Village of Lemont

PLANNING AND ZONING COMMISSION
October 7, 2026 – 6:30 PM
Village Hall - Village Board Room
418 Main Street, Lemont, IL 60439
AGENDA

I. CALL TO ORDER

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

II. CHAIRMAN'S COMMENTS

III. PUBLIC HEARINGS

- III.A Case 2026-10 12895 Marian Drive Variation
- III.B Case 2026-12 LFPD Station 4 Rezoning & PUD Amendment
- III.C Case 2026-11 LFPD Station 2 Rezoning & Preliminary PUD
- III.D Case 2026-09 LFPD Station 1 Rezoning

IV. ACTION ITEMS

V. GENERAL DISCUSSION

VI. AUDIENCE PARTICIPATION

VII. ADJOURNMENT

418 Main Street | Lemont, IL 60439

TO: Planning and Zoning Commission
FROM: Jamie Tate, Community Development
THROUGH:
SUBJECT: Approval of Minutes
DATE: October 7, 2026

SUMMARY/BACKGROUND

ANALYSIS

Consistency with Village Policy

STAFF RECOMMENDATION

BOARD ACTION REQUESTED

ATTACHMENTS
September 2026 Lemont Meeting.pdf

Village of Lemont
Planning and Zoning Commission
Regular Meeting of September 2, 2026

A regular meeting of the Plan Commission for the Village of Lemont was held at 6:30 p.m. on Wednesday, September 2, 2026, in the second floor Board Room of the Village Hall, 418 Main Street, Lemont, Illinois.

I. CALL TO ORDER

A. Pledge of Allegiance

Chairman Pro Tem McGleam called the meeting to order at 6:31 p.m. He then led the Pledge of Allegiance.

Chairman Pro Tem McGleam called for a motion to nominate a Chairman Pro Tem for tonight's meeting.

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

B. Verify Quorum

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

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 Cunningham made a motion, seconded by Commissioner Zolecki to approve the minutes from the regular meeting of August 5, 2026, with no changes. A roll call vote was taken:
Ayes: Cunningham, Zolecki, O'Connor, Pawlak, Shumrak, McGleam
Nays: None
Motion passed

II. CHAIRMAN'S COMMENTS

Chairman Pro Tem McGleam said they are a volunteer board and their role is to do an initial review of proposed planning and zoning applications and make a recommendation to the Village Board. They are a recommending body, and all of their motions are made in the affirmative. He then asked anyone who was planning on speaking this evening to stand and raise their hand. He then administered the oath.

III. PUBLIC HEARINGS

A. CASE 2026-07 – 320 KROMRAY VARIATION

Chairman Pro Tem McGleam called for a motion to open the public hearing.

Commissioner Cunningham made a motion, seconded by Shumrak to open the public hearing for Case 2026-07. A roll call vote was taken:
Ayes: Cunningham, O'Connor, Shumrak, Pawlak, Zolecki, McGleam
Nays: None
Motion passed

Chairman Pro Tem McGleam asked staff to provide an overview.

Staff Presentation

Jamie Tate, Consulting Planner, said the applicant and property owner, Paul Staszel, is requesting approval of two variations from the Village's Unified Development Ordinance. The applicant is planning to construct a new single-family home to be located at 320 Kromray Road, also addressed sometimes as 349 Fourth Street. The applicant is requesting relief from Section 17.12.030 of the UDO. That is, to allow a six-foot gate in the front yard and relief from Section 17.26 of the UDO to allow construction of a hammerhead turnaround in lieu of a required cul-de-sac at the end of the street. The property is 1.67 acres and is currently zoned R-4 single-family detached residential district.

The surrounding zoning is generally residential. To the north is unincorporated R-4, also Lemont R-4 vacant land and 4th Street. To the south is an existing R-4 detached single-family district with existing homes and detention. To the east is unincorporated R-4 with existing homes, and then to the west is R-4 Lemont, also vacant land. The property was annexed and rezoned to R-4 single-family detached residential in 2018. At that time, the documents that were submitted to the Village when it was annexed and rezoned showed a two-lot subdivision that would require a platted subdivision, which went through the process. The platted subdivision was never recorded, so those lots were never split. The annexation did take place, and it kept that R-4 zoning. She showed the two single-family homes with the hammerhead that was presented during the annexation. It did not go through any sort of formal approval.

Mrs. Tate stated the surrounding subdivisions include Hirsekorn Ridge, which was approved in 1994, that is when Kromray was constructed, with the terminus at the end.

And then Fordham Estates is also adjacent to the property that was approved in 1999. Also, with this property, there was a variance request in 2022 that did not go forward, but was presented to the Village and the Planning and Zoning Commission for an additional garage. The property owner recently contacted the Village to show their plans and to make sure there was not anything that would need a variance or any sort of relief in the process. Village staff, the Village engineer, Public Works, and the Lemont Fire Protection District looked at the proposed plan and provided feedback. That is why they are here today. She then showed the new detached single-family home at the end of Kromray Road.

The first design the applicant showed was just a driveway. Public Works and the Lemont Fire Protection District were asking for a turnaround. The Village's UDO requires cul-de-sacs at the end of streets, but there was a desire to request a hammerhead instead of building the cul-de-sac at the end of the street. The hammerhead concept was deemed acceptable by the Lemont Fire Protection District and by Public Works for the replacement of a cul-de-sac. However, they would still have to go through this process of relief from the UDO standards since a hammerhead is not a standard in the UDO. Section 17.26.040, Streets and Alleys, states that existing dedicated streets that have not been approved to UDO standards must be approved to UDO standards. Those standards include a required cul-de-sac at the end of the street with a diameter of 120 feet for residential subdivisions. The code 17.12.030 states that fences in residential districts, decorative fences, and walls are permitted in the front and corner yards, provided that the fence does not exceed four feet. The fence has to be at least 20 feet from the edge of any public street and open in design. The applicant is requesting a gate at the edge of their property. It would not be 20 feet from the edge of the street, and it would also be taller than four feet.

Mrs. Tate said there are variation standards that are listed in the code that are supposed to be met for a recommendation from the Plan Commission. First is harmony with the general purpose and intent of the UDO. The requested variations would allow development of the property with one single-family residence. The UDO does establish standards for residential streets and cul-de-sacs, and the proposed hammerhead would provide a turnaround for emergency vehicles in lieu of the construction of the cul-de-sac. As far as unique circumstances and practical difficulties, the property does have an irregular configuration and is located at the terminus of an existing dead-end street, which could apply to not requiring the cul-de-sac versus the hammerhead, but it does not apply to anything with the fence. The irregular configuration of the property is not generally found on other properties within that R-4 district, and those conditions do have a direct relation to the hammerhead variation, but are less directly related to anything with the proposed fence. As far as the hardship being created by the applicant, the configuration of the property was existing when they purchased the property, so that was established prior to them obtaining the property. The variation is a request from the applicant's proposed design.

Lastly, the standards are not detrimental to adjacent property or the character of the locality. The proposed hammerhead would provide the required turnaround at the

terminus of Kromray Road, but it would extend to the existing public right-of-ways adjacent to the developed residential properties. It starts right at the end of the neighbor's driveway. That standard is something that should be reviewed in this variation request. The installation of the cul-de-sac versus the hammerhead still promotes public safety and welfare. In conclusion, the property presents unique circumstances with its unique configuration and the location at the end of Kromray. It does provide adequate turnaround with the request for the hammerhead versus the cul-de-sac. The hammerhead was contemplated and presented at the time of the annexation in 2018, but in a different location. The 2018 request showed the hammerhead and the turnaround being performed on the property with a dedication of that area to the Village. This proposal is showing it in the existing public right-of-way. It would require modifications to the established parkway and sidewalk areas, and possible removal of any trees. The impact should be considered by the Commission in determining whether the request meets the standards and whether additional modifications or conditions would be appropriate. If the recommendation is to allow either the fence or cul-de-sac/hammerhead variation, they should be thought about separately. Staff did provide a list of conditions that are in the staff report. This concludes her presentation.

Chairman Pro Tem McGleam asked if there were any questions from the Commission for staff.

Commissioner Shumrak stated the initial plan showed two homes. He asked if they are building just one forever home or if there are plans in the future for a second home.

Mrs. Tate said when it was annexed in 2018, the annexation and rezoning at that time to R-4 showed the two different lots with two driveways. This will be just for their residence with one single-family home.

Commissioner Zolecki asked if staff received any layouts of what a cul-de-sac would look like.

Mrs. Tate stated no. The process started with just a driveway, and there was no hammerhead. After the feedback from the Fire Department, it went straight to the hammerhead.

Chairman Pro Tem McGleam asked if there were other civil drawings that they did not have. He is not seeing any dimensions on this proposed hammerhead. It does not look wide enough to accommodate a fire truck.

Mrs. Tate said at this point it was more of a concept plan. It would have to be designed and presented if this was approved.

Chairman Pro Tem McGleam asked if the home on the east side of Kromray showed a landscaped parkway when it was permitted.

Mrs. Tate stated she believes there used to be a tree there.

Chairman Pro Tem McGleam said it has always been a landscaped parkway for that residence. This proposed hammerhead takes that away as it is currently shown.

Mrs. Tate stated yes.

Commissioner O'Connor asked if where the street ends is where the proposed property begins.

Mrs. Tate said the plat of survey is from the original annexation, so it does not show the existing conditions. There might be a little bit of space between the edge of the street and the property line, but she is not sure.

Commissioner O'Connor asked what the typical radius is of a cul-de-sac.

Mrs. Tate stated it is 120 feet.

Commissioner Pawlak asked if the hammerhead could be behind the gate.

Mrs. Tate said the Fire Department would need the KNOX box and the code. She has not explored that with the Fire Department.

Commissioner O'Connor stated he knows that Public Works and the Fire Department gave the green light, but they do not use the hammerhead. Instead, they put the trucks in reverse and back down the street. He knows this because he lives on a street with a hammerhead. One could argue that reversing all the way down the street is less safe than utilizing the hammerhead, but they certainly do not do it.

Mrs. Tate said Public Works and the Fire District were willing to concede. The engineering and such has not been done on the size of it.

Commissioner Zolecki stated that, conceptually, the Fire Department wants the ability to turn around. Conceptually, they are okay with a hammerhead, but it would obviously have to meet the minimum dimensions for a full-size fire truck. It is hard to think that it meets those dimensions.

Commissioner Cunningham asked if the Fire Department or Public Works commented on the existing condition and that it is problematic as is. If there was no hammerhead, it would be the same as it currently is.

Mrs. Tate said they have not commented on that. This road was constructed with Hirsekorn Ridge in the 90s. The feedback that she received was that they would like to see the turnaround put there.

Commissioner Cunningham asked if there have not been any issues, then why make it an issue.

Chairman Pro Tem McGleam asked if there were any other design documents to show the hammerhead and the fence within the property.

Mrs. Tate stated there are not, and she only has the documents from the annexation.

Commissioner O'Connor asked if the six-foot fence was only for the gate.

Mrs. Tate said the plans shows only the gate across the driveway, but the applicant can clarify if there was a fence.

Chairman Pro Tem McGleam asked if this was supposed to be preliminary engineering.

Mrs. Tate stated the applicant reached out to the Village and explained what they were planning. He asked if he would have to go through any relief process. Engineering would be required for site development. He did get a letter from MWRD, which was a request from the Village Engineer for permitting. They wanted to make sure they would get approval before they went and designed something.

Chairman Pro Tem McGleam said that without the rest of the fence being shown here and the dimensions, he could only assume that the rest of the fence is going to be six feet.

Mrs. Tate stated she is not sure if there is going to be a fence, but the applicant can answer that when they come up.

Trustee Stapleton asked if there was anything for the Fire Department on the first plan where there were two homes.

Mrs. Tate said there was a hammerhead on their property with dedication to the Village.

Trustee Stapleton stated he does not understand how you can put a hammerhead on an existing subdivision that was already platted. He feels the hammerhead should go on the petitioner's property. The existing residents there would lose part of their sidewalk, grass, and parkway. The applicant is not proposing a fence but rather a gate with two stone pillars.

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

Applicant Presentation

Paul Staszel said staff did a great job on the presentation. Initially, he wanted to build his driveway off of the end of the street, but the Village requested a roundabout. It did not make sense to build a whole roundabout just for one home, because there is a lot of impervious pavement. He brought staff the idea of a hammerhead. It has been approved

in areas of Lemont. The hammerhead would be on public property, so the public would use it as well. This is why the gate would go after the hammerhead. The reason for the gate is that this would be a public road, and he does not want people driving up his driveway. He would prefer no hammerhead, just a straight driveway down, but they need some kind of safety from a fire truck perspective. If this does not get approved and the Village really wants a cul-de-sac, he does not think it makes sense for him to give away his land to put in a cul-de-sac. If he has to put in a cul-de-sac he would probably subdivide the property into three or four homes. There would be flooding and more impervious land. He is just trying to build a single-family home for him and his family.

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

Commissioner Pawlak asked if he could speak about the fence.

Mr. Staszel stated he just wants a motorized mason gate. He does not want someone thinking his driveway is part of the public street and driving up his driveway. The gate would prevent that from happening.

Commissioner Pawlak asked if there was any fence beyond the stone.

Mr. Staszel said no.

Commissioner Shumrak asked if he could just push everything in.

Mr. Staszel stated he is fine with pushing the fence back, but he would prefer that the hammerhead stays on public property for a liability perspective.

Chairman Pro Tem McGleam asked if he realized that he would be taking away a landscape parkway from his neighbors.

Mr. Staszel said that is correct, but the parkway is Lemont's property.

Chairman Pro Tem McGleam stated it has always been a landscape parkway for as long as that house has existed, and this plan takes that away.

Mr. Staszel said if he did a cul-de-sac, it would take it away as well, and he would not need a variance.

Chairman Pro Tem McGleam stated he is not lobbying for a cul-de-sac. The better plan is to move that hammerhead onto his property along with the gate. That helps the six-foot fence variation because you do not have it right on the property line. He does not think he can support anything that is going to adversely impact the adjacent neighbor's landscaped parkway that they have enjoyed for as long as they have been in their house.

Mr. Staszel said he agrees, but under current existing conditions at the end of the street, there has been a raised four- to six-inch curb. It looks like someone chiseled out maybe two feet of it because of flooding, and water runs down his property. The "T" would improve that not only for him, but for the neighbors as well. It is coming out of his pocket. He is not complaining that water is draining down his land. He just does not know who chiseled out the curb.

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

Public Comment

Phil Siston stated he lives adjacent to the subject property and has lived there for 27 years. There was a question about where the property line is in relation to the brush. The property line is actually about three feet behind the edge of the sidewalk there, so it is into the brush line. He is against the proposed variances. The owner of 320 Kromray Road is proposing a six-foot electronic gate in the front yard and a hammerhead turnaround instead of a cul-de-sac. The property was originally annexed into Lemont in 2017 using the eight LaSalle factors that can be referenced in the document that he sent to staff. The current proposal is now violating four out of the eight factors. Factor two references the extent to which property values are diminished by a particular zoning. The requested variance would remove 20 to 25% of his green space parkway on his lot and his neighbor's. This would diminish the value of the neighboring property by destroying the greenway that has been there since 1999. Factor three, public health, safety, and welfare versus entry to property. Factor three mentions the extent to which destruction of property values of the complaining party benefits the health, safety, or general welfare of the public. These variances, including both the hammerhead turnaround and the proposed six-foot gate, would hurt the property values. This change destroys our neighborhood's curb appeal. Part of the public parkways will now be black asphalt instead of green trees and grass.

Furthermore, to discuss the safety aspect, the Lemont Fire District abides by the International Fire Code, which states that turnarounds for emergency vehicles should be a minimum of 120 feet for a hammerhead, 60 feet for a wide turnaround, or 96 feet in diameter for a cul-de-sac. These standards are built around the average fire truck in Illinois, requiring an inside turning radius of 25 feet, whereas the proposal is suggesting a 15-foot radius. The proposed 60-foot hammerhead does not meet the international standards for emergency vehicle turnarounds, which compromises both function and safety. Also, the current regulation states that the maximum height for a gate or fence is four feet. This helps facilitate a cohesive open look within the neighborhood instead of feeling like the neighbors are secluded and cut off from each other. There is absolutely no benefit to the health, safety, or general welfare of the public by placing a massive asphalt turnaround right outside their homes.

Mr. Siston said factor four is the public gain versus private hardship. Factor four discusses the relative gain to the public as compared to the hardship imposed on the individual property owner. The proposed variance only benefits a single owner at 320 Kromray Road, yet at the same time imposes a direct and permanent hardship on the adjacent neighbors. The public gains nothing from the unappealing asphalt patch and a restrictive six-foot front yard gate. The neighborhood loses its open feel, cohesive look, and green infrastructure. Factor six is the vacancy and neighborhood development history. Factor six refers to the length of time the property has been vacant as zoned compared to the developments in the vicinity of the property. Hirsekorn Ridge subdivision was successfully developed in 1996. The requested variances do not coincide with the established design of the subdivision that has been seamlessly in place for the past 30 years. Not only will a heavy six-foot fence and restrictive gate actively distract from the adjacent properties and damage the overall aesthetics of the community, but the proposal is also asking that the gate be placed less than 20 feet from the edge of the public street, which conflicts with current zoning regulations.

To his knowledge, he is not aware of the existence of any other hammerhead turnaround or electronic gates in the established subdivisions of the entire Village of Lemont. The proposed layout completely ignores the history, standards, and established development patterns of the neighborhood. He understands that it is inevitable that the property will be built on however, it must be done in a way that abides by the current regulations that are in place for a reason. A couple of suggestions for the variance issues are that they have the driveway coming off at the 349 Fourth Street address to lessen the effect on current curb appeal and property values. Put the hammerhead on the proposed residential property instead of on the existing road. This will preserve the established character of the subdivision and reduce the negative effects on the current neighboring parkways. Lastly, if a gate is deemed necessary, it should remain within the current regulations and be placed at least 20 feet from the edge of the public street. He would like to conclude by emphasizing the proposed variances failed to meet the standards established by the LaSalle factors. They serve a single private interest at the direct expense of the surrounding community. He respectfully asks this community to deny the variance request.

Joe Schrimpl was sworn in and stated he lives immediately south of the subject property. It is his parkway that they were asking about with the vegetation, and there is a sprinkler system there as well. He emailed staff more detailed written comments for the record, so he will not repeat all of that this evening. The letter he submitted starts by stating that he is not opposed to this home being built on this lot. He supports reasonable development of the property. His concern is the proposed hammerhead, specifically why part of the proposed solution for developing this property needs to extend into established parkways. He read the applicant's variation criteria worksheet. One thing that stood out to him is that the applicant says that a full turnaround would create significant hardship to build a single-family home. He went back and read the UDO criteria for a variation, and it talks about unique circumstances and conditions of the property. It specifically says that a variation is not intended merely to remove an inconvenience or a financial burden. He

does not understand what the unique physical condition of the property is that creates the hardship.

The applicant also says that the hammerhead would improve drainage, accessibility, and first responder access compared with existing conditions. He truly hopes that it does. The increased flooding after the summer storms has been the worst he has seen. Stormwater got within about 10 feet of his neighbor's driveway. If they did not go out and remove branches and shrubbery from the sewers, his garage easily would have been taking on water. Equally, it was the prolonged closure of Main Street with massive flooding down to the north side of the subject property. He does not think the comparison, however, is the proposed hammerhead versus the dead end that they have today. The property is being developed, and a turnaround has to be provided. The question is why the turnaround needs a variance from the Village's normal standard, particularly when the proposed solution permanently changes the established parkways in front of the neighboring homes.

Mr. Schrimpl said that is where the 2017 plan matters. In that design, it has a hammerhead set back into the property, rather than in the public right-of-way. He is not an engineer, and he is not suggesting they can take a nine-year-old preliminary plan and build it today. However, that plan contemplated two homes on this property, and it handled the end of Kromray without the same hammerhead extensions into the parkway of neighboring homes. So today, rather than two homes, they are talking about one home on the entire parcel. He would think it is fair to ask why a less intensive development now requires a greater impact on the existing neighboring parkways. Reading through this evening's agenda, when the staff recommends looking at whether those impacts can be reduced, his question is simpler. Before they talk about reducing those impacts, can they reasonably just avoid them?

Today, there are roughly 20 vehicles and 20 current or soon-to-be licensed drivers among the six homes on this particular dead end of Kromray. Parking is already limited. Visitors, deliveries, contractors, and service vehicles all come down here, and there is no-outlet. They lack a no outlet sign, so at all hours of the day and night, there are vehicles that come down and do a three-point turn in that tight space. In the wintertime, snow storage makes that space even tighter. He understands that Public Works and the Fire District believe the hammerhead can function, and he is not questioning their expertise. He is asking a different question, though. Before granting this variation, have they established that this is the solution that needs to affect the existing parkways? If a compliant cul-de-sac works, then he asks that is the solution. If another turnaround can be accommodated more substantially within the property being developed, then they ask that it be considered. Alternatively, he is interested to know if 4th Street has ever been considered for construction access when this property is going to be developed. It will be a lot of disruption to the existing homes there.

Mr. Schrimpl stated in closing, he asks the Commission to deny the proposed variation and the hammerhead as presently proposed. They need to determine whether there is a reasonable alternative, particularly one that does not unnecessarily transfer the physical

impact of this development to the neighbors who are already here. This application provides them an opportunity to finally resolve this with a durable solution that works for the new home and everybody that is already there.

Bob Ognar said he lives next to Mr. Schrimpl on the east side. Lemont is all about protection for existing homeowners. He bought his lot in 1999. There were six lots left. He is all the way down the hill. All the water comes down Kromray from the top of McCarthy. There is a 10-foot cement wall built behind his property and his neighbors to protect Kotlin Road houses. The Village made the developer of Hirsekorn Ridge build the wall to protect those houses down there. It was protection for existing homeowners. He did ask the Village about this lot, and he was told that most likely it would never get built on because it is so high. This was before Fourth Street was built. When he built his home, he originally planned for a lookout basement, but the Village told him he could not because his lot was sold as flat and the other homes up the hill had a lookout basement. This was again protection for the homeowners who were already there. He had to go back to the builder and get all new plans done.

This lot has been back and forth since 2017. At that time, two homes were proposed. The packet was 79 pages. It showed the drainage, the hammerhead, and was all engineered. It never happened. The reason it was annexed into the city was that it would not pass the Perk test, so it had to go into the city to get water and sewer. The last proposal was to build a house and put commercial trucks in a garage. The Village shut that down right away, and now four years later there is this proposal. They should not take land from an existing subdivision. There is 1.6 acres for one house. There is enough room, and you should not hurt existing people.

Ilona Staszel stated she grew up on 4th Street and is very familiar with the neighborhood. They do not want to take away from the neighborhood or property values. A cul-de-sac will take more greenery from the neighborhood, which they want to preserve. Two houses would also take away greenery. They just want to put one home there for various reasons. They are okay with moving the hammerhead back. They just want to point out that the cul-de-sac will take away more space. They are not the original people who annexed the property into Lemont. They bought the property afterwards, and were told by Lemont that it is zoned for one house. To say now that they could not put one house when it is zoned as R-4 residential is not correct.

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

Commissioner Shumrak said he thinks they are all on the same page. The owner just stated that they are willing to move it onto their property.

Commissioner Zolecki stated the issue is recommending something that is not even documented.

Chairman Pro Tem McGleam said there are two variations. One is for no cul-de-sac, and the other is for a six-foot fence at the property line. There seems to be a consensus that the hammerhead and the gate should go on the owner's property.

Commissioner Zolecki stated they never received a reason why there is a variation for a cul-de-sac. He asked if it was for a full rig to be able to turn around. If it is, it would not be possible as it is currently proposed. This is what is here this evening, and the applicant is in agreement to move it onto the property should it be acceptable to Public Works and the Fire Department.

Mrs. Tate said it could be stated as an approvable hammerhead by the entities that were mentioned.

Commissioner Zolecki stated it would have to be coordinated through staff, the Fire Department, and Public Works. They do not know what dimensions are needed.

Mrs. Tate said the conceptual plan from 2017 was approved, but never went through the process. It only got annexed and rezoned showing the hammerhead, so it would have needed a variation also. There was a preliminary plat of subdivision as part of that submittal that showed the easements of dedication.

Commissioner Zolecki stated even though it had been dedicated, in theory, it was acceptable at that time as a function on that property.

Chairman Pro Tem McGleam said they can make a recommendation that the issue of the need for a hammerhead or turnaround be revisited by the Fire District and Public Works. If it is still required, then the recommendation would be for the hammerhead to be located within the applicant's property.

Commissioner Zolecki stated he would recommend that the applicant work with the Village and the Fire Department to be creative on a solution that maybe does not look like the hammerhead on your property, but solves the same issues. There are different configurations that could be used. They are here to make a recommendation whether it should or should not be allowed on the right-of-way.

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

Commissioner Pawlak made a motion, seconded by Commissioner Shumrak to close the public hearing for Case 2026-07. A roll call vote was taken:
Ayes: Pawlak, Shumrak, Cunningham, O'Connor, Zolecki, McGleam
Nays: None
Motion passed

Plan Commission Discussion

Chairman Pro Tem McGleam said they would need to look at staff's conditions and revise any that are needed.

Jason Berry, Community Development Director, stated all the motions are made in the affirmative. Many of these conditions kind of play with an affirmative vote, and he is not hearing an affirmative vote.

Richard Bruen, Village Attorney, said what the Commission could do is create the conditions, and then their motion is to approve it subject to the conditions stated in the record. It just needs to be clear on what the conditions are going to be.

Chairman Pro Tem McGleam stated they have always made a motion to approve with a list of recommendations. Then they are voting yes or no on those recommendations.

Commissioner Zolecki said he was trying to find a way to help the applicant and keep it moving, but at the same time, they could not be up here designing the site plan. Their opinions are noted in the minutes.

Chairman Pro Tem McGleam asked if there were any further discussions from the Commission. None responded. He then called for a motion for 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 2026-07 – 320 Kromray variations with staff's recommendations listed on page 6 of staff's report. A roll call vote was taken:
Ayes: None
Nays: Zolecki, O'Connor, Cunningham, Pawlak, Shumrak, McGleam
Motion denied

Commissioner Cunningham made a motion, seconded by Commissioner Shumrak to authorize the Chairman to approve the Findings of Fact for Case 2026-07 as prepared by staff. A roll call vote was taken:
Ayes: Cunningham, Shumrak, O'Connor, Pawlak, Zolecki, McGleam
Nays: None
Motion passed

Commissioner Zolecki said he hopes the Village and the Fire Department can work creatively with the applicant and find a way to create something that will work for everybody on the applicant's property.

IV. ACTION ITEMS

A. Case 2024-03 – 609 ILLINOIS FINAL PLAT

Chairman Pro Tem McGleam asked for staff to provide an overview.

Staff Presentation

Mrs. Tate stated this is a final plat for 609 Illinois. The applicant has gone through MWRD and IDOT, and there were some changes to the final plat. This has already come through, but it did need to be modified, so it is coming through again. This is taking the existing lots that are all owned by the property owner and applicant, John Grele, and creating two lots. One is 608 Main Street, which fronts Main Street with existing apartments. The 609 Illinois Street property will be a new townhome development. If there is a recommendation for approval, she would like a condition regarding the engineer's comments that have been given to the applicant. Staff is waiting for the final document to come back with the corrections that they are supposed to make. This would need to be done prior to going before the Village Board.

Chairman Pro Tem McGleam asked if there were any comments or questions from the Commission.

Commissioner Cunningham asked if the engineer's comments were included.

Mrs. Tate said they are on the final plat.

Chairman Pro Tem McGleam stated that if there were no further comments, then he would call for a motion for 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 2024-03 – 609 Illinois Street Final Plat with engineering comments as stated on the plat. A roll call vote was taken:
Ayes: Cunningham, Shumrak, O'Connor, Pawlak, Zolecki, McGleam
Nays: None
Motion passed

V. GENERAL DISCUSSION

Chairman Pro Tem McGleam asked if there were any updates on Belmont Estates.

Mr. Berry said they intend to go to a Committee of the Whole meeting, but they do not have a confirmed date.

Chairman Pro Tem McGleam asked about the townhouse development on 127th Street. After six years, they have a model and one-half done.

Mr. Berry stated the developer is having some financial issues.

Chairman Pro Tem McGleam said they did get some information from District 113A. He asked if they will be attending any Planning and Zoning meetings going forward.

Mr. Berry said he is not sure. They do have a tech review meeting for them, but they will make sure they are invited.

Commissioner Cunningham asked if there was any general statement the Commission can make when questions come up about the school district.

Mr. Bruen stated they could create a general statement. There is nothing wrong with taking a position on something that is frequently being asked.

Trustee Stapleton said the new Silver Cross building going up on 127th Street has a tentative date for opening on October 26, 2026.

VI. AUDIENCE PARTICIPATION

None

VII. ADJOURNMENT

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

Commissioner Pawlak 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 2026-10 12895 Marian Drive Variation
DATE: October 7, 2026

SUMMARY/BACKGROUND

ANALYSIS

Consistency with Village Policy

STAFF RECOMMENDATION

BOARD ACTION REQUESTED

ATTACHMENTS
Case 2026-10 Memo, Analysis and Attachments

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

CASE NUMBER & NAME
2026-10 12895 Marian Drive Variation

APPLICANT & PROPERTY OWNER
Scott Peffer

DATE
October 7, 2026

PROPERTY ADDRESS/LOCATION
12895 Marian Drive
PIN: 22-33-113-011-0000

BRIEF SUMMARY OF REQUEST

The applicant, Scott Peffer, is requesting a variation from Section 17.06.030 and Table 17-06-02 of the Lemont Unified Development Ordinance (UDO) to allow a swimming pool within the side yard of his residence located at 12895 Marian Drive. The UDO allows swimming pools as accessory structures within the rear yard only. The applicant proposes to locate the pool partially within the side yard.

The subject property is an irregularly shaped lot located at the terminus of Marian Drive. An existing drainage easement occupies a significant portion of the rear yard, limiting the area available for installation of a swimming pool in accordance with the rear-yard location requirement. The proposed pool would instead be located along the southeast side of the existing residence, outside of the drainage easement. The applicant has indicated that the pool would remain within the property boundaries and outside of all easements.

The proposed location provides sufficient area to accommodate the pool while maintaining the otherwise applicable setback requirements. The requested variation is therefore limited to the required yard location of the swimming pool; no variation from the applicable side-yard setback is requested.



MAP SOURCE: Lemont GIS & ESRI

EXISTING ZONING	EXISTING LAND USE	SURROUNDING ZONING & LAND USE	REQUESTED ACTION	SIZE OF PROPERTY
R-4, Single-Family Detached Residential District	Single-Family Residence	The subject property is surrounded by Village of Lemont R-4 zoning with existing detached single family homes.	Variance to allow a swimming pool in the side yard.	17,290 square-feet

PROPERTY HISTORY

The subject property is a detached single-family home located at the terminus of Marian Drive within the Keepataw Trails Subdivision. The property is an irregularly shaped lot containing approximately 17,290 square feet. The current owners acquired the property in March 2020.

The property is improved with an existing two-story residence, attached garage, driveway, deck and other residential improvements. A drainage easement extends through a significant portion of the rear yard.

COMPATIBILITY with the COMPREHENSIVE PLAN	**COMPATIBILITY** with the UNIFIED DEVELOPMENT ORDINANCE
The subject property is within the Infill Residential (INF) future land use designation.	The proposed swimming pool meets all requirements of the UDO except the location in the side yard.

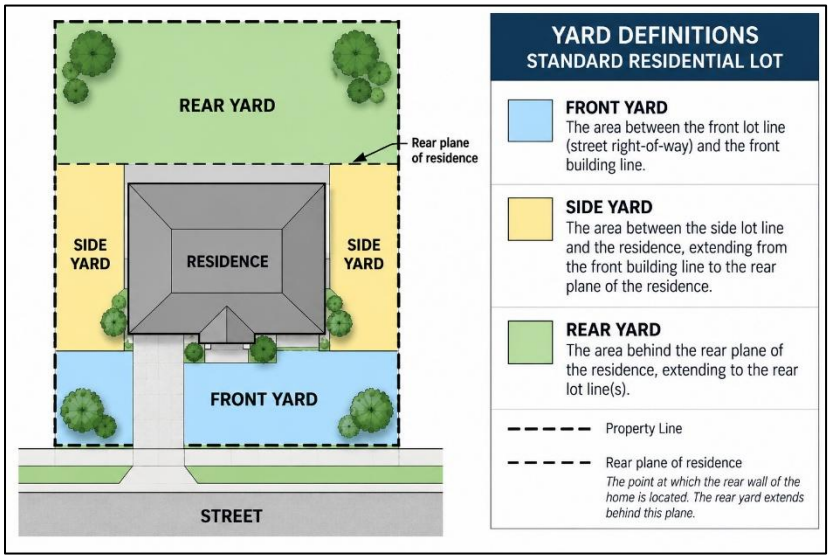
ATTACHMENTS

1. Staff Analysis
2. Site Photographs
3. Variance Criteria Worksheet
4. Grading Plan

Attachment 1 – Staff Analysis – 12895 Marian Drive Variation

Comprehensive Plan. The Lemont 2030 Comprehensive Plan identifies the subject site as Infill Residential (INF). Variations are not specifically addressed in the plan, but the Comprehensive Plan encourages investment in existing homes and properties.

General Analysis.



Swimming pools are permitted accessory structures in residential zoning districts but are required to be located within the rear yard pursuant to Section 17.06.030 and Table 17-06-02 of the Unified Development Ordinance (UDO). The subject property contains an existing drainage easement within a significant portion of the rear yard, limiting the area available for installation of a swimming pool in the location otherwise permitted by the UDO. The subject property contains an existing drainage easement within a significant portion of the rear yard, limiting the area available for installation of a swimming pool in the location otherwise permitted by the UDO. Based on consultation with the Village Engineer, the drainage conditions within the easement preclude placement of the proposed pool within that area.

The applicant is requesting a variation to allow the proposed swimming pool to extend into the side yard:

Code Section	UDO Requirement	Proposal
§17.06.030 and Table 17-06-02	Swimming pools are permitted within the rear yard.	To allow a swimming pool within a side yard for a residential home.

The subject property is an irregularly shaped lot containing approximately 17,290 square feet and located at the terminus of Marian Drive. The existing residence and drainage easement limit the usable area within the rear yard for placement of the proposed pool.

The proposed pool would be located along the southeast side of the residence, outside of the drainage easement. The proposed location meets the otherwise applicable setback requirements; therefore, no variation from the required setbacks is requested. The relief is limited to the requirement that the swimming pool be located within the rear yard.

The proposed pool location also provides separation from neighboring residences due to the configuration of the subject property and surrounding lots. The applicant has stated that the pool and associated improvements will remain within the property boundaries and outside of existing easements.

STANDARDS FOR VARIATIONS

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

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

(§17.04.150(D)(1)(a))

The UDO permits swimming pools as accessory structures within the rear yard of residential properties. The proposed pool would be located within the side yard due to an existing drainage easement that limits the area available for a pool within the rear yard. The proposed location remains within the subject property, outside of the drainage easement, and complies with the otherwise applicable setback requirements. The requested variation is limited to the required yard location of the pool and is generally consistent with the purpose and intent of the UDO standards governing residential accessory structures.

2. **Unique Circumstances and Practical Difficulties**

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

The subject property is an irregularly shaped lot located at the terminus of Marian Drive. A drainage easement occupies a significant portion of the rear yard, limiting the area available for placement of a swimming pool within the rear yard as required by the UDO. The practical difficulty results from the location and extent of the existing drainage easement rather than the size of the property or a request to reduce required setbacks. The proposed side-yard location provides sufficient area for the pool while allowing it to remain outside of the drainage easement and comply with the otherwise applicable setback requirements.

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

(§17.04.150(D)(2)(b))

The requested variation is based on the location and extent of the existing drainage easement within the rear yard, together with the configuration of the subject property and existing residence. These conditions limit the usable rear-yard area available for a swimming pool and are specific to the subject property. The applicant states that the rear-yard drainage easement is not a condition generally found on other properties within the same zoning district.

4. **Hardship Not Self-Created**

(§17.04.150(D)(2)(c))

The existing lot configuration, residence, and drainage easement were established prior to the current request for a swimming pool. The requested variation results from these existing site conditions and the UDO requirement that swimming pools be located within the rear yard. The circumstances giving rise to the request were not created for the purpose of obtaining zoning relief.

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

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

The proposed pool would be located along the southeast side of the existing residence and would maintain the otherwise applicable setback requirements. Due to the configuration of the subject property and surrounding lots, the proposed location also provides separation from neighboring residences. The applicant has indicated that the pool will remain entirely within the property boundaries and outside of existing easements. The requested variation is not expected to adversely affect adjacent properties or alter the residential character of the locality.

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

(§17.04.150(D)(2)(e))

The requested variation is not expected to impair public health, safety, comfort, morals, or welfare. The proposed pool would remain outside of the identified drainage easement and comply with the otherwise applicable setback requirements. The pool and associated improvements will remain subject to applicable building permit, zoning, and other Village requirements prior to construction.

The Variation Criteria response provided by the Applicant can be found in the attachments. The Applicant explains that the rear yard is occupied by a drainage easement that prevents placement of the proposed pool within the area permitted by the UDO. The Applicant therefore proposes to locate the pool along the side of the residence, outside of the easement. The Applicant states that this condition is unique to the property and that the

proposed location would not create a hardship for surrounding properties or affect public safety, street congestion, or access to light and air.

CONCLUSION

The requested variation would allow construction of a swimming pool within the side yard of the property at 12895 Marian Drive. Section 17.06.030 and Table 17-06-02 of the UDO permit swimming pools within rear yards; therefore, relief is required for the proposed location.

The subject property contains an existing drainage easement within a significant portion of the rear yard, limiting the area available for placement of the pool in accordance with the UDO. The proposed side-yard location allows the pool to remain outside of the easement while maintaining the otherwise applicable setback requirements. The variation does not include a request for reduced setbacks.

The applicant has submitted materials addressing the standards for variations, including a written explanation of the property constraints and justification for the request. These materials are presented for consideration by the Planning and Zoning Commission under the procedures set forth in UDO Section 17.04.150.D.

Attachment 2 - Site Photographs



Figure 1: Aerial view of subject property highlighted in orange – Cook County Oblique Aerials dated 3/9/2026



Figure 2: Front view of home at 12895 Marian Drive

Description of Request

Size of the Subject Property*

Land square footage 17290

Brief Description of the Variation*

We would like to install a pool on our property. The rear of our property is contained in a drainage easement. Therefore, installing a pool there is not permited. So, we would like to install the pool on the side of the house, making it not entirely in the rear of the property.

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.

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

We are unable to follow the strict guideline of the village requirements due to an easement in the rear of the property. This is a unique circumstance to our property. By allowing the variance for the pool to go on the side of the house, no hardship to surrounding properties would occur, nor would public safety be at risk. In addition, congestion on public streets, and the supply of light/air to adjacent properties would not be impacted in anyway by granting this variation.

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 back of our property is consumed by a drainage easement, which is not common in other properties within the same zoning district, making it an unusual and unique condition.

UDO Section 17.04.150.D.1.c The variation will not alter the essential character of the locality and will not be a substantial detriment to adjacent property. *

The pool we are looking to install will be entirely contained within our property limits and not extend in to any easements if permitted where we would like it to go.

DETAILED POOL GRADING PLAN

LOT 11 IN KEEPATAW TRAILS, BEING A SUBDIVISION OF PART OF THE NORTH 1/2 OF SECTION 33, TOWNSHIP 37 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

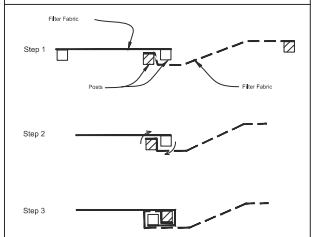
LEGEND FOR OBJECTS

EXISTING		PROPOSED
	SANITARY SEWER	
	STORM SEWER	
	CATCH BASIN	
	OPEN LID MANHOLE	
	CLOSED LID MANHOLE	
	INLET	
W	WATER MAIN	W
	VALVE	
	HYDRANT	
	FLARED END	
	STREET LIGHT	
	UTILITY POLE	
B	B-BOX	B
	RETAINING WALL	
	SILT FENCE	
701	CONTOUR	701
X	FENCE	X
	100-YEAR OVERFLOW PATH	
	STORM STRUCTURE W/ INLET PROTECTION	
	EX. TREE TO BE REMOVED	

LEGEND FOR SURVEY LINES

- FOUND IRON ROD
- FOUND IRON PIPE
- BOUNDARY LINE
- ADJACENT PROPERTY LINE
- ON-SITE STRUCTURE LINE
- OFF-SITE STRUCTURE LINE
- CENTER LINE
- RIGHT-OF-WAY LINE
- BUILDING SETBACK LINE
- EXISTING EASEMENT LINE

SILT FENCE PLAN

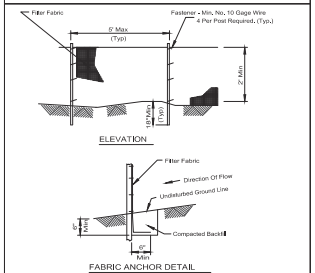


ATTACHING TWO SILT FENCES

NOTES:
1. Place the end post of the second fence inside the end post of the first fence.
2. Rotate both posts at least 180 degrees in a clockwise direction to create a tight seal with the fabric material.
3. Drive both posts a minimum of 18 inches into the ground and bury the flap.

REFERENCE			STANDARD DWG. NO.
Project			IL-420(W)
Designed	Date		
Checked	Date		SHEET 2 OF 2
Approved	Date		DATE 1-JAN-01

SILT FENCE PLAN



NOTES:
1. Temporary sediment fence shall be installed prior to any grading work in the area to be protected. They 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 Geotextile Table 1 or 2. Class with equivalent opening size of at least 30 for nonwoven and 50 for woven.
3. Fence posts shall be either standard steel post or wood post with a minimum cross-sectional area of 3.0 sq. in.

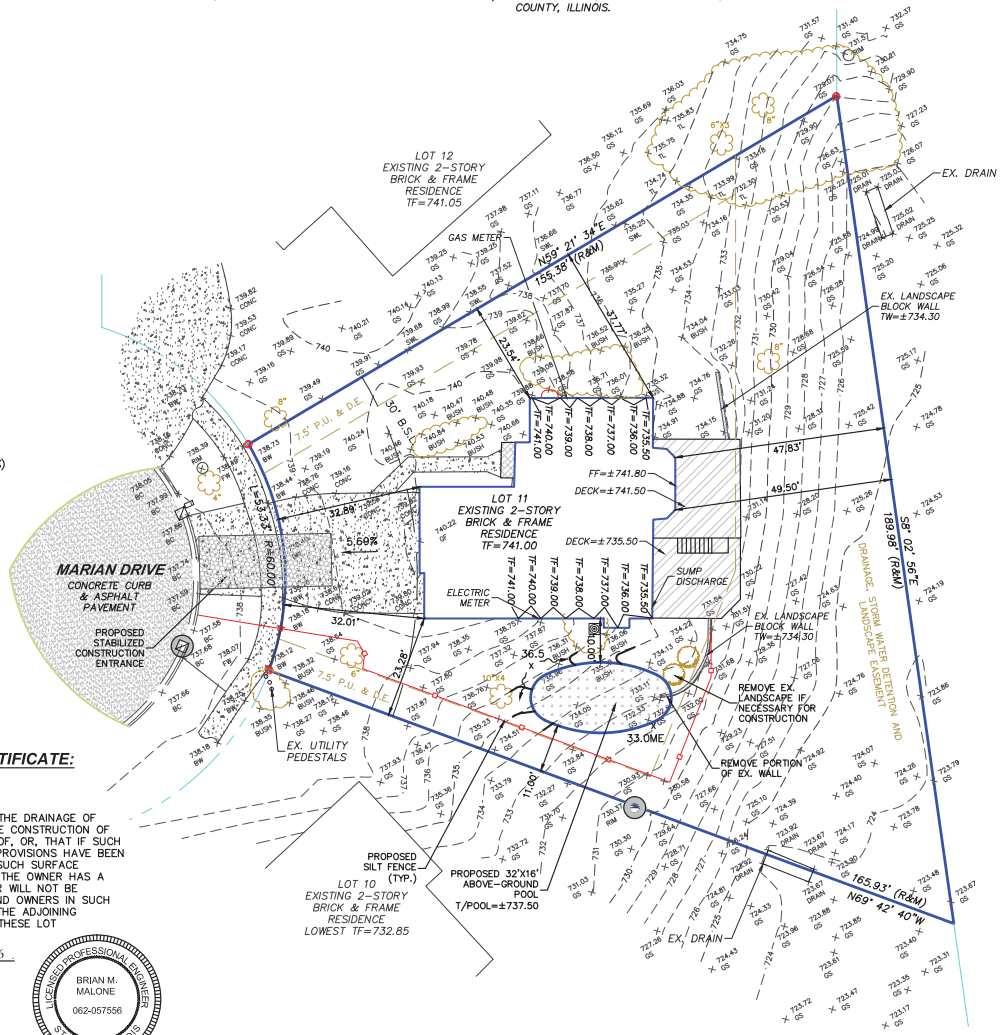
REFERENCE			STANDARD DWG. NO.
Project			IL-420
Designed	Date		
Checked	Date		SHEET 1 OF 2
Approved	Date		DATE 1-JAN-01

LOT COVERAGE

LOT AREA	= 17,289 SF
EX. BUILDING AREA	= 2,266 (XX.XX%)
EX. CONCRETE	= 941 SF
EX. DECK	= 723 SF
EX. WALLS	= 24 SF
EX. COVERED PORCH	= 25 SF
TOTAL COVERAGE	= 3,979 SF (23.01%)

REAR-YARD COVERAGE

REAR YARD AREA	= 5,269 SF
REAR YARD COVERAGE	= 0 SF



SURFACE WATER DRAINAGE CERTIFICATE:

STATE OF ILLINOIS } S.S.
COUNTY OF WILL }

TO THE BEST OF OUR KNOWLEDGE AND BELIEF, THE DRAINAGE OF SURFACE WATERS WILL NOT BE CHANGED BY THE CONSTRUCTION OF THESE LOT IMPROVEMENTS OR ANY PART THEREOF, OR, THAT IF SUCH SURFACE WATER WILL BE CHANGED, ADEQUATE PROVISIONS HAVE BEEN MADE FOR THE COLLECTION AND DIVERSION OF SUCH SURFACE WATERS INTO PUBLIC AREAS, OR DRAINS WHICH THE OWNER HAS A RIGHT TO USE, AND THAT SUCH SURFACE WATER WILL NOT BE DEPOSITED ON THE PROPERTY OF ADJOINING LAND OWNERS IN SUCH CONCENTRATIONS AS MAY CAUSE DAMAGE TO THE ADJOINING PROPERTY BECAUSE OF THE CONSTRUCTION OF THESE LOT IMPROVEMENTS.

DATED THIS 18th DAY OF AUGUST, 2026.

ENGINEER

ILLINOIS PROFESSIONAL ENGINEER
BRIAN M. MALONE
062-057556
STATE OF ILLINOIS

EXP: 11/30/27

ABBREVIATIONS:

P.U. & D.E.	PUBLIC UTILITY & DRAINAGE EASEMENT
N.F.	NO FENCE
N.A.	NO ACCESS
L.C.	LANDCAPE COVENANT
B.S.L.	BUILDING SETBACK LINE
TF	TOP OF FOUNDATION
GF	GARAGE FLOOR
LO	LOOK OUT
WO	WALK OUT
WW	WINDOW WELL
DS	DOWN SPOUT
BL	BRICK LEDGE
SP	SUMP PUMP
TL	TREE LINE

XXX.XXTC	TOP OF CURB ELEVATION
XXX.XME	MATCH EXISTING ELEVATION
(XX.X)	EXISTING SPOT GRADE PER APPROVED ENGINEERING PLANS
XXX.XX / XX	EX. AS-BUILT GRADE & DESCRIPTION
XXX.X	SPOT GRADE W/ FLOW DIRECTION

NOTE: ADD .700 TO ALL PROPOSED SPOT GRADES

PAVEMENT LEGEND

- PROPOSED PAVERS
- EXISTING PAVERS
- EXISTING DECK
- PROPOSED POOL
- PROPOSED CONCRETE
- EXISTING PORCH
- EXISTING BITUMINOUS PAVEMENT
- EXISTING CONCRETE

NOTES:

EROSION CONTROL
TO BE APPLIED PER THE ILLINOIS URBAN MANUAL, LATEST EDITION. SEDIMENT & EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO THE START OF ANY CONSTRUCTION ACTIVITIES. THE SEDIMENT & EROSION CONTROL MEASURES SHALL BE PROPERLY MAINTAINED THROUGHOUT THE PROJECT & SHALL REMAIN IN PLACE UNTIL THE FINAL VEGETATED COVER HAS BEEN ESTABLISHED AND/OR PERMANENT EROSION CONTROL MEASURES HAVE BEEN INSTALLED. ANY SEDIMENT & EROSION CONTROL MEASURES THAT ARE REMOVED, AS A RESULT OF ANY CONSTRUCTION ACTIVITIES, MUST BE PROPERLY REINSTALLED PRIOR TO THE END OF EACH DAY.

CONSTRUCTION ACCESS SHALL BE LIMITED TO THE CONSTRUCTION ENTRANCE AS IDENTIFIED ON THE APPROVED SITE/GRADING PLAN.

CONTRACTOR MUST VERIFY ALL EXISTING CONDITIONS PRIOR TO STARTING CONSTRUCTION TO DETERMINE IF ANY CONFLICTS EXIST, THE DESIGN ENGINEER MUST BE NOTIFIED PRIOR TO START OF CONSTRUCTION. EXISTING TOPOGRAPHIC INFORMATION WAS PERFORMED ON 07-22-26. COMPARE ALL POINTS BEFORE BUILDING AND REPORT ANY DIFFERENCES AT ONCE. FOR BUILDING LINES, EASEMENTS AND OTHER RESTRICTIONS NOT SHOWN HEREON REFER TO YOUR DEED, CONTRACT, TITLE POLICY, ZONING ORDINANCE, ETC.

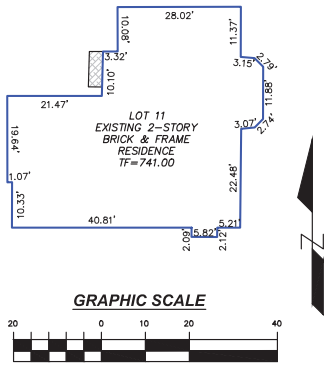
FOR UNDERGROUND UTILITY LOCATIONS AND PRIOR TO ANY CONSTRUCTION, CONTACT J.U.L.I.E., TOLL FREE 1-800-892-0123.

THE EXISTING RIGHT-OF-WAY SHALL BE RESTORED TO THE EXISTING CONDITION ONCE THE CONSTRUCTION HAS BEEN COMPLETED. ANY DAMAGE TO THE ROAD, DRIVEWAY, CURB, PARKWAY, OR SIDEWALK SHALL BE RESTORED, AT THE PERMITTEE'S COST, IN A TIMELY MANNER.

SITE BENCHMARK:
TOP OF STORM STRUCTURE IN CURB NEAR EXTENSION OF SOUTHERN LINE OF LOT 11.

CLIENT:
LINDSEY PEFFER

BUILDING DIMENSIONS:



GRAPHIC SCALE

20 0 10 20 40

(IN FEET)
1 INCH = 20 ft.

LOT 11 ~ KEEPATAW TRAILS

12895 MARIAN PARKWAY
LEMONT, ILLINOIS

DETAILED POOL GRADING PLAN

DRAWN BY: MEK	CHECKED BY: BMM
SCALE: 1"=20'	DATE: 08/18/26
JOB NUMBER: 26-170	SHEET: 1 OF 1

#	DATE	DESCRIPTION

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

418 Main Street | Lemont, IL 60439

TO: Planning and Zoning Commission
FROM: Jamie Tate, Community Development
THROUGH:
SUBJECT: Case 2026-12 LFPD Station 4 Rezoning & PUD Amendment
DATE: October 7, 2026

SUMMARY/BACKGROUND

ANALYSIS

Consistency with Village Policy

STAFF RECOMMENDATION

BOARD ACTION REQUESTED

ATTACHMENTS
Case 2026-12 LFPD Station 4 Staff Memo, Analysis and Attachments.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
2026-12 Lemont Fire Protection District Station 4 Rezoning & PUD Amendment

APPLICANT
FGM Architects / Jacob McLaughlin

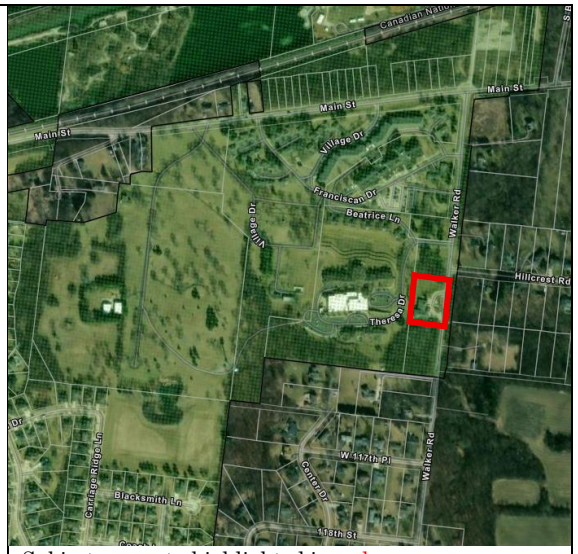
DATE:
October 7, 2026

PROPERTY ADDRESS/LOCATION
11520 Walker Road

BRIEF SUMMARY OF REQUEST

The Lemont Fire Protection District is requesting rezoning of the approximately 1.52-acre Fire Station No. 4 property at 11520 Walker Road from R-5 PUD to INT Institutional District, together with an amendment to the existing Planned Unit Development (PUD), to allow installation of an electronic message center (EMC). Fire Station No. 4 was approved as part of the Franciscan Sisters PUD in 2004 and has remained zoned R-5 PUD since that time.

The proposed INT zoning more appropriately reflects the existing public facility use and allows electronic message centers pursuant to the Unified Development Ordinance (UDO). The proposed EMC requires a PUD deviation because the electronic display would exceed 33 percent of the total sign area. The applicant states that the larger display area is intended to maximize sign visibility while avoiding an obstruction to Fire District vehicles entering Walker Road.



Subject property highlighted in red.
Map source: Lemont GIS
PINS: 22-21-401-011-0000

EXISTING ZONING	EXISTING LAND USE	SURROUNDING ZONING & LAND USE	REQUESTED ACTIONS	SIZE OF PROPERTY
R-5 (PUD) Single-Family Attached Residential District	Fire Station	**North**: Lemont R-5 / Vacant land **South**: Lemont R-5 / Vacant land **East**: Unincorporated Cook County R-3 Single Family Residence District / Detached Single Family homes in Hillcrest subdivision **West**: Village of Lemont R-5 / Franciscan Village	Rezoning to Institutional (INT) and Planned Unit Development (PUD) Amendment	1.52-acres

PROPERTY HISTORY

The approximate 1.52-acre subject property was originally part of the larger Franciscan Sisters of Chicago property and was previously zoned Cook County R-4. In 2004, the Lemont Fire Protection District entered into a lease with the Franciscan Sisters to construct a satellite fire station at 11520 Walker Road. Ordinance O-67-04 amended the existing Franciscan Sisters Residential Planned Unit Development (PUD), rezoned the subject property to R-5 PUD, and approved construction of Fire Station No. 4.

The 2004 PUD approval also contemplated a changeable-copy or LED sign for the fire station, subject to compliance with the Village's applicable sign regulations. Fire Station No. 4 has continued to operate on the property under the R-5 PUD zoning established by Ordinance O-67-04. A 1,944-square-foot addition to the existing fire station is currently under construction, along with a 434-square-foot covered patio. The improvements expand the existing facility but do not change the established fire station use of the property.

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 Employment Center (EC).	The proposal is generally consistent with the UDO, subject to the requested PUD deviation discussed in Staff Analysis.

ATTACHMENTS

1. Staff Analysis
2. Site Photographs
3. Site plan with Sign Elevations
4. Topography Survey
5. O-67-04

Attachment 1 - Staff Analysis – LFPD Station 4 Rezoning & PUD Amendment

CONSISTENCY WITH COMPREHENSIVE PLAN

The Lemont 2030 Comprehensive Plan identifies the subject property as Employment Center. The property has been developed and operated as Fire Station No. 4 since its approval in 2004. The proposed rezoning to INT Institutional District recognizes the established public facility use and is generally compatible with the Employment Center future land use designation.

GENERAL ANALYSIS

Rezoning. The subject property is currently zoned R-5 PUD and has been developed and operated as Lemont Fire Protection District Station No. 4 since its approval in 2004. The proposed rezoning to the INT Institutional District would establish a zoning classification consistent with the property's established governmental/public facility use. The INT District is intended to accommodate civic, governmental, educational, recreational, and religious uses and permits electronic message centers in accordance with the UDO.

The rezoning also allows for the proposed electronic message center (EMC), which is not permitted within residential zoning districts. Following rezoning to INT, an EMC is permitted at the property pursuant to the UDO; however, the proposed sign requires a PUD deviation because the electronic display exceeds 33 percent of the total sign area. The existing fire station use will remain unchanged.

Standards for Rezoning. Illinois courts have used an established set of criteria when evaluating the validity of zoning changes. The criteria, known as the LaSalle factors, serve as a useful guide to planners and appointed and elected officials considering zoning changes. They factors to consider are:

1. *The compatibility with the existing use and zoning of nearby property;*
2. *The extent to which property values of the subject property are diminished by the existing zoning restrictions;*
3. *The extent to which the proposed amendment promotes the public health, safety, and welfare of the Village;*
4. *The relative gain to the public, as compared to the hardship imposed upon the applicant;*
5. *The suitability of the subject property for the purposes for which it is presently zoned;*
6. *The length of time that the subject property in question has been vacant, as presently zoned, considered in the context of development in the area where the property is located;*
7. *The public need for the proposed use; and*

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

In this case, the proposed rezoning does not introduce a new land use to the property. Fire Station No. 4 has operated at this location since its approval in 2004. Rezoning from R-5 PUD to INT would establish a zoning classification consistent with the existing governmental use while allowing the property to continue functioning as a fire station. The rezoning is not anticipated to alter the established use of the property or its relationship to surrounding properties.

PUD Amendment and UDO Deviation.

The background statement in Section 17.08.010 for PUDs in the UDO reads, "Within the framework of a PUD normal zoning standards may be modified. The resulting flexibility is intended to encourage a development that is more environmentally sensitive, economically viable, and aesthetically pleasing than might otherwise be possible under strict adherence to the underlying zoning district's standards." The UDO also states, "while adherence to the Comprehensive Plan is not mandatory, PUDs should nevertheless remain in substantial compliance with densities, land use policies and other aspects of development outlined in the Comprehensive Plan. Each proposal for a PUD shall be presented and judged on its own merits, and approval shall not be based exclusively on a comparison to an already existing PUD."

The following zoning standard is proposed to be modified as part of the PUD Amendment to allow installation of the proposed Electronic Message Center (EMC):

Code Section	UDO Requirement	Proposal
§17.11.200 Electronic Message Centers (EMCs)	The EMC shall not exceed 33% of the total sign area.	The proposed EMC exceeds 33% of the total sign area. The applicant states that the larger display area is intended to maximize sign visibility while maintaining a sign configuration that does not create an obstruction for Fire District vehicles entering Walker Road.

The proposed EMC is located along the Walker Road frontage and is separated from nearby residential properties by existing roadways, open space, and wooded areas. Based on the location and orientation of the proposed sign, impacts to nearby residential properties are anticipated to be limited.

The original 2004 PUD approval contemplated a future changeable-copy or LED sign for Fire Station No. 4, subject to compliance with the Village's applicable sign regulations. The proposed PUD Amendment would allow the EMC under the current UDO standards, subject to the deviation identified above.

2026 Station Addition. A 1,944-square-foot addition and 434-square-foot covered patio is under construction on the north side of Station No. 4. The improvements do not change the

use of the property and are reflected on the plans submitted with the current PUD Amendment. The current amendment incorporates these improvements into the approved PUD for the property.

CONCLUSION / FINAL SUMMARY

The proposed rezoning would change the zoning of the existing Fire Station No. 4 property from R-5 PUD to INT Institutional District, which is consistent with the established public facility use and allows an electronic message center under the UDO. The accompanying PUD Amendment would incorporate the 2026 station improvements into the approved PUD and allow the proposed EMC to exceed the UDO limitation of 33 percent of the total sign area. The existing fire station use of the property would remain unchanged.

Attachment 2 – Site Photos



Figure 1: Fire Station 4 from Walker Road with existing changeable copy monumnet sign.



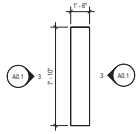
Figure 2: Fire Station 4 from Walker Road looking south.



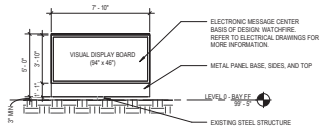
Figure 3: View looking north on Walker with Fire Station 4 and sign on the left.



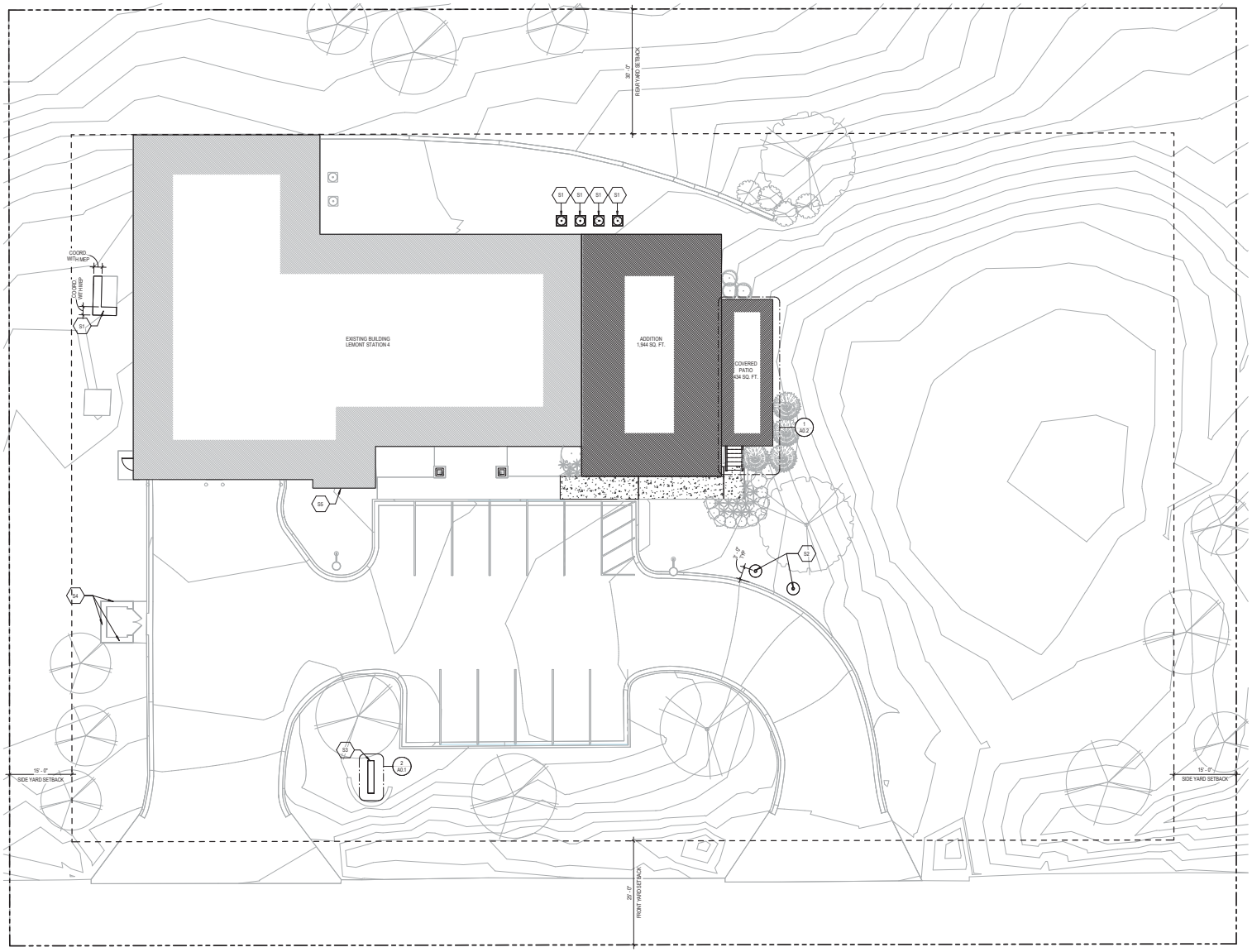
Figure 4: Oblique Aerial view of Station 4 from Cook County Viewer and surrounding development.



2 ENLARGED PLAN - EXTERIOR SIGN
1/4" = 1'-0"



3 ELEVATION - EXTERIOR SIGN
1/4" = 1'-0"



1 ARCHITECTURAL SITE PLAN
1" = 10'-0"

N

GENERAL SITE PLAN NOTES

1. REFER TO G-SERIES SHEETS FOR TYPICAL ABBREVIATIONS, SYMBOLS & TAGS.
2. REFER TO CIVIL AND LANDSCAPE DRAWINGS FOR ADDITIONAL INFORMATION.
3. EXPOSED FERROUS METALS ARE TO BE PAINTED, U.N.O.
4. PROVIDE GALVANIC SEPARATION BETWEEN DIFFERENT METAL TYPES, TYP.
5. NOTE ANY DISCREPANCIES BETWEEN CIVIL AND ARCHITECTURAL DRAWINGS WITH REGARDS TO SCORING PATTERNS AND CONTROL JOINTS IN PAVING AND CONCRETE FLATWORK AND NOTIFY ARCHITECT PRIOR TO PROCEEDING.
6. COORDINATE SITE LIGHTING WITH ELECTRICAL DRAWINGS.
7. SEE LANDSCAPE DRAWINGS FOR TREE LOCATIONS.
8. FOR DETAILED CIVIL NOTES, REFER TO CIVIL DRAWINGS.

SITE PLAN LEGEND

- PROPERTY LINE
- SETBACK LINE
- TOPOGRAPHY
- EXISTING GRADE
- NEW PAVING

SITE PLAN NOTES	
TAG	DESCRIPTION
S1	NEW CONCRETE PAD FOR MEP EQUIPMENT
S2	NEW FLAG POLE WITH LIGHTING.
S3	NEW STREET SIGN. DOUBLE SIDED LED SCREEN WITH NEW DATA CONNECTION. REFER TO ELECTRICAL DRAWINGS FOR CONNECTION INFORMATION.
S4	CLEAN TRASH ENCLOSURE BRICK WALLS
S5	CLEAN EXTERIOR SIGNAGE.

fgma
FGMA ARCHITECTS
FGM Architects
1 Westbrook Corporate Center
Suite 1000
Westchester, Illinois 60154
630.574.8300 OFFICE
ILLINOIS PROFESSIONAL DESIGN
FIRM #184-000255

CIVIL
ERKISSON ENGINEERING ASSOCIATES, LTD.
145 COMMERCE DRIVE, SUITE A
GRAYSLAKE, IL 60030
847.223.4800(O) 800.XXX.XXXX(F)
XXX STATE CERTIFICATE OF AUTHORITY
NO. XXXXXXXXXX

LANDSCAPE
ERKISSON ENGINEERING ASSOCIATES, LTD.
145 COMMERCE DRIVE, SUITE A
GRAYSLAKE, IL 60030
847.223.4800(O) 800.XXX.XXXX(F)
XXX STATE CERTIFICATE OF AUTHORITY
NO. XXXXXXXXXX

STRUCTURAL
MCCLUSKEY ENGINEERING CORPORATION
1867 WEST GROVE LANE
NAPERVILLE, IL 60563
630.717.5899 (O) 800.XXX.XXXX(F)
XXX STATE CERTIFICATE OF AUTHORITY
NO. XXXXXXXXXX

M.E.P.
THE WT GROUP
2675 PRATUM AVENUE
HOFFMAN ESTATES, IL 60192
224.293.6100 (O) 224.293.6464 (F)
XXX STATE CERTIFICATE OF AUTHORITY
NO. XXXXXXXXXX

NOT FOR CONSTRUCTION

FOR REVIEW ONLY

Not for regulatory approval, permit or construction.

The information on this document is preliminary or incomplete, not for construction, recording purposes, or implementation.

ISSUANCE		
NO	DATE	DESCRIPTION
1	09/12/2025	100% DESIGN DEVELOPMENT

LEMONT FIRE STATION 4
LEMONT FIRE PROTECTION DISTRICT
11520 WALKER ROAD, LEMONT, IL 60439

ISSUED FOR 100% DESIGN DEVELOPMENT

ARCHITECTURAL SITE PLAN

SHEET NO.
A0.1

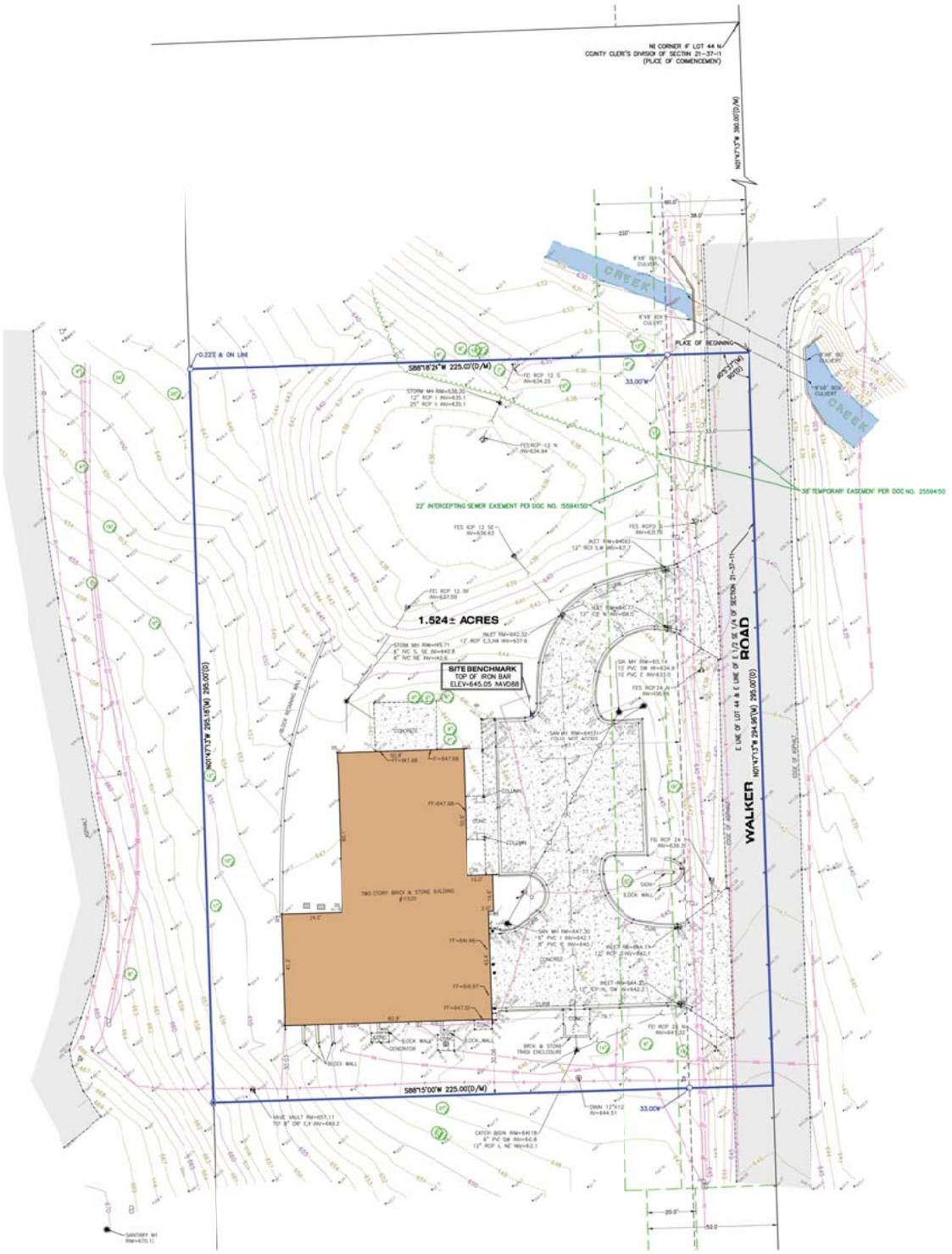
JOB NO. 23-3857.05
© 2025 FGM Architects

10/27/2025 3:54:44 PM
Autodesk Docs://Lemont FPD Host/23-3857.05_LemontFPD_Station4_2024_CD.rvt
Copyright 2025 FGM ARCHITECTS

Vanderstappen
Land Surveying, Inc.
www.vandersinc.com
136 N. Madison St.
Woodstock, Illinois 60098
ph. 815-337-8310 fax815-337-8314
"Always faithful to the property line"

BOUNDARY AND TOPOGRAPHIC SURVEY

That part of Lot 44 in County Clerk's Division of Section 21, Township 37 North, Range 11, East of the Third Principal Meridian, described as follows: Commencing at the Northeast corner of said lot 44; thence South along the East line of said Lot 44, also being the last line of the East Half of the Southeast Quarter of Section 21, for a distance of 390.00 feet or a Place of Beginning; thence West at right angles to said East line of Lot 44, a distance of 225.00 feet; thence South on a line parallel with the East line of Lot 44, a distance of 295.00 feet; thence East 225.00 feet to a point on the East line of said Lot 44, said point being 295 feet South of the Place of Beginning; thence North on the aforesaid East line of Lot 44, 295.00 feet to the Place of Beginning, in Cook County, Illinois.



PROJECT BENCHMARK
NGS DATA BENCHMARK
DESIGNATION "D150"
ELEV=609.15 NAVD88

UTILITY LINE LEGEND

	STORM SEWER
	SANITARY SEWER
	WATER MAIN
	FIBER OPTIC
	UNDERGROUND TELEPHONE
	UNDERGROUND ELECTRIC
	GAS LINE
	OVERHEAD UTILITIES

20' 0' 20' 40'
SCALE: 1" = 20'

LEGEND

	CATCH BASIN
	CURB INLET
	ELECTRIC METER
	FIRE CONNECTION
	FIRE HYDRANT
	FOUND IRON BAR
	SET IRON BAR
	GAS METER
	HANDHOLE UNKNOWN
	IRRIGATION CONTROL VALVE
	LIGHT
	MANHOLE
	SANITARY MANHOLE
	SIGN
	STORM MANHOLE
	TELEPHONE RISER
	TRANSFORMER
	TV RISER
	WATER SHUT-OFF
	WATER VALVE
(M)	MEASURE
(R)	RECORD

CLIENT: BRICKSON ENGINEERING ASSOCIATES, LTD
DRAWN BY: PJD CHECKED BY: APG
SCALE: 1"=20' SEC. 21 T. 17 R. 11 E.
BASIS OF BEARING: IL EAST ZONE NAD83 (2011)
P.I.N.: 22-21-401-011
JOB NO.: 250121 I.D. TP8
FIELDWORK COMP: 03/05/25 BK. ___ PG. ___
ALL DISTANCES SHOWN IN FEET AND DECIMAL PARTS THEREOF CORRECTED TO 68° F. REF: _____

NOTE: Only those Building Line Restrictions or Easements shown on a Recorded Subdivision Plat are shown hereon unless the description ordered to be surveyed contains a proper description of the required building lines or easements.
* No distance should be assumed by scaling.
* No underground improvements have been located unless shown and noted.
* No representation as to ownership, use, or possession should be hereon implied.
* This Survey and Plat of Survey are void without original embossed or colored seal and signature affixed.

Compare your description and site markings with this plat and AT ONCE report any discrepancies which you may find.

ARTHUR P. GRIMACKER
155-003817
PROFESSIONAL LAND SURVEYOR
STATE OF ILLINOIS
EP. 11/30/2026
WOODSTOCK, ILLINOIS

STATE OF ILLINOIS)
) S.S.
COUNTY OF McHENRY)

In my professional opinion, and based on my observations, I hereby certify that we have surveyed the premises above described, and that the plat hereon is a true representation of the said survey. This professional service conforms to the current Illinois minimum standards for a boundary and topographic survey.

Dated at Woodstock McHenry County, Illinois 03/11 A.D., 2025.

Vanderstappen Land Surveying Inc.
Design Firm No. 184-002792

By: _____
Illinois Professional Land Surveyor No. 3857

V:\PLATS\2025\250121_1-250121\25011-TP8-GRID.dwg-Layout1-3/11/2025 10:15 AM

VILLAGE OF LEMONT

ORDINANCE NO. O-67-04

AN ORDINANCE AMENDING ORDINANCE NO. 871 APPROVING A RESIDENTIAL PLANNED UNIT DEVELOPMENT (R-5 PUD) ON THE FRANCISCAN SISTERS OF CHICAGO PROPERTY TO INCLUDE 1.5 ACRES TO CONSTRUCT A SATELLITE FIRE STATION FOR THE LEMONT FIRE PROTECTION DISTRICT LOCATED AT 11520 WALKER ROAD

(FRANCISCAN SISTERS OF CHICAGO/LEMONT FIRE PROTECTION DISTRICT, SATELLITE FIRE STATION #4)

ADOPTED BY THE
PRESIDENT AND BOARD OF TRUSTEES
OF THE VILLAGE OF LEMONT

THIS 11th DAY OF OCTOBER, 2004

Published in pamphlet form by authority of the President and Board of Trustees of the Village of Lemont, Cook, DuPage, and Will Counties, Illinois this 11th day of October, 2004.

O-67-04

AN ORDINANCE AMENDING ORDINANCE NO. 871 APPROVING A RESIDENTIAL PLANNED UNIT DEVELOPMENT (R-5 PUD) ON THE FRANCISCAN SISTERS OF CHICAGO PROPERTY TO INCLUDE 1.5 ACRES TO CONSTRUCT A SATELLITE FIRE STATION FOR THE LEMONT FIRE PROTECTION DISTRICT LOCATED AT 11520 WALKER ROAD

WHEREAS, Franciscan Sisters of Chicago, hereinafter referred to as "the Property Owner", are the owners of approximately 1.5 acres, hereinafter referred to as "the subject property", PIN #22-21-401-011, in Lemont, Illinois; said parcel is legally described in "Exhibit A" attached to this Ordinance; and

WHEREAS, Lemont Fire Protection District, hereinafter referred to as "Petitioner", has executed a successful lease agreement with the property owner to construct a satellite fire station on the subject property; and

WHEREAS, the Petitioner made application under the provisions of the Lemont Zoning Ordinance for a residential planned unit development to rezone the parcel to R-5 PUD Zoning (Single-Family Attached Residence District, Planned Unit Development) from Cook County R-4 Zoning (Single Family Residence District), pursuant under Sections XVI and XVIII. I. and J.

WHEREAS, the petitioner has prepared a Preliminary PUD Plans in the form of a site plan, landscape plan, photometric plan & engineering plan for the satellite fire station; and

WHEREAS, the Zoning Board of Appeals of the Village of Lemont, Illinois, in accordance with said Zoning Ordinance, conducted a Public Hearing on the petition on September 7, 2004; and

WHEREAS, the Zoning Board of Appeals made a positive recommendation for said PUD by a vote of 6-0; and

WHEREAS, the petitioner has submitted the Preliminary PUD Plans for the satellite fire station, attached hereto as "Exhibit B"; and

WHEREAS, a notice of the aforesaid Public Hearing was made in the manner provided by law and was published in the Lemont Reporter Met, a newspaper of general circulation within the Village; and

WHEREAS, the President and Board of Trustees of the Village of Lemont have determined the proposed PUD plan to be in the best interest of the Village of Lemont.

NOW, THEREFORE, BE IT ORDAINED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF LEMONT, COUNTIES OF COOK, DuPAGE, AND WILL, ILLINOIS:

Conditions of Approval. That the satellite fire station preliminary PUD plans, (attached at "Exhibit B"), are hereby approved with the following conditions:

Section 1. A zoning map amendment is granted to allow the change in the zoning classification of the parcel located at 11520 Walker Road to R-5 PUD Zoning (Single-Family Attached Residence District, Planned Unit Development) from Cook County R-4 Zoning (Single Family Residence District), as illustrated in the Plat of Survey attached as Exhibit "A".

Section 2. As provided in Chapter XVI.I. Conditions to the Special Use – Planned Unit Development for Lemont Fire Protection District.

a. The Lemont Fire Protection District will be required to construct a 5' wide sidewalk when a sidewalk network exists on the west side of Walker Road, adjacent to subject property.
b. Construction shall substantially conform to the following plans and exhibits, created & submitted by **Wight & Company**:
   (1) *Site Plan* (Sheet EX1.00), dated 06.15.04; and
   (2) *Tree Preservation Plan* (Sheets L1.1, L2.1, L2.2), dated 08.04.04; and
   (3) *Elevation Plan*, dated 08.25.04; and
   (4) *Floor Plan*, dated 08.25.04; and
   (5) *Photometric Plan*, dated 08.25.04; and
   (6) *Light Details* (DMS50/60 series) by Lumec.

c. Changeable Copy or LED Sign will be required to comply with sign regulations at the time a Sign Committee has been established.

d. Not withstanding Ordinance #871, no further expansions of the Franciscan Sisters of Chicago property shall be permitted without further amendment to the PUD.

Section 3. The Planned Unit Development approval shall lapse in the event the Petitioner does not file a complete application for a site development permit within one (1) year of the effective date of this ORDINANCE.

PASSED AND APPROVED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF LEMONT, COUNTIES OF COOK, WILL, AND DUPAGE, ILLINOIS, on this 11th day of October, 2004.

	AYES	NAYS	ABSENT	ABSTAIN
Debbie Blatzer	✓			
Peter Coules	✓			
Brian Reaves	✓			
Steve Rosendahl	✓			
Ron Stapleton			✓	
Jeanette Virgilio				

Approved by me this 11th day of October, 2004

JOHN F. PIAZZA, President

Attest:

TS Charlene Smollen

CHARLENE M. SMOLLEN, Village Clerk

RUSSELL W. SCHOMIG PLS 035-002446
WILLIAM K. SCHOMIG

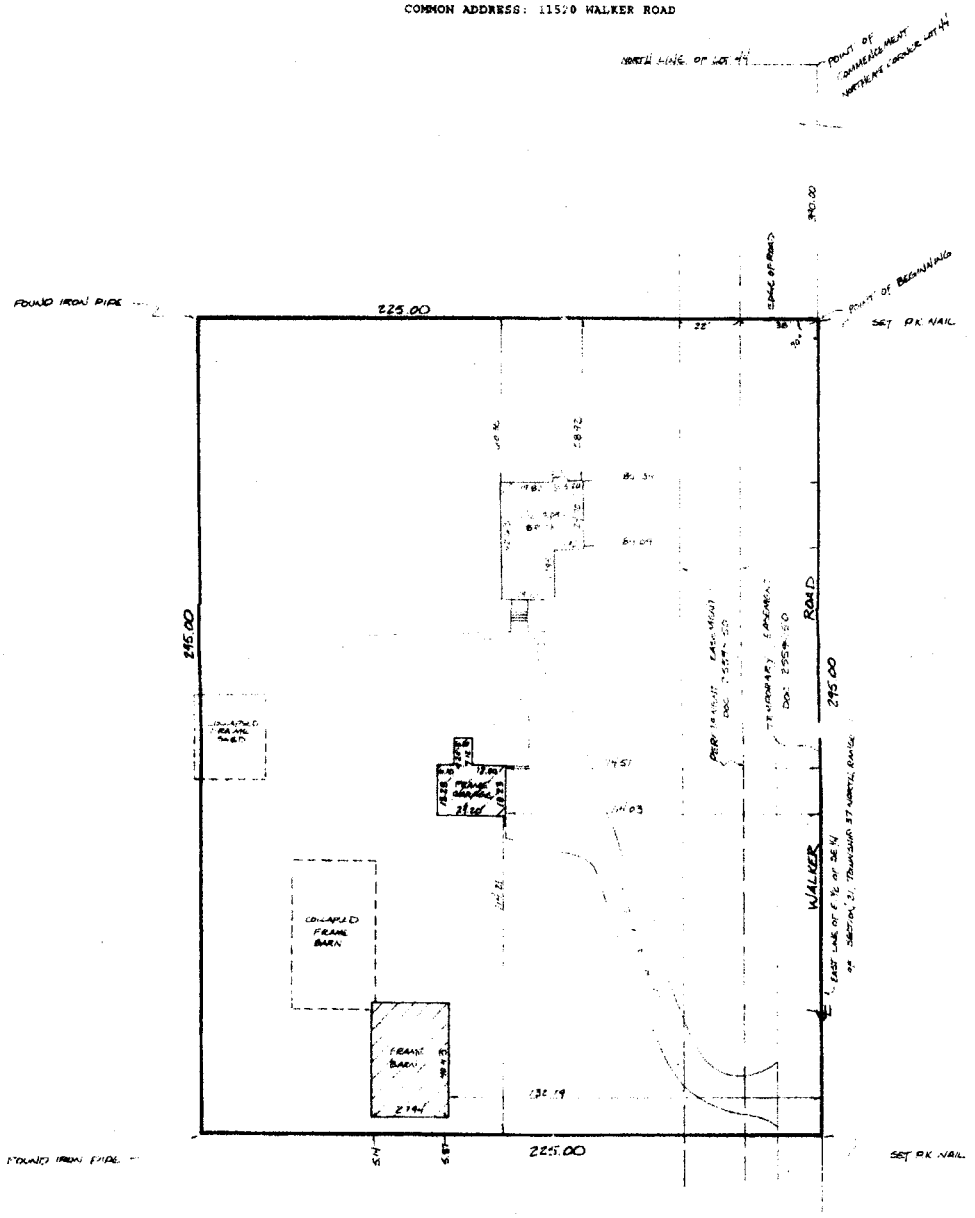
SCHOMIG LAND SURVEYORS, LTD.

PLAT OF SURVEY

909 EAST 31st STREET
LA GRANGE PARK, ILLINOIS 60526
PHONE (708) 352-1452
FAX (708) 352-1454

THAT PART OF LOT 44 IN COUNTY CLERK'S DIVISION OF SECTION 21, TOWNSHIP 37 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID LOT 44, THENCE SOUTH ALONG THE EAST LINE OF SAID LOT 44, ALSO BEING THE EAST LINE OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 21, FOR A DISTANCE OF 390.0 FEET FOR A PLACE OF BEGINNING; THENCE WEST AT RIGHT ANGLES TO SAID EAST LINE OF LOT 44, A DISTANCE OF 225.00 FEET; THENCE SOUTH ON A LINE PARALLEL WITH THE EAST LINE OF LOT 44, A DISTANCE OF 295.0 FEET; THENCE EAST 225.0 FEET TO A POINT ON THE EAST LINE OF SAID LOT 44, SAID POINT BEING 295 FEET SOUTH OF THE PLACE OF BEGINNING; THENCE NORTH ON THE AFORESAID EAST LINE OF LOT 44, 295.0 FEET TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS.

COMMON ADDRESS: 11520 WALKER ROAD



COMPARE LEGAL DESCRIPTION WITH DEED AND REPORT ANY DISCREPANCY IMMEDIATELY. A TITLE COMMITMENT WAS NOT FURNISHED FOR USE IN PREPARATION OF THIS SURVEY. IF A TITLE COMMITMENT WAS NOT FURNISHED, THERE MAY BE EASEMENTS, BUILDING LINES OR OTHER RESTRICTIONS NOT SHOWN ON THIS PLAT. THIS PLAT DOES NOT SHOW BUILDING RESTRICTIONS ESTABLISHED BY LOCAL ORDINANCES. LOCAL AUTHORITIES MUST BE CONSULTED REGARDING ANY RESTRICTIONS.

DO NOT SCALE DIMENSIONS FROM THIS PLAT. NO EXTRAPOLATIONS SHOULD BE MADE FROM THE INFORMATION SHOWN WITHOUT THE PERMISSION OF SCHOMIG LAND SURVEYORS, LTD. THIS PLAT IS NOT TRANSFERABLE. ONLY PRINTS WITH AN EMBOSSED SEAL ARE OFFICIAL COPIES.
© COPYRIGHT. ALL RIGHTS RESERVED

SURVEYED: DECEMBER 14, 2001

BUILDING LOCATED: DECEMBER 14, 2001

ORDERED BY: ANTONOPOULOS & WELLS, P.C.

PLAT NUMBER: 97320-2 HLC-04 SCALE: 1" = 30'

BEFORE YOU DIG!

Exhibit "A"

STATE OF ILLINOIS)
COUNTY OF COOK) ss.

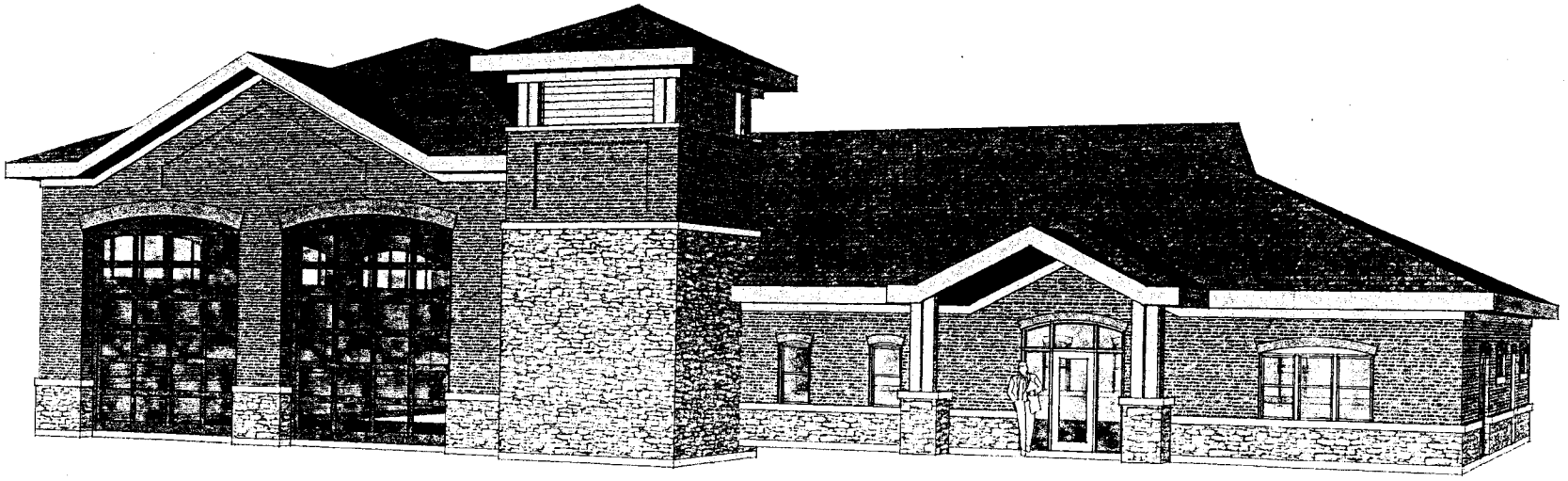
WE, SCHOMIG LAND SURVEYORS, LTD. AS ILLINOIS LICENSED PROFESSIONAL LAND SURVEYORS, HEREBY CERTIFY THAT WE HAVE SURVEYED THE PROPERTY DESCRIBED IN THE CAPTION TO THE PLAT HEREON DRAWN AND THAT THE SAID PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE SAME.

ALL DIMENSIONS ARE IN FEET AND DECIMAL PARTS OF A FOOT AND ARE CORRECT AT A TEMPERATURE OF 68 DEGREES FAHRENHEIT. DIMENSIONS SHOWN ON BUILDINGS ARE TO THE OUTSIDE OF BUILDINGS.

I.P. = IRON PIPE
C.L.F. = CHAIN LINK FENCE
D.E. = DRAINAGE EASEMENT
W.F. = WOOD FENCE
P.U.E. = PUBLIC UTILITY EASEMENT
B.L. = BUILDING LINE

SCHOMIG LAND SURVEYORS, LTD. 909 E. 31st ST. LA GRANGE PARK, IL 60526 RUSSELL W. SCHOMIG 035-002446 PROFESSIONAL LAND SURVEYOR STATE OF ILLINOIS

BY: _____
PROFESSIONAL ILLINOIS LAND SURVEYOR NO 2446 LICENSE EXPIRATION 11-30-2002



LEMONT FIRE PROTECTION DISTRICT
NEW SATELLITE STATION #4

ANNEXATION SUBMITTAL Project No. 02-6836-02

PERSPECTIVE VIEW

No Scale

August 25, 2004

Wight

Exhibit "B"

418 Main Street | Lemont, IL 60439

TO: Planning and Zoning Commission
FROM: Jamie Tate, Community Development
THROUGH:
SUBJECT: Case 2026-11 LFPD Station 2 Rezoning & Preliminary PUD
DATE: October 7, 2026

SUMMARY/BACKGROUND

ANALYSIS

Consistency with Village Policy

STAFF RECOMMENDATION

BOARD ACTION REQUESTED

ATTACHMENTS
Case 2026-11 Memo, Analysis and Attachments

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

CASE NUMBER & NAME
2026-11 LFPD Fire Station 2 Rezoning &

APPLICANT
FGM Architects / Jacob McLaughlin

DATE:
October 7, 2026

PROPERTY ADDRESS/LOCATION
12940 Bell Road

BRIEF SUMMARY OF REQUEST

FGM Architects, representing the Lemont Fire Protection District, is requesting rezoning of the approximately 1.55-acre property at 12940 Bell Road from the R-2 Single-Family Detached Residential District to the INT Institutional District, together with Special Use approval for a Preliminary Planned Unit Development (PUD) and Plat for the redevelopment of Fire Station No. 2. The property is currently developed with the existing Fire Station No. 2 and an existing cellular communications tower.

The proposed redevelopment includes demolition of the existing fire station and construction of a new 11,248-square-foot station with apparatus bays and residential facilities for up to six firefighters per shift. The site plan also includes sixteen parking spaces, new site access and circulation, landscaping, stormwater improvements, and an electronic message center along Bell Road. The existing cellular communications tower will remain.

The Preliminary PUD includes deviations from certain Unified Development Ordinance (UDO) requirements related to the proposed site development, which are discussed in the Staff Analysis.



The approximate project area highlighted in red.
Map source: Cook County GIS Oblique Aerial
PIN: 22-35-201-028

EXISTING ZONING	EXISTING LAND USE	SURROUNDING ZONING & LAND USE	REQUESTED ACTIONS	SIZE OF PROPERTY
Lemont R-2, Single-Family Detached Residential District	Fire Station and Cell Tower	**North**: B-3, Arterial Commercial District / West Shore Pipeline Company Bell Station **South**: B-3, Arterial Commercial District / Vacant land and pipeline **East**: Unincorporated Cook County R-4 / Forest Preserves of Cook County **West**: Unincorporated Cook County R-3 / Com Ed	Rezoning to Institutional (INT) and Preliminary Planned Unit Development (PUD)	1.55-acres

PROPERTY HISTORY

The 1.55-acre subject property has been owned and used by the Lemont Fire Protection District for Fire Station No. 2 for several decades. The property is currently zoned R-2, Single-Family Detached Residential District, and is developed with the existing fire station and associated site improvements. An existing cellular communications tower is also located on the property and will remain as part of the proposed redevelopment.

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 Institutional (INST).	The proposal is generally consistent with the UDO, subject to the requested deviations within the PUD.

ATTACHMENTS

1. Staff Analysis
2. Site Photographs
3. Cover Letter, Narrative and TRC Comment Responses
4. Site Survey
5. Architectural Set
6. Exterior Renderings
7. Civil Set Plans
8. Landscaping Plans
9. Stormwater Report
10. Photometrics

Attachment 1 - Staff Analysis – LFPD Station 2 Rezoning & Preliminary PUD

CONSISTENCY WITH COMPREHENSIVE PLAN

The Lemont 2030 Comprehensive Plan designates the subject property as Institutional, consistent with the property's long-standing use as Lemont Fire Protection District Station No. 2. The proposed redevelopment will continue the existing public safety use of the property with construction of a new fire station and associated site improvements.

The proposed rezoning from R-2 Single-Family Detached Residential District to INT Institutional District will bring the zoning classification into greater alignment with the Comprehensive Plan's Institutional future land use designation and the established use of the property.

GENERAL ANALYSIS

Rezoning. The subject property is currently zoned R-2, Single-Family Detached Residential District and has been developed and operated as Lemont Fire Protection District Station No. 2 for several decades. The proposed rezoning to the INT Institutional District would establish a zoning classification that reflects the property's existing and proposed use.

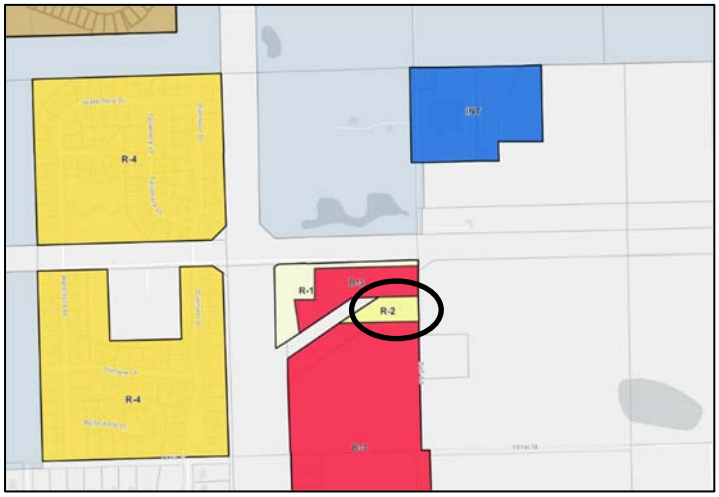


***Figure 1**: Village of Lemont zoning map. Circled R-2 area is subject property proposed for rezoning to INT.*

The INT District is designed to provide an environment for civic, educational, governmental, recreational, and religious uses. A municipal fire station is consistent with the intended purpose of the district. Rezoning to INT will also allow an Electronic Message Center (EMC) along Bell Road, which is not permitted within residential zoning districts. The proposed EMC is further discussed as part of the Preliminary PUD and requested deviations below.

Standards for Rezoning. Illinois courts have established a set of criteria for evaluating the validity of zoning changes. These criteria, commonly known as the LaSalle factors, serve as a useful guide to planners and appointed and elected officials when considering zoning

changes. It has been Village practice to consider the following LaSalle factors when reviewing a proposed zoning change:

1. *The compatibility with the existing use and zoning of nearby property;*
2. *The extent to which property values of the subject property are diminished by the existing zoning restrictions;*
3. *The extent to which the proposed amendment promotes the public health, safety, and welfare of the Village;*
4. *The relative gain to the public, as compared to the hardship imposed upon the applicant;*
5. *The suitability of the subject property for the purposes for which it is presently zoned;*
6. *The length of time that the subject property in question has been vacant, as presently zoned, considered in the context of development in the area where the property is located;*
7. *The public need for the proposed use; and*
8. *The thoroughness with which the municipality has planned and zoned its land use.*

In considering the LaSalle factors, the property has been developed and operated as Fire Station No. 2 for several decades, and the proposed redevelopment will continue the same public facility use. The existing R-2 Single-Family Detached Residential District does not reflect the established use of the property, while the proposed INT zoning is specifically intended to accommodate governmental and civic uses.

The proposed rezoning is also consistent with the Comprehensive Plan's Institutional future land use designation and will allow the property to be redeveloped with a modern fire station while remaining in its established public safety use. Rezoning to INT will also allow an Electronic Message Center along Bell Road, subject to the applicable UDO standards and PUD deviations discussed below.

Traffic, Site Design, Access and Parking.

The proposed redevelopment will replace the existing Fire Station No. 2 with a new fire station on the same property. The use of the site will remain unchanged; therefore, a traffic impact study was not required as part of the Preliminary PUD review.

The proposed site plan provides 16 parking spaces and maintains access from Bell Road, which is under Cook County jurisdiction. The site has been designed to accommodate fire apparatus circulation and employee and visitor parking while retaining the existing cellular communications tower. Final access and site improvements will remain subject to applicable Village and Cook County review and permitting requirements.

Building Design and Architecture.

The proposed 11,248-square-foot fire station incorporates a contemporary civic design organized around the operational needs of the Fire District. The building includes the apparatus bay and residential and support areas for the station. The proposed building height is approximately 26 feet and complies with the 35-foot maximum height of the INT District.

Exterior materials include brick veneer, rough-cut and honed stone masonry, and metal composite wall panels. The proposed stone is identified as the 'Lemont Station 1 Blend,' providing consistency with the architectural character established for the Fire District's new Station No. 1, currently under construction on 127th Street.

The elevations incorporate changes in materials and building height, glazing, canopies, and the taller apparatus bay to provide articulation among the building façades.

Planned Unit Developments (PUDs) & UDO Deviations.

The background statement in Section 17.08.010 for PUDs in the UDO reads "Within the framework of a PUD normal zoning standards may be modified. The resulting flexibility is intended to encourage a development that is more environmentally sensitive, economically viable, and aesthetically pleasing than might otherwise be possible under strict adherence to the underlying zoning district's standards". The UDO also states "while adherence to the Comprehensive Plan is not mandatory, PUDs should nevertheless remain in substantial compliance with densities, land use policies and other aspects of development outlined in the Comprehensive Plan. Each proposal for a PUD shall be presented and judged on its own merits, and approval shall not be based exclusively on a comparison to an already existing PUD".

The following zoning standards are proposed to be modified through the PUD to allow construction of the fire station as proposed:

Code Section	UDO Requirement	Proposal
§17.07.010 and Table 17-07-01	Minimum side yard setback in the INT District is 30 feet.	The proposed building provides an 18-foot setback along the north side of the property. The proposed south side-yard setback is 48.5 feet, and the rear setback is approximately 90 feet. The proposed north side setback appears to provide greater separation from the property line than the existing building.
§17.11.200 Electronic Message Centers (EMCs)	Electronic Message Centers are subject to the location and design standards of §17.11.200.	The proposed monument sign includes a double-sided Electronic Message Center (EMC) with a 94-inch by 46-inch electronic display. The applicant requests a PUD deviation from the applicable EMC standards to allow the sign as proposed.

§17.26	New development requires a sidewalk along the property frontage with an internal connection to the building.	No sidewalk is proposed along Bell Road. The applicant states that the existing drainage swale within the Bell Road right-of-way and the proposed stormwater management design limit the area available for a sidewalk. The adjoining utility-owned properties to the north and south also do not contain sidewalks to which a new sidewalk would connect.
§17.28.020	All developments shall include provisions for the construction of sanitary sewers and appurtenances designed in accordance with this section.	The Fire District proposes to evaluate the existing septic system for continued use. The nearest sanitary sewer is located more than 1,000 feet from the property. Continued use of the septic system is therefore requested as a PUD deviation, subject to confirmation that the existing system is suitable for reuse.

Together, the proposed deviations accommodate the redevelopment of the existing fire station site while addressing site-specific conditions related to building placement, pedestrian improvements, sanitary service, and signage. The PUD provides flexibility to accommodate these conditions while allowing the property to continue its long-standing public safety use.

REVIEWS & PROCESS

Technical Review Committee (TRC). The proposal was reviewed by the Technical Review Committee (TRC) on August 11, 2026. Following the meeting, the applicant received consolidated review comments addressing zoning, site design, utilities, engineering, landscaping, and other development requirements. The applicant submitted written responses to the TRC comments and revised plans as part of the Preliminary PUD application. The TRC comments and applicant responses are included in the attachments.

Engineering Comments. The Village Engineer reviewed the preliminary engineering plans as part of the TRC process. The preliminary review addressed stormwater management, utilities, Bell Road access, and required outside agency permits. Additional engineering review and coordination will occur as the project advances through Final PUD and final engineering.

The following permits and approvals are anticipated:

- MWRD – site runoff and volume control
- Will/South Cook Soil & Water Conservation District – soil and erosion control
- IEPA – Notice of Intent (NOI)
- IEPA – water
- Cook County – water main extension and Bell Road access
- ComEd – easement permission

Bell Road is under Cook County Department of Transportation jurisdiction.

Landscaping. A Preliminary Landscape Plan has been submitted as part of the PUD application. The plan includes landscaping along the Bell Road frontage and around portions of the building and parking areas. Additional landscaping may be required within the parking area to demonstrate compliance with the UDO requirements for interior parking lot landscaping. Final landscaping compliance will be confirmed as part of the Final PUD review.

CONCLUSION & FINAL SUMMARY

The proposed rezoning would change the zoning of the existing Fire Station No. 2 property from R-2 Single-Family Detached Residential District to INT Institutional District, consistent with the property's existing public safety use and the Comprehensive Plan's Institutional future land use designation. The INT District allows for an EMC, a common signage feature at LFPD facilities throughout the Village. The Preliminary PUD provides for redevelopment of the property with a new fire station and incorporates the requested deviations from applicable UDO standards. The existing use of the property as a fire station will remain unchanged.

If the PZC were to recommend approval of Case 2026-11 Lemont Fire Station No. 2, the following conditions may be considered:

1. Address any outstanding staff or consultant comments related to the Preliminary PUD and rezoning, including compliance with parking lot landscaping requirements and trash enclosure material requirements.
2. Obtain required Cook County Department of Transportation approval for the proposed Bell Road access.
3. Any additional conditions arising through the PZC public hearing.

A recommendation from the PZC will be forwarded to the Village Board for consideration following discussion at an upcoming Committee of the Whole (COW) meeting.

Attachment 2 – Site Photos



Figure 1: View looking southwest at LFPD Station 2 from Bell Road.



Figure 2: View looking west at LFPD Station 2 from Bell Road.



Figure 3: View looking northwest at subject property from Bell Road. Access road to Cell tower shown.

FGMARCHITECTS

September 14, 2026

Jason Berry
Economic & Community Development
Village of Lemont
418 Main St,
Lemont, IL 60439

Subject: Lemont Fire Protection District – Station No. 2 Planned Unit Development Submission

Dear Mr. Berry

This letter provides a response to the Technical Review Committee letter dated 8/10/2026 and provides additional information for the purposes of the Planned Unit Development submission. On behalf of the Lemont Fire Protection District, we thank the Village of Lemont for their continued support. If there are any questions or concerns during this process, please contact myself or the District.

Sincerely,

FGM Architects Inc.



Jake McLaughlin, AIA
Senior Associate
jakemclaughlin@fgmarchitects.com

CC: Jamie Tate, Bruce Hill, Chief Dan Tasso, Jason Estes

Documents Attached:

1. PUD Preliminary Plan/ Plat Application Form
2. Applicant Authorization Letter
3. Preliminary Plat of Subdivision (Revised Plat will be submitted to the Village once completed)
4. Property Deed
5. Cell Tower Lease agreement
6. Architectural Site Plan and Exterior Elevations
7. Exterior Render Views
8. Stormwater Report
9. Site Engineering Plans
10. Landscape Plans
11. Electrical Site Photometric Plan

PUD Preliminary Plan/Plat Required Packet Materials – From Application:

Project Summary

1. Acreage and/or square footage of subject site.
   Response: 1.55 acres

2. Square footage of commercial space.
   Response: The fire station is a gross total of 11,248sf

3. Proposed residential density (dwelling units / gross site area).
   Response: The fire station will house a maximum 6 fire fighters on one shift.

4. Total square footage covered by structures.
   Response: Total gross square footage of building is 11,248sf

5. Total square footage covered by roads and other impervious surfaces.
   Response: Approximately 27,026sf

6. Total square footage of commonly owned and maintained open space.
   Response: Not applicable

7. Number of off-street parking spaces.
   Response: 16

Technical Review Committee Letter Response

Planning Comments from the UDO:

1. The property should be rezoned to Institutional District (INT). The purpose of the INT district is: INT Institutional District. The institutional district ("INT district") is designed to provide an environment for land uses of a civic, educational, governmental, recreational, and religious nature.
   Response: Attached to this letter is the PUD application. The Lemont Fire Protection District will comply with all zoning ordinances that fall under the INT District requirements.

2. Provide details regarding cell tower on site so it can be acknowledged in PUD. (i.e. height, ownership, etc.)
   Response: The land lease agreement between the Cook Inlet/VoiceStream Operating Company LLC (cell tower entity) and the Lemont Fire Protection District is part of this submission packet.

3. The following Lot & Dimensional Standards for the district:

Standard	INT	Proposal	R-2 Existing
Minimum Lot Size	None	NA	60,000
Minimum Lot Width (in ft)	None	NA	125
Maximum Lot coverage (as pct of lot)	None	NA	35%
Minimum Front Setback (in ft.)	20	63'-4"	50
Minimum Side Yard Setback (in ft.)	30	North(18'-0") South(48'-6")	25
Minimum Corner Side Setback (in ft.)	30	NA	50
Minimum Rear Setback (in ft.)	30	90'-0"	50
Maximum Building Height (in ft.)	35	27'	50
Maximum Floor Area Ratio	2	NA - OK	NA - OK

4. Provide the total height of the building.
   Response: 26'-00"

5. The side setback at 18-feet does not meet R-2 or INT zoning standards. This can be an exception in the PUD.
   Response: Acknowledged.

6. There is no minimum parking requirement for municipal, public or civic facilities.
   Response: Acknowledged.

7. Provide details for the trash enclosure. The materials used should match the building.
   Response: Submitted documents for the PUD will address this.

8. If a Planned Unit Development (PUD) is required, then General Requirements of PUDs that would apply:
   a. Ownership. The land intended for the PUD shall be under single ownership and/or unified control at the time of filing the application.
      Response: Will Comply. Please advise what documents the Lemont Fire Protection District will need to submit.
   b. Public Improvements. All public improvements shall be constructed in accordance with existing ordinances and regulations of the Village. All internal roadways shall be built to public standards following public procurement procedures and dedicated to the Village as public roadways unless otherwise approved by the Village Board.
      Response: Will Comply
   c. Development Standards. PUDs shall adhere to the development standards contained in Article IV of this ordinance
      Response: Will Comply
   d. Additional Conditions. To meet the unique circumstances presented by each PUD, and to protect the health, safety, and general welfare of existing Village residents and the future residents and users of the proposed development, the Village Board may attach any other condition it deems necessary, but not specifically provided for in this ordinance, to the approval of the PUD. Such conditions may include more stringent requirements for construction, design, materials, phasing, and revocation.

Response: Acknowledged

9. Section 17.08.040: Except as specifically provided otherwise in this chapter, planned unit developments shall be developed in conformity with this Unified Development Ordinance. Modifications that deviate from the bulk, density, and design provisions of this ordinance are privileges and will be considered by the Village only in direct response to tangible community benefits received from the PUD. These benefits shall be in the form of exceptional amenities, such as outstanding architecture, the design and amount of open space, the quantity and quality of landscaping, sensitivity to existing topography or drainage, preservation of existing mature trees of exceptional quality, or other similar traits.
   Response: Acknowledged

10. Stop bars and stop signs shall be placed around the site.
    Response: As applicable, will Comply

11. Rezoning to INT allows for an electronic message board sign along Bell Road. The sign does not meet the other standards, so the following will be an exception in the PUD:
    a. Limestone or products simulating limestone shall be used for the base of all monument signs.
       Response: Monument signage design is included in the PUD preliminary submission.
    b. At least 250 feet from the nearest residentially zoned property that is adjacent to the same street on which the EMC is located. This distance of 250 feet shall be measured from the base of the sign to the nearest property line of the residentially zoned property.
       Response: Nearest property within the Village of Lemont limit zoned residential is over 250 feet away from proposed EMC.
    c. The Sign shall Be incorporated into a monument sign that includes a non-EMC sign message.
       Response: Monument signage design is included in the PUD preliminary submission.
    d. The electronic portion cannot be located above a non-EMC sign.
       Response: Monument signage design is included in the PUD preliminary submission.
    e. The electronic message shall not change more frequently than once every seven seconds.
       Response: Monument signage design is included in the PUD preliminary submission.
    f. EMC cannot exceed 33% of total sign area.
       Response: Monument signage design is included in the PUD preliminary submission.
    g. Flashing, blinking, scrolling, chasing, animation and other similar effects are prohibited.
       Response: Acknowledged
    h. The EMC shall display a maximum of two colors at any given time. The background of the EMC must remain black at all times and the black background does not constitute a color toward the two-color limit.
       Response: Acknowledged

12. Provide lighting info and photometrics.
    Response: Site photometrics has been attached to this letter.

13. Provide details on wall signs. One wall sign per street frontage is allowed on an elevation (therefore one sign). Be limited in area to one square foot per each lineal foot of building frontage to a maximum area of 96 square feet.
    Response: See exterior elevation sheet included in packet for additional information. Building mounted signage complies with this provision.

14. All development requires a sidewalk along the property line with an internal connection to the building front. An exception from this standard can be incorporated into the PUD and the applicant can pay a fee in lieu.
    Response: A sidewalk along the property frontage is not possible when considering the existing stormwater drainage swale within the bell road right-of-way and the engineers approach to stormwater management on the site. A new sidewalk would take away critical space for the site to properly manage stormwater. Currently the north and south properties do not have a sidewalk to connect to and are owned by utility companies.

15. Generators and mechanical equipment shall be screened from the right of way. All mechanical equipment shall be landscaped.
    Response: Information for screening included in documents.

16. The use of a septic system without connecting to Village utilities is an exception in the PUD.
    Response: Acknowledged.

17. Verify the use of curb and gutter. Any location it's missing shall be called out in PUD – It is understood that portions may be depressed for BMPs.
    Response: Will comply

<u>Landscaping:</u>

18. Landscaping must meet requirements set forth in §17.20.030. (i.e. Provide location and dimensions of all existing and proposed structures, natural features, parking lots & drives, roadways, rights-of-way, sidewalks bicycle paths, bicycle parking areas, ground signs, refuse disposal areas, utilities, equipment, easements, ground lighting, contours.)
    Response: Will comply

19. Foundation Landscaping: A landscaped area a minimum of eight feet in width, except for those areas used for building entrances and pedestrian ways shall be located along the front of the building or the side of each building containing the front entrance. See §17.20.090 for further standards.
    Response: Will comply

20. Detention and/or retention basins and ponds shall be landscaped along the perimeter of the high water level of the basin or pond. Such landscaping should include canopy and ornamental trees, evergreens, shrubbery, hedges, and/or other plants. In selecting and arranging the plantings, consideration should be given to water conservation. To ensure safety, adequate visibility to the basin or pond area shall be maintained.

Response: Will Comply

21. One plant unit per 100 feet of street frontage is required along Bell Road. Verify this is met.
    Response: Will Comply.

22. Plant Units. A "plant unit" is a measurement used to determine the quantity of plant material required for specific situations. The plant unit requirements establish the total amount of plant material while allowing flexibility in the selection and distribution of plants. One plant unit is comprised of ALL of the following:
    a. 0.5 canopy trees;
    b. 1.0 evergreen trees
    c. 1.5 understory/ornamental trees; and
    d. 6.0 shrubs or 6.0 18-inch containers of ornamental/native grasses.
    Response: Project complies with ordinances.

23. The exterior of parking lots shall be landscaped with at least three plant units per 100 feet of linear distance surrounding the parking area.
    Response: Will Comply

24. Interior Parking Lot Landscaping:
    e. Landscaped areas totaling at least 35 square feet per parking stall shall be provided on the interior of the parking lot.
    f. The interior parking lot landscaped areas ("landscaped islands") shall generally be dispersed throughout the parking lot and should be designed to delineate vehicular or pedestrian circulation patterns.
    g. Each landscaped island shall be a minimum of 9 × 9 feet in size, as measured from back of curb to back of curb. The soil contained within each island shall be mounded to provide additional visual relief and to improve drainage for plants.
    h. At least one canopy tree shall be installed in each required landscaped island.
    Response: See landscape plan for design intent. Project complies with ordinances.

<u>Engineering Comments (Forwarded prior to meeting):</u>

1. Permits needed
   a. MWRD – site run off & volume control
   b. Will South Cook Soil & Erosion
   c. IEPA NOI
   d. IEPA Water
   e. Cook County – Water main extension & Bell Road Access
   f. Com Ed – for easement permission
   Response: Acknowledged.

2. Utilities:
   a. Water – 12” correct as shown on water exhibit
   b. Sanitary – 8” on Dunmoor Drive, 10” at Grand Prairie Water Commission Easement
   c. Septic requires exception to Village Code – clarify reason in application

d. Storm – potentially runs to pond at old Mid Iron
Response: Site ties into existing stormwater ditch on west side of Bell Road. Closest sanitary line is over 1000feet from property line.

3. Bell Road is under Cook County DOT jurisdiction.
Response: Acknowledged.

4. Other notes: Village Engineer met with design team on 8.6.2026 to discuss stormwater concerns. MWRD will not require detention here, but Village code does. Rather than designing underground detention, BMP will be explored. Exceptions to the UDO shall be identified in the PUD process.
Response: Civil documents included in submission identifying BMP extents.

5. Ensure ADA parking is met.
Response: Will comply.

BOUNDARY AND TOPOGRAPHIC SURVEY

Vanderstappen Land Surveying, Inc.
www.vandersinc.com
134 N. Madison St.
Woodstock, Illinois 60098
ph. 815-337-8310 fax815-337-8314
"Always faithful to the property line"

The North 175.00 feet of the following described tract of land: Beginning at the Southeast corner of the Southeast Quarter of the Northeast Quarter of Section 35, Township 37 North, Range 11 East of the Third Principal Meridian, thence North 10'2.20 feet along the East line of said Southeast Quarter of the Northeast Quarter to a point that is 250.00 feet South of the North line of the Southeast Quarter of the Northeast Quarter; thence West along a line parallel with the North line of the Southeast Quarter of the Northeast Quarter a distance of 27942 feet; thence Southwesterly 762.89 feet along the Southeasterly Commonwealth Edison Company right-of-way to a point on a line, said line being 400.00 feet East of and parallel with the West line of the Southeast Quarter of the Northeast Quarter of said Section 35; thence South 669.65 feet along said parallel line to a point on the South line of the Southeast Quarter of the Northeast Quarter of Section 35; thence East 922.11 feet to the Place of Beginning, (except the South and East 33.00 feet thereof taken for right-of-way) in Cook County, Illinois.



LEGEND

AR	AIR CONDITIONER
●	BOLLARD
←	DOWN GUY
E	ELECTRIC HANDHOLE
EM	ELECTRIC METER
EO	ELECTRIC OUTLET
⊕	FLAG POLE
⊳	FLARED END SECTION
●	FOUND IRON BAR
○	FOUND IRON PIPE
⊠	FOUND MONUMENT
GM	GAS METER
⊕	GAS PIPELINE MARKER
☼	LIGHT
MB	MAIL BOX
SL	SEPTIC LID
✠	ST. CROSS
S	SIGN
T	TELEPHONE HANDHOLE
TR	TELEPHONE RISER
TF	TRANSFORMER
	TREE
UP	UTILITY POLE
W	WELL
(U)	USED
(R)	RECORD
(M)	MEASURE



DETAIL

OVERHEAD UTILITIES
GAS UTILITIES (MARKED BY OTHERS)
TELEPHONE UTILITIES MARKED BY OTHERS)
FIBER OPTIC UTILITIES (MARKED BY OTHERS)
ELECTRIC UTILITIES (MARKED BY OTHERS)

PROJECT BENCHMARK
NATIONAL GEODETIC SURVEY
DESIGNATION H140"
ELEV=590.84 NAVD88

CLIENT: RIKSSON ENGINEERING ASSOCIATES, LTD.
DRAWN BY: SES CHECKED BY: APG
SCALE: 1"=30' SEC. 35 T. 37 R. 11 E.
BASIS OF BEARING: IL EAST ZONE NAD83 (2011)
I.L.N.: 22-35-20-028
JOB NO.: 250119 I.D. TP9
FIELDWORK COMP: 3/5/25 BK. ___ PG. ___
ALL DISTANCES SHOWN IN FEET AND DECIMAL PARTS THEREOF CORRECTED TO 68° F. REF: _____

NOTE: Only those Building Line Restrictions or Easements shown on a Recorded Subdivision Plat are shown hereon unless the description ordered to be surveyed contains a proper description of the required building lines or easements.
* No distance should be assumed by scaling.
* No underground improvements have been located unless shown and noted.
* No representation as to ownership, use or possession should be hereon implied.
* This survey and Plat of Survey are void without original embossed or colored seal and signature affixed.

Compare your description and site markings with this plat and AT ONCE report any discrepancies which you may find.

ARTHUR P. ONTIVEROS
035-001857
PROFESSIONAL LAND SURVEYOR
STATE OF ILLINOIS
EXP. 11/30/2026
WOODSTOCK, ILLINOIS

STATE OF ILLINOIS)
) S.S.
COUNTY OF McHENRY)

In my professional opinion, and based on my observations, I hereby certify that we have surveyed the premises above described, and that the plat hereon is a true representation of the said survey. This professional service conforms to the current Illinois minimum standards for a boundary and topographic survey.

Dated at Woodstock McHenry County, Illinois 3/11 A.D., 2025.

Vanderstappen Land Surveying Inc.
Design Firm No. 184-002792

By: _____
Illinois Professional Land Surveyor No. 3857

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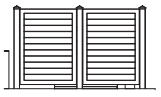
GENERAL SITE PLAN NOTES

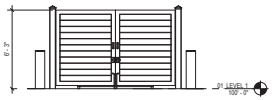
1. REFER TO G-SERIES SHEETS FOR TYPICAL ABBREVIATIONS, SYMBOLS & TAGS.
2. REFER TO CIVIL AND LANDSCAPE DRAWINGS FOR ADDITIONAL INFORMATION.
3. EXPOSED FERROUS METALS ARE TO BE PAINTED, U.N.O.
4. PROVIDE GALVANIC SEPARATION BETWEEN DIFFERENT METAL TYPES, TYP.
5. NOTE ANY DISCREPANCIES BETWEEN CIVIL AND ARCHITECTURAL DRAWINGS WITH REGARDS TO SCORING PATTERNS AND CONTROL JOINTS IN PAVING AND CONCRETE FLATWORK AND NOTIFY ARCHITECT PRIOR TO PROCEEDING.
6. COORDINATE SITE LIGHTING WITH ELECTRICAL DRAWINGS.
7. SEE LANDSCAPE DRAWINGS FOR TREE LOCATIONS.
8. FOR DETAILED CIVIL NOTES, REFER TO CIVIL DRAWINGS.

SITE PLAN LEGEND

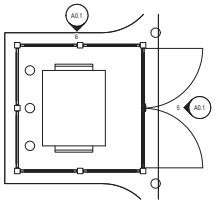
- PROPERTY LINE
- SETBACK LINE
- NEW CONCRETE PAVING 10' FOR DRIVE AISLES 5' FOR SIDEWALKS
- NEW ASPHALT PAVING HEAVY DUTY IN DRIVE AISLES STANDARD IN PARKING STALLS
- LEACH FIELD
- SNOWMELT SYSTEM
- GRAVEL



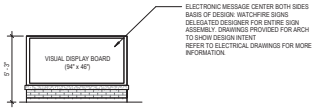
6 EXT ELEV - TRASH ENCLOSURE NORTH
1/4" = 1'-0"



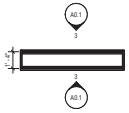
5 EXT ELEV - TRASH ENCLOSURE EAST
1/4" = 1'-0"



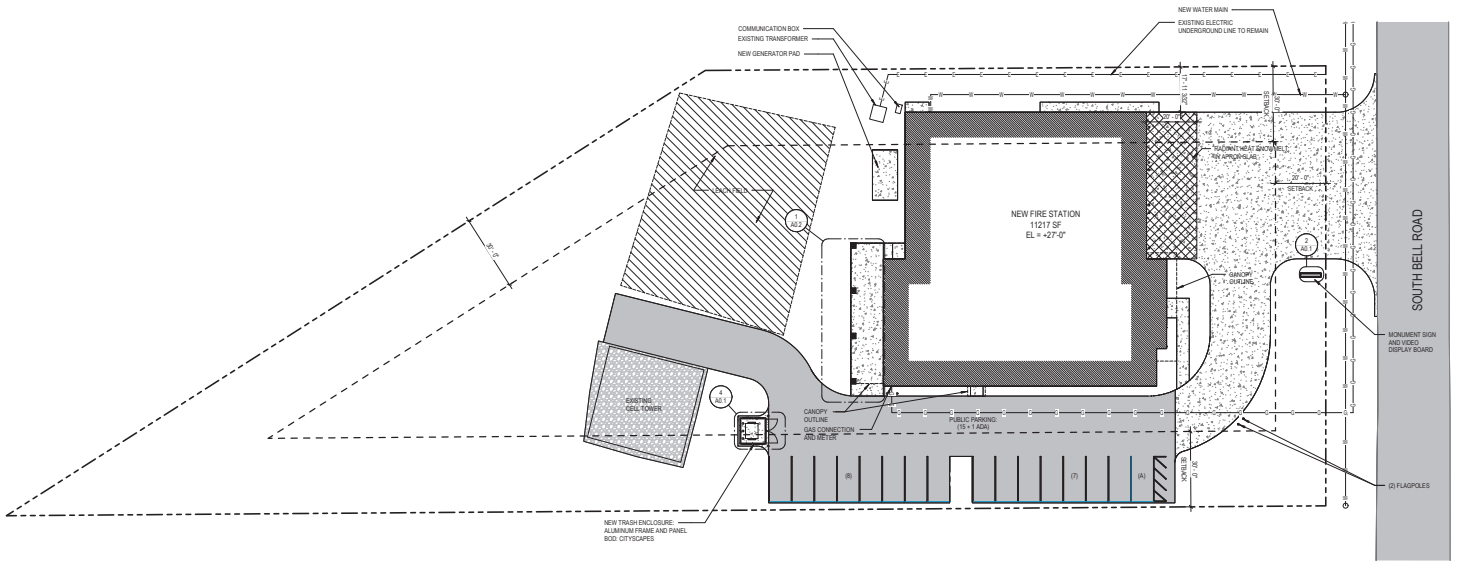
4 ENLARGED PLAN - TRASH ENCLOSURE
1/4" = 1'-0"



3 ELEVATION - EXTERIOR SIGN
1/4" = 1'-0"



2 ENLARGED PLAN - EXTERIOR SIGN
1/4" = 1'-0"



1 ARCHITECTURAL SITE PLAN
1" = 20'-0"

fgma
FGMA ARCHITECTS
FGM Architects
1 Westbrook Corporate Center
Suite 1000
Westchester, Illinois 60154
630.574.8300 OFFICE
ILLINOIS PROFESSIONAL DESIGN FIRM #184.000330

NOT FOR CONSTRUCTION

FOR REVIEW ONLY

Not for regulatory approval, permit or construction.

The information on this document is preliminary or incomplete, not for construction, recording purposes, or implementation.

ISSUANCE		
NO.	DATE	DESCRIPTION
	09.14.2026	PUD SUBMISSION

LEMONT FIRE STATION 2
LEMONT FIRE PROTECTION DISTRICT
12940 SOUTH BELL ROAD, LEMONT, IL 60439

ARCHITECTURAL SITE PLAN

SHEET NO.
A0.1

JOB NO. 23-3857.03

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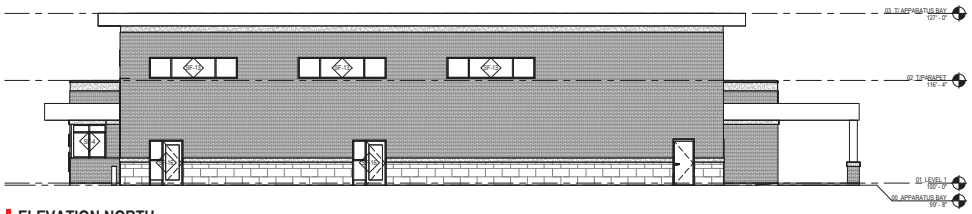
EXTERIOR MATERIALS LEGEND

MASONRY VENEER BRICK (DESIGN BASIS)
BR-1 FACE BRICK
MFR: GLEN GERY
SIZE: MODULAR (3 5/8"W x 2 1/4"H x 7 5/8"L)
COLOR: NAPA VALLEY SMOOTH
USE: AS BLDG. BRICK VENEER AS INDICATED

STONE MASONRY (ROUGH CUT)
SM-1 BLOCK UNITS
MFR: SILVERDALE QUALITY STONE
SIZE: DIMENSIONAL HEIGHTS (SAWED TOP AND BOTTOM W. SPLIT ENDS)
COLOR: LEMONT STATION 1 BLEND
USE: AS BLDG. STONE MASONRY AS INDICATED

STONE MASONRY (HONED)
SM-2
MFR: SILVERDALE QUALITY STONE
SIZE: VARIES, SEE ELEVATIONS
COLOR: LEMONT STATION 1 BLEND
USE: STONE BANDING AS INDICATED

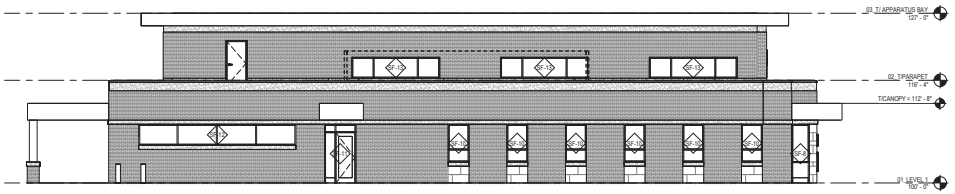
METAL COMPOSITE WALL PANEL (DESIGN BASIS)
MP-1
MFR: REYNOBOND
STYLE: 4MM FR
PAINT SYSTEM: COLORWELD 500
PAINT FINISH: SUNSHINE GRAY
TEXTURE: SMOOTH



4 ELEVATION NORTH
1/8" = 1'-0"



3 ELEVATION WEST
1/8" = 1'-0"



2 ELEVATION SOUTH
1/8" = 1'-0"



1 ELEVATION EAST
1/8" = 1'-0"

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FGMA ARCHITECTS
FGM Architects
1 Westbrook Corporate Center
Suite 1000
Westchester, Illinois 60154
630.574.8300 OFFICE
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LEMONT FIRE PROTECTION DISTRICT
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EXTERIOR ELEVATIONS

SHEET NO.
A2.0

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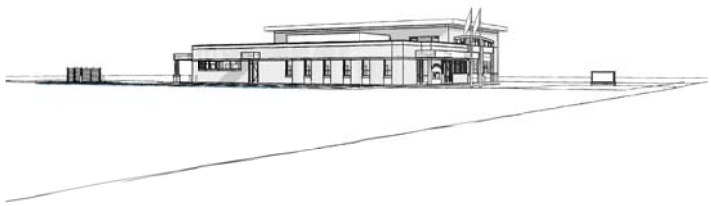
5 EXTERIOR PERSPECTIVES



6 EXTERIOR PERSPECTIVES



3 EXTERIOR PERSPECTIVES



4 EXTERIOR PERSPECTIVES



1 EXTERIOR PERSPECTIVES



2 EXTERIOR PERSPECTIVES

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FGMARCHITECTS
FGM Architects
1 Westbrook Corporate Center
Suite 1000
Westchester, Illinois 60154
630.574.8300 OFFICE
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LEMONT FIRE PROTECTION DISTRICT
12940 SOUTH BELL ROAD, LEMONT, IL 60439

EXTERIOR PERSPECTIVES

SHEET NO.
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LEMONT FPD
FIRE STATION 2

12940 SOUTH BELL ROAD
LEMONT, ILLINOIS 60439



SITE LOCATION MAP (N.T.S.)

Contact the Metropolitan Water Reclamation District of Greater Chicago 2 days before starting work.

P (708) 588-4055
E WMOJobStart@mwrd.org

SURVEY PROVIDED BY:

Plat of Survey Provided By Vanderstappen Land Surveying, Inc. For Eriksson Engineering Associates, LTD. on 03-11-2025. Job No. 250119

PROJECT BENCHMARKS

1. *Site Bench Mark – Shown On C1.0*
   Top Of Well Near Gravel Display In Front Of Exisitng Building
   Elevation 734.84 NAVD88

J.U.L.I.E.

Note: The exact location of all utilities shall be verified by the contractor prior to construction activities. For utility locations call: J.U.L.I.E. 1 (800) 892-0123

INDEX OF SHEETS

C0.0	Civil Engineering Cover Sheet
C1.0	Site Demolition Plan
C2.0	Site Geometry Plan
C3.0	Site Utility Plan
C4.0	Grading & Paving Plan
C5.0	Soil Erosion & Sediment Control Plan
C6.1	Site Work Details
C6.2	Site Work Details
L1.0	Lanscape Plan
TP1.0	Tree Preservation Plan

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1 Westbrook Corporate Center
Suite 1000
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CIVIL ENGINEERING COVER SHEET

SHEET NO.
C0.0

JOB NO. 23-3857.03

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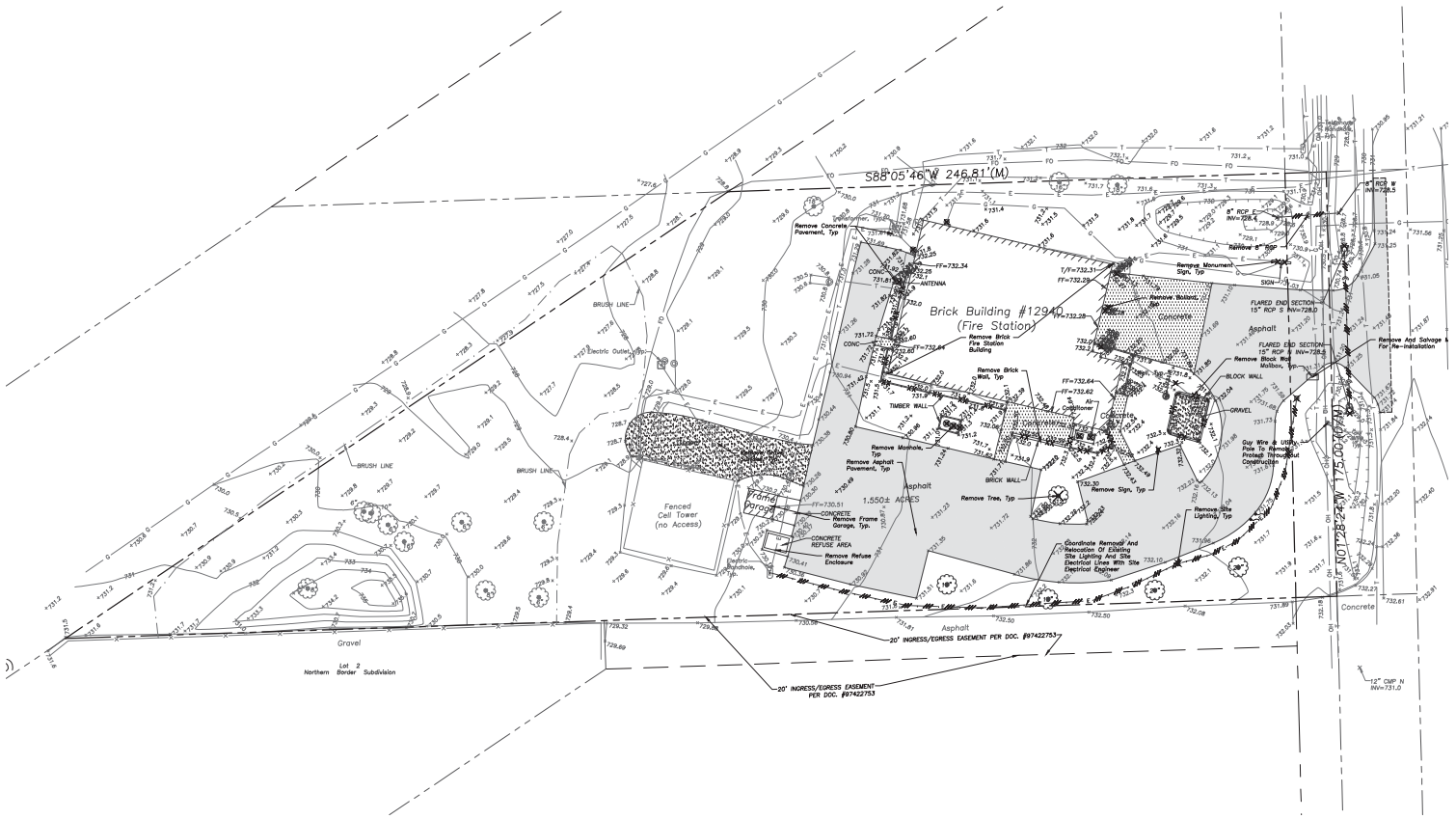

DEMOLITION NOTES

1. All Signs to Be Removed Shall Be Salvaged and Stored In the Owner's Facility for Future Use as Applicable.
2. Keep All Village Streets Free and Clear of Construction Related Dirt/Dust/Debris.
3. Coordinate Existing Utility Removal with Local Authorities and Utility Companies Having Jurisdiction.
4. Coordinate Removal of Overhead Wires And Utility Poles With Authorities Having Jurisdiction And Respective Utility Providers.
5. All Sawcutting Shall be Full Depth to Provide a Clean Edge to Match New Construction. Match Existing Elevations at Points of Connection for New and Existing Pavement, Curb, Sidewalks, etc. All Sawcut Locations Shown Are Approximate and May Be Field Adjusted to Accommodate Conditions, Joints, Material Type, etc. Remove Minimum Amount Necessary for Installation of Proposed Improvements.
6. Provide and Maintain All Necessary Traffic Control and Safety Measures Required During Demolition and Construction Operations Within or Near the Public Roadway.
7. All Light Poles to Be Removed From Private Property Shall Be Removed In Their Entirety, Including Base and All Appurtenances. Coordinate Abandonment of Electrical Lines With Electrical Engineer and Owner Prior to Demolition.
8. Perform Tree Pruning In All Locations Where Proposed Pavement And/Or Utility Installation Encroach Within The Existing Drip Line Of Trees To Remain. All Trenching Within The Drip Line Of Existing Trees To Remain Shall Be Done Radially Away From Trunk If Roots In Excess Of 1" Diameter Are Exposed, Roots Must Be Cut By Reputable Tree Pruning Service Prior To Any Transverse Trenching. Obtain Approval Of Tree Arborist Prior To Operations For A Variance From This Procedure.
9. Coordinate Tree Removal with Landscape Architect. All Trees To Be Removed Shall Be Removed In Their Entirety and Stumps Shall Be Ground to Proposed Subgrade. Use As Mulch for Proposed Landscaping Where Applicable and Acceptable to Architect.
10. Provide Tree Protection Fencing Prior To Construction Operations. Maintain Throughout Construction.

DEMOLITION LEGEND

- Utility Line Removal
- Bituminous Pavement Removal (Full Depth)
- Concrete Pavement Removal (Full Depth)
- Gravel Removal (Full Depth)
- Pavement Sawcut
- Structure Removal
- Tree Removal

20' 0' 20' 40' 60'

Scale: 1"= 20'

LEGEND

EXISTING	PROPOSED
Manhole	
Drainage Structure	
Drainage Structure	
Area Drain	
Clean Out	
Flared End Section	
Storm Sewer	
Sanitary Sewer	
Combined Sewer	
Water Main	
Gas Line	
Overhead Wires	
Electrical Cable (Buried)	
Telephone Line	
Fire Hydrant	
Valve Vault	
Buffalo Box	
Downspout	
Bollard	
Gas Valve	
Gas Meter	
Electric Meter	
Electric Manhole	
Hand Hole	
Light Pole	
Light Pole w/ Mast Arm	
Utility Pole	
Telephone Pedestal	
Telephone Manhole	
Sign	
Fence	
Accessible Parking Stall	
Curb & Gutter	
Depressed Curb	
× C 782.50 / × G 780.00 — Curb Elevation	C 782.50 / G 780.00
× P 783.25 — Gutter Elevation	
× W 782.10 — Pavement Elevation	P 783.25
× 784.0 — Sidewalk Elevation	W 782.10
× T/W 785.20 — Ground Elevation	784.0
Top of Retaining Wall Elevation	T/W 785.20
Swale	
781 — Contour Line	781
Deciduous Tree	
Coniferous Tree	
Brushline	
Tree Protection Fencing at Drip Line	

GENERAL NOTES

1. The Location of Existing Underground Utilities, Such As Watermains, Sewers, Gas Lines, Etc., As Shown On The Plans, Has Been Determined From The Best Available Information and Is Given For The Convenience of The Contractor. However, The Owner and The Engineer Do Not Assume Responsibility In The Event That During Construction, Utilities Other Than Those Shown May Be Encountered, and That The Actual Location of Those Which Are Shown May Be Different From The Location As Shown On The Drawings. Contact Engineer Immediately If Surface and/or Subsurface Features Are Different Than Shown On The Drawings.
2. Notify The Engineer Without Delay of Any Discrepancies Between the Drawings and Existing Field Conditions.
3. Contractor Shall Provide Private Utility Locating Services for the Project Area.
4. Notify The Owner, Engineer and The Village Of Lemont A Minimum of 48 Hours In Advance of Performing Any Work.
5. All Areas, On or Off Site, Disturbed During Construction Operations and Not Part of the Work As Shown Hereon Shall Be Restored To Original Condition to the Satisfaction of the Owner at No Additional Cost to the Owner. It Is Incumbent Upon Contractor to Show That Damaged Areas Were Not Disturbed By Construction Operations.
6. These Drawings Assume That The Contractor Will Utilize An Electronic Drawing File (DWG) to Stake All Site Improvements Accordingly. Contractor Shall Re-Establish Horizontal Control. Horizontal Control Points Not Provided.
7. No Person May Utilize The Information Contained Within These Drawings Without Written Approval From Eriksson Engineering Associates, Ltd.
8. The Engineer Is Furnishing These Drawings For Construction Purposes As A Convenience To The Owner, Architect, Surveyor, or Contractor. Prior To The Use Of These Drawings For Construction Purposes, The User Of This Media Shall Verify All Dimensions And Locations Of Buildings With The Foundation Drawings And Architectural Site Plan, and Coordinate All Dimensions and Locations of All Site Items. If Conflicts Exist The User Of This Information Shall Contact The Engineer Immediately.
9. Provide An As-built Survey Prepared By A Licensed Professional Land Surveyor In Accordance With The Authorities Having Jurisdiction Which Shall Include As a Minimum All Detention Basins and Best Management Practices, Include All Storm and Sanitary Sewers, Structure Locations, Sizes, Rim and Invert Elevations, Final Detention Volume Calculations For The Basin(s), Watermain and Valve and Appurtenance Locations. Provide Photograph Of Restrictor Plate(s) Including Ruler Across Opening For Verification Of Restrictor Diameter.
10. The Illinois Department Of Transportation Standard Specifications For Road And Bridge Construction Latest Edition, And All Addenda Thereto, Shall Govern The Earthwork And Paving Work Under This Contract Unless Noted Otherwise.

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FGMA ARCHITECTS
FGM Architects
1 Westbrook Corporate Center
Suite 1000
Westchester, Illinois 60154
630.574.8300 OFFICE
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LEMONT FIRE STATION 2
LEMONT FIRE PROTECTION DISTRICT
12940 SOUTH BELL ROAD, LEMONT, IL 60439

SITE DEMOLITION PLAN

SHEET NO.
C1.0

JOB NO. 23-3857.03

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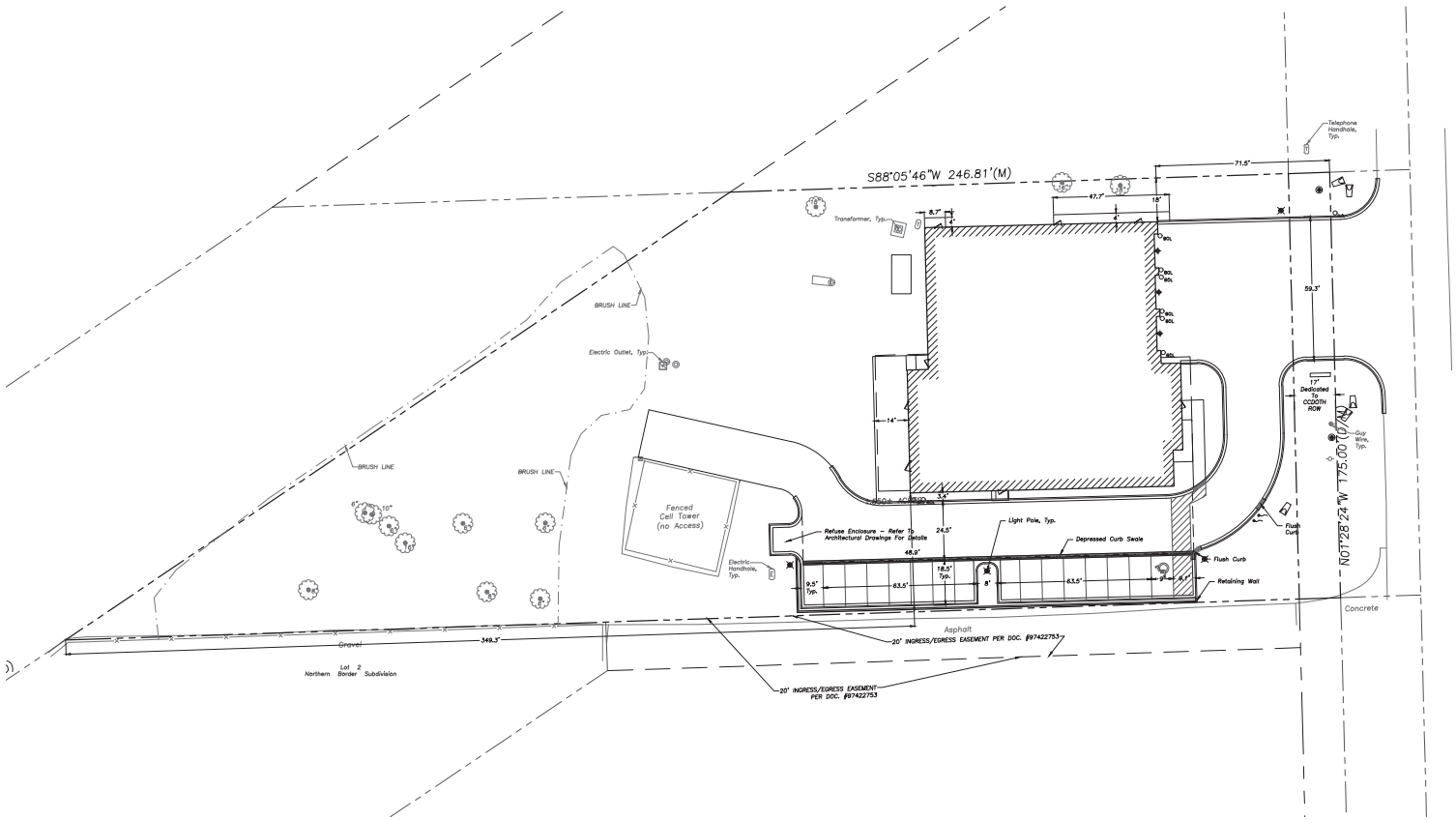

GEOMETRY NOTES

1. *All Dimensions Contained Herein Reference Back Of Curb, Face Of Retaining Wall, Edge Of Pavement, Center of Structure And Outside Face Of Building Foundation Unless Otherwise Noted.*
2. *All Pavement Striping Shall Be 4" Wide Yellow Paint Per Specifications, Two Coats for Latex Paints. All Cross Hatch Striping Shall Be 45° At 2'-0" Centers.*
3. *All Accessible Parking Signs (R7-8) Must Be Placed at the Center of the Space and Within 5 Feet of the Space.*
4. *Refer to Architectural Drawings for Exact Locations of All Buildings.*
5. *Refer to Architectural Drawings for Locations and Details of All Permanent Site Fencing.*
6. *Traffic Sign Posts Shall Be Breakaway Green U-Channel Posts, 2-lb/ft, 11 Gauge Steel, Embedded 42" Minimum Into Ground.*

N

20' 0' 20' 40' 60'

Scale: 1"= 20'

LEGEND

EXISTING		PROPOSED
	Manhole	
	Drainage Structure	
	Drainage Structure	
	Area Drain	
	Clean Out	
	Flared End Section	
	Storm Sewer	
	Sanitary Sewer	
	Corrolated Sewer	
	Water Main	
	Gas Line	
	Overhead Wires	
	Electrical Cable (Buried)	
	Telephone Line	
	Fire Hydrant	
	Valve Vault	
	Buffalo Box	
	Downspout	
	Bollard	
	Gas Valve	
	Gas Meter	
	Electric Meter	
	Electric Manhole	
	Hand Hole	
	Light Pole	
	Light Pole w/ Mast Arm	
	Utility Pole	
	Telephone Pedestal	
	Telephone Manhole	
	Sign	
	Fence	
	Accessible Parking Stall	
	Curb & Gutter	
	Depressed Curb	
x C 782.50	Curb Elevation	C 782.50 / C 782.00
x C 782.00	Gutter Elevation	
x P 783.25	Pavement Elevation	P 783.25
x W 782.10	Sidewalk Elevation	W 782.10
x 784.0	Ground Elevation	784.0
x T/W 785.20	Top of Retaining Wall Elevation	T/W 785.20
781	Swale / Contour Line	781
	Deciduous Tree	
	Coniferous Tree	
	Brushline	
	Tree Protection Fencing at Drip Line	

GENERAL NOTES

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9. *Provide An As-built Survey Prepared By A Licensed Professional Land Surveyor In Accordance With The Authorities Having Jurisdiction Which Shall Include As a Minimum All Detention Basins and Best Management Practices, Include All Storm and Sanitary Sewers, Structure Locations, Sizes, Rim and Invert Elevations, Final Detention Volume Calculations For The Basin(s), Watermain and Valve and Appurtenance Locations. Provide Photograph Of Restrictor Plate(s) Including Ruler Across Opening For Verification Of Restrictor Diameter.*
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LEMONT FIRE STATION 2
LEMONT FIRE PROTECTION DISTRICT
12940 SOUTH BELL ROAD, LEMONT, IL 60439

SITE GEOMETRY PLAN

SHEET NO.
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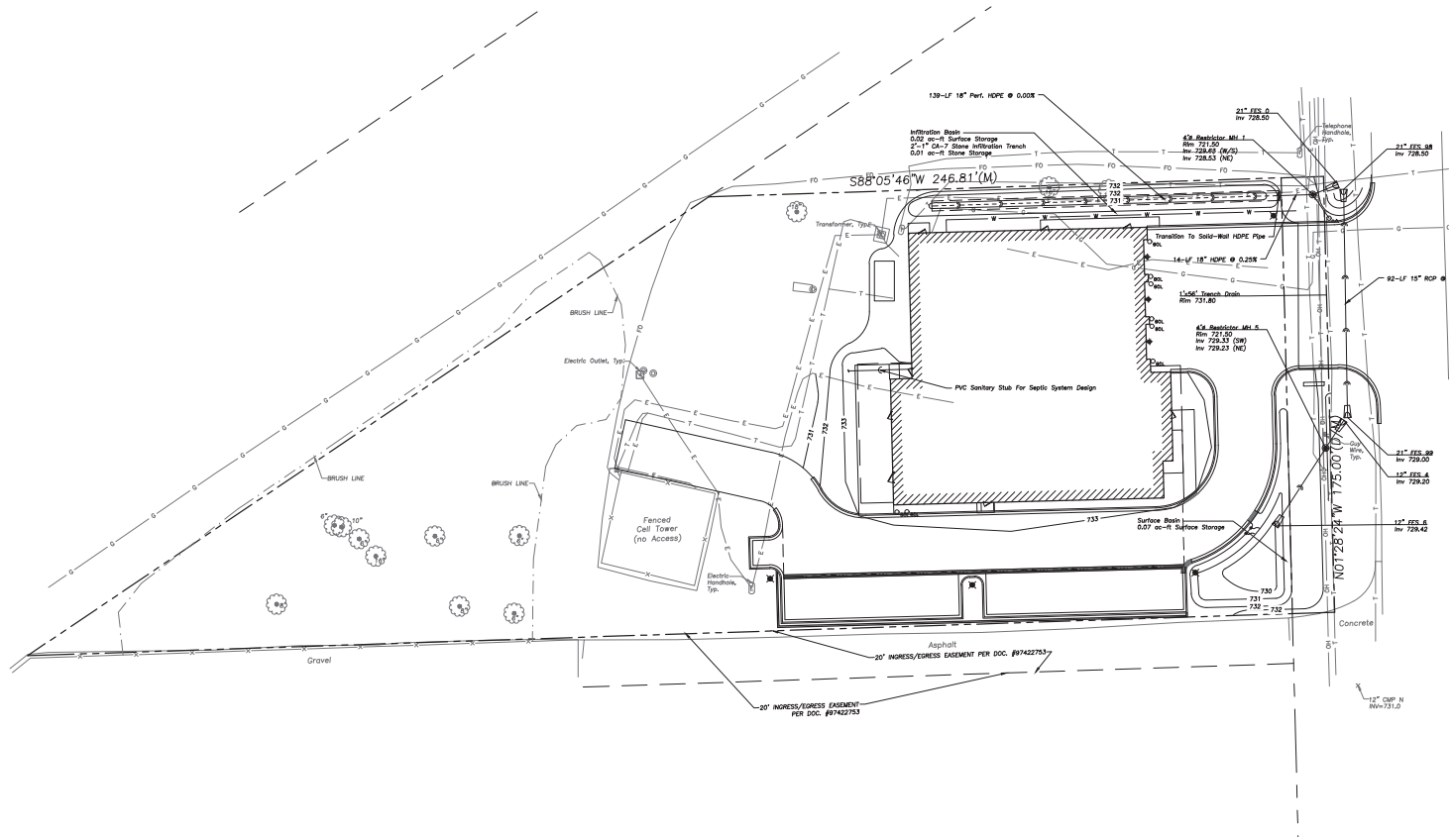

20' 0' 20' 40' 60'

Scale: 1"= 20'

LEGEND

EXISTING		PROPOSED
	Manhole	
	Drainage Structure	
	Drainage Structure	
	Area Drain	
	Clean Out	
	Flared End Section	
	Storm Sewer	
	Sanitary Sewer	
	Combined Sewer	
	Water Main	
	Gas Line	
	Overhead Wires	
	Electrical Cable (Buried)	
	Telephone Line	
	Fire Hydrant	
	Valve Vault	
	Buffalo Box	
	Downspout	
	Bollard	
	Gas Valve	
	Gas Meter	
	Electric Meter	
	Electric Manhole	
	Hand Hole	
	Light Pole	
	Light Pole w/ Mast Arm	
	Utility Pole	
	Telephone Pedestal	
	Telephone Manhole	
	Sign	
	Fence	
	Accessible Parking Stall	
	Curb & Gutter	
	Depressed Curb	
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x T/W 785.20	Top of Retaining Wall Elevation	T/W 785.20
	Swale	
781	Contour Line	781
	Deciduous Tree	
	Coniferous Tree	
	Brushline	
	Tree Protection Fencing at Drip Line	

GENERAL NOTES

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2. Notify The Engineer Without Delay of Any Discrepancies Between the Drawings and Existing Field Conditions.
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9. Provide An As-built Survey Prepared By A Licensed Professional Land Surveyor In Accordance With The Authorities Having Jurisdiction Which Shall Include As a Minimum All Detention Basins and Best Management Practices, Include All Storm and Sanitary Sewers, Structure Locations, Sizes, Rim and Invert Elevations, Final Detention Volume Calculations For The Basin(s), Watermain and Valve and Appurtenance Locations. Provide Photograph Of Restrictor Plate(s) Including Ruler Across Opening For Verification Of Restrictor Diameter.
10. The Illinois Department Of Transportation Standard Specifications For Road And Bridge Construction Latest Edition, And All Addenda Thereto, Shall Govern The Earthwork And Paving Work Under This Contract Unless Noted Otherwise.

UTILITY NOTES

1. This Project Is Located In A Separate Sewer Area.
2. Utility Service Lines as Shown Hereon are Approximate. Coordinate The Exact Locations With The Plumbing Drawings. Coordinate The Locations With The Plumbing Contractor and/or the Owner's Construction Representative Prior to Installation of Any New Utilities.
3. Refer to Plumbing Drawings for Continuation of All Utilities Within 5 Feet of Building Face.
4. Field Verify Invert & Locations of Existing Utility Mains Prior to Installing Any On-Site Utilities or Structures. All Elevations and Inverts Referencing Said Utility Shall Be Field Verified Prior To Installation Of Any New Structures Or Utilities, and Adjustments Shall Be Made as Necessary. Contact Engineer Prior to Installation If Discrepancy Exists With These Drawings.
5. Coordinate the Relocation Of Any Utilities Encountered And Replacement Of Any Utilities Damaged Within Influence Zone Of New Construction. Contact Engineer If The Existing Utilities Vary Appreciably From The Plans.
6. All Water Main and Services Shall Be Installed at a Minimum Depth of 5.5' From Top of Finished Ground Elevation to Top of Main.
7. Protection Of Water Supplies Shall Be As Described in Section 370.350 Of The Illinois Recommended Standards For Sewage Works Or Section 41-2.01 Of The Standard Specifications For Water and Sewer Main Construction in Illinois, Latest Edition.
8. Clean Out All Existing and Proposed Storm Inlets and Catch Basins at the Completion of Construction.
9. Provide Adequate Coupling Device and/or Oversized Concrete Flared-End Section to Accommodate HDPE Storm Sewer.
10. The "Standard Specifications for Water and Sewer Main Construction in Illinois", Current Edition Shall Govern Work Where Applicable.
11. Adjust Frame Elevations Of All Structures Located Within The Limits Of The Project To Match Proposed Elevations, Add Or Remove Adjusting Rings As Necessary And Install New Mortar At Rings And Frame. Install New Chimney Seals On Any Sanitary Structures Being Adjusted.
12. Obtain As-Built Information For All Pipes, In Accordance With As-Built Document Requirements, Prior To The Installation Of Any Inlet Hoods Or Trash Racks.

STRUCTURE NOTES

1. All Catch Basins to Be Installed in Paved Areas Shall Have Neenah R2504-D Frame & Grate or Approved Equal.
2. All Catch Basins to Be Installed in Landscaped Areas Shall Have Neenah R4340-B Frame & Grate or Approved Equal. For Cone Sections Install a Minimum of 4" Grade Rings For Topsoil Respread. For Flat Slab Tops Install the Following Minimum Height of Grade Rings:
   4' Diameter Structure- 4"
   5' Diameter Structure- 6"
   6' Diameter Structure- 8"
3. All Catch Basins to Be Installed Along Curb and Gutter (B-6.12) Shall Have Neenah R3281-A Frame & Grate or Approved Equal.
4. All Catch Basins to Be Installed Along Depressed Curb and Gutter (Dep B-6.12) Shall Have East Jordan Iron Works 5120 Catch Basin Inlet Frame and Grate, or Approved Equal.
5. Where Structures are Shown Along the Curbline, Unless Specifically Stated Otherwise, It Is Intended That the Frame of the Structure Is To Fall Within the Flowline Of The Gutter or at the Pavement Edge Where No Gutter Exists.
6. All Manholes Shall Have Neenah R1713-B Frame & Closed Lid or Approved Equal, with "Storm" or "Sanitary" imprinted as Appropriate.
7. For All Structures indicated to be Adjusted, Remove and Install Adjusting Rings, Cone Section, Barrel Sections, or Flat Slab Top as Necessary.
8. All Flared End Sections 12" and Larger Shall include an IDOT Standard Grate.
9. All Flared End Sections Shall Be Concrete.
10. All Sanitary Manholes Shall include a Chimney Seal.

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FGMA ARCHITECTS
FGM Architects
1 Westbrook Corporate Center
Suite 1000
Westchester, Illinois 60154
630.574.8300 OFFICE
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ISSUANCE

NO	DATE	DESCRIPTION
1	9.14.2026	PUD SUBMISION

LEMONT FIRE STATION 2
LEMONT FIRE PROTECTION DISTRICT
12940 SOUTH BELL ROAD, LEMONT, IL 60439

SITE UTILITY PLAN

SHEET NO.
C3.0

JOB NO. 23-3857.03
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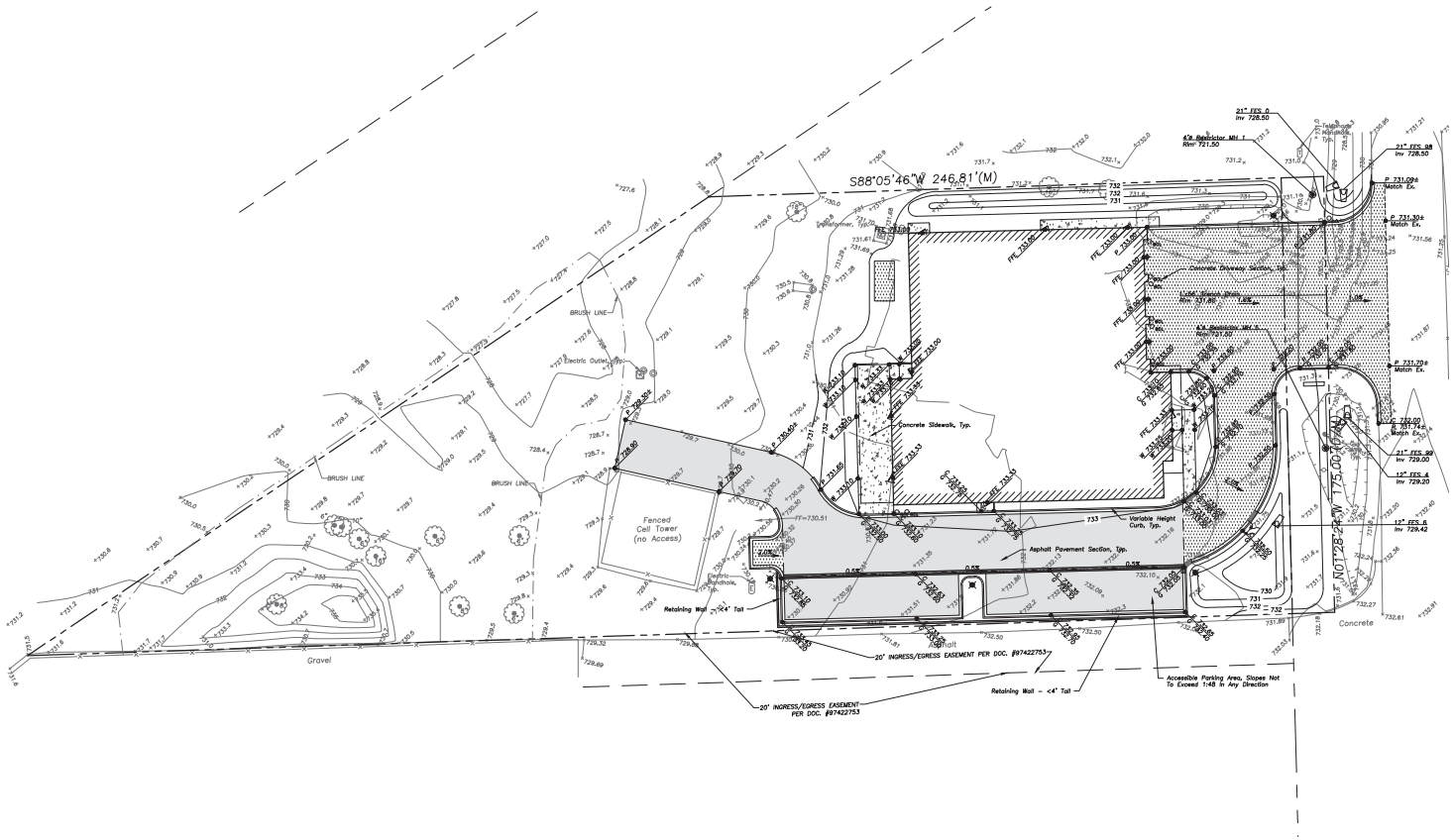

GRADING NOTES

1. <<If not included with erosion control notes>>Install And Maintain Silt Fence at the Perimeter of the Construction Zone.
2. The Grading and Construction of Proposed Improvements Shall Be Done In A Manner Which Will Allow For Positive Drainage, and Not Cause Ponding of Stormwater on the Surface of Proposed Improvements.
3. All Landscaped Areas Disturbed By Construction Shall Be Respread With 6 Inches (Min.) to 12 Inches (Max.) Topsoil and Hydroseeded Unless Noted Otherwise On The Landscape Drawings.
4. Refer to Architectural Drawings for Locations and Patterns of Expansion and Control Joints in Concrete Pavement and Sidewalks.
5. Accessible Parking Spaces and Loading Spaces Shall Be Sloped at Maximum 2.0% In Any Direction. Maximum Sidewalk Cross Slopes Shall be 2.0%. Maximum Longitudinal Sidewalk Slope Shall Be 4.9%. Contact Engineer If Conflicts Exist.
6. Adjust Frame Elevations Of All Structures Located Within The Limits Of The Project To Match Proposed Elevations. Add Or Remove Adjusting Rings As Necessary And Install New Mortar At Rings And Frame. Install New Chimney Seals On Any Sanitary Structures Being Adjusted
7. <<Where Borrow us anticipated>>Conditions May Require Importing Additional Material To Bring The Site To Proposed Subbase Elevations. Borrow For Building Pad Preparation or Site Paving, Borrow Pit Shall Not Be Located In Proposed Hardscape Areas. Contractor Shall Backfill Borrow Pit to Meet Proposed Grades, or Existing Grades In Otherwise Undisturbed Areas, and May Use Topsoil and Unsuitable Material to Backfill. Review Soil Studies Prior to Excavation.

PAVING & SURFACE LEGEND

Asphalt Pavement Section
1 1/2" Hot Mix Asphalt,Mix D, IL-9.5, N50
2 1/2" Hot Mix Asphalt, IL-19.0, N50
Prime Coat (0.25 gal/sq yd)
8" Aggregate Base Course, Type B, Crushed, CA-6
Non-Woven Geotextile Fabric, 5 oz/sy

Concrete Driveway Section
8" Portland Cement Concrete
Curing and Sealing Compound
6"x6" W2.9xW2.9 Welded Wire Fabric
6" Aggregate Base Course, Type B, Crushed

Concrete Sidewalk Section
5" Portland Cement Concrete
Curing and Sealing Compound
6"x6" W1.4xW1.4 Welded Wire Fabric
2" Aggregate Base Course, Type B, Crushed

Stormwater Overland Flow Path

Ridge Line/High Point

GENERAL NOTES

1. The Location of Existing Underground Utilities, Such As Watermains, Sewers, Gas Lines, Etc., As Shown On The Plans, Has Been Determined From The Best Available Information and Is Given For The Convenience of The Contractor. However, The Owner and The Engineer Do Not Assume Responsibility In The Event That During Construction, Utilities Other Than Those Shown May Be Encountered, and That The Actual Location of Those Which Are Shown May Be Different From The Location As Shown On The Drawings. Contact Engineer Immediately If Surface and/or Subsurface Features Are Different Than Shown On The Drawings.
2. Notify The Engineer Without Delay of Any Discrepancies Between the Drawings and Existing Field Conditions.
3. Contractor Shall Provide Private Utility Locating Services for the Project Area.
4. Notify The Owner, Engineer and The Village Of Lemont A Minimum of 48 Hours In Advance of Performing Any Work.
5. All Areas, On or Off Site, Disturbed During Construction Operations and Not Part of the Work As Shown Hereon Shall Be Restored To Original Condition to the Satisfaction of the Owner at No Additional Cost to the Owner. It Is Incumbent Upon Contractor to Show That Damaged Areas Were Not Disturbed By Construction Operations.
6. These Drawings Assume That The Contractor Will Utilize An Electronic Drawing File (DWG) to Stake All Site Improvements Accordingly. Contractor Shall Re-Establish Horizontal Control. Horizontal Control Points Not Provided.
7. No Person May Utilize The Information Contained Within These Drawings Without Written Approval From Eriksson Engineering Associates, Ltd.
8. The Engineer Is Furnishing These Drawings For Construction Purposes As A Convenience To The Owner, Architect, Surveyor, or Contractor. Prior To The Use Of These Drawings For Construction Purposes, The User Of This Media Shall Verify All Dimensions And Locations Of Buildings With The Foundation Drawings And Architectural Site Plan, and Coordinate All Dimensions and Locations of All Site Items. If Conflicts Exist The User Of This Information Shall Contact The Engineer Immediately.
9. Provide An As-built Survey Prepared By A Licensed Professional Land Surveyor In Accordance With The Authorities Having Jurisdiction Which Shall Include As a Minimum All Detention Basins and Best Management Practices, Include All Storm and Sanitary Sewers, Structure Locations, Sizes, Rim and Invert Elevations, Final Detention Volume Calculations For The Basin(s), Watermain and Valve and Appurtenance Locations. Provide Photograph Of Restrictor Plate(s) Including Ruler Across Opening For Verification Of Restrictor Diameter.
10. The Illinois Department Of Transportation Standard Specifications For Road And Bridge Construction Latest Edition, And All Addenda Thereto, Shall Govern The Earthwork And Paving Work Under This Contract Unless Noted Otherwise.

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FGMA ARCHITECTS
FGM Architects
1 Westbrook Corporate Center
Suite 1000
Westchester, Illinois 60154
630.574.8300 OFFICE
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LEMONT FIRE STATION 2
LEMONT FIRE PROTECTION DISTRICT
12940 SOUTH BELL ROAD, LEMONT, IL 60439

GRADING & PAVING PLAN

SHEET NO.
C4.0

JOB NO. 23-3857.03

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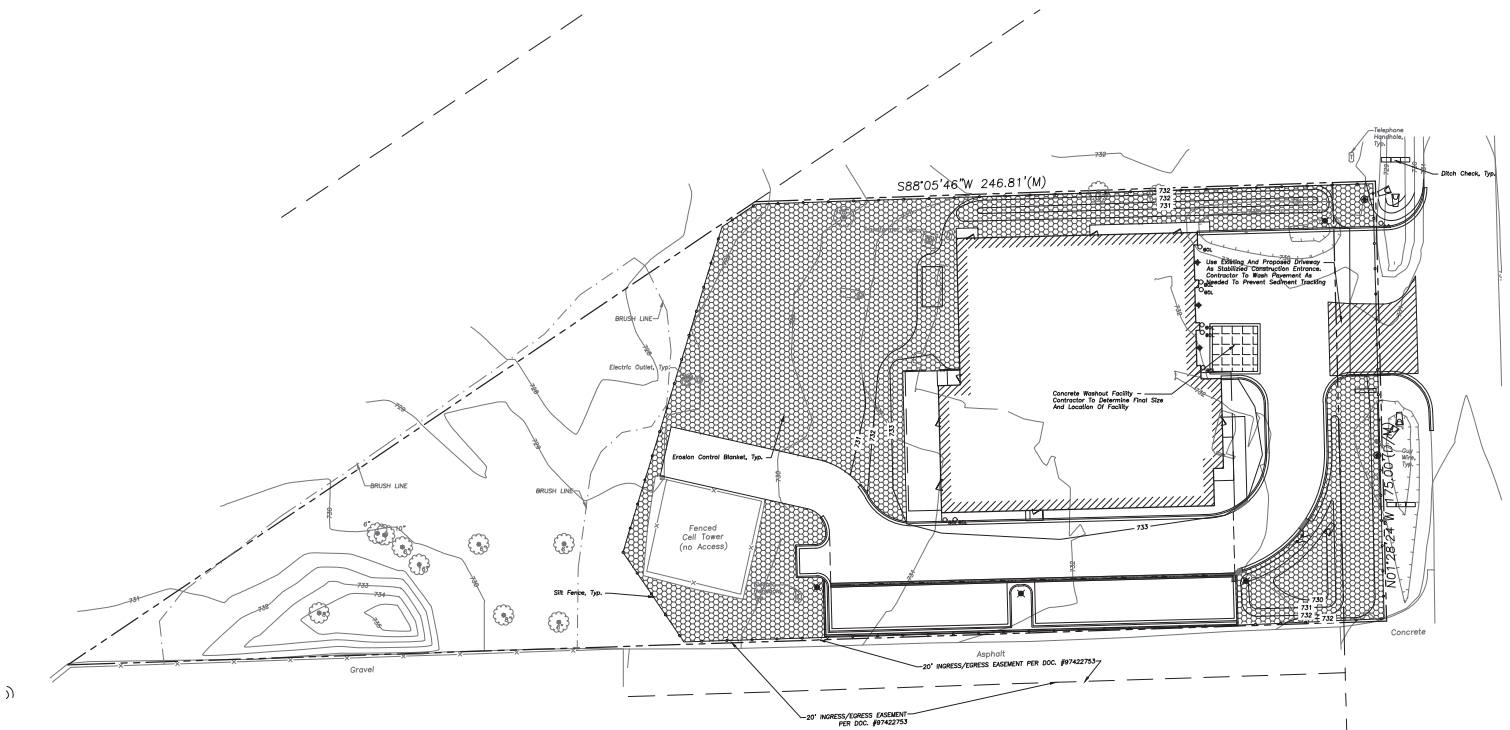

Scale: 1"= 20'

LEGEND

EXISTING		PROPOSED
	Manhole	
	Drainage Structure	
	Drainage Structure	
	Area Drain	
	Clean Out	
	Flared End Section	
	Storm Sewer	
	Sanitary Sewer	
	Combined Sewer	
	Water Main	
	Gas Line	
	Overhead Wires	
	Electrical Cable (Buried)	
	Telephone Line	
	Fire Hydrant	
	Valve Vault	
	Buffalo Box	
	Downspout	
	Bollard	
	Gas Valve	
	Gas Meter	
	Electric Meter	
	Electric Manhole	
	Hand Hole	
	Light Pole	
	Light Pole w/ Mast Arm	
	Utility Pole	
	Telephone Pedestal	
	Telephone Manhole	
	Sign	
	Fence	
	Accessible Parking Stall	
	Curb & Gutter	
	Depressed Curb	
x C 782.50	Curb Elevation	C 782.50
x G 782.00	Gutter Elevation	G 782.00
x P 783.25	Pavement Elevation	P 783.25
x W 782.10	Sidewalk Elevation	W 782.10
x 784.0	Ground Elevation	784.0
x T/W 785.20	Top of Retaining Wall Elevation	T/W 785.20
	Swale	
781	Contour Line	781
	Deciduous Tree	
	Coniferous Tree	
	Brushline	
	Tree Protection Fencing at Drip Line	

GENERAL NOTES

1. The Location of Existing Underground Utilities, Such As Watermains, Sewers, Gas Lines, Etc., As Shown On The Plans, Has Been Determined From The Best Available Information and Is Given For The Convenience of The Contractor. However, The Owner and The Engineer Do Not Assume Responsibility In The Event That During Construction, Utilities Other Than Those Shown May Be Encountered, and That The Actual Location of Those Which Are Shown May Be Different From The Location As Shown On The Drawings. Contact Engineer Immediately If Surface and/or Subsurface Features Are Different Than Shown On The Drawings.
2. Notify The Engineer Without Delay of Any Discrepancies Between the Drawings and Existing Field Conditions.
3. Contractor Shall Provide Private Utility Locating Services for the Project Area.
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6. These Drawings Assume That The Contractor Will Utilize An Electronic Drawing File (DWG) to Stake All Site Improvements Accordingly. Contractor Shall Re-Establish Horizontal Control. Horizontal Control Points Not Provided.
7. No Person May Utilize The Information Contained Within These Drawings Without Written Approval From Eriksson Engineering Associates, Ltd.
8. The Engineer Is Furnishing These Drawings For Construction Purposes As A Convenience To The Owner, Architect, Surveyor, or Contractor. Prior To The Use Of These Drawings For Construction Purposes, The User Of This Media Shall Verify All Dimensions And Locations Of Buildings With The Foundation Drawings And Architectural Site Plan, and Coordinate All Dimensions and Locations of All Site Items. If Conflicts Exist The User Of This Information Shall Contact The Engineer Immediately.
9. Provide An As-built Survey Prepared By A Licensed Professional Land Surveyor In Accordance With The Authorities Having Jurisdiction Which Shall Include As a Minimum All Detention Basins and Best Management Practices, Include All Storm and Sanitary Sewers, Structure Locations, Sizes, Rim and Invert Elevations, Final Detention Volume Calculations For The Basin(s), Watermain and Valve and Appurtenance Locations. Provide Photograph Of Restrictor Plate(s) Including Ruler Across Opening For Verification Of Restrictor Diameter.
10. The Illinois Department Of Transportation Standard Specifications For Road And Bridge Construction Latest Edition, And All Addenda Thereto, Shall Govern The Earthwork And Paving Work Under This Contract Unless Noted Otherwise.

SOIL EROSION & SEDIMENTATION CONTROL NOTES

1. Illinois Urban Manual Shall Govern All Soil Erosion and Sediment Control, and Related Work.
2. Contractor Shall Be Responsible for Compliance With IEPA NPDES and ILR10 Permit Requirements for Project.
3. Soil Disturbance Shall Be Conducted in Such a Manner as To Minimize Erosion. Soil Stabilization Measures Shall Consider the Time of Year, Site Conditions, and the Use of Temporary or Permanent Measures.
4. Soil Erosion and Sediment Control Features Shall Be Constructed Prior to the Commencement of Upland Disturbance.
5. Temporary Soil Stabilization Shall Be Applied to Topsoil Stockpiles and Disturbed Areas, Where Construction Activity Will Not Occur For A Period of More Than 14 Calendar Days. Temporary Measures Shall Be Applied Within 7 Calendar Days of the End of Active Hydrologic Disturbance. The Sediment Control Measures Shall Be Maintained On A Continuing Basis Until The Site Is Permanently Stabilized And All Inspections Are Complete, Permanent Stabilization Shall Be Completed Within 14 Days after Completion of Final Grading of Soil.
6. All Temporary And Permanent Erosion Control Measures Shall Be Removed Within 30 Days After Final Site Stabilization Is Achieved Or After The Temporary Measures Are No Longer Needed. Trapped Sediment And Other Disturbed Soil Areas Shall Be Permanently Stabilized.
7. Final Site Stabilization Is Defined By The EPA General Permit As Meaning That All Soil Disturbing Activities At The Site Have Been Completed, And That A Uniform Perennial Vegetative Cover With A Density Of 70 Percent Of The Cover For Unpaved Areas Not Covered By Permanent Structures Has Been Established Or Equivalent Permanent Stabilization Measures (Such As The Use Of Riprap, Gabions, Or Geotextiles) Have Been Employed.
8. All Temporary And Permanent Sediment And Erosion Control Measures Must Be Maintained, Repaired, And Inspected In Conformance With All Applicable IEPA-NPDES Phase II And Lake County DECI Requirements.
9. Following The Termination Of Construction Activities And Issuance Of The Required "Notice Of Termination", The Permittees Must Keep A Copy Of The Storm Water Pollution Prevention Plan, Inspection Reports, And Records Of All The Data Used To Complete The Notice Of Intent For A Period Of At Least Three Years Following Final Stabilization.
10. Install And Maintain Silt Fence At The Perimeter Of The Construction Zone And Wetland Areas And As Shown On The Plans. Maintain Silt Fence Throughout Construction And Until Vegetation Has Been Fully Established.
11. Contractor Shall Provide Qualified Soil Erosion and Sediment Control Inspector Services In Accordance with NPDES and Governmental Requirements. Inspections Shall Occur at Every Seven Calendar Days Or Within 24 Hours of a 0.5" or Greater Rainfall Event. Engineer Shall Be Copied on Inspection Logs.
12. The Erosion Control Measures Indicated On The Drawings Are The Minimum Requirements. Additional Measures May Be Required As Directed By The Qualified Soil and Erosion Sediment and Control Inspector Or Governing Agency.
13. Unless Otherwise Indicated on the Drawings, Stabilize All Disturbed Ground Areas Where Slopes Exceed 6:1 or Within Swales with North American Green Bioket SC150BN Erosion Control Blanket, or Approved Equal.
14. Report Releases of Reportable Quantities of Oil or Hazardous Materials If They Occur in Accordance with IEPA NPDES Requirements.
15. All Concrete Washout Shall Conform To The "Temporary Concrete Washout Facility" Standards (Code 954) of the Illinois Urban Manual, Latest Edition.
16. If Necessary, The SWPPP Shall Be Modified To Reflect Changes Required During The Effective Period Of The EPA NPDES General Permit No ILR10 and Local and County Permits.
17. Dewatering of Excavations Shall be Performed in a Manner Such as Through the use of Filter Bags or Polymer Treated Dewatering Swales, so as to Not Discharge Sediment Laden Water into Storm Sewers Tributary to Open Water.

INTENDED SEQUENCE OF MAJOR SEDIMENT AND EROSION CONTROL MEASURES

1. Install Stabilized Construction Entrance
2. Install All Downslope and Sideslope Perimeter Controls Before Commencement of Any Ground Disturbing Activity.
3. Do Not Disturb An Area Until It is Necessary For Construction To Proceed.
4. Cover and Stabilize Disturbed Areas As Soon As Possible.
5. When Practical, Time Construction Activities To Limit Impact From Seasonal Rainfall Events and Weather Events.
6. Construct Sedimentation Basins and Structures.
7. Perform Grading Operations and Installation of Site Infrastructure and Pavement.
8. Install Permanent Seeding and Plantings.
9. Remove Accumulated Sediment From Basins and Along Silt Fence.
10. Construction of Infiltration Measures Shall Take Place Following Stabilization of Upstream Drainage Areas.
11. Remove Temporary Sediment and Erosion Control Measures Following Final Stabilization of All Disturbed Areas.

SOIL EROSION & SEDIMENTATION CONTROL LEGEND

- Silt Fence
- Erosion Control Blanket North American Green D575 Or Approved Equal
- Erosion Control Ditch Check

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FGM Architects
1 Westbrook Corporate Center
Suite 1000
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LEMONT FIRE STATION 2
LEMONT FIRE PROTECTION DISTRICT
12940 SOUTH BELL ROAD, LEMONT, IL 60439

SOIL EROSION & SEDIMENT CONTROL PLAN

SHEET NO.
C5.0

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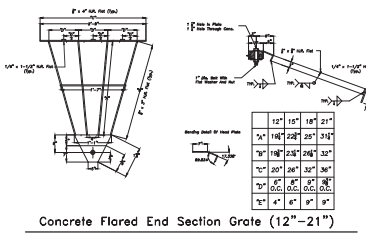
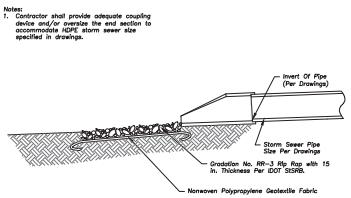
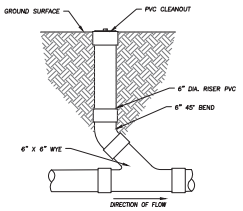


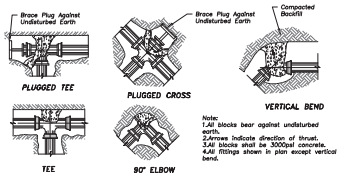
Concrete Flared End Section Grate (12"–21")



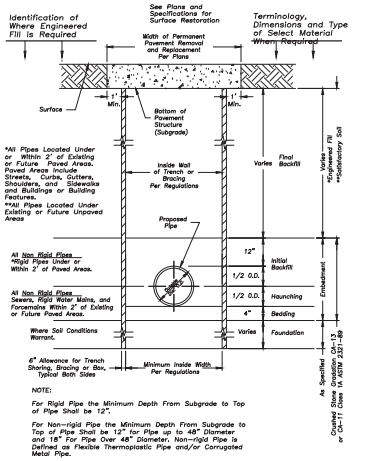
RIP RAP AT FLARED END SECTION



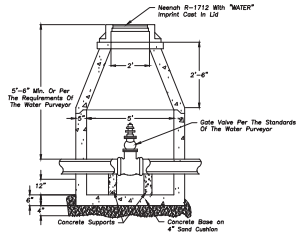
PVC CLEANOUT



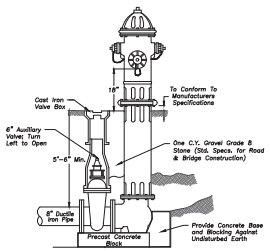
THRUST BLOCKING



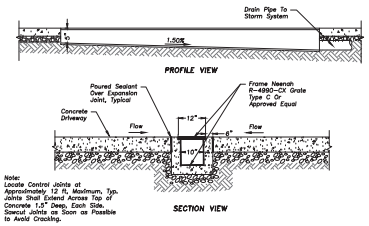
STORM SEWER AND WATER TRENCH SECTION



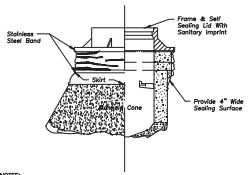
WATER VALVE VAULT



HYDRANT INSTALLATION

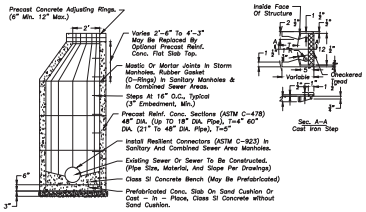


TRENCH DRAIN SECTION



NOTES:
1. Chimney Seals shall be installed on all Sanitary Sewerage System Manholes.
2. "CRETEX" External Seals are required. Other products or other design solutions shall require the approval of the Village Engineer.
3. Chimney Seals shall be installed in accordance with the manufacturer's instructions.

SANITARY MANHOLE CHIMNEY SEAL



MANHOLE – 48"–60" DIA.

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FGM Architects
1 Westbrook Corporate Center
Suite 1000
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LEMONT FIRE STATION 2
LEMONT FIRE PROTECTION DISTRICT
12940 SOUTH BELL ROAD, LEMONT, IL 60439

SITE WORK DETAILS

SHEET NO.
C6.1

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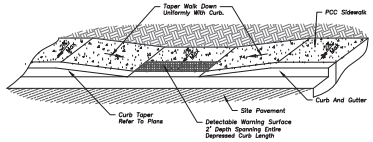
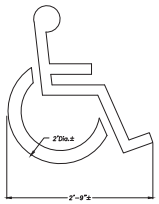
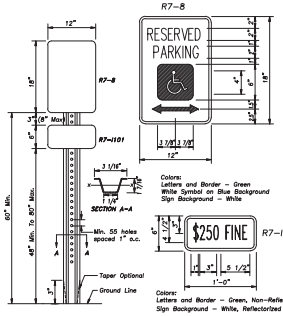


DEPRESSED ACCESSIBLE LANDING DETAIL



Note: All Paint Shall Be 4" Wide Yellow Lines (Typ.)

ACCESSIBLE PARKING STALL PAVEMENT MARKING



Notes: Dimensions Shown For Cross Sections Are Minimum.

All Holes Are 3/8"ø. Minimum Section Modulus About The X–X Axis Of The Post Shall Be 0.23 In.

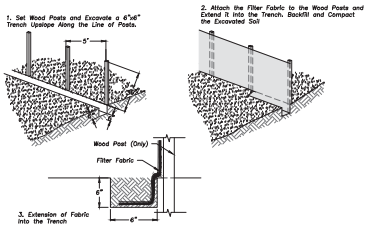
For Posts In Which Holes Are Punched Or Drilled For More Than Half Their Length, The Section Modulus Shall Be Computed For The Net Section.

3'–6" Post Bury Depth.

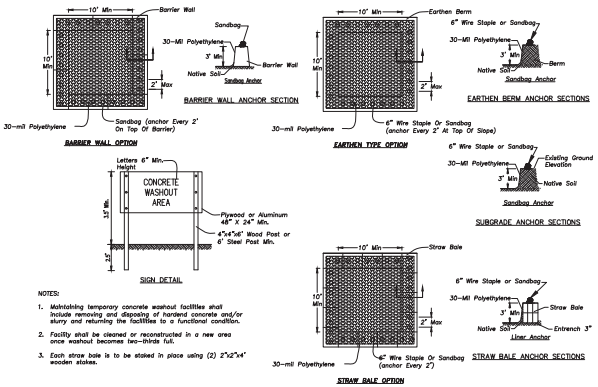
Post Shall Weigh 2.00 Lb./ft Length.

One In 8 Accessible Parking Spaces Must Be Van Accessible, Minimum Of One Van Accessible Spaces Have The Same Requirement Except They Must Also Have 96" Of Clear Vertical Space.

ACCESSIBLE PARKING SIGN



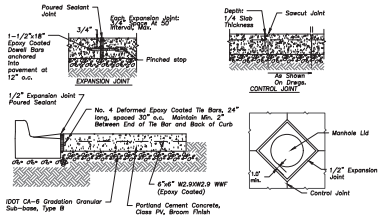
SILT FENCE CONSTRUCTION (AASHTO 288–00)



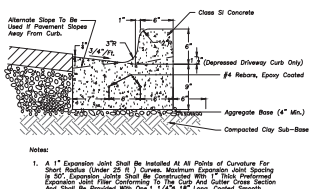
NOTES:

1. Maintaining temporary concrete washout facilities shall include removing and disposing of hardend concrete and/or slurry and returning the facilities to a functional condition.
2. Facility shall be cleaned or reconstructed in a new area once washout becomes two–thirds full.
3. Each straw bale is to be staked in place using (2) 2"x2"x4' wooden stakes.

CONCRETE WASHOUT FACILITY



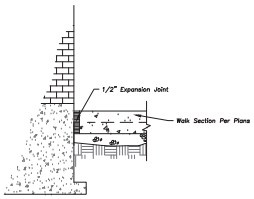
CONCRETE PAVEMENT DETAILS



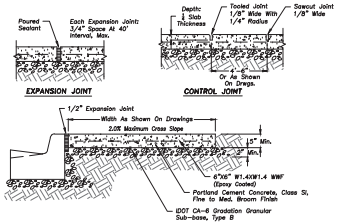
Notes:

1. A 1" Expansion Joint Shall Be Installed At All Points of Curvature For Short Radius (Under 20 ft.) Curves. Maximum Expansion Joint Spacing For Short Radius Curves Shall Be 20 ft. Each Joint Shall Be Premolded Expansion Joint Filler Conforming To The Curb And Gutter Cross Section And Shall Be Provided With One 1 1/4"ø 18" Long, Coated Smooth Dowel Bar. The Dowel Bar Shall Be Fitted With A Cap With A Pinched Stop Which Provides A Minimum Of 1" Of Expansion.
2. Maximum Contraction (Control) Joint Spacing Shall Be 20'.

B–6.12 CURB & GUTTER

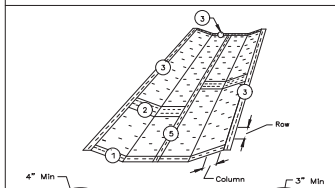


WALK ADJACENT TO BUILDING



PORTLAND CEMENT CONC. SIDEWALK

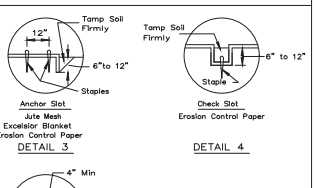
EROSION BLANKET PLAN



REFERENCE			
Project			
Designed	Date		
Checked	Date		
Approved	Date		

NRCS — STANDARD DWG. NO. IL–530 — SHEET 1 OF 2 — DATE 5–24–94

EROSION BLANKET PLAN



NOTES:

1. On erosion control paper, check slots, in ditch channel shall be spaced so that one occurs within each 50' on slopes of more than 4% and less than 6%. On slopes of 6% or more, they shall be spaced so that one occurs within each 25'.
2. Staples are to be placed alternately, in columns approximately 2' apart and in rows approximately 3' apart. Approximately 175 staples are required per 4'x 225' roll of material and 125 staples are required per 4'x 150' roll of material.
3. Erosion control material shall be placed loosely over ground surface. Do not stretch.
4. All terminal ends and transverse laps shall be stapled at approximately 12" intervals.

REFERENCE			
Project			
Designed	Date		
Checked	Date		
Approved	Date		

NRCS — STANDARD DWG. NO. IL–530 — SHEET 2 OF 2 — DATE 3–1–95

fgma
FGMA ARCHITECTS
FGM Architects
1 Westbrook Corporate Center
Suite 1000
Westchester, Illinois 60154
630.574.8300 OFFICE
ILLINOIS PROFESSIONAL DESIGN FIRM #184.000350

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NO	DATE	ISSUANCE DESCRIPTION
1	3.14.2026	PUD SUBMISION

LEMONT FIRE STATION 2
LEMONT FIRE PROTECTION DISTRICT
12940 SOUTH BELL ROAD, LEMONT, IL 60439

SITE WORK DETAILS

SHEET NO.
C6.2

JOB NO. 23-3857.03

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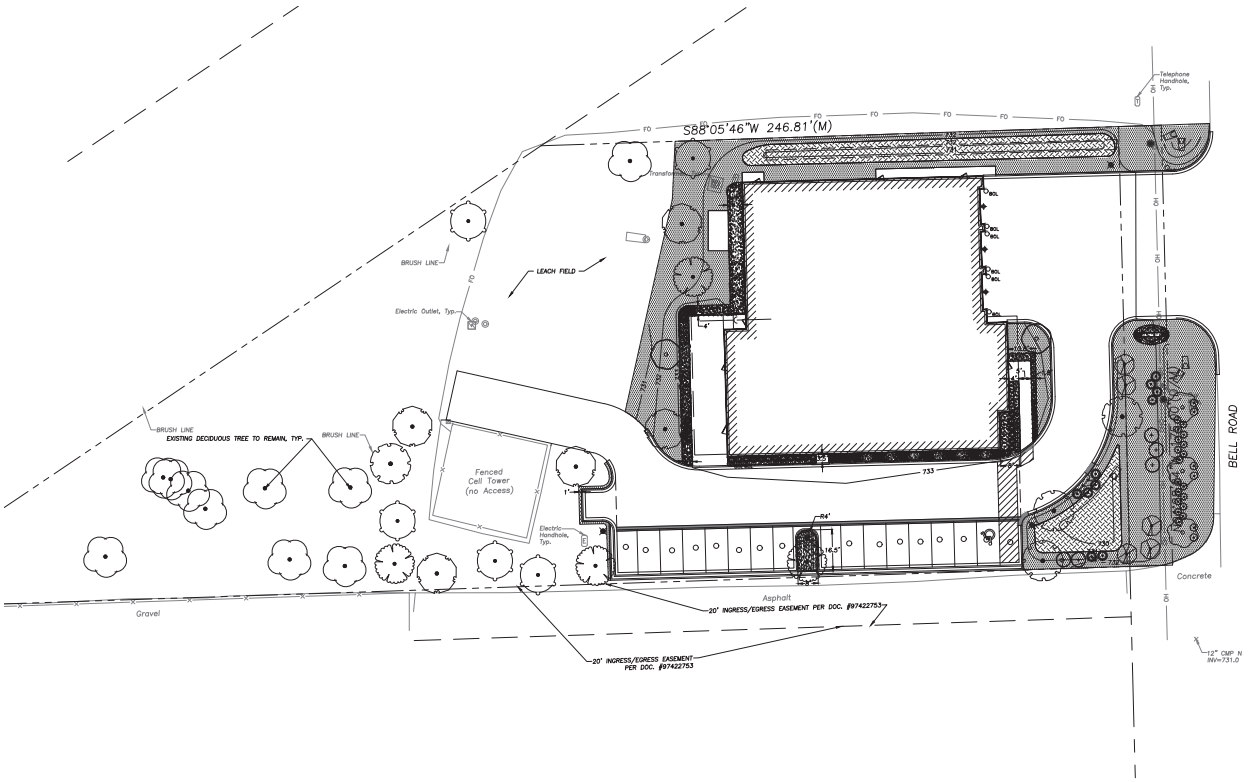
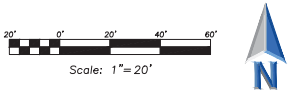




LANDSCAPE NOTES:

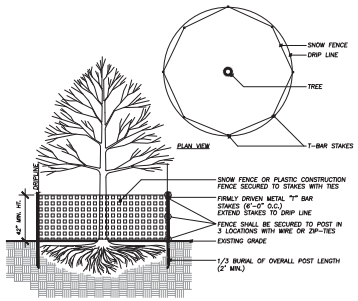
1. PLANT QUANTITIES SHOWN IN THE PLANT SCHEDULE ARE FOR CONVENIENCE ONLY. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING AND INSTALLING ALL MATERIALS SHOWN ON THE PLAN AND SHOULD NOT RELY ON THE PLANT SCHEDULE FOR DETERMINING QUANTITIES.
2. ALL PLANT MATERIALS SHALL BE NURSERY GROWN STOCK AND SHALL BE FREE FROM ANY DEFORMITIES, DISEASES OR INSECT DAMAGE. ANY MATERIALS WITH DAMAGED OR CROOKED/DISFIGURED LEADERS, BARK ABRASION, SUNSCALD, INSECT DAMAGE, ETC. ARE NOT ACCEPTABLE AND WILL BE REJECTED. TREES WITH MULTIPLE LEADERS WILL BE REJECTED UNLESS CALLED OUT IN THE PLANT SCHEDULE AS MULTI-STEM. NO PRUNING TO BE DONE AT THE TIME OF INSTALLATION EXCEPT FOR DEAD OR BROKEN LIMBS.
3. ALL LANDSCAPE IMPROVEMENTS SHALL MEET MUNICIPALITY REQUIREMENTS AND GUIDELINES, WHICH SHALL BE VERIFIED BY MUNICIPAL AUTHORITIES.
4. ALL PLANTING OPERATIONS SHALL BE COMPLETED IN ACCORDANCE WITH STANDARD HORTICULTURAL PRACTICES. THIS MAY INCLUDE, BUT NOT BE LIMITED TO, PROPER PLANTING BED AND TREE PIT PREPARATION, PLANTING MIX, PRUNING, STAKING AND GUYING, WRAPPING, SPRAYING, FERTILIZATION, PLANTING AND ADEQUATE MAINTENANCE OF MATERIALS DURING CONSTRUCTION ACTIVITIES.
5. ALL PLANT MATERIALS SHALL BE INSPECTED AND APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION. ANY MATERIALS INSTALLED WITHOUT APPROVAL MAY BE REJECTED.
6. THE CONTRACTOR SHALL GUARANTEE PLANT MATERIALS FOR A PERIOD OF ONE YEAR FROM DATE OF ACCEPTANCE BY OWNER. THE CONTRACTOR SHALL OUTLINE PROPER MAINTENANCE PROCEDURES TO THE OWNER AT THE TIME OF ACCEPTANCE. DURING THE GUARANTEE PERIOD, DEAD OR DISEASED MATERIALS SHALL BE REPLACED AT NO COST TO THE OWNER. AT THE END OF THE GUARANTEE PERIOD THE CONTRACTOR SHALL OBTAIN FINAL ACCEPTANCE FROM THE OWNER.
7. ANY EXISTING TREES TO BE RETAINED SHALL BE PROTECTED FROM SOIL COMPACTION AND OTHER DAMAGES THAT MAY OCCUR DURING CONSTRUCTION ACTIVITIES BY ERECTING FENCING AROUND SUCH MATERIALS THE DRIP LINE OF THE TREE TO BE PROTECTED UNLESS SPECIFIED OTHERWISE.
8. ALL GRASS, CLUMPS, OTHER VEGETATION, DEBRIS, STONES, ETC.. SHALL BE RAKED OR OTHERWISE REMOVED FROM PLANTING AND LAWN AREAS PRIOR TO INITIATION OF INSTALLATION PROCEDURES.
9. THE CONTRACTOR SHALL VERIFY THE LOCATIONS OF ALL UNDERGROUND UTILITIES PRIOR TO INITIATING PLANTING OPERATIONS. THE CONTRACTOR SHALL REPAIR/ REPLACE AND UTILITY, PAVING, CURBING, ETC.. WHICH IS DAMAGED DURING PLANTING OPERATIONS.
10. SIZE AND GRADING STANDARDS OF PLANT MATERIALS SHALL CONFORM TO THE LATEST EDITION OF ANSI Z60.1, AMERICAN STANDARDS FOR NURSERY STOCK, BY THE AMERICAN NURSERY & LANDSCAPE ASSOCIATION.
11. REFER TO PLAT OF SURVEY FOR LEGAL DESCRIPTION, BOUNDARY DIMENSIONS AND EXISTING CONDITIONS.
12. ALL PLANT MATERIAL ON THIS PLANTING PLAN REPRESENTS THE INTENTION AND INTENSITY OF THE PROPOSED LANDSCAPE MATERIAL. THE EXACT SPECIES AND LOCATIONS MAY VARY IN THE FIELD DO TO MODIFICATIONS IN THE SITE IMPROVEMENTS AND THE AVAILABILITY OF PLANT MATERIAL AT THE TIME OF INSTALLATION. ANY SUCH CHANGES MUST FIRST BE APPROVED BY THE CITY IN WRITING
13. ALL PLANT MATERIAL SHALL BE PLANTED WITH A MINIMUM OF SIX INCHES OF ORGANIC SOIL AND MULCHED WITH A SHREDDED BARK MATERIAL TO A MINIMUM 3" DEPTH.
14. ALL BEDS SHALL BE EDGED, HAVE WEED PREEMERGENTS APPLIED AT THE RECOMMENDED RATE.
15. ALL PARKWAYS SHALL HAVE LAWN ESTABLISHED WITH SEED A GROUNDCOVER, UNLESS OTHERWISE NOTED.
16. ALL LAWN AREAS ON THIS PLAN SHALL BE GRADED SMOOTH AND TOPPED WITH AT LEAST 6" OF TOPSOIL. ALL LAWN AREAS TO BE ESTABLISHED USING SOD. ALL TURF GRASS AREAS ADJACENT TO PAVEMENT OR CURB SHALL BE GRADED FLUSH WITH THAT PAVEMENT AND ALLOW POSITIVE DRAINAGE. ANY SETTLEMENT OF THE TURF GRASS AREAS SHALL BE CORRECTED BY THE LANDSCAPE CONTRACTOR AT THE CONTRACTOR'S EXPENSE PRIOR TO FINAL ACCEPTANCE BY OWNER.
17. THIS LANDSCAPE PLAN ASSUMES THE SITE WILL BE PREPARED WITH TOP SOIL SUITABLE FOR THE ESTABLISHMENT OF THE LANDSCAPE MATERIAL PRESENTED ON THIS PLAN. IF ADDITIONAL TOP SOIL IS REQUIRED IT IS UP TO THE LANDSCAPE CONTRACTOR ON THE PROJECT TO PROVIDE, SPREAD AND PREPARE THE SITE AS NEEDED FOR THE IMPLEMENTATION OF THIS LANDSCAPE PLAN.
18. CONTRACTORS MUST VERIFY ALL QUANTITIES AND OBTAIN ALL PROPER PERMITS AND LICENSES FROM THE PROPER AUTHORITIES.
19. ALL MATERIAL MUST MEET INDUSTRY STANDARDS AND THE LANDSCAPE ARCHITECT HAS THE RIGHT TO REFUSE ANY POOR MATERIAL OR WORKMANSHIP.
20. LANDSCAPE ARCHITECT IS NOT RESPONSIBLE FOR UNSEEN SITE CONDITIONS.
21. ALL PLANTINGS SHALL BE SPACED EQUAL DISTANT, BACK FILLED WITH AMENDED SOIL IN A HOLE TWICE THE ROOTBALL DIAMETER, WATERED, FERTILIZED, PRUNED, AND HAVE ALL TAGS AND HOPES REMOVED.
22. LAWN AND BED AREAS SHALL BE ROTOTILLED, RAKED OF CLUMPS AND DEBRIS.
23. REMOVE ALL DEAD AND DISEASED PLANT MATERIAL FROM SITE AND DISPOSE OF PROPERLY.
24. PLANTS TO BE PLANTED SO THAT ROOT FLARE IS AT THE GRADE OF THE AREA WHERE PLANTED. NO PRUNING TO BE DONE AT THE TIME OF INSTALLATION EXCEPT TO REMOVE DEAD OR BROKEN LIMBS.

PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL / COMMON NAME	COND	SIZE	QTY
CANOPY TREES					
	LIQ STY	LIQUIDAMBAR STYRACIFLUA / SWEET GUM	B & B	2.5" CAL.	4
	OST VIR	OSTRYA VIRGINIANA / AMERICAN HOPHORNBEAM	B & B	2.5" CAL.	5
	QUE ELL	QUERCUS ELLIPSOIDALIS / NORTHERN PIN OAK	B & B	2.5" CAL.	5
	TAX MIC	TAXODIUM DISTICHUM 'MICKELSON' / SHAWNEE BRAVE™ BALD CYPRESS	B & B	2.5" CAL.	4
UNDERSTORY TREES					
	CER TOB	CERCIS CANADENSIS 'RNI-RCC3' / MIDNIGHT EXPRESS™ EASTERN REDBUD	B & B	2" CAL.	3
	ORA IN3	CRATAEGUS CRUS-GALLI INERMIS / THORNLESS COCKSPUR HAWTHORN	B & B	2" CAL.	2
SYMBOL	CODE	BOTANICAL / COMMON NAME	COND.	SIZE	QTY
DECIDUOUS SHRUBS					
	CEA AME	CEANOTHUS AMERICANUS / NEW JERSEY TEA	B & B	18" HT.	14
	COR RES	CORNUS SERICEA / RED TWIG DOGWOOD	CONT.	24" HT.	5
	COR FA4	CORNUS SERICEA 'FARROW' / ARCTIC FIRE® RED TWIG DOGWOOD	B & B	18" HT.	10
	SAM BL3	SAMBUCUS NIGRA 'BLACK LACE' / BLACK LACE ELDERBERRY	B & B	24" HT.	4
	SPI DP2	SPIRAEA X 'NCSX2' / DOUBLE PLAY DOOZIE® SPIREA	B & B	18" HT.	14
	VIB ARR	VIBURNUM DENTATUM / VIBURNUM	CONT.	24" HT.	5
EVERGREEN SHRUBS					
	PIN SLO	PINUS MUGO 'SLOWMOUND' / SLOWMOUND MUGO PINE	CONT.	18" HT.	31
	THU TOO	THUJA OCCIDENTALIS 'LINESVILLE' / LINESVILLE ARBORVITAE	CONT.	18" HT.	18
GRASSES					
	CEN GY	CENCHRUS ALOPECUROIDES 'BURGUNDY BUNNY' / BURGUNDY BUNNY DWARF FOUNTAIN GRASS	CONT.	#1	133
	SCH CAR	SCHIZACHYRIUM SCOPARIUM 'CAROUSEL' / CAROUSEL LITTLE BLUESTEM	CONT.	#1	24
SYMBOL	CODE	BOTANICAL / COMMON NAME	COND	SIZE	QTY
PERENNIALS					
	ALL CER	ALLIUM CERNUUM / NODDING ONION	CONT.	#1	82
	AST PTA	ASTER PTARMICOIDES / UPLAND WHITE ASTER	CONT.	#1	71
	HEU DAL	HEUCHERA AMERICANA 'DALE'S STRAIN' / AMERICAN ALUMROOT	CONT.	#1	102
TURF GRASS					
	TUR HYD	TURF HYDROSEED / DROUGHT TOLERANT FESCUE BLEND	SEED		8,853 SF

SITE MATERIALS SCHEDULE

	EXISTING TREES TO REMAIN	10
	MULCH	1,468 SF
	WET-MESIC PRAIRIE SEED MIX	2,019 SF



1 TREE PROTECTION DETAIL
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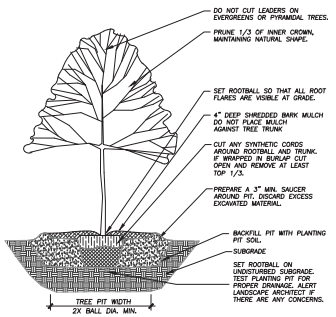

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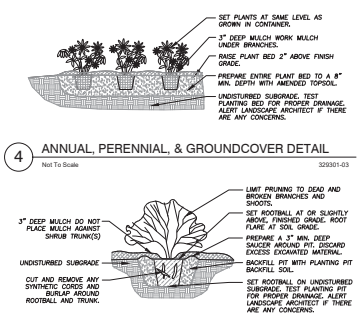

3 SHRUB PLANTING DETAIL
Not To Scale 329333-01

4 ANNUAL, PERENNIAL, & GROUNDCOVER DETAIL
Not To Scale 329301-03

fgma
FGMARCHITECTS
FGM Architects
1 Westbrook Corporate Center
Suite 1000
Westchester, Illinois 60154
630.574.8300 OFFICE
ILLINOIS PROFESSIONAL DESIGN FIRM #184.000330

STATE OF ILLINOIS
STEVEN S. GREGORY
157-000182
REGISTERED LANDSCAPE ARCHITECT
Expiration: 08/31/2027

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NO	DATE	ISSUANCE DESCRIPTION
	09.14.2026	PUD SUBMISSION

LEMONT FIRE STATION 2
LEMONT FIRE PROTECTION DISTRICT
12940 SOUTH BELL ROAD, LEMONT, IL 60439

LANDSCAPE PLAN

SHEET NO.
L1.0

JOB NO. 23-3857.03

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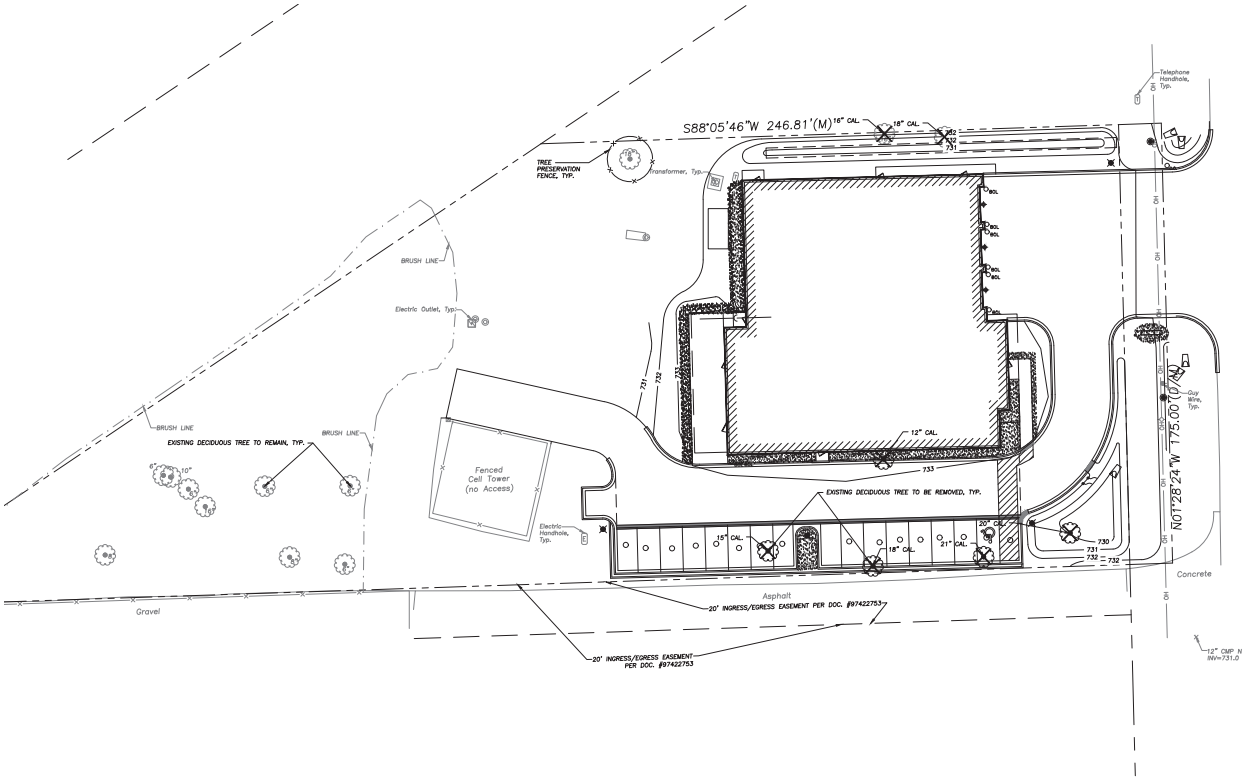

20' 0' 20' 40' 60'

Scale: 1"=20'

TREE PRESERVATION NOTES

1. THE CONTRACTOR SHALL VERIFY THE LOCATIONS OF ALL UNDERGROUND UTILITIES PRIOR TO INITIATING PLANTING OPERATIONS. THE CONTRACTOR SHALL REPAIR/ REPLACE AND UTILITY, PAVING, CURBING, ETC., WHICH IS DAMAGED DURING PLANTING AND TREE REMOVAL OPERATIONS.
2. REFER TO PLAT OF SURVEY FOR LEGAL DESCRIPTION, BOUNDARY DIMENSIONS AND EXISTING CONDITIONS.
3. CONTRACTORS MUST VERIFY ALL QUANTITIES AND OBTAIN ALL PROPER PERMITS AND LICENSES FROM THE PROPER AUTHORITIES.
4. LANDSCAPE ARCHITECT IS NOT RESPONSIBLE FOR UNSEEN SITE CONDITIONS.
5. REMOVE ALL DEAD AND DISEASED PLANT MATERIAL FROM SITE AND DISPOSE OF PROPERLY.
6. PRUNE AND FERTILIZE ALL EXISTING VEGETATION TO REMAIN ON SITE.
7. TREE SYMBOL WITH NUMBER AND AN "X" INDICATES EXISTING TREE TO BE REMOVED.
8. TREE SYMBOL WITH NUMBER INDICATES EXISTING TREE TO REMAIN.
9. ANY EXISTING TREES TO BE RETAINED SHALL BE PROTECTED FROM SOIL COMPACTION AND OTHER DAMAGES THAT MAY OCCUR DURING CONSTRUCTION ACTIVITIES BY ERECTING FENCING AROUND SUCH MATERIALS AS SHOWN IN PLAN.
10. REVIEW TREE PROTECTION FENCE INSTALLATION WITH LANDSCAPE ARCHITECT, CITY FORESTER OR OWNERS REPRESENTATIVE PRIOR TO START OF CONSTRUCTION ACTIVITIES.
11. CONTRACT/ CONSTRUCTION FENCE TO INCLUDE PERIMETER OF TREE PROTECTION FENCE WHERE THESE INTERSECT.
12. MAINTAIN TREE PROTECTION AND FENCE WITHIN CONSTRUCTION/WORK LIMIT FENCE FOR THE DURATION OF THE PROJECT.
13. NO STAGING, TRENCHING, DIGGING, TRAFFICKING, RE-GRADING OR OTHER IMPACT SHALL BE ALLOWED IN TREE PROTECTION AREA.
14. CONTRACTOR MUST COORDINATE PLACEMENT OF EROSION CONTROL FENCE WITH TREE PROTECTION TO ENSURE MAXIMUM PROTECTION OF ROOTS, AND SOIL IN CANOPY ZONE.
15. TREE MAINTENANCE SHALL INCLUDE WATERING, WEEDING, REMOVAL OF DEBRIS ABD DUST PROTECTION. WASH TREE AND LEAVES WITHIN 24 HOURS POST OVERSPRAY FROM DUST, PAINT, CONSTRUCITON RESIDUE.
16. TEMPORARILY TIE CANOPY IF NEEDED FOR OVERHEAD PROTECTION, NOT TOO EXCEED 24 HOURS PER WEEK.
17. WHEN CONSTRUCTION ACTIVITIES REQUIRE AGGREGATE FILL WITHIN PROTECTED CRITICAL ROOT ZONE, AN INERT STONE MATERIAL MUST BE USED. (AVOID LIMESTONE)
18. ROOT PRUNE WHERE ESTABLISHED TREE CRITICAL ROOT ZONES ARE IMPACTED BY CONSTRUCTION ACTIVITIES. TO BE DONE UNDER THE GUIDANCE OF A CERTIFIED ARBORIST.

fgma
FGMA ARCHITECTS
FGM Architects
1 Westbrook Corporate Center
Suite 1000
Westchester, Illinois 60154
630.574.8300 OFFICE
ILLINOIS PROFESSIONAL DESIGN FIRM #184.000330

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NO	DATE	DESCRIPTION
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LEMONT FIRE STATION 2
LEMONT FIRE PROTECTION DISTRICT
12940 SOUTH BELL ROAD, LEMONT, IL 60439

TREE PRESERVATION PLAN

SHEET NO.
TP1.0

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Stormwater Management Report

Lemont Fire Station 2

September 11th, 2026



Prepared by:

Dan Nate, EIT
Eriksson Engineering Associates, Ltd.

ERIKSSON ENGINEERING ASSOCIATES, LTD.

145 Commerce Drive, Ste A, Grayslake, IL 60030

847.223.4804

www.eea-ltd.com

September 11, 2026

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- Proposed Conditions
- Appendix 1 – Preliminary Storm Water Calculations
  - Composite Runoff Coefficient (C) – Existing
  - Composite Runoff Coefficient (C) – Proposed
  - MWRD Detention Modified Rational Method
  - North Basin Storage Calculations
  - South Basin Storage Calculations

September 11, 2026

PRELIMINARY STORM WATER NARRATIVE

The proposed Lemont Fire Station 2 project is located at 12940 Bell Road, Lemont Illinois. The property is bound by Bell Road to the east, ComEd lines to the west, West Shore Pipeline Co to the North, and Northern Border Pipeline and an empty field to the south. The site also houses a cell tower which is owned by the Fire Protection District and leased to T-Mobile.

The project includes the demolition of the existing Lemont Fire Station 2 building in its entirety along with the demolition of several of the site hardscape and landscape improvements. The cell tower located on site will remain. Following demolition, this project includes the construction of a new Fire Station with apparatus bay and residential amenities, a new parking lot and driveway, various site landscape and hardscape improvements, and stormwater management.

EXISTING CONDITIONS

The existing total contiguous property of Lemont Fire Station 2 is 1.55-acres. The proposed development area (the "project area") is 1.08-acres and consists of roughly 60% impervious surfaces. The existing stormwater management system conveys stormwater runoff to a small basin located at the northeast corner of the property. The discharge from this basin is routed to the ditch along the west side of Bell Road. The property lines converge at the westernmost point of the property. A large portion of this triangular area is occupied by heavy brush, and no development is anticipated to take place here. Directly north of the cell tower and west of the existing fire station there is a septic field that serves the existing fire station.

PROPOSED CONDITIONS

GEOMETRICS

The proposed site will consist of a new Fire Station building occupying roughly the same place as the existing fire station, with the new station being geometrically aligned with Bell Road and the property line. As part of this project, a significant amount of property area will be dedicated to CCDOTH Right-Of-Way to match the surrounding parcels. A parking lot will be located south of the new fire station, and a paved access drive will reach the existing cell tower southwest of the new fire station. There will be a refuse enclosure located at the west end of the parking area. The existing septic system is to be evaluated for the potential of re-use for the new fire station as the nearest sanitary sewer is located over 1000 feet away from the property.

UTILITIES

<u>Water</u>

A new water service will be needed to provide the new building addition with sufficient domestic and fire flows. The water service is proposed to connect to the existing water main under Dunmoor Drive and extend along the north side of the property belonging to West Shore Pipeline Co, turning south along Bell Road, and finally entering the property and fire station along the north fire station property line.

Sanitary

As previously mentioned, the existing septic field is intended to be re-used. Preliminary investigation work is underway to determine the viability of this existing system.

STORMWATER MANAGEMENT

The proposed project will add roughly 11.7% impervious surface coverage to the 1.08-acre project area. Since the property is less than 3 acres, but the disturbance is over 0.50 acres, only MWRDGC rate control and volume control requirements will apply. The Village of Lemont will require detention in the amount of 125% of the volume calculated using the MWRDGC's Modified Rational Method, as per village code. Due to the cell tower, the septic field, the natural grading of the western portions of the site, the amount of space dedicated to CCDOTH ROW, and the shallowness of the ditch along Bell Road, the Lemont Fire Protection district is seeking variance on the Village of Lemont's stormwater detention requirements. This was discussed with Bruce Hill of HR Green, who serves as the Village's Engineering Department. The result of this discussion was for Eriksson Engineering Associates to provide as much stormwater management infrastructure as possible given the site constraints. Unfortunately, due to these constraints, the maximum amount of practicable stormwater storage is low. Currently, there are two basins proposed. One will be located along the north property line and will include storage underground within an infiltration trench/French drain. The other will be in the southeast corner of the site. The depth of this southeast basin is limited by the invert elevation of the discharge point in the Bell Road drainage ditch.

September 11, 2026

APPENDIX 1

PRELIMINARY STORM WATER CALCULATIONS

COMPOSITE RUNOFF COEFFICIENT (*C*)

PROJECT: Lemont Fire Station 2 **PERMIT NUMBER:**

LOCATION: Lemont **DATE:** 7/23/2026

TYPE OF AREA (SELECT WITH DROP-DOWN)

- [X] DETAINED AREA
- [ ] UNRESTRICTED AREA
- [ ] UPSTREAM AREA
- [ ] MAJOR STORMWATER SYSTEM
- [ ] OTHER:

CONDITION (SELECT WITH DROP-DOWN)

- [ ] PROPOSED CONDITION
- [X] EXISTING CONDITION

RUNOFF COEFFICIENT

Surface Description	C	Area (acres)	Product (C)(Area)
Impervious	0.95	0.48	0.45
Gravel	0.75	0.04	0.03
Pervious	0.45	0.56	0.25
TOTALS:		1.08	0.73

COMPOSITE RUNOFF COEFFICIENT

$$\text{Composite C} = \frac{\text{Total Product}}{\text{Total Area}} = \frac{0.73}{1.08} \rightarrow \text{Composite C} = \mathbf{0.68}$$

COMPOSITE RUNOFF COEFFICIENT (*C*)

PROJECT: **Lemont Fire Station 2** **PERMIT NUMBER:**

LOCATION: **Lemont** **DATE:** **7/23/2026**

TYPE OF AREA (SELECT WITH DROP-DOWN)

- **X** DETAINED AREA
- ___ UNRESTRICTED AREA
- ___ UPSTREAM AREA
- ___ MAJOR STORMWATER SYSTEM
- ___ OTHER: ___

CONDITION (SELECT WITH DROP-DOWN)

- **X** PROPOSED CONDITION
- ___ EXISTING CONDITION

RUNOFF COEFFICIENT

Surface Description	C	Area (acres)	Product (C)(Area)
Impervious	0.95	0.61	0.58
Pervious	0.40	0.47	0.19
TOTALS:		1.08	0.77

COMPOSITE RUNOFF COEFFICIENT

$$\text{Composite C} = \frac{\text{Total Product}}{\text{Total Area}} = \frac{0.77}{1.08} \rightarrow \text{Composite C} = \mathbf{0.71}$$

MODIFIED RATIONAL METHOD: BULLETIN 70 RAINFALL DATA

PROJECT: Lemont Fire Station 2 **PERMIT NUMBER:**

LOCATION: Lemont **DATE:** 7/23/2026

DEVELOPMENT INFORMTION

1. Detained Area	1.076	acres
2. Composite Runoff Coefficient	0.712	
3. Actual Release Rate	0.160	cfs

REQUIRED DETENTION VOLUME

4. Required Detention Volume	**0.288**	ac-ft

CALCULATION TABLE

Storm Duration	Rainfall Intensity (in/hr)	Inflow Rate (cfs)	Stored Rate (cfs)	Required Storage (ac-ft)	
5 min	10.92	8.36	8.20	0.056	
10 min	10.02	7.67	7.51	0.103	
15 min	8.20	6.28	6.12	0.126	
20 min	7.05	5.40	5.24	0.144	
30 min	5.60	4.29	4.13	0.171	
40 min	4.66	3.57	3.41	0.188	
50 min	4.00	3.06	2.90	0.200	
1 hr	3.56	2.73	2.57	0.212	
1.5 hr	2.68	2.05	1.89	0.235	
2 hr	2.24	1.72	1.56	0.257	
3 hr	1.62	1.24	1.08	0.268	
4 hr	1.31	1.00	0.84	0.279	
5 hr	1.11	0.85	0.69	0.285	
6 hr	0.95	0.73	0.57	0.281	
7 hr	0.86	0.66	0.50	0.288	←
8 hr	0.77	0.59	0.43	0.284	
9 hr	0.70	0.54	0.38	0.280	
10 hr	0.64	0.49	0.33	0.273	
11 hr	0.59	0.45	0.29	0.265	
12 hr	0.55	0.42	0.26	0.259	
18 hr	0.39	0.30	0.14	0.206	
24 hr	0.32	0.25	0.09	0.169	

DETENTION VOLUME PROVIDED

PROJECT: Lemont Fire Station 2 **PERMIT NUMBER:**

LOCATION: Lemont **DATE:** 9/10/2026

AREA UNITS (CHOOSE WITH DROP-DOWN)

Units: ft²

POND / VAULT / SURFACE DETENTION VOLUME

Elevation (ft)	Area (ft²)	Average Area (ft²)	Increment Volume (ac-ft)	Cumulative Volume (ac-ft)
729.42	1.00			0.00
		165.50	0.00	
730.00	330.00			0.00
		546.50	0.01	
731.00	763.00			0.01
		1035.50	0.02	
732.00	1308.00			0.04

STORM SEWER DETENTION VOLUME

Diameter (in)	Length (ft)	Volume (ac-ft)

TOTAL DETENTION VOLUME

Pond / Vault / Surface Detention Volume (ac-ft)	0.04
Storm Sewer Detention Volume (ac-ft)	0.00
Total Detention Volume (ac-ft)	**0.04**

DETENTION VOLUME PROVIDED

PROJECT: Lemont Fire Station 2 **PERMIT NUMBER:**

LOCATION: Lemont **DATE:** 9/10/2026

AREA UNITS (CHOOSE WITH DROP-DOWN)

Units: ft²

POND / VAULT / SURFACE DETENTION VOLUME

Elevation (ft)	Area (ft²)	Average Area (ft²)	Increment Volume (ac-ft)	Cumulative Volume (ac-ft)
730.60	100.00			0.00
		229.00	0.00	
731.00	358.00			0.00
		807.00	0.02	
732.00	1256.00			0.02

STORM SEWER DETENTION VOLUME

Diameter (in)	Length (ft)	Volume (ac-ft)
18	139	0.01

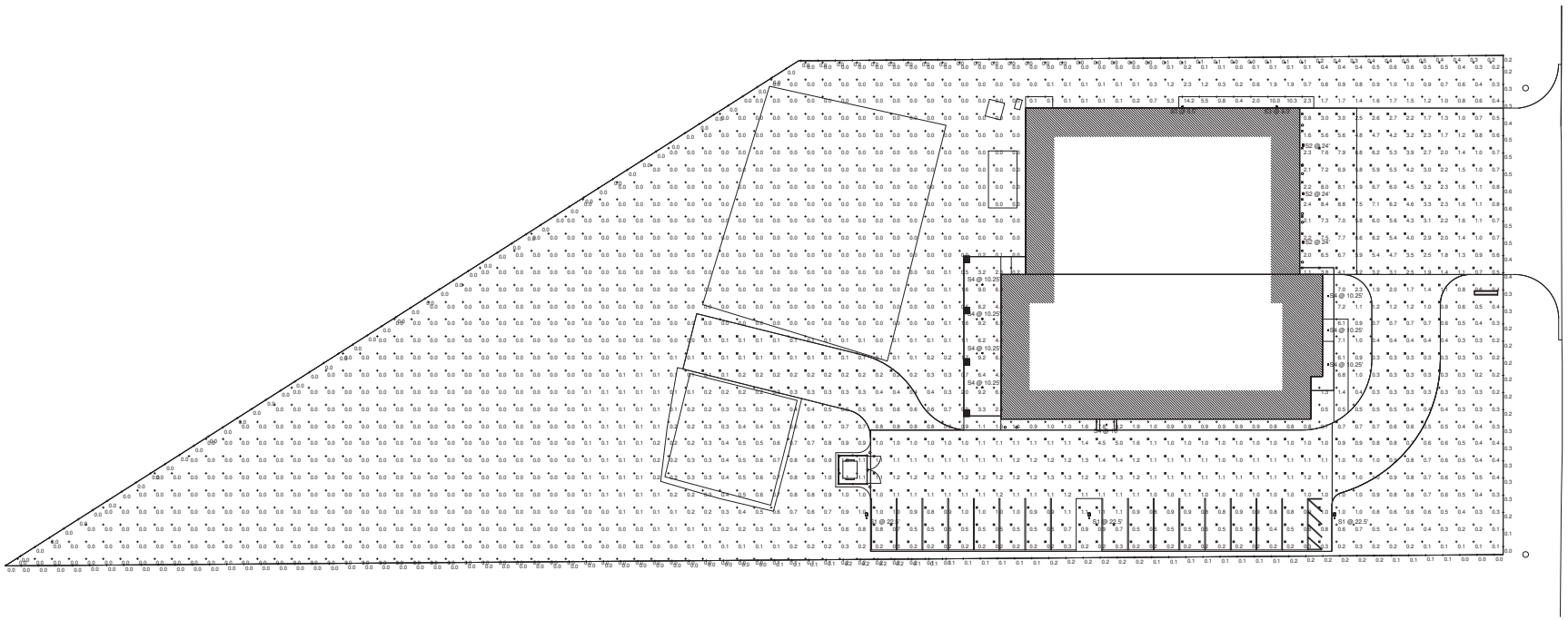
TOTAL DETENTION VOLUME

Pond / Vault / Surface Detention Volume (ac-ft)	0.02
Storm Sewer Detention Volume (ac-ft)	0.01
Total Detention Volume (ac-ft)	**0.03**

Statistics							
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min	Min/Max
Apparatus Bay Access	+	3.5 fc	8.8 fc	0.3 fc	17.6:1	7.0:1	0.04
Parking Lot	+	0.9 fc	5.0 fc	0.2 fc	25.0:1	4.5:1	0.04
Patient Lot Access	+	0.7 fc	2.0 fc	0.3 fc	6.7:1	2.3:1	0.15
Property Line	+	0.1 fc	0.6 fc	0.0 fc	N/A	N/A	0.00
Rear Access	+	0.3 fc	0.8 fc	0.0 fc	N/A	N/A	0.00
Site	+	0.7 fc	14.2 fc	0.0 fc	N/A	N/A	0.00

Note
1. Calculation points made at 0'-0" AFF in a 6' x 6' grid.

Schedule									
Symbol	Label	QTY	Catalog Number	Description	Lamp	Number Lamps	Lumens per Lamp	LLF	Wattage
	S1	3	DSX0 LED P2 40K 80CRI T5M HS	D-Series Size 0 Area Luminaire P2 Performance Package 4000K CCT 80 CRI Type 2 Medium Houseside Shield		1	4864	0.95	45.14
	S2	3		SI 816 K3	LED 55.3W	1	6072	0.95	61
	S3	2		2244WH	LED 17.6W	1	2484	0.95	21
	S4	6	WO4S D 10LM 40K 80CRI MWD P WR	WO4 Round Shallow Downlight 1000 Lumens 40K 80CRI Medium Wide Open Reflector White		1	1109	0.95	10.5



fgma
FGMA ARCHITECTS
FGM Architects
1 Westbrook Corporate Center
Suite 1000
Westchester, Illinois 60154
630.574.8300 OFFICE
ILLINOIS PROFESSIONAL DESIGN FIRM #184.006550

Mechanical - Electrical Engineers
1216 Tower Road
Schaumburg, Illinois 60173
847.882.2010
Fax 847.882.2201

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ISSUANCE		
NO.	DATE	DESCRIPTION
	09.14.2026	PUD SUBMISSION

LEMONT FIRE STATION 2
LEMONT FIRE PROTECTION DISTRICT
12940 SOUTH BELL ROAD, LEMONT, IL 60439

SITE LIGHTING PHOTOMETRICS

SHEET NO.
E0.2

JOB NO. 23-3857.03
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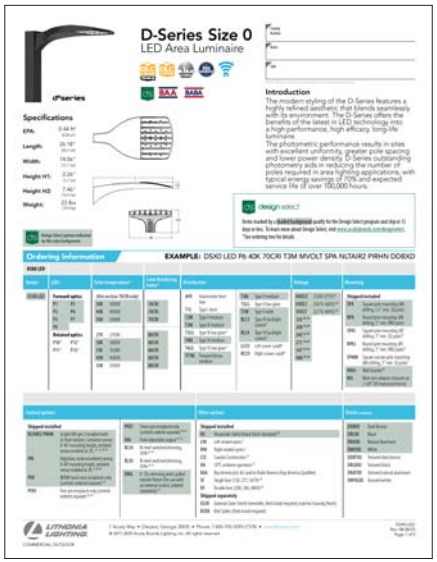
TYPE '52'



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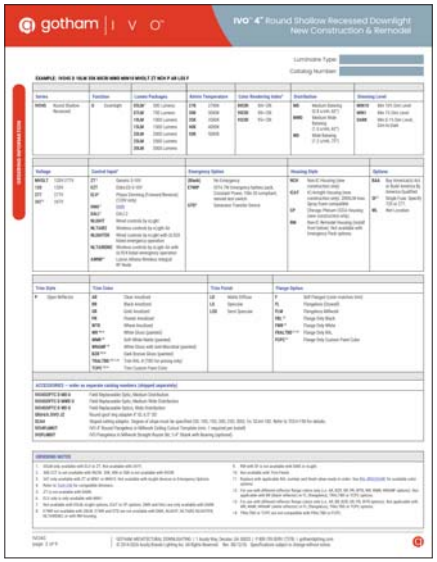

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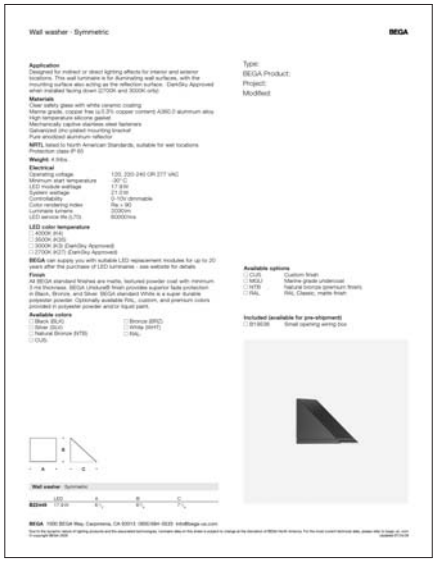

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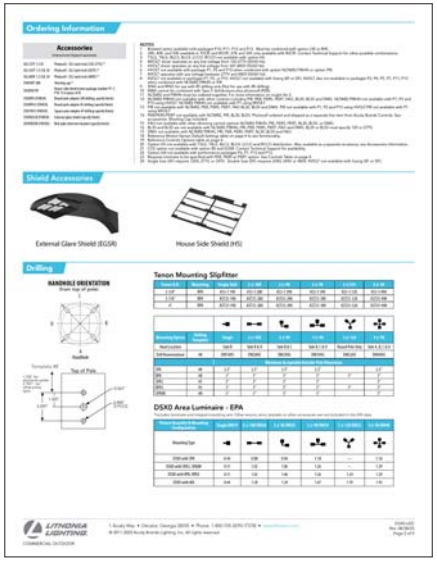

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fgma
FGMARCHITECTS
FGM Architects
1 Westbrook Corporate Center
Suite 1000
Westchester, Illinois 60154
630.574.8300 OFFICE
ILLINOIS PROFESSIONAL DESIGN
FIRM #184-000350

Mechanical - Electrical Engineers
1216 Tower Road
Schaumburg, Illinois 60173
Tel: 847.882.2373
Fax: 847.882.2201

ENGINEERING GROUP, LLC

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ISSUANCE		
NO	DATE	DESCRIPTION
	09.14.2026	PUD SUBMISSION

LEMONT FIRE STATION 2
LEMONT FIRE PROTECTION DISTRICT
12940 SOUTH BELL ROAD, LEMONT, IL 60439

SITE LIGHTING CUTSHEETS

SHEET NO.
E0.3

JOB NO. 23-3857.03
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418 Main Street | Lemont, IL 60439

TO: Planning and Zoning Commission
FROM: Jamie Tate, Community Development
THROUGH:
SUBJECT: Case 2026-09 LFPD Station 1 Rezoning
DATE: October 7, 2026

SUMMARY/BACKGROUND

ANALYSIS

Consistency with Village Policy

STAFF RECOMMENDATION

BOARD ACTION REQUESTED

ATTACHMENTS
Case 2026-09 Memo, Analysis and Attachments

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

CASE NUMBER & NAME	**APPLICANT & PROPERTY OWNERS**
2026-09 LFPD Station 1 Rezoning	Village of Lemont & Lemont Fire Protection District
DATE	**PROPERTY ADDRESS/LOCATION**
October 7, 2026	15900 New Avenue

BRIEF SUMMARY OF REQUEST

The Village of Lemont, petitioning on behalf of the property owner, is requesting rezoning of the approximately 5.566-acre property located at 15900 W. New Avenue from the B-3 Arterial Commercial District to the D-D Downtown District. The property is currently developed with Lemont Fire Protection District Fire Station No. 1.

Fire Station No. 1 is being relocated to a new facility, and the subject property may eventually be redeveloped following relocation. The proposed rezoning would establish the D-D Downtown District as the underlying zoning classification for the property in advance of possible future redevelopment. No specific redevelopment proposal is associated with the rezoning request. The rezoning is an opportunity to align the future land use of the Comprehensive Plan with the Village's most appropriate zoning district.



Source: Village of Lemont GIS – Approximate boundary shown in RED.

EXISTING ZONING	EXISTING LAND USE	SURROUNDING ZONING & LAND USE	REQUESTED ACTIONS	SIZE OF PROPERTY
Village of Lemont B-3, Arterial Commercial District	Lemont Fire Protection District Station #1	**North**: R-4, D-D, B-3 and M-1 / Existing detached single-family homes & Kallemeyn Collision & Multi-tenant office building **South**: R-4A / Detached Single-Family homes **East**: D-D, Downtown District / Englewood Commercial Construction **West**: R-4 / Detached single-family homes	Rezoning from B-3 to D-D	5.66-acres

PROPERTY HISTORY

The 5.566-acre subject property is currently zoned B-3, Arterial Commercial District developed with the Lemont Fire Protection District's Station 1. Prior to the establishment of the D-D, Downtown District, much of the area in the Downtown was zoned with a B (commercial) zoning district. Station 1 was not rezoned likely due to the existing governmental/public use.

COMPATIBILITY with the COMPREHENSIVE PLAN	**COMPATIBILITY** with the UNIFIED DEVELOPMENT ORDINANCE
The Lemont 2030 Comprehensive Plan identifies the subject property as Mixed Use. The proposed rezoning to the D-D Downtown District is consistent with the Mixed Use future land use designation and will better align the zoning of the property with its anticipated future redevelopment.	The proposed rezoning is consistent with the Village's Unified Development Ordinance.

CONCLUSION / RECOMMENDATION

The proposed rezoning from B-3 Arterial Commercial District to D-D Downtown District is consistent with the Mixed Use future land use designation of the Lemont 2030 Comprehensive Plan and establishes an appropriate zoning framework for [likely] future redevelopment of the property following relocation of Fire Station No. 1.

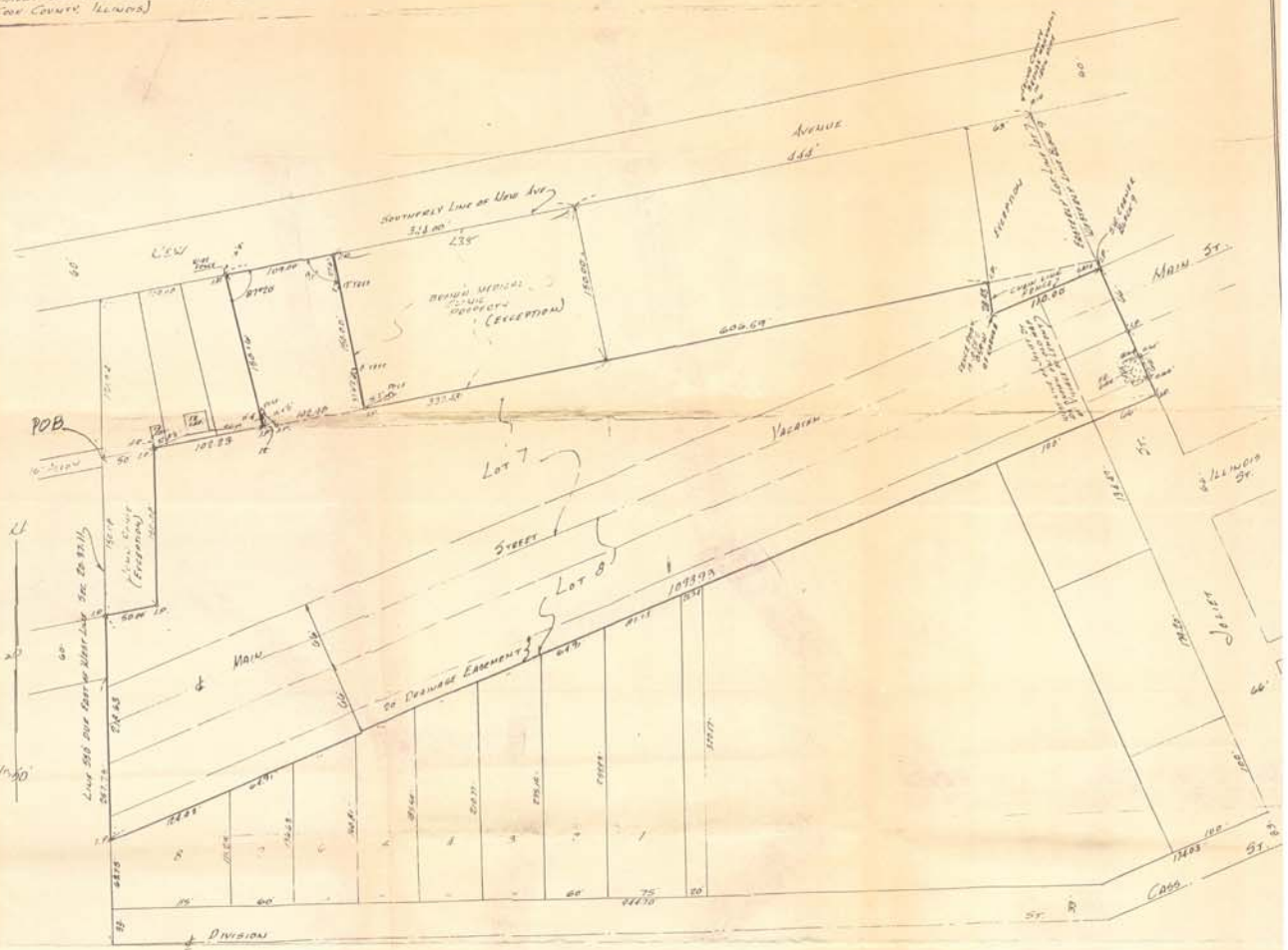
ATTACHMENTS

1. Zoning Map
2. Plat of Survey

PLAT OF SURVEY

PARCEL I:
Of that part of Lots 7 & 8 of County Clerks Division of Unsubdivided Lands in Section 20, Township 37 North, Range 11, East of the Third Principal Meridian described as follows:
Beginning at a point 330 feet due East of the West Line of Section 20 and 150 feet Southerly of the Southerly line of New Avenue, measured at right angles to said Southerly line of New Avenue; running thence Easterly along a line parallel and 150 feet Southerly of the Southerly line of New Avenue, measured at right angles to said Southerly line of New Avenue, to the East line of said Lot 7; thence Southerly along the East line of Lots 7 & 8 to a point on the East line of said Lot 8, which is 66 feet Southerly of the South line of Main Street; thence Westerly parallel to the South line of Main Street extended and 66 feet distant from said Southerly line of Main St. and Main St. extended, measured at right angles thereto to a line 330 feet East of the West line of Section 20; thence Northerly along last described line to the Point of Beginning (EXCEPTING THAT PART OF THE AFORESAID FALLING WITHIN THE LAND DESCRIBED AS FOLLOWS: THAT PART OF Lot 7 BEGINNING AT THE INTERSECTION OF THE SOUTH LINE OF NEW AVE. WITH THE WEST LINE OF BLOCK 9 OF ORIGINAL VILLAGE OF LEMONT; THENCE SOUTHEAST ALONG SAID WEST LINE OF BLOCK 9 TO THE SOUTHWEST CORNER OF SAID BLOCK 9; THENCE WESTERLY ALONG A LINE FORMING A RIGHT ANGLE WITH THE LAST DESCRIBED COURSE, 110 FEET; THENCE NORTHERLY TO A POINT ON THE SOUTH LINE OF NEW AVE., WHICH POINT IS 63 FEET WESTERLY OF THE POINT OF BEGINNING; THENCE EASTERLY TO THE POINT OF BEGINNING AND EXCEPTING THEREFROM THAT PART HERETOFORE CONVEYED TO PAUL POWERS, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT 330 FEET DUE EAST OF THE WEST LINE OF SECTION 20 AND 150 FEET SOUTHERLY OF THE SOUTHERLY LINE OF NEW AVENUE, MEASURED AT RIGHT ANGLES TO SAID SOUTHERLY LINE OF NEW AVENUE; RUNNING THENCE SOUTHERLY ALONG A LINE PARALLEL TO AND 330 FEET DUE EAST OF SAID WEST LINE OF SECTION 20, A DISTANCE OF 180.85 FEET; THENCE EASTERLY ALONG A LINE PARALLEL TO THE SAID SOUTHERLY LINE OF NEW AVENUE, A DISTANCE OF 150.85 FEET; THENCE WESTERLY ALONG A LINE PARALLEL TO SAID WEST LINE OF SECTION 20, A DISTANCE OF 150.85 FEET; THENCE WESTERLY ALONG A LINE PARALLEL TO AND 150 FEET SOUTHERLY OF THE SOUTHERLY LINE OF NEW AVENUE, MEASURED AT RIGHT ANGLES TO SAID SOUTHERLY LINE A DISTANCE OF 80 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL II:
Beginning at a point on the Southerly line of New Avenue, 363 feet distant (as measured along said Southerly line of New Avenue) from the East line of said Lot 7; thence Westerly along said Southerly line of New Avenue, 363 feet; thence on a line forming an angle of 87°30' Southeasterly from said Southerly line of New Avenue 150.16 feet to a point on a line 150 feet distant (measured at right angles thereto) and parallel to the Southerly line of New Avenue; thence Easterly along a line parallel and 150 feet Southerly of the Southerly line of New Avenue (measured at right angles to said Southerly line of New Avenue) 397.48 feet; thence Northerly to the Point of Beginning, (EXCEPTING THEREFROM THAT PART CONVEYED TO BROWN MEDICAL CLINIC BUILDING CORPORATION BY WARRANTY DEED RECORDED NOV. 30 1962 AS DOCUMENT No. 20302314, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE SOUTHERLY LINE OF NEW AVENUE 888 FEET DISTANT (AS MEASURED ALONG SAID SOUTHERLY LINE OF NEW AVE.) FROM THE EAST LINE OF SAID LOT 7; THENCE WESTERLY ALONG A LINE THAT IS PARALLEL TO AND 150 FEET THENCE SOUTHERLY ALONG A LINE MEASURED AT RIGHT ANGLES TO THE SAID SOUTHERLY LINE OF NEW AVENUE, A DISTANCE OF 150 FEET; THENCE EASTERLY ALONG SAID SOUTHERLY LINE OF NEW AVENUE 235 FEET; DISTANT FROM THE SAID SOUTHERLY LINE OF NEW AVENUE, A DISTANCE OF 235 FEET; THENCE NORTHERLY ALONG A LINE MEASURED TO THE SAID SOUTHERLY LINE OF NEW AVENUE, TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS)



State of Illinois } ss.
County of Cook }

I, Kenneth F. Schomig, an Illinois Registered Land Surveyor, do hereby certify that I have surveyed the property 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 corrected to a temperature of 68° F.

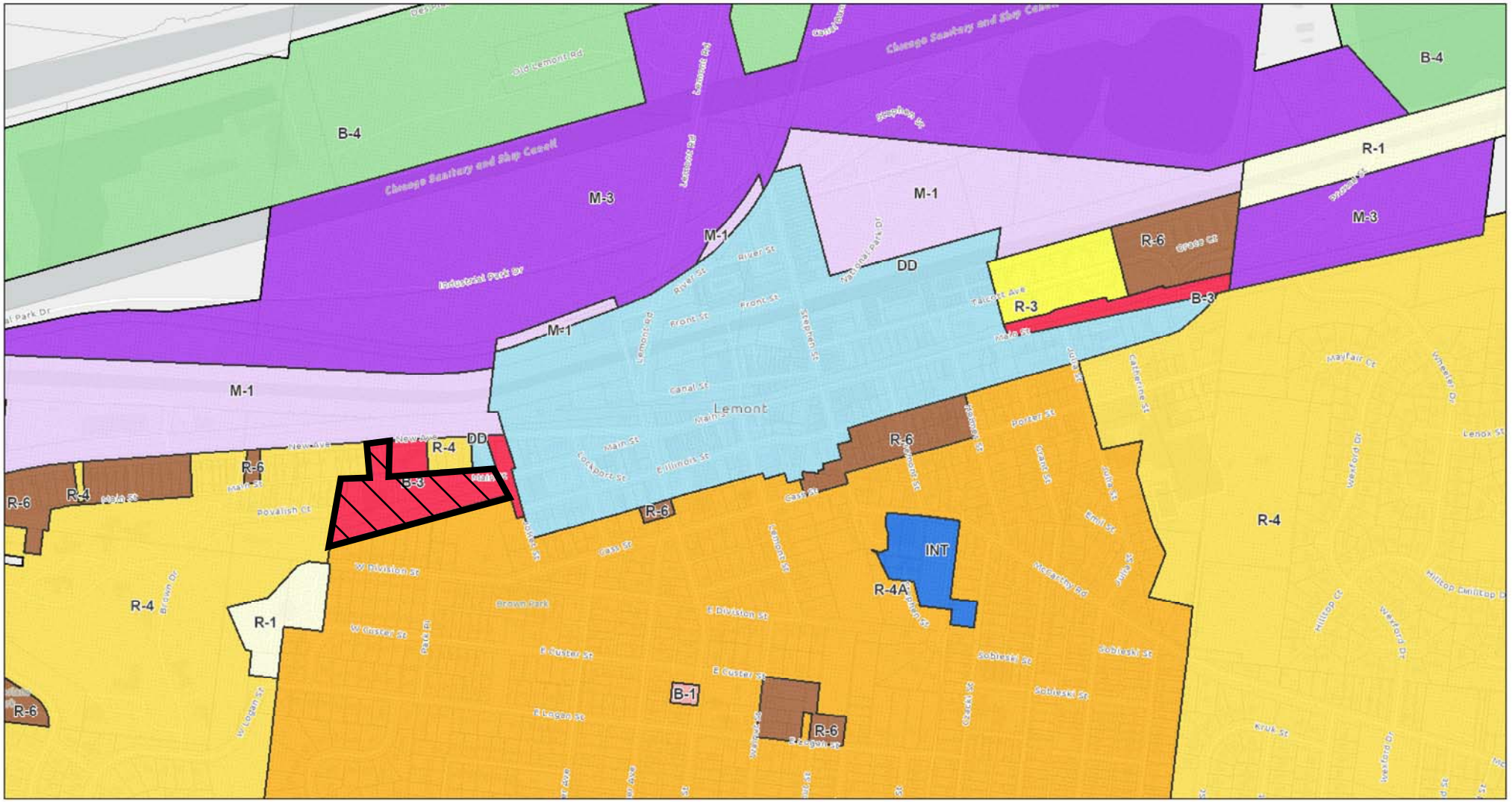
Summit, Ill.
Jan. 26, 1976

Kenneth F. Schomig
Registered Illinois Land Surveyor
Certificate No. 1880

Lemont Fire Protection District
416 Main St.
Lemont, Illinois 60439

Zoning map for LFPD Station 1 Rezoning

subject property



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0 0.13 0.25 0.5 km

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