF SNOW LOAD FACTORS
ROOF SNOW LOAD (P_s): 21.00 psf
GROUND SNOW LOAD: 25.00 psf

I_s =1.00 C_e =1.00 C_t =1.20 C_s =1.00
Terrain Category: C
Slippery/Unobstructed Roof: Y
Rain-on-Snow Surcharge: 0.00 psf

FRAME SELF WEIGHT: INCLUDED
WIND LOAD: 90 mph
CLOSURE TYPE: Enclosed
EXPOSURE: C
WIND IMPORTANCE FACTOR: 1.00
INTERNAL PRESSURE COEFFICIENT: +0.18 /-0.18
SEISMIC IMPORTANCE FACTOR: 1.00 SEISMIC DESIGN CATEGORY: B
SEISMIC COEFFICIENT: 0.301 (Ss*Fa) ASSUMED SITE CLASS: D
OCCUPANCY CATEGORY: II - Normal
S_S= 0.19 S_1= 0.06 S_{DS}= 0.20 S_{D1}= 0.10
SEISMIC RESISTING SYSTEM: Structural Steel System Not Specifically Detailed for Seismic Resistance

ANALYSIS PROCEDURE: Equivalent Lateral Force Procedure
The index force analysis procedure is used for buildings located in seismic design category A [Eqn 11.7-1, ASCE7-05 (IBC06/IBC09)], in which case Cs and R do not apply and are not used to calculate the base shear, V.

SPECIAL LOADS:
No Special Loads.

FLOOR LOADS:
None

COMMENTS

BUILDING FRAMING

LEFT ENDWALL FRAME TYPE: Bearing
RIGHT ENDWALL FRAME TYPE: Bearing
INTERIOR FRAME TYPE: 2 rigid frames, clear span
ROOF BRACING: Cable Diagonal Bracing
LEFT ENDWALL BRACING: Cable Diagonal Bracing to Frame
RIGHT ENDWALL BRACING: Cable Diagonal Bracing to Frame
FRONT SIDEWALL BRACING: Cable Diagonal Bracing
BACK SIDEWALL BRACING: Cable Diagonal Bracing

LEFT ENDWALL GIRT TYPE: Inset
RIGHT ENDWALL GIRT TYPE: Inset
FRONT SIDEWALL GIRT TYPE: Inset
BACK SIDEWALL GIRT TYPE: Inset

ROOF PANEL: 26 ga. R-Panel/R-Loc Panel
ROOF PANEL COLOR: Matte Black (CSS)
ROOF TRIM COLOR: Matte Black (CSS)
WALL PANEL: 26 ga. R-Panel/R-Loc Panel
WALL PANEL COLOR: Rustic (CSS)
WALL TRIM COLOR: Matte Black (CSS)

SEISMIC DATA

	C_S	R	
INTERIOR FRAME:	0.07	3.00	
ROOF:	0.07	3.00	
LEFT ENDWALL:	0.07	3.00	
RIGHT ENDWALL:	0.07	3.00	
FRONT SIDEWALL:	0.07	3.00	
BACK SIDEWALL:	0.07	3.00	V (k)
LONGITUDINAL BASE SHEAR:			1.11
TRANSVERSE BASE SHEAR:			1.12

DEFINITIONS/ABBREVIATIONS

Definition of Loading Conditions on Anchor Bolt Reactions Page:
DL: Dead Load LL: Live Load CO: Collateral Load WP: Wind Pressure
WS: Wind Suction LLR: Live Load Right WL: Wind from Left WR: Wind from Right
R: Snow with Rain-on-Snow Surcharge
Definition of other abbreviations on Anchor Bolt Reactions Page & Anchor Bolt Details:

EW: Endwall
SW: Sidewall
RF: Rigid Frame
DJ: Door Jamb

SEISMIC RESISTING SYSTEM ABBREVIATIONS:
OMF = Ordinary Steel Moment Frame
OCBF = Ordinary Steel Concentrically Braced Frame
CC = Cantilevered Column System

The designer has specifically excluded the design of the foundations. You will need another company to provide an engineering design on the piers or concrete footings. It was discussed to possibly switch to a continuous wall footing for the building instead.

Robert V. Nangia P.E.
7423 Hollow Ridge Drive
Houston, Texas 77095

AGI SENTINEL
237 SOUTH 4TH STREET P.O. BOX 348 ALBION, NEBRASKA USA 68620
800.327.0790 SENTINELBUILDINGS.COM AGGROWTH.COM

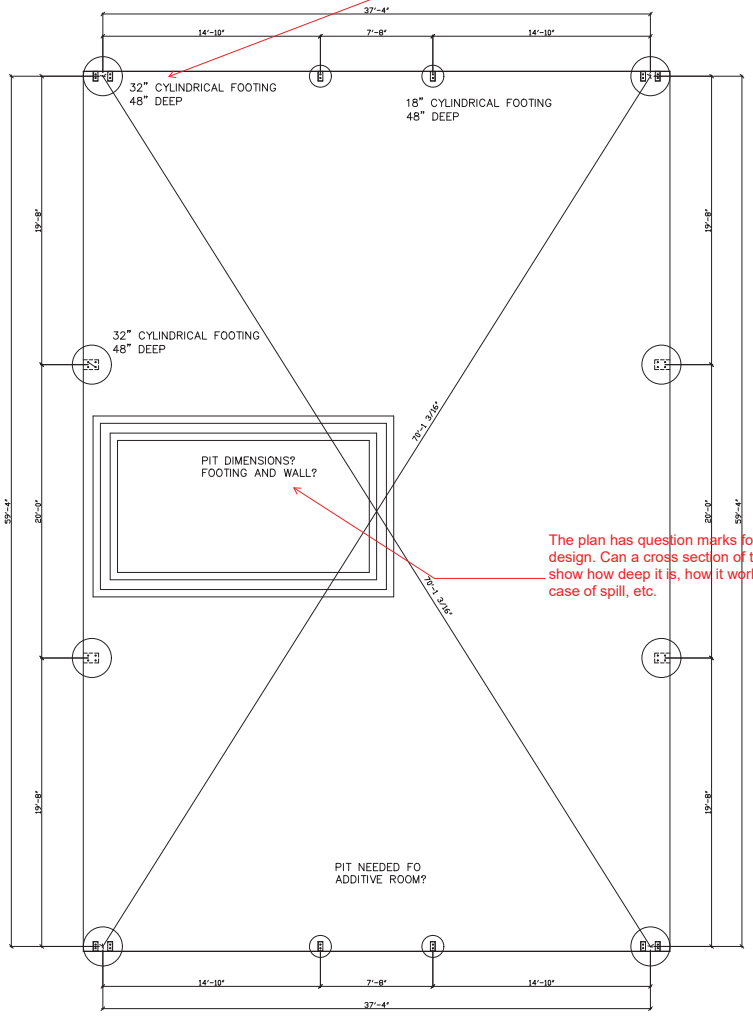
PROJECT: OSCO OIL 13351 MAIN ST LEMONT, IL 60439	JOB NUMBER: B45422	PAGE No. 1
	DESIGN: KDG	
	ENGR: JLS	DATE: 4/ 7/26

Neither the engineer named on the seal, nor AGI-Sentinel is acting as the Engineer of Record. The responsibility of the engineer named and AGI-Sentinel is limited to the structural performance of the components designed by AGI-Sentinel.

ENGINEER'S SEAL
STRUCTURAL ONLY
FOUNDATION BY OTHERS
LICENSED PROFESSIONAL ENGINEER
ROBERT V. NANGIA
081-006540
STATE OF ILLINOIS
Expires 11-30-2026

The designer has specifically excluded the design of the foundations. You will need another company to provide an engineering design on the piers or concrete footings. It was discussed to possibly switch to a continuous wall footing for the building instead.

NORTH ENTRY

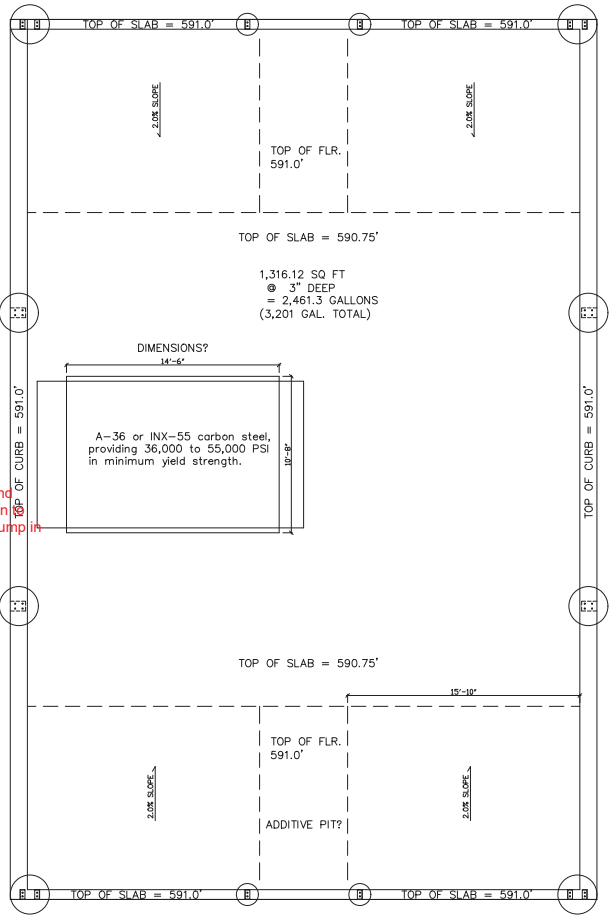


FOOTING & PIT FOUNDATION PLAN

SCALE 1/4"=1'-0"

The plan has question marks for the pit size and design. Can a cross section of the pit be shown to show how deep it is, how it works, is there a sump in case of spill, etc.

NORTH ENTRY



CONCRETE SLAB PLAN

SCALE 1/4"=1'-0"

General Notes

FOUNDATION PLAN
OSCO OIL BUILDING
13351 MAIN STREET, LEMONT IL

No.	Revision/Issue	Date

From Name and Address

PREPARED FOR
OSCO INCORPORATED
LEMONT, IL

Project Name and Address

40'x 60' BUILDING
LEMONT, IL

Project

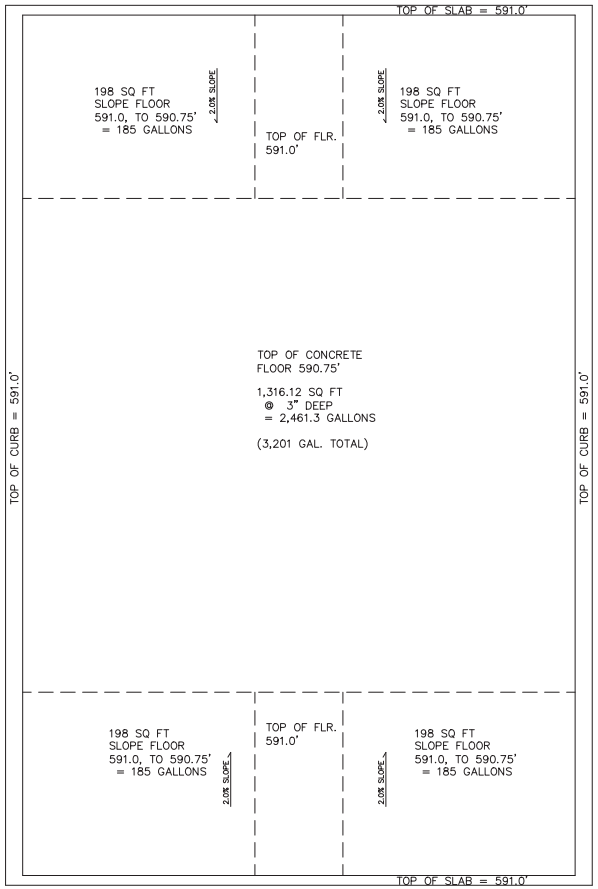
Date 5/19/26

Scale 1/4"=1'-0"

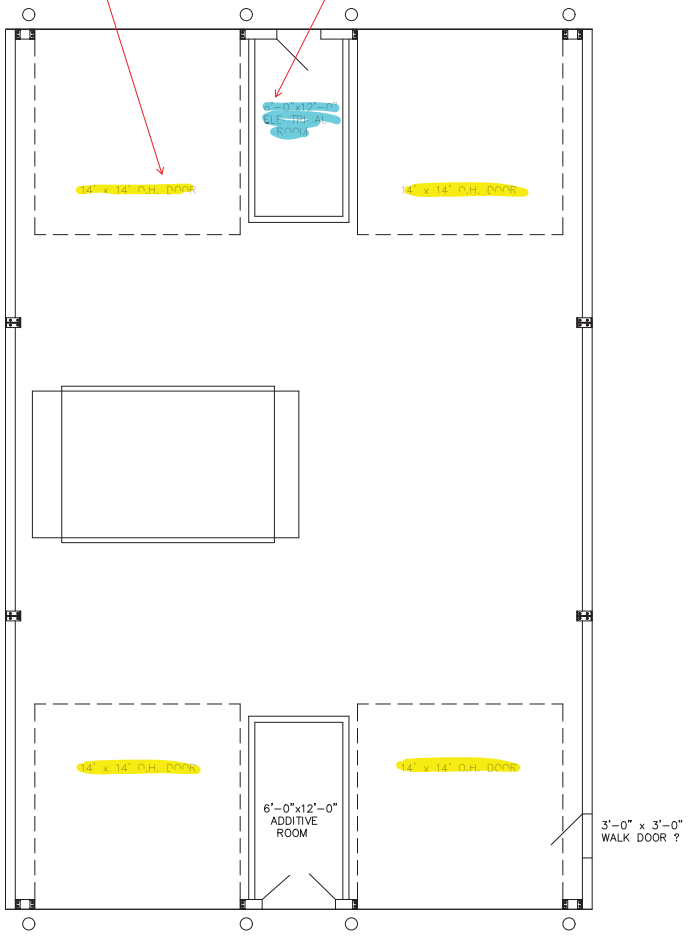
Sheet A-1 OF 2 SHEETS

The plans call for OH Doors, which would make this an enclosed structure. Please remove these notes if there are not supposed to be doors on this building.

An electrical room is shown. It is our understanding there is no equipment in this building, only lighting and the control system to the existing pumping equipment. Please clarify.



SPILL CONTAINMENT PLAN



FLOOR PLAN

SCALE $\frac{1}{4}$"=1'-0"

General Notes

FLOOR PLAN
OSCO OIL BUILDING
13351 MAIN STREET, LEMONT IL

No.	Revision/Issue	Date

Firm Name and Address

PREPARED FOR
OSCO INCORPORATED
LEMONT, IL

Project Name and Address

40'x 60' BUILDING
LEMONT, IL

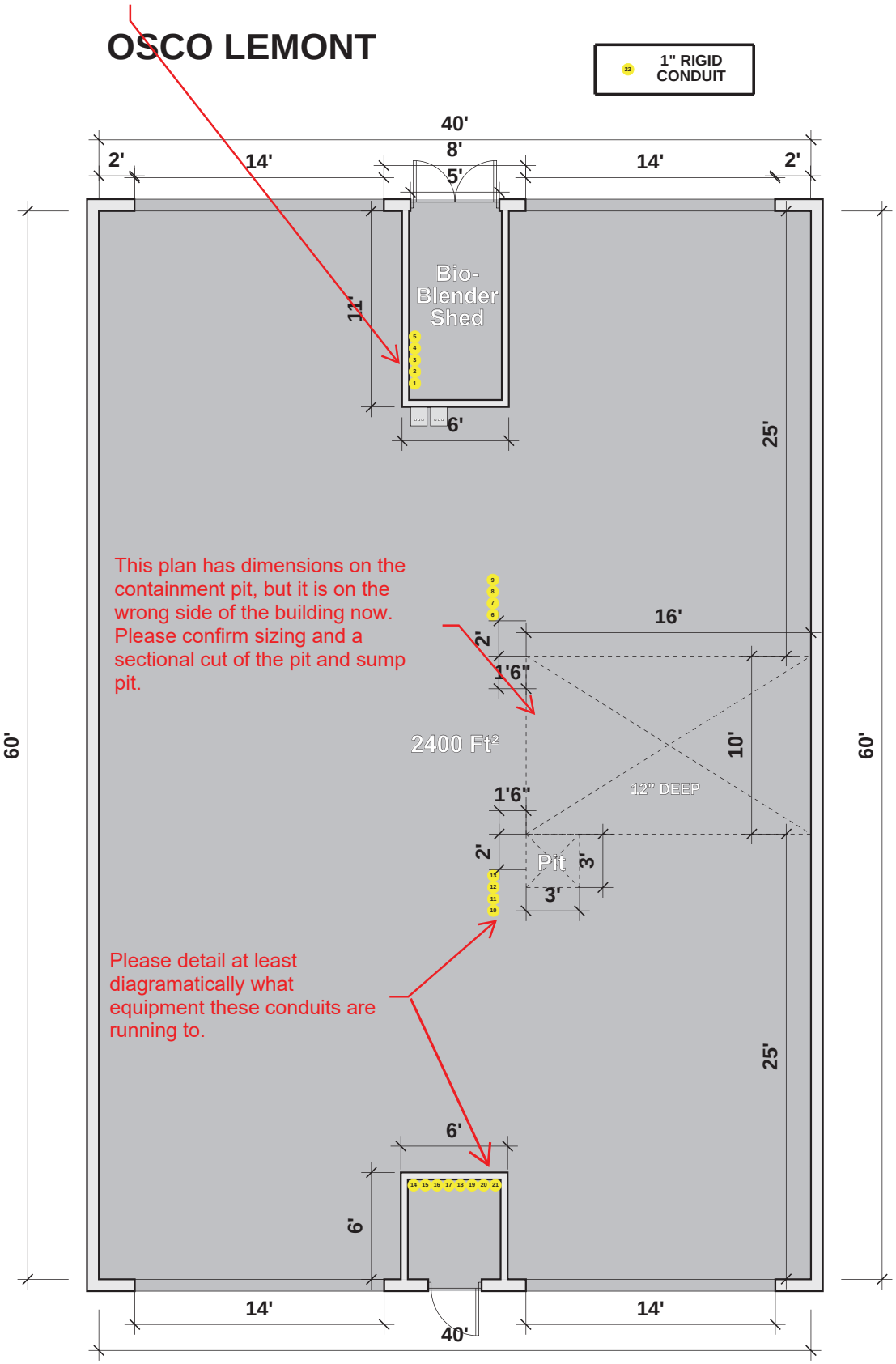
Project

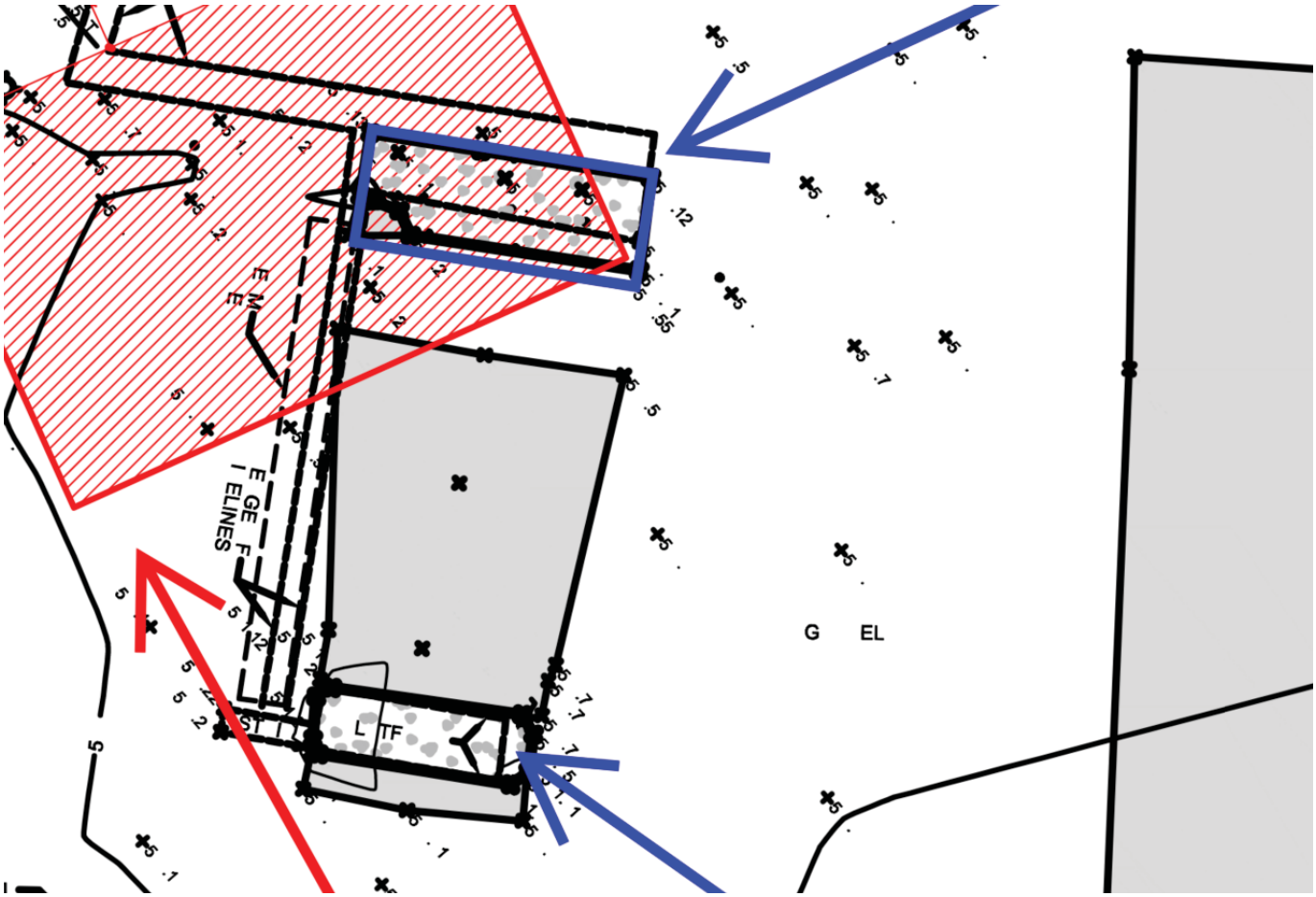
Date 5/19/26

Scale 1/4"=1'-0"

Sheet A-2 OF 2 SHEETS

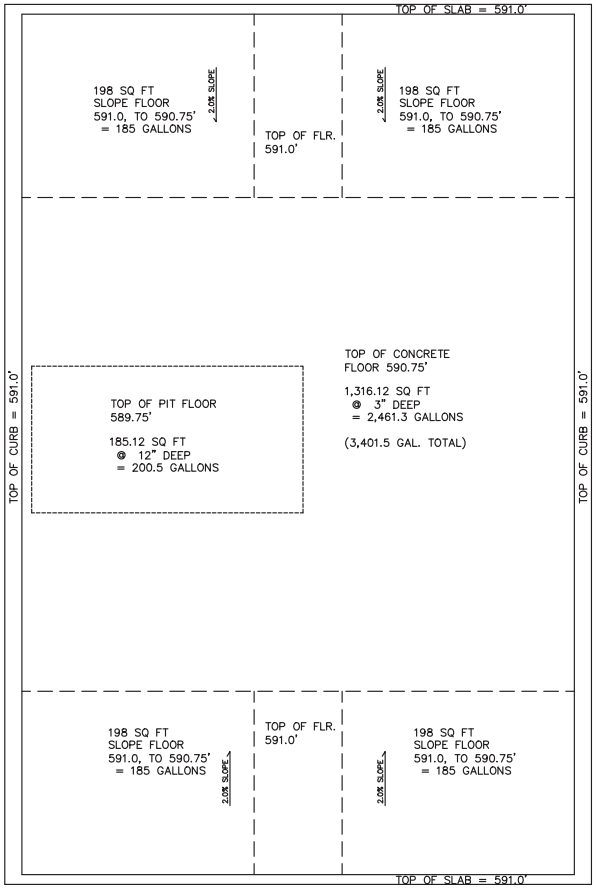
Please detail at least diagramatically what equipment these conduits are running to.



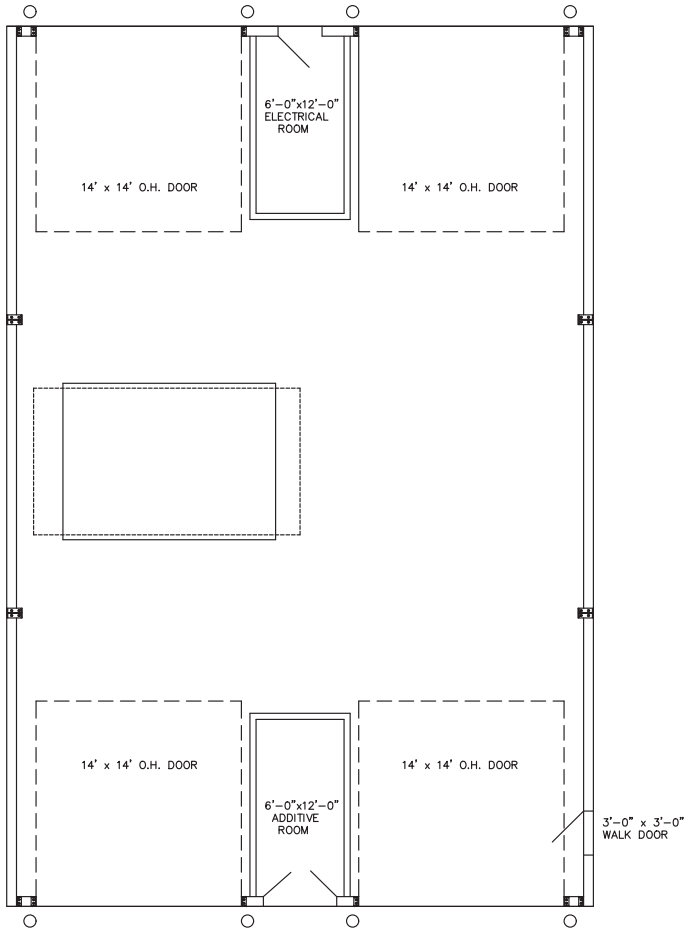


The provided grading plan cannot be read. The elevation points, shown above, are missing and only a single number is shown. The labels and fonts on the page are missing several letters and cannot be read. Please provide a clean copy of the grading plan that shows all the elevations for review.





SPILL CONTAINMENT PLAN



FLOOR PLAN

SCALE $\frac{1}{4}$"=1'-0"

General Notes

FOUNDATION PLAN
LOADING SHELTER
LEMONT, IL

JEFFREY R. WIENHOFF
062-058441
LICENSED
PROFESSIONAL
ENGINEER
OF
ILLINOIS

No.	Revision/Issue	Date
1		6/10/26

Firm Name and Address

PREPARED FOR
OSCO INCORPORATED
LEMONT, IL

Project Name and Address

40'x 60' BUILDING
FOX LAKE, IL

Project

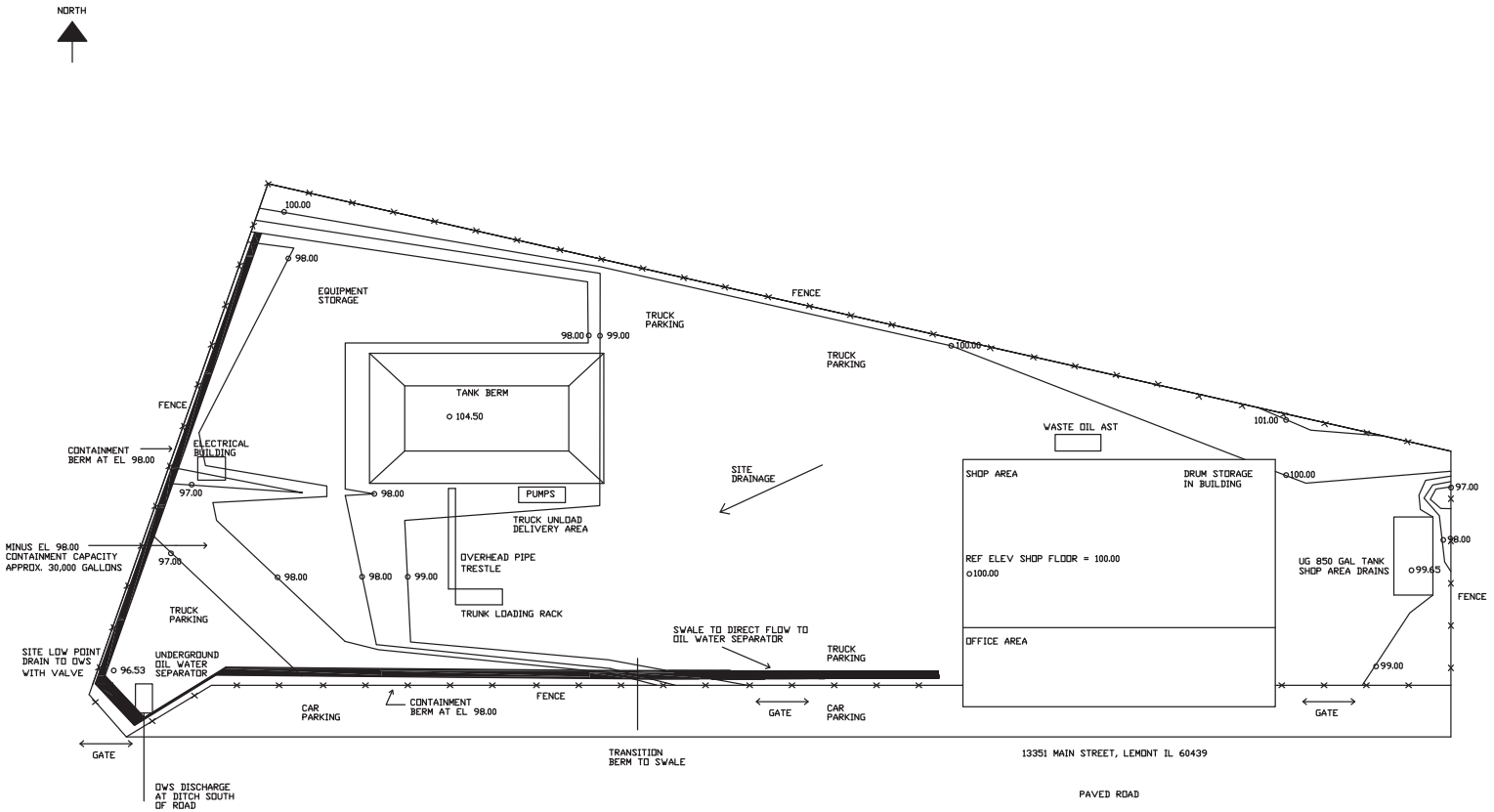
Date: 6/4/26

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

Sheet

A-2

OF 2 SHEETS



earth safe
fuel systems for critical facilities

Earthsafe Systems, Inc.
1312 Marquette Drive, Unit J
Romeoville, IL 60446

(630) 794-5100
(630) 794-5106 Fax

www.earthsafe.com

LTR	DATE	DESCRIPTION
A	11-11-06	PRELIMINARY

REVISIONS

CONFIDENTIAL

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ENGINEER:	BE	DATE	11-11-06
DRAWN BY:		DATE	
CHECKED BY:		DATE	
SCALE	AS NOTED		

CLIENT	OSCO OIL
PROJECT TITLE	OSCO LEMONT YARD SURVEY FOR RUNOFF
LOCATION	LEMONT, IL

SHEET TITLE	OSCO LEMONT YARD SURVEY FOR RUNOFF

SIZE	SHEET	NUMBER
D	MC1	

ENGINEERING DATA

BUILDING CODE: IBC 09

Job Number: B45422
Job Name: OSCO OIL
Job Location: 13351 MAIN ST
LEMONT, IL 60439
Builder: All Line Equipment
Quincy, IL 62305

DATE: 4/ 7/26
DESIGNED BY: KDG

STATE CODE: IBC 09

BUILDING DESCRIPTION

WIDTH:	40	feet		
PEAK OFFSET:	20	feet		
LENGTH:	60	feet		
EAVE HEIGHT:	16	feet	16	feet
ROOF SLOPE:	2.0000:12		2.0:12	

DESIGN LOADS

ROOF DEAD LOAD:	2.5	psf
COLLATERAL LOAD:	1.0	psf
LIVE LOAD:	20.0	psf
LIVE LOAD REDUCTION:	Yes	
RIGID FRAME LIVE LOAD:	12.0	psf
ROOF SNOW LOAD FACTORS		
ROOF SNOW LOAD (P_s):	21.00	psf
GROUND SNOW LOAD:	25.00	psf

SPECIAL LOADS:
No Special Loads.

FLOOR LOADS:
None

I_s =1.00 C_e =1.00 C_t =1.20 C_s =1.00
Terrain Category: C
Slippery/Unobstructed Roof: Y
Rain-on-Snow Surcharge: 0.00 psf

FRAME SELF WEIGHT: INCLUDED
WIND LOAD: 90 mph
CLOSURE TYPE: Enclosed
EXPOSURE: C
WIND IMPORTANCE FACTOR: 1.00
INTERNAL PRESSURE COEFFICIENT: +0.18 /-0.18
SEISMIC IMPORTANCE FACTOR: 1.00 SEISMIC DESIGN CATEGORY: B
SEISMIC COEFFICIENT: 0.301 (Ss*Fa) ASSUMED SITE CLASS: D
OCCUPANCY CATEGORY: II - Normal
S_S= 0.19 S_1= 0.06 S_{DS}= 0.20 S_{D1}= 0.10
SEISMIC RESISTING SYSTEM: Structural Steel System Not Specifically Detailed for Seismic Resistance

ANALYSIS PROCEDURE: Equivalent Lateral Force Procedure
The index force analysis procedure is used for buildings located in seismic design category A [Eqn 11.7-1, ASCE7-05 (IBC06/IBC09)], in which case Cs and R do not apply and are not used to calculate the base shear, V.

COMMENTS

BUILDING FRAMING

LEFT ENDWALL FRAME TYPE:	Bearing
RIGHT ENDWALL FRAME TYPE:	Bearing
INTERIOR FRAME TYPE:	2 rigid frames, clear span
ROOF BRACING:	Cable Diagonal Bracing
LEFT ENDWALL BRACING:	Cable Diagonal Bracing to Frame
RIGHT ENDWALL BRACING:	Cable Diagonal Bracing to Frame
FRONT SIDEWALL BRACING:	Cable Diagonal Bracing
BACK SIDEWALL BRACING:	Cable Diagonal Bracing
LEFT ENDWALL GIRT TYPE:	Inset
RIGHT ENDWALL GIRT TYPE:	Inset
FRONT SIDEWALL GIRT TYPE:	Inset
BACK SIDEWALL GIRT TYPE:	Inset

ROOF PANEL: 26 ga. R-Panel/R-Loc Panel
ROOF PANEL COLOR: Matte Black (CSS)
ROOF TRIM COLOR: Matte Black (CSS)
WALL PANEL: 26 ga. R-Panel/R-Loc Panel
WALL PANEL COLOR: Rustic (CSS)
WALL TRIM COLOR: Matte Black (CSS)

SEISMIC DATA

	C_S	R	
INTERIOR FRAME:	0.07	3.00	
ROOF:	0.07	3.00	
LEFT ENDWALL:	0.07	3.00	
RIGHT ENDWALL:	0.07	3.00	
FRONT SIDEWALL:	0.07	3.00	
BACK SIDEWALL:	0.07	3.00	V (k)
LONGITUDINAL BASE SHEAR:		1.11	
TRANSVERSE BASE SHEAR:		1.12	

DEFINITIONS/ABBREVIATIONS

Definition of Loading Conditions on Anchor Bolt Reactions Page:
DL: Dead Load LL: Live Load CO: Collateral Load WP: Wind Pressure
WS: Wind Suction LLR: Live Load Right WL: Wind from Left WR: Wind from Right
R: Snow with Rain-on-Snow Surcharge
Definition of other abbreviations on Anchor Bolt Reactions Page & Anchor Bolt Details:

EW: Endwall
SW: Sidewall
RF: Rigid Frame
DJ: Door Jamb

SEISMIC RESISTING SYSTEM ABBREVIATIONS:
OMF = Ordinary Steel Moment Frame
OCBF = Ordinary Steel Concentrically Braced Frame
CC = Cantilevered Column System

Robert V. Nangia P.E.
7423 Hollow Ridge Drive
Houston, Texas 77095

AGI SENTINEL
237 SOUTH 4TH STREET P.O. BOX 348 ALBION, NEBRASKA USA 68620
800.327.0790 SENTINELBUILDINGS.COM AGGROWTH.COM

PROJECT: OSCO OIL
13351 MAIN ST
LEMONT, IL 60439

JOB NUMBER: B45422
PAGE No. 1
DESIGN: KDG
ENGR: JLS
DATE: 4/ 7/26

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ENGINEER'S SEAL
STRUCTURAL ONLY
FOUNDATION BY OTHERS
LICENSED PROFESSIONAL ENGINEER
ROBERT V. NANGIA
087-006540
4/30/26
STATE OF ILLINOIS
Expires 11-30-2026

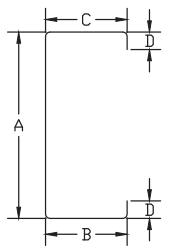
COLD FORMED STEEL COMPONENTS

PRIMED MEMBERS: ASTM A1011-SS Gr. 55

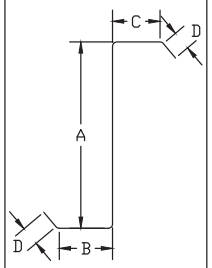
SECT. NAME	DIMENSIONS					MEMBER PROPERTIES			
	A	B	C	D	GA.	AREA	Ix	Iy	Se
PCE04256	4	2.5	2.5	.77	16	.57	1.51	.51	0.64
PCE04254	4	2.5	2.5	.80	14	.71	1.86	.64	0.84
PCE04356	4	3.5	3.5	.77	16	.68	1.95	1.15	0.72
PCE04354	4	3.5	3.5	.80	14	.85	2.41	1.43	0.90
PCE06256	6	2.5	2.5	.77	16	.68	3.84	.59	1.11
PCE06254	6	2.5	2.5	.80	14	.85	4.75	0.74	1.44
PCE06356	6	3.5	3.5	.77	16	.80	4.85	1.34	1.19
PCE06354	6	3.5	3.5	.80	14	.99	6.00	1.66	1.55
PCE06352	6	3.5	3.5	.87	12	1.41	8.41	2.36	2.40
PCE08256	8	2.5	2.5	.77	16	.79	7.53	.65	1.60
PCE08254	8	2.5	2.5	.80	14	.99	9.33	.81	2.13
PCE08252	8	2.5	2.5	.87	12	1.41	13.14	1.15	3.28
PCE08356	8	3.5	3.5	.77	16	.91	9.33	1.47	1.65
PCE08354	8	3.5	3.5	.80	14	1.13	11.57	1.83	2.29
PCE08352	8	3.5	3.5	.87	12	1.61	16.29	2.60	3.52
PCE08350	8	3.5	3.5	.63	10	1.97	19.77	2.86	4.44
PCE10256	10	2.5	2.5	.77	16	.91	12.81	.69	1.99
PCE10254	10	2.5	2.5	.80	14	1.13	15.90	.86	2.87
PCE10252	10	2.5	2.5	.87	12	1.61	22.44	1.23	4.48
PCE10352	10	3.5	3.5	.87	12	1.81	27.39	2.79	4.78
PCE12356	12	3.5	3.5	.77	16	1.14	23.97	1.66	2.48
PCE12252	12	2.5	2.5	.87	12	1.81	34.96	1.29	5.81
PCE12352	12	3.5	3.5	.87	12	2.01	42.11	2.95	6.17
PZE04256	4	2.5	2.5	.65	16	.57	1.55	1.08	0.62
PZE04254	4	2.5	2.5	.68	14	.71	1.92	1.35	0.80
PZE04356	4	3.5	3.5	.65	16	.68	1.99	2.54	0.65
PZE04354	4	3.5	3.5	.68	14	.85	2.46	3.18	0.85
PZE06256	6	2.5	2.5	.65	16	.68	3.91	1.08	1.07
PZE06254	6	2.5	2.5	.68	14	.85	4.84	1.35	1.37
PZE06356	6	3.5	3.5	.65	16	.79	4.91	2.54	1.13
PZE06354	6	3.5	3.5	.68	14	.99	6.09	3.18	1.47
PZE06352	6	3.5	3.5	.73	12	1.41	8.57	4.58	2.27
PZE08256	8	2.5	2.5	.65	16	.79	7.62	1.08	1.51
PZE08254	8	2.5	2.5	.68	14	.99	9.46	1.35	2.04
PZE08252	8	2.5	2.5	.73	12	1.41	13.35	1.95	3.18
PZE08356	8	3.5	3.5	.65	16	.91	9.42	2.54	1.53
PZE08354	8	3.5	3.5	.68	14	1.13	11.69	3.18	2.19
PZE08352	8	3.5	3.5	.73	12	1.61	16.50	4.58	3.38
PZE10256	10	2.5	2.5	.65	16	.91	12.93	1.08	1.87
PZE10254	10	2.5	2.5	.68	14	1.13	16.06	1.35	2.68
PZE10252	10	2.5	2.5	.73	12	1.61	22.71	1.95	4.34
PZE12356	12	3.5	3.5	.68	16	1.14	24.11	2.54	2.31
PZE12352	12	3.5	3.5	.73	12	2.01	42.43	4.58	5.97
PDL06P06/PDH06P06	6	4.0	4.0	.77	16	.85	5.35	1.85	1.21
PDL06P04/PDH06P04	6	4.0	4.0	.80	14	1.06	6.62	2.30	1.59
EAVEL84/EAVEH84	8	4.0	4.0	1.0	14	1.23	12.96	2.74	2.54
EAVEL82/EAVEH82	8	4.0	4.0	1.0	12	1.74	18.11	3.79	3.77
EAVEL04/EAVEH04	10	4.0	4.0	1.0	14	1.37	21.63	2.95	3.24
EAVEL02/EAVEH02	10	4.0	4.0	1.0	12	1.94	30.29	4.08	5.10

SHAPE

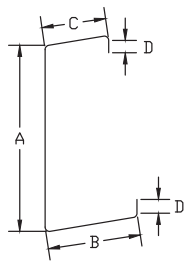
CEE/CHANNEL



ZEE



EAVE STRUT



MATERIAL THICKNESS
16ga = 0.057"
14ga = 0.071"
12ga = 0.101"
10ga = 0.129"

GALVANIZED MEMBERS: ASTM A653-SS Gr. 55 CLASS 3

SECT. NAME	DIMENSIONS					MEMBER PROPERTIES			
	A	B	C	D	GA.	AREA	Ix	Iy	Se
GCE08256	8	2.5	2.5	.77	16	.79	7.53	.65	1.67
GCE08254	8	2.5	2.5	.80	14	.99	9.33	.81	2.19
GCE08252	8	2.5	2.5	.87	12	1.41	13.14	1.15	3.28
GCE08356	8	3.5	3.5	.77	16	.91	9.33	1.47	1.62
GCE08354	8	3.5	3.5	.80	14	1.13	11.57	1.83	2.22
GCE08352	8	3.5	3.5	.87	12	1.61	16.29	2.60	3.41
GCE10256	10	2.5	2.5	.77	16	.91	12.81	.69	2.06
GCE10254	10	2.5	2.5	.80	14	1.13	15.90	.86	2.99
GCE10252	10	2.5	2.5	.87	12	1.61	22.44	1.23	4.48
GCE10352	10	3.5	3.5	.87	12	1.81	27.39	2.79	4.88
GCE12356	12	3.5	3.5	.77	16	1.14	23.97	1.66	2.58
GCE12352	12	3.5	3.5	.87	12	2.01	42.11	2.95	6.02
GZE08256	8	2.5	2.5	.65	16	.79	7.62	1.08	1.58
GZE08254	8	2.5	2.5	.68	14	.99	9.46	1.35	2.08
GZE08252	8	2.5	2.5	.73	12	1.41	13.35	1.95	3.23
GZE08356	8	3.5	3.5	.65	16	.91	9.42	2.54	1.59
GZE08354	8	3.5	3.5	.68	14	1.13	11.69	3.18	2.23
GZE08352	8	3.5	3.5	.73	12	1.61	16.50	4.58	3.45
GZE10256	10	2.5	2.5	.65	16	.91	12.93	1.08	1.94
GZE10254	10	2.5	2.5	.68	14	1.13	16.06	1.35	2.83
GZE10252	10	2.5	2.5	.73	12	1.61	22.71	1.95	4.40
GEAVEL84/GEAVEH84	8	4.0	4.0	1.0	14	1.23	12.96	2.74	2.59
GEAVEL82/GEAVEH82	8	4.0	4.0	1.0	12	1.74	18.11	3.79	3.84
GEAVEL04/GEAVEH04	10	4.0	4.0	1.0	14	1.37	21.63	2.95	3.38
GEAVEL02/GEAVEH02	10	4.0	4.0	1.0	12	1.94	30.29	4.08	5.19
GDL08P04/GDH08P04	8	4.0	4.0	1.0	14	1.23	12.96	2.74	2.59

PRIMED MEMBERS: ASTM A1011-SS Gr. 55

SECT. NAME	DIMENSIONS					MEMBER PROPERTIES			
	A	B	C	D	GA.	AREA	Ix	Iy	Se
PCH06306	6.25	2.99	2.99	0.0	16	.68	4.23	.62	0.75
PCH06304	6.25	3.01	3.01	0.0	14	.85	5.30	.78	1.04
PCH08306	8.25	2.99	2.99	0.0	16	.79	8.11	.67	1.00
PCH08304	8.25	3.01	3.01	0.0	14	.99	10.07	.85	1.53
PCH08302	8.25	3.05	3.05	0.0	12	1.41	14.26	1.23	2.49
PCH10306	10.25	2.99	2.99	0.0	16	.91	13.53	.71	1.27
PCH10304	10.25	3.01	3.01	0.0	14	1.13	16.83	.90	1.89
PCH10302	10.25	3.05	3.05	0.0	12	1.61	23.85	1.30	3.47

AGI SENTINEL
237 SOUTH 4TH STREET P.O. BOX 348 ALBION, NEBRASKA USA 68620
800.327.0790 SENTINELBUILDINGS.COM AGGROWTH.COM

PROJECT: OSCO OIL
13351 MAIN ST
LEMONT, IL 60439

JOB NUMBER: B45422 | PAGE No. 2
DESIGN: KDC
ENGR: JLS | DATE: 4/ 7/26

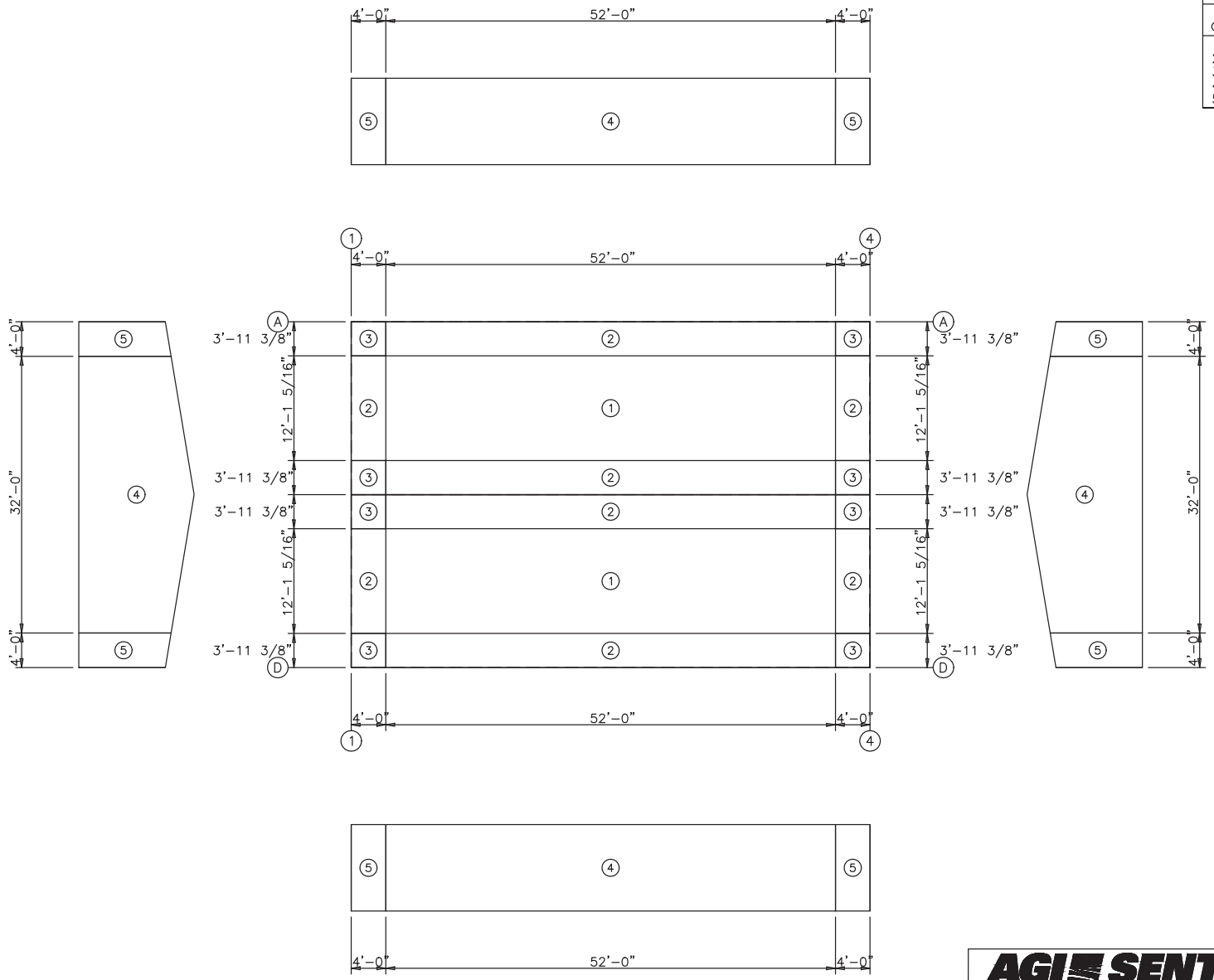
Neither the engineer named on the seal, nor AGI-Sentinel is acting as the Engineer of Record. The responsibility of the engineer named and AGI-Sentinel is limited to the structural performance of the components designed by AGI-Sentinel.

ENGINEER'S SEAL



Expires 11-30-2026

COMPONENTS AND CLADDING Unfactored LOAD GROUP: Standard				
	Member		Panel	
O Id	Pressure	Suction	Pressure	Suction
1	10.00	−14.86	10.31	−16.37
2	10.00	−20.95	10.31	−28.48
3	10.00	−32.99	10.31	−42.23
4	13.97	−15.33	16.37	−17.74
5	13.97	−16.40	16.37	−21.82



PANEL ZONE LAYOUT
(Wind Pressures, Unfactored (psf))

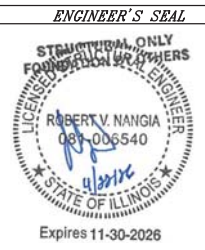
AGI SENTINEL
237 SOUTH 4TH STREET P.O. BOX 348 ALBION, NEBRASKA USA 68620
800.327.0790 SENTINELBUILDINGS.COM AGGROWTH.COM

PROJECT: OSCO OIL
13351 MAIN ST
LEMONT, IL 60439

JOB NUMBER: B45422
PAGE No. 3
DESIGN: KDC
ENGR: JLS
DATE: 4/ 7/26

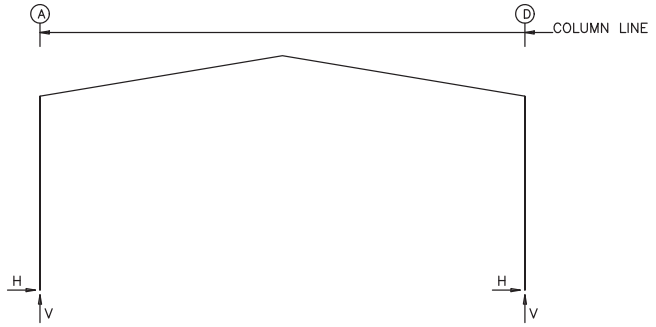
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ENGINEER'S SEAL



Expires 11-30-2026

FRAME LINES: 2 3



RIGID FRAME: MAXIMUM REACTIONS, ANCHOR BOLTS, & BASE PLATES

Frm Line	Col Line	Column_Reactions(k) Load Id	Hmax H	V Vmax	Load Id	Hmin H	V Vmin	Bolt(in) Qty	Dia	Base_Plate(in) Width	Length	Thick	Grout (in)
2*	A	3	4.1	6.5	4	−4.0	−3.1	4	0.750	8.000	12.50	0.375	0.0
		1	3.5	10.5	6	0.0	−6.6						
2*	D	5	4.0	−3.1	2	−4.1	6.5	4	0.750	8.000	12.50	0.375	0.0
		1	−3.5	10.5	7	0.0	−6.6						

2* Frame lines: 2 3

NOTES FOR REACTIONS

1. All loading conditions are examined and only maximum/minimum H or V and the corresponding H or V are reported.
2. Positive reactions are as shown in the sketch. Foundation loads are in opposite directions.
3. Bracing reactions are in the plane of the brace with the H pointing away from the braced bay. The vertical reaction is downward.
4. Building reactions are based on the following building data:

Width	(ft)	=	40.0
Length	(ft)	=	60.0
Eave Height	(ft)	=	16.0/ 16.0
Roof Slope	(rise/12)	=	2.00/ 2.00
Roof Dead Load	(psf)	=	2.5
Wall Dead Load			
Left Endwall	(psf)	=	2.0
Right Endwall	(psf)	=	2.0
Front Sidewall	(psf)	=	2.0
Back Sidewall	(psf)	=	2.0
Roof Live Load	(psf)	=	20.0
Frame Live Load	(psf)	=	12.0
Collateral Load	(psf)	=	1.0
Snow Load	(psf)	=	21.0
Wind Speed	(mph)	=	90.0
Wind Code		=	IBC 09
Exposure		=	C
Closure		=	Enclosed
Internal Wind Coeff		=	−0.18, +0.18
Risk Category		=	II − Normal
Importance − Wind		=	1.00
Importance − Seismic		=	1.00
Seismic Design Category		=	B
Seismic Coeff	(Sms)	=	0.30

5. Loading conditions are:
   1 Dead+Collateral+Snow+Slide_Snow
   2 Dead+Collateral+0.75Snow+0.75Wind_Left1
   3 Dead+Collateral+0.75Snow+0.75Wind_Right1
   4 0.6Dead+Wind_Left2
   5 0.6Dead+Wind_Right2
   6 0.6Dead+Wind_Long1L+LWIND1_L2E
   7 0.6Dead+Wind_Long1L+LWIND1_R2E
   8 0.6Dead+Wind_Left1+Wind_Suction
   9 0.6Dead+Wind_Left1+Wind_Pressure
   10 Dead+Collateral+E1UNB_SL_L
   11 0.6Dead+Wind_Long1L+LWIND1_L
   12 0.6Dead+Wind_Right1+Wind_Suction
   13 0.6Dead+Wind_Right1+Wind_Pressure
   14 Dead+Collateral+E1UNB_SL_R
   15 0.6Dead+Wind_Long1L+LWIND1_R
   16 Dead+Collateral+E2UNB_SL_L
   17 Dead+Collateral+E2UNB_SL_R

ENDWALL COLUMN: MAXIMUM REACTIONS, ANCHOR BOLTS, & BASE PLATES

Frm Line	Col Line	Column_Reactions(k) Load Id	Hmax H	V Vmax	Load Id	Hmin H	V Vmin	Bolt(in) Qty	Dia	Base_Plate(in) Width	Length	Thick	Grout (in)
1	A	8	0.9	−0.9	9	−0.8	−0.9	2	0.750	4.000	8.000	0.375	0.0
		10	0.0	1.9	11	0.0	−1.3						
1	B	8	1.5	−2.2	9	−1.3	−2.2	2	0.750	4.000	8.000	0.375	0.0
		10	0.0	4.8	8	1.5	−2.2						
1	C	12	1.5	−2.2	13	−1.3	−2.2	2	0.750	4.000	8.000	0.375	0.0
		14	0.0	4.8	12	1.5	−2.2						
1	D	12	0.9	−0.9	13	−0.8	−0.9	2	0.750	4.000	8.000	0.375	0.0
		14	0.0	1.9	15	0.0	−1.3						
4	D	8	0.9	−0.9	9	−0.8	−0.9	2	0.750	4.000	8.000	0.375	0.0
		16	0.0	1.9	11	0.0	−1.3						
4	C	8	1.5	−2.2	9	−1.3	−2.2	2	0.750	4.000	8.000	0.375	0.0
		16	0.0	4.8	8	1.5	−2.2						
4	B	12	1.5	−2.2	13	−1.3	−2.2	2	0.750	4.000	8.000	0.375	0.0
		17	0.0	4.8	12	1.5	−2.2						
4	A	12	0.9	−0.9	13	−0.8	−0.9	2	0.750	4.000	8.000	0.375	0.0
		17	0.0	1.9	15	0.0	−1.3						

GENERAL NOTES

1. Foundation design and construction are not the responsibility of AGI−SENTINEL.
2. The building reaction data reports the loads which this building places on the foundation.
3. Anchor bolts shall be accurately set to a tolerance of +/− 1/8" in both elevation and location.
4. Column base plates are designed not to exceed a bearing pressure of 1020 pounds per square inch.
5. All walk doors are to be field located with drilled in wedge anchors.
6. Total anchor bolt length is embedment + projection.
7. All anchor bolts to be ASTM F1554 Gr36 threaded round stock (rolled or cut thread) with plain finish, unless noted. Anchor bolt material variances are acceptable, subject to approval from the foundation engineer.
8. When anchor rods are located close to the free edge of the concrete, the tensile and/or shear strength of the anchor rods cannot be fully developed. In these cases, steel reinforcement in the concrete must be sized and developed (not by AGI−Sentinel) for the required tensile or shear forces in the anchor rods.
9. For buildings classified as enclosed, AGI−Sentinel does not investigate the influence of the design wind load on the metal building system with doors and windows left open. The end customer must assure that during times of high winds all overhead doors, sliding doors, large doors (such as bi−fold & hydraulic), walk doors and windows will be closed & latched.
10. Metal buildings deflect laterally and vertically with environmental loads. Any attachments to the metal building by others must accommodate this movement or damage to the finish may result.

BUILDING BRACING REACTIONS

Wall Loc	Wall Line	Col Line	± Reactions(k) Wind Horz	Wind Vert	Seismic Horz	Seismic Vert	Panel_Shear (lb/ft) Wind	Seis	Note
L_EW	1								(i)
F_SW	D	2,3	2.2	1.5	0.6	0.4			
R_EW	4								(i)
B_SW	A	3,2	2.2	1.5	0.6	0.4			

(i)Bracing in roof to rigid frame

Reactions for seismic represent shear force, Eh
Reaction values shown are unfactored

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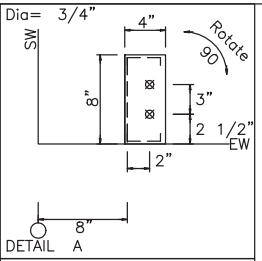
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13351 MAIN ST
LEMONT, IL 60439

JOB NUMBER: B45422 | PAGE No. 4
DESIGN: KDC
ENGR: JLS | DATE: 4/ 7/26

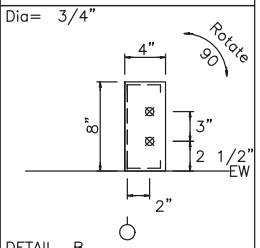
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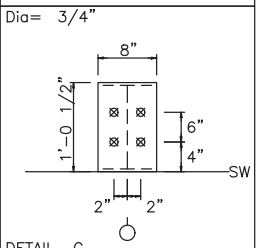




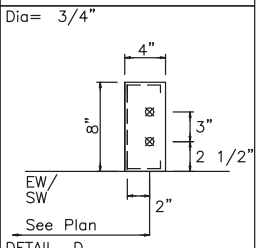
DETAIL A



DETAIL B

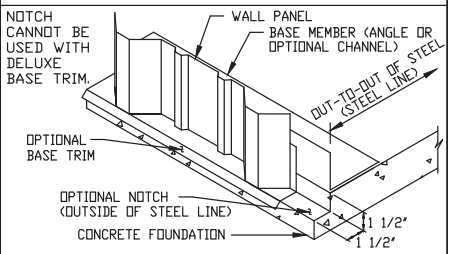


DETAIL C

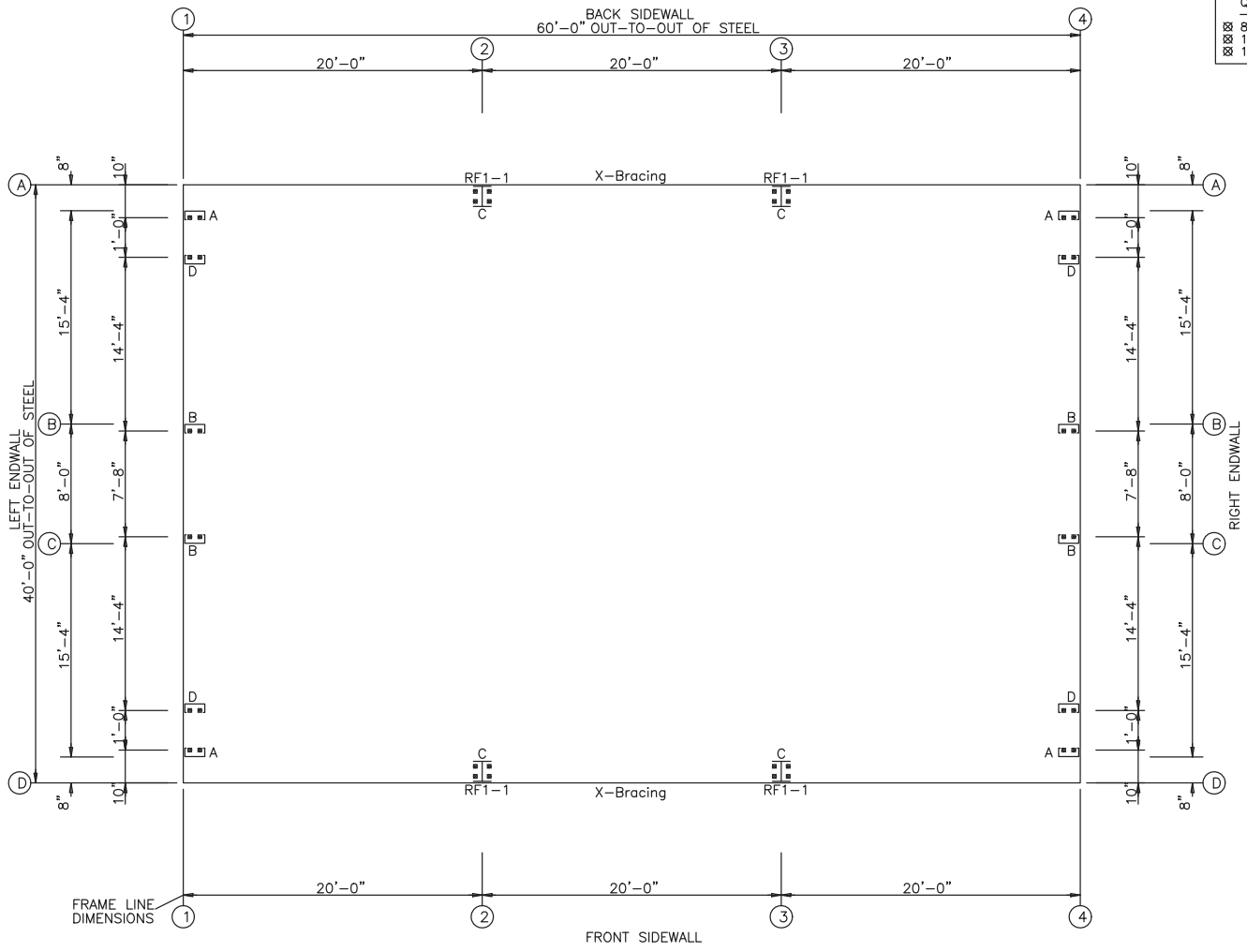


DETAIL D

NOTE: OUT-TO-OUT OF STEEL DIMENSIONS DOES NOT INCLUDE OPTIONAL NOTCH. ADD NOTCH DIMENSIONS TO OVERALL MEASUREMENTS AT DESIRED LOCATIONS.



PLACEMENT OF OPTIONAL CONCRETE NOTCH



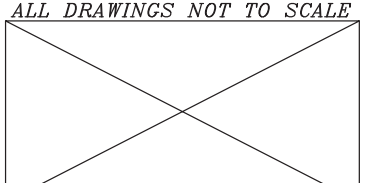
ANCHOR BOLT PLAN

NOTE: All Base Plates @ 100'-0" (U.N.)

ANCHOR BOLT SUMMARY

Qty	Locate	Dia (in)	Type	Total Len (in)	Proj (in)
8	Jamb	3/4"	A36	11.5	2.50
16	Endwall	3/4"	A36	11.5	2.50
16	Frame	3/4"	A36	11.5	2.50

ALL DRAWINGS NOT TO SCALE



DIAGONAL MEASUREMENT = 72'-1 5/16"

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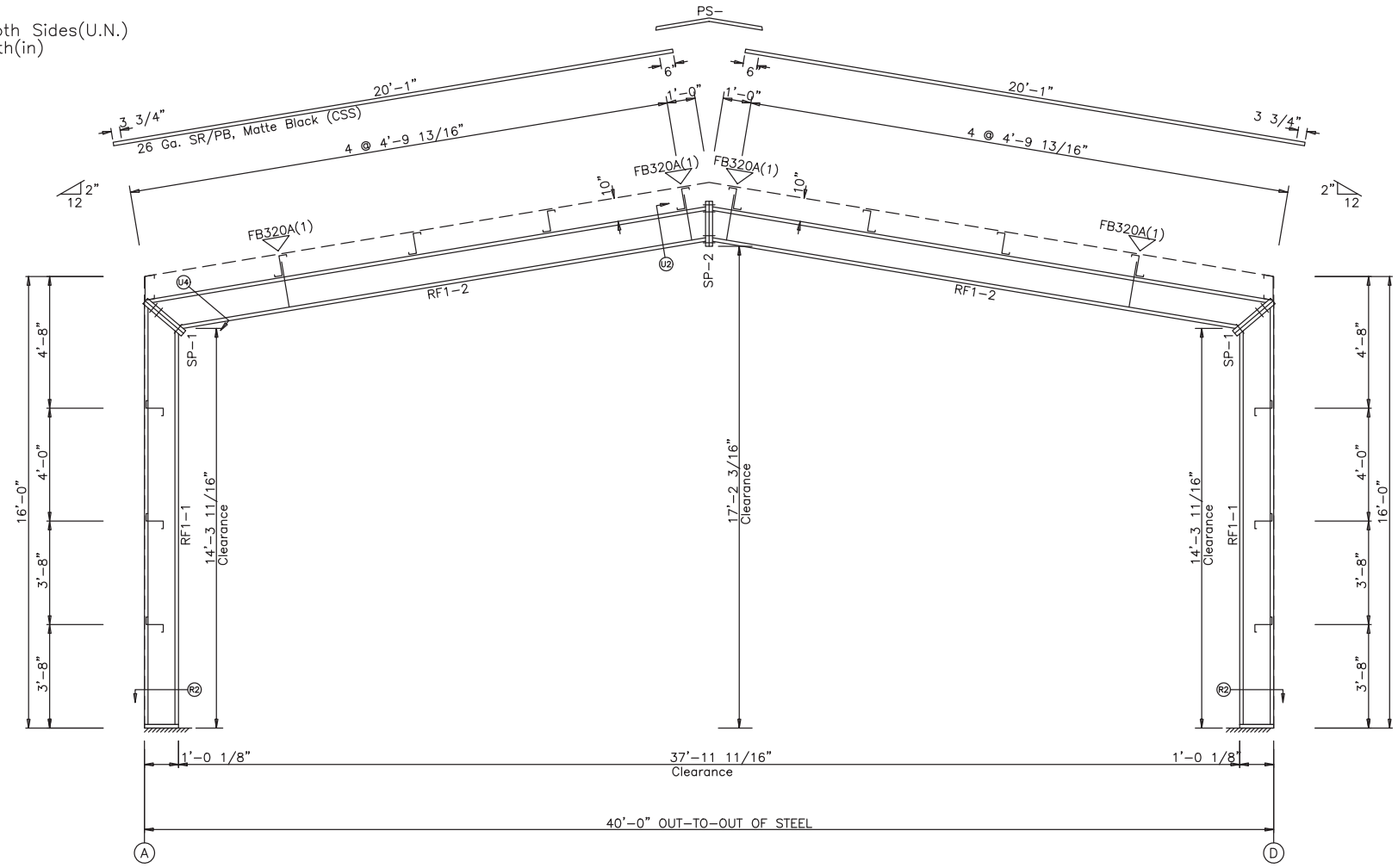


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SPLICE PLATE & BOLT TABLE									
Mark	Qty Top	Bot	Int	Type	Dia	Length	Width	Thick	Length
SP-1	4	2	0	A325	0.750	2.50	6"	5/8"	1'-4 1/2"
SP-2	4	4	0	A325	0.750	2.00	6"	1/2"	1'-7"

MEMBER SIZE TABLE		
MARK	MEMBER	LENGTH
RF1-1	W12x19	15'-1 7/8"
RF1-2	W12x19	20'-3 5/16"

▽ FLANGE BRACES: Both Sides(U.N.)
FBxxA(1): xx=length(in)
A - L2x1/8



RIGID FRAME CROSS SECTION: FRAME LINE 2 3

Bolted endplate connections using A325 grade bolts require tightening to the snug-tight condition in seismic design categories A, B and C. See section 4 of the General Information Guide for bolt tightening instructions for other conditions that require pretensioned bolts.

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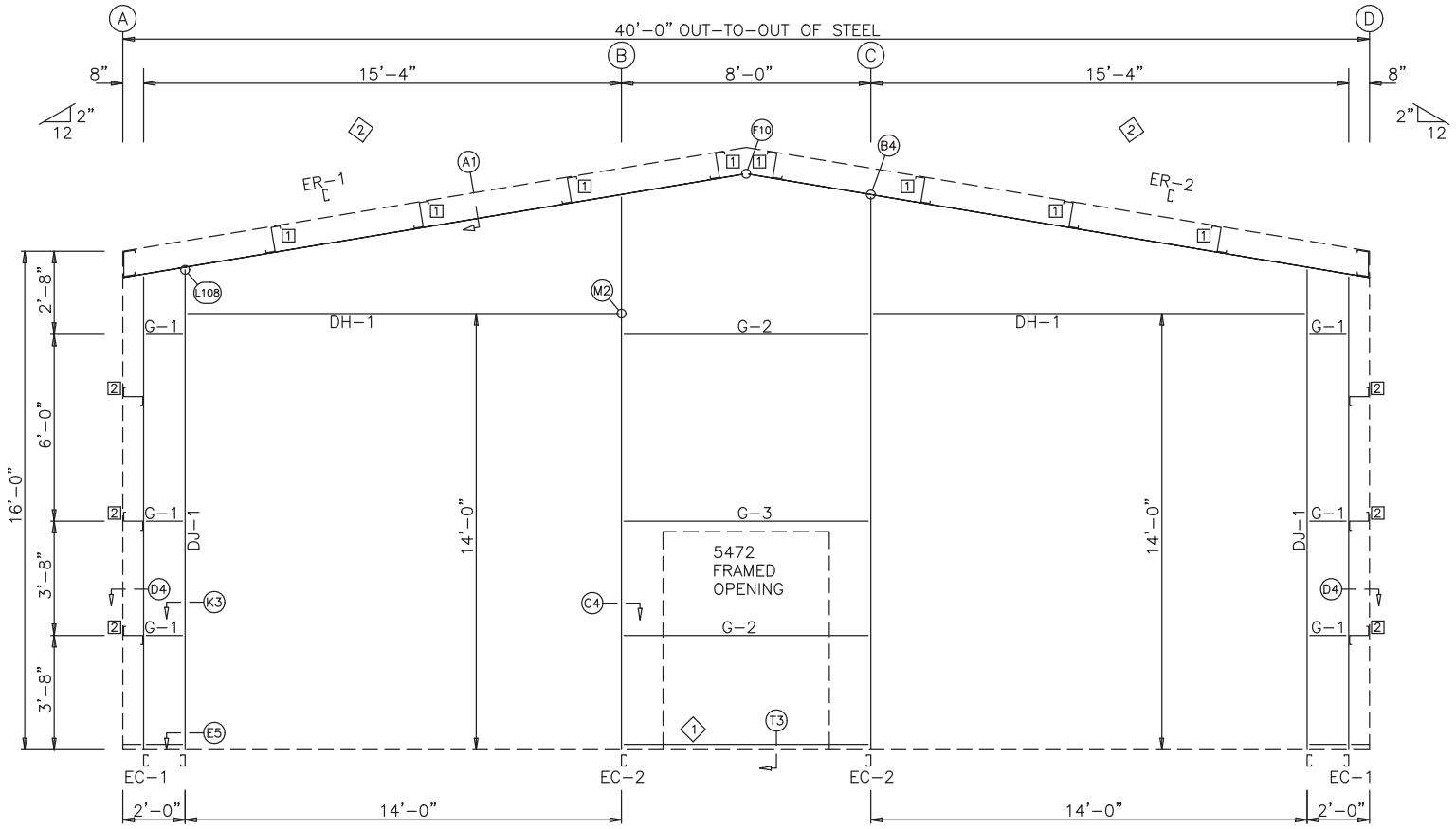
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ENGINEER'S SEAL

STRUCTURAL ONLY
FOUNDATION BY OTHERS
LICENSED STRUCTURAL ENGINEER
ROBERT V. NANGIA
081-006540
4/30/26
STATE OF ILLINOIS
Expires 11-30-2026

15" OF CLEARANCE FOR OVERHEAD DOOR W/O OPERATOR BETWEEN HEADER AND UNDERSIDE OF THE PURLIN AT THE DOOR JAMB. CHECK WITH OVERHEAD DOOR SUPPLIER TO ENSURE THE DOOR WILL HAVE ADEQUATE CLEARANCE.



ENDWALL FRAMING: FRAME LINE 1

BOLT TABLE
FRAME LINE 1

LOCATION	QUAN	TYPE	DIA	LENGTH
ER-1/ER-2	4	A325	1/2"	1 1/2"
Columns/Raf	4	A325	1/2"	1 1/4"
Jamb/Raf	2	A325	1/2"	1 1/4"

MEMBER TABLE
FRAME LINE 1

QTY	MARK	PART	LENGTH
2	EC-1	PCE08352	14'-6 13/16"
2	EC-2	PCE08352	17'-1 1/2"
1	ER-1	PCE08352	20'-3 5/16"
1	ER-2	PCE08352	20'-3 5/16"
2	DJ-1	PCE08352	14'-9 1/2"
2	DH-1	PCE08352	14'-0"
6	G-1	PZE08256	7 1/2"
2	G-2	PZE08256	7'-3 1/2"
1	G-3	PCE08352	7'-3 1/2"

ANGLE TABLE
FRAME LINE 1

◇ID	QTY	PART	LENGTH
1	1	PAN04206	20'-0"
2	2	PAN04206	20'-0"

CONNECTION PLATES
FRAME LINE 1

□ID	QTY	PART
1	8	PR80
2	6	CGC8

Girts below 7'-4" may be field cut to allow installation of walk doors in bays shown on this drawing. See section 6 of the General Information guide. Girts cut at other locations must be pre-approved by AGI-Sentinel

Bolted endplate connections using A325 grade bolts require tightening to the snug-tight condition in seismic design categories A, B and C. See section 4 of the General Information Guide for bolt tightening instructions for other conditions that require pretensioned bolts.

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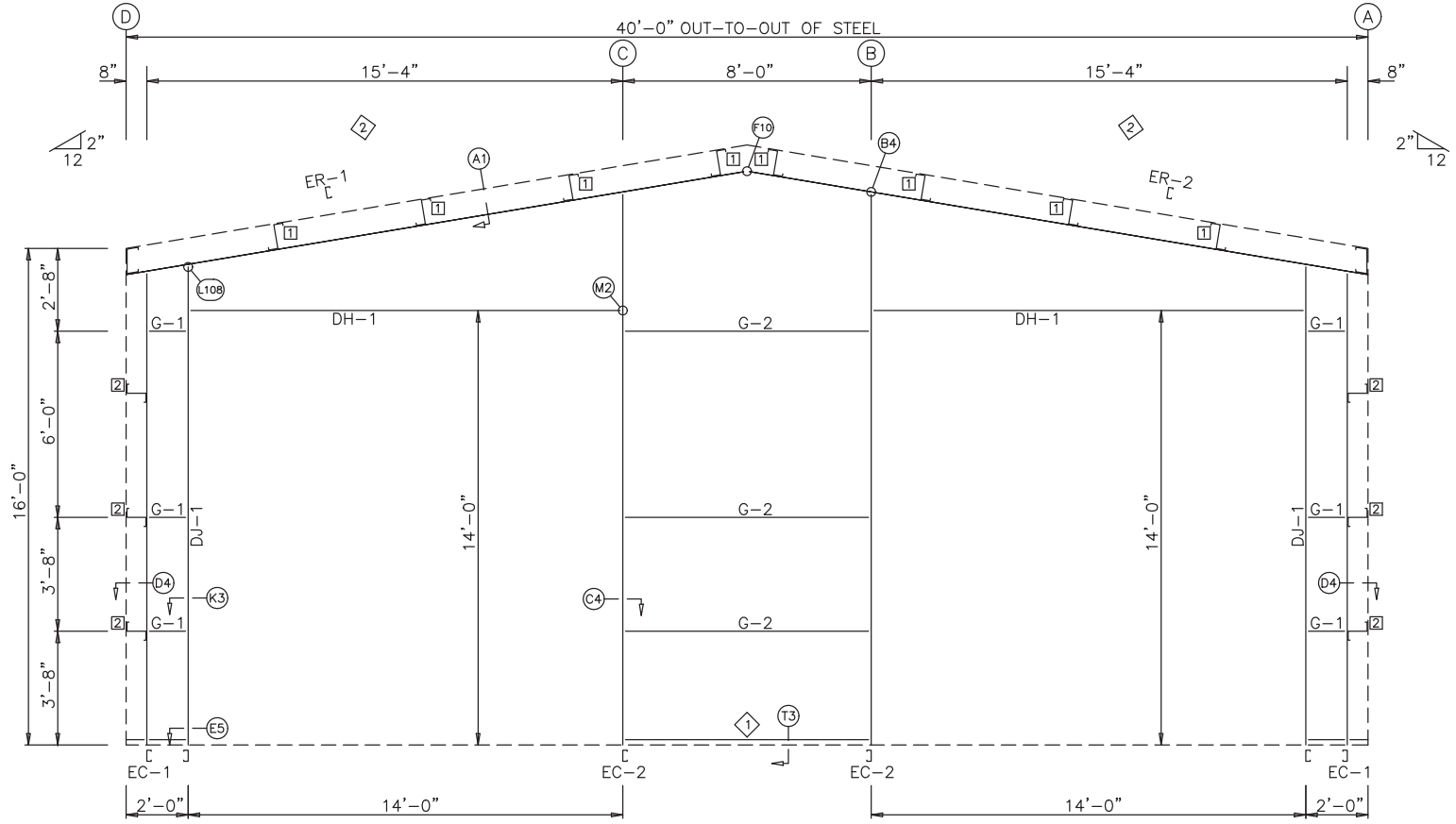
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ENGINEER'S SEAL

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FOUNDATION BY OTHERS
LICENSED PROFESSIONAL ENGINEER
ROBERT V. NANGIA
062-006540
4/30/26
STATE OF ILLINOIS

Expires 11-30-2026

15" OF CLEARANCE FOR OVERHEAD DOOR W/O OPERATOR BETWEEN HEADER AND UNDERSIDE OF THE PURLIN AT THE DOOR JAMB. CHECK WITH OVERHEAD DOOR SUPPLIER TO ENSURE THE DOOR WILL HAVE ADEQUATE CLEARANCE.



ENDWALL FRAMING: FRAME LINE 4

BOLT TABLE
FRAME LINE 4

LOCATION	QUAN	TYPE	DIA	LENGTH
ER-1/ER-2	4	A325	1/2"	1 1/2"
Columns/Raf	4	A325	1/2"	1 1/4"
Jamb/Raf	2	A325	1/2"	1 1/4"

MEMBER TABLE
FRAME LINE 4

QTY	MARK	PART	LENGTH
2	EC-1	PCE08352	14'-6 13/16"
2	EC-2	PCE08352	17'-1 1/2"
1	ER-1	PCE08352	20'-3 5/16"
1	ER-2	PCE08352	20'-3 5/16"
2	DJ-1	PCE08352	14'-9 1/2"
2	DH-1	PCE08352	14'-0"
6	G-1	PZE08256	7 1/2"
3	G-2	PZE08256	7'-3 1/2"

ANGLE TABLE
FRAME LINE 4

◇ID	QTY	PART	LENGTH
1	1	PAN04206	20'-0"
2	2	PAN04206	20'-0"

CONNECTION PLATES
FRAME LINE 4

□ID	QTY	PART
1	8	PR80
2	6	CGC8

Bolted endplate connections using A325 grade bolts require tightening to the snug-tight condition in seismic design categories A, B and C. See section 4 of the General Information Guide for bolt tightening instructions for other conditions that require pretensioned bolts.

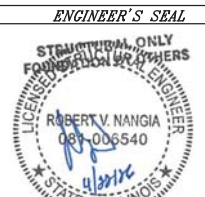
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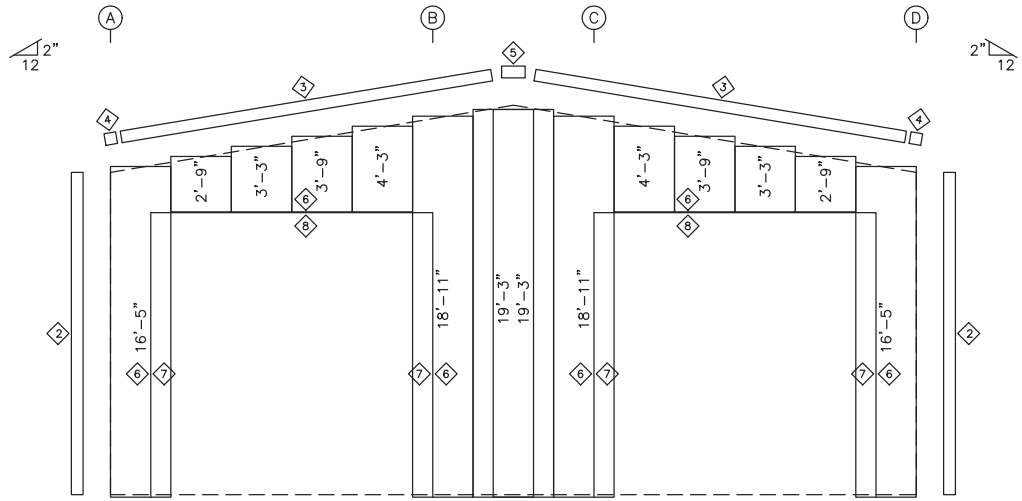
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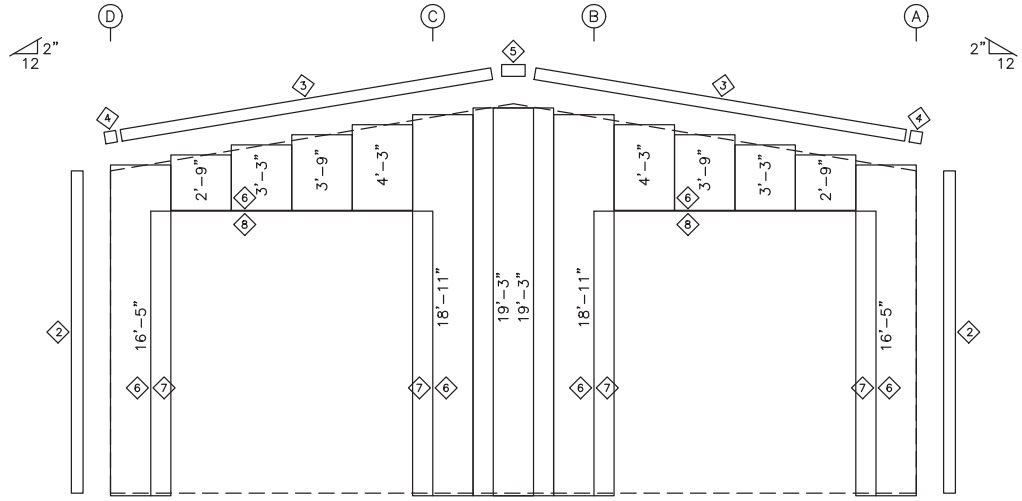
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TRIM TABLE FRAME LINE 1 & 4				
◇ID	QTY	PART	COLOR	LENGTH
2	4	OU204	BK	20'–4"
3	4	RA204	BK	20'–4"
4	4	REND	BK	6 7/8"
5	2	PBOXF6	BK	2'–0"
6	12	JH204	BK	20'–4"
7	8	JA204	BK	20'–4"
8	4	SBHD20	BK	20'–4"



ENDWALL SHEETING & TRIM: FRAME LINE 1

PANELS: 26 Ga. SR/PB – Rustic (CSS)



ENDWALL SHEETING & TRIM: FRAME LINE 4

PANELS: 26 Ga. SR/PB – Rustic (CSS)

AGI SENTINEL

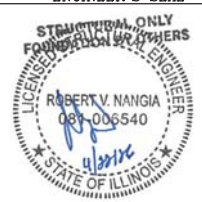
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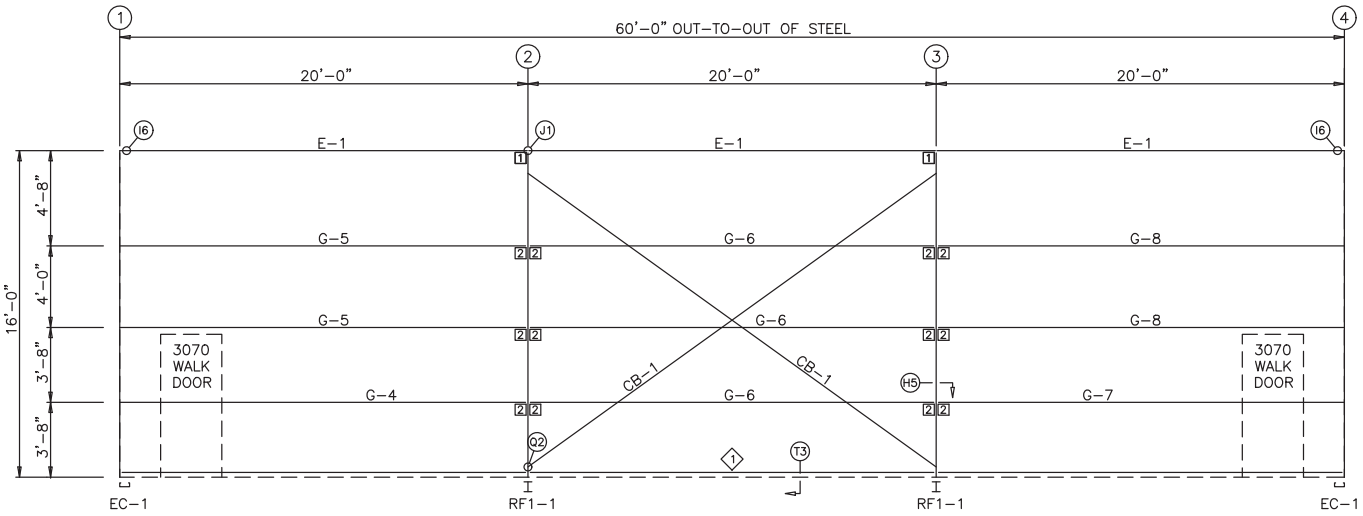
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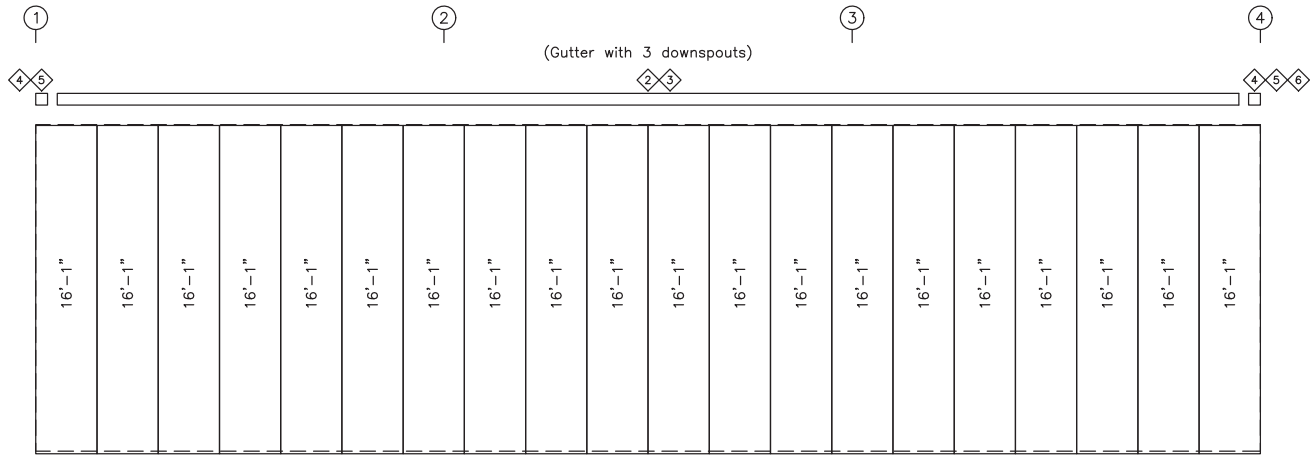
ENGINEER'S SEAL



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SIDEWALL FRAMING: FRAME LINE D



SIDEWALL SHEETING & TRIM: FRAME LINE D

PANELS: 26 Ga. SR/PB – Rustic (CSS)

MEMBER TABLE
FRAME LINE D

QTY	MARK	PART	LENGTH
3	E-1	EAVL0420	19'-11 1/2"
1	G-4	PZE08256	19'-7 3/8"
2	G-5	PZE08254	19'-7 3/8"
3	G-6	PZE08254	19'-3 1/4"
1	G-7	PZE08256	19'-7 3/8"
2	G-8	PZE08254	19'-7 3/8"
2	CB-1	1/4" STR	22'-8"

TRIM TABLE
FRAME LINE D

◇ID	QTY	PART	COLOR	LENGTH
2	3	GU204	BK	20'-4"
3	6	LEA102	BK	10'-2"
4	2	GEN	BK	5"
5	2	OCB	BK	1'-0"
6	31	GS9	BK	9"

ANGLE TABLE
FRAME LINE D

◇ID	QTY	PART	LENGTH
1	3	PAN04206	20'-0"

CONNECTION PLATES
FRAME LINE D

□ID	QTY	PART
1	2	ESCLIP
2	12	ERCLP08

FIELD SLOT GIRT WEBS FOR CABLE/ROD

WHEN DIAGONAL BRACING IS IN A WALL WITH FLUSH GIRTS THE BRACING INTERSECTS THE GIRTS AND GIRTS MUST BE SLOTTED TO ALLOW THE BRACING TO PASS THROUGH. MULTIPLE SLOTS MAY BE REQUIRED ACROSS GIRT DEPTH

SLOTS 1 1/2"x3", CUT TWO HOLES 1 1/2" APART THEN USE CUT OFF WHEEL OR RECIP SAW TO COMPLETE THE SLOT

*-ALIGN GIRT SLOT(S) W/ COLUMN SLOT(S)

* Slot location may vary across girt depth for bracing attaching to endwall corner columns

Girts below 7'-4" may be field cut to allow installation of walk doors in bays shown on this drawing. See section 6 of the General Information guide. Girts cut at other locations must be pre-approved by AGI-Sentinel

Bolted endplate connections using A325 grade bolts require tightening to the snug-tight condition in seismic design categories A, B and C. See section 4 of the General Information Guide for bolt tightening instructions for other conditions that require pretensioned bolts.

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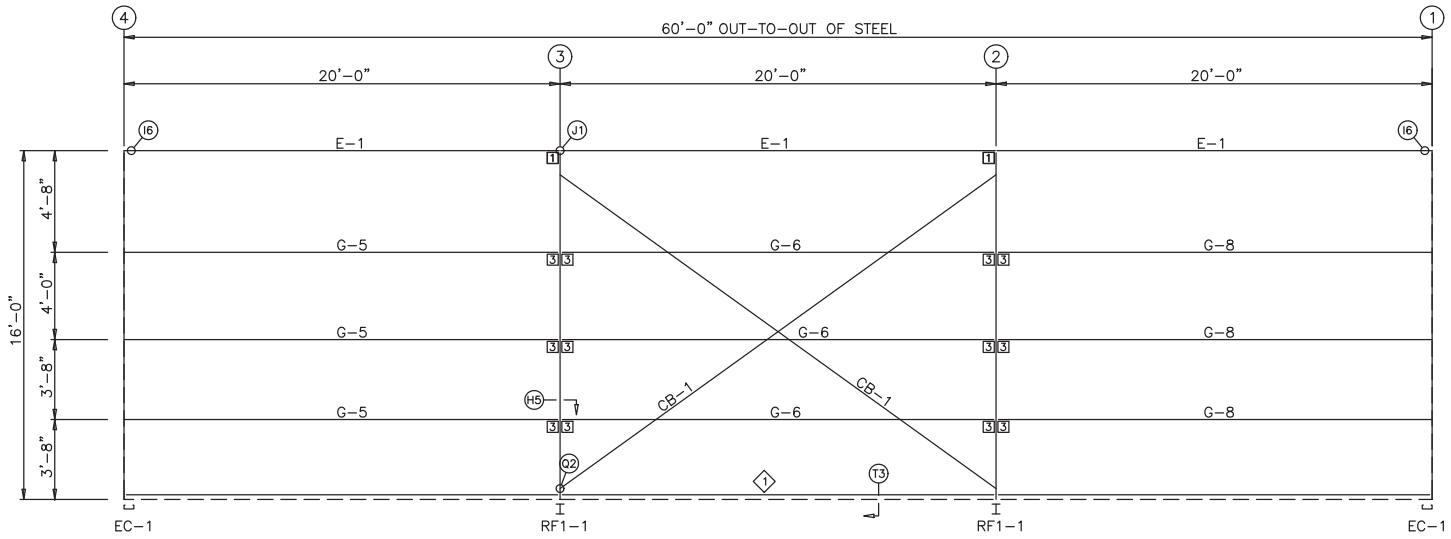
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ENGR: JLS
DATE: 4/ 7/26

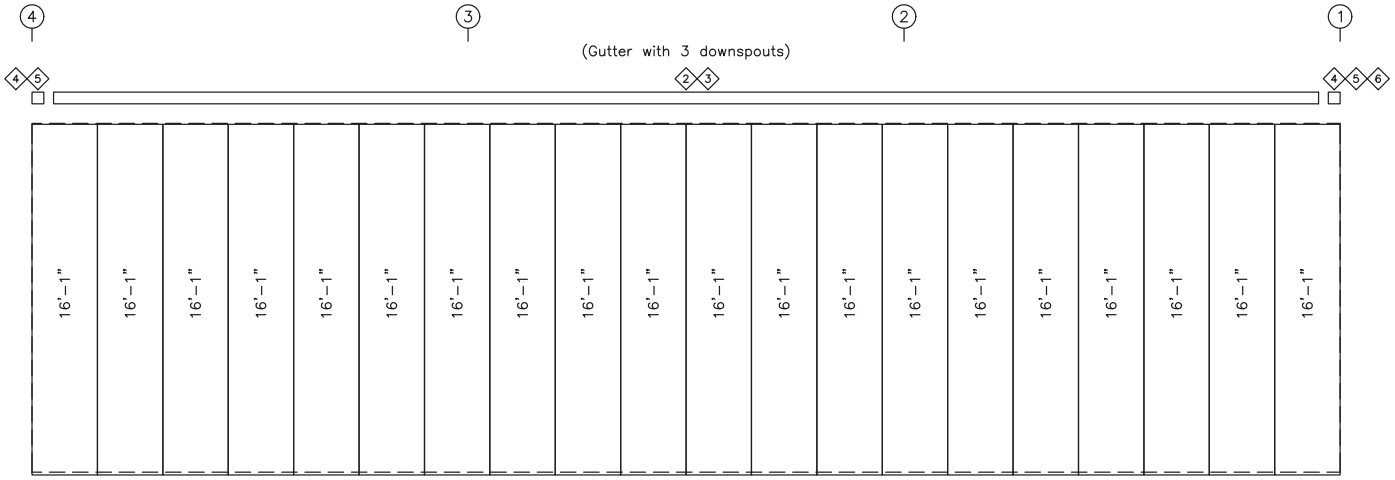
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ENGINEER'S SEAL

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SIDEWALL FRAMING: FRAME LINE A



SIDEWALL SHEETING & TRIM: FRAME LINE A

PANELS: 26 Ga. SR/PB – Rustic (CSS)

MEMBER TABLE
FRAME LINE A

QTY	MARK	PART	LENGTH
3	E-1	EAVL0420	19'-11 1/2"
3	G-5	PZE08254	19'-7 3/8"
3	G-6	PZE08254	19'-3 1/4"
3	G-8	PZE08254	19'-7 3/8"
2	CB-1	1/4" STR	22'-8"

TRIM TABLE
FRAME LINE A

◇ID	QTY	PART	COLOR	LENGTH
2	3	GU204	BK	20'-4"
3	6	LEA102	BK	10'-2"
4	2	GEN	BK	5"
5	2	OCB	BK	1'-0"
6	31	GS9	BK	9"

ANGLE TABLE
FRAME LINE A

◇ID	QTY	PART	LENGTH
1	3	PAN04206	20'-0"

CONNECTION PLATES
FRAME LINE A

□ID	QTY	PART
1	2	ESCLIP
2	12	ERCLP08

FIELD SLOT GIRT WEBS FOR CABLE/ROD

WHEN DIAGONAL BRACING IS IN A WALL WITH FLUSH GIRTS THE BRACING INTERSECTS THE GIRTS AND GIRTS MUST BE SLOTTED TO ALLOW THE BRACING TO PASS THROUGH. MULTIPLE SLOTS MAY BE REQUIRED ACROSS GIRT DEPTH

SLOTS 1 1/2"x3", CUT TWO HOLES 1 1/2" APART THEN USE CUT OFF WHEEL OR RECIP SAW TO COMPLETE THE SLOT

*-ALIGN GIRT SLOT(S) W/ COLUMN SLOT(S)

* Slot location may vary across girt depth for bracing attaching to endwall corner columns

Bolted endplate connections using A325 grade bolts require tightening to the snug-tight condition in seismic design categories A, B and C. See section 4 of the General Information Guide for bolt tightening instructions for other conditions that require pretensioned bolts.

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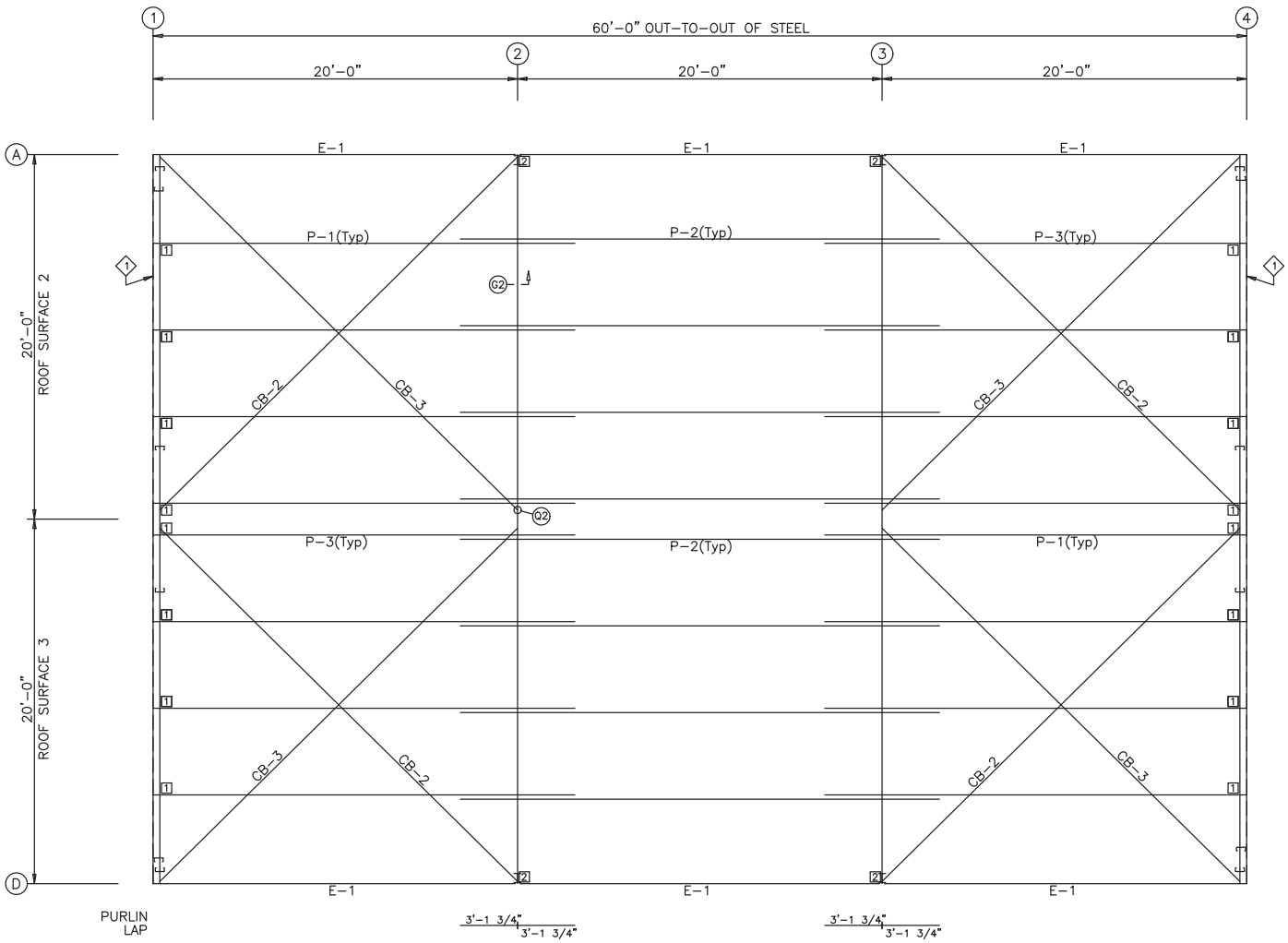
PROJECT: OSCO OIL
13351 MAIN ST
LEMONT, IL 60439

JOB NUMBER: B45422
PAGE No. 11
DESIGN: KDC
ENGR: JLS
DATE: 4/ 7/26

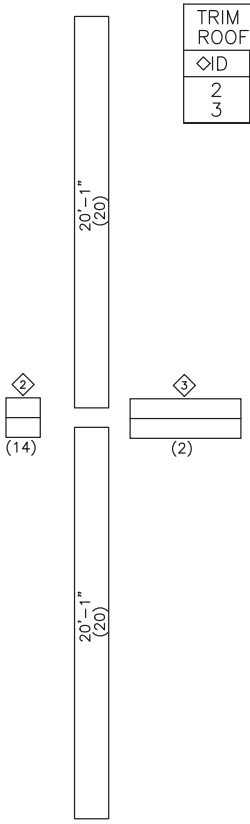
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ROOF FRAMING PLAN



ROOF SHEETING

PANELS: 26 Ga. SR/PB
Matte Black (CSS)

MEMBER TABLE
ROOF PLAN

QTY	MARK	PART	LENGTH
8	P-1	PZE10254	23'-1 1/2"
8	P-2	PZE10256	26'-3 1/2"
8	P-3	PZE10254	23'-1 1/2"
6	E-1	EAVL0420	19'-11 1/2"
4	CB-2	1/4" STR	25'-2"
4	CB-3	1/4" STR	25'-7"

TRIM TABLE
ROOF PLAN

◇ID	QTY	PART	COLOR	LENGTH
2	14	FRC36	BK	3'-0"
3	2	RIDGE VENT	GL	10'-0"

ANGLE TABLE
ROOF PLAN

◇ID	QTY	PART	LENGTH
1	4	PAN04206	20'-0"

CONNECTION PLATES
ROOF PLAN

□ID	QUAN	MARK/PART
1	16	PR80
2	4	ESCLIP

Refer to the rigid frame cross section drawing for roof sheet placement and extension past eave strut.

Bolted endplate connections using A325 grade bolts require tightening to the snug-tight condition in seismic design categories A, B and C. See section 4 of the General Information Guide for bolt tightening instructions for other conditions that require pretensioned bolts.

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ENGINEER'S SEAL



Expires 11-30-2026

ACCESSORY: 5472 WALK DOOR FRAMED OPENING DETAIL WITH GIRTS AT 3'–8" & 7'–4".

NOTE 1: THIS IS A ROUGH FRAMED OPENING. MEASURE THE ITEM TO BE PLACED IN THIS OPENING AND MAKE ANY ADJUSTMENTS PRIOR TO FINAL ASSEMBLY.

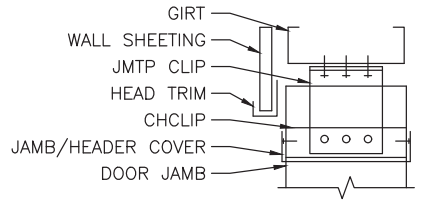
NOTE 2: CLIPS MAY BE WELDED TO THE JAMBS OR SELF DRILLING SCREWS MAY BE USED.

NOTE 3: INTERMEDIATE GIRT WILL NEED TO BE FIELD CUT AND ATTACHED TO THE JAMBS WITH PANCAKE HEAD SDS SCREWS.

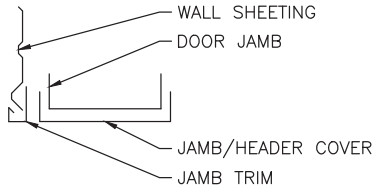
MATERIAL LIST FOR WALK DOOR FRAMED OPENING
NUMBER OF FRAMED OPENINGS = 1

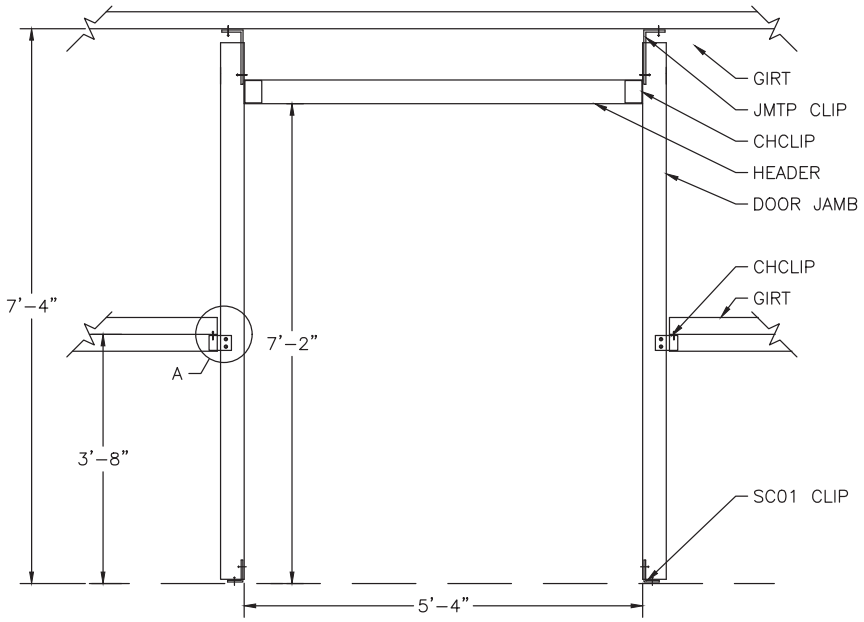
QTY	DESCRIPTION	SHAPE	GAGE	COLOR	LENGTH
2	JAMBS	PNH08306	16	PRIMED	7'–3"
1	HEADER	PNH08306	16	PRIMED	5'–4"
4	1/2" WEDGE ANCHOR				3 3/4"
4	CHCLIP		16	PRIMED	2 1/2"
2	SC01 CLIP			PRIMED	5"
2	JMTP CLIP			PRIMED	8 1/2"
2	JAMB TRIM		26	TRIM	10'–2"
1	HEAD TRIM		26	TRIM	10'–3"
3	JAMB/HEADER COVER		26	TRIM	10'–2"
28	TK2150 SDS SCREW (@ 6" o.c. ON HEAD TRIM & 12" o.c. ON JAMB TRIM)			TRIM	1 1/2"
34	PANCAKE HEAD SCREWS (6 PER JMTP CLIP, 3 PER SC01 CLIP & 4 PER CHCLIP)				1"

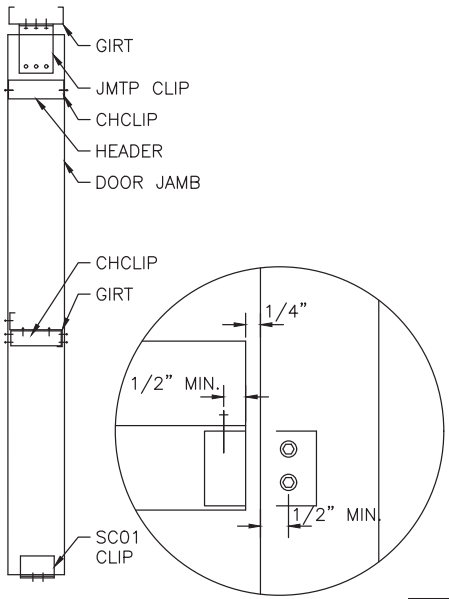
SECTION THRU HEADER/GIRT



SECTION THRU JAMB







DETAIL A
USE PANCAKE HEAD SCREW IN JAMB, TK2075 IN GIRT WEB

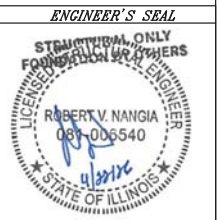
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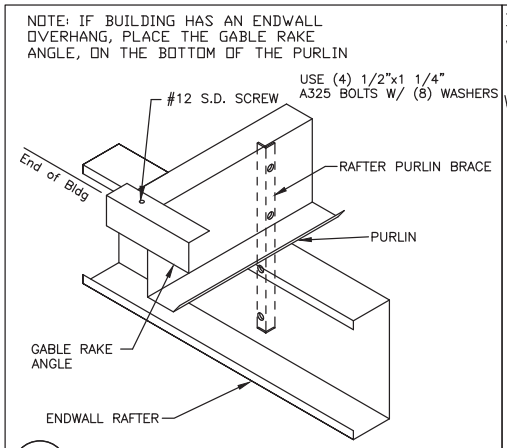
JOB NUMBER: B45422
PAGE No. 13
DESIGN: KDC
ENGR: JLS
DATE: 4/ 7/26

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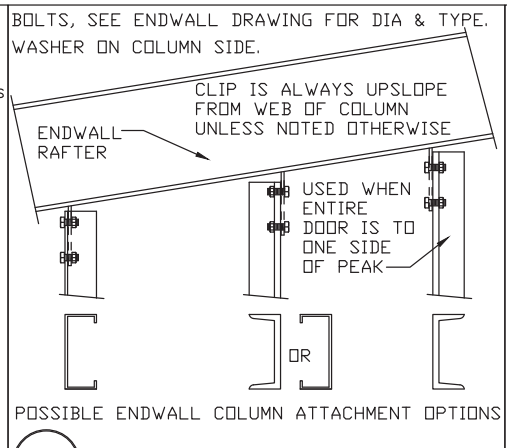


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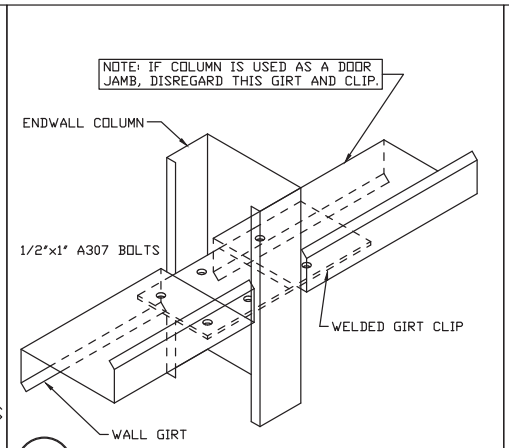


A1 SECTION THROUGH ENDWALL RAFTER

A1ISO.DWG

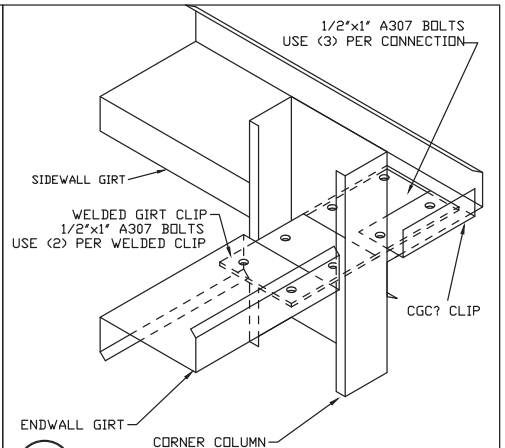


B4 ENDWALL RAFTER TO COLUMN



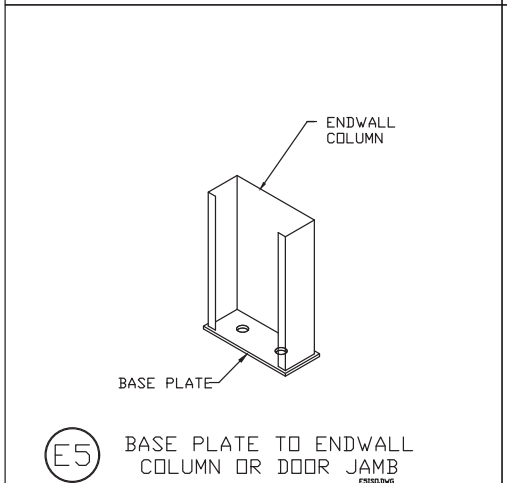
C4 ENDWALL COLUMN TO WALL GIRT

C4ISO.DWG



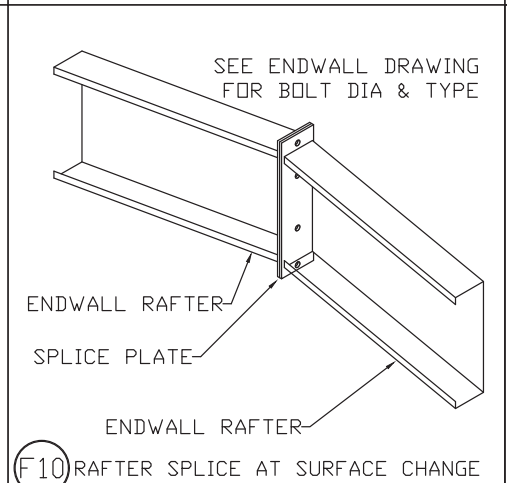
D4 CORNER COLUMN TO WALL GIRT

D4ISO.DWG



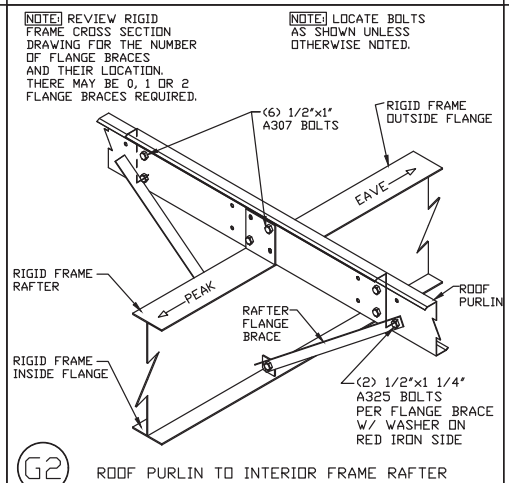
E5 BASE PLATE TO ENDWALL COLUMN OR DOOR JAMB

E5ISO.DWG

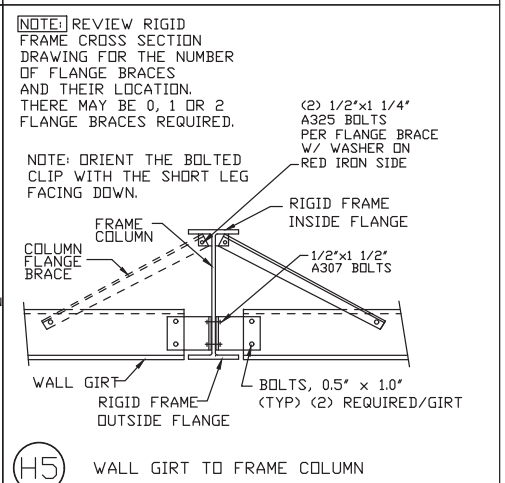


F10 RAFTER SPLICE AT SURFACE CHANGE

F10ISO.DWG



G2 ROOF PURLIN TO INTERIOR FRAME RAFTER



H5 WALL GIRT TO FRAME COLUMN

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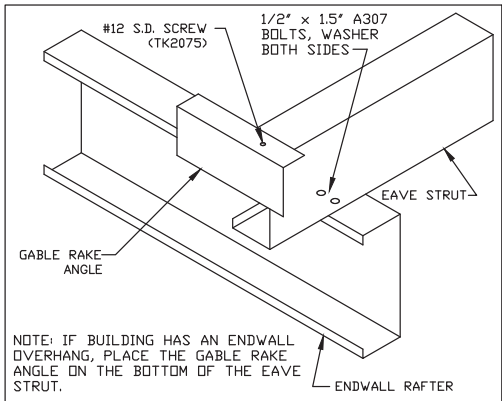
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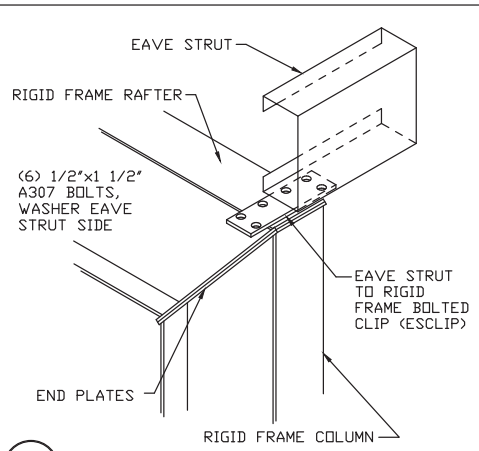
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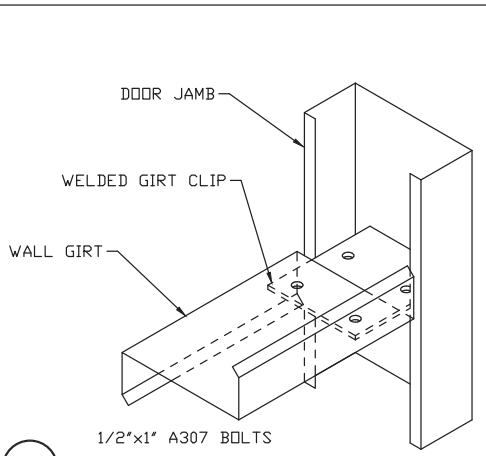
I6 EAVE STRUT TO ENDWALL RAFTER

I6SO.DWG



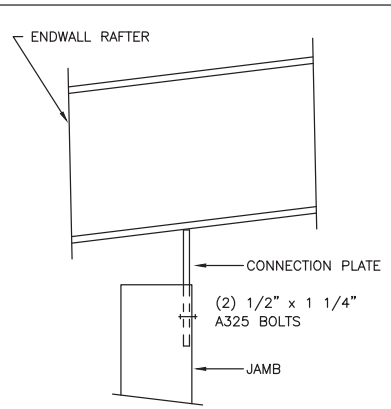
J1 EAVE STRUT TO RIGID FRAME

J1DIAGISO.DWG

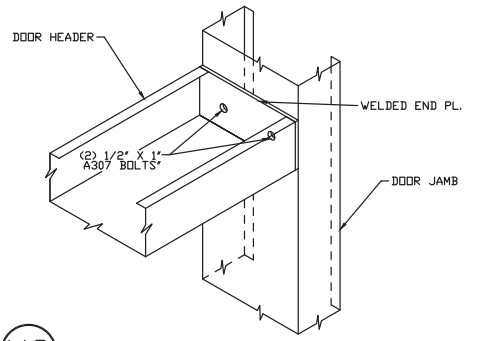


K3 WALL GIRT TO DOOR JAMB

K3ISO.DWG

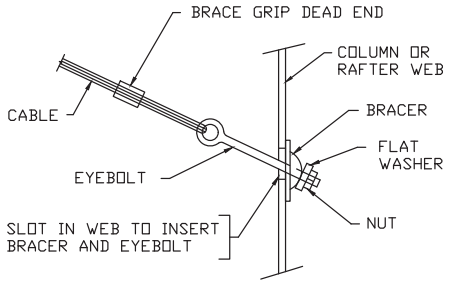


L108 JAMB TO ENDWALL RAFTER FLANGE

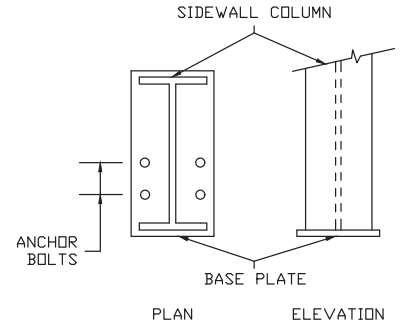


M2 DOOR HEADER TO DOOR JAMB

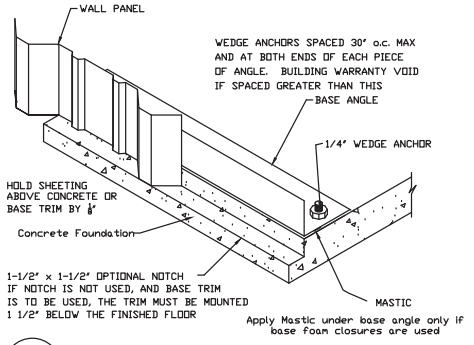
M2ISO.DWG



Q2 DIAGONAL CABLE, EYEBOLT END



R2 ANCHOR BOLTS AT SIDEWALL COLUMN



T3 SECTION THRU WALL PANEL AND CONCRETE FOUNDATION

T3ISO.DWG

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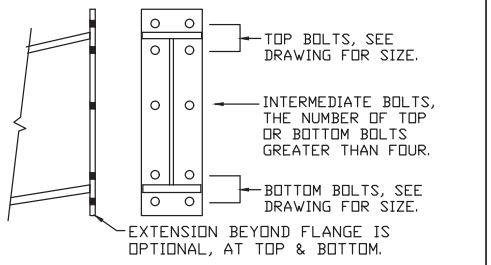
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JOB NUMBER: B45422
PAGE No. 15
DESIGN: KDC
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DATE: 4/ 7/26

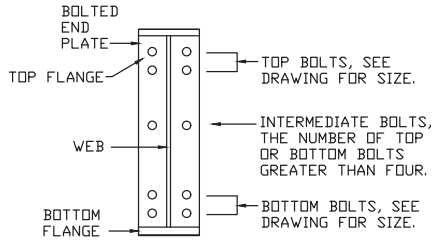
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U2 BOLTED END PLATE CONNECTION AT BUILDING PEAK



U4 BOLTS FOR RAFTER TO COLUMN CONNECTION

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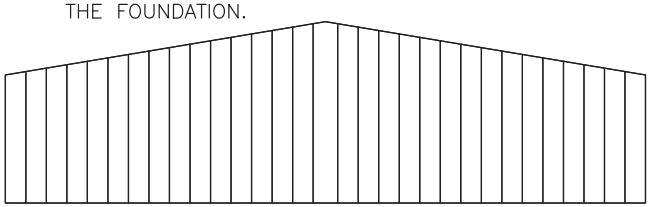
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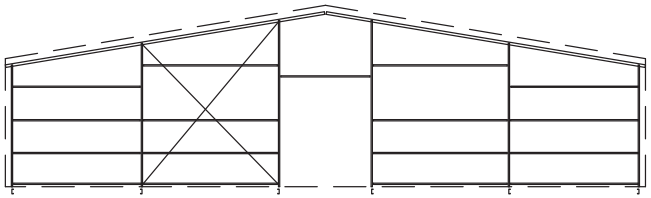
PANEL SHEAR BRACING

THIS TYPE OF BRACING UTILIZES THE DIAPHRAGM ACTION OF THE ROOF AND/OR WALL PANELS TO TRANSMIT LATERAL WIND OR SEISMIC FORCES TO THE FOUNDATION.



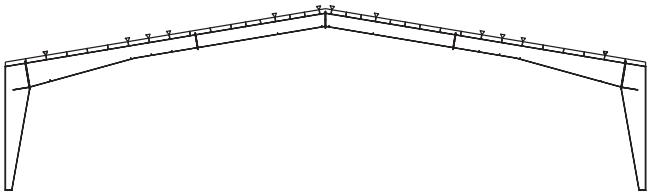
DIAGONAL STRAND/ROD BRACING

DIAGONAL STRAND OR ROD BRACING BETWEEN RAFTERS AND COLUMNS DIRECTLY TRANSFERS THE LATERAL WIND AND SEISMIC FORCES THROUGH A TRUSS TO THE FOUNDATION. WALLS WITH FLUSH GIRTS WILL REQUIRE FIELD SLOTTING TO ACCOMMODATE THE BRACING.



RIGID FRAME

A MAIN FRAME MAY BE USED INSTEAD OF A BEARING END FRAME IF OTHER TYPES OF BRACING CANNOT NOT BE USED.



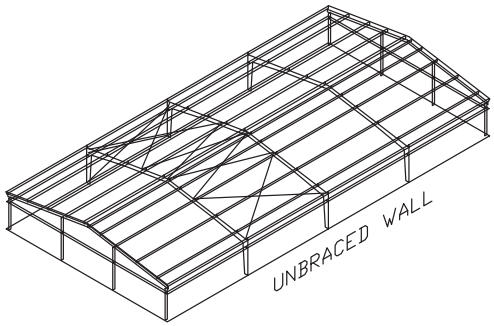
WIND BENT (PORTAL FRAME)

A WIND BENT IS A MOMENT-RESISTING FRAME LOCATED IN THE PLANE OF THE SIDEWALL BETWEEN RIGID FRAME COLUMNS.



TORSION BRACING TO RIGID FRAME

WHEN A SIDEWALL CANNOT HAVE WIND FRAMING, IT CAN BE REPLACED THROUGH TORSION BRACING WITH THE BRACED SIDEWALL AND THE ROOF BRACING CARRYING THE FULL LONGITUDINAL WIND LOAD. THE ROOF BRACING CARRIES THE LATERAL TORSION FORCE TO THE RIGID FRAMES ADJACENT TO THE BRACED ROOF BAY.



WIND COLUMN

A WIND COLUMN IS A FIXED BASE COLUMN (CANTILEVER COLUMN) ATTACHED TO THE RIGID FRAME COLUMN WITH THE STRONG AXIS ORIENTED IN THE LONGITUDINAL BUILDING DIRECTION AND PLACES A MOMENT INTO THE FOUNDATION.



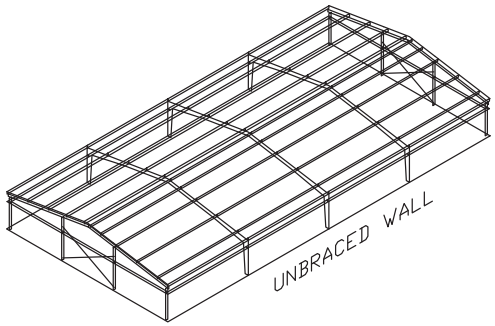
MINOR AXIS BENDING

THE RIGID FRAME COLUMNS RESIST THE LATERAL LOADS THROUGH MINOR AXIS BENDING. IT ALSO IS A FIXED BASE COLUMN (CANTILEVER COLUMN) AND THUS PLACES A MOMENT INTO THE FOUNDATION.



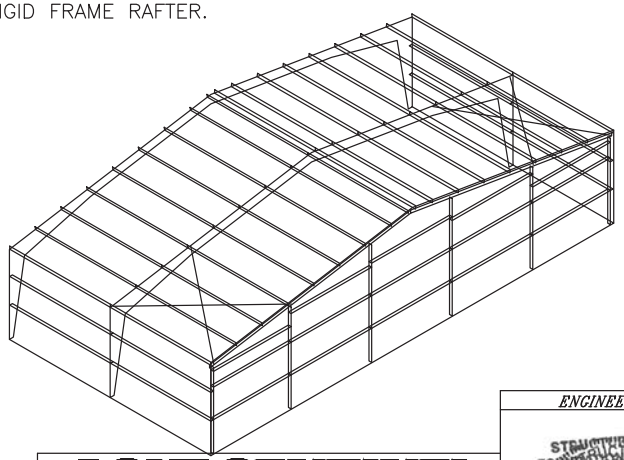
TORSION BRACING TO ENDWALL

WHEN A SIDEWALL CANNOT HAVE WIND FRAMING, IT CAN BE REPLACED THROUGH TORSION BRACING WITH THE DIAPHRAGM PANELS IN THE OPPOSITE SIDEWALL AND THE ROOF CARRYING THE FULL LONGITUDINAL WIND LOAD. THE ROOF DIAPHRAGM PANELS CARRY THE TRANSVERSE TORSION FORCE TO EACH ENDWALL.



CABLE TO FRAME/ROD TO FRAME

THIS BRACING SYSTEM TRANSFERS THE ENDWALL TRANSVERSE WIND/SEISMIC LOADS INTO THE ADJACENT RIGID FRAME THROUGH ROOF STRAND OR RODS THAT TIE THE ENDWALL RAFTER TO THE RIGID FRAME RAFTER.



AGI SENTINEL
237 SOUTH 4TH STREET P.O. BOX 348 ALBION, NEBRASKA USA 68620
800.327.0790 SENTINELBUILDINGS.COM AGGROWTH.COM

PROJECT: OSCO OIL 13351 MAIN ST LEMONT, IL 60439	JOB NUMBER: B45422	PAGE No. 17
	DESIGN: KDC	
	ENGR: JLS	DATE: 4/7/26

Neither the engineer named on the seal, nor AGI-Sentinel is acting as the Engineer of Record. The responsibility of the engineer named and AGI-Sentinel is limited to the structural performance of the components designed by AGI-Sentinel.

ENGINEER'S SEAL

STRUCTURAL ONLY
FOUNDATION BY OTHERS
LICENSED PROFESSIONAL ENGINEER
ROBERT V. NANGIA
087-006540
STATE OF ILLINOIS
Expires 11-30-2026

418 Main Street | Lemont, IL 60439

TO: Planning and Zoning Commission
FROM: Jamie Tate, Community Development
THROUGH:
SUBJECT: Case 2026-06 Houston Manor Subdivision
DATE: August 5, 2026

SUMMARY/BACKGROUND

ANALYSIS

Consistency with Village Policy

STAFF RECOMMENDATION

BOARD ACTION REQUESTED

ATTACHMENTS
Staff Memo and Attachments for Case 2026-06

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

CASE NUMBER & NAME
2026-06 Houston Manor
Subdivision

DATE
August 5, 2026

PROPERTY ADDRESS/LOCATION
541 Houston Street
PINS: 22-29-211-003 & 22-29-211-004

BRIEF SUMMARY OF REQUEST

The applicant, Christian Ganz of Ganz Builders, has applied for approval of a Final Plat of Subdivision to consolidate two nonconforming R-4A residential lots into one conforming zoning lot. The existing home formerly located at 541 Houston Street has been demolished, and a building permit has been issued for the construction of a new single-family home, subject to consolidation of the two lots. Upon consolidation, the proposed lot and new home will comply with the dimensional requirements of the R-4A Single-Family Detached Residential District.

The Village Engineer has reviewed the proposed plat and provided comments to the applicant. A revised plat has been submitted and is currently under review. Any remaining comments will be addressed prior to final approval.



Map Source: Village of Lemont GIS – Subject property is highlighted in RED.

ZONING	EXISTING LAND USE	SURROUNDING LAND USE	REQUESTED ACTIONS	SIZE OF PROPERTY
R-4A, Infill & Preservation Single-Family Residential District	Residential	North: R-4A Residential District / Existing home South: R-4A Residential District / Existing home East: R-4, Detached single-Family Residential District / West: R-4A / Existing homes	A motion to recommend approval of the Plat of Subdivision	8,001.33 square-feet

PROPERTY HISTORY & REVIEW COMMENTS

The subject property was purchased by Ganz Builders in November 2024 for redevelopment. Following the purchase, the existing single-family home and detached garage were demolished to allow for the construction of a new detached single-family home.

COMPATIBILITY with the COMPREHENSIVE PLAN	**COMPATIBILITY** with the UNIFIED DEVELOPMENT ORDINANCE
The future land use map in the Lemont 2030 Comprehensive Plan designates the subject property as Infill Residential. The proposed Plat of Consolidation is in agreement with the Lemont Comprehensive Plan.	The plat of subdivision to consolidate the lots is compatible with the Unified Development Ordinance.

ATTACHMENTS

1. Final Plat for Houston Manor Subdivision

HOUSTON MANOR SUBDIVISION

BEING A SUBDIVISION IN THE EAST HALF OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 29, TOWNSHIP 37 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

LEGEND

- FOUND 1/2" IRON ROD
- FOUND 3/4" IRON PIPE
- FOUND CROSS IN CONCRETE
- BOUNDARY LINE
- ADJACENT PROPERTY LINE
- ON-SITE STRUCTURE LINE
- OFF-SITE STRUCTURE LINE
- CENTER LINE
- RIGHT-OF-WAY LINE
- BUILDING SETBACK LINE
- EXISTING EASEMENT LINE
- PROPOSED EASEMENT LINE

AREA OF SUBDIVISION

8,001.33 SQUARE FEET, 0.1837 ACRES

EXISTING PIN #'S

LOT 3: 22-29-211-003-0000
LOT 4: 22-29-211-004-0000

THIS PLAT HAS BEEN PREPARED BY:

MARTIN M. ENGINEERING, INC.
20123 OAKWOOD DRIVE
MOKENA, IL 60448

PLEASE RETURN THE RECORDED PLAT TO THE ABOVE MAILING ADDRESS UPON RECORDING.

ABBREVIATIONS

P.U. & D.E.	PUBLIC UTILITY & DRAINAGE EASEMENT
N.F.E.	NO FENCE EASEMENT
S.O.E.	SURFACE OVERLAND FLOW EASEMENT
REC.	RECORD MEASUREMENT
MEAS.	MEASURED MEASUREMENT
R&M	RECORD & MEASURED MEASUREMENT

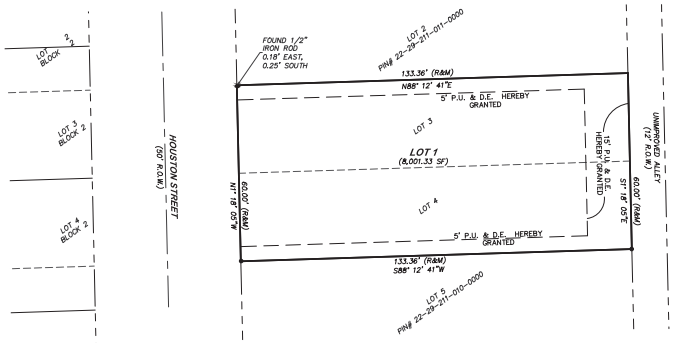
CLIENT CONTACT INFORMATION

CHRISTIAN C. GANZ
708-906-6222

NOTE

ALL EASEMENTS ARE HEREBY GRANTED PUBLIC UTILITY & DRAINAGE UNLESS OTHERWISE NOTED.

ALL EXTERIOR CORNERS OF THE SUBDIVISION SHALL BE SET PRIOR TO THE RECORDING OF THE FINAL PLAT. INTERIOR PROPERTY CORNERS SHALL BE MONUMENTED WITHIN ONE YEAR AFTER PLAT RECORDING AND/OR PRIOR TO THE CONVEYANCE OF ANY PARCEL WITHIN THE SUBDIVISION.



OWNER'S CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

WE, CHRISTIAN C GANZ AND MICHELLE L GANZ, DO HEREBY CERTIFY THAT WE ARE THE OWNER(S) OF THE PROPERTY DESCRIBED IN THE CAPTION TO THE PLAT HEREON DRAWN AND AS SUCH OWNERS, WE HAVE CAUSED THE SAID PROPERTY TO BE SURVEYED AND CONSOLIDATED AS HEREON SHOWN, AS OUR OWN FREE AND VOLUNTARY ACT AND DEED.

WE HEREBY GRANT THE TELEPHONE, GAS, ELECTRIC, AND ANY OTHER PUBLIC OR PRIVATE UTILITY EASEMENTS AS STATED AND SHOWN ON THIS PLAT.

WE FURTHER CERTIFY THAT THERE ARE NO UNPAID DEFERRED INSTALLMENTS OF OUTSTANDING UNPAID SPECIAL ASSESSMENTS AFFECTING THE LAND DESCRIBED AND SHOWN ON THIS CONSOLIDATION PLAT OR, IF ANY OF SAID INSTALLMENTS ARE NOT PAID, THEN SUCH INSTALLMENTS HAVE BEEN DIVIDED IN ACCORDANCE WITH THE CONSOLIDATION AND APPROVED BY THE COURT WHICH CONFIRMED THE SPECIAL ASSESSMENT AND THE PROPER COLLECTOR OF ANY SUCH SPECIAL ASSESSMENT HAS NO CERTIFIED SUCH DIVISION ON THE FACE OF THIS SUBDIVISION PLAT.

DATED THIS _____DAY OF _____, 20_____.

_____(OWNER)

_____(OWNER)

OWNER'S NOTARY CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, _____, A NOTARY PUBLIC IN AND FOR SAID COUNTY IN THE STATE AFORESAID, DO HEREBY CERTIFY THAT CHRISTIAN C GANZ AND MICHELLE L GANZ, PERSONALLY KNOWN TO ME TO BE THE SAME PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT AS SUCH OWNERS, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT THEY SIGNED THE ABOVE CERTIFICATE AS THEIR OWN FREE AND VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSED THEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTARIAL SEAL:

THIS _____ DAY OF _____, 20___.

_____(SEAL)
NOTARY PUBLIC

SCHOOL DISTRICT CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

THIS IS TO CERTIFY THAT TO THE BEST OF OUR KNOWLEDGE, WE, THE UNDERSIGNED AS OWNERS OF THE PROPERTY, WHICH WILL BE KNOWN AS HOUSTON MANOR IS LOCATED WITHIN THE BOUNDARIES OF:

COMBINED ELEMENTARY SCHOOL DISTRICT NO. CC 113A,
LEMONT TOWNSHIP HIGH SCHOOL DISTRICT NO. 210,
JOLIET JUNIOR COLLEGE COMMUNITY COLLEGE DISTRICT 525,

IN COOK COUNTY, ILLINOIS.

DATED THIS _____DAY OF _____, 20_____.

BY: _____ OWNER

_____ OWNER

SCHOOL DISTRICT NOTARY CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, _____, A NOTARY PUBLIC IN AND FOR SAID COUNTY IN THE STATE AFORESAID, DO HEREBY CERTIFY THAT CHRISTIAN C GANZ AND MICHELLE L GANZ, PERSONALLY KNOWN TO ME TO BE THE SAME PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT AS SUCH OWNERS, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT THEY SIGNED THE ABOVE CERTIFICATE AS THEIR OWN FREE AND VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSED THEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTARIAL SEAL:

THIS _____ DAY OF _____, 20___.

_____(SEAL)
NOTARY PUBLIC

VILLAGE ENGINEER'S CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, _____, VILLAGE ENGINEER OF THE VILLAGE OF LEMONT, COOK, WILL, AND DUPAGE COUNTIES, ILLINOIS, HEREBY CERTIFY THAT THE LAND IMPROVEMENTS IN THIS CONSOLIDATION, AS SHOWN BY THE PLANS AND SPECIFICATIONS THEREFORE, MEET THE MINIMUM REQUIREMENTS OF SAID VILLAGE AND HAVE BEEN APPROVED BY ALL PUBLIC AUTHORITIES HAVING JURISDICTION THEREOF.

DATED THIS _____ DAY OF _____, 20 __, A.D.

_____
VILLAGE ENGINEER

PRESIDENT AND BOARD OF TRUSTEES CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

APPROVED AND ACCEPTED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF LEMONT, COOK COUNTY, ILLINOIS, AT A PUBLIC MEETING HELD:

THIS _____ DAY OF _____, 20_____.

BY: _____
VILLAGE PRESIDENT

ATTEST: _____
VILLAGE CLERK

VILLAGE TREASURER'S CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, _____, VILLAGE TREASURER OF THE VILLAGE OF LEMONT, COOK, WILL, AND DUPAGE COUNTIES, ILLINOIS, DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT OR UNPAID CURRENT OR FORFEITED SPECIAL ASSESSMENTS, OR ANY DEFERRED INSTALLMENTS OF ANY OUTSTANDING UNPAID SPECIAL ASSESSMENTS WHICH HAVE NOT BEEN DIVIDED IN ACCORDANCE WITH THE PROPOSED SUBDIVISION AND DULY APPROVED BY THE COURT THAT CONFIRMED THE SPECIAL ASSESSMENT.

GDATED AT LEMONT, _____COUNTY, ILLINOIS, THIS_____ DAY OF _____, 20____.

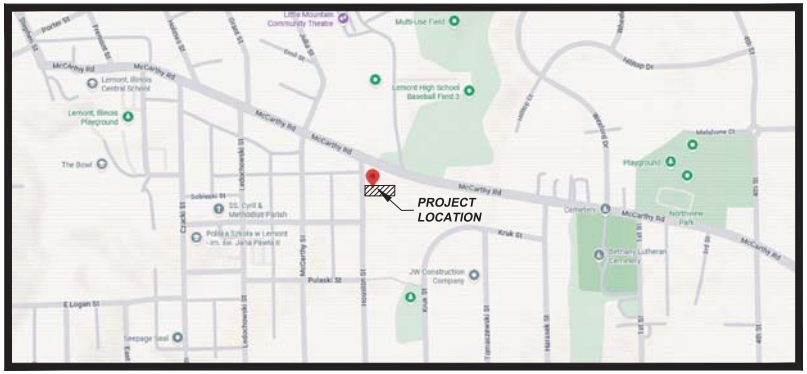
_____
VILLAGE TREASURER

COUNTY RECORDER CERTIFICATION

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

THIS INSTRUMENT NO. _____ WAS FILED FOR RECORD IN THE RECORDERS OFFICE OF _____ COUNTY, ILLINOIS, AFORESAID THIS _____ DAY OF _____, 20____, A.D. AT _____O'CLOCK, ___M.

_____
COUNTY RECORDER



SITE LOCATION
NOT TO SCALE

SURVEYORS CERTIFICATE:

STATE OF ILLINOIS)
) SS
COUNTY OF WILL)

I, BRIAN MALONE, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF ILLINOIS, DO HEREBY CERTIFY THAT UNDER THE DIRECTION OF THE OWNER THEREOF, I HAVE SURVEYED AND CONSOLIDATED SAID PROPERTY INTO ONE (1) LOT ALL OF WHICH IS REPRESENTED ON THE PLAT HEREON DRAWN, THAT PART OF THE NORTHEAST 1/4 OF SECTION 29, TOWNSHIP 37 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS:

BEING A CONSOLIDATION OF LOTS 3 AND 4 IN BLOCK 1 IN MCCARTHY AND HOUSTONS ADDITION TO JASNAGORA, A SUBDIVISION OF THE EAST HALF OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 29, TOWNSHIP 37 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

I DO FURTHER CERTIFY THAT:

1. ACCOMPANYHING PLAT IS TRUE AND CORRECT REPRESENTATION OF SAID SURVEY AND CONSOLIDATION AS MADE BY ME.
2. THIS IS TO CERTIFY THAT THE PARCEL INCLUDED IN THIS PLAT OF SUBDIVISION IS NOT LOCATED IN THE SPECIAL FLOOD HAZARD AREA IDENTIFIED FOR THE VILLAGE OF LEMONT, ILLINOIS, BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY ON THE FLOOD INSURANCE RATE MAP, PANEL NO. 17031C0586J, EFFECTIVE DATE 8/19/08.
3. THE PROPERTY IS SITUATED WITHIN THE CORPORATE LIMITS OF THE VILLAGE OF LEMONT.
4. TO THE BEST OF OUR KNOWLEDGE, ALL REGULATIONS ENACTED BY THE VILLAGE OF LEMONT HAVE BEEN COMPLIED WITH IN THE PREPARATION OF THIS PLAT.
5. ALL DIMENSIONS ARE GIVEN IN FEET AND DECIMAL PARTS OF A FOOT THEREOF AND ARE CORRECT AT A TEMPERATURE OF 68 DEGREES FAHRENHEIT.
6. EXTERIOR CORNERS HAVE BEEN MONUMENTED AND ALL INTERIOR CORNERS ARE TO BE SET WITHIN ONE YEAR FROM THE DATE OF RECORDATION.

FURTHERMORE, I DESIGNATE THE VILLAGE OF LEMONT TO ACT AS MY AGENT, FOR THE PURPOSES OF RECORDING THIS DOCUMENT

DATED THIS _____DAY OF _____ 20___

ILLINOIS REGISTERED LAND SURVEYOR NO. 035.003974

REGISTERED ILLINOIS LAND SURVEYOR _____

BRIAN M. MALONE 035.003974 PROFESSIONAL LAND SURVEYOR STATE OF ILLINOIS

LICENSE EXPIRES 11/30/26
PROFESSIONAL DESIGN FIRM NO.
184.005285-0010

SURFACE WATER DRAINAGE CERTIFICATE:

STATE OF ILLINOIS } S.S.
COUNTY OF COOK }

TO THE BEST OF OUR KNOWLEDGE AND BELIEF, THE DRAINAGE OF SURFACE WATERS WILL NOT BE CHANGED BY THE CONSTRUCTION OF SUCH CONSOLIDATION OR ANY PART THEREOF, OR, THAT IF SUCH SURFACE WATER WILL BE CHANGED, ADEQUATE PROVISIONS HAVE BEEN MADE FOR THE COLLECTION AND DIVERSION OF SUCH SURFACE WATERS INTO PUBLIC AREAS, OR DRAINS WHICH THE OWNER HAS A RIGHT TO USE, AND THAT SUCH SURFACE WATERS WILL BE PLANNED FOR IN ACCORDANCE WITH GENERALLY ACCEPTED ENGINEERING PRACTICES SO AS TO REDUCE THE LIKELIHOOD OF DAMAGE TO THE ADJOINING PROPERTY BECAUSE OF THE CONSTRUCTION OF THE CONSOLIDATION.

DATED THIS _____ DAY OF _____,20____

OWNER: _____

OWNER: _____

PUBLIC UTILITY AND DRAINAGE EASEMENT PROVISIONS

A NON-EXCLUSIVE PERPETUAL EASEMENT IS HEREBY RESERVED AND GRANTED TO THE VILLAGE OF LEMONT, AND THEIR SUCCESSORS AND ASSIGNS OVER ALL AREAS DESIGNATED "PUBLIC UTILITY AND DRAINAGE EASEMENT" AND THOSE AREAS DESIGNATED "PU & DE" ON THE PLAT, TO CONSTRUCT, RECONSTRUCT, REPAIR, INSPECT, MAINTAIN AND OPERATE VARIOUS TRANSMISSIONS, DISTRIBUTION, AND COLLECTION SYSTEMS, INCLUDING BUT NOT LIMITED TO WATER LINES, SANITARY SEWERS AND STORM SEWERS, TOGETHER WITH ANY AND ALL NECESSARY VALVE VAULTS, FIRE HYDRANTS, MANHOLES, CATCH BASINS, CONNECTIONS, APPLIANCES AND OTHER STRUCTURES AND APPURTENANCES AS MAY BE DEEMED NECESSARY BY SAID VILLAGE, OVER, UPON, ALONG, UNDER AND THROUGH THE SURFACE OF THE PROPERTY SHOWN ON THE PLAT, TOGETHER WITH THE RIGHT OF ACCESS FOR NECESSARY LABOR, MATERIALS AND EQUIPMENT TO DO ANY OF THE ABOVE WORK. THE RIGHT IS ALSO GRANTED TO CUT DOWN, TRIM OR REMOVE, WITHOUT OBLIGATION TO RESTORE OR REPLACE ANY OBSTRUCTION, INCLUDING BUT NOT LIMITED TO TREES, SHRUBS, OTHER PLANTS, STRUCTURES OR IMPROVEMENTS ON THE EASEMENT THAT INTERFERE WITH THE OPERATION OF SUCH LINES AND SEWERS. NO PERMANENT BUILDINGS OR STRUCTURES SHALL BE PLACED ON SAID EASEMENT, BUT SAME MAY BE USED FOR GARDENS, LANDSCAPE AREAS, AND OTHER PURPOSES THAT DO NOT THEN OR LATER INTERFERE WITH THE AFORESAID USES OR RIGHTS. WHERE AN EASEMENT IS USED FOR BOTH SEWER AND OTHER UTILITIES, THE OTHER UTILITY INSTALLATION SHALL BE SUBJECT TO THE ORDINANCE OF THE VILLAGE OF LEMONT AND TO VILLAGE APPROVAL AS TO DESIGN AND LOCATION.

PERPETUAL EASEMENTS ARE HEREBY RESERVED FOR AND GRANTED TO THE VILLAGE OF LEMONT AND OTHER GOVERNMENTAL AUTHORITIES HAVING JURISDICTION OF THE LAND, OVER THE ENTIRE EASEMENT AREA FOR INGRESS, EGRESS, AND THE PERFORMANCE OF MUNICIPAL AND OTHER GOVERNMENTAL SERVICES INCLUDING WATER, STORM AND SANITARY SEWER SERVICE AND MAINTENANCE AND EMERGENCY AND ROUTINE POLICE, FIRE, AND OTHER PUBLIC SAFETY RELATED SERVICES.

COMMONWEALTH EDISON & AT&T EASEMENT PROVISIONS

AN EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO COMED COMPANY AND AT&T CORPORATION, THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, JOINTLY AND SEVERALLY, FOR THE INSTALLATION, MAINTENANCE, RELOCATION, RENEWAL AND REMOVAL OF OVERHEAD AND UNDERGROUND ELECTRIC AND COMMUNICATIONS CABLES AND APPURTENANCES IN, OVER, UNDER, ACROSS, ALONG AND UPON THE SURFACE OF THE PROPERTY SHOWN ON THE PLAT AND DESIGNATED AS "PUBLIC UTILITY AND DRAINAGE EASEMENT" OR "PU & DE" AND THE PROPERTY DESIGNATED ON THE PLAT FOR STREETS AND ALLEYS REQUIRED TO PROVIDE THE SUBDIVISION AND OTHER PROPERTY, WHETHER OR NOT CONTIGUOUS THERETO, WITH ELECTRIC AND COMMUNICATIONS SERVICES, TOGETHER WITH THE RIGHT TO INSTALL REQUIRED SERVICE CONNECTIONS OVER OR UNDER THE SURFACE OF EACH LOT TO SERVE IMPROVEMENTS THEREON, OR ADJACENT LOTS, THE RIGHT TO CUT, TRIM OR REMOVE TREES, BUSHES AND ROOTS, AS MAY BE REASONABLY REQUIRED INCIDENT TO THE RIGHTS HEREIN GIVEN, AND THE RIGHT TO ENTER UPON THE SUBDIVIDED PROPERTY FOR ALL SUCH PURPOSES.

NO BUILDING OR OTHER OBSTRUCTION SHALL BE PLACED OVER GRANTEES' FACILITIES OR IN, UPON OR OVER THE PROPERTY WITHIN THE "PUBLIC UTILITY AND DRAINAGE EASEMENT" OR "PU & DE" WITHOUT THE PRIOR WRITTEN CONSENT OF GRANTEES. NOR SHALL ANY OTHER USE BE MADE THEREOF WHICH WILL INTERFERE WITH THE EASEMENTS RESERVED AND GRANTED HEREBY. AFTER INSTALLATION OF ANY SUCH FACILITIES, THE GRADE OF SUBDIVIDED PROPERTY SHALL NOT BE ALTERED IN A MANNER SO AS TO INTERFERE WITH THE PROPER OPERATION AND MAINTENANCE THEREOF.

NICOR CORPORATION/NICOR GAS COMPANY EASEMENT PROVISIONS

AN EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO NICOR CORPORATION AND NICOR GAS COMPANY, THEIR SUCCESSORS AND ASSIGNS, JOINTLY AND SEVERALLY, FOR THE INSTALLATION, MAINTENANCE, RELOCATION, RENEWAL AND REMOVAL OF GAS MAINS AND APPURTENANCES IN, UNDER, ACROSS, ALONG AND UPON THE SURFACE OF THE PROPERTY SHOWN ON THE PLAT AND DESIGNATED AS "PUBLIC UTILITY AND DRAINAGE EASEMENT" OR "PU & DE" AND THE PROPERTY DESIGNATED ON THE PLAT FOR STREETS AND ALLEYS AS REQUIRED TO PROVIDE THE SUBDIVISION AND OTHER PROPERTY, WHETHER OR NOT CONTIGUOUS THERETO, WITH GAS SUPPLY SERVICES, TOGETHER WITH THE RIGHT TO INSTALL REQUIRED SERVICE CONNECTIONS FOR EACH LOT. NO BUILDINGS OR OTHER OBSTRUCTION SHALL BE CONSTRUCTED OR ERECTED IN ANY SUCH "PUBLIC UTILITY AND DRAINAGE EASEMENT" OR "PU & DE" AREAS, WITHOUT THE PRIOR WRITTEN CONSENT OF GRANTEES. NOR SHALL ANY OTHER USE BE MADE THEREOF WHICH WILL INTERFERE WITH THE EASEMENTS RESERVED AND GRANTED HEREBY.

COMCAST COMMUNICATIONS EASEMENT PROVISIONS

AN EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO COMCAST COMMUNICATIONS CORPORATION, OPERATING WITHIN THE VILLAGE OF LEMONT, IT'S SUCCESSORS AND ASSIGNS, JOINTLY AND SEVERALLY, FOR THE INSTALLATION, MAINTENANCE, RELOCATION, RENEWAL AND REMOVAL OF CABLE COMMUNICATION AND BROADCAST SIGNAL SYSTEMS IN, UNDER, ACROSS, ALONG AND UPON THE SURFACE OF THE PROPERTY SHOWN ON THE PLAT AND DESIGNATED AS "PUBLIC UTILITY AND DRAINAGE EASEMENT" OR "PU & DE" AND THE PROPERTY DESIGNATED ON THE PLAT FOR STREETS AND ALLEYS AS REQUIRED TO PROVIDE THE (SUBDIVISION/PLANNED UNIT DEVELOPMENT) AND OTHER PROPERTY, WHETHER OR NOT CONTIGUOUS THERETO, WITH COMMUNICATION AND BROADCAST TV SERVICES, TOGETHER WITH THE RIGHT TO INSTALL REQUIRED SERVICE CONNECTIONS FOR EACH LOT. NO BUILDINGS OR OTHER OBSTRUCTION SHALL BE CONSTRUCTED OR ERECTED IN ANY SUCH "PUBLIC UTILITY AND DRAINAGE EASEMENT" OR "PU & DE" AREAS, WITHOUT THE PRIOR WRITTEN CONSENT OF GRANTEES. NOR SHALL ANY OTHER USE BE MADE THEREOF WHICH WILL INTERFERE WITH THE EASEMENTS RESERVED AND GRANTED HEREBY.

GRAPHIC SCALE

20 0 10 20 40

(IN FEET)
1 INCH = 20 ft.

N

MARTIN M. Engineering, Inc.
SITE DESIGN CIVIL ENGINEERS & SURVEYORS
20123 OAKWOOD DRIVE
MOKENA, ILLINOIS 60448
VOICE: (708) 995-1323
FAX: (708) 995-1384
LICENSE NO. 184.005285-0010

ORDERED BY: CHRISTIAN & MICHELLE GANZ
SCALE: 1"=20' JOB NO. 24-285
BASIS OF BEARINGS: ILLINOIS EAST 1201 STATE PLANE NAD83
REVISIONS: 07/28/26: PER VILLAGE COMMENTS