Village of Lemont

PLANNING AND ZONING COMMISSION
September 2, 2026 – 6:30 PM
Village Hall - Village Board Room
418 Main Street, Lemont, IL 60439
AGENDA

I. CALL TO ORDER

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

II. CHAIRMAN'S COMMENTS

III. PUBLIC HEARINGS

- III.A Case 2026-07 320 Kromray Variations

IV. ACTION ITEMS

- IV.A Case 2024-03 609 Illinois Final Plat

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: September 2, 2026

SUMMARY/BACKGROUND

ANALYSIS

Consistency with Village Policy

STAFF RECOMMENDATION

BOARD ACTION REQUESTED

ATTACHMENTS
Draft Aug 2026 PZC Minutes

Village of Lemont
Planning and Zoning Commission
Regular Meeting of August 5, 2026

A regular meeting of the Plan Commission for the Village of Lemont was held at 6:30 p.m. on Wednesday, August 5, 2026, at the Lemont Township Community Center, 16300 Alba, Lemont, Illinois.

I. CALL TO ORDER

A. Pledge of Allegiance

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

B. Verify Quorum

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

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

C. Approval of Minutes

Commissioner McGleam made a motion, seconded by Commissioner Cunningham to approve the minutes from the regular meeting of June 3, 2026, with no changes. A roll call vote was taken:
Ayes: McGleam, Cunningham, O'Connor, Shumrak, Zolecki, Studebaker
Nays: None
Motion passed

II. CHAIRMAN'S COMMENTS

Chairman Studebaker greeted the audience and explained that they are a voluntary board. The motions they make are always made in the affirmative, and the Commission will vote yes or no on each motion. He then asked that anyone planning to speak this evening to please stand and raise their right hand. He then administered the oath.

III. PUBLIC HEARING

A. CONTINUED CASE 2025-15 BELMONT ESTATES

Chairman Studebaker said the public hearing for Case 2025-15 Belmont Estates was initially commenced on June 3, 2026, however, the hearing was continued because some of the audience were not able to hear testimony or evidence. The hearing was continued to this evening at a larger venue to ensure full public participation. He and Commissioner Zolecki were not in attendance at that meeting, so they are going to reopen the hearing and start from the beginning. He then called for a motion to reopen Case 2025-15.

Commissioner McGleam made a motion, seconded by Commissioner O'Connor to reopen Case 2025-15 Belmont Estates at 6:38 p.m. A roll call vote was taken:
Ayes: McGleam, O'Connor, Cunningham, Shumrak, Zolecki, Studebaker
Nays: None
Motion passed

Chairman Studebaker stated that before they proceed, he does have a message from the Mayor that he would like to read. "It should be reiterated that the Planning and Zoning Commission is a dedicated voluntary advisory entity. Please understand that their planning is relative to zoning issues and their scope of duties includes reviewing proposals against the UDO and Comprehensive Plan, along with holding public hearings for development proposals, and making recommendations to the Village Board. Despite each of them having a very high knowledge base and multiple areas of expertise, it is unfair to them to be accountable for impacts on other Village taxing bodies." He then asked staff to provide an overview.

Staff Presentation

Jamie Tate, Consulting Planner, said this is a continued public hearing from the June 3, 2026, Planning and Zoning Commission meeting. She will be providing a condensed overview of the request. The applicant, Lotus Development, petitioned the Village for rezoning of approximately 5.3 acres at 11194 Bell Road at the intersection of Archer Avenue and Bell Road. It would rezone the property from R-1 Single Family Detached Residential District to R-6 Multi-Family Residential District. With the rezoning, they are requesting approval of a preliminary Planned Unit Development and preliminary Plat of Subdivision. The proposal consists of 52 multi-family units which is 13 four-unit residential buildings. Twelve buildings will be newly constructed, and the existing residence on the property will be expanded and converted into a four-unit multi-unit building. The development will have private drives, garage parking, surface parking, stormwater facilities, landscaping, community gardens, sidewalks, and pedestrian connections. The proposed density is 9.8 dwelling units per acre.

The property was annexed into the Village of Lemont in 1994 as part of the larger Montefiori annexation. At that time, the property retained the R-1 default zoning. In 2015, adjacent to the site, the Village approved Estates at Montefiori, which was a Planned Unit Development as well, that consisted of townhomes and also detached single-family homes. While the adjacent property at that time was rezoned and

incorporated into the PUD, the subject property that they are speaking about tonight was not a part of that PUD and was excluded, remaining with that R-1 zoning.

Mrs. Tate stated the property was acquired by the applicant in 2018. The existing single-family home that is on the property has been used as a single-family home and as a rental. The Village's Future Land Use for the Comprehensive Plan designates this area, which incorporates the property around it, as Community Retail and Neighborhood Commercial. It is also identified in the Comprehensive Plan as an economic activity center. Therefore, the requested residential zoning is not directly consistent with the Future Land Use designation. There are other goals and objectives that are found in the Comprehensive Plan relating to housing diversity and also continued population growth for the Village. So while not meeting the Future Land Use entirely, other goals and objectives could apply in this situation. The requested R-6 zoning is the Village's highest density residential district. The proposal would introduce a development pattern and density that differs from the surrounding residential districts. There are several modifications for this district that they are requesting in the Planned Unit Development.

The surrounding land uses are unincorporated Cook County C-1 to the north, which is a commercial district. Although it does have a commercial zoning, it does have an existing single-family home located on that property. To the east is unincorporated Cook County R-3, which is a single-family residential district as well. To the south is the Village of Lemont B-3 which is vacant and is an arterial commercial district. Then to the west is the R-4 and R-5 Estates of Montefiori. The site plan shows two access points off of Bell Road to get into the development. The main access will be from the intersection of Bell and Archer. They are showing internal private drives that serve the development, garages, surface parking, different stormwater facilities, and also pedestrian connections to the adjacent properties. There are also designated open space areas and community gardens that are found surrounding the existing detached single-family homes.

Mrs. Tate said that as far as key planning concerns, the first is site intensity. The proposed density is 9.8 dwelling units per acre compared to the existing single-family residential district that is there today and the adjacent properties as well. Within the UDO and PUDs, the Village requires open space of a certain percentage for the size of the property and for the number of units. For this property, it would require 15% of the property to be open space. Within the PUD section, it talks about specific qualifications that must be met for open space. It talks about a certain size of the area and how it is used. When you have a higher-density project, you want to have usable open space for those residents within proximity. At this time, there is no clear calculation that has been provided. Parking and circulation are another concern. While the development does meet the minimum parking requirements, long-term jurisdiction over Bell Road is still undecided, so whether ownership, maintenance, and potential impacts to Bell Road have not been clarified. The project is subject to IDOT review. IDOT has control over Archer Avenue, and there is an emergency access point that is being shown off of Archer Avenue. At this time, the applicant has submitted to IDOT, but comments are still forthcoming. The parking is being shown for guests along Bell Road, which is also a

concern as to how that would look and ongoing maintenance. There is also the concern of who is in charge of that road.

Lastly, several deviations are a part of the development. They are requesting reduced lots and dimensional standards, setbacks and yard modifications, relief from the multi-use pathway requirements, certain width requirements for arterial roads, and then potential relief for the open space. The applicant is requesting no tree survey and tree preservation plan for the preliminary process. They are requesting to provide that during the final PUD process. The intent of the code states that it should be a foundation, and they should look at the tree preservation and tree survey to do their site design. The last concern would be long-term ownership maintenance. The condominium style configuration that they are showing with private drives, common infrastructure, stormwater facilities, and possible multi-ownership entities would place a significant responsibility on the proposed HOA. The future documents and proposed structure of these HOA documents must adequately address long-term enforcement and also long-term maintenance.

Mrs. Tate stated in summary, the Commission must determine whether or not the rezoning from R-1 to R-6 is appropriate despite the Comprehensive Plan's commercial designation, whether proposed density and development pattern would be compatible with the surrounding area, whether the PUD provides sufficient public benefit to justify the requested deviations, and whether the result infrastructure, open space, parking, access, and maintenance issues can be adequately addressed through any conditions. The full staff report was online and provided. Anything related to the LaSalle Factors, the PUD review, requested deviations, and conditions can be found there. This would conclude staff's review.

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

Commissioner Zolecki clarified that the R-6 is the most dense zoning classification that comes closest to what is being proposed.

Mrs. Tate said that is correct.

Commissioner Cunningham asked if any of the deviations or outstanding compliance items have changed since the June 3, 2026 meeting.

Mrs. Tate stated that since the June 3rd meeting, the applicant did provide a memo addressing the initial concerns from the Plan Commission and also staff's report and presentation. Since the hearing was still open, she did not submit it as public record. She informed the applicant that they could address it tonight in their own presentation. At this time, nothing has officially changed.

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

Applicant Presentation

Matt Welch said he is here on behalf of the applicant, Lotus Development. Lotus Development has been committed to the Lemont community, which brought the Marbella facility and the St. James development to downtown Lemont. They are hoping again to bring a high-quality development to the eastern side of Lemont with a similar character. He will now have Angelo Feola give a general overview of the development.

Angelo Feola, program manager with Lotus Design and Development, stated he is going to pick-up where he left off from the presentation on June 3, 2026. The first couple of slides were just an introduction to their team and company. He had talked about the Marbella and St. James property, and then some of the intended stages for this development. As they were looking through the Lemont 2030 Plan, the Our Homes section had a quote that stated, "The greatest housing demand will be generated by households without children, and that they prefer something other than single-family detached homes on large lots." They continued looking into it, and the Our Homes section talked about creating housing options and including multi-generational products that fit people in all stages of life. When they were trying to figure out how Belmont Estates would incorporate with the surrounding neighborhoods, researching the plan, they came across the Contemporary Neighborhood, which discusses single-family attached, single-family detached, and multi-family homes inside this district.

This district contains a higher proportion of single-family attached and multi-family homes than the Conventional Neighborhood District. It talks about how single-family attached and multi-family homes should try to blend with the single-family detached through similar building masses, setbacks, architectural styles, as well as exterior materials. It also goes on to talk about how these neighborhoods should be designed in a walkable fashion. They should create seamless transitions between the different neighborhoods within this district, as well as be walkable and be able to ride a bike to nearby commercial and recreational destinations. This section talks about high density and mentions that there should be around an average gross density of five dwelling units per acre inside this district. So, taking into account the approved 52 townhome units inside Montefiori, as well as the 35 single-family homes, paired with their 52 units in the proposed Belmont Estates, that comes out to around 139 dwelling units spread across 37 acres, which comes out to right around 3.8 dwelling units per acre.

Mr. Feola said the existing Land Use Map shows the area as Community Retail. However, with the approval and development of the Montefiore Estates, this map never got updated or amended to reflect that change. What they are proposing is converting the south portion of Main Street in this area to a Contemporary Neighborhood and keeping the commercial and community retail to the north, essentially at the site of the current gas station. There are other Contemporary Neighborhoods throughout Lemont, such as along Main Street, down by Derby Road, as well as around McCarthy. They believe there are several reasons why not to make this area community retail. The first is the site's existing topography. There are elevation changes of upwards of 50 feet over several hundred feet throughout the site. Trying to level the site and make it flat to accommodate parking lots and larger building pads for any sort of commercial development is not financially

feasible, in their opinion. Throughout the Belmont Estates site design they are trying to use the site's topography to their advantage, with the buildings along Bell Road and along Archer Avenue featuring garden units and walkout apartments.

Another reason is the site's limited access and egress. Currently, there is only one way in and one way out of the site, and that is through Bell Road. They do not envision Bell Road connecting to Main Street ever in the future. It would only provide a way for people to escape the light at the intersection of Archer and Main. The third reason is the lack of utilities and infrastructure at the site. This entire corner outside of their property is unincorporated Cook County. There is no water or sanitary sewer at this site, so the preliminary engineering for Belmont Estates is actually picking up the water main at the emergency gate entrance of the Montefiori subdivision, essentially looping it all the way up. The sanitary sewer they are proposing to tie in at the Kalina Lane structure. However, based on a preliminary sanitary sewer analysis that the Village had done on the grade changes on this site, any sort of development at the north part of Bell Road or even to the east side of Bell Road probably is going to require some sort of lift station tying into the existing force main running down Main Street. Anything that would require additional sanitary sewer outside of what their proposed development would probably then have to be subject to a force main design.

Mr. Feola stated the last reason is that Community Retail was designated prior to Montefiori getting approved. Without the map being updated, they find that any sort of commercial next to this residential would be an inappropriate designation. Hence, any future development on this corner should probably maintain residential and keep the commercial to the north of Main Street at the gas station site. As you approach this intersection, there is an abandoned property right at the corner of Archer and Main that continues to get overgrown. There are two properties up for sale, the first one being the building along Main Street that has a single-family home, but it is being advertised as an industrial building. The other property is the vacant land on the corner of Archer and Bell, currently zoned as B-3. That property is several acres in size. However, as mentioned, the challenge with that property is that there are no utilities in that vicinity, making it very tough to purchase and develop.

With their application, they did include a traffic impact study that was received and reviewed by the Village's consultant. In that study, they had done two projected peak parking demand analyses. The first used the methodology of the Institute of Transportation Engineers, and the second used the methodology of the Urban Land Institute. What that showed was that parking demand, including visitors and guests, would be anywhere between 48 and 73 based on the number of units that are being proposed as well as the bedroom count. Additionally, that study had recommended that an eastbound left-hand turn lane from Archer to Bell be installed, including any modifications to the existing traffic signals, timing, and phasing that would be necessary. Their response today from IDOT is that they are requesting an intersection design study as well as a site distance study. They are willing to work with IDOT to provide those documents to them, as long as the Village continues to work with them, and there are preliminary approvals in place.

Mr. Feola said the site plan is proposing 12 new buildings at four units each. There is an existing single-family home that is around 3,300 square feet that they would be proposing to add a second story and convert it to a four-unit to make sure it blends in with the rest of the subdivision. The two access points to the site are off of Bell Road. They have thrown around the idea of gating these entrances to make it a little more private. There is an emergency gate only, similar to the Montefiori subdivision that was requested by the Lemont Fire Department. It is shown at the southwest corner of the project. The site was designed to try to minimize the amount of pavement and roadways, with the garages on each side of the east and west buildings mirroring one another. There is a walking path around the entire subdivision. They plan on keeping the wooded green buffer that is in place along Archer between the Montefiori homes. Instead of a privacy fence, they are proposing natural green screening. Other amenities include a bocce ball court, raised garden beds, and an existing koi pond on the property. The stormwater detention will be to the north of the site in the form of a naturalized detention basin.

They have reached out to the Village regarding the future ownership and maintenance of Bell Road. They do understand that any sort of development there would require improvements for Bell Road. They currently show on the plans widening of Bell Road and curb and gutter to both sides, which would allow for two-way traffic and parking on one side. That would also require parkway trees and a sidewalk. There were some questions about open space prior to the June hearing. They did include an open space exhibit removing the questionable areas originally showing 42%. They are down to 36%, which exceeds the 15% requirement by the Village. They also performed a parking study based on the Village's code of one and a half spots per unit. With the 52 units that are being proposed, it comes out to 70 being required. With 13 buildings and three garage spots per building, as well as 39 surface spots, that comes out to 78. These spots would be given out to residents as a priority, and any of the spots that are not used by the residents would become guest parking. That does not include the 11 spots along Bell Road once it becomes widened and traffic is allowed to park on one side.

Mr. Feola stated there are several deviations that they are requesting with this application. The first is the front yard setback for buildings two, four, six, eight, ten along Bell Road and one along Archer. They are proposing 19 feet, and the requirement is 25 feet. This is stemming from the front porch encroachment into the property line. They believe that this is a better site design for two reasons. One is that, with the buildings being closer to Bell Road, it creates a little bit more of an inviting, welcoming streetscape. It also maintains greater separation between the buildings to the west and the west property line. The second deviation is the rear yard setback for building 13, which is the existing structure. It is currently 19 feet from the property line, and the requirement is 30 feet. Any incorporation of this building would require the relief. The following three deviations have to do with the way the subdivision is platted. They are proposing 4,000 square feet versus the 10,000 square feet. That is because these are platted more toward a condominium style instead of a traditional style. It provides the site to be designed and looked at as a whole.

They are also proposing a deferral of the tree survey and the tree preservation plan until final engineering. With the amount of grading that needs to take place on this site, as well as not knowing the exact locations of the buildings, number of buildings, and final engineering, they believe that it is a little premature to provide a tree preservation plan at this time. They have no problem providing it at the final PUD. The last thing they would like to touch on is the student and resident impact study. Based on the 52 units being proposed, and 39 of them being one-bedroom units, the total resident count that they expect to be generated from the development is right around 94 residents. That comes out to be about 1.8 residents per dwelling unit and around three students generated from this development. These values were taken from the impact by person per housing type table found in the Lemont UDO. The number may seem small in the grand scheme of things, but that comes from 75% of these units being one-bedrooms. This would conclude his presentation.

Mr. Welch said they are here this evening for three issues, which are the rezoning of an R-1 to an R-6, the preliminary PUD, and the preliminary plat of subdivision. As it relates to the rezoning, staff mentioned the LaSalle factors. He will run through those factors and why they believe they have established those factors. First is compatibility with nearby use and zoning. The surrounding area is overwhelmingly residential, except for the B-3 to the north, which has been vacant for more than ten years. The Comprehensive Plan had the Estates at Montefiore as B-3. It has since been rezoned to R-5. Their property is closer and will be facing the arterial roads, so they think it is a natural progression to go from R-5 to R-6 as you approach the arterial roads. The second factor is the value diminished under the existing R-1. Under the R-1 zoning, there is a three-acre minimum on a 5.27-acre site. The R-1 was the 1994 designation, and the 2030 Plan identifies this as Community Retail. As they stated, they think that is inappropriate with residential right behind it. They believe the R-6 is much more appropriate than what the 2030 Plan calls for.

Next is whether the zoning change promotes public health, safety, and welfare. With this project, they intend to improve the Bell Road and Archer Avenue intersection. They will also provide significant new stormwater management and, most importantly, promote the goal of the 2030 Plan to provide a more multi-generational housing product. The fourth factor is the public gain versus applicant hardship. Public gains are housing diversity, tax base, infrastructure upgrades, and substantial open space. Under the R-1 there is no viable redevelopment path for this property. They are not aware of any major public detriment that has been put in the record thus far. Therefore, they believe this factor is established as well. Factor five is the suitability as presently zoned R-1. They believe that the R-1 is impractical and the R-6 is the most conducive with the abutting R-5 and arterial roads. They believe the Community Retail is extremely inappropriate for the area. Next is the length of time the property has been vacant and underused. There has been no commercial development in 15 years. The banquet use ceased in 2011, and the area surrounding it has only been developed for residential.

Mr. Welch stated next is the community need for the use. Again, they are going to point to the 2030 Plan and the goals for the generational housing. The 2030 Plan identifies this

as Community Retail, and it has never materialized. The uses that the plan calls for are much more intense relative to the surrounding areas than what they are proposing with the R-6. They believe all of the LaSalle Factors have been established to get a positive recommendation for the R-6 rezoning. The second request is the preliminary PUD. One of the issues is that Bell Road is outside the jurisdiction of the Village. Using the Village's zoning authority is problematic with a road that is outside the jurisdiction. It is a township road, and to put the Village's zoning requirements on a road that is not within its jurisdiction is inappropriate. With that said, they remain committed to working with the Village to work through these issues as well as with the township.

For the preliminary PUD, they believe all these standards have been met. The objective of the PUD is to grow, preserve, and integrate unique features, creative approaches, economic development, and usable open space. As stated, they are approximately 36% open space. There are a lot of deviations that they are requesting as an effort to produce a unified development with open space-integrated features for the benefit of the entire area. Lastly, there is substantial compliance with the Comprehensive Plan. The stated Comprehensive Plan is directing that this property be Community Retail. Community retail involves several more intense uses, from medical clinics to auto repair shops. They believe that as they get closer to the arterial roads, the R-6 designation is much more appropriate than what the 2030 Plan calls for. Most importantly, the rezoning to an R-6, they believe, would address the specific concerns identified by the 2030 Plan for more multi-generational housing and different housing opportunities within the community. Therefore, they would hope that the Commission would support this item.

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

Commissioner Shumrak said there are a lot of one-bedroom units, but the three students seem really low if it is being compared to Marbella. He would think that Marbella would attract the type of person that wants to jump on the train, so it would be more of a young professional or an empty nester. This seems like it would be more for a family or single parent who wants to get into Lemont schools. He asked where they did got the three-student number.

Mr. Feola stated that when you look at the table those values are taken directly from table 17-18-03. It would make sense that in a one-bedroom unit, there is not going to be any students generated. When you look at the two-bedroom unit you can see the value jump slightly.

Mr. Welch said the footnote at the bottom of their slide says it is from The Impact by Person per Housing Type. This is from the Village of Lemont zoning code. These are the tables they are directed to use to project the number of students that are created. Most municipalities in the Chicago region use this to make projections as accurate as possible of the number of students that are being created. In fact, with the changing demographics over the years, these projections have shaken out to be higher than what actually occurs.

Mr. Feola stated that, going through his presentation, they added a slide that gave a little bit of validity to these values in terms of residents as well as students. So, for example, the data was taken as of May 27, 2026, and St. James Academy's occupancy level is 100%. There are nine units in that building, three of which are one-bedroom units, and six are two-bedroom units. Based on using the UDO table, the theoretical number of residents is sixteen. There were actually thirteen residents living there, and the number of students was 0.69. No students are living in that building. If you look at Marbella, there are 78 units, and the occupancy is 100%. The total number of one-bedroom units is 46, and two-bedroom units are 32. The theoretical number of residents that should be living in that building is 142. There were actually 117. Now, if you look at the children, theoretically, there should be seven, and there are ten. That one is slightly higher, and that is due to several of the residents having multiple children.

Commissioner Zolecki said it was stated when talking about the adjacencies of the uses and the zoning that R-5 was mentioned, but is it not true that the majority of the proposed development is adjacent to R-4?

Mr. Feola stated there are about seven homes along the western property line, and then as you get into the green buffer along Archer, the townhomes pick up.

Commissioner Zolecki said in terms of the area, it is mostly adjacent to R-4, not R-5.

Mr. Feola stated that along the property line, that is correct.

Commissioner Zolecki said that in the application packet, there is a lot of discussion about attainable housing. He did not hear much about that tonight. He asked what the price points are and how they feel that fits into the attainable housing narrative.

Mr. Feola stated these would be starting at market rent. Originally, they were planning around $2,500 a month, and two-bedroom units would probably be somewhere around the $2,700 to $2,800 a month price point.

Commissioner Zolecki asked if they are starting at market rent, how it compares to the AMIs, and whether it fits within an attainable housing idea. There are about 30 pages in their application about attainable housing and AMIs and how they relate to attainable housing. He asked how that fits within the market rate price.

Mr. Feola asked if that was part of the AARP case study that was provided.

Commissioner Zolecki said yes. He asked how it relates to this development.

Mr. Feola stated that the basis for why that was included was to show the change in demographics in the traditional American family.

Commissioner Zolecki asked if they should ignore those sections about pricing units for attainability.

Mr. Feola said yes.

Commissioner Cunningham asked if the development was going to be 100% rental.

Mr. Feola stated that originally, when they were advertising this and starting to discuss the concept, after talking with people who were interested in the multi-generational part of this development, they had asked if these would be for sale. Some people would be empty nesters that are looking to downsize and sell their home. They may have an aging parent or two who are on the border of maybe moving into an assisted living facility or need additional care. The whole point was for somebody to move into one of the units, move their elderly parent into the other, and still maintain that independent living, but have somebody nearby. There were some concerns brought up over a multiple ownership structure, with these being for purchase. They discussed this as a team, and if it is an issue, they would be willing to keep these as rentals.

Commissioner McGleam asked if he included the Estates of Montefiori in his projection on the number of units per acre.

Mr. Feola said yes.

Commissioner McGleam asked why, because it is not part of their development.

Mr. Feola stated the context of that analysis was the Contemporary Neighborhood. It is the blending of single-family attached and detached, as well as the multi-family homes that are pointed out in a Contemporary Neighborhood.

Commissioner McGleam said they consider the units per acre in their proposal When looking at the site plan, if you back out the area of outlot A, outlot B, and the garden area, he calculates the actual area of housing and development is just shy of two acres. So with 52 units, the effective density is 26 units per acre.

Mr. Feola stated that the Comprehensive Plan points out that they should be looking at average gross density, and when you look at the American Planning Association and some other resources for common metrics, they look at gross density. This means you are looking at the development's intensity and impact across the entire site as a whole. The design brief for this plan was to minimize the amount of pavement and hardscaping, and maximize the amount of green space. By looking at it from a net density perspective, it is not looking at the positives of maintaining open space and maintaining green space.

Commissioner McGleam said he is looking at the net effective density.

Mr. Welch stated that it backed out major portions of the site, which they had made a conscious decision to keep as green space. Now it is being discounted from the density calculations, which they think is unfair because they have tried to maintain open space.

Commissioner McGleam said they have seen this a lot with developers where they promote a lot of green space, and the reality is it is an area they do not have to develop, so their cost is extremely low, but they create a higher net effective density at a lower cost.

Mr. Welch stated, that is not how the code applies to calculate density. That is not one of the reasons that they are doing this. They are creating green space as an amenity for the area, as well as maintaining a wooded border with the Estates.

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

Public Comment

Jillian Bohr said she is a resident in the Montefiore neighborhood. She is joined here tonight with her neighbors to formally oppose the rezoning request of Belmont Estates. She appreciates their time and asks that they hear them fully, because this decision will have a lasting impact, not just on their neighborhood, but on Lemont as a whole. They believe their concerns and observations are aligned with what they heard from the Village planner's presentation. Tonight they will walk you through three things. First, they are going to tell you a little bit about their neighborhood, who they are, and what they have built here. Second, they will give some specific concerns regarding the proposal and concerns grounded in the Village ordinances and planning documents. Then third, they are going to make a clear and reasonable request of the Commission, and eventually the Village Board.

The Estates of Montefiore is a single-family and townhome neighborhood directly west of this proposed development. They are invested homeowners who chose Lemont because of its character, safety, and its commitment to thoughtful planning. Their neighborhood is home to diverse households, young families with children, retirees, and everybody in between. There are more than 50 kids who call this place home, who play in their backyards, who ride bikes in the streets, and who go to Lemont schools. When they bought their homes, they did so with reasonable expectation that future development on adjacent parcels would be compatible with the community they were joining. This proposal is not compatible, and they are here tonight to explain exactly why.

Mrs. Bohr stated the developer is asking the Village to rezone a parcel from R-1, which is single-family residential, to R-6, the most dense residential zoning. On top of that, they are asking for a PUD designation, which is designed to give the developer even greater flexibility to deviate from the Village's ordinances. Phase one of this development is 52 rental units across 13 buildings. Their position is clear. They oppose the rezoning and PUD as proposed, and as they will see tonight, this opposition is rooted in their own rules, not just their personal preferences.

Don Price said he lives along the western border of the proposed development. He is the president of the townhome HOA. He is here on behalf of the 34 current owners in the Estates of Montefiori who oppose this development. As presented by staff and the petitioner, the development fails to comply with the Village's 2030 Comprehensive Plan. When that plan was created in 2014, this corridor was designated as Community Retail and intended for commercial use. Within a year, the Village approved the Estates of Montefiori, fundamentally changing the character of this area. The Gas and Wash site rounded out what they feel is the remaining suitable commercial parcels. The remainder of the corridor is now residential. Further, R-6 zoning allowing for a multi-family property was deliberately never mapped at this location. Every existing R-6 zoning in Lemont is located near downtown or adjacent to State Street. That was a planning decision in their opinion.

Additionally, the proposed ownership structure intended by the developer of investor-owned buildings that the owner can either live in or lease out creates a risky and unusual planning and ownership structure that they feel is not contemplated by the Lemont UDO. If this is pursued as an ownership structure, this will create a risk of multiple absentee owners, lack of overall control within the development, and resemble more of a dense rental apartment, which they definitely oppose, over single-family or code-compliant townhomes, which they would support. The proposed development also fails to meet the Comprehensive Plan's core principles, namely seamless transition to adjacent developments, orderly integration with surrounding uses, compatibility with established neighborhood character, and density that preserves Lemont's small-town charm.

Mr. Price stated that their next slide illustrates the Village of Lemont's official zoning map, updated through January 2025. All the R-6 zoning districts are clustered near downtown or along State Street, which is common practice in most municipalities. The proposed R-6 zoning shown here adjacent to the Estates of Montefiore would be a significant outlier, placed in a residential corridor with no comparable location in all of Lemont. They feel this is not where R-6 zoning belongs, and if approved, would set a dangerous zoning and development precedent.

Tony Bohr said they have reviewed the proposed development against the Village's Unified Development Ordinance. The proposed development fails to meet nearly every PUD objective listed in Chapter 17.08 of the UDO. The UDO calls for compliance with the 2030 Comprehensive Plan, and as Mr. Price demonstrated, it does not. The R-6 zoning is not intended for this location or adjacent to any other single-family home community in the Village of Lemont. The UDO calls for a more desirable living environment by preserving and integrating the natural environment. This development is proposing a mass clearing of the natural environment, eliminating a meaningful buffer between their homes, the proposed development, and the traffic on Archer. The UDO calls for creative approaches to development of the land. Instead, they are intensifying a non-conforming setback of an existing single-family home by adding another story to it and converting it into a fourplex. The UDO encourages alternative modes of transportation, none of which are available at this location.

Finally, the UDO calls for usable open space within a reasonable distance of all dwellings. The developer has cited throughout the proposal that they are providing 42% of open space without providing sufficient backup to support that claim. The only usable open spaces identified on their plans are the community gardens and pond. Combined, these account for only 12% of the 15% of open space required under the UDO, and in actuality, it is probably less than that. There is an existing utility easement that runs north along the property line that should not be included in that calculation. There is a small tract of land at the corner of Archer and Bell, south of a parking lot, that is not usable open space. The parking lots themselves are not usable open space. The irregular tract of land to the west that cannot be built on is not usable open space. None of these examples meet the intent of the usable open space requirement.

Mr. Bohr stated that in addition to failing the PUD objectives, they are unable to meet the standards for the R-6 zoning. These standards require a minimum lot size of 10,000 square feet. They have proposed a 60% reduction to that, with only 4,000 square feet. The required minimum lot area per unit is 2,500 square feet. Again, they have proposed a 60% reduction to that, with only 1,000 square feet. That means a 150% increase to the allowable density per lot. These are significant deviations from the standards. For these deviations to be considered, they must provide a tangible community benefit as stated in the UDO. The developer has cited 42% of open space as the public benefit, which, by their analysis, is grossly overstated. Their request for deviations should not be granted. If this is allowed, he feels it seriously undermines the integrity of the UDO and sets a dangerous precedent moving forward with other reviews. He then showed a photo of the existing structure. It currently sits 15 feet off the property line of their neighbor. It is being proposed to add another story to that and convert it into a fourplex.

Samantha DeAngelis said she resides on Rosa Lane. She is going to talk about the den designation. This slide addresses something that may have been overlooked in the initial review, the den designation in these units. Under Lemont's own impact multiplier table, a one-bedroom apartment generates fewer than one school-age child per 200 units. But if those dens function as bedrooms, which they could with a door, closet, and window, they can and will function as bedrooms. These become two-bedroom units, and the school-age child count jumps by over 5,000%. For 52 phase one units, they are talking about the potential for nearly eight additional school-age children, and an optional connection door on level two plans could create four-bedroom configurations that the ordinance does not even contemplate, creating a fee and a projection count that it does not even account for. This matters for Lemont schools and for the fees the Village is owed.

Anthony DeAngelis stated this is something that is going to have an immediate impact on their lives. They are immediately adjacent to this property and this proposed development. He wanted to give a bit of a perspective on the impact that is going to have on their lives. For those who are immediately steps away from this, it would be a second and third-floor building whose windows back directly into their windows, which is right into their bedrooms. They are talking about 15-foot lampposts adjacent to their property, lighting it at all hours of the night. They are talking about vehicle headlights pointing into their property, right into their dining and living rooms. They are talking about

pedestrian foot traffic in their backyards and along the back property lines. There will be significantly increased noise levels. This is what they will be dealing with day by day. For those of them along that property line, that is not a minor inconvenience. Their children play in the backyard every day. It is not a minor inconvenience for their senior neighbors who retreat to their backyard for peace. This will have a direct impact on their lives.

If you look at what is currently there, the property line is supported by a tree line that provides privacy and a sound barrier from Archer and Bell Roads. That intersection is probably one of the busiest in Lemont. They do not know what is going on with that tree survey or when it will come. What they do know is what they are going to do with those trees, and that is to clear-cut that whole area, eliminating that buffer between their single-family homes and this mass development. Again, not a minor inconvenience for them. Additionally, with this development, there will also be a proposed connection of sidewalks which would allow for overflow parking to occur next to their homes in their development. This would allow them to have overflow parking for their development.

Mr. DeAngelis said lastly he would like to address property values. They did not come here today wanting to talk about this, but to address the claim that this will increase property values, there is no evidence provided to support that. There is no study in there that is saying that their property values are going to increase. What they do know is that when you put up high-density residential buildings directly next to your property line, it does not increase the value of your home. That does not increase the value of your backyard and the willingness to want to be there. That is a loss, and that is a loss they are going to incur every day. In closing, he thanked the Commission for their time, but asked that they honor the codes, the laws, and the restrictions in place for things specifically like this proposal.

Edwin McMahon stated he has owned his townhouse in the Estates of Montefiori since 2019. His concern is that Lotus is requesting higher density zoning with many exemptions. Rezoning to R-6 and allowing a high-density community puts a strain on the Lemont Police Department. High-density zoning combined with a 50-mile-an-hour speed zone on Archer creates traffic crashes and increases first responders' needs. This would strain the 27 sworn law enforcement officers of the Lemont Police Department. There would be a parking shortage causing illegal parking, visibility issues, and there will be a limited access for police vehicles in congested interior roadways. He strongly urges the Village to thoroughly review data regarding crime, traffic, and calls for service from comparable communities that underwent similar density zoning changes before rendering a decision. Data from these communities will provide a more accurate description than a developer's projections.

High-density rental developments also experience higher rates of tenant turnover than owner-occupied communities. Long-term residents develop relationships, look out for one another, and contribute to the civic identity of the neighborhood around them and the Village of Lemont. A development of this density and scale located adjacent to our community introduces a level of transience that is fundamentally at odds with the

character of the surrounding area. They respectfully ask the Plan Commission to carefully weigh the real-world impacts in the surrounding community and consider whether the proposal, as presented today, is truly compatible with the character and capacity of the neighborhood that it would directly affect.

Mrs. Bohr said the developer's traffic study claims that it will only generate 15 cars exiting during peak hours, and they strongly disagree with that projection. Bell Road and Archer Avenue are already congested during the morning commute. The study does not evaluate traffic impacts on Kingery Road. It does not evaluate traffic impacts on the Cal-Sag Bridge or the Main and Archer intersection, which are all well-known bottlenecks. It does not adequately address school bus patterns. There is no Pace or public transit access to this location. Every resident will be driving a car. That is not a minimal traffic impact to an already dangerous intersection. If you look at the data from 2020 to 2024, which was available to them, there were 43 documented crashes at the Bell and Archer intersection, and that trend is only getting worse. In 2024 alone, there were 14 crashes, which is more than one crash per month. Adding this amount of households with no mitigation, no transit alternatives, and no pedestrian infrastructure along Bell Road will make it more dangerous. This Commission has an obligation to weigh that.

As Commissioners, Illinois courts have established a framework called the LaSalle-Sinclair factors for developers to justify a reasonable rezoning, which they tried to defend during their presentation. They found that this proposal fails on multiple grounds. First is the hardship. The developer has controlled this property since 2018 and never attempted to develop it until today. A self-imposed hardship is not a legitimate hardship. In regards to compatibility, high-density rental directly adjacent to single-family homes with no buffer is not compatible, and it contradicts the UDO. It does not exist anywhere else in Lemont. The developer claims that there is going to be an increase in their property values, but has provided zero evidence of that. This development lacks adequate parkways, public walks, and buffers. It does not promote public health, safety, or welfare. For suitability, high-density rental, again, is clearly not suitable adjacent to low-density, single-family residential. The last factor is community benefit. This benefits nobody in the community but the developer.

Mrs. Bohr stated that to summarize the planning failures, density is out of compliance with the UDO. There is inadequate dedicated open space for its residents. There is no transition zone between the existing R-4 homes and the proposed R-6 buildings. Sidewalk connections will promote parking in their neighborhood by apartment residents due to the inadequate parking that they are providing. Most importantly, this sets a precedent. If the Village allows for a developer to request R-6 zoning, fail to meet nearly every single R-6 standard, and then use a PUD to waive those requirements away one by one, what message does that send? If the rules do not apply here, where will they apply? They are not here to simply say no. They are here to ask the Commission and the Village Board to do their jobs, to uphold the ordinances and planning documents that exist to protect residents like them. They respectfully ask for four things. First, reject the R-6 rezoning and the preliminary PUD as proposed. Second, come to their neighborhood and visit with the Montefiori residents. Walk the property lines and see what it is actually

going to look like. Third, advocate for a compatible development that protects the re-residential character of this corridor.

Lastly, amend the Comprehensive Plan to reflect the reality on the ground today and classify it as a Conventional Neighborhood. They want to be clear that they are not opposed to growth. They support Lemont's future and value thoughtful, compatible development. What they oppose is this proposal, a poorly planned, non-compliant development fails planning best practices, fails their own ordinances, and that fails the LaSalle Sinclair legal standard. They are not alone. Over 3,100 residents have signed their opposition petition. This is not a small group of concerned neighbors. This is an entire community, united, organized, and asking for them to stand with them. This decision will define the future of their neighborhood and of Lemont. They believe this Commission will make the right decision.

Arlene Kelly said she lives on Steeples Road. Lotus is not the bad guy they are just doing their job. She would like to talk about the schools. Right now, they have 17 kindergarten classes with anywhere from 21 to 25 children in each kindergarten class. That is almost one whole building of just kindergarten. Lemont is doing nothing but growing. She also has a hard time accepting the number of students that will be in this development. In her family, she had a sister and her husband who raised four children in a two-bedroom apartment. She clarified that there will be 19 feet between Bell Road and the lot line. She lives near Archer and is very familiar with these roads, and it is noisy. She was a nurse for 25 years, and she knows how things go from 10:00 PM until 4:00 a.m. People are driving fast, and it is very dangerous. She asked what kind of safety rails they will have there.

Justin Puppi stated he lives on Como Court. He is the Senior Vice President at CBRE, specializing in multifamily sales. He would like to talk about the lack of viability for this project, and it is not based on opinion. He has sold over $6 billion in the Chicago MSA. You start real estate when you look at a project and the location. This is a C location at best for a development project. The fact is that they are drawing from comparables like Marbella, which would be an A location, maybe even Willow Glen, which is walkable to a transit-oriented development. Their rents are skewed. They are looking at $2,500 for a one-bedroom unit. They are asking $2,100 at Marbella for a better location with amenities. There is a fitness center, ground-floor commercial, and it is walkable to everything in downtown Lemont. The viability of $2,500 a month is just wrong. It makes you question the two bedrooms. These rents are not achievable in this location. It is not walkable or bikeable, and there is no retail. When they say that there is going to be 90 adults there, it means that every single adult there is going to have a car. They only have 73 parking spaces, so where are they going to park?

They try to compare it to an amenity property, but there are zero amenities. He feels it all falls on Phase Two. There might be an amenity like a clubhouse or a pool. They cannot compare it to Marbella or Willow Glen. So what they are comparing to is more of a 1960s or 70s workforce product. That would be more of Waterfall Glen or TGM Willowbrook further up the road because this is where you are going to pool the

demographics. He could not imagine an empty nester selecting this location and having to drive everywhere, or somebody having to care for an elderly person who wants to walk upstairs to get to their apartment. The other concern is who is going to come here and live. He lived in Willow Glen while they were building their house. They pooled from Justice. If they are going to pool from Waterfall Glen, where the rents are around $1,500 a month, and they can move into something more modern with a washer and dryer that seems feasible. But what comes with that? Unfortunately, you have to kind of play it out in your mind, but it exists. There is also no on-site management, so who is going to be in control of whatever lives here? This does not support a family-oriented neighborhood at all. The number of one-bedroom units does not support a family with young children. The target demographic that they are proposing here can afford a better location, and they will choose a better location. From a viability standpoint, this would be a hard pass from anybody trying to raise equity on it, and it would not be marketable in the market today.

Omar Younus said he lives directly behind the existing single-family ranch-style home. He is here to say that this will be an extreme issue for him and his family for their safety and privacy. The type of people that live in one-unit rental homes is probably not conducive to living 15 feet away from his property line. If you stood at the edge of his property line, you would feel like you could reach your hand out and touch the house. If this development was already constructed when he bought his home, he would not have purchased his home. When they talk about the property value either staying neutral or going up, that is completely false. It will definitely go 100% down. The home right now has no impact on him, but a three-story unit being built at this location is going to have a huge impact on their family. He moved to Lemont for two reasons which is the school district and the community. The schools are becoming overcrowded, but hopefully, that will be addressed soon by the Village. He feels he made a great decision moving into Lemont based on the turnout that they have here. He appreciates everyone for coming out.

Michael Cicarelli stated he lives in Montefiore. He would like to share a brief story on what this proposal means to his mother and him. They own a townhome where they live and did not arrive here through extraordinary means. They come from working-class beginnings. His mother dedicated 45 years of her life serving others as a registered nurse, and he is starting his 26th year serving students and families in public education. Like many residents in this community, they worked hard, continue to work hard, saved carefully, and made one of the largest financial commitments of their lives when they purchased their home. They chose Lemont because of its character, its sense of community, and the quality of life it offers. When people purchase their home, they do so based on the community that exists around them and the reasonable expectations they have for its future. His concern is not growth itself. Thoughtful growth is part of every successful community. His concern is whether a development of this size and density is consistent with the character of the surrounding area and the long-term impacts. For his family, this is not an abstract planning discussion. It is their home, their investment, and the community they chose to be a part of. He respectfully asks that these impacts be made carefully and evaluated before any decision is made.

Laura Reigle said she is going to hit on some points that have not been discussed yet, and that is the deviations and variations. The presentation given by the developer listed six deviations and variations, yet she heard from the Village staff that there are 10 deviations. There was the front yard setback from 19 feet instead of 25, a rear yard setback variation from 30 feet to 19 feet, a square footage from 10,000 square feet to 4,000, a deferral of tree survey and tree preservation, and a deferral of an impact study. The rear yard setback is almost half of the Village's current ordinance. All of the deviations and variations that they are asking for are supposed to have a public benefit. She has not heard of a public benefit of almost half of the rear yard setback being given. Walkable recreational areas do not exist. Staff stated this evening that this does not align with the Comprehensive Plan, yet the developer during the presentation said that the Comprehensive Plan is wrong. In the staff report, the exact words were, "Should the Commission determine that Belmont Estates generally aligns with the goals and objectives of the Village's Comprehensive Plan, the applicant is committed to working closely with the Village staff and the Commission to further refine the project and address outstanding concerns during the final PUD process." It suggests that the applicant is asking the Commission to recommend approval before the issues are resolved, with the expectation that important details can be worked out later. A Commissioner should reasonably ask which issues remain unresolved, what level of detail must be established before recommending a preliminary PUD, whether there are findings the Commission can honestly make if the key aspects are still being refined.

The memorandum repeatedly postpones important details. Throughout the document, the applicant states things like, "Ownership structure may change. HOA declarations will come later. Bell Road improvements will depend on future discussions. Project refinements will occur later. Outstanding concerns will be addressed during the final PUD." None of those statements necessarily disqualify the application, but together they create a picture of a proposal that is still being evolved. It does not seem like this project is really complete, and it does not work. She is concerned about the detention basin that they are putting in on that property. They have been getting a lot of rain this year, and the detention basin in her subdivision actually looked like a waterfall. The detention basins are supposed to allow the water to come out slowly. There is a house at the bottom where that detention would be. That poor homeowner has been complaining to the Village about the Gas and Wash. Now this is going to flood him out. There is not a space for water to go when you have this kind of density with R-6. The water will go down the hill, which could, in the wintertime, also provide problems for snow removal and icing on that road for the Village.

Emily Reigle stated she graduated in 2021. They already talked about the school system, but she had to live through it. In middle school, she had to share a locker with somebody. Some students shared a locker with three people. Their classes were overcrowded, like sardines. The average number of students per class is around 24 to 28 kids per class. She had classes where there were around 30 to 42 kids. The high school does not get any better because not only can you not reach your locker, you have to carry your books, but again, you are packed in like sardines. She had classes where she would be packed in like sardines with 42 kids, but somehow, because some teachers do lack brain cells, there

were four students per class. There was a teacher who spoke tonight, stating that the school systems are flooded. As someone who graduated in 2021, she is stating that having gone through the experience, they are flooded. It is aggravating that the Commission is not listening. Nobody here this evening wants this proposal. If they want to put together a plan, make sure it fits the school. Instead of caring about how many people they can fit into their district, they should care more about the future and education of the students. When the students are packed in like sardines, they do not get a proper education. There is a reason why this generation is getting dumber. They need to wake up and decide to actually fix the system.

Mariaelena Cordova said she is here because she is very concerned. She has been coming to these meetings for over 12 months, and she has witnessed what appears to be a double standard in how the Village ordinance is applied. When homeowners make improvements without the proper permits, they require that it be corrected. She does not know why it is different when a developer seeks numerous deviations from the Village ordinance. These requests are frequently framed as negotiations and approved. The result is a growing perception that the rules are not being applied equally. Fairness and transparency require that the same standards apply to everyone. Ordinances should not be strictly enforced for residents while remaining flexible for developers. She is also concerned by comments suggesting that the school's overcrowding is the sole responsibility of the school district. Two meetings prior, she brought up the point about overcrowding and how the school district needed some help. The reply she got was that the Commission was sick and tired of getting the blame put on them. This was not their problem, and it is the school district's problem. She dares them to say it again with the same attitude and tone of voice to all of them here this evening. This brings her to the proposed gas station for the future that the Village is planning to do in unincorporated Lemont.

Chairman Studebaker stated they are not here to discuss other projects.

Ms. Cordova said she is bringing up the similarities that she is concerned about. They are the same concerns about property values, noise, safety, and incompatibility. In summary, she asks that they please apply ordinances consistently to homeowners and developers alike. Increase transparency regarding deviations, variances, and development approvals. Consider the real impacts of growth on schools, traffic, infrastructure, and neighboring communities. Ensure public trust by demonstrating that decisions are based on established standards, not special expectations. In closing, at its core, this is not a debate about development. It is a question of fairness, transparency, and public trust. Residents are not asking for special treatment. They are asking for equal treatment. If ordinances matter, they should matter for everyone. If standards exist, they should be applied consistently. The people of Lemont and your neighbors deserve confidence that decisions are being made in the best interest of the entire community, not just those seeking exceptions. Accountability builds trust, and trust is earned when the same rules apply to all.

Ed Gelson stated he lives in Equestrian Meadows and is an HOA board member. He is here to discuss what is being presented. He understands that this is a volunteer group, and it is a thankless job. They agree with intelligent, planned, and controlled growth. This is not that. They have covered a lot of the items, and he is going to highlight what he thinks has been missed. First of all, the R-1 to R-6 is excessive. There are a lot of special needs for what they are trying to do. They did drop from 60 to 52 units, and when you look at phase one and phase two of those projects, what they are asking for is just phenomenal and well beyond whatever has been planned in that area. The plan that the Village of Lemont has already set up, far exceeds everything that was set up there. They mentioned that this is an age-in-place but if they are going to have senior citizens there, there are no elevators. It is not set up for that type of request that they are looking for. This place is a big burden on the Village, the community, and the entire region. They are already short of potable water. This is a phenomenal ask for what they are trying to do and trying to get there. The phase two area is bizarre for what they are looking to do. He would like to thank the Village for their thoughtful review of this and request that they reject it.

Matt Lesniak said he lives in the Glens of Connemara Estates. He is not going to make any profound statements or summaries. He thinks his neighbors here have adequately and thoroughly poked a lot of holes in the plan. This is his first time at a public hearing. He asked if this was the Village Board.

Chairman Studebaker stated they are not. They are a recommending body.

Mr. Lesniak asked if the Village Board goes with their recommendation.

Chairman Studebaker said it can go either way.

Mr. Lesniak asked when that final determination will be made.

Jason Berry, Community Development Director, stated that this is the Planning and Zoning Commission that is appointed by the Mayor. This Commission will take a vote and make a recommendation to the Village Board. After this meeting, the case will go before the Committee of the Whole. That meeting is an important next step because that is when you get to talk to the Village Board. It is a critical part of the process. That meeting happens on the third Monday of every month. Due to the amount of testimony for this case, it most likely will not be at the next COW meeting. It is important to stay in touch with the Village website. He is sure because of the attention based on this case, as soon as it gets posted to the Committee of the Whole, everybody in the community will hear about it.

Mr. Lesniak stated the overwhelming comment here is that they do not want this.

Dave Wilkes said he is here representing his mother and Annabelle Acres at 119th and Bell Road. They moved out there and built their first house in 1960. Back in the day, you did not have to stop at the stop sign. Now there is a lot of traffic on Bell Road.

Eventually Bell Road will go to four lanes. They have already done it from 159th to 143rd. Archer Avenue will go to four lanes as well. He does not believe their traffic study. That corner of Archer and Bell averages one accident a week. Bell Road is a township road. That road, from the corner of Archer, 40 feet up, is exactly 14 feet wide. Once you get past that 40 feet, the road goes to 16 feet. Three feet off the edge of that road is their property line. If they are going to widen that road, their green space is going to get cut down, and it has to be widened. That takes more of the green space that they are calling green space across on Bell Road. He does not think the township is going to let them do that. The reason why Archer, on the other side, where the barricades are up on old Bell Road, is closed is that there were too many accidents down there. IDOT will not let them open that back up on that end of the road. People have not been here long enough to know that. These outside contractors come in here to try to build this. If it is only one bedroom, that is roughly $32,000 a year. He asked why there are so many parking spots if they are one-bedroom units. Nothing is right about this project. There is a lot of stuff they need to look into. It is going to cost millions of dollars to fix Bell Road. He is surprised that Mr. Campbell whose property is right on the corner is not here this evening. When he first moved out there, everything was on one-acre lots. Now they are sardining and slamming stuff into five to 10 acres. Lemont is always pushing for green space, but this has no green space. The guy who owns Albright Apple Orchard has 22 acres, and he wants to put 25 houses in there, and they are giving him a hard time with 22 acres. This is five acres, and they are putting 70 units here. This needs to be looked at thoroughly. There is only one entrance. Fire and ambulance cannot get in and out of there with one entrance. They need to stick to the ordinances.

Marlene Carmen stated she lives in Equestrian Woods. She is here to say that if she lived in Montefiori Estates right now, she would be having a nervous breakdown. She would invite the Commission to come out so they could see, touch, feel, and taste what this is going to result in and what they are going to have to live with. It can take her 25 to 30 minutes right now to get out on 115th Street. It can take me even longer in the morning during rush hour to get out on Woodview Lane. She has a 38-foot diesel pusher motor home and a trailer. When they try to pull out, they take their lives into their own hands because of the traffic on Bell Road. She is asking, before they make any decisions that are going to impact people's lives from this day forward and reduce their property value, to come out. This is not going to be a senior center. This is without elevators. She would hate to tell you what Willowbrook has attracted with the multi-units that they put on Route 83. She was a Lemont Fire Commissioner for a long time, and you definitely do not want to bring that to Lemont. She is asking them to come and look firsthand so they understand the shoes these people are walking in.

Chairman Studebaker asked if there was anyone else in the audience who wanted to speak regarding this public hearing. None responded. He then asked if the applicant wanted to address any of the comments or questions.

Mr. Welch declined.

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

Commissioner Shumrak made a motion, seconded by Commissioner Zolecki to close the public hearing for Case 2025-15 Belmont Estates. A roll call vote was taken:
Ayes: Shumrak, Zolecki, Cunningham, O'Connor, McGleam, Studebaker
Nays: None
Motion passed

Plan Commission Discussion

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

Plan Commission Recommendation

Commissioner Zolecki made a motion, seconded by Commissioner O'Connor to recommend to the Mayor and Board of Trustees approval of Case 2025-15 Belmont Estates. A roll call vote was taken:
Ayes: None
Nays: Zolecki, O'Connor, Cunningham, McGleam, Shumrak, Studebaker
Motion denied

Commissioner McGleam made a motion, seconded by Commissioner Cunningham to authorize the Chairman to approve the Findings of Fact for Case 2025-15 as prepared by staff. A roll call vote was taken:
Ayes: McGleam, Cunningham, O'Connor, Shumrak, Zolecki, Studebaker
Nays: None
Motion passed

B. CASES 2026-08 – OSCO VARIATION

Mrs. Tate stated the applicant had dropped their request.

IV. ACTION ITEMS

A. CASE 2026-06 HOUSTON MANOR SUBDIVISION

Chairman Studebaker asked staff to provide an overview.

Staff Presentation

Mrs. Tate said Christian Ganz of Ganz Builders submitted an application for a plat of consolidation. There are two existing lots that are non-conforming. Those lots were purchased for the purpose of redevelopment. At this time, the home has been demolished, and there is an active building permit on the property. Part of the condition of the building permit was to do a plat consolidation to create a conforming R-4A lot. So

the applicant is in for a plat consolidation to take the two non-conforming lots to make one conforming lot. It will match the lot face of the rest of the block. This has been reviewed by the Village engineer, who has approved what is shown.

Chairman Studebaker asked if there were any questions or comments 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 Shumrak to recommend to the Mayor and Board of Trustees approval of Case 2026-06 – Houston Manor Subdivision. A roll call vote was taken:
Ayes: Cunningham, Shumrak, O'Connor, McGleam, Zolecki, Studebaker
Nays: None
Motion passed

V. GENERAL DISCUSSION

Chairman Studebaker said the school issue has been a big issue, and the Mayor did make a comment regarding the issue.

Commissioner McGleam asked that he reread the Mayor's comment.

Chairman Studebaker stated the Mayor said, "It should be reiterated that the Planning and Zoning Commission is a dedicated volunteer advisory entity. Please understand their planning is relative to zoning issues. Their scope of duties includes reviewing proposals against the UDO and the Comprehensive Plan, along with holding public hearings for development proposals and making recommendations to the Village Board. Despite each of them having a high knowledge base of multiple areas and expertise, it is unfair for them to be accountable for the impacts of other Village taxing bodies." They have a span of information and understanding, but that is not their role. They do a good job, and they do take a little bit of heat because people in the community do not understand that it is not their role. He appreciates the Commissioners taking a little heat that they did not deserve tonight.

Commissioner McGleam said at their last meeting in June he specifically asked if anyone was in the audience from either school district that could address the issue of overcrowding. They do not attend. So to have an expectation that they are going to manage the number of open seats in a classroom through the Planning and Zoning Commission is unfair.

Commissioner Shumrak stated at the last meeting they told the developer that they have to do 90% over the age of 55 housing because of the schools. To have someone pointing at them and saying that it is not something that they would ever consider makes him think that they are the ones not actually listening to what is being said at the meeting. They stated to the developer that they were concerned about the schools. They need to listen to

the meeting because the developer's value of their property may have gone down because they said they had to age-restrict it.

VI. AUDIENCE PARTICIPATION

Arlene Kelly said she hears their concerns and understand. She asked if it would be unreasonable to go to the school district and tell them that they need a representative from the school district here, so they can understand what is going on. They are working and being paid by their community.

Chairman Studebaker stated they do interface with the Technical Review Committee with staff on a regular basis. They do provide input. Again, it is out of their purview.

Laura Reigle said she has a video on social media of the Planning and Zoning Commission saying that the school district needs to get their act together and they need to do their stuff together. It was discussed, and this Commission does talk about the school district. She has reached out to their board members at the school district, and they are working with the Village staff. There seems to be a little bit of disjointedness going on here. It has been stated that this Commission does not have anything to do with it, and they want somebody here from the school board. The school board is going to sit there saying they are working with the Village. There are two different stories. The fact is, the public is coming to you with the issues because they have no place else to go. This is the only public hearing. This is the only place that they have to discuss it and address it. It is not very nice when you make those statements because this is their forum. They are taxpayers and pay into that public body. She has a right to be concerned about what is approved to go forward. She has a right, and this is her forum.

Chairman Studebaker stated nobody is saying it is not. They want to hear what they have to say, and they do listen.

Commissioner McGleam said it is a false expectation that they are going to manage the capacity of the schools in Lemont through the Planning and Zoning Commission. That is not their role. They will listen to all their concerns. He does not doubt one bit that there is an overcrowding concern in the elementary school district. This is not the forum for it to be addressed. They have no data from the school district to know about this problem. They have no idea if this is a one-year problem, a two-year problem, or a five-year problem. He asked if they should stop all development, residential development in Lemont for the next 10 years with no data to make those decisions.

Ms. Reigle stated she can work with that, but she will say the data is available to everybody through the school report card. Enrollment shows up on that. It is done on a yearly basis, and that data is publicly available to every taxpayer out in the whole State of Illinois. It is public record at their disposal for anybody that wants to see.

Commissioner McGleam said again their role is zoning.

Ms. Reigle stated, but zoning impacts everything. It comes before here to get approved. The Village Board follows the same vote that take place right here in this meeting. She had not seen the Board overturn a vote of the PZC.

Chairman Studebaker said they do not always vote the same as this Commission. He asked if there was anyone else who wanted to provide public comment. None responded.

VII. ADJOURNMENT

Chairman Studebaker called for a motion to adjourn the meeting.

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

Minutes prepared by Peggy Billig

418 Main Street | Lemont, IL 60439

TO: Planning and Zoning Commission
FROM: Jamie Tate, Community Development
THROUGH:
SUBJECT: Case 2026-07 320 Kromray Variations
DATE: September 2, 2026

SUMMARY/BACKGROUND

ANALYSIS

Consistency with Village Policy

STAFF RECOMMENDATION

BOARD ACTION REQUESTED

ATTACHMENTS
PZC Memo, Analysis and Attachments 320 Kromray.pdf

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

CASE NUMBER & NAME
2026-07 320 Kromray Variations

APPLICANT & PROPERTY OWNER
Paul Staszel

DATE
September 2, 2026

PROPERTY ADDRESS/LOCATION
320 Kromray Road or 349 Fourth Street
PIN: 22-21-302-018-0000

BRIEF SUMMARY OF REQUEST

The applicant/property owner, Paul Staszel, is requesting approval of two variations associated with the construction of a new single-family home at 320 Komray Road. The applicant is requesting relief from Section 17.12.030 of the Unified Development Ordinance (UDO) to allow a 6-foot fence and gate in the front yard and relief from Section 17.26 of the UDO to allow construction of a hammerhead turnaround in lieu of the required cul-de-sac.

The property is located at the existing terminus of Kromray Road, where an on-site hammerhead/cul-de-sac was contemplated when the property was annexed in 2018 but was never constructed. A turnaround is required in conjunction with development of the property to accommodate emergency and Public Works vehicles. The proposed hammerhead extends into the existing public right-of-way and would require modifications to existing parkway and sidewalk areas.



MAP SOURCE: Cook County GIS Oblique Aerial, date March 9, 2026

EXISTING ZONING	EXISTING LAND USE	SURROUNDING ZONING & LAND USE	REQUESTED ACTION	SIZE OF PROPERTY
R-4, Single-Family Detached Residential District	Vacant residential lot	**North**: Unincorporated Cook County R-4 / Existing home and Lemont R-4 / Vacant land in Fordham Hill Estates PUD and 4th Street **South**: R-4, Single-family homes in Hirsekorn Ridge Subdivision and Vacant lot in Fordham Hill Estates PUD East: Unincorporated Cook County R- / Existing home West: R-4 / Vacant land in Fordham Hill Estates PUD and 4th Street	Variance Ordinance to allow construction of a street/driveway without a cul-de-sac and to allow a fence/gate up to 6-feet in height in the front yard in a residential zoning district.	1.67 acres

PROPERTY HISTORY

The subject property was annexed and rezoned to R-4 Single-Family Detached Residential District in 2018. At that time, the property was contemplated for subdivision into two residential lots with the extension of Komray Road and construction of a cul-de-sac or hammerhead. The subdivision and roadway improvements were never constructed. The current property owner intends to construct one single-family home on the approximately 1.67-acre property.

COMPATIBILITY with the COMPREHENSIVE PLAN	**COMPATIBILITY** with the UNIFIED DEVELOPMENT ORDINANCE
The subject property is within the Contemporary Neighborhood (CTP) future land use designation.	The proposed home will meet the standards of the Unified Development Ordinance with exception to the requested variations.

ATTACHMENTS

1. Staff Analysis
2. Site Photographs
3. Variation Criteria Worksheet
4. Engineering Plan
5. Architectural Plans
6. 2018 Annexation Documents

Attachment 1 – Staff Analysis – 320 Kromray Road Variations

Comprehensive Plan. The Lemont 2030 Comprehensive Plan identifies the subject site as Contemporary Neighborhood (CTP). The CTP is described in the plan:

"Characterized by mostly single-family detached homes, with some single-family attached homes and multi-family homes incorporated throughout the district. The different housing types in this district are designed to relate to each other to create cohesive streetscapes. Similarity of massing, building setbacks, architectural styles, and exterior building materials help single-family attached blend with surrounding single-family detached homes. Private open spaces will be smaller than those found in the conventional neighborhood district, but the developments will feature common open space in their designs…They are designed to safely accommodate walking and bicycling. With an average gross density of five dwelling units per acre throughout the district, many residents in contemporary neighborhoods will likely live within walkable and bikable distances of commercial and recreational destinations."

The development of a single-lot in this district does not necessarily fall within the description in the Comprehensive Plan for Contemporary Neighborhood. Splitting the subject lot in two and constructing two detached single-family homes as first imagined in 2018 when the property was annexed, rather than one home on a large lot is likely more in line with the description of Contemporary Neighborhood. In general, variation requests are considerably out of the scope of the Comprehensive Plan.

General Analysis.



The property owner contacted the Village requesting a cursory review of their proposed plans to construct a detached single-family home on the vacant lot at 320 Kromray Road. Kromray Road currently terminates near or at the property line with standard pavement, curb, sidewalk and parkway. This portion of Kromray Road was installed as a part of the Hirsekorn Ridge subdivision approved in 1994.

Staff reviewed the proposed grading and architecture plans, to identify any approvals that would be required to connect to the existing Kromray right-of-way. The plans were sent on to the Village Engineer, Public Works and the Lemont Fire District for feedback and a concept review. The Lemont Fire District requested a turn-around of some sort for their vehicles, along with Public Works for snow removal.

The hammerhead turnaround concept is acceptable to the Village's Public Works Department and the Lemont Fire Protection District as an alternative turnaround configuration. However, the final design and construction remain subject to review and approval by the applicable Village departments and Fire Protection District. In addition, because a hammerhead turnaround does not meet the cul-de-sac standards of §17.26.040, approval of a variation is required.


Sample gate image provided by applicant.

The proposed grading and site plan indicates a '6-foot privacy entry fence with motorized gate' near the front property line and crossing over the driveway entrance. The maximum height for a fence in the front yard in residential districts is 4-feet and they must be decorative and 'open' in style. Fences in the corner and front yard must also be at least 20-feet from the edge of the street, and the fence will be closer to the end/edge of Kromray Road.

The following variations from the Unified Development Ordinance (UDO) are a part of this request:

Code Section	UDO Requirement	Proposal
§17.12.030 - Fences	Decorative fences and walls are permitted in the front and corner yards in an R district providing that: 1. Fence or wall height does not exceed four feet; 2. The fence is at least 20 feet from the edge of any public street; and 3. The fence is open in design.	A 6-foot-high open-design decorative fence and driveway gate are proposed within the front yard and less than 20 feet from the edge of the public street. The proposed gate is similar in design to the example provided by the applicant, in image above.
§17.26.040 – Streets & Alleys	Existing dedicated streets that have not been improved to UDO standards shall be improved to	A hammerhead turnaround is proposed in lieu of the required cul-de-sac. The proposed hammerhead

	the standards of the UDO. Cul-de-sacs in residential subdivisions shall have a terminus of nearly circular shape with a minimum right-of-way diameter of 120 feet.	extends within the existing public right-of-way and requires modifications to existing parkway and sidewalk areas and potential removal of existing tree(s).

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 and staff review, 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 requested variations would allow development of the property with one single-family residence. Section 17.26.040 of the UDO establishes standards for residential streets and cul-de-sacs. The proposed hammerhead would provide a turnaround for emergency vehicles in lieu of construction of the required cul-de-sac. The proposed configuration extends within the existing public right-of-way adjacent to developed residential properties and would require modifications to existing parkway and sidewalk areas and removal of existing trees.

   Section 17.12.030 permits decorative fences and walls within front yards in residential districts when they do not exceed four feet in height, are located at least 20 feet from the edge of a public street, and are open in design. The applicant proposes a 6-foot-high open-design decorative gate within 20 feet of the edge of the public street. While the proposed fence and gate exceed the permitted height and encroach into the required 20-foot area, the proposed design maintains the open character required by the UDO.

2. **Unique Circumstances and Practical Difficulties**
   (§17.04.150(D)(1)(b) and §17.04.150(D)(2)(a))

   The subject property has an irregular configuration and is located at the terminus of an existing dead-end street. The property was previously contemplated for development with two residential lots and a cul-de-sac when annexed in 2018; however, those improvements were not constructed. Development of the property with a new residence requires an approved turnaround for emergency vehicle access. The applicant proposes a hammerhead turnaround in lieu of the cul-de-sac required by the UDO.

The proposed fence and gate are associated with the entrance to the proposed residence. Although the property has an unusual configuration and street condition, these physical characteristics do not appear to necessitate a 6-foot fence and gate within 20 feet of the edge of the public street. The requested fence relief is primarily related to the proposed design and location of the entrance to the property.

3. **Conditions Not Generally Found on Other Properties in the Same Zoning District**
(§17.04.150(D)(2)(b))

The irregular configuration of the property, its location at the terminus of an existing dead-end street, and the need to provide a turnaround in conjunction with development are conditions that are not generally found on other properties within the R-4, Single-Family Residential District. These conditions have a direct relationship with the requested hammerhead variation.

The circumstances associated with the proposed fence and gate are less directly related to the unique physical conditions of the property. Decorative driveway gates and fences may be accommodated on residential properties subject to the dimensional requirements of §17.12.030.

4. **Hardship Not Self-Created**
(§17.04.150(D)(2)(c))

The configuration of the subject property and the existing termination of Kromray Road were established prior to the applicant's current development proposal. The need to provide an emergency vehicle turnaround results from development of the property at the end of the existing street. While a cul-de-sac was previously contemplated as part of the earlier two-lot development concept, the applicant is now proposing one residence with a hammerhead turnaround in lieu of the required cul-de-sac.

The requested fence variation results from the applicant's proposed design and placement of the decorative fence and driveway gate. The need for relief from the height and street setback requirements is therefore associated with the proposed design rather than an existing condition of the property.

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 hammerhead would provide the required turnaround at the terminus of Kromray Road but would extend within the existing public right-of-way adjacent to developed residential properties. Construction would require modifications to

established parkway and sidewalk areas and possible removal of existing trees. These impacts should be considered in determining whether the proposed configuration would adversely affect adjacent properties or the established character of the surrounding residential area.

The proposed 6-foot fence and driveway gate are decorative and open in design, limiting visual obstruction compared with a solid fence of the same height. The applicant has provided an example depicting an ornamental metal gate with masonry columns. The proposed design is not anticipated to significantly alter the residential character of the area; however, the proposed height and proximity to the public street should be considered when evaluating potential impacts.

6. **Public Health, Safety, and Welfare**
(§17.04.150(D)(2)(e))

Development of the property with one new residence requires a turnaround that can accommodate emergency vehicles. A cul-de-sac was shown when the property was annexed in 2018; however, the applicant is now proposing a hammerhead turnaround at the terminus of Kromray Road in lieu of the required cul-de-sac. The hammerhead concept is acceptable to the Village's Public Works Department and the Lemont Fire Protection District; however, the final design and construction remain subject to applicable engineering and Fire District review and approval, if zoning relief is granted. The location of the proposed turnaround within the public right-of-way, including impacts to sidewalks, parkways, and existing trees, should also be considered as part of the public health, safety, and welfare standard.

The proposed fence and gate are open in design, which maintains visibility through the structure. Final construction of the fence, gate, driveway, and turnaround would remain subject to applicable Village engineering, building, and permit requirements.

CONCLUSIONS & RECOMMENDATIONS

The subject property presents unique circumstances due to its irregular configuration, location at the terminus of Kromray Road, and the need to provide an adequate turnaround for emergency and Public Works vehicles in conjunction with development of the property. Although a cul-de-sac was contemplated when the property was annexed in 2018, the applicant is proposing development of the property with one single-family residence and a hammerhead turnaround in lieu of the required cul-de-sac. The hammerhead concept is acceptable to the Village's Public Works Department and the Lemont Fire Protection District, subject to final engineering and Fire District review and approval.

The proposed hammerhead would extend into the existing public right-of-way and require modifications to established parkway and sidewalk areas and possible removal of existing trees. These impacts should be considered by the PZC in determining whether the requested variation meets the applicable standards and whether additional modifications or conditions are appropriate.

The proposed 6-foot decorative driveway gate is open in design; however, the requested relief from the height and street setback requirements is primarily related to the applicant's proposed design and placement rather than a unique physical condition of the property.

Staff recommends that the Planning and Zoning Commission consider the requested variations based upon the standards and analysis provided above. If the PZC determines that the standards for approval have been met, staff recommends that any approval be subject to the following conditions:

POTENTIAL CONDITIONS

1. The hammerhead turnaround shall be subject to final review and approval by the Village Engineer, Public Works Department, and Lemont Fire Protection District prior to issuance of a site development and building permit.

2. Prior to final engineering approval, the location and configuration of the hammerhead shall be reviewed to determine whether impacts to the adjacent parkway, sidewalk, and existing trees can be reduced.

3. Final engineering plans shall address all improvements within the public right-of-way, including pavement, curb, sidewalk, parkway restoration, grading, drainage, and any tree removal or replacement, as applicable.

4. The hammerhead turnaround shall be constructed in accordance with the final engineering plans approved by the Village and Lemont Fire Protection District.

5. The driveway gate shall be decorative and open in design, substantially consistent with the example submitted by the applicant.

6. The gate and associated improvements shall be installed in accordance with the approved plans and shall comply with all other applicable Village requirements not specifically modified by the approved variations.

7. All required site development, building, engineering, and other applicable permits shall be obtained prior to the start of any construction.

8. The construction of the new home shall meet all other requirements of the UDO.

Attachment 2 - Site Photographs

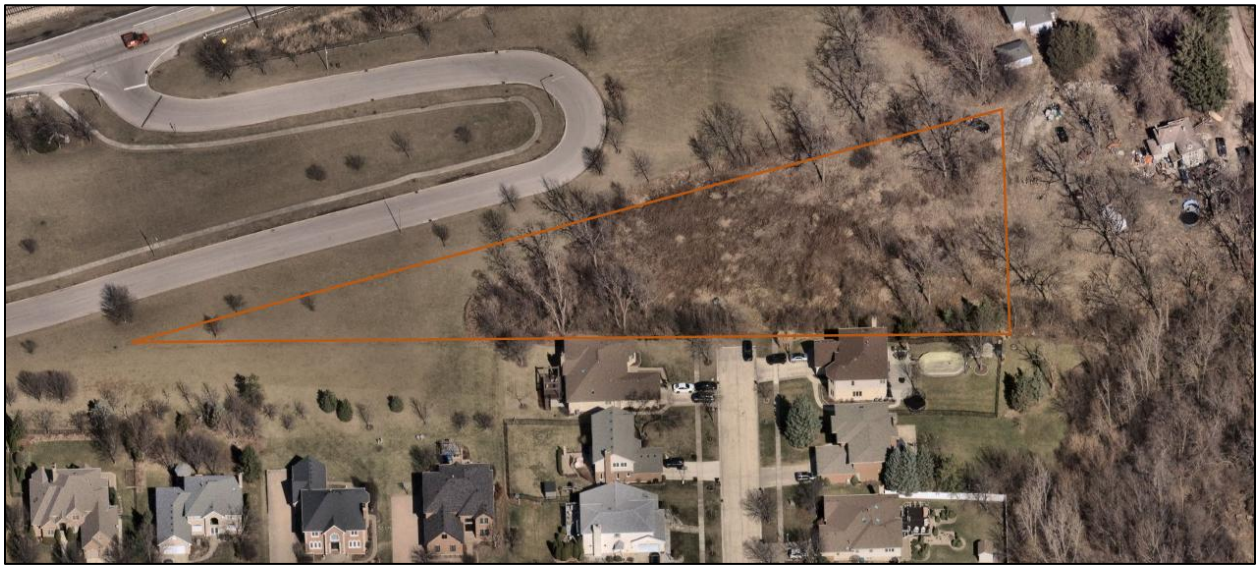


Figure 1: Aerial of subject property highlighted in orange from 3-9-2026 / Cook County Oblique Aerials



Figure 2: End of Kromray looking onto subject property (north).



Figure 3: Looking up at subject property from Fourth Street.

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;

and the varriation will improve accessability and drainage from existing conditions. Adding a full roundabout would create a significant hardship to build a single family home

UDO Section 17.04.150.D.1.b

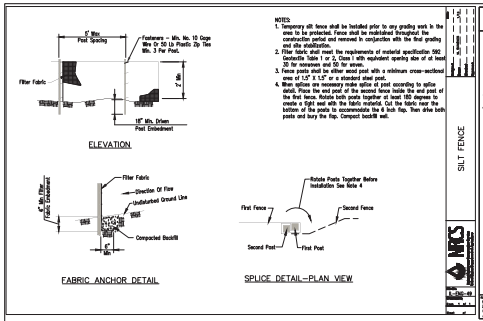
The plight of the owner is due to unique circumstances and thus strict enforcement of the Unified Development Ordinance would result in practical difficulties or impose exceptional hardships due to the special and unusual conditions that are not generally found on other properties in the same zoning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

the variation would improve public streets improve fire safety first responder access from existing conditions

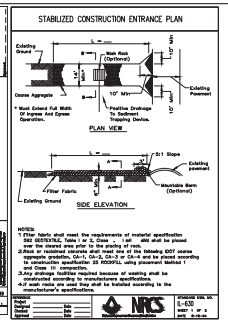
UDO Section 17.04.150.D.1.c

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

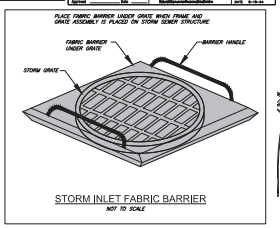
This varriation will improve street dramage and accesability from existing conditions



NOTES:
1. Temporary silt fence shall be installed prior to any grading work in the area to be protected. Fence shall be maintained throughout the construction period and removed in conjunction with the final grading and site stabilization.
2. Filter fabric shall meet the requirements of material specification 592. Fabric shall be sewn together at the factory with equivalent opening size of at least 30 for wovens and 50 for wovens.
3. Fence posts shall be either wood post with a minimum cross-sectional area of 1.5" X 1.5" or a standard steel post.
4. When splices are necessary make splice at post according to splice detail. Place the end post of the second fence inside the end post of the first fence. Rotate both posts together at least 180 degrees to create a tight seal with the fabric material. Cut the fabric near the bottom of the posts to accommodate the 6 inch flap. Then drive both posts and bury the flap. Compact backfill well.



NOTES:
1. Filter fabric shall meet the requirements of material specification 592 for Type C fabric. Fabric shall be sewn together and shall be placed over the cleared area prior to the placing of rock.
2. Rock or reclaimed concrete shall meet one of the following IDOT coarse aggregate gradations, CA-1, CA-3, CA-3 or CA-4 and be placed according to construction specification 25 ROCKFILL using placement Method 1 or as directed by the engineer.
3. Any drainage facilities required because of washing shall be constructed according to manufacturers specifications.
4. If wash racks are used they shall be installed according to the manufacturer's specifications.



STORM INLET FABRIC BARRIER
NOT TO SCALE

NOTES:

1. Erosion control shall remain in place prior to start of any construction operation, and shall be maintained, and remain in place until final vegetative cover is established.

2. Building setback lines (BSL) shown are per Village of Lemont R-4 Zoning District Requirements. Current zoning of property, and any potential variances granted as part of the development, should be verified prior to construction. No title search or survey.

3. All right of way and/or off-site disturbed areas shall be restored to existing conditions or better, if necessary.

4. Building footprint provided by others, and should be checked prior to construction.

5. Building location should be established by measuring from surveyed property lines and checked by measuring distances to opposing property lines. Building setback line should be staked in the field to verify footprint location on the lot.

6. All proposed top of window wells shall be set at T/F - 0.30', unless noted otherwise.

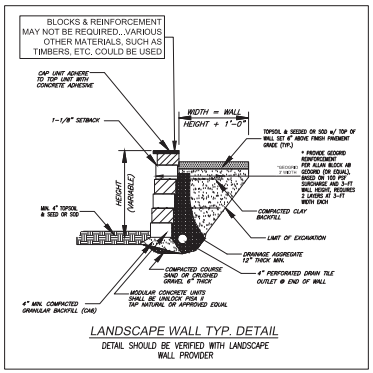
7. Benchmark should be verified for tying into grades indicated, such as spot checking top of curb elevations, adjacent foundation elevation, etc.

8. Maximum slope on Earth/ Grassed Areas of 4:1.

9. Prior to Excavation call Joint Utilities Location Information for Excavations "J.U.L.J.E." 1-800-892-0123

10. "Any field tiles encountered during construction shall be diverted around the construction area and reconnected. The field tile(s) shall not be abandoned, plugged or connected to the storm sewer system."

11. Topographic survey completed by Morris Engineering, Inc. dated 9/24/2015. MG2A has not verified or checked topographic survey information and makes no representation to its accuracy or completeness. Any discrepancy should be brought to the attention of this office, prior to any construction.



LANDSCAPE WALL TYP. DETAIL
DETAIL SHOULD BE VERIFIED WITH LANDSCAPE WALL PROVIDER

LEGEND

- ORIGINAL GROUND CONTOUR
- EXISTING GROUND SPOT ELEVATION
- EXISTING ASPHALT
- PROPOSED CONCRETE
- PROPOSED FLOW DIRECTION ARROW
- W — PROPOSED WATER SERVICE
- PROPOSED SEWER SERVICE
- PXXX.X x — PROPOSED SPOT ELEVATIONS
- FGF-XXX.XX — SUGGESTED FINISHED GARAGE FLOOR ELEVATION
- T/F-XXX.XX — SUGGESTED TOP OF FOUNDATION ELEVATION
- W/O-XXX.XX — SUGGESTED WALK-OUT BASEMENT FLOOR ELEVATION
- S — PROPOSED SILT FENCE (SEE DETAIL)
- PROPOSED INLET PROTECTION (SEE DETAIL)

ABBREVIATIONS
P.U. or P.U.E. - PUBLIC UTILITY EASEMENT
B.S.L. - BUILDING SETBACK LINE
D.E. - DRAINAGE EASEMENT
B/L - BRICK LEDGE ELEVATION
T/W - TOP OF WALL ELEVATION

LEGAL DESCRIPTION

THAT PART OF THE SOUTHWEST FRACTIONAL QUARTER OF SECTION 21, TOWNSHIP 37 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT A POINT IN THE EAST LINE OF SAID SOUTHWEST QUARTER, 320 FEET SOUTH OF THE CENTER QUARTER CORNER OF SAID SECTION; SAID SECTION LINE THAT BEARS S 01° 34' 10" E, THENCE S 88° 25' 50" W ALONG THE NORTH LINE OF HERSEKORN RIDGE, A SUBDIVISION RECORDED JUNE 11, 1996, AS DOCUMENT NO. 96443717, A DISTANCE OF 133.98 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING WEST ALONG THE THE LAST DESCRIBED LINE BEING THE NORTH LINE OF SAID HERSEKORN RIDGE, AND THE NORTH LINE OF LOT 96 IN FORDHAM HILL ESATES, A SUBDIVISION RECORDED SEPTEMBER 20, 2000, AS DOCUMENT NO. 00732426, A DISTANCE OF 691.86 FEET TO A POINT ON A LINE THAT IS 325 FEET SOUTHERLY OF AND PARALLEL WITH THE 60 FOOT RIGHT OF WAY FOR THE CHICAGO AND ALTON RAILROAD COMPANY ALSO A LINE THAT IS 325 FEET SOUTHERLY OF AND PARLLEL WITH THE 60 FOOT RIGHT OF WAY FOR THE CHICAGO AND ALTON RAILROAD COMPANY ALSO BNEING THE SOUTHEASTERLY LINE OF LOT 97 IN SAID FORDHAM HILL ESTATES; THENCE N 69° 26' 58" E ALONG SAID LINE, A DISTANCE OF 731.64 FEET TO A POINT ON A LINE THAT IS 133.98 FEET WEST OF AND PARALLEL WITH SAID EAST LINE OF THE SOUTHWEST QUARTER; THENCE S 01° 34' 10" E, ALONG THE LAST DESCRIBED LINE, A DISTANCE OF 237.98 FEET, MORE OR LESS, TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

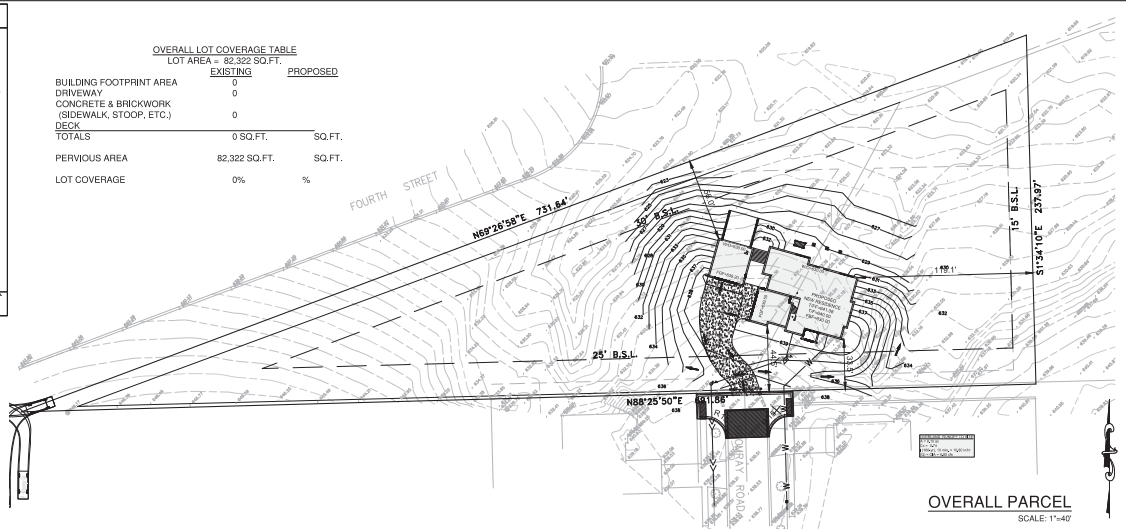
BENCHMARK: CUT CROSS IN THE SIDEWALK AT THE NORTHEAST CORNER OF KROMRAY ROAD AND THE SITE PROPERTY ELEV=638.68 (NAVD88)

DUE TO THE UNCERTAINTY OF SEASONAL GROUND WATER TABLES AND THE GEOPHYSICAL CONDITIONS AFFECTING GROUND WATER MOVEMENT, M. GINGERICH, GEREAUX & ASSOCIATES TAKES NO RESPONSIBILITY FOR THE MANAGEMENT OF GROUND WATER ASSOCIATED WITH SUB-GRADE CONSTRUCTION. BASEMENTS OR OTHER LIKE FACILITIES CONSTRUCTED BELOW THE FINISHED SURFACE GRADE OF THE PROPERTY ARE AT THE RISK OF THE BUILDER/OWNER

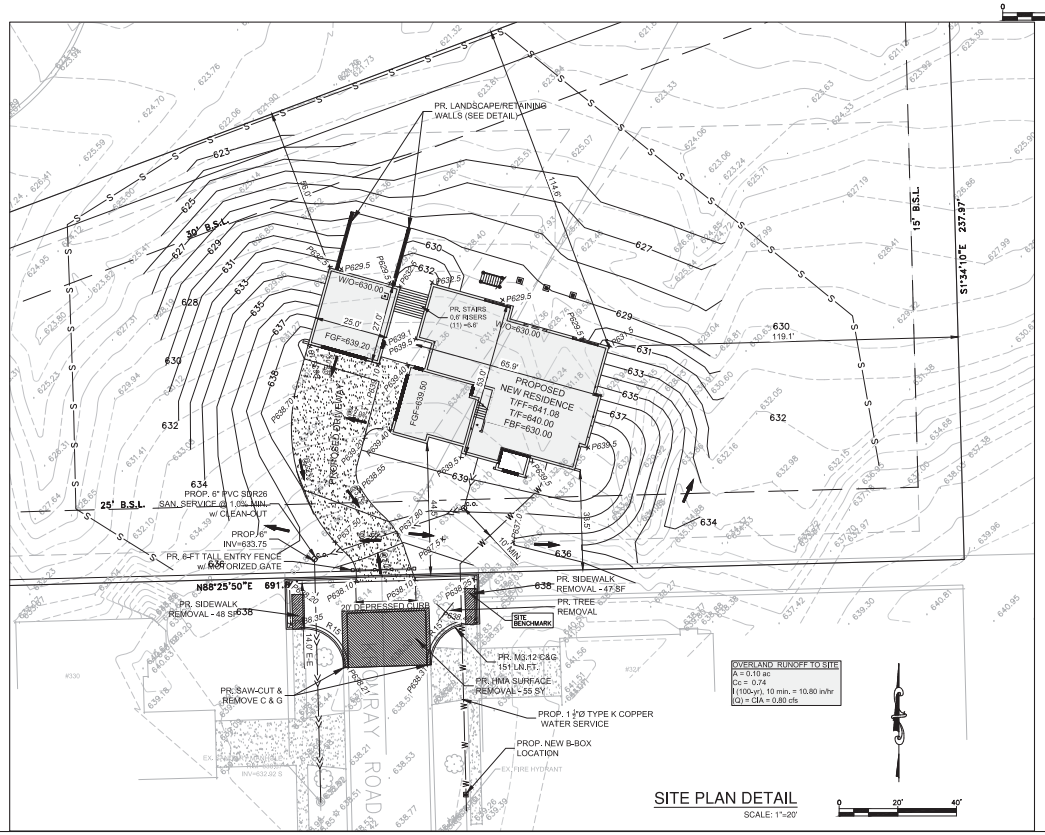
OVERALL LOT COVERAGE TABLE

LOT AREA = 82,322 SQ.FT.

	EXISTING	PROPOSED
BUILDING FOOTPRINT AREA	0	
DRIVEWAY	0	
CONCRETE & BRICKWORK (SIDEWALK, STOOP, ETC.)	0	
DECK		
TOTALS	0 SQ.FT.	SQ.FT.
PERVIOUS AREA	82,322 SQ.FT.	SQ.FT.
LOT COVERAGE	0%	%



OVERALL PARCEL
SCALE: 1"=40'



SITE PLAN DETAIL
SCALE: 1"=20'

PLAN EDITION MILESTONES

DATE	BY	DESCRIPTION
10/26	BPH	ISSUED FOR REVIEW
12/20	BPH	ISSUED FOR PERMIT

MGA
CIVIL ENGINEERING
SURVEYING
M GINGERICH GEREAUX & ASSOCIATES
Professional Design Firm License # 184.005003
P. 815-478-8680 www.mga2a.com F. 815-478-8685
25620 S. GOUGAR RD. | MANHATTAN, IL 60442

DESIGN: RSR
DRAWING: RSR
CHECKED: RSR
APPROVED: BPH

320 KROMRAY ROAD
LEMONT, ILLINOIS

SITE PLAN

SHEET NO. 1 OF 1

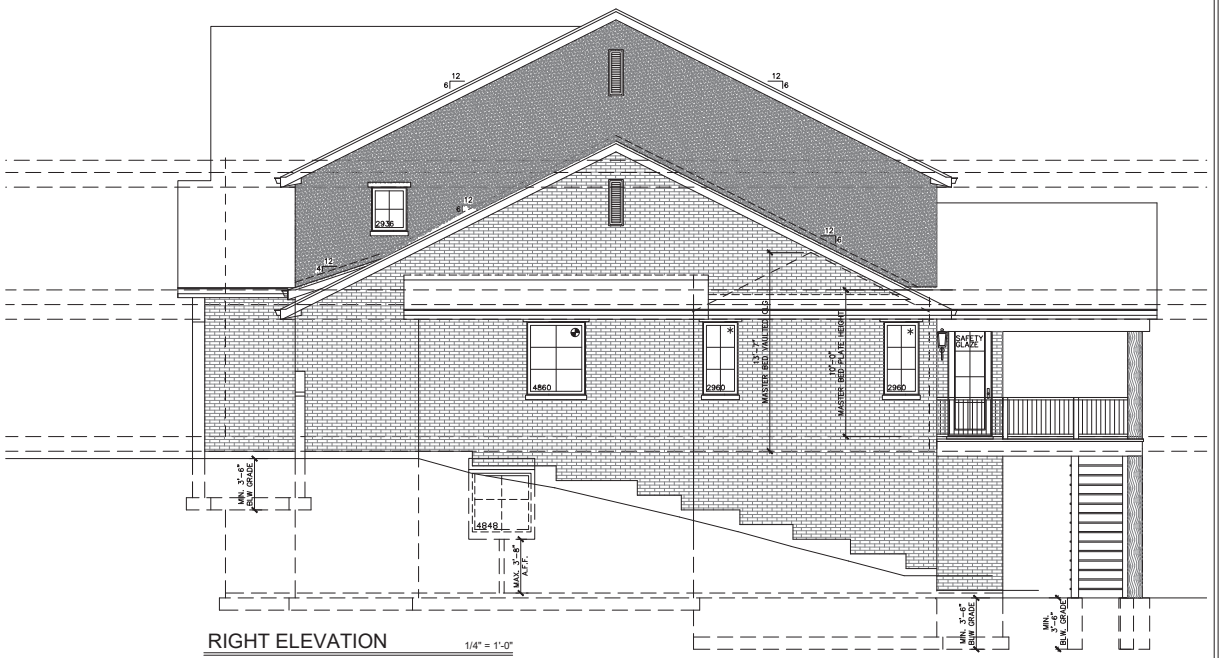
JOB NO. 21-245

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FRONT ELEVATION 1/4" = 1'-0"

◔ SAFETY GLAZED
✳ EGRESS WINDOW



RIGHT ELEVATION 1/4" = 1'-0"

◔ SAFETY GLAZED
✳ EGRESS WINDOW

IJM ARCHITECTS

14315 West Avenue
Orland Park, IL

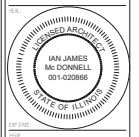
P:
708-469-7674

PROJECT

A-0.0	GENERAL NOTES
A-1.0	EXTERIOR ELEVATIONS
A-1.1	EXTERIOR ELEVATIONS
A-2.0	FOUNDATION PLAN
A-2.1	FIRST FLOOR PLAN
A-2.2	SECOND FLOOR PLAN
A-2.3	ROOF PLAN
A-3.0	SECTIONS
A-3.1	DIAGRAMS
A-3.2	DETAILS
E-1.0	ELECTRICAL PLANS
E-1.1	ELECTRICAL PLANS

SINGLE FAMILY RESIDENCE FOR 320 ROSEMARY ROAD, LEMONT, IL

REVISIONS

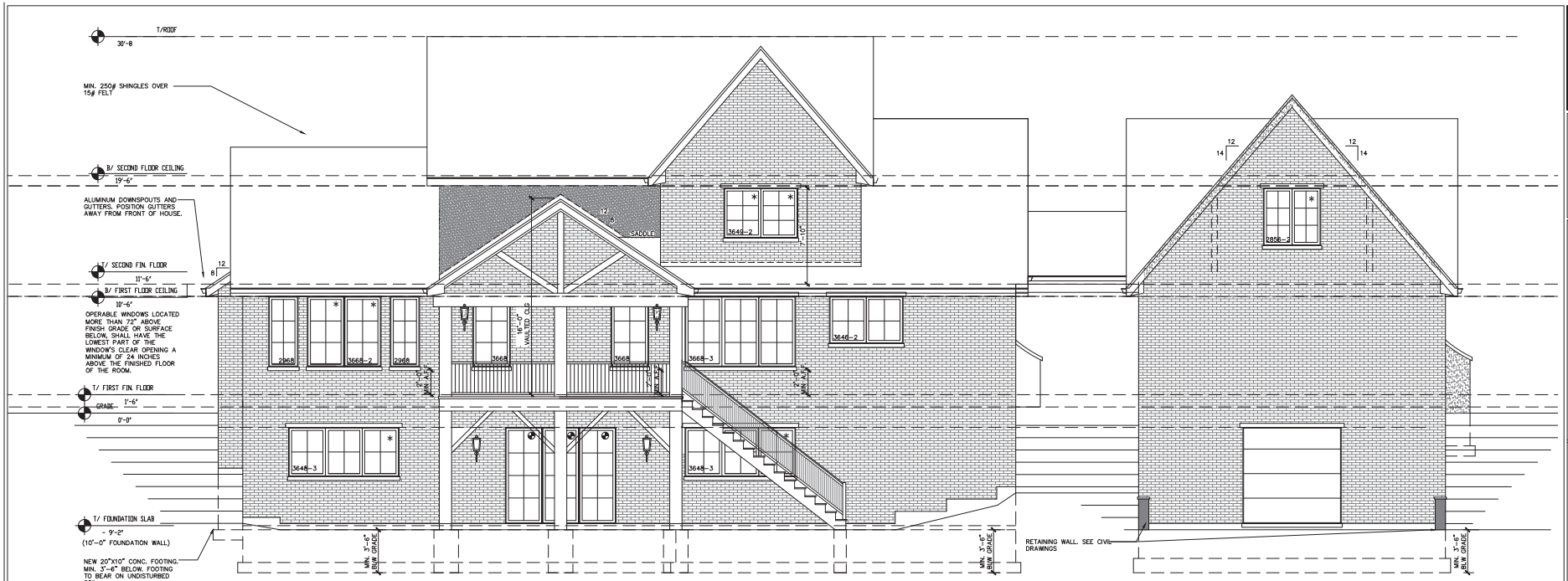


DATE OF ISSUE

DATE
2.27.2026

JOB #
2025-196

SHEET
A-1.0



REAR ELEVATION

1/4" = 1'-0"

◓ SAFETY GLAZED
✳ EGRESS WINDOW

THE ARCHITECT WILL NOT SUPERVISE CONSTRUCTION
ANY DISCREPANCIES OR QUESTIONS ABOUT THE PLANS SHALL BE WRITTEN IN WRITING TO THE ARCHITECT
THE ARCHITECT SHALL BE NOTIFIED IN WRITING OF ANY FIELD CHANGES
THE ARCHITECT HAS NO STOP WORK AUTHORITY
ANY SITE VISITS DO NOT CONSTITUTE WORK SUPERVISION

THE CONTRACTOR MUST CHECK ALL DIMENSIONS, DETAILS AND JOBSITE CONDITIONS AND BE RESPONSIBLE FOR THEM. THIS FIRM SHALL NOT BE HELD RESPONSIBLE FOR CONSTRUCTION METHODS OR MEANS BY THE CONTRACTOR AND OR ANY SUBCONTRACTOR AND THEIR TRADESMEN.

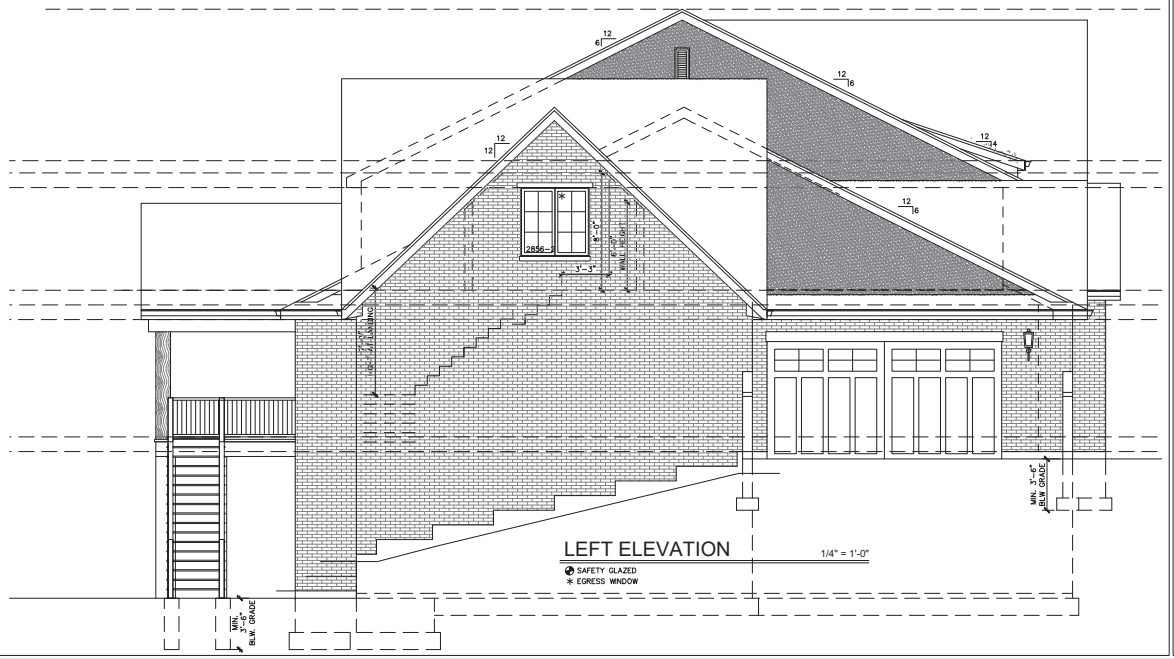
ALL TRADES MUST CONFORM TO CURRENT EXISTING CODES APPLYING TO THIS PROJECT. CONTRACTORS TO VERIFY ALL DIMENSIONS AND CONDITIONS BEFORE EXECUTING ANY WORK. REPORT ANY DISCREPANCIES AT ONCE. DO NOT SCALE DRAWINGS USE FIGURED DIMENSIONS ONLY.

✳ ALL BEDROOMS SHALL HAVE AT LEAST ONE "EGRESS WINDOW" SEE CODE BOOK.

◓ UNIT GLASS AND/OR MULTIPLE UNIT GLASS SHALL BE INSULATED TEMPERED SAFETY GLASS PER ANSI SPECS.

EXTERIOR WINDOWS AND GLASS DOORS SHALL BE TESTED BY AN APPROVED INDEPENDENT LABORATORY AND BEAR A LABEL IDENTIFYING MANUFACTURER, PERFORMANCE CHARACTERISTICS AND APPROVED INSPECTION AGENCY TO INDICATE COMPLIANCE WITH ANSI/AAMA/NWWDA. IT SHALL BE DESIGNED TO A MINIMUM DESIGNED PRESSURE OF 30 LBS/FT.

ALL PLUMBING FIXTURES ARE TO COMPLY WITH THE WATERSENSE PROGRAM EQUIREMENTS. ALL PLUMBING FIXTURES SHALL HAVE A CONSPICUOUS WATERSENSE LABEL UPON FINAL PLUMBING INSPECTION, OR A LIST OF INSTALLED WATERSENSE COMPLIANT PLUMBING FIXTURES SHALL BE PROVIDED TO THE PLUMBING INSPECTOR PRIOR TO FINAL PLUMBING APPROVAL



LEFT ELEVATION

1/4" = 1'-0"

◓ SAFETY GLAZED
✳ EGRESS WINDOW

IJM ARCHITECTS

14315 West Avenue
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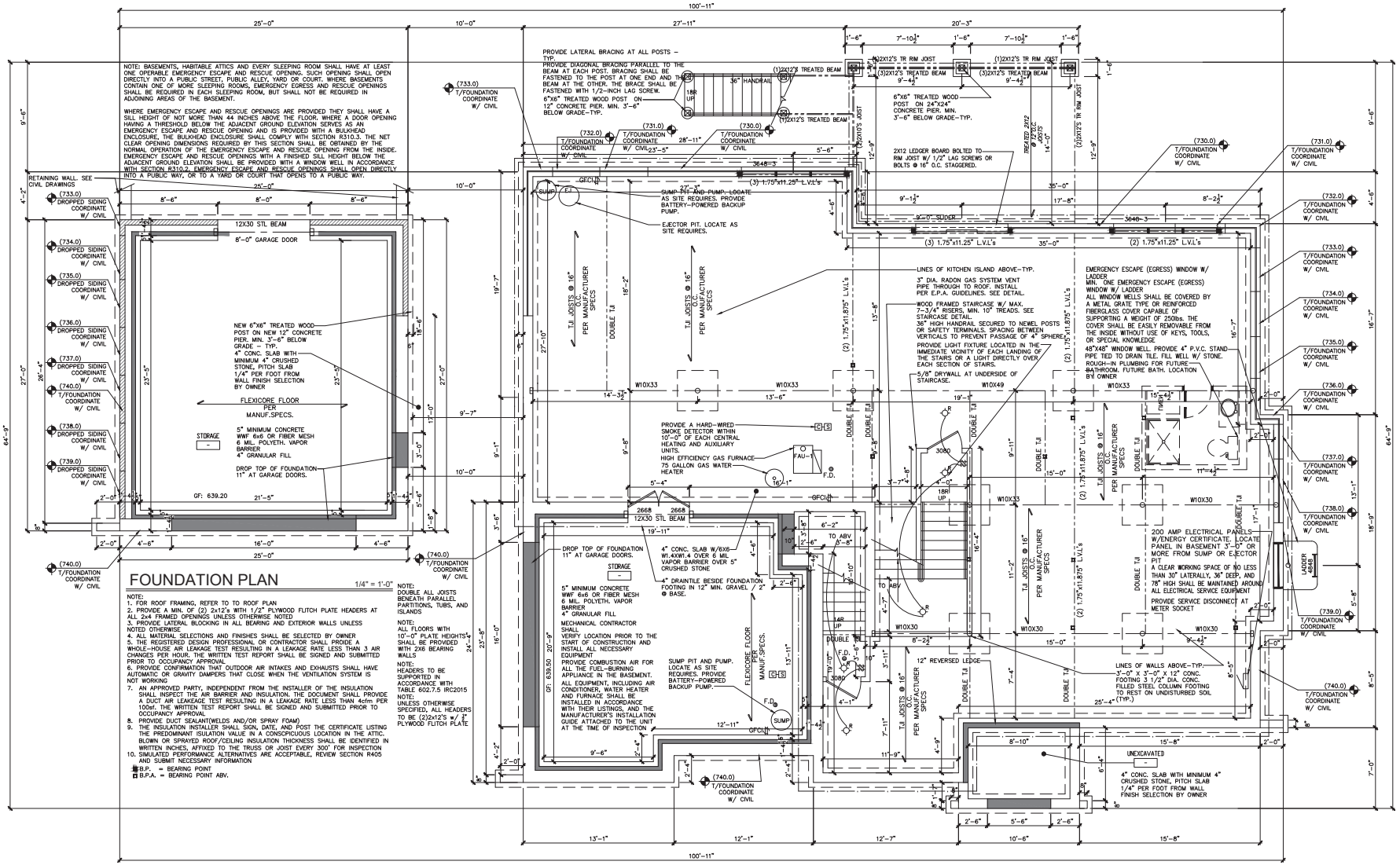
SINGLE FAMILY RESIDENCE FOR 320 KROMARY ROAD, LEMONT, IL

IAN JAMES
Mc DONNELL
001-020866
STATE OF ILLINOIS
LICENSED ARCHITECT

DATE
2.27.2026

JOB #
2025-196

SHEET
A-1.1



FOUNDATION PLAN

1/4" = 1'-0"

NOTE:
1. FOR ROOF FRAMING, REFER TO TO ROOF PLAN
2. PROVIDE A MIN. OF (2) 2x12's WITH 1/2" PLYWOOD FLITCH PLATE HEADERS AT ALL 2x4 FRAMED OPENINGS UNLESS OTHERWISE NOTED
3. PROVIDE LATERAL BLOCKING IN ALL BEARING AND EXTERIOR WALLS UNLESS NOTED OTHERWISE
4. ALL MATERIAL SELECTIONS AND FINISHES SHALL BE SELECTED BY OWNER
5. THE REGISTERED DESIGN PROFESSIONAL OR CONTRACTOR SHALL PROIDE A WHOLE-HOUSE AIR LEAKAGE TEST RESULTING IN A LEAKAGE RATE LESS THAN 3 AIR CHANGES PER HOUR. THE WRITTEN TEST REPORT SHALL BE SIGNED AND SUBMITTED PRIOR TO OCCUPANCY APPROVAL
6. PROVIDE CONFIRMATION THAT OUTDOOR AIR INTAKES AND EXHAUSTS SHALL HAVE AUTOMATIC OR GRAVITY DAMPERS THAT CLOSE WHEN THE VENTILATION SYSTEM IS NOT WORKING
7. AN APPROVED PARTY, INDEPENDENT FROM THE INSTALLER OF THE INSULATION SHALL INSPECT THE AIR BARRIER AND INSULATION. THE DOCUMENT SHALL PROVIDE A DUCT AIR LEAKEAGE TEST RESULTING IN A LEAKAGE RATE LESS THAN 4cfm PER 100sf. THE WRITTEN TEST REPORT SHALL BE SIGNED AND SUBMITTED PRIOR TO OCCUPANCY APPROVAL
8. PROVIDE DUCT SEALANT(WELDS AND/OR SPRAY FOAM)
9. THE INSULATION INSTALLER SHALL SIGN, DATE, AND POST THE CERTIFICATE LISTING THE PREDOMINANT ISULATION VALUE IN A CONSCPICUOUS LOCATION IN THE ATTIC. BLOWN OR SPRAYED ROOF/CEILING INSULATION THICKNESS SHALL BE IDENTIFIED IN WRITTEN INCHES, AFFIXED TO THE TRUSS OR JOIST EVERY 300' FOR INSPECTION
10. SIMULATED PERFORMANCE ALTERNATIVES ARE ACCEPTABLE, REVIEW SECTION R405 AND SUBMIT NECESSARY INFORMATION

B.P. = BEARING POINT
B.P.A. = BEARING POINT ABV.

NOTE: DOUBLE ALL JOISTS BENEATH PARALLEL PARTITIONS, TUBS, AND ISLANDS

NOTE: ALL FLOORS WITH 10'-0" PLATE HEIGHTS SHALL BE PROVIDED WITH 2X6 BEARING WALLS

NOTE: HEADERS TO BE SUPPORTED IN ACCORDANCE WITH TABLE 602.7.5 IRC2015

NOTE: UNLESS OTHERWISE SPECIFIED, ALL HEADERS TO BE (2)2x12'S w/ 1" PLYWOOD FLITCH PLATE

IJM ARCHITECTS
14315 West Avenue
Orland Park, IL
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PROJECT	
A-0.0	GENERAL NOTES
A-1.0	EXTERIOR ELEVATIONS
A-1.1	EXTERIOR ELEVATIONS
A-2.0	FOUNDATION PLAN
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A-5.0	SECTIONS
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A-5.2	DETAILS
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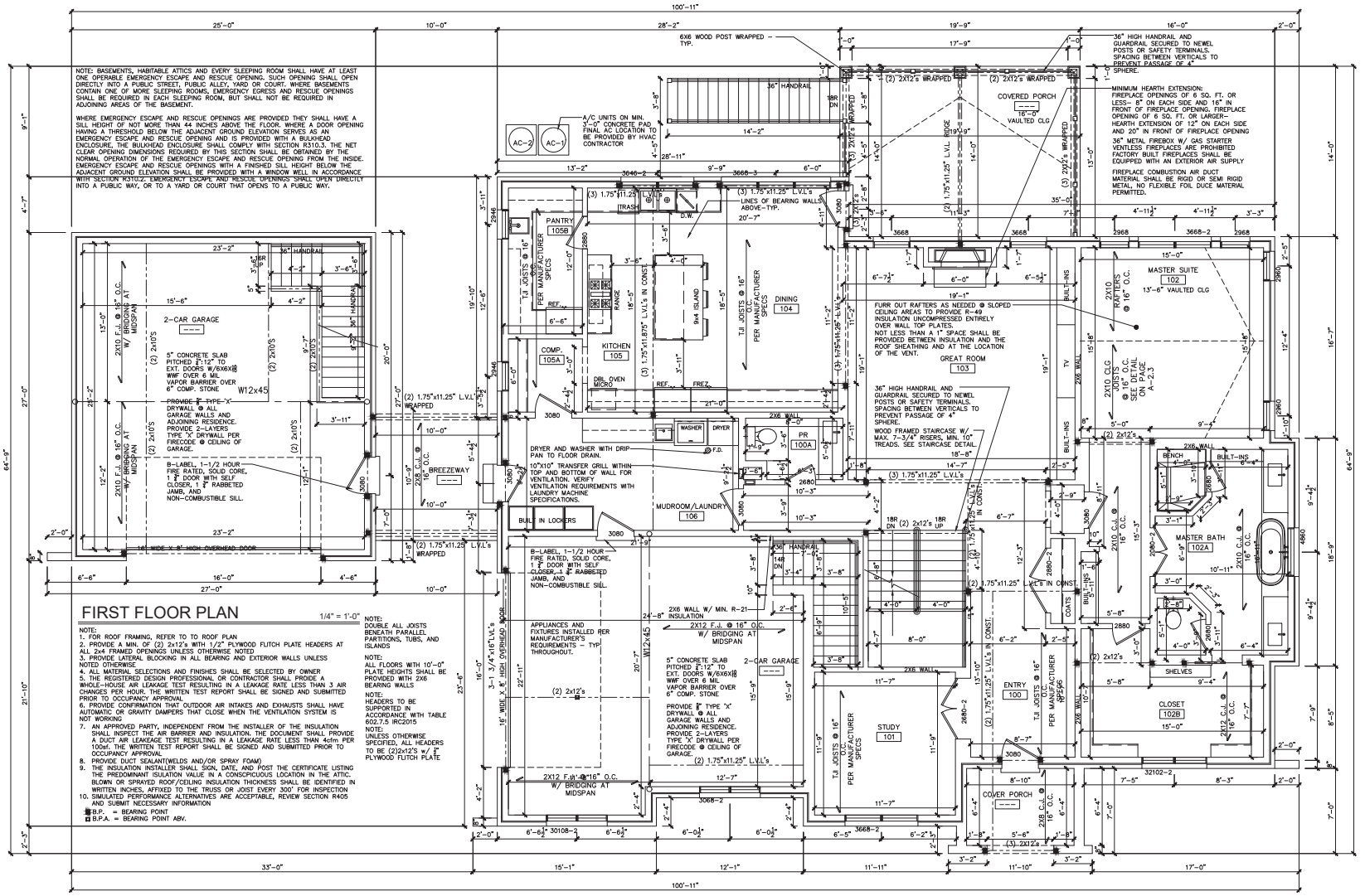
SINGLE FAMILY RESIDENCE FOR 3220 KROMARY ROAD, LEMONT, IL

IAN JAMES Mc DONNELL 001-020866 LICENSED ARCHITECT STATE OF ILLINOIS

DATE: 2.27.2026

JOB #: 2025-196

SHEET: A-2.0



FIRST FLOOR PLAN

1/4" = 1'-0"

NOTE:
1. FOR ROOF FRAMING, REFER TO TO ROOF PLAN
2. PROVIDE A MIN. OF (2) 2x12's WITH 1/2" PLYWOOD FLITCH PLATE HEADERS AT ALL 2x4 FRAMED OPENINGS UNLESS OTHERWISE NOTED
3. PROVIDE LATERAL BLOCKING IN ALL BEARING AND EXTERIOR WALLS UNLESS NOTED OTHERWISE
4. ALL MATERIAL SELECTIONS AND FINISHES SHALL BE SELECTED BY OWNER
5. THE REGISTERED DESIGN PROFESSIONAL OR CONTRACTOR SHALL PRODIE A WHOLE–HOUSE AIR LEAKAGE TEST RESULTING IN A LEAKAGE RATE LESS THAN 3 AIR CHANGES PER HOUR. THE WRITTEN TEST REPORT SHALL BE SIGNED AND SUBMITTED PRIOR TO OCCUPANCY APPROVAL.
6. PROVIDE CONFIRMATION THAT OUTDOOR AIR INTAKES AND EXHAUSTS SHALL HAVE AUTOMATIC OR GRAVITY DAMPERS THAT CLOSE WHEN THE VENTILATION SYSTEM IS NOT WORKING
7. AN APPROVED PARTY, INDEPENDENT FROM THE INSTALLER OF THE INSULATION SHALL INSPECT THE AIR BARRIER AND INSULATION. THE DOCUMENT SHALL PROVIDE A DUCT AIR LEAKEAGE TEST RESULTING IN A LEAKAGE RATE LESS THAN 4cfm PER 100sf. THE WRITTEN TEST REPORT SHALL BE SIGNED AND SUBMITTED PRIOR TO OCCUPANCY APPROVAL
8. PROVIDE DUCT SEALANT(WELDS AND/OR SPRAY FOAM)
9. THE INSULATION INSTALLER SHALL SIGN, DATE, AND POST THE CERTIFICATE LISTING THE PREDOMINANT ISULATION VALUE IN A CONSCPICUOUS LOCATION IN THE ATTIC. BLOWN OR SPRAYED ROOF/CEILING INSULATION THICKNESS SHALL BE IDENTIFIED IN WRITTEN INCHES, AFFIXED TO THE TRUSS OR JOIST EVERY 300' FOR INSPECTION
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B.P. = BEARING POINT
B.P.A. = BEARING POINT ABV.

IJM ARCHITECTS
14315 West Avenue
Orland Park, IL
P:
708-469-7674

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A-0.0	GENERAL NOTES
A-1.0	EXTERIOR ELEVATIONS
A-1.1	EXTERIOR ELEVATIONS
A-2.0	FOUNDATION PLAN
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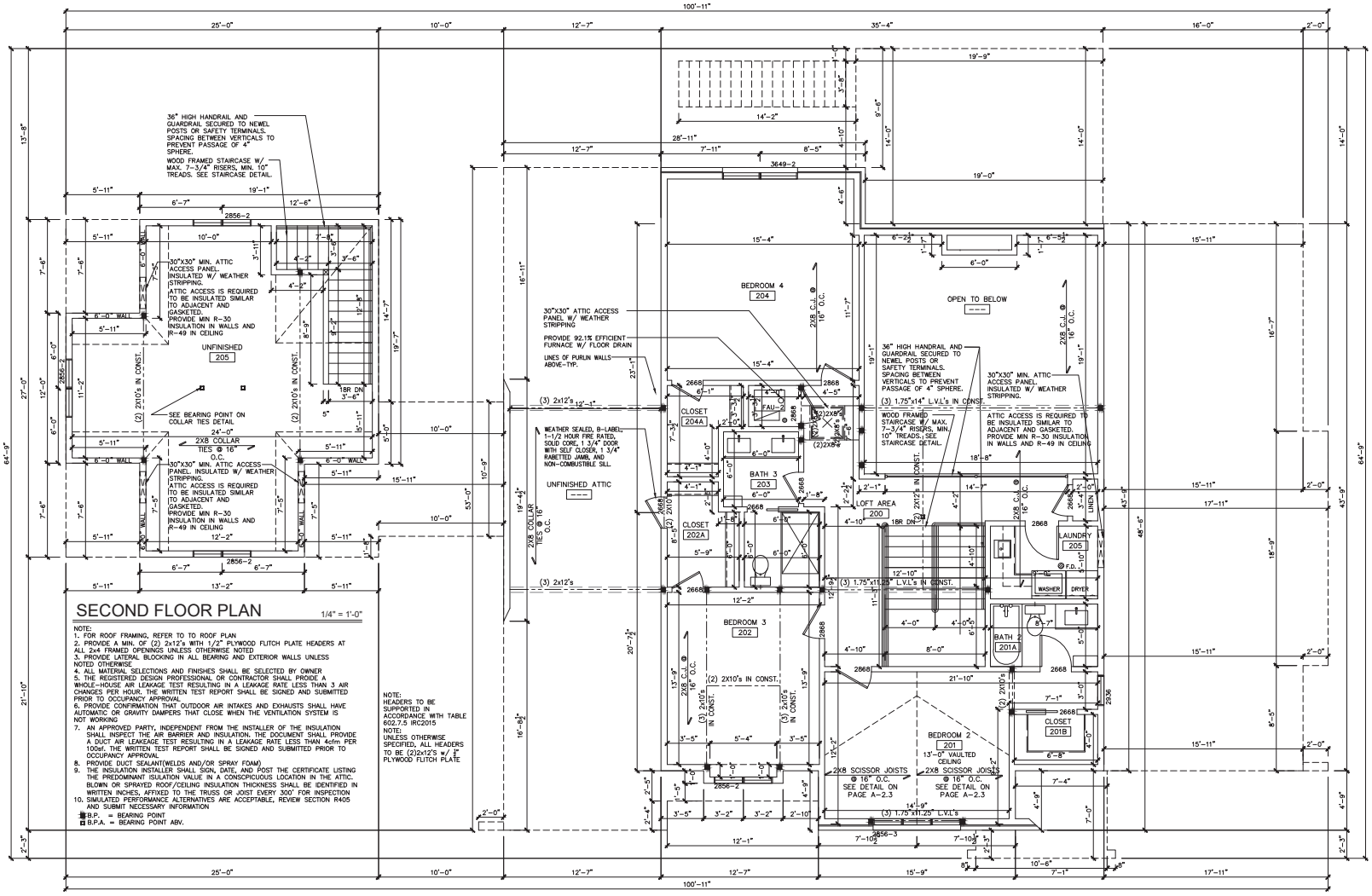
SINGLE FAMILY RESIDENCE FOR 3210 KROMARY ROAD, LEMONT, IL

IAN JAMES Mc DONNELL 001-020866 LICENSED ARCHITECT STATE OF ILLINOIS

DATE: 2.27.2026

JOB #: 2025-196

SHEET: A-2.1



SECOND FLOOR PLAN

1/4" = 1'-0"

NOTE:
1. FOR ROOF FRAMING, REFER TO TO ROOF PLAN
2. PROVIDE A MIN. OF (2) 2x12's WITH 1/2" PLYWOOD FLITCH PLATE HEADERS AT ALL 2x4 FRAMED OPENINGS UNLESS OTHERWISE NOTED
3. PROVIDE LATERAL BLOCKING IN ALL BEARING AND EXTERIOR WALLS UNLESS NOTED OTHERWISE
4. ALL MATERIAL SELECTIONS AND FINISHES SHALL BE SELECTED BY OWNER
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8. PROVIDE DUCT SEALANT(WELDS AND/OR SPRAY FOAM)
9. THE INSULATION INSTALLER SHALL SIGN, DATE, AND POST THE CERTIFICATE LISTING THE PREDOMINANT ISULATION VALUE IN A CONSCPICUOUS LOCATION IN THE ATTIC. BLOWN OR SPRAYED ROOF/CEILING INSULATION THICKNESS SHALL BE IDENTIFIED IN WRITTEN INCHES, AFFIXED TO THE TRUSS OR JOIST EVERY 300' FOR INSPECTION
10. SIMULATED PERFORMANCE ALTERNATIVES ARE ACCEPTABLE, REVIEW SECTION R405 AND SUBMIT NECESSARY INFORMATION

B.P. = BEARING POINT
B.P.A. = BEARING POINT ABV.

NOTE:
HEADERS TO BE SUPPORTED IN ACCORDANCE WITH TABLE 602.7.5 IRC2015

NOTE:
UNLESS OTHERWISE SPECIFIED, ALL HEADERS TO BE (2)2x12'S w/ ½" PLYWOOD FLITCH PLATE

IJM ARCHITECTS

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SHEET	
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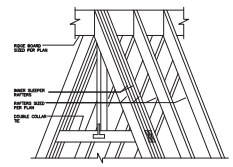
SINGLE FAMILY RESIDENCE FOR 5220 KROMARY ROAD, LEMONT, IL

IAN JAMES Mc DONNELL 001-020866 LICENSED ARCHITECT STATE OF ILLINOIS

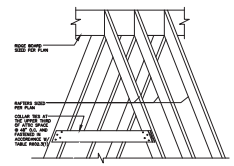
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JOB #: 2025-196

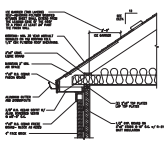
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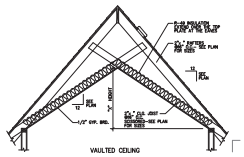
BEARING POINT ON COLLAR TIES



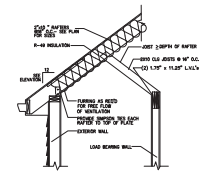
COLLAR TIES DETAIL



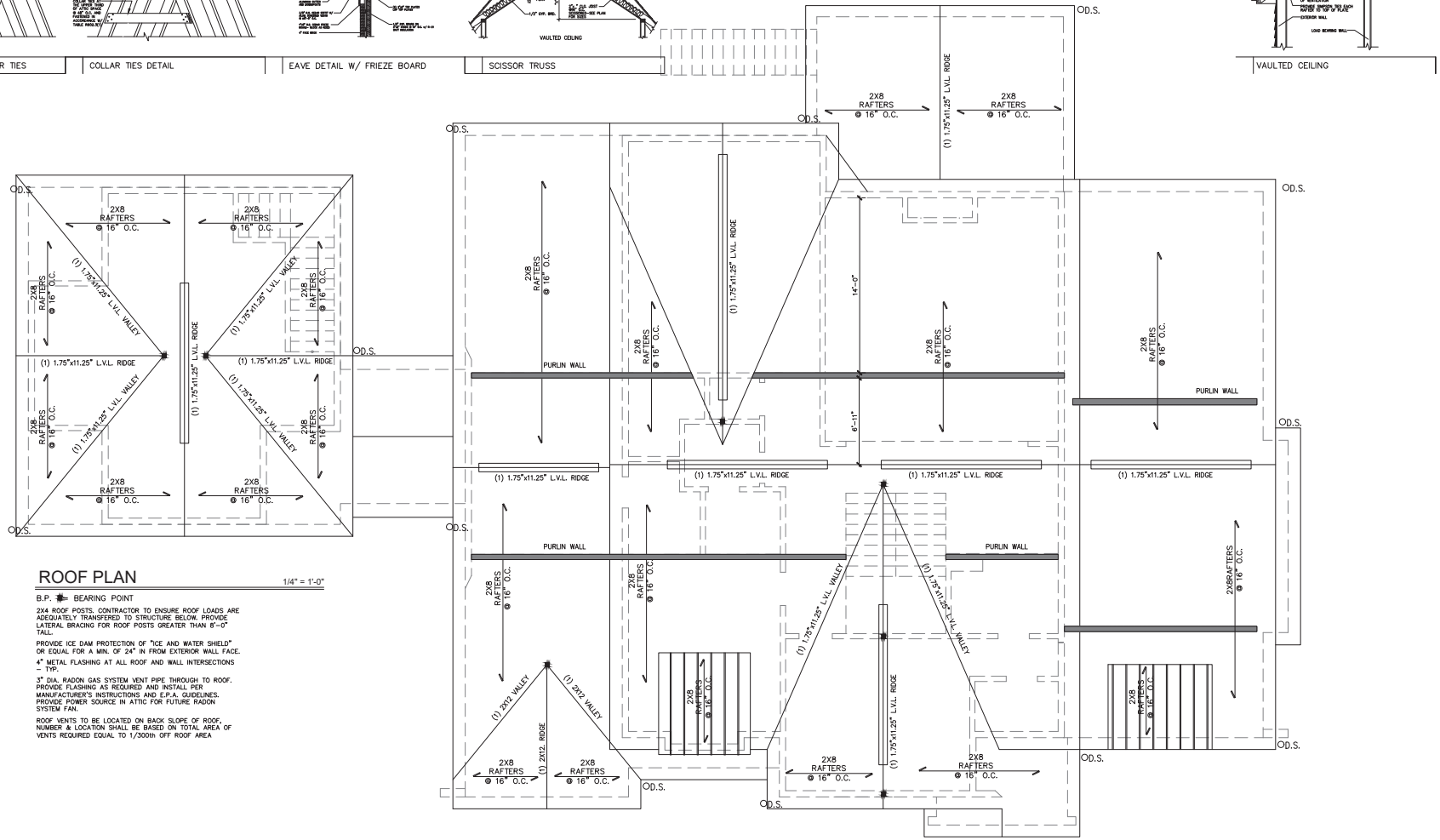
EAVE DETAIL W/ FRIEZE BOARD



SCISSOR TRUSS



VAULTED CEILING



ROOF PLAN

1/4" = 1'-0"

B.P. ⊕ BEARING POINT

2X4 ROOF POSTS. CONTRACTOR TO ENSURE ROOF LOADS ARE ADEQUATELY TRANSFERED TO STRUCTURE BELOW. PROVIDE LATERAL BRACING FOR ROOF POSTS GREATER THAN 8'-0" TALL.

PROVIDE ICE DAM PROTECTION OF "ICE AND WATER SHIELD" OR EQUAL FOR A MIN. OF 24" IN FROM EXTERIOR WALL FACE.

4" METAL FLASHING AT ALL ROOF AND WALL INTERSECTIONS - TYP.

3" DIA. RADON GAS SYSTEM VENT PIPE THROUGH TO ROOF. PROVIDE FLASHING AS REQUIRED AND INSTALL PER MANUFACTURER'S INSTRUCTIONS AND E.P.A. GUIDELINES. PROVIDE POWER SOURCE IN ATTIC FOR FUTURE RADON SYSTEM FAN.

ROOF VENTS TO BE LOCATED ON BACK SLOPE OF ROOF. NUMBER & LOCATION SHALL BE BASED ON TOTAL AREA OF VENTS REQUIRED EQUAL TO 1/300th OFF ROOF AREA

ROOF SPACE	ATTIC AREA (S.F)	REQD. VENT (S.F.)	ACTUAL @ RIDGE	ACTUAL @ SOFFIT
ENTIRE ROOF	4599 S.F.	15.33 S.F. @ RIDGE & SOFFIT	7.60 S.F. @ RIDGE	8.30 S.F. @ SOFFIT

ROOF SNOW LOAD	WIND SPEED	SEISMIC DESIGN CATEGORY	SUBJECT TO DAMAGE FROM: WEATHERING	FROST LINE DEPTH	TERMITES	WINTER DESIGN TEMP	DECAY AREA
34lbs	90mph	B	SEVERE	42"	MODERATE TO HEAVY	-5F	SLIGHT TO MODERATE

RAFTER SCHEDULE

SPECIES / MEMBER / LOCATION	SIZE	SPRUCE-PINE-FIR CONST. #2 JOIST SPACING 12" O.C.	SPRUCE-PINE-FIR CONST. #2 JOIST SPACING 16" O.C.	HEM-FIR CONST. #2 JOIST SPACING 12" O.C.	HEM-FIR CONST. #2 JOIST SPACING 16" O.C.	DOUG. FIR LARCH CONST. #2 JOIST SPACING 12" O.C.	DOUG. FIR LARCH CONST. #2 JOIST SPACING 16" O.C.
RAFTER	2x6's	12'-11"	11'-9"	12'-7"	11'-5"	13'-6"	11'-11"
	2x8's	17'-0"	15'-1"	16'-7"	14'-11"	17'-5"	15'-1"
	2x10's	21'-4"	18'-5"	21'-0"	18'-2"	21'-4"	18'-5"
	2x12's	24'-8"	21'-5"	24'-4"	21'-1"	24'-8"	21'-5"

1. ALL RAFTERS SHALL BE #2 HEM-FIR OR BETTER, SIZED AND SPACED PER RAFTER SCHEDULE ABOVE UNLESS NOTED OTHERWISE ON PLAN
2. CALCULATIONS BASED ON: 30 PSF L. LOAD, 10PSF D. LOAD, L/240 DEFLECTION

IJM ARCHITECTS

14315 West Avenue
Orland Park, IL

P:
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E-1.1	ELECTRICAL PLANS

SINGLE FAMILY RESIDENCE FOR 9210 KROMARY ROAD, LEMONT, IL

SEAL:

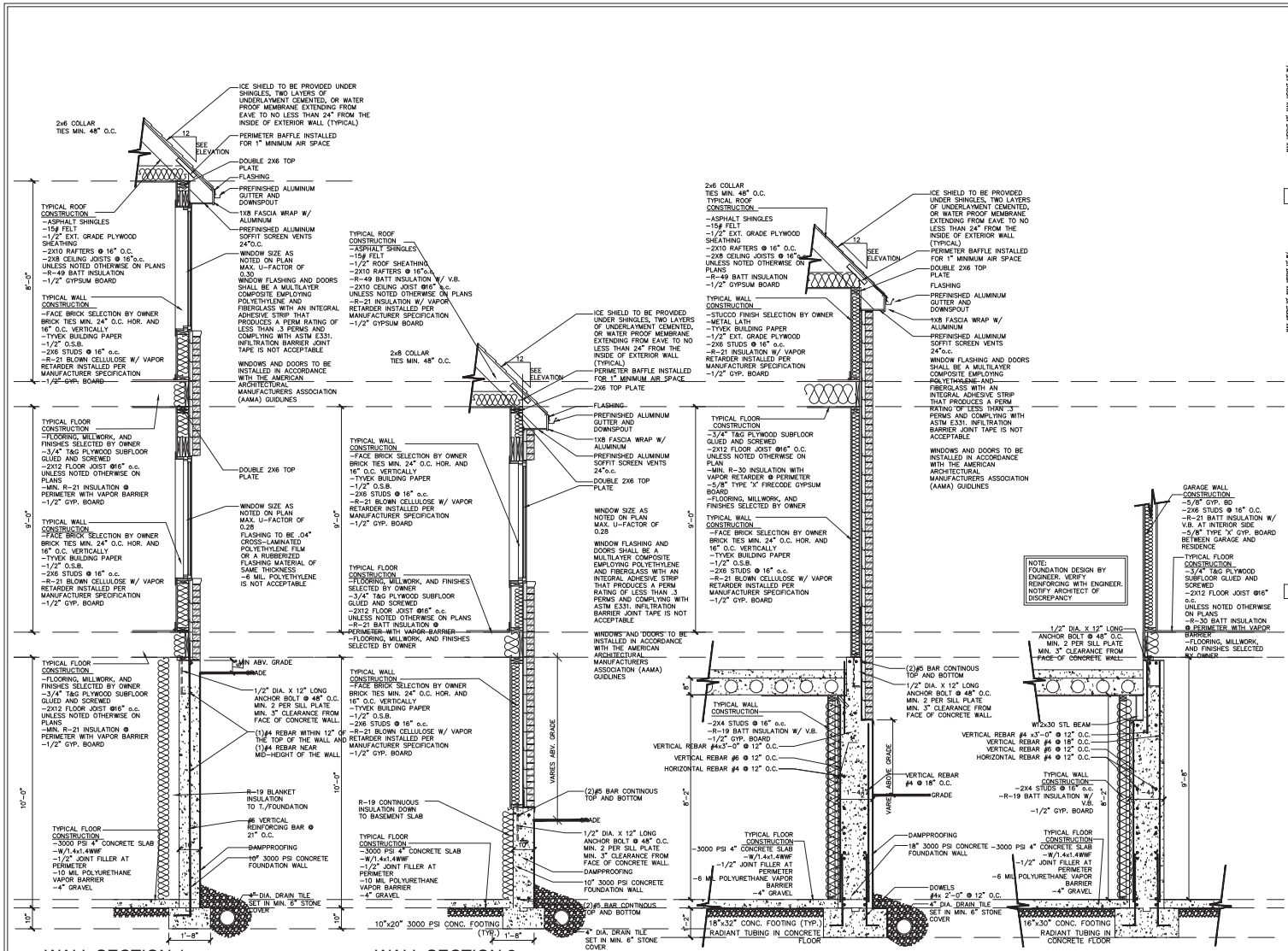
IAN JAMES Mc DONNELL 001-020866 LICENSED ARCHITECT STATE OF ILLINOIS

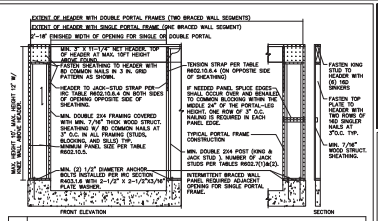
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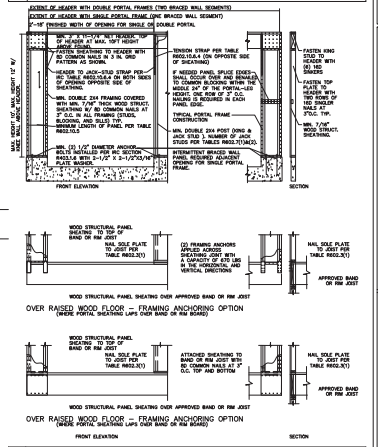
DATE: 2.27.2026

JOB #: 2025-196

SHEET: A-2.3







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A-3.2	DETAILS
E-1.0	ELECTRICAL PLANS
E-1.1	ELECTRICAL PLANS

SINGLE FAMILY RESIDENCE FOR 920 KROMARY ROAD, LEMONT, IL

IAN JAMES McDONNELL 001-020866 LICENSED ARCHITECT STATE OF ILLINOIS

DATE 2.27.2026

JOB # 2025-196

SHEET A-3.0

MOISTURE AND AIR SEALING NOTES

1. FIBER-CEMENT OR GLASS MAT GYPSUM BACKERS BE INSTALLED AS BACKERS FOR WALL TILE APPLIED IN TUB / SHOWER AREAS AND WALL PANELS IN SHOWER AREAS WHICH ARE IN DIRECT CONTACT WITH WATER OR HIGH HUMIDITY.
2. INSTALL INSULATION WITH CLASS II VAPOR RETARDER (V.R.) ON INTERIOR SIDE OF INSULATION OR AS PER INSULATION MANUFACTURER'S SPECIFICATIONS.

ADVANCED AIR SEALING OPTIONAL
1. BOTTOM PLATES CAULKED OR GASKETED TO SUBFLOOR
2. RIM JOISTS CAULKED TO PLATES AND SUBFLOOR
3. JOINTS BETWEEN RIM/JOIST AND MEMBERS TO ALSO BE CAULKED
4. DRYWALL CAULKED OR GLUED TO TOP AND BOTTOM PLATES ON EXTERIOR WALLS
5. DRYWALL CAULKED TO CORNERS OR GLUED TO INTERIOR PARTITION STUDS ON EXTERIOR WALLS
6. FOAM/SEAL ALL PENETRATIONS IN EXTERIOR WALLS, FLOORS, AND CEILINGS TO GARAGES AND CRAWL SPACES
7. SEAL ALL PENETRATIONS IN FLOOR AND PLATE AREAS FROM PLUMBING, HEATING, AND ELECTRICAL WORK
8. SEAL ALL ATTIC BYPASSES PRIOR TO ATTIC INSULATION. BYPASSES SHOULD BE SEALED WITH FOAM OR CAULK. ATTIC BYPASSES INCLUDED OPENINGS AROUND CHIMNEYS, FLUES, AND SOIL STACKS. OTHER BYPASSES INCLUDE JOINTS AROUND FAN HOUSINGS, CONDUIT PENETRATIONS, AND JUNCTION BOXED. INSULATE AND AIR SEAL ATTIC HATCHES

PLUMBING NOTES

NOTE:
1. PROVIDE A BACK FLOW PREVENTER IN WATER SYSTEM PER MANUFACTURER'S RECOMMENDATIONS.
2. PROVIDE A THERMAL EXPANSION DEVICE IN WATER SYSTEM PER MANUFACTURER'S RECOMMENDATIONS.
3. ALL WATER SUPPLY LINES TO BE 'M' COPPER ABOVE GRADE.
4. ALL WATER SUPPLY LINES TO BE 'K' COPPER BELOW GRADE.
5. 12" AIR CHAMBER AT EACH FIXTURE.
6. 24" AIR CHAMBER AT EACH RISER.
7. SHUT OFF VALVE AT EACH FIXTURE.
8. FULL SIZE CLEANOUT SHALL BE LOCATED WITHIN FIVE (5) FEET OF THE BUILDING FOUNDATION, INSIDE OR OUTSIDE, IN DIRECT LINE WITH THE BUILDING DRAIN AND SEWER.
9. ALL HAND-HELD SHOWER SPRAY UNITS SHALL HAVE AN AUTOMATIC VACUUM BREAKER INSTALLED ON THE HOSE SUPPLY FITTING CONFORMING TO ASSE 1014.
10. ALL HAND-HELD SHOWER SPRAY UNITS SHALL HAVE AN AUTOMATIC VACUUM BREAKER INSTALLED ON THE HOSE SUPPLY FITTING CONFORMING TO ASSE 1014.
11. A SHUTOFF VALVE AND CHECK VALVE SHALL BE INSTALLED ON THE 2" EJECTOR DISCHARGE PIPE.
12. STORM SUMP BASIN SHALL BE INSTALLED WITH ITS TOP EDGE AT LEAST TWO (2") INCHES ABOVE FINISHED FLOOR.
13. DRAINAGE AND VENT SYSTEM SHALL BE PRESSURE TESTED WITH WATER OR AIR.
14. ALL SHOWER COMPARTMENTS AND SHOWER--BATH COMBINATIONS SHALL BE PROVIDED WITH AN AUTOMATIC SAFETY WATER MIXING DEVICE AND SHALL COMPLY WITH ANSI/ASSE 1016--1996 AND BE DESIGNED WITH A MAXIMUM HANDLE ROTATION LIMIT/STOP,OR COMPLY WITH ASSE 1017--1998. THE SAFETY WATER MIXING DEVICE SHALL BE ADJUSTED TO A MAXIMUM SETTING OF 115 DEG FAHRENHEIT AT THE TIME OF INSTALLATION.
15. THE WATER SERVICE AND BUILDING DRAIN OR BUILDING SEWER SHALL BE INSTALLED IN SEPARATE TRENCHES WITH A MINIMUM OF TEN FEET HORIZONTAL SEPARATION. WATER SERVICE LINE SHALL BE A MINIMUM OF FIVE (5') FEET IN DEPTH BELOW GRADE.
16. ALL EXPOSED HOT WATER PIPING SHALL BE INSULATED FROM THE WATER HEATER TO THE FIXTURES WITH A MINIMUM THERMAL RESISTANCE (R--VALUE) OF R--3 INSULATION.
17. ALL EXPOSED HOT WATER PIPING SHALL BE INSULATED FROM THE WATER HEATER TO THE FIXTURES WITH A MINIMUM THERMAL RESISTANCE (R--VALUE) OF R--3 INSULATION.
18. PLUMBING INSPECTOR SHALL FIELD VERIFY THE DRAIN,WASTE,VENT AND WATER DISTRIBUTION SYSTEM SHALL BE PROPERLY SIZED IN ACCORDANCE WITH THE APPROPRIATE TABLES FOUND IN 890. APPENDIX A.

WHOLE-HOUSE VENTILATION

DWELLING UNIT FLOOR AREA	NUMBER OF BEDROOMS				
	0 - 1	2 - 3	4 - 5	6 - 7	>7
	AIRFLOW IN CFM				
< 1,500 S.F.	30	45	60	75	90
1,501 - 3,000 S.F.	45	60	75	90	105
3,001 - 4,500 S.F.	60	75	90	105	120
4,501 - 6,000 S.F.	75	90	105	120	135
6,001 - 7,500 S.F.	90	105	120	135	150
> 7,500 S.F.	105	120	135	150	165

RUN-TIME PERCENT IN EACH 4-HOUR SEGMENT	25%	33%	50%	66%	75%	100%
FACTOR	4	3	2	1.5	1.3	1

A. FOR VENTILATION SYSTEM RUN-TIME VALUES BETWEEN THOSE GIVEN, THE FACTORS ARE PERMITTED TO BE DETERMINED BY INTERPOLATION
B. EXTRAPOLATION BEYOND THE TABLE IS PROHIBITED

LIGHT AND VENTILATION SCHEDULE

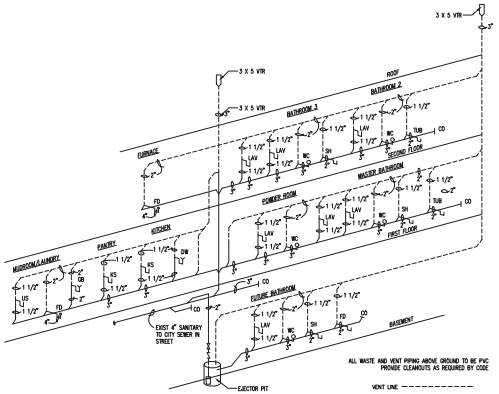
ROOM NO.	ROOM NAME	FLOOR AREA	ORDINANCE REQUIREMENTS: NATURAL LIGHT & VENT (SF) SEE WINDOW SHEDULE: LIGHT AREA	VENT AREA	MECHANICAL VENTILATION (CFM) SUPPLY AIR	EXHAUST AIR (FROM ROOM)	ACTUAL PROVIDED: NATURAL LIGHT & VENT (SF): LIGHT AREA	VENT AREA	(RO) RELIEF OPENINGS REQ'MTS: AREA OF DUCT (SF)	FREE AREA OF GRILLE (SF)	HEAT LOSS BTU/HR	HEAT INSTALLED BTU/HR	EQUIPMENT: TAG OF EQUIPMENT SUPPLYING AIR TO THE ROOM	TAG OF EQUIPMENT EXHAUSTING AIR TO THE ROOM
100	ENTRY	146	11.7	5.8	58	NR	21.66	21.66	NA	NA	7008	7787	FAU-1	NA
100A	POWDER	36	2.9	1.4	14	NR	NR	NR	NA	NA	NA	NA	FAU-1	NA
101	STUDY	151	12.1	6.0	60	NR	25.12	13.87	NA	NA	7248	8053	FAU-1	NA
102	MASTER BEDROOM	251	20.1	10.0	100	NR	60.16	33.73	NA	NA	12048	13387	FAU-1	NA
102A	MASTER BATH	198	15.8	7.9	79	NR	16.37	17.64	NA	NA	9504	10560	FAU-1	NA
102B	CLOSET	142	11.4	5.7	57	NR	22.12	12.40	NA	NA	6816	7573	FAU-1	NA
103	GREAT ROOM	364	29.1	14.6	146	NR	43.33	43.33	NA	NA	17472	19413	FAU-1	NA
104/5	DINING + KITCHEN	390	31.2	15.6	156	NR	53.60	22.78	NA	NA	18720	20800	FAU-1	NA
105A	COMP.	40	3.2	1.6	16	NR	6.46	7.39	NA	NA	1920	2133	FAU-1	NA
105B	PANTRY	78	6.2	3.1	31	NR	6.46	7.39	NA	NA	3744	4160	FAU-1	NA
106	MUDROOM/ LAUNDRY	140	11.2	5.6	56	NR	21.66	21.66	NA	NA	6720	7467	FAU-1	NA
	TOTALS				774						91200	101333		
200	LOFT AREA	205	16.4	8.2	82	NR	NR	NR	NA	NA	NA	NA	FAU-2	NA
201	BEDROOM 2	201	16.1	8.0	80	NR	27.68	14.11	NA	NA	9648	10720	FAU-2	NA
201A	BATH 2	52	4.2	2.1	21	NR	NR	NR	NA	NA	NA	NA	FAU-2	NA
201B	CLOSET	27	2.2	1.1	11	NR	NR	NR	NA	NA	NA	NA	FAU-2	NA
202	BEDROOM 3	173	13.8	6.9	69	NR	15.37	8.75	NA	NA	8304	9227	FAU-2	NA
202A	CLOSET	39	3.1	1.6	16	NR	NR	NR	NA	NA	NA	NA	FAU-2	NA
203	BATH 3	62	5.0	2.5	25	NR	NR	NR	NA	NA	NA	NA	FAU-2	NA
204	BEDROOM 4	215	17.2	8.6	86	NR	17.60	9.82	NA	NA	10320	11467	FAU-2	NA
204A	CLOSET	33	2.6	1.3	13	NR	NR	NR	NA	NA	NA	NA	FAU-2	NA
205	LOFT	426	34.1	17.0	170	NR	46.12	26.24	NA	NA	20448	22720	FAU-2	NA
	TOTALS				573						48720	54133		
001	BASEMENT	2253	45.1	45.1	901	NR	122.67	128.77	NA	NA	108144	120160	FAU-1	NA
	TOTALS				901						108144	120160		

PLUMBING FIXTURE COUNT

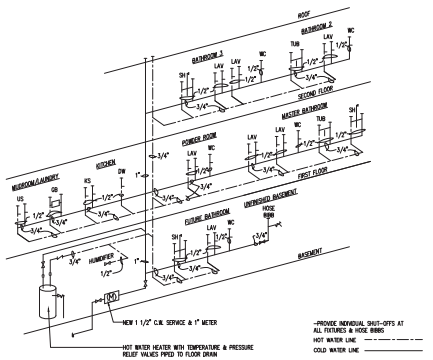
TYPE OF FIXTURES	NO.	W.S.F.U.s EACH	TOTAL W.S.F.U.S
WATER CLOSET	5	3	15
LAVATORY	7	1	7
BATH TUB	2	2	4
SHOWER STALL	3	2	6
KITCHEN SINK	1	2	2
LAUNDRY TRAYS	1	3	3
DISHWASHER	1	1	1
LAUNDRY MACHINE	1	2	2
		TOTAL	40

TOTAL W.S.F.U.	PIPE SIZE WITH METER SIZE
2–6	1/2" 5/8"
8–9	3/4" 5/8"
10–19	3/4" 3/4"
20–29	1" 3/4"
30–34	1" 1"
35–59	1 1/4" 1"
60–99	1 1/2" 1 1/2"
100–119	1 1/2" 2"
120+	2" 2"

NOTE:
1. WATER PIPING TO BE TESTED TO 100PSI AND WITNESS BY THE PLUMBING INSPECTOR (PART 890.1930).
2. WATER PIPING TO BE STACK TESTED AND WITNESSED BY THE PLUMBING INSPECTOR (PART 890.1930).
3. GAS PIPING TO BE TESTED TO 3 PSI (IFGC 406.4.1).

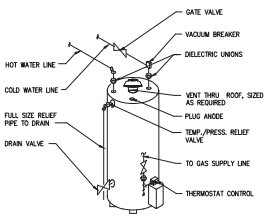


WASTE & VENT DIAGRAM NO SCALE

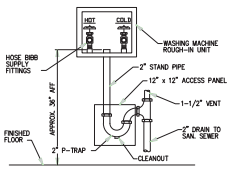


WATER SUPPLY DIAGRAM NO SCALE

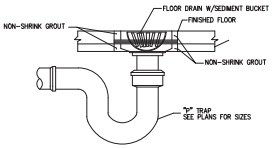
NOTE:
ALL NEW PLUMBING FIXTURES AND IRRIGATION CONTROLLERS SHALL BEAR THE WATERSENSE LABEL (AS DESIGNATED BY THE US EPA WATERSENSE PROGRAM). WHEN SUCH LABELED FEATURES ARE AVAILABLE (VC 5-4-3).



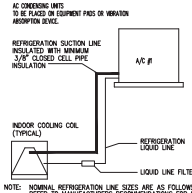
WATER HEATER DETAIL



WASHING MACHINE HOOK-UP DETAIL

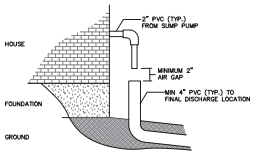


FLOOR DRAIN DETAIL

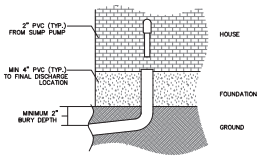


NOTE: NOMINAL REFRIGERATION LINE SIZES ARE AS FOLLOWS. REFER TO MANUFACTURERS RECOMMENDATIONS FOR LINE SIZES, AND METERING DEVICES, FOR LINES WITH A TOTAL LENGTH EXCEEDING 50'. REFRIGERATION LINE TO HAVE JOINTS BRAZED WITH SILVER SOLDER

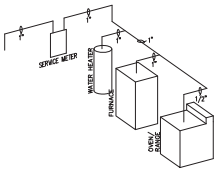
AIR CONDITIONING SYSTEM DETAIL



SUMP PUMP AIR GAP



SUMP PUMP AIR GAP



GAS LINE DIAGRAM

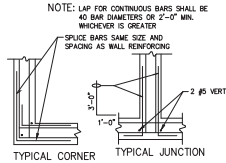
IJM ARCHITECTS
14315 West Avenue
Orland Park, IL
P:
708-469-7674

PROJECT	
A-0.0	GENERAL NOTES
A-1.0	EXTERIOR ELEVATIONS
A-1.1	EXTERIOR ELEVATIONS
A-2.0	FOUNDATION PLAN
A-2.1	FIRST FLOOR PLAN
A-2.2	SECOND FLOOR PLAN
A-2.5	ROOF PLAN
A-5.0	SECTIONS
A-5.1	DIAGRAMS
A-5.2	DETAILS
E-1.0	ELECTRICAL PLANS
E-1.1	ELECTRICAL PLANS

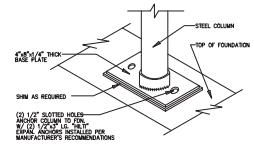
SINGLE FAMILY RESIDENCE FOR 9210 KROMARY ROAD, LEMONT, IL

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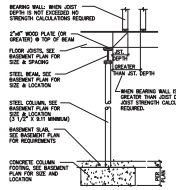
DATE: 2.27.2026
JOB #: 2025-196
SHEET: A-3.1



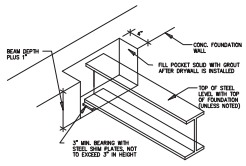
FOUNDATION DETAIL



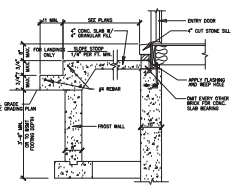
COLUMN BASE @ TOP OF FOUNDATION



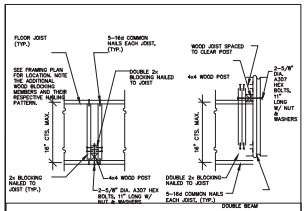
STEEL COLUMN FOOTING DETAIL



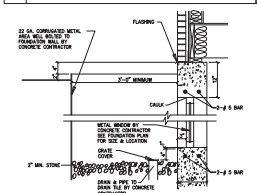
BEAM POCKET



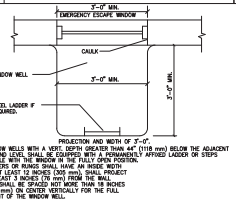
FRONT ENTRY DETAIL



RAILING POST AT JOIST

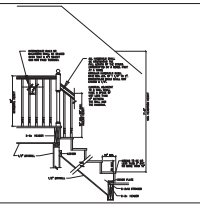


WINDOW WELL DETAIL

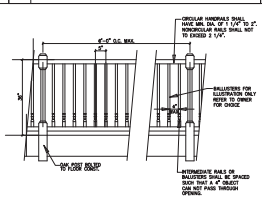


WINDOW WELLS WITH A VERT. DEPTH GREATER THAN 44" (1118 mm) BELOW THE ADJACENT GROUND LEVEL SHALL BE EQUIPPED WITH A PERMANENTLY AFFIXED LADDER OR STEPS USABLE WITH ALL WINDOWS IN THE OPEN POSITION.
LADDERS OR RUNGS SHALL HAVE AN INSIDE WIDTH OF AT LEAST 12 INCHES (305 mm), SHALL PROJECT AT LEAST 3 INCHES (76 mm) FROM THE WALL, AND SHALL BE SPACED NOT MORE THAN 18 INCHES (457 mm) ON CENTER VERTICALLY FOR THE FULL HEIGHT OF THE WINDOW WELL.

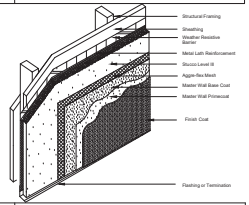
ESCAPE WINDOW



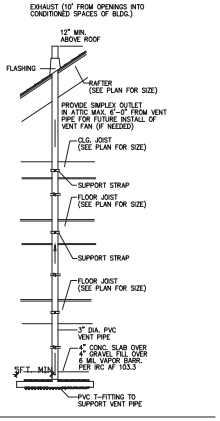
STAIR DETAIL



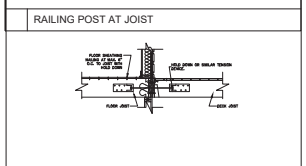
RAILING ELEVATION



STUCCO DETAIL



RADON MITIGATION DETAIL

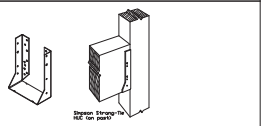


DECK LATERAL ATTACHMENT AT MIN. 2 LOCATIONS
1/2" = 1'-0"

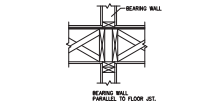
PLACEMENT OF LAG SCREWS AND BOLTS IN LEDGERS
1/2" = 1'-0"



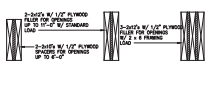
LEDGER BOARD ATTACHMENT AT BEAM
1/2" = 1'-0"



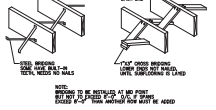
HUC HEAVY CONCEALED-FLANGE FACE-MOUNT JOIST HANGER.



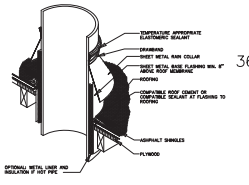
DETAIL @ BEARING WALL



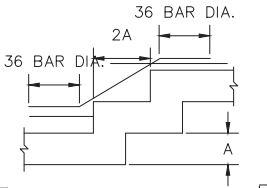
HEADER DETAIL



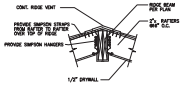
BRIDGING DETAIL



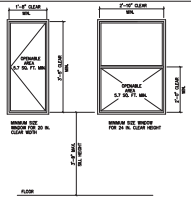
STACK FLASHING DETAIL



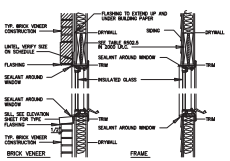
STEP FOOTING DETAIL



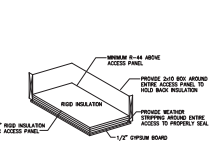
STRUCTURAL RIDGE BEAM DETAIL



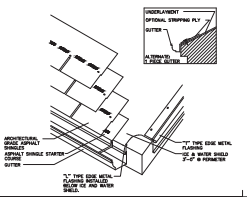
EMERGENCY ESCAPE WINDOWS



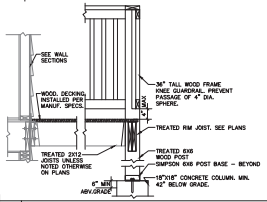
WINDOW DETAIL



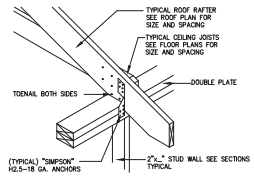
ATTIC ACCESS INSULATION DETAIL



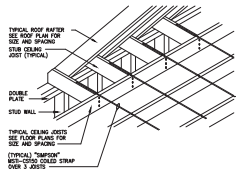
EAVE & RAKE FLASHING DETAIL



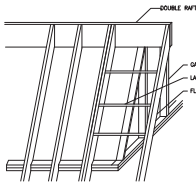
DECK DETAIL



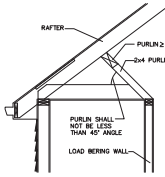
RAFTER ANCHORAGE DETAIL



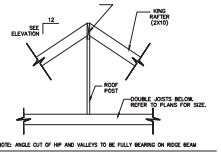
CEILING JOIST ANCHORAGE



EAVE DETAIL

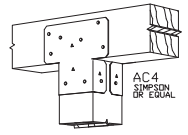


PURLIN WALL DETAIL

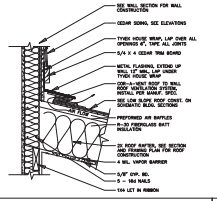


NOTE: ANGLE CUT OF HIP AND VALLEYS TO BE FULLY BEARING ON RIDGE BEAM

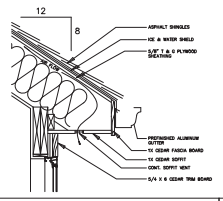
RIDGE BEAM & KING RAFTERS DETAIL



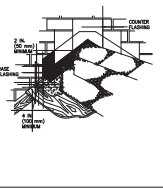
POST BEAM CONNECTION



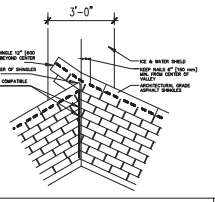
ROOF WALL INTERSECTION



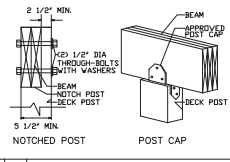
OVERHANG DETAIL



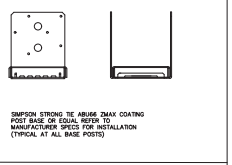
FLASHING DETAIL



CUT VALLEY DETAIL

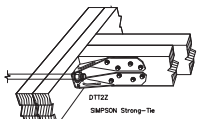


POST BEAM CONNECTION



SIMPSON STRONG TIE ABU66 ZMAX COATING POST BASE OR EQUAL REFER TO MANUFACTURER SPECS FOR INSTALLATION (TYPICAL AT ALL BASE POSTS)

POST ANCHOR



DECK TO LEDGER BOARD ANCHOR

IJM ARCHITECTS
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Orland Park, IL
P:
708-469-7674

PROJECT:	
A-0.0	GENERAL NOTES
A-1.0	EXTERIOR ELEVATIONS
A-1.1	EXTERIOR ELEVATIONS
A-2.0	FOUNDATION PLAN
A-2.1	FIRST FLOOR PLAN
A-2.2	SECOND FLOOR PLAN
A-2.5	ROOF PLAN
A-3.0	SECTIONS
A-3.1	DIAGRAMS
A-3.2	DETAILS
E-1.0	ELECTRICAL PLANS
E-1.1	ELECTRICAL PLANS

SINGLE FAMILY RESIDENCE FOR 5220 KROMARY ROAD, LEMONT, IL

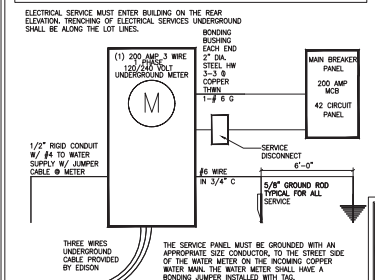
IAN JAMES Mc DONNELL 001-020866
LICENSED ARCHITECT
STATE OF ILLINOIS

DATE: 2.27.2026

JOB #: 2025-196

SHEET: A-3.2

ELECTRICAL PANEL DIAGRAM - 200 AMP PANEL



60 AMP ELECTRICAL SUB PANEL: MUST HAVE A CLEARANCE AREA OF 30" WIDE OR THE WIDTH OF THE EQUIPMENT BY 3'-0" OUT BY 6'-6" HIGH. AN ELECTRICAL PANEL MUST BE PROTECTED FROM DAMAGE AND CANNOT BE INSTALLED AT STEPS OF STAIRS, IN A BATHROOM OR A CLOSET USED FOR STORAGE OF ANY KIND. ALL PANELS MUST BE LABELED.

ELECTRIC VEHICLE (EV) CHARGING NOTES:

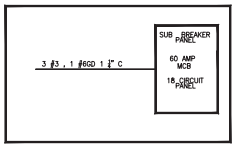
1. "EV-CAPABLE" MEANS PARKING SPACES THAT HAVE THE ELECTRICAL PANEL CAPACITY AND CONDUIT INSTALLED DURING CONSTRUCTION TO SUPPORT FUTURE IMPLEMENTATION OF ELECTRIC VEHICLE CHARGING WITH 208-VOLT OR 240-VOLT OR GREATER, 40-AMPERE OR GREATER CIRCUITS.
2. EACH EV-CAPABLE SPACE SHALL FEATURE A CONTINUOUS RACEWAY OR CABLE ASSEMBLY INSTALLED BETWEEN AN ENCLOSURE OR OUTLET LOCATED WITHIN 3 FEET OF THE EV-CAPABLE SPACE AND A SUITABLE PANELBOARD OR OTHER ONSITE ELECTRICAL DISTRIBUTION EQUIPMENT.
3. THE ELECTRICAL DISTRIBUTION EQUIPMENT TO WHICH THE RACEWAY OR CABLE ASSEMBLY CONNECTS SHALL HAVE SUFFICIENT DEDICATED SPACE AND SPARE ELECTRICAL CAPACITY FOR A 2-POLE CIRCUIT BREAKER OR SET OF FUSES.
4. RESERVED CAPACITY SHALL BE NO LESS THAN 40A 208/240V FOR EACH EV-CAPABLE SPACE UNLESS EV-CAPABLE SPACES WILL BE CONTROLLED BY AN ENERGY MANAGEMENT SYSTEM PROVIDING LOAD MANAGEMENT IN ACCORDANCE WITH NFPA 70, SHALL HAVE A MINIMUM CAPACITY OF 4.1 KILOVOLT-AMPERE PER SPACE, OR HAVE A MINIMUM CAPACITY OF 2.7 KILOVOLT-AMPERE PER SPACE WHEN ALL OF THE PARKING SPACES ARE DESIGNED TO BE EV-CAPABLE SPACES, EV-READY SPACES, OR EVSE-INSTALLED SPACES.
5. THE ELECTRICAL ENCLOSURE OR OUTLET AND THE ELECTRICAL DISTRIBUTION EQUIPMENT DIRECTORY SHALL BE MARKED "FOR FUTURE ELECTRIC VEHICLE SUPPLY EQUIPMENT (EVSE)."

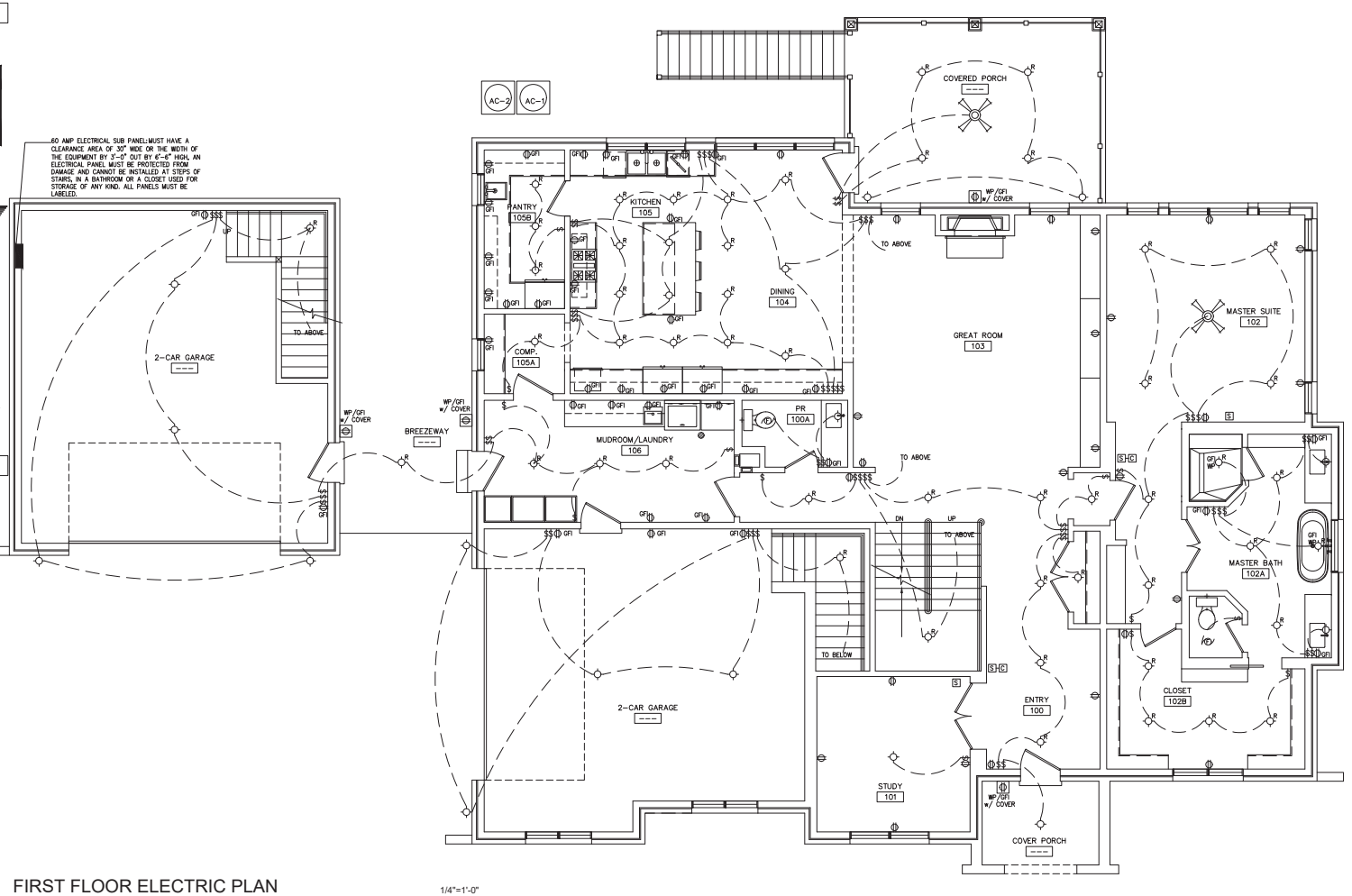
ELECTRICAL SYMBOLS

- $ SINGLE POLE TOGGLE SWITCH
- $3 THREE POLE TOGGLE SWITCH
- DUPLEX RECEPTACLE AT 12" A.F.F. UNLESS OTHERWISE NOTED.
- DUPLEX RECEPTACLE AT 12" A.F.F. UNLESS OTHERWISE NOTED, ONE SIDE SWITCHED.
- CONDUIT RUN CONCEALED ABOVE CEILING
- R RECESSED LIGHT FIXTURE
- EB 4" DIA. EYE-BALL RECESSED LIGHT FIXTURE
- CEILING LIGHT FIXTURE
- WALL MOUNTED LIGHT FIXTURE
- WALL MOUNTED LIGHT SCONCE FIXTURE
- P/C FLUORESCENT LIGHT FIXTURE ON P/C OR SWITCH
- CEILING EXHAUST FAN PER OWNER/ CONTRACTOR. VENT DIRECTLY TO OUTSIDE. PROVIDE A MIN. OF R5 VALUE INSULATED DUCT WORK FOR EXHAUST FANS IN UNHEATED ATTIC SPACE
- MOTOR
- S SMOKE DETECTOR, ALL SMOKE DETECTORS TO BE WIRED IN SERIES WITH BATTERY BACKUP
- S-C SMOKE DETECTOR/CARBON MONOXIDE DETECTOR COMBINATION SMOKE ALARMS AND CARBON MONOXIDE DETECTORS ARE NOT PERMITTED
- J CEILING FAN JUNCTION BOX CAPPED
- DC DOOR CHIME
- T THERMOSTAT
- PHONE
- TELEVISION

ELECTRICAL CONTRACTOR NOTE:

1. VERIFY WITH OWNER WHICH SWITCHES ARE TO BE ON DIMMERS.
2. CABLE AND TELEPHONE JACKS TO BE LOCATED BY OWNER ON SITE.
3. PROVIDE ARC. FAULT PROTECTION IN ALL BEDROOMS PER N.E.C. CURRENT
4. ALL CEILING OUTLET ELEC. BOXES SHALL BE CAPABLE OF SUPPORTING CEILING FANS
5. ALL METAL PIPING SYSTEMS, METAL PARTS OF ELECTRICAL EQUIPMENT, AND PUMP MOTORS ASSOCIATED WITH THE WHIRLPOOL TUB SHALL BE BONDED TOGETHER USING A COPPER BONDING JUMPER NO SMALLER THAN A NO. 8 SOLID





FIRST FLOOR ELECTRIC PLAN

1/4"=1'-0"

ELECTRICAL NOTES

1. ALL WORK SHALL COMPLY WITH APPLICABLE LOCAL ELECTRICAL, BUILDING AND FIRE CODES, APPLICABLE FEDERAL AND STATE REGULATIONS.
2. COMPLY WITH THE GOVERNING EDITION OF THE 'NATIONAL ELECTRICAL CODE'.
3. LAYOUT IS DIAGRAMMATIC AND CONTRACTOR SHALL INSTALL EQUIPMENT TO MEET THE FIELD CONDITIONS
4. CONTRACTOR SHALL OBTAIN AND PAY FOR ALL PERMITS AND INSPECTION FEES AS REQUIRED FOR HIS PORTION OF THE WORK.
5. CONTRACTOR SHALL GUARANTEE ALL WORK FOR A PERIOD OF ONE YEAR FROM DATE OF FINAL COMPLETION.
6. CONTRACTOR SHALL COORDINATE ALL WORK WITH THE RESPECTIVE TRADES AND VERIFY LOCATIONS FROM THE ARCHITECTURAL DRAWINGS, FIELD MEASUREMENTS AND SUPPLIER SHOP DRAWINGS.
7. CONTRACTOR SHALL VISIT SITE TO DETERMINE THE FULL EXTENT OF THE WORK AND FACILITY LOCATIONS AND VERIFY WITH THE LOCAL GOVERNING BODIES.
8. CONTRACTOR SHALL FURNISH SHOP DRAWINGS ON ALL EQUIPMENT AND FIXTURES TO ENGINEER FOR REVIEW; QUALITY AS PER GENERAL PROVISIONS.
9. CONTRACTOR SHALL CHECK ALL DRAWINGS AND SPECIFICATIONS OF OTHER TRADES AND INCLUDE IN HIS BID ANY ADDITIONAL WORK REQUIRED BY THIS TRADE.
10. ALL EXISTING CONDITIONS MUST BE VERIFIED AT THE PROJECT SITE BY THE CONTRACTOR. THE CONTRACTOR IS REQUIRED TO MAKE ANY AND ALL PROVISIONS NECESSARY TO ADAPT THE NEW WORK TO EXISTING CONDITIONS. ALL SUCH ADAPTATION MUST BE REVIEWED BY THE ENGINEER AND MUST BE MADE AT NO ADDITIONAL COST TO THE OWNER.
11. THE CONTRACTOR SHALL AVOID ALL STRUCTURAL SUPPORT MEMBERS. RELOCATE EQUIPMENT AS NECESSITATED BY FIELD CONDITIONS, FROM WHERE SHOWN DRAWINGS. CUTTING SHALL ONLY BE DONE AFTER OBTAINING ARCHITECT'S REVIEW.
12. CIRCUIT NUMBERS GIVEN ON DRAWINGS ARE FOR CIRCUIT IDENTIFICATION ONLY. THE CONTRACTOR SHALL INSTALL CIRCUITRY AS GOVERNED BY FIELD CONDITIONS. HE SHALL KEEP A TYPED RECORD CORRELATING GIVEN AND ACTUAL CIRCUIT NUMBERS AND RECORD THIS INFORMATION ON THE PANEL DIRECTORIES.
13. THE CONTRACTOR SHALL COORDINATE HIS WORK WITH THAT OF THE OTHER CONTRACTORS AND WITH THE EXISTING JOB SITE CONDITIONS. HE SHALL RELOCATE EQUIPMENT AS REQUIRED TO AVOID CONFLICT WITH OTHER TRADES. ALL DEVIATIONS SHALL BE APPROVED BY THE ENGINEER BEFORE EXECUTION OF WORK.
14. USE COPPER WIRE ONLY.
15. CONDUCTORS SHALL BE COPPER, MINIMUM #14 A.W.G. WITH TYPE THWN INSULATION.
16. NO LIVE SERVICE ENTRANCE CONDUCTOR SHALL EXTEND OVER FIVE FEET WITHIN BUILDING WITHOUT A MAIN DISCONNECT AT METER.
17. ALL LOW VOLTAGE IS REQUIRED TO BE IN AN APPROVED RACEWAY.
18. RACEWAY FITTINGS SHALL BE GALVANIZED STEEL, CODE APPROVED TYPE.
19. ALL WIRING SHALL BE INSTALLED IN RIGID METALLIC TUBING.
20. MIN. SIZE OF CONDUCTORS FOR FEEDERS AND BRANCH CIRCUIT SHALL BE NO. 14 COPPER. ALL CONDUCTORS USED FOR FEEDERS AND BRANCH CIRCUITS MUST BE COPPER.
21. ALL BRANCH CIRCUITS SHALL BE GROUPED INTO PHASE BALANCED MULTIPLE CIRCUITS HOMERUNS. A MAXIMUM OF 6 CIRCUITS PER SINGLE HOMERUN.
22. THE ELECTRICAL CONTRACTOR SHALL PROVIDE A COMPLETE CONDUCTOR AND RACEWAY SYSTEM FOR ALL CIRCUIT DEVICES INDICATED ON THE PLANS EVEN THOUGH NOT DELINEATED.
23. WIRES FOR BRANCH CIRCUITS THAT EXCEED 75' IN LENGTH FROM PANEL TO CENTER OF LOAD SHALL NOT BE SMALLER THAN #10 AWG.
24. INSTALATION OF ALL LIGHTING FIXTURES SHALL INCLUDE ALL NECESSARY CONDUIT (SOLID OR FLEXIBLE), WIRING, JUNCTION BOXED, ETC., FOR CIRCUIT DEVICES.
25. ALL CIRCUITRY TO BE RUN CONCEALED UNLESS OTHERWISE INDICATED.
26. MATERIAL AND EQUIPMENT SHALL MATCH BUILDING STANDARD UNLESS NOTED OTHERWISE.
27. ALL BRANCH CIRCUITRY EXTENDING FROM ONE WALL OUTLET JUNCTION BOX TO ANOTHER SHALL NOT BE ROUTED HORIZONTALLY IN THE WALL CAVITY. THE BRANCH CIRCUITRY SHALL BE ROUTED VERTICALLY DOWN INTO THE UNCTION BOX, VERTICALLY OUT OF THE UNCTION BOX AND THEN RUN HORIZONTALLY THROUGH THE CEILING CAVITY AT A MINIMUM OF 3" ABOVE THE PARTITION CONSTRUCTION TO THE NEXT WALL OUTLET LOCATION. SEE BELOW.
28. ALL BRANCH CIRCUITS THAT SUPPLY 125-VOLT, SINGLE PHASE, 15- AND 20-AMPERE RECEPTACLE OUTLETS INSTALLED IN DWELLING UNIT BEDROOMS SHALL BE PROTECTED BY AN ARC-FAULT CIRCUIT INTERRUPTER(S).
29. ALL SUBCONTRACTORS SHALL PROVIDE FIRE-STOPPING EQUAL IN RATING TO THE FLOOR/CEILING AND WALL ASSEMBLIES THROUGH WHICH PENETRATIONS ARE MADE. THE GENERAL CONTRACTOR SHALL ENSURE FIRE-STOPPING IS INCLUDED IN ALL SUBCONTRACTOR'S SCOPE OF WORK.
30. BOXES IN CEILINGS SHALL BE CAPABLE OF SUPPORTING FANS IN ACCORDANCE WITH 314.27 (A) AND (D) AND 422.18.
31. INSTALL SEPARATE 20AMP BRANCH CIRCUITS FOR THE LAUNDRY AND BATHROOM OUTLET LOADS.
32. ALL RESIDENTIAL UNITS TO BE EQUIPPED WITH A CARBON MONOXIDE DETECTOR WITHIN THEN FEET OF EVERY ROOM USED FOR SLEEPING. THE CARBON MONOXIDE DETECTOR SHALL BE HARDWIRED WITH BATTERY BACK-UP.
33. INSTALL SEPARATE 20AMP BRANCH CIRCUITS FOR THE SMALL APPLIANCE.
34. ALL RECEPTACLES TO BE TAMPER-RESISTANT RECEPTACLES.
35. ALL RECEPTACLES INSTALLED WITHIN 6 FEET OF THE OUTSIDE EDGE OF THE SINK MUST BE GFCI
36. ANY RECEPTACLES FOR GARAGE DOOR OPENERS SHALL BE INSTALLED WITH GROUND-FAULT CIRCUIT-INTERRUPTER PROTECTION
37. PROVIDE 'GFI' (GROUND FAULT INTERRUPTER) PROTECTION FOR ALL BATHROOMS AND ALL OTHER DAMP AREAS.
31. SWITCHES WITHIN 5' OF EDGE OF TUB OR SHOWERS ARE REQUIRED TO BE GFCI PROTECTED.
32. ALL SWITCHES IN BATHROOMS TO BE ON 'GFI' PROTECTED CIRCUITS.
33. IF THE MASTER BATH TUB IS A WHIRLPOOL TUB, ALL METAL PIPING SYSTEMS, METAL PARTS OF THE ELEC. EQUIP., AND PUMP MOTORS ASSOC. WITH THE WHIRLPOOL TUB SHALL BE BONDED TOGETHER USING A COPPER BONDING JUMPER NO SMALLER THAN A NO.8 SOLID CONDUCTOR.
34. THE WHIRLPOOL TUB AND ITS ELECTRICAL COMPONENTS SHALL BE GFCI PROTECTED. ALL WHIRLPOOL TUB/SPAS TO BE ON SEPARATE 'GFI' PROTECTED CIRCUITS.
35. ELECTRICAL OUTLETS IN BASEMENT TO BE 'GFI' PROTECTED.
36. 110 V. INTERCONNECTED SMOKE DETECTORS MUST BE INSTALLED IN BASEMENT, FIRST, SECOND FLOORS AND IN ALL SLEEPING ROOMS. THE SMOKE DETECTOR SHALL BE HARDWIRED WITH BATTERY BACK-UP.
37. INSTALL 'C.O.' AS REQUIRED BY LOCAL CODES.
38. ALL RECEPTACLES INSTALLED IN SLEEPING ROOMS TO BE PROTECTED BY AN 'ARC FAULT' INTERRUPTER.
39. THE FOLLOWING ADDITIONAL SEPARATE BRANCH CIRCUITS SHALL BE REQUIRED AS NEEDED:
A. CENTRAL AIR CONDITIONING SYSTEM.
B. ELECTRIC RANGE.
C. BUILT-IN MICROWAVE OVEN.
D. THROUGH WALL AIR CONDITIONERS & HEATING UNITS.
E. MOTORS OF 1/2 HORSEPOWER OR LARGER.
F. ELECTRIC WATER HEATERS.
G. ELECTRIC DRYERS - 240 VOLT. MIN. NO. 10 WIRE WITH 'L' SHAPED RECTANGLE.
H. SUMP PUMP.
I. SANITARY EJECTOR PUMP.
J. CENTRAL VACUUM SYSTEM.

48. ALL EXTERIOR GFCI OUTLETS SHALL HAVE IN-USE COVERS AND BE G.F.I.
49. MIN. ONE EXTERIOR OUTLET TO BE WITHIN 6'-0" OF GRADE.
50. EJECTOR PIT TO BE ON DEDICATED CIRCUIT.
51. ALL 120-VOLT, SINGLE PHASE, 15 AND 20 AMPERE BRANCH CIRCUITS SUPPLYING OUTLETS INSTALLED IN DWELLING UNITS: FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, PARLORS, LIBRARIES, DENS, BEDROOMS, SUNROOMS, RECREATION ROOMS, CLOSETS, HALLWAYS, OR SIMILAR ROOMS OR AREAS SHALL BE PROTECTED BY A LISTED ARC-FAULT CIRCUIT INTERRUPTER COMBINATION-TYPE, INSTALLED TO PROVIDE PROTECTION OF THE BRANCH CIRCUIT.
52. ALL PERMANENTLY INSTALLED LIGHTING FIXTURES, EXCLUDING KITCHEN APPLIANCE LIGHTING FIXTURES, SHALL CONTAIN HIGH-EFFICACY LIGHTING SOURCES (R404.1)
53. PERMANENTLY INSTALLED LIGHTING FIXTURES SHALL BE CONTROLLED WITH EITHER A DIMMER, OCCUPANT SENSOR CONTROL, OR OTHER CONTROL THAT IS INSTALLED OR BUILT INTO THE FIXTURE. EXCEPTION:
53.1. BATHROOMS
53.2. HALLWAYS
53.3. EXTERIOR LIGHTING FIXTURES
53.4. LIGHTING DESIGNED FOR SAFETY OR SECURITY
54. WHERE PERMANENTLY INSTALLED EXTERIOR LIGHTING TOTALING MORE THAN 30WATTS IS INSTALLED, FIXTURES SHALL HAVE AUTOMATIC SHUTOFFS WHEN DAYLIGHT IS PRESENT.
55. ALL CLOSET LIGHTS SHALL BE:
A. RECESSED LIGHTS WITH 6" CLEARANCE BETWEEN FIXTURE AND NEAREST POINT OF STORAGE SPACE.
B. FLUORESCENT LIGHTS WITH 6" CLEARANCE BETWEEN FIXTURE AND NEAREST POINT OF STORAGE SPACE.
C. INCANDESCENT LIGHTS WITH 12" CLEARANCE BETWEEN FIXTURE AND NEAREST POINT OF STORAGE SPACE.
56. A MINIMUM OF ONE THERMOSTAT SHALL BE PROVIDED FOR EACH SEPARATE HEATING AND COOLING SYSTEM. PROGRAMMABLE THERMOSTAT.
57. WHERE THE PRIMARY HEATING IS FORCED-AIR FURNACE, AT LEAST ONE PROGRAMMABLE THERMOSTAT IS REQUIRED TO MAINTAIN ZONE TEMPERATURES DOWN TO 55 F OR UP TO 85 F. THE THERMOSTAT SHALL INITIALLY BE PROGRAMMED WITH A HEATING TEMPERATURE SET POINT NO HIGHER THAN 70 F AND A COOLING TEMPERATURE SET POINT NO LOWER THAN 78 F.
58. ALL CAN LIGHTS TO BE: IC-RATED AND LABELED AS ASTM E 283 WHEN TESTED AT 1.57 PSF PRESSURE DIFFERENTIAL WITH NO MORE THAN 2.0 CFM OF AIR MOVEMENT FROM THE CONDITIONED SPACE TO THE CEILING CAVITY SEALED WITH A GASKET OR CAULKED BETWEEN THE HOUSING AND THE INTERIOR WALL OR CEILING COVERING.
59. GROUND FAULT CIRCUIT INTERRUPTER PROTECTION FOR RECEPTACLES IN THE FOLLOWING LOCATIONS: BATHROOMS, GARAGE, EXTERIOR, BASEMENT, KITCHEN COUNTERTOP RECEPTACLES WITHIN 6 FEET OF THE OUTSIDE EDGE OF A WET BAR SINK
60. RECESSED LIGHTS IN CEILING ARE NOT TO PENETRATE ATTIC SPACE (TYP.). PROVIDE AIR-TIGHT TRIM KIT ABOVE SHOWERS AND TUBS.
61. ELECTRICAL RECEPTACLES SHALL BE LOCATED EVERY 12'-0" ALONG A CONTINUOUS WALL AND NO MORE THAN 6'-0" FROM A WALL'S TERMINUS.
62. GFI RECEPTACLE SHALL BE INSTALLED IN THE KITCHEN SO THAT NO POINT ALONG THE WALL COUNTER IS MORE THAN 24" HORIZONTALLY FROM A RECEPTACLE OUTLET.
63. TAMPER-PROOF RECEPTACLES REQUIRED IN ALL LOCATIONS BENEATH 5FT A.F.F. OR AS PER NEC 406.
68. COMBUSTIBLE INSULATION SHALL BE SEPARATED NOT LESS THAN THREE INCH (3") FROM RECESSED LUMINARIES, FAN MOTORS AND OTHER HEAT-PRODUCING DEVICES.
69. ALL KITCHENS TO BE PROVIDED WITH MIN 100 CFM INTERMITTENT OR 25CFM CONTINUOUS LOCAL EXHAUST
70. ALL BATHROOMS/TOILET ROOMS TO BE PROVIDED WITH 50CFM OR 20CFM CONTINUOUS LOCAL EXHAUST

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PROJECT:
SINGLE FAMILY RESIDENCE FOR 320 KROMARY ROAD, LEMONT, IL

A-0.0 GENERAL NOTES
A-1.0 EXTERIOR ELEVATIONS
A-1.1 EXTERIOR ELEVATIONS
A-2.0 FOUNDATION PLAN
A-2.1 FIRST FLOOR PLAN
A-2.2 SECOND FLOOR PLAN
A-2.5 ROOF PLAN
A-5.0 SECTIONS
A-5.1 DIAGRAMS
A-5.2 DETAILS
E-1.0 ELECTRICAL PLANS
E-1.1 ELECTRICAL PLANS

IAN JAMES McDONNELL
LICENSED ARCHITECT
001-020866
STATE OF ILLINOIS

DATE: 2.27.2026

JOB #: 2025-196

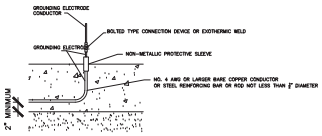
SHEET: E-1.0

ELECTRICAL SYMBOLS

- $ — SINGLE POLE TOGGLE SWITCH
- $3 — THREE POLE TOGGLE SWITCH
- DUPLEX RECEPTACLE AT 12" A.F.F. UNLESS OTHERWISE NOTED.
- DUPLEX RECEPTACLE AT 12" A.F.F. UNLESS OTHERWISE NOTED, ONE SIDE SWITCHED.
- CONDUIT RUN CONCEALED ABOVE CEILING
- R — RECESSED LIGHT FIXTURE
- EB — 4" DIA. EYE-BALL RECESSED LIGHT FIXTURE
- CEILING LIGHT FIXTURE
- WALL MOUNTED LIGHT FIXTURE
- WALL MOUNTED LIGHT SCONCE FIXTURE
- P/C — FLUORESCENT LIGHT FIXTURE ON P/C OR SWITCH
- CEILING EXHAUST FAN PER OWNER/ CONTRACTOR. VENT DIRECTLY TO OUTSIDE. PROVIDE A MIN. OF R5 VALUE INSULATED DUCT WORK FOR EXHAUST FANS IN UNHEATED ATTIC SPACE
- MOTOR
- S — SMOKE DETECTOR, ALL SMOKE DETECTORS TO BE WIRED IN SERIES WITH BATTERY BACKUP
- S/C — SMOKE DETECTOR/CARBON MONOXIDE DETECTOR COMBINATION SMOKE ALARMS AND CARBON MONOXIDE DETECTORS ARE NOT PERMITTED
- J — CEILING FAN JUNCTION BOX CAPPED
- DC — DOOR CHIME
- T — THERMOSTAT
- PHONE
- TELEVISION

ELECTRICAL CONTRACTOR NOTE:

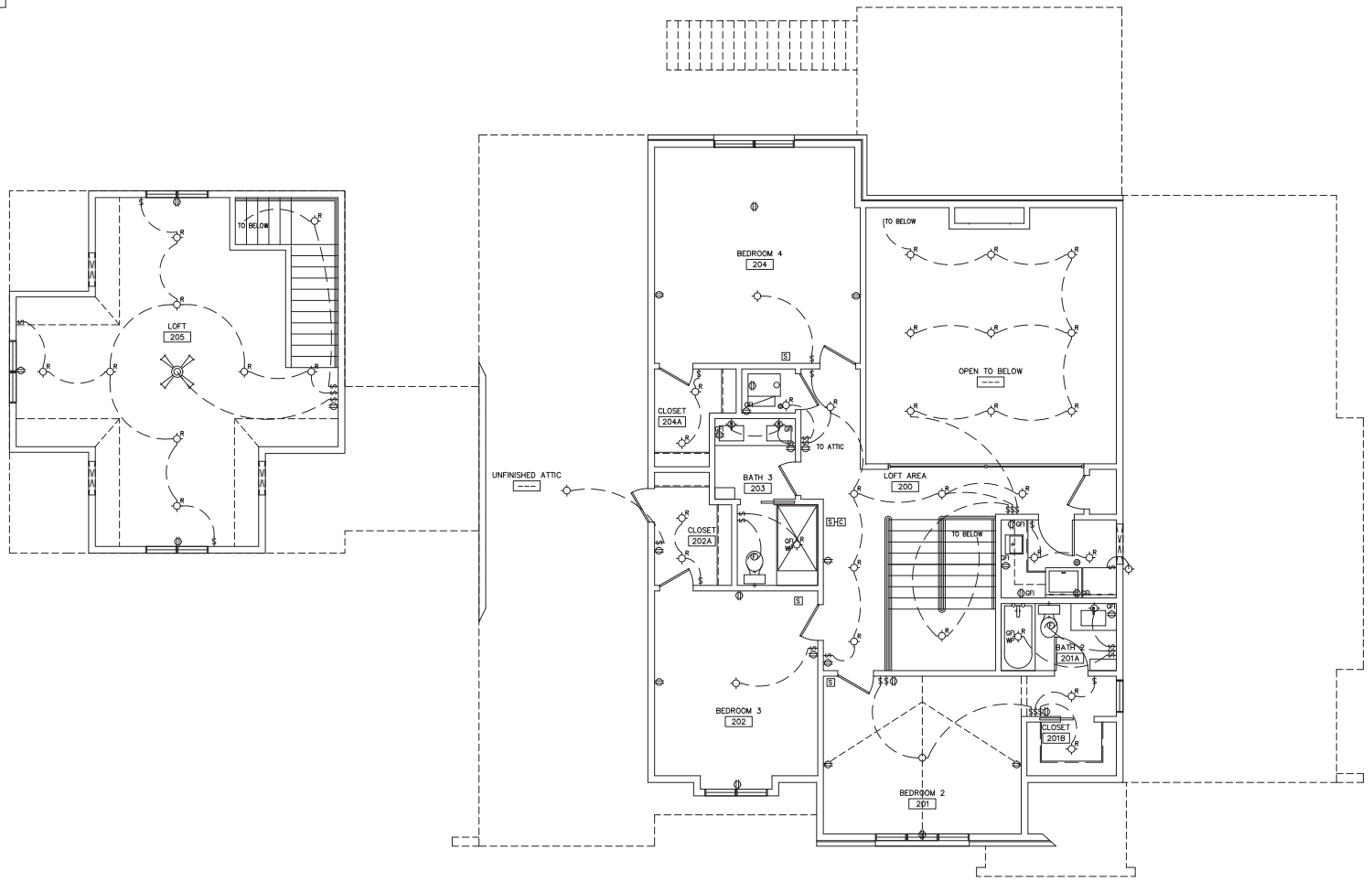
1. VERIFY WITH OWNER WHICH SWITCHES ARE TO BE ON DIMMERS.
2. CABLE AND TELEPHONE JACKS TO BE LOCATED BY OWNER ON SITE.
3. PROVIDE ARC. FAULT PROTECTION IN ALL BEDROOMS PER N.E.C. CURRENT
4. ALL CEILING OUTLET ELEC. BOXES SHALL BE CAPABLE OF SUPPORTING CEILING FANS
5. ALL METAL PIPING SYSTEMS, METAL PARTS OF ELECTRICAL EQUIPMENT, AND PUMP MOTORS ASSOCIATED WITH THE WHIRLPOOL TUB SHALL BE BONDED TOGETHER USING A COPPER BONDING JUMPER NO SMALLER THAN A NO. 8 SOLID



GROUNDING ELECTRODE

SCALE: N.T.S.

AN ELECTRODE ENCASED BY AT LEAST 50MM (2") OF CONCRETE, LOCATED WITHIN AND NEAR THE BOTTOM OF A CONCRETE FOUNDATION OR FOOTING THAT IS IN DIRECT CONTACT WITH THE EARTH, CONSISTING OF AT LEAST 6.0 M (20') OF ONE OR MORE BARE OR ZINC GALVANIZED OR OTHER ELECTRICALLY CONDUCTIVE COATED STEEL REINFORCING BARS OR RODS OF NOT LESS THAN 12MM (½") DIAMETER, OR CONSISTING OF AT LEAST 6.0 M (20') OF BARE COPPER CONDUCTOR NOT SMALLER THAN 4 AWG. REINFORCING BARS SHALL BE PERMITTED TO BE BONDED TOGETHER BY THE USUAL STEEL TIE WIRES OR OTHER EFFECTIVE MEANS.
STEEL REINFORCEMENT (MINIMUM #4 REBAR 20 FT IN LENGTH)
IN FOOTING REQUIRES THE ATTACHMENT OF A LIFTER TO THE ELECTRICAL SERVICE DISCONNECT WITH A MINIMUM #4 COPPER WIRE



SECOND FLOOR ELECTRIC PLAN

1/4"=1'-0"

IJM ARCHITECTS

14315 West Avenue
Orland Park, IL

P:
708-469-7674

PROJECT

A-0.0	GENERAL NOTES
A-1.0	EXTERIOR ELEVATIONS
A-1.1	EXTERIOR ELEVATIONS
A-2.0	FOUNDATION PLAN
A-2.1	FIRST FLOOR PLAN
A-2.2	SECOND FLOOR PLAN
A-2.5	ROOF PLAN
A-3.0	SECTIONS
A-3.1	DIAGRAMS
A-3.2	DETAILS
E-1.0	ELECTRICAL PLANS
E-1.1	ELECTRICAL PLANS

SINGLE FAMILY RESIDENCE FOR 9210 ROSEMARY ROAD, LEMONT, IL

SEAL

LICENSED ARCHITECT
IAN JAMES Mc DONNELL
001-020866
STATE OF ILLINOIS

SUBMITTAL

DATE
2.27.2026

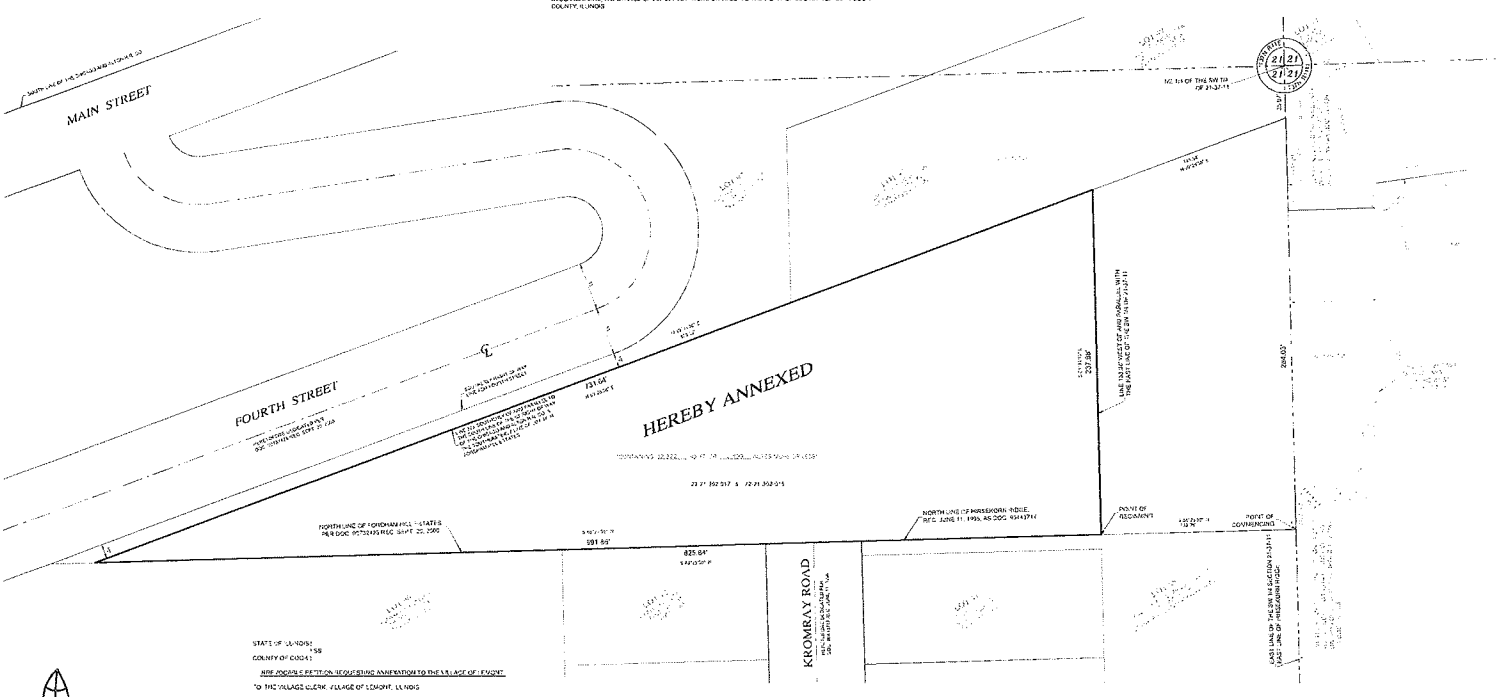
JOB #
2025-196

SHEET
E-1.1

PLAT OF ANNEXATION

LEGALLY DESCRIBED AS

THAT PART OF THE SOUTH-WEST FRACTIONAL QUARTER OF SECTION 21, TOWNSHIP 37 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON THE EAST LINE OF SAID SOUTH-WEST QUARTER, 399.18 FEET SOUTH OF THE SOUTH-EAST CORNER OF SAID SECTION, SAID SECTION LINE POINT BEARS S 01° 31' 10" E; IN SAID S 88° 27' 59" W ALONG THE WESTERLY LINE OF HINSBROOK RIDGE, A SUBDIVISION RECORDED JUNE 11, 1998, AS DOCUMENT NO. 98443717, A DISTANCE OF 133.86 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING WEST ALONG THE LAST DESCRIBED LINE BEING THE NORTH LINE OF SAID HINSBROOK RIDGE, AND THE NORTH LINE OF LOT 33 IN FORDHAM HILL ESTATES, A SUBDIVISION RECORDED SEPTEMBER 28, 1979, AS DOCUMENT NO. 25212630, A DISTANCE OF 291.66 FEET TO A POINT ON A LINE THAT IS 325 FEET SOUTHERLY OF AND PARALLEL WITH THE 99 FOOT RIGHT OF WAY FOR THE CHICAGO AND ALTON RAILROAD COMPANY AS IT WAS THE SOUTHERLY BOUNDARY LINE OF LOT 32 IN SAID FORDHAM HILL ESTATES; THENCE N 88° 35' 36" E, ALONG SAID LINE, A DISTANCE OF 731.64 FEET TO A POINT ON A LINE THAT IS 133.86 FEET WEST OF AND PARALLEL WITH SAID EAST LINE OF THE SOUTH-WEST QUARTER; THENCE S 01° 31' 10" E, ALONG THE LAST DESCRIBED LINE, A DISTANCE OF 237.39 FEET MORE OR LESS TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS



STATE OF ILLINOIS }
SS
COUNTY OF COOK }

ANNEXATION PETITION REQUESTING ANNEXATION TO THE VILLAGE OF LEMONT

TO THE VILLAGE CLERK, VILLAGE OF LEMONT, ILLINOIS

WE, THE UNDERSIGNED PETITIONERS, OWNERS OF RECORD OF ALL OF THE LAND HEREIN REQUEST NOTICE BE GIVEN, RESPECTFULLY REPRESENT UNTO YOUR HONORABLE BODY THAT ALL CONDITIONS REQUIRED FOR ANNEXATION TO THE VILLAGE OF LEMONT PURSUANT TO AND IN ACCORDANCE WITH ILLINOIS MUNICIPAL CODE CHAPTER 65 ILLINOIS COMPILED STATUTES SECTION 5/7-1A AND HOME RULE STATE UNDER ARTICLE VII

1. THAT THE TERRITORY REQUESTED TO BE ANNEXED IS DESCRIBED AS FOLLOWS (SEE LEGAL DESCRIPTION ATTACHED HEREINBEFORE EXHIBIT A AND MADE A PART HEREOF)
2. THAT THE DESCRIBED TERRITORY IS NOT WITHIN THE CORPORATE LIMITS OF ANY MUNICIPALITY BUT IS CONTIGUOUS TO THE VILLAGE OF LEMONT, A MUNICIPALITY FROM AND EXISTING UNDER THE LAWS OF THE STATE OF ILLINOIS
3. THAT A PLAT OF ANNEXATION SHOWING THE DESCRIBED TERRITORY IS ATTACHED HERETO AND MADE A PART OF THIS PETITION OR WILL BE PROVIDED PRIOR TO ADOPTION OF THE ORDINANCE ANNEXING SAID TERRITORY
4. THAT THIS PETITION IS SIGNED BY ALL OF THE OWNERS OF RECORD OF ALL LAND IN THE DESCRIBED TERRITORY AND AT LEAST 51% OF THE ELECTORS RESIDING IN THE DESCRIBED TERRITORY.
5. THAT THIS PETITION IS PRESENTED ONCE SIGNED AND SUBMITTED TO THE VILLAGE OF LEMONT BY THE OWNERS OF RECORD

WHEREFORE, YOUR PETITIONERS RESPECTFULLY REQUEST THE CORPORATE AUTHORITIES OF THE VILLAGE OF LEMONT TO ANNEX THE ABOVE DESCRIBED TERRITORY TO THE VILLAGE OF LEMONT

NAME (PRINTED AND SIGNED)	ADDRESS	OWNER (CHECK ALL THAT APPLY)	ELECTOR (CHECK ALL THAT APPLY)

STATE OF ILLINOIS }
SS
COUNTY OF COOK }

I, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT _____ PERSONALLY KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED IN THE FOREGOING PETITION FOR ANNEXATION, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT HE/SHE/THEY SIGNED, SEALED AND DELIVERED SAID PETITION FOR ANNEXATION AS HIS/HER/THEIR FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES THEREIN SET FORTH

GIVEN UNDER MY HAND AND OFFICIAL SEAL THIS _____ DAY OF _____, 20__

_____
NOTARY PUBLIC

STATE OF ILLINOIS
COUNTY OF DUPAGE

THIS IS TO CERTIFY THAT I, THE UNDERSIGNED, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND THAT THIS PLAT WAS PREPARED FOR THE PURPOSES OF ANNEXATION TO THE VILLAGE OF LEMONT, AND THAT THIS PLAT OF ANNEXATION ACCURATELY DEPICTS SAID PROPERTY

GIVEN UNDER MY HAND AND SEAL THIS 8TH DAY OF JUNE, A.D. 2018, AT LISLE, ILLINOIS

_____
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035-3265
MY LICENSE EXPIRES NOVEMBER 30, 2019
ILLINOIS PROFESSIONAL DESIGN FIRM NO. 184.001245
ENGINEERING CORPORATION NO. 184.001245

CLIENT: LINAS KUKSTAS

SHEET 1 OF 1

Morris Engineering, Inc.
Civil Engineering • Consulting
Land Surveying
115 Warrenville Road, Unit E, 60532
Phone: (630) 271-9770
Survey: (630) 271-9539
FAX: (630) 271-9774
Website: www.mei-il.com

THIS DOES NOT REQUIRE THE COUNTY CLERK'S ENDORSEMENT PER 35 ILCS 200/9-55

DM LC

10-9-18

COUNTY CLERK

DATE

PRELIMINARY ENGINEERING

OF

THAT PART OF THE SOUTHWEST FRACTIONAL QUARTER OF SECTION 21, TOWNSHIP 37 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON THE EAST LINE OF SAID SOUTHWEST QUARTER, 320 FEET SOUTH OF THE CENTER QUARTER CORNER OF SAID SECTION; SAID SECTION LINE THAT BEARS S 01° 34' 10" E, THENCE S 88° 25' 50" W ALONG THE NORTH LINE OF HIRSEKORN RIDGE, A SUBDIVISION RECORDED JUNE 11, 1996, AS DOCUMENT NO. 96443717, A DISTANCE OF 133.98 FEET TO THE POINT OF BEGINNING: THENCE CONTINUING WEST ALONG THE LAST DESCRIBED LINE BEING THE NORTH LINE OF SAID HIRSEKORN RIDGE, AND THE NORTH LINE OF LOT 96 IN FORDHAM HILL ESTATES, A SUBDIVISION RECORDED SEPTEMBER 20, 2000, AS DOCUMENT NO. 00732426, A DISTANCE OF 691.86 FEET TO A POINT ON A LINE THAT IS 325 FEET SOUTHERLY OF AND PARALLEL WITH THE 60 FOOT RIGHT OF WAY FOR THE CHICAGO AND ALTON RAILROAD COMPANY ALSO BEING THE SOUTHEASTERLY LINE OF LOT 97 IN SAID FORDHAM HILL ESTATES; THENCE N 69° 26'58" E ALONG SAID LINE, A DISTANCE OF 731.64 FEET TO A POINT ON A LINE THAT IS 133.98 FEET WEST OF AND PARALLEL WITH SAID EAST LINE OF THE SOUTHWEST QUARTER; THENCE S 01° 34' 10" E , ALONG THE LAST DESCRIBED LINE, A DISTANCE OF 237.98 FEET, MORE OR LESS, TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

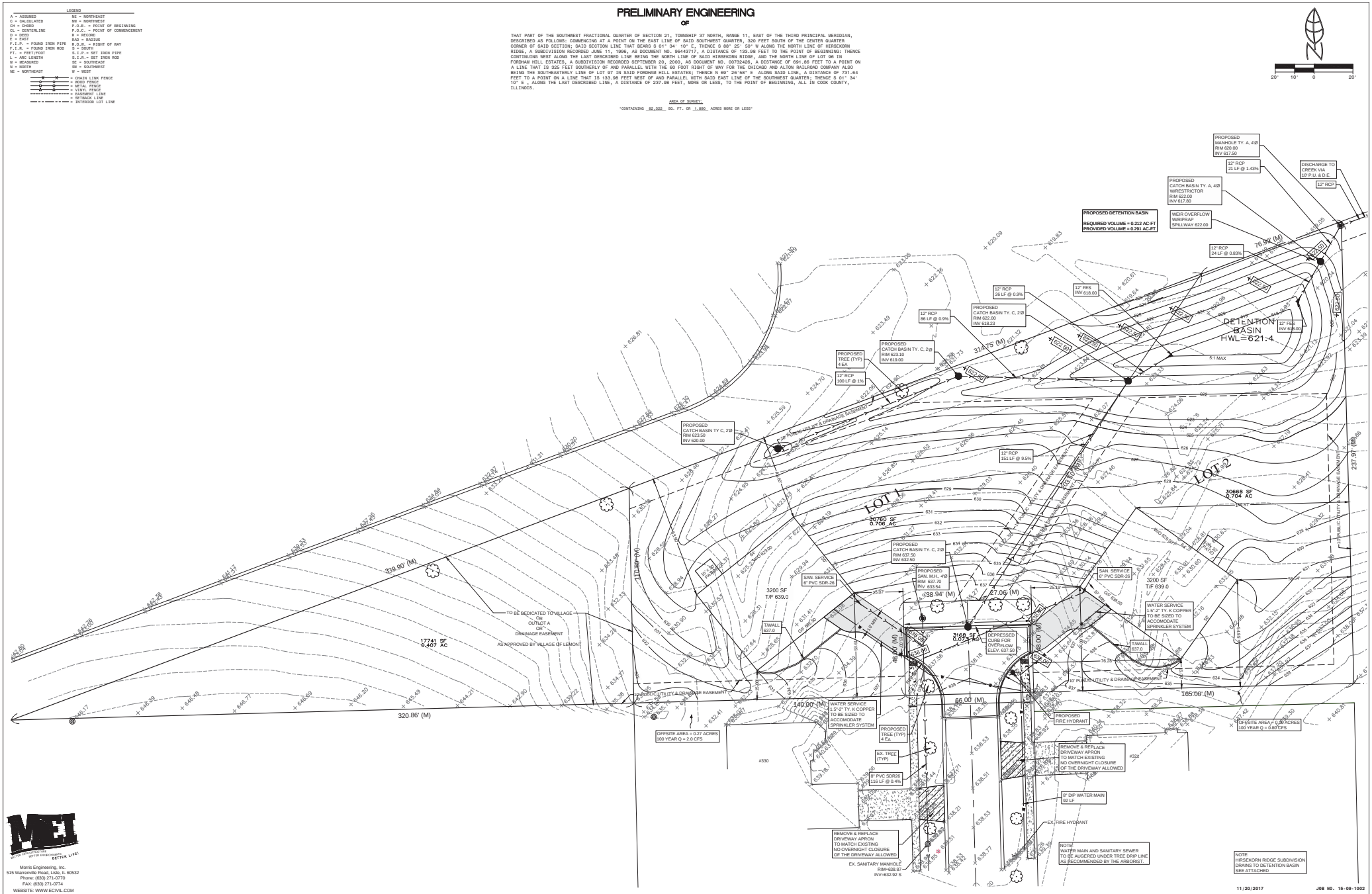
AREA OF SURVEY:

"CONTAINING 82,322 SQ. FT. OR 1.890 ACRES MORE OR LESS"

LEGEND

A = ASSUMED	NE = NORTHEAST
C = CALCULATED	NW = NORTHWEST
CH = CHORD	P.O.B. = POINT OF BEGINNING
CL = CENTERLINE	P.O.C. = POINT OF COMMENCEMENT
D = DEED	R = RECORD
E = EAST	RAD = RADIUS
F.I.P. = FOUND IRON PIPE	R.O.W. = RIGHT OF WAY
F.I.R. = FOUND IRON ROD	S = SOUTH
FT. = FEET/FOOT	S.I.P.= SET IRON PIPE
L = ARC LENGTH	S.I.R.= SET IRON ROD
M = MEASURED	SE = SOUTHEAST
N = NORTH	SW = SOUTHWEST
NE = NORTHEAST	W = WEST

- CHAIN LINK FENCE
- WOOD FENCE
- METAL FENCE
- VINYL FENCE
- CENTERLINE
- SETBACK LINE
- INTERIOR LOT LINE



Morris Engineering, Inc.
515 Warrenville Road, Lisle, IL 60532
Phone: (630) 271-0770
FAX: (630) 271-0774
WEBSITE: WWW.ECIVIL.COM

11/20/2017

JOB NO. 15-09-1002

418 Main Street | Lemont, IL 60439

TO: Planning and Zoning Commission
FROM: Jamie Tate, Community Development
THROUGH:
SUBJECT: Case 2024-03 609 Illinois Final Plat
DATE: September 2, 2026

SUMMARY/BACKGROUND

ANALYSIS

Consistency with Village Policy

STAFF RECOMMENDATION

BOARD ACTION REQUESTED

ATTACHMENTS
Staff Report for PZC 2024-03 609 IL Final Plat

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

CASE NUMBER & NAME
2024-03 609 Illinois Street Final Plat

APPLICANT:
Property owner, John Grele

DATE
September 2, 2026

PROPERTY ADDRESS/LOCATION
609 Illinois Street & 608 Main Street

BRIEF SUMMARY OF REQUEST

John Grele is requesting approval of a Final Plat of Subdivision for the 608 Main Street Resubdivision. The approximately 0.5-acre property is located at 608 Main Street and extends to Illinois Street. The proposed plat subdivides the existing property into two lots: Lot 1, containing approximately 11,019 square feet, and Lot 2, containing approximately 11,049 square feet.

The subdivision is associated with the previously approved four-unit townhome development on the portion of the property fronting Illinois Street. The request before the PZC at this time is limited to approval of the Final Plat of Subdivision.

The Final Plat remains subject to completion of outstanding staff and engineering comments prior to the resolution and recording.



Approximate project area highlighted in red.
Map source: Lemont GIS

ZONING	EXISTING LAND USE	SURROUNDING LAND USE	REQUESTED ACTIONS	SIZE OF PROPERTY
D-D, Downtown District	Vacant land	**North**: D-D, Downtown District / Single-family home converted to apartments with a parking lot **South**: R4A, Infill & Preservation Residential District / Existing single-family homes **East**: D-D, Downtown District / Multi-use commercial/office on first floor and residential above **West**: D-D, Downtown District / Multi-Family and open space (vacant land)	A motion to recommend approval of the Final Plat of Subdivision	0.5 acres

PROPERTY HISTORY & REVIEW COMMENTS

The subject property is located in the Downtown District (D-D) and historically functioned as the rear yard of the apartment property and parking lot located at 608 Main Street, all owned by the applicant, John Grele.

The Village previously approved a Preliminary Planned Unit Development (PUD) for the development of four townhome units on the portion of the property fronting Illinois Street. The proposed Final Plat of Subdivision creates two lots, separating the townhome development property from the existing 608 Main Street property. The plat identifies Lot 1 as approximately 11,019 square feet and Lot 2 as approximately 11,049 square feet.

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 Mixed Use (MU).	The proposed Final Plat of Subdivision will comply with the requirements of the Unified Development Ordinance upon resolution of outstanding staff and engineering comments.

ATTACHMENTS

1. 608 Main Street Resubdivision

PARCEL NUMBER:
P.I.N. 22-20-422-013

608 Main Street Resubdivision

BEING A RESUBDIVISION OF LOTS 1 AND 7, TOGETHER WITH THE EASTERLY 3/5 OF LOTS 2 AND 6, TOGETHER WITH THE NORTHERLY 85.00 FEET OF THE WESTERLY 2/5 FEET OF SAID LOT 6, TOGETHER WITH THE WEST HALF OF VACATED GRANT STREET LYING EAST OF AND ADJOINING LOTS 1 AND 7 AFORESAID, ALL THE IN THE TOWN OF ATHENS, SECTION 20, TOWNSHIP 37 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

include recording information (date and doc no or book and page)

OWNERS CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, JOHN GRELE AND SOPHIE GRELE, DO HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE PROPERTY DESCRIBED IN THE CAPTION TO THE PLAT HEREON DRAWN AND AS SUCH OWNERS, WE HAVE CAUSED SAID PROPERTY TO BE SURVEYED AND RESUBDIVIDED AS HEREON SHOWN, AS OUR OWN FREE AND VOLUNTARY ACT AND DEED.

WE HEREBY DEDICATE FOR PUBLIC USE THE LANDS SHOWN ON THIS PLAT, INCLUDING BUT NOT LIMITED TO, THOROUGHFARES, STREETS, ALLEYS, WALKWAYS AND PUBLIC SERVICES; GRANT THE TELEPHONE, GAS, ELECTRIC AND ANY OTHER PUBLIC OR PRIVATE UTILITY EASEMENTS AS STATED AND SHOWN ON THIS PLAT; AND GRANT AND DECLARE THE STORM WATER DRAINAGE AND DETENTION EASEMENTS AS STATED AND SHOWN ON THIS PLAT.

show (front) building setback lines and granted easements, if applicable, with provisions

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

DATED THIS _____ DAY OF _____, 2024.

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 JOHNE GRELE AND SOPHIE GRELE, 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 SAID INSTRUMENT AS THEIR OWN FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTARIAL SEAL:

DATED THIS _____ DAY OF _____, 2024.

BY:_____
NOTARY PUBLIC

SCHOOL DISTRICT CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

THIS IS TO CERTIFY THAT TO THE BEST OF MY KNOWLEDGE, WE AS OWNERS OF THE PROPERTY, WHICH WILL BE KNOWN AS 608 MAIN STREET RESUBDIVISION, IS LOCATED WITHIN THE BOUNDARIES OF:

ELEMENTARY SCHOOL DISTRICT:_____

HIGH SCHOOL DISTRICT: _____

JUNIOR COLLEGE DISTRICT: _____

IN COOK COUNTY, ILLINOIS.

DATED THIS _____DAY OF _____ 2024.

BY:_____
OWNERS

BY:_____
OWNERS

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 _____

AND _____.

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 RESUBDIVISION PLAT AS THEIR OWN FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTARIAL SEAL:

THIS _____DAY OF _____, 2024.

BY:_____
NOTARY PUBLIC

plat requires a notarized mortgagee's certificate, if applicable

SURFACE WATER STATEMENT

drainage

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

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

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

BY: _____
OWNERS OR DULY AUTHORIZED ATTORNEY

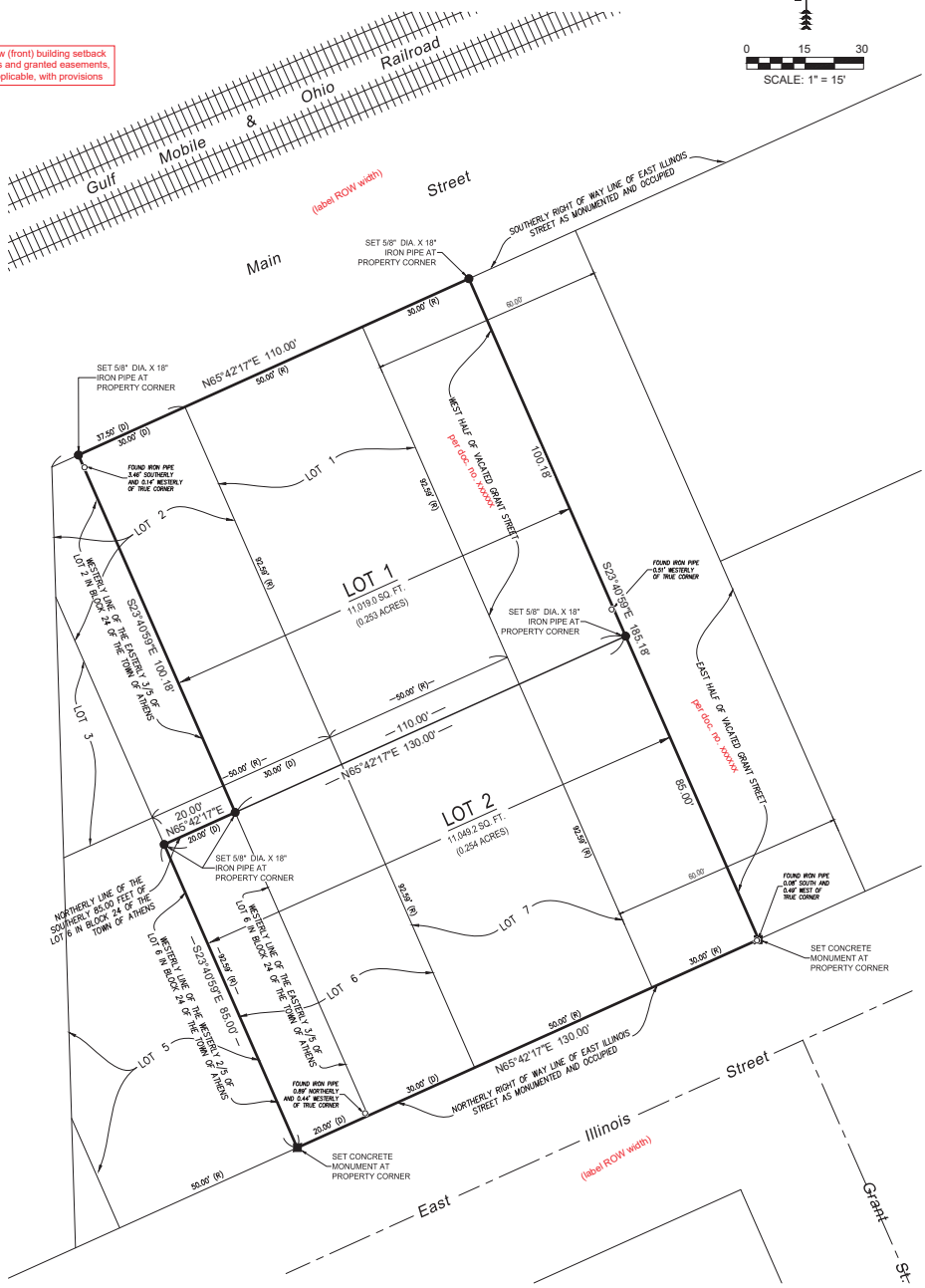
ENGINEER'S CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

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

DATED THIS _____ DAY OF _____ 2024.

BY: _____
VILLAGE ENGINEER



VILLAGE TREASURER'S CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

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

DATED AT LEMONT, COOK COUNTY, ILLINOIS THIS _____DAY OF

_____, 2024.

BY:_____
VILLAGE TREASURER

PRESIDENT & BOARD OF TRUSTEES CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF _____)

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 _____ 2024.

BY:_____
PRESIDENT

ATTEST:_____
VILLAGE CLERK

include after recording mail to statement

include legend for any sybmols or abbreviations

plat requires IDOT review/approval lying adjacent to a state route (E Illinois St)

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF DUPAGE)

I, KRZYSZTOF BLANDO, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT I HAVE SURVEYED AND RESUBDIVIDED THE PROPERTY HEREON DESCRIBED IN THE CAPTION TO THE PLAT HEREON DRAWN AND THAT THE SAID PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE SAME. ALL DIMENSIONS ARE IN FEET AND DECIMAL PARTS OF A FOOT AND ARE CORRECT AT A TEMPERATURE OF 68 DEGREES FARENHEIT.

I FURTHER CERTIFY THAT BASED ON EXAMINATION OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP FOR COOK COUNTY, ILLINOIS, PANEL NUMBER 170117 0586 J, EFFECTIVE DATE OF NOVEMBER 6, 2000, THAT THE PARCEL INCLUDED IN THIS RECORD OF DEED IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA.

flood map has been updated

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

DATED THIS 19TH DAY OF MAY A.D. 2024.

needs update (typ)

K. Blando

KRZYSZTOF BLANDO,
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035-003705
LICENSE EXPIRES NOVEMBER 30, 2024

license expired

final

PREPARED FOR:
PLAT OF SUBDIVISION FOR
JOHN AND SOPHIA GRELE
PROPERTY ADDRESS: 608 Main Street
Lemont, Illinois 60439

ACORN CONSULTANTS, LTD.
1340 GIESE ROAD
BATAVIA, ILLINOIS 60510
TEL: (630) 391-1215
kblando@comcast.net

REVISIONS		
NO.	DATE:	DESCRIPTION

BOOK:	
DRAWN:	ERP
CHECKED:	KB
FIELD DATE:	04-17-2024
PROJECT NO.	2024-034