Village of Lemont

PLANNING AND ZONING COMMISSION
April 3, 2024 – 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 2024-04 814 State Street Variation
- III.B Case 2024-03 609 Illinois Preliminary Planned Unit Development

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: April 3, 2024

SUMMARY/BACKGROUND

ANALYSIS

Consistency with Village Policy

STAFF RECOMMENDATION

BOARD ACTION REQUESTED

ATTACHMENTS
Draft Minutes March PZC 2024

Village of Lemont
Planning and Zoning Commission
Regular Meeting of March 6, 2024

A regular meeting of the Plan Commission for the Village of Lemont was held at 6:30 p.m. on Wednesday, March 6, 2024, in the second floor Board Room of the Village Hall, 418 Main Street, Lemont, Illinois.

I. CALL TO ORDER

A. Pledge of Allegiance

Chairman Studebaker called the meeting to order at 6:32 p.m. He then led the Pledge of Allegiance.

B. Verify Quorum

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

Community Development Director Jason Berry and Village Trustee Ron Stapleton were also present.

C. Approval of Minutes

Commissioner Cunningham made a motion, seconded by Commissioner Carmody to approve the minutes from the January 10, 2024 meeting with no changes. A roll call vote was taken:
Ayes: Cunningham, Carmody, O'Connor, Pawlak, Studebaker
Nays: None
Motion passed

II. CHAIRMAN'S COMMENTS

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

Commission Zolecki entered the meeting at 6:34 p.m.

III. PUBLIC HEARINGS

A. CASE #2024-02 – CITGO ANNEXATION & REZONING

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

Commissioner O'Connor made a motion, seconded by Commissioner Carmody to open the public hearing for Case #2024-02. A roll call vote was taken:
Ayes: O'Connor, Carmody, Cunningham, Pawlak, Zolecki, Studebaker
Nays: None
Motion passed

Staff Presentation

Jason Berry, Community Development Director, said CITGO is being represented by Elrod Friedman, LLP and is requesting an annexation into the Village. The subject parcel is 9.3 acres and is located west of Smith Road. The property is presently vacant and is zoned A-1 Agricultural in unincorporated Will County. The two homes that front Smith Road are not part of the annexation and they are privately owned. The rectangular parcel at the northwest corner is also not part of the annexation.

The property to the west is residential and Romeoville did annex a strip to the west of that subdivision. Big Run Golf Course is zoned C-6 in Cook County. On the County side of Smith Road, those properties are zoned residential with mostly being R-4. The Will County map does not reflect this yet, but the parcels north of the subject property are in the Village of Lemont and are zoned OL for the Open Lands District. The first annexation from CITGO is zoned M-3 Industrial. The annexation of the property meets the Village's Comprehensive Plan and the Unified Development Ordinance. If approved this property will be zoned OL – Open Lands District which would be the same zoning at Bambrick Park. Staff is recommending approval and is available for any questions.

Chairman Studebaker asked when Romeoville annexed that strip of land.

Mr. Berry stated he was not sure. There are two homes that are on the corner that are also in Romeoville.

Trustee Stapleton asked if it was a legal annexation.

Mr. Berry said he is not an attorney and cannot answer that.

Commissioner O'Connor asked as part of that annexation agreement, are there any remaining parcels.

Mr. Berry stated this was the last of the parcels.

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

Applicant Presentation

Caitlyn Culbertson, Elrod Friedman LLP, said there is not much more to add. This is the last annexation that is subject to the 2023 annexation agreement. They have no plans to develop the property or change the current status of the property in any way. She is available to answer any questions the Commission might have.

Chairman Studebaker asked if any of the Commissioners had any questions for the applicant. None responded. He then asked if there was anyone in the audience who wanted to speak in regard to this public hearing.

Public Comment

Jim Novak asked once it is rezoned as Open Land could it be rezoned again.

Chairman Studebaker stated it could but they would have to go through this process again with proper notice.

Mr. Berry said just because they are annexing the property the Village does not own the property. The property owner would have to seek rezoning.

Mr. Novak stated it seems like they are trying to grab up everything in the area. He understands that they want a buffer zone. He asked what the property to the north was rezoned as.

Mr. Berry said the property to the north of him was rezoned Open Lands.

Mr. Novak stated he was talking about the one that is not by Bambrick Park.

Mr. Berry said the existing one was zoned Industrial in the County and was maintained as Industrial within the Village.

Mr. Novak stated it was said that they were not planning on developing the property so they don't have to worry about it being rezoned at this time.

Mr. Berry said that is correct.

Charles Himes asked if Big Run was part of Cook or Will County. He thinks he heard that it was stated as Cook County.

Mr. Berry stated it is commercial zoned C-6 in Will County. He accidentally stated Cook during his presentation.

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

Commissioner Zolecki made a motion, seconded by Commissioner Carmody to close the public hearing for Case #2024-02. A roll call vote was taken:
Ayes: Zolecki, Carmody, Cunningham, O'Connor, Pawlak, Studebaker
Nays: None
Motion passed

Plan Commission Discussion

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

Plan Commission Recommendation

Commissioner Cunningham made a motion, seconded by Commissioner Pawlak to recommend to the Mayor and Board of Trustees approval of Case #2024-02 Citgo Annexation and Rezoning. A roll call vote was taken:
Ayes: Cunningham, Pawlak, Carmody, O'Connor, Zolecki, Studebaker
Nays: None
Motion passed

Commissioner Carmody made a motion, seconded by Commissioner Cunningham to authorize the Chairman to approve the Findings of Fact for Case #2024-02 as prepared by staff. A roll call vote was taken:
Ayes: Carmody, Cunningham, O'Connor, Pawlak, Zolecki, Studebaker
Nays: None
Motion passed

IV. ACTION ITEMS

None

V. GENERAL DISCUSSION

Commissioner Carmody asked if State Express went before the Village Board for approval.

Mr. Berry said they are still waiting on the review of the Landscaping Plan that will show the buffering that was requested. It did not go before the Committee of the Whole (COW) in February. He does feel it should go before the COW on March 18, 2024. He will ask for staff to update this Commission at the next meeting.

VI. AUDIENCE PARTICIPATION

Mr. Novak asked what advantage is it for Citgo to annex this property into Lemont.

Mr. Berry stated he could not answer that question.

VII. ADJOURNMENT

Chairman Studebaker called for a motion to adjourn the meeting.

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

Minutes were prepared by Peggy Billig

418 Main Street | Lemont, IL 60439

TO: Planning and Zoning Commission
FROM: Jamie Tate, Community Development
THROUGH:
SUBJECT: Case 2024-04 814 State Street Variation
DATE: April 3, 2024

SUMMARY/BACKGROUND

ANALYSIS

Consistency with Village Policy

STAFF RECOMMENDATION

BOARD ACTION REQUESTED

ATTACHMENTS
Case 2024-04 814 State Street Variation PZC Memo, Analysis and Attachments

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

CASE NUMBER & NAME
2024-04 814 State Street Parking Variation

APPLICANT & PROPERTY OWNER
Samer Akkawi / Raymond Morandi

DATE
April 3, 2024

PROPERTY ADDRESS/LOCATION
814 State Street
PIN: 22-29-116-014-0000

BRIEF SUMMARY OF REQUEST

The applicant, Samer Akkawi, is requesting relief from the Village's minimum parking requirements to open a restaurant in the vacant space at 814 State Street. A restaurant is allowed in the B-1 zoning district, but the adjacent parking lot does have the minimum required parking for the use. In the Village of Lemont, restaurant uses requires 1 parking space per 100 square-feet of gross floor area. An attorney's title office shares the parking lot at 816 State Street requiring approximately 5 parking spaces, 1 per 300 square-feet of gross floor area. As the parking lot is currently configured, there are 24 parking spaces, even though a few stalls should be removed to safely accommodate maneuvering and access.

The proposed restaurant in combination with the title office in the plaza require a total of 28 parking stalls, according to the UDO. The neighboring business to the south at 818 State Street, Petr's Deli, has 7 parking spaces but relies on the drive aisle and access from the 814/816 State Street strip center parking lot. In kind, the parking that is located on the side of 814 State Street relies on Petr's property for maneuvering and access.

The applicant has been working with the business located at 807 State Street (across the street) to utilize their parking lot for the restaurant's employees to alleviate the need for employee parking and to leave other stalls for patrons of both businesses.



MAP SOURCE: Lemont GIS

EXISTING ZONING	EXISTING LAND USE	SURROUNDING ZONING & LAND USE	REQUESTED ACTION	SIZE OF PROPERTY
B-1, Office/Retail Transitional District	Multi-tenant retail strip center and associated parking lot	**North**: R-6, Multi-Family Residential District / Apartment buildings and converted single-family home **South:** B-1 / Petr's Deli and associated parking **East:** R-4A, Infill and Preservation Residential District / Single-family homes **West**: R-4A, Infill and Preservation Residential District / Single-family homes, accounting office and a lab office	Variance from the minimum parking requirements to allow a restaurant to occupy space at 814 State Street	13,260 square-feet / Leased space approximately 2,300 square-feet

PROPERTY HISTORY
The subject property is zoned B-1 with a multi-tenant strip retail center and associated parking lot. There are two full-access points onto the property providing entry into the parking lot on-site and for Petr's Deli, the neighboring business at 818 State Street. A drive aisle splits the two properties and provides access to the alley for both the strip center and Petr's Deli. Previous tenants include a cleaning business that is now occupied by an attorney's title office and Celina's deli, which was located in the proposed restaurant space.

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 proposal meets all aspects of the Village's UDO except the requested variation from the parking requirements.

ATTACHMENTS

1. Staff Analysis
2. Site Photographs
3. Variation Application, Criteria and Narrative
4. Interior architectural plans
5. Plat of Survey

Attachment 1 – Analysis – Parking Variation at 814 State Street for a Restaurant

Comprehensive Plan. The Lemont 2030 Comprehensive Plan identifies the subject site as Infill Residential (INF). In general, variation requests are considerably out of the scope of the Comprehensive Plan.

General Analysis.

The following variation from the Unified Development Ordinance (UDO) with subsequent analysis is proposed for a restaurant to occupy the space at 814 State Street.

Code Section	UDO Requirement	Proposal
§17.10 and Table 17-10-01 for Off-Street Parking Requirements and Schedule of Off-Street Parking	Restaurant uses require 1 parking space per 100 square-feet of gross floor area.	The proposed restaurant at 814 State Street is approximately 2,321 square-feet requiring 23 on-site parking spaces dedicated to the restaurant use. There are approximately 24 parking stalls in the entire parking lot and other uses share the parking stalls. While there are currently 24 striped stalls, not all the stalls can remain as they conflict with parking at the neighboring business, Petr's Deli, and they require maneuvering off-site.

The shopping plaza located on the subject property at 814 and 816 State Street was purchased and remodeled within the last year after sitting vacant for some time following Celina's Fresh Market and Ceasar's Cleaners relocating or closing. Currently, Attorney Integrated Title office is occupying the former cleaner's space at 816 State Street and sharing the parking lot with the proposed restaurant at 814 State Street. When the strip center was recently remodeled, the parking lot was sealed and restriped, creating approximately 24 parking spaces. While there are 24 striped parking stalls, some may need to be removed prior to an occupant going into the 814 State Street space, as a few stalls conflict with proper access and maneuvering.

Petr's Deli at 818 State Street and the 816/814 State strip center share access to their parking stalls with a drive aisle that appears to straddle the property line between them. A cross access easement or shared access agreement does not seem to exist and nothing is recorded with the properties to officially assign responsibility and/or clearly indicate ownership and maintenance.

Assignment of parking spaces and overlap of access and parking likely was not a concern or issue with the previous ownership and businesses, allowing maintenance and legalities to continue with a 'handshake agreement'. A formal document should be drafted to address the complex maintenance and access between the two properties moving forward in order to clearly indicate and lay out responsibility and rights.

STANDARDS FOR VARIATIONS

In order for a restaurant to occupy the space at 814 State Street, a variation to the UDO's minimum parking requirements is necessary. Section 17.04.150.D states that variation requests must be consistent with the following three standards to be approved:

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

   The general purpose of the UDO is specified in UDO Section 17.01.050:

   - *Promoting and protecting the public health, safety and general welfare;*
   - *Ensuring adequate natural light, air, privacy, and access to property;*
   - *Avoiding or mitigating the hazards to persons and property resulting from accumulation of runoff or flood waters;*
   - *Protecting the character of established residential neighborhoods;*
   - *Maintaining and promoting economically vibrant and attractive commercial areas;*
   - *Establishing clear and efficient development review and approval procedures; and*
   - *Conserving the value of land and buildings throughout the Village; and*
   - *Accommodating development and growth that is consistent with the preceding stated purposes.*

   Analysis

   The variation will allow for a vacant space to fill with an applicant investing in providing an asset to the neighborhood and community. The intent of the UDO is to provide universal standards that assist in protecting the Village and its residents, businesses and community members with general regulations. The variation will promote an economically vibrant and attractive commercial area by filling a vacant space and allowing investment into the corridor. To promote and protect the public health, safety and general welfare, there must be cooperation from the adjacent businesses and neighborhood to assure the protection of the character of the established and adjacent residential neighborhoods. While the restaurant use is

allowed in the B-1 district, the parking lot is not sufficient according to the UDO. A restaurant will likely bring more garbage and traffic that can be planned and addressed through this parking variation process. While the use is allowed, not having enough parking just for vehicles then does not allow space for a dumpster in the parking lot and potential future monument sign. The parking variation is one piece of the puzzle in considering the use in this location and the needs and requirements that associate with a restaurant.

2. **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 unique conditions that are not generally found on other properties in the same zoning district;**

Analysis. The UDO states that in making a determination whether there are unique circumstances, practical difficulties, or particular hardships in a variation petition, the Planning and Zoning Commission shall take into consideration the factors listed in UDO §17.04.150. D.2.

- ***Particular physical surroundings, shape, or topographical conditions results in a particular hardship upon the owner as distinguished from a mere inconvenience.***

Analysis

There is no more space adjacent to the subject property to obtain and expand the parking lot. There are no physical or topographical conditions other than the subject property is an established neighborhood commercial strip center within a primary residential area with limited space and availability for parking.

- ***The conditions upon which the petition for variation is based would not be applicable generally to other property within the same zoning district.***

Analysis

There are other B-1 zoned properties within the Village that certain uses could create a parking deficit according to the UDO. The B-1 district caters to typically smaller sites within neighborhoods typically with lower intensity convivence uses, such as offices, services and smaller restaurants or take-out.

- ***The alleged difficulty or hardship has not been created by any person presently having an interest in the property.***

Analysis

The hardship has been created by the applicant that desires to open a restaurant in the vacant space on the subject property without the minimum number of available on-site parking stalls according to the UDO.

- ***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 project is located.***

Analysis

The granting of the variation will allow for a restaurant to occupy the vacant space at 814 State Street. With appropriate spacing, drive aisles and other safety improvements, such as signage, traffic controls, and removal of vision obstructions when exiting to the alley, the granting of the variation to allow the restaurant may cause more order and improve the area. No matter what, a new use will eventually occupy the space at 814 State Street causing more traffic and activity in the area and alley behind the building.

- ***The variation will not impair an adequate supply of light and air to adjacent properties or substantially increase congestion in the public street or increase the danger of fire or endanger the public safety or substantially diminish or impair property values within the neighborhood.***

Analysis

The requested variation should not impair the supply of light and air to adjacent properties but may increase congestion in the street at times of a full parking lot. There are two points of access into the parking lot from State Street with a "one-way" drive aisle that exits into the alley. While the parking lot is assumed to function this way, there is no posted signage that prohibits vehicles from entering the parking lot from the alley and the drive aisle is assumed to be two-way. There have not been highly trafficked uses in the strip center in the recent past, not requiring a scrupulous analysis of interior site circulation. After discussion at the public hearing, it may be best to review the existing site circulation and consider making the exit into the alley one-way with angled parking. This may allow for reduced drive aisle widths and possibly allow for more parking stalls when the striping plan is generated and proposed.

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

Analysis

There are measures that can be taken to work with adjacent properties to not be a detriment and alter the character of the locality. There should be a clear plan and

understanding for patrons to park in certain locations and not spill into the adjacent neighborhoods or businesses, unless approved with a legal agreement.

PROCESS

The applicant and their architect met with staff for a couple of meetings prior to applying for a parking variance to discuss process and the potential restaurant. The Lemont Fire District and Lemont Building Commissioner were present to provide feedback and state any concerns. The number of tables and seats inside the space has been reduced to more appropriate numbers. A secondary exit door is now proposed on the north side of the building and the applicant will have to provide safe egress from this door to the parking lot. The garbage dumpster and grease trap for the new restaurant needs a proper location and sharing with neighboring businesses may need to be explored. The Fire District did not have a concern with emergency access and the parking lot. The applicant will apply for an interior remodel permit if able to work through the parking variation process and obtain entitlement through this procedure.

The Liquor Commission was presented with the perspective of allowing an additional liquor license in this location with the explanation of the parking variance procedure. The Liquor Commission is open to a restaurant with liquor and gaming machines at this location and felt the parking concern will work itself out in the marketplace. If the parking lot is full or there does not appear to be a place for parking, the potential patron will keep driving and visit a different restaurant within the Village.

CONCLUSIONS & RECOMMENDATIONS

A restaurant is allowed and likely a desirable use in the B-1 zoning district, filling a long-time vacant space along State Street and adding vibrancy to the corridor. While the use is allowed, the adjacent parking lot does not contain enough required parking stalls according the Village of Lemont's Unified Development Ordinance (UDO). With proper signage, agreements and procedure, the opportunity exists to allow the restaurant to occupy the space even without an abundance of parking. Located within a more residential area of the Village, the applicant anticipates many patrons will walk to the restaurant rather than opting to use a vehicle. If the PZC decides to recommend approval of Case 2024-04 814 State Street Parking Variation to allow a restaurant to occupy the space on State Street, the following conditions could be considered:

1. Provide a plat of survey for both 816 State Street and 814 State Street properties with existing conditions in order to understand property lines. A clear striping plan should be submitted, reviewed and approved by the appropriate departments (i.e. zoning, building,

fire) to ensure proper maneuvering and access. Provide an access easement for legal access to parking on both the properties at 814, 816 and 818 State Street.

2. Explore coordination with neighboring businesses to share a dumpster and relocate in safe location with proper screening to improve visibility when exiting parking lot into alley. The dumpster should not be visible from State Street.

3. Provide appropriate traffic safety upgrades, such as traffic mirrors and signage, in the alley for traffic exiting the subject property into the alley. Once a striping plan is received, it can be circulated to the Village's traffic consultant and engineer for review and suggestions.

4. Provide bike racks to encourage non-vehicular modes of transportation to the locale.

Attachment 2 - Site Photographs

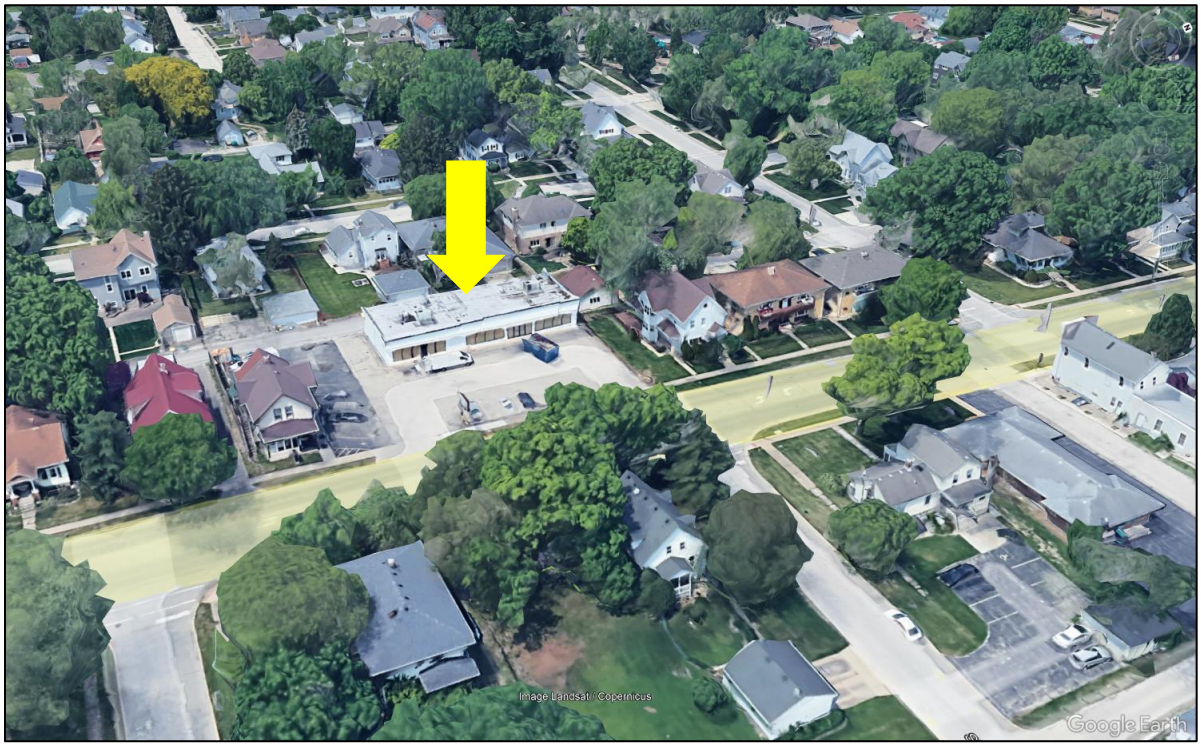


Figure 1: Aerial image looking at plaza with parking in front.

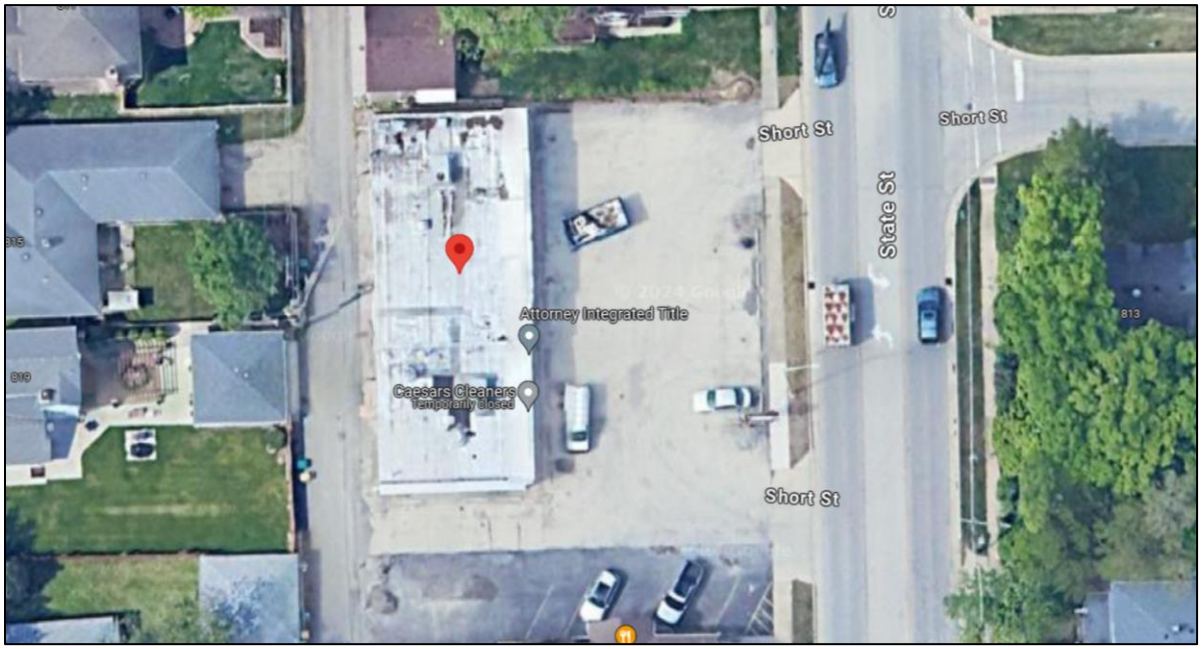


Figure 2: Plaza parking lot prior to restriping.

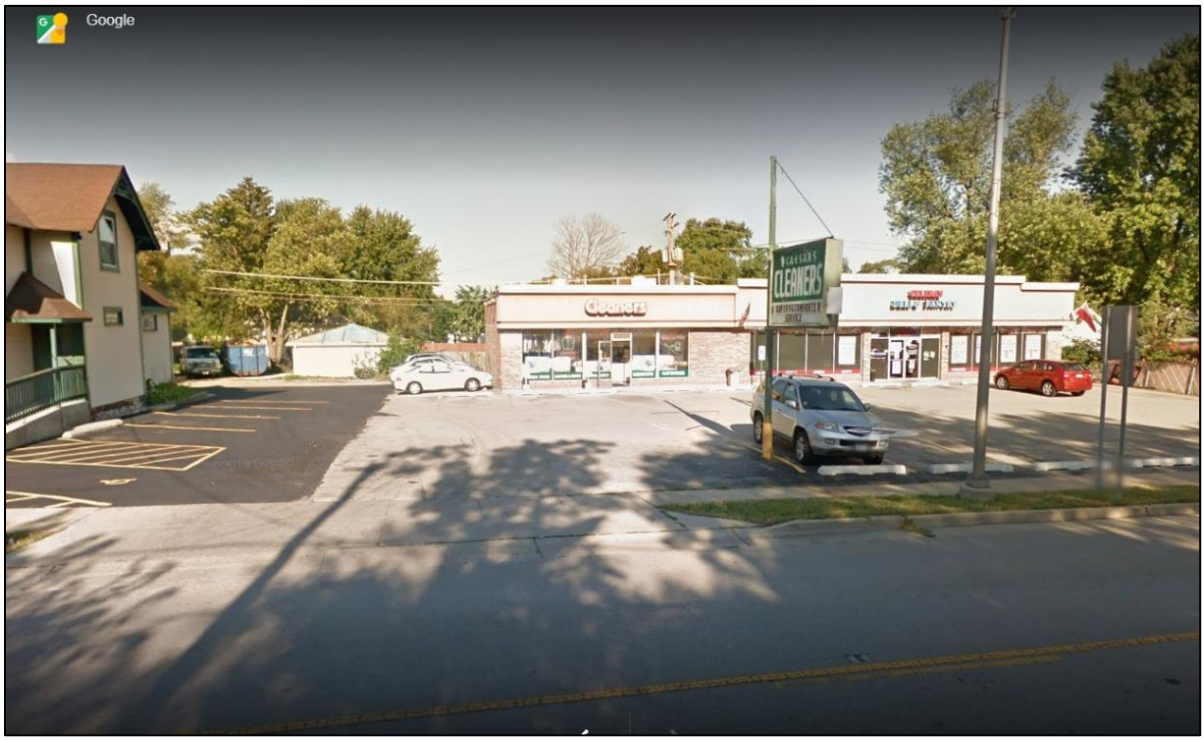


Figure 3: View looking at plaza and parking lot from State Street in 2015. The asphalt line is approximately the location of the property line between 818 State Street and 814/816 State Street.



Figure 4: View looking at plaza during exterior remodel/refresh.



Figure 5: Exit from alley after heading north from parking lot onto Eureka.



Figure 6: Rear of plaza showing back exit doors and alley heading north.



Figure 7: Subject property parking lot looking west, Attorney Title office on the right and drive aisle between Petr's Deli and subject property exiting onto the alley.

Attachment 3

Variation Application, Narrative and Criteria

Village of Lemont
Community Development Department
418 Main Street Lemont, Illinois 60439
phone (630) 257-1595
fax (630) 257-1598

Variation Application Form

APPLICANT INFORMATION

SAMER ALKAWI
Applicant Name

SINGER HILL GRILL
Company/Organization

14226 S. CHICKASAW TRAIL
Applicant Address

HOMER GLEN, IL 60491
Telephone & Fax

708-710-4599 SAMALKAWI@gmail
E-mail

CHECK ONE OF THE FOLLOWING:

_____ Applicant is the owner of the subject property and is the signer of this application.
_____ Applicant is the contract purchaser of the subject property.
_____ Applicant is acting on behalf of the beneficiary of a trust.
__✓__ Applicant is acting on behalf of the owner.

PROPERTY INFORMATON

814 S. STATE ST
Address of Subject Property/Properties

22-29-116-014-0000
Parcel Identification Number of Subject Property/Properties

2500 SQFT
Size of Subject Property/Properties

DESCRIPTION OF REQUEST

PENDING
PARKING! ~~TENTATIVE~~ AGREEMENT W/ 807 S. STATE.
Brief description of the proposed variation

SHARED DUMPSTER / STOP & ONE WAY SIGNAGE / REMOVAL OF ONE PARKING SPOT

REQUIRED DOCUMENTS

See Form 500-A, *Variation Application Checklist of Required Materials,* for items that must accompany this application.

FOR OFFICE USE ONLY

Application received on: _____ By: _____

Application deemed complete on: _____ By: _____

Current Zoning: _____

Fee Amount Enclosed: _____ Escrow Amount Enclosed: _____

APPLICATION FEE & ESCROW

Application Fee = $250 (per zoning lot)
Fee is non-refundable. A zoning lot is defined as "a single tract of land located within a single block that (at the time of filing for a building permit) is designated by its owner or developer as a tract to be used, developed, or built upon, under single ownership or control" (Unified Development Ordinance Chapter 17.02).

Required Escrow = $500
At the time of application, the applicant shall submit a check for the establishment of an escrow account. The escrow money shall be used to defray costs of public notice, consultants, or other direct costs incurred by the Village in association with the variation application. Additionally, should the applicant fail to remove the required public notice sign in a timely manner, the escrow account may be used to defray the costs of the sign's removal. After completion of the variation review process, any unused portion of the escrow account will be refunded upon request.

AFFIRMATION

I hereby affirm that I have full legal capacity to authorize the filing of this application and that all information and exhibits herewith submitted are true and correct to the best of my knowledge. I permit Village representatives to make all reasonable inspections and investigations of the subject property during the period of processing of this application. I understand that as part of this application I am required to establish an escrow account to pay for direct costs associated with the approval of this application, such as the fulfillment of public notice requirements, removal of the public notice sign, taking of minutes at the public hearing and fees for consultants hired by the Village to evaluate this application. I understand that the submitted fee is non-refundable and that any escrow amount leftover upon project completion will be refunded upon request. I understand that I am responsible for the posting of a public hearing sign and for the mailing of legal notice to all surrounding property owners as required by Village ordinances and state law.

Signature of Applicant	Date 3-5-24
State IL	County Cook

I, the undersigned, a Notary Public in and for the aforesaid County and State, do hereby certify that Samer H ARKAWI is personally known to me to be the same person whose name is subscribed to the foregoing instrument, and that said person signed, sealed and delivered the above petition as a free and voluntary act for the uses and purposes set forth.

Notary Signature

Given under my hand and notary seal this 5 day of March A.D. 20 24.

My commission expires this 14th day of March A.D. 20 24.

OFFICIAL SEAL
SONIA VELAZQUEZ
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES: 03/14/2026

Variation Application Checklist of Required Materials

Materials Required at Submittal of Application

A complete application for a variation must include **all** of the following items. Any application that does not include all of the following items will not be considered complete. The Community Development Department **will not** schedule a public hearing for any variation request until a complete application has been submitted.

✓ **Application Form.** One original copy of the attached *Variation Application Form*, signed by the applicant and notarized.

✓ **Application Fee.** A non-refundable fee in the appropriate amount.

✓ **Escrow Account.** Any unused portion may be refunded upon request after completion of the variation review process.

✓ **Proof of Ownership & Applicant Authorization.** One copy of a deed that documents the current ownership of the subject property. If the applicant is the owner, this is the only documentation necessary. If the applicant is not the owner, the following are required in addition to a copy of the deed:

- If the applicant is the contract purchaser of the property, a copy of said contract must be attached.
- If the applicant is acting on behalf of the beneficiary of a trust, a notarized letter from an authorized trust officer identifying the applicant as an authorized individual acting in behalf of the beneficiaries must be attached. The letter must also provide the name, address and percentage of interest of each beneficiary.
- If the applicant is acting on behalf of the owner, a notarized letter of consent from the owner must be attached.

If the property owner is a company, a disclosure of the principals of the company must be included in the application materials. For example, an LLC may submit a copy of the LLC Management Agreement.

_____ **Submittal Packet.** 6 collated copies of a submittal packet for distribution at public meetings and one digital copy for Village files. Additional copies of the submittal packet may be required after initial submission of the variation application. Community Development Staff will advise if/when additional copies are needed.

Any plans and maps included in the submittal packet should contain the following: a north arrow or other indication of true north or map north; the date of map/plan preparation; the name of the person preparing the map/plan; and a scale, the scale may be expressed verbally (e.g. 1 inch equals 60 ft.) but other forms of scale are preferable (e.g. scale bar or ratio such as 1:24,000).

The submittal packet shall include the following:

- **Legal Description.** A legal description of the subject property.
- **Variation Criteria Worksheet.** The applicant must address the standards listed on the attached *Variation Criteria Worksheet.*
- **Additional Plans or Documents as Required by the Community Development Director.** Department staff will advise if any additional materials are necessary.

Materials Required when Public Notice is Served

The following items **are not** required at the time of application submittal. However, these items must be submitted to the Community Development Department prior to the public hearing before the Planning & Zoning Commission or Zoning Hearing Officer. Once the applicant has fulfilled the public notice requirements, the following items must be submitted:

✓ **Affidavit of Public Notice.** The attached *Affidavit of Public Notice* must be submitted by the applicant once he/she has completed the necessary public notice requirements. A signed and notarized original form should be submitted to the Community Development Department no later than 15 days prior to the scheduled public hearing for the variation request. More explanation regarding public notice requirements is contained in the attached *Variation Public Notice Requirements* document.

✓ **Copy of Written Notice.** Once the applicant has sent the required written notice of public hearing, a copy shall be submitted to the Community Development Department. The copy of the written notice should be submitted at the time that the notice is sent to the surrounding property owners. More explanation regarding public notice requirements is contained in the attached *Variation Public Notice Requirements* document.

✓ **Address List.** A list of all addresses to which the applicant sent the written notice of public hearing shall be submitted to the Community Development Department at the time the written notice is sent to the surrounding property owners. More explanation regarding public notice requirements is contained in the attached *Variation Public Notice Requirements* document.

Variation Criteria Worksheet

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

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

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

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

See Attached

UDO Section 17.04.150.D.1.b

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

UDO Section 17.04.150.D.1.c

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

The proposed variation is designed to seamlessly integrate into the existing landscape without altering the essential character of the locality. Through careful planning and collaborative agreements, we have taken proactive steps to ensure that the variation will not impose a substantial detriment to adjacent properties.

Our commitment to securing off-site parking arrangements, such as the agreement with the business across the street at 807 S. State Street, demonstrates our dedication to minimizing the impact on the immediate surroundings. By strategically coordinating parking for our staff and patrons, we aim to maintain the harmony of the neighborhood.

Additionally, the ongoing communication with the business at 805 S. State Street and the collaborative effort with the neighboring deli for restriping and shared resources exemplify our commitment to fostering positive relationships with adjacent properties. These initiatives are carefully planned to uphold the integrity of the area while accommodating the needs of our business.

In summary, the proposed variation is conscientiously crafted to preserve the essential character of the locality and avoid substantial detriment to adjacent properties. We are confident that our comprehensive approach to addressing parking concerns aligns with the community's vision and regulations.

Variation Public Notice Requirements

The applicant for a variation request is responsible for meeting the public notice requirements of Section 17.04.050 of the Unified Development Ordinance (UDO). Public Notice must include written notice and notice by sign, as detailed below. A sample written notice and a sample sign are provided on the following pages. The applicant must submit the following to the Community Development Department once the notice requirements have been met:

- a signed and notarized Affidavit of Public Notice;
- a copy of the written notice; and
- a list of all addresses to which the applicant sent the written notice.

Written Notice. The applicant shall serve written notice in person or by registered mail, return receipt requested, to the owners of the subject property and to owners of all property within 250 feet of the property lines of the subject property. The property owners shall be those as recorded in the relevant county's Office of the Recorder of Deeds. Land occupied by public roads, streets, alleys, and other public ways shall be excluded in computing the 250 ft. requirement. The notice must be served not less than 15 days and not more than 30 days prior to the scheduled public hearing. The written notice must contain:

- The common street address of the subject property;
- The scheduled time, date and venue of the public hearing;
- A description of the nature, scope, and purpose of the application;
- The name and address of the applicant;
- A statement that additional information concerning the hearing or application can be obtained from the Community Development Department; and
- The address and contact information for the Community Development Department.

If, after a bona fide effort to provide written notice, the property owner of the property on which the notice is served cannot be found at their last known address, or the mailed notice is returned because the property owner cannot be found at their last known address, the written notice requirements will be deemed satisfied.

SAMPLE PUBLIC NOTICE

Insert Date

Dear Property Owner:

You are listed within the *(insert applicable County or Township name)* official tax records as the owner of a parcel of land within 250 feet of property that is subject to a petition for a variation from the requirements of the Village of Lemont Unified Development Ordinance. The petition for a variation concerns the property that generally is located at *(insert street address)*. The requested variation will *(insert general description of the variation request)*.In accordance with the provisions of the Village of Lemont Unified Development Ordinance, the petitioner hereby notifies you of the scheduled public hearing on this petition.

The Lemont Planning & Zoning Commission will hold a public hearing on this petition on *(insert date)* at *(insert time)* p.m. The public hearing will be held in the Village Board Chambers of Lemont Village Hall, 418 Main Street, Lemont, IL 60439.

All interested parties will be given the opportunity to be heard at the public hearing. Interested persons may present either written or verbal comments at the public hearing. If the public hearing is not concluded on (insert meeting date), it may be continued to another Planning & Zoning Commission meeting date. If the hearing is continued, another written notice will not be sent.

If you have any questions regarding this petition you may contact the Lemont Community Development Department by phone at (630) 257-1595, or in person at Village Hall, 418 Main Street, Lemont, IL 60439.

Insert Applicant Name & Address

SAMPLE PUBLIC NOTICE

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN FOR A PUBLIC HEARING CONCERNING A LAND USE APPLICATION FOR THIS PROPERTY.

HEARING FOR: Parking Variance [INSERT WHAT APPLICATION IS FOR]

VENUE OF HEARING: VILLAGE HALL, 418 MAIN ST., LEMONT (UPSTAIRS CHAMBER ROOM)

HEARING BODY: PLANNING AND ZONING COMMISSION

DATE AND TIME OF HEARING: [INSERT DATE AND TIME]

PUBLIC ATTENDANCE AND COMMENTS INVITED:

FOR ADDITIONAL INFORMATION CONTACT:
VILLAGE OF LEMONT
COMMUNITY DEVELOPMENT DEPARTMENT
418 MAIN STREET
(630)257-1595

Sign Size/Appearance Requirements:

- **At least 36 inches in height and 48 inches in width.**
- **Must have a white background.**
- **Must have 1.5-inch high black block letters, except the words "NOTICE OF PUBLIC HEARING" must appear in 3-inch high capital red block letters.**

Affidavit of Public Notice

The undersigned Samer Akkawi, being duly sworn on oath states as follows:

1. That he/she is the authorized agent that is subject of the
   (owner of record, contract purchaser, authorized agent, etc.)
   petition to _____ by
   _____
   (Designate petitioner(s); and, if applicable, designate Trust numbers and all beneficiaries
   _____ for
   property located at and commonly known as _____

2. That the attached Public Notice, marked as Exhibit A, was served on all of the parties whose names and addresses are identified on the attached Exhibit B, by one of two means listed below.

Indicate by checkmark the applicable box and enter any requested information:

☑ By mailing a copy of said notice by certified mail, return receipt requested, via United States Mail at the following location:
_____
City and State

OR:

☐ By delivering said notice in person to the individual homes or offices and obtaining the signature of each recipient with name and address on a separate sheet of paper to be submitted as Exhibit C.

3. That the designated delivery took place on the 9 day of March 2024.

Signature

(indicate whether owner, contract purchaser, agent, etc.)

Subscribed and sworn before me this 9th day of March, 2024

Notary Public

My commission expires on 5-30-2025

SANDRA A PLASZEWSKI
Official Seal
Notary Public - State of Illinois
My Commission Expires May 30, 2025

(Notary Seal Here)

The scale of our proposed business operations necessitates only three employees during daytime hours and five in the evening, every day of the week. To address parking concerns, I have successfully secured an agreement with the business located across the street at 807 S. State Street, allowing our entire staff to utilize their parking facilities. This arrangement significantly alleviates the parking demand required for our employees to operate efficiently.

Furthermore, I am actively engaging with the business situated at 805 S. State Street to establish a similar agreement, ensuring convenient parking options for our patrons. In addition to these cooperative efforts, I am in communication with the neighboring deli to facilitate the re-striping of adjacent spaces. This strategic adjustment will optimize traffic flow along the driveway by removing one parking space.

To further enhance efficiency and shared resources, I am collaborating with the deli to construct a vestibule for a shared trash container. This collaborative initiative eliminates the need for an additional space to accommodate a second container, promoting a more streamlined use of available space.

In order to manage traffic effectively within the parking lot and adjacent alleyway, I am committed to installing caution signs. These signs will guide and direct traffic, particularly addressing congestion concerns at the entry point if necessary. Through these proactive measures and collaborative agreements, our proposal aligns with the village's parking regulations while actively contributing to the efficient use of available space in the surrounding area.

Hello, I'm Sam Akkawi, the founder of Hamilton's Pub in Lemont back in 2014. Although I sold the pub a couple of years later, my connection with Lemont remains strong, as my family and I regularly enjoy the vibrant atmosphere and village-sponsored activities that make it a special place. It was a pleasure working with the village during my time at Hamilton's Pub, and I am thrilled at the prospect of collaborating with and contributing to the community once again.

In addition to my experience with Hamilton's Pub, I've been involved in other ventures such as Mullets (now Front Row) in Homer Glen and am currently an owner of Great Central Brewing Company in Chicago, alongside several smaller projects. Hard work has always been a constant in my endeavors, and I understand the dedication required to operate a successful kitchen in any market.

My wife and I have complete confidence in our ability to operate Singer Hill Grill, ensuring our customers receive the freshest ingredients and excellent customer service. Safety is a top priority for us, not only for our patrons but also for the surrounding neighborhood. We take pride in our commitment to regulation and consistency. Through strict policies and procedures related to alcohol consumption, we have successfully prevented adverse incidents. In fact, I have been and remain proactive in addressing and preventing any potential issues, always prioritizing the well-being of our community.

We look forward to the opportunity to contribute positively to Lemont once again and create a safe and enjoyable environment for all. Thank you for considering our application.

LETTER OF CONSENT FROM THE OWNER AT

814 S. STATE STREET, LEMONT, IL 60439

I, Raymond Morandi, authorize SAMER AKKAWI to use my property and apply for parking variation.

SIGNATURE

I, undersigned, a Notary Public in and for the aforesaid County and State, do hereby certify that Raymond Morandi is personally known to me to be the same person whose name is subscribed to the foregoing instrument, and that said person signed, sealed and delivered the above petition as a free and voluntary act for the uses and purposes set forth.

CARLA J WALTERS
OFFICIAL SEAL
Notary Public - State of Illinois
My Commission Expires
August 06, 2025

Notary Signature

Given under my hand and notary seal this 5 day of March A.D. 2024.

My commission expires this 6 day of August A.D. 2025.

3-8-24

Dear property owner:

You are listed within the Lemont County official tax records as the owner of a parcel of land within 250 feet of property that is subject to a petition for a variation from the requirements of the Village of Lemont Unified Development Ordinance. The petition for a variation concerns the property generally located at 814 state st, Lemont, IL.The requested variation will change the number of parking spaces required to operate at this address. In accordance with the provisions of the VIllage of Lemont Unified Development Ordinance, the petitioner hereby notifies you of the scheduled public hearing on this petition.

The Lemont Planning & Zoning Commission will hold a public hearing on this petition on April 3rd, 2024 at 6:30pm. The public hearing will be held in the Village Board Chambers of Lemont Village Hall, 418 Main Street, Lemont, IL 60439.

All interested parties will be given the opportunity to be heard at the public hearing. Interested persons may present either written or verbal comments at the public hearing. If the public hearing is not concluded on April 3rd, 2024, it may be continued to another Planning & Zoning Commission meeting date. If the hearing is continued, another written notice will not be sent.

If you have any questions regarding this petition you may contact the Lemont Community Development Department by phone at 630-257-1595, or in person at the Village Hall, 418 Main Street, Lemont, IL 60439.

Sam Akkawi
14226 S. Chickasaw Trail
Homer Glen, IL 60491

LETTER OF CONSENT FROM THE OWNER AT

814 S. STATE STREET, LEMONT, IL 60439

I, Raymond Morandi, authorize SAMER AKKAWI to use my property and apply for parking variation.

SIGNATURE

I, undersigned, a Notary Public in and for the aforesaid County and State, do hereby certify that Raymond Morandi is personally known to me to be the same person whose name is subscribed to the foregoing instrument, and that said person signed, sealed and delivered the above petition as a free and voluntary act for the uses and purposes set forth.

CARLA J WALTERS
OFFICIAL SEAL
Notary Public - State of Illinois
My Commission Expires
August 06, 2025

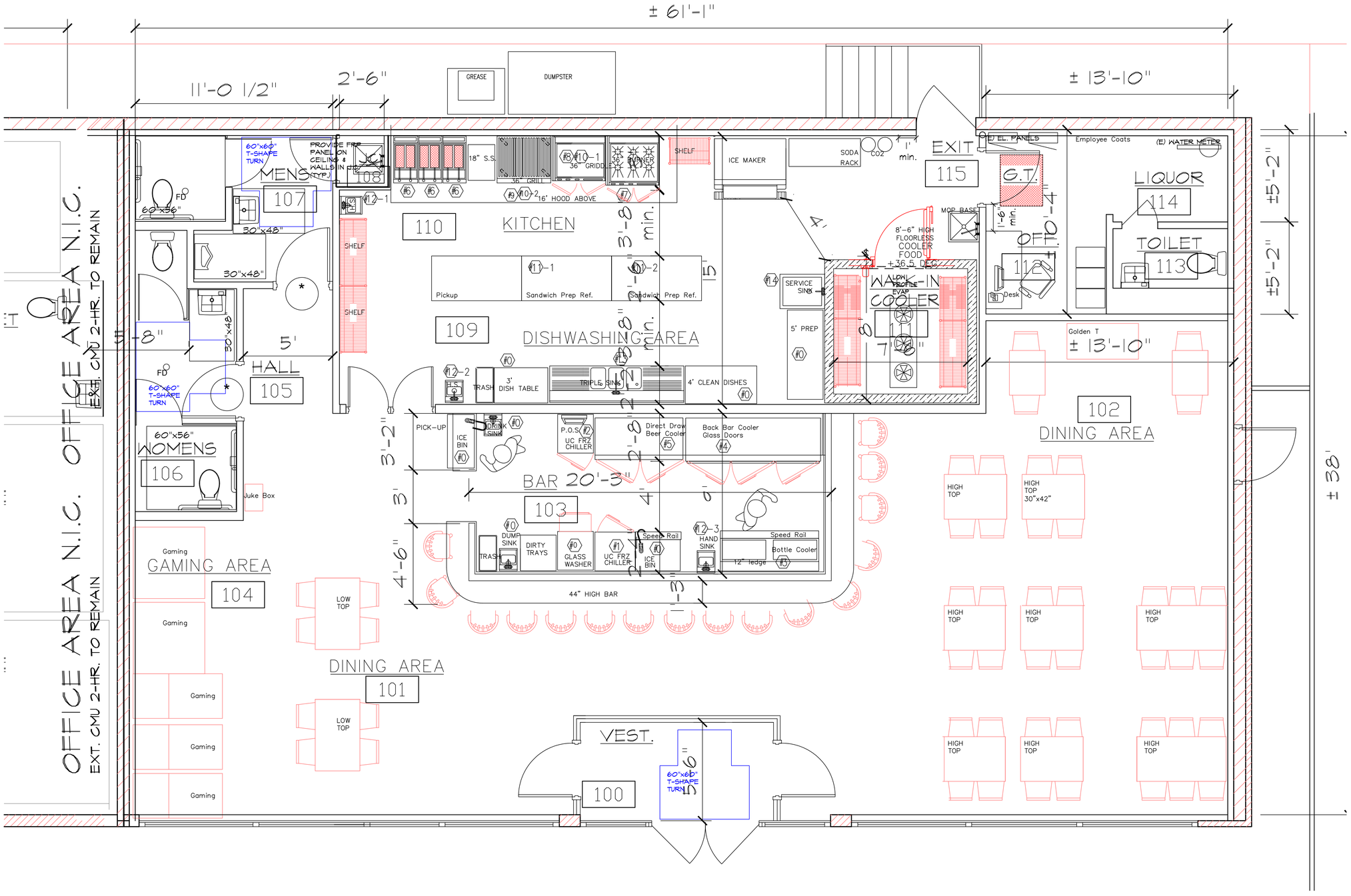
Notary Signature

Given under my hand and notary seal this 5 day of March A.D. 2024.

My commission expires this 6 day of August A.D. 2025.

Attachment 4

Interior Architectural Plans



1 NEW PLAN, OPTION #1
3/8"=1'-0"

DESIGN DEVELOPMENT

No.	Revision/Issue	Date
4	Deesign Development	2/4/24
3	Schematic Design	2/3/24
2	Schematic Design	1/18/24
1	Schematic Design	1/12/24

PROJECT NAME and ADDRESS:
NEW RESTAURANT FOR:
State Street Restaurant
814 South State Street
Lemont, IL. 60439

FIRM NAME and ADDRESS:
Norris Architects Inc.
209 Auburn Court
St. Charles, Illinois 60174
Ph. # 630/ 476-0044
Ph. # 847/ 421-2742

SHEET TITLE:
FLOOR PLAN

PLOT DATE:
2/8/2024

FTLN
Scale As Noted
SHEET NUMBER:
A1.0

© Norris Architects Inc.: 1985-2024

Attachment 5

Plat of Survey

KDC CONSULTANTS INC.

16144 S. BELL ROAD
HOMER GLEN, ILLINOIS 60491

WWW.KDCCONSULTANTSINC.COM
LAND PLANNING ENGINEERING LAND SURVEYING

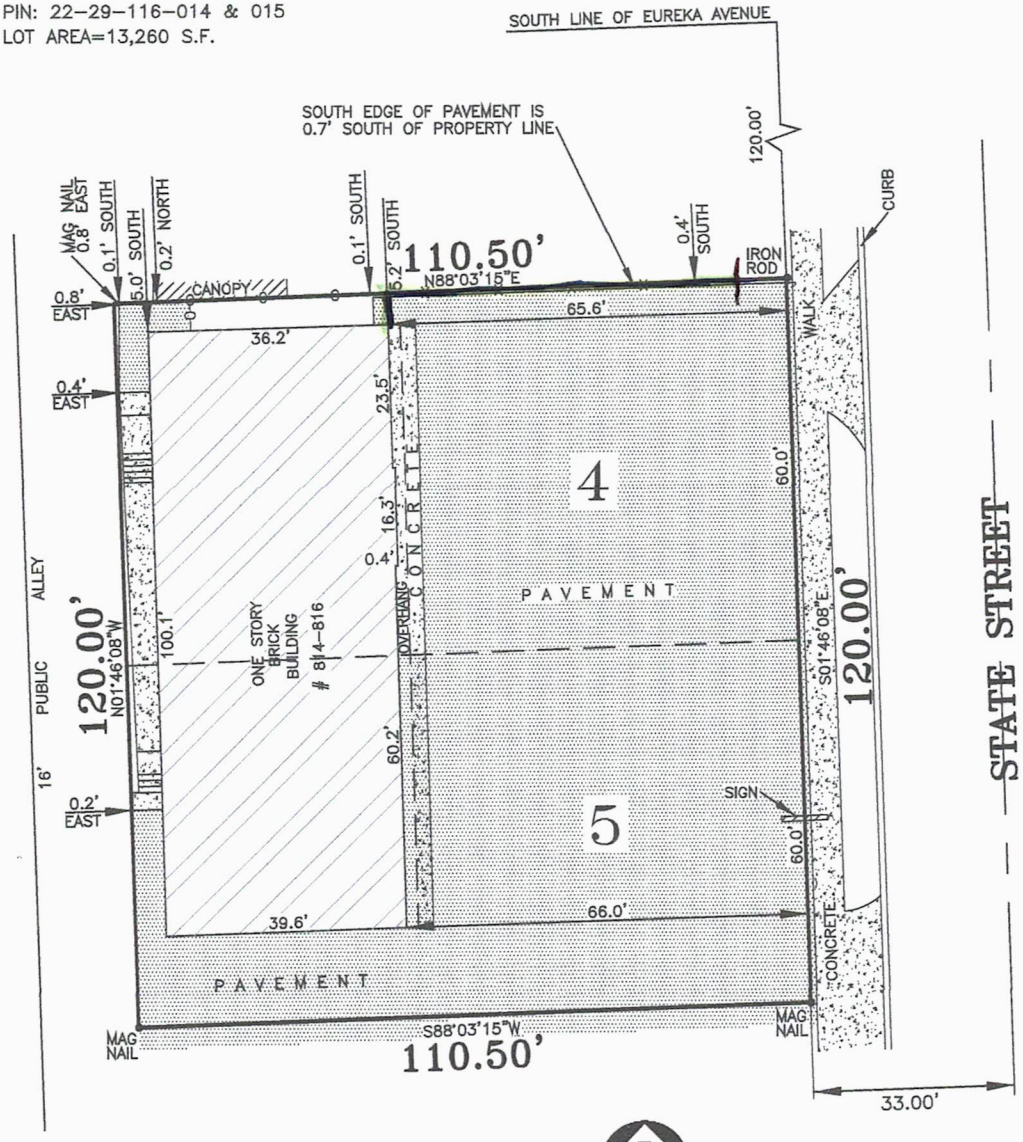
(708) 645-0545
Fax: 645-0546

PLAT OF SURVEY

OF

LOTS 4 AND 5 IN BLOCK 1 IN THE SUBDIVISION OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 29, TOWNSHIP 37 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PIN: 22-29-116-014 & 015
LOT AREA=13,260 S.F.



SCALE: 1" = 20'

REDUCED COPY

STATE OF ILLINOIS) ss.
COUNTY OF WILL)

WE, KDC CONSULTANTS INC., 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 THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

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.

SURVEYED 17TH DAY OF FEBRUARY 2023.

SIGNED THIS 20TH DAY OF FEBRUARY 2023.

BY: Kevin Chaffin
PROFESSIONAL ILLINOIS LAND SURVEYOR No. 3184

KDC CONSULTANTS, INC. PROFESSIONAL DESIGN FIRM 184-003604
16144 S. BELL ROAD HOMER GLEN, IL 60491
KEVIN D. CHAFFIN
035-003184
PROFESSIONAL LAND SURVEYOR
STATE OF ILLINOIS

LICENSE EXPIRATION
11-30-2024

PREPARED FOR: YANG

COMPARE LEGAL DESCRIPTION WITH DEED AND REPORT ANY DISCREPANCY IMMEDIATELY. A TITLE COMMITMENT MAY NOT HAVE BEEN 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. SUBJECT TO EASEMENTS OF RECORD.

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

SURVEY No. 23-02-055

418 Main Street | Lemont, IL 60439

TO: Planning and Zoning Commission
FROM: Jamie Tate, Community Development
THROUGH:
SUBJECT: Case 2024-03 609 Illinois Preliminary Planned Unit Development
DATE: April 3, 2024

SUMMARY/BACKGROUND

ANALYSIS

Consistency with Village Policy

STAFF RECOMMENDATION

BOARD ACTION REQUESTED

ATTACHMENTS
Case 2024-03 609 Illinois PUD PZC Memo, Analysis & 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
2024-03 609 Illinois Townhome PUD

APPLICANT & PROPERTY OWNER
John Grele

DATE:
April 3, 2024

PROPERTY ADDRESS/LOCATION
NW Corner of Grant Street and Illinois Street.
Rear property of 608 Main Street

BRIEF SUMMARY OF REQUEST

John Grele, represented by architect Simon Batistich, is requesting approval of a Preliminary Planned Unit Development (PUD) to allow a 4-unit townhome on the vacant land located approximately at the northwest corner of Grant and Illinois Streets. It is currently the rear yard of the property at 608 Main Street.

Townhomes are an allowed use in the Downtown District (D-D), but other factors trigger the PUD process for this request, such as deviations from the Unified Development Ordinance (UDO) and development on a lot greater than 10,000 square-feet in the D-D. If the lot was subdivided and then less than 10,000 square-feet and all aspects of the UDO were met, the development could proceed without the public process of a PUD.

The brick and siding townhomes face Illinois Street with driveways and front loaded 2-car garages. The steep elevation decline toward Main Street allows for walk-out basements and rear 1st floor decks on each of the units. The design depicts two curb cuts on Illinois Street to allow for shared 19-foot-long driveways between 2 units. The access and curb cuts will require IDOT (Illinois Department of Transportation) review and approval.



Approximate project area highlighted in red.
Map source: Lemont GIS
PIN: 22-20-422-013-0000

EXISTING ZONING	EXISTING LAND USE	SURROUNDING ZONING & LAND USE	REQUESTED ACTIONS	SIZE OF PROPERTY
Lemont Downtown District (D-D)	Vacant	**North**: D-D, Downtown District / Single-family home converted to apartments with a parking lot **South**: R4A, Infill & Preservation Residential District / Existing single-family homes **East**: D-D, Downtown District / Multi-use commercial/office on first floor and residential above **West**: D-D, Downtown District / Multi-Family and open space (vacant land)	Preliminary Planned Unit Development (PUD) for a 4 Unit Townhome Building	10,465 square-feet (subdivided) 20,350 square-feet as lot presently exists

PROPERTY HISTORY

The property is vacant land in the Downtown District (D-D) and currently the rear yard of the converted apartments and parking lot located at 608 Main Street. John Grele, the property owner for the subject property, also owns the vacant property to the west, the apartment building at 609 Illinois Street and the parking lot and apartment building at 608 Main Street.

COMPATIBILITY with the COMPREHENSIVE PLAN	**COMPATIBILITY** with the UNIFIED DEVELOPMENT ORDINANCE
The future land use map in the Lemont 2030 Comprehensive Plan designates the subject property Mixed Use (MU).	The proposal is compatible with the UDO in exception to the requested deviations within the PUD.

ATTACHMENTS

1. Staff Analysis
2. Site Photographs
3. Application
4. Preliminary Site Plan
5. Topographic Survey
6. Elevations
7. Site Plan and Site Data
8. TRC Packet & TRC Comments
9. 608 Main Plat of Survey

Attachment 1 - Staff Analysis – 609 Illinois Townhome PUD

As stated in the UDO, the Downtown District (DD) is established to promote a compatible mixture of commercial, cultural, institutional, governmental, and residential uses in a compact, pedestrian-oriented, traditional village center generally consistent with the Comprehensive Plan and other documents, such as the Downtown Master Plan. Additionally, the DD district is intended to maintain and enhance the historic, community, architectural, and aesthetic qualities unique to the downtown area. Design objectives for development within the DD district are to enhance and produce a downtown with:

1. Generally rectilinear patterns of connected streets and blocks; and
2. Dwellings, shops, and workplaces generally located within close proximity to one another; and
3. Well configured open spaces and landscaped public areas woven into the pattern of the district and dedicated to collective social activity, recreation, and visual enjoyment; and
4. A combination of on-street parking and centralized parking facilities and lots to collectively support commercial and residential uses within the district; and
5. Civil buildings that serve as landmarks, symbols, and activity centers for the community.

CONSISTENCY WITH COMPREHENSIVE PLAN

The overall Vision for Lemont within the Lemont 2030 Comprehensive Plan, adopted in 2014, is: *In 2030, Lemont will be a community where people want to live or visit. It will be known for its thriving downtown, excellent schools, successful businesses and strong sense of community. Although new residents and businesses will grow the community, Lemont's quaint character will remain. Families who have lived in Lemont for the past 200 years will continue to choose Lemont as their hometown for future generations.*

It describes the overarching goal for the community's future and represents the input of hundreds of Lemont residents and other community members. Within the Lemont 2030 Comprehensive Plan is the future land use map that anticipates and categorizes land within the Village limits and land that is adjacent to or near the Village limits. It depicts the desirable future land use of certain property while also considering the likelihood, market factors and other influences.

The Lemont 2030 Comprehensive Plan's future land use map designates the subject property as Mixed Use (MU), describing this district as:

*The **Mixed Use** district is characterized by the presence of buildings that house a mix of commercial and residential uses. Within the district, there may also be some single-use*

buildings, but they are less prevalent than the mixed use buildings. Buildings in this district may vary greatly in size, from a 1,000 s.f. historic structure in downtown to a 250,000 s.f. building on a newly developed site featuring a community retail shopping center. Building and site designs are sensitive to and compatible with the established character of nearby neighborhoods and corridors. Sites will be planned with care to provide adequate public and private space to accommodate the mix of uses; open green space will be provided for residents. Residents within this district will have ample opportunities to walk to dining, shopping and services.

The townhome proposal is generally consistent with the future land use goals described above in the Lemont 2030 Comprehensive Plan. The statement: *"Building and site designs are sensitive to and compatible with the established character of nearby neighborhoods and corridors",* may be interpreted to be in conflict.

Also within the plan are Guiding Principles, Recommendations and Action Items based upon the premise of each Vision Statement further describing Lemont's expectations for the future. The recommendations are rooted in the Vision and Guiding Principles of the plan and informed by critical analysis anticipating the issues Lemont may encounter over the years. They represent actionable steps the Village can take to ensure the vision for Lemont is best achieved.

- **Develop Lemont's Product**. The Village's physical environment includes the appearance of commercial districts, the gateways into the community and other physical attributes that are key to making a good impression on visitors and residents. The proposed development has the ability to make an impression on visitors to Lemont and residents.

- **Increase Local Shopping.** Adding residents to the Village allows for increased shopping within the Village limits and Downtown Lemont. The additional residents generated from the 4-unit townhomes will provide more local customers to utilize the existing retail, services, and restaurants nearby.

- Continued population growth is desirable and important for Lemont's economic prosperity.
- The social vibrancy and economic health of the community can be greatly enhanced by a cohesive mix of housing types.
- Housing products with higher densities will provide the population density needed to fulfill the goals of this plan and therefore desirable, so long as they do not detract from the aesthetics or small-town charm of the community.

- Architecturally and historically significant buildings are a key contributor to our sense of place. As such, these buildings need to be preserved and redevelopment of nearby properties need to be compatible with their historic surroundings. The proposal's

architecture should be as compatible as possible with its proposed design, through use of building materials and other elements indicated in the UDO and a part of the public process.

- Maintaining our community character depends largely on ensuring that new development respects existing community character in architecture and site design.

- Lemont's small-town charm can be supported through design features in new development that foster community interaction. Placing the garages in the rear of the building and focusing on the front side design to incorporate porches and stoops will foster more community interaction.

- In 2005, a community planning charrette was conducted, which resulted in the creation of a downtown zoning district rooted in form-based standards. These standards have since then been revised and improved and provide guidance for potential development in Lemont's downtown. It is these standards that are deviated from for the purpose of the proposed development.

The proposed townhome development is in general agreement with Lemont 2030 Comprehensive Plan as long as architectural and design harmony is found by maintaining the Downtown's community character. Nonetheless, the proposal is a PUD and the UDO 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." It is not a requirement to adhere to all aspects of the Comprehensive Plan rather substantial compliance, and the tangible community benefits should be considered when a conflict with the plan occurs.

GENERAL ANALYSIS

Traffic, Site Access and Parking.

Lots under ½ acre in the Downtown do not require off-street parking, but the Planned Unit Development process often warrants and anticipates a discussion surrounding parking. It is reasonable to assume townhomes will generate vehicles and require off-street parking, even though the code does not technically require off-street parking.

As a comparison, the UDO requires 2 parking spaces per dwelling unit for townhome developments outside of the Downtown. Each of the proposed townhome are providing a 2 car garage with a 19-foot long driveway, meeting these minimum off-street parking requirements outside the Downtown. The garages face Illinois Street with two units sharing one driveway access from the roadway, creating two new curb cuts along Illinois. In order to safely create less vehicular conflicts along the more heavily trafficked Illinois Street, the applicant should explore meeting the UDO by eliminating the front facing garages. As

discussed in other recent projects, the Village does not have control over the traffic on Illinois Street as it is under the jurisdiction of IDOT. While the Village discourages truck traffic and other heavy vehicle traffic through the Downtown, the Village is unable to prohibit it without full control over the roadway. It is not in the best interest to create more conflicts along this IDOT road with the addition of 4 residential driveways when there is an opportunity to eliminate them.

Building Design and Architecture.

The townhome building is a typical suburban design with front loaded garages occupying most of the front façade. Brick is shown on all first-floor elevations and below to the walk out basements while siding is being proposed for the top floor. Front loaded garages are not allowed in the Downtown and are a requested exception in the PUD. The proposed design does not meet most of the Downtown Architectural Standards or Urban Design Standard and the applicant has been encouraged to address these concerns throughout the pre-development process. A narrative or response has not been provided.



Proposed 609 Illinois townhome architecture.

There is an opportunity to access the townhomes via rear entry garages and/or a rear parking court. The applicant owns the adjacent property and existing access for 608 Main Street could be expanded and utilized for the proposed townhome development. This would alleviate the front-loaded garage UDO deviation and avoid further vehicular conflicts along Illinois Street. Modifying the site plan in this manner could eliminate IDOT from the review and approval process, creating a more streamlined and efficient approach to the development. Examples of desired architecture and access have been provided to the applicant in the pre-development and Technical Review Process (TRC) meetings. The DD allows for the use of cement fiber siding (or similar) with a combination of masonry as



Sample architecture with rear loaded garages on an incline with decks.

proposed, but other elements of the design should be considered in order to better adhere to the Village's codes. Moving the vehicular access to the rear of the building also creates a stronger focus on pedestrian scale elements along Illinois Street and maintains the block face without driveway access.



Sample architecture.

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".

Although the previous analysis has found the proposal to be in general compliance with the Comprehensive Plan, the following zoning standards that are proposed to be modified in the PUD:

Code Section	UDO Requirement	Proposal
§17.09.070 Urban Design Standards in the D-D District	*Garages for Residential Land Uses.* Attached and detached garages shall be accessed from the alley. Where no alley exists, access may be from the street. **When access is from the street, the garage door, whether to a detached or attached garage, shall be placed at least 20 feet behind the principal plane of the primary structure on the lot. Attached garages accessed from the street shall have garage doors no wider than 10 feet.** Garages accessed from an alley shall have no more than two	The attached garages are in line with the principal plane of the townhome units. The garage doors are wider than 10-feet.

	garage doors, each no wider than 10 feet.	
§17.09.070 Urban Design Standards in the D-D District	New development shall create new alleys. Alleys may be incorporated into parking lots as drive aisles or fire lanes.	There is not an existing alley and there is not a proposed new alley.
§17.09.070 Urban Design Standards in the D-D District	Alleys shall be the primary means of access to off-street parking.	There are no alleys.
§17.09.070 Urban Design Standards in the D-D District	Off-street parking shall be behind the principal building rather than on the side or front.	Off-street parking is in the front of the building.
§17.09.070 Urban Design Standards in the D-D District	In all instances off-street parking shall be at least 10 feet from a public right of way, excluding alleys	Off-street parking is at the property line.
§17.09.080 and Table 17-09-01 Architectural Standards for the D-D District.	There are many standards that may not be met with the proposal, such as: 1. Multi-story buildings, except single-family homes, shall have *expression lines.* Such expression lines shall be either a molding extending horizontally a minimum of two inches, or a jog of two or more inches in the surface plane of the building; and 2. On a masonry building, a header and sill are required for all windows. On wood or stucco buildings, windows shall have trim on all four sides.	A response to the architectural standards and how the proposed townhome development does and does not meet the Downtown Architectural Standards has been requested of the applicant and their architect.
§17.09.090 Street Types and Table 17-09-02 Village Street Standards	Front setback shall be between 0 and 10 feet.	The front setback is at 18-feet, to accommodate driveways.

Consistency with PUD Objectives. UDO Section 17.08.010.C lists 11 different objectives to be achieved through planned unit developments. Applicable discussion is below with each related objective.

1. *To ensure that future growth and development which occurs is in accordance with the policies and goals of the Village.* The proposed PUD both supports and conflicts with this objective. If the proposal were to better meet the downtown guidelines, it would be more in accordance with the goals and policies of the Village.

2. *To provide a more desirable living environment by preserving and integrating the natural environment and landscape features of the property into land development.*

3. *To stimulate creative approaches to the residential, commercial and industrial development of land.* The front-loaded garage townhome building is not a creative approach to development for the opportunity the property and ownership allows.

4. *To encourage and stimulate economic development with the Village.* The development of the subject property will enhance the Village's population, workforce, real estate tax base and create additional local spending.

5. *To preserve or enhance natural features on the site.* There are no natural features on the site to be preserved or enhanced.

6. *To provide useable open space areas within a reasonable distance of all dwelling units.* There are decks proposed for each of the townhome units providing outdoor open space for the dwelling units. There is open space and more planned parks and open space within reasonable distance in the Downtown.

7. *To facilitate, in a cost effective manner, the development and maintenance of adequate public services.* The Village's requirements for Land/Cash Fees help ensure the maintenance of adequate public services. There is water and sewer available to the property in sufficient capacity to serve this development. The applicant will extend the sidewalk along Illinois Street.

8. *To encourage patterns of and uses that decrease trip lengths and increase the use of modes of transportation other than a private vehicle.* A residential building in the Downtown encourages non-vehicular and more pedestrian scale modes of transportation. The residents can walk to shops and restaurants within the Downtown and the addition of the sidewalk extension will provide greater connections for existing residents.

9. *To reduce energy demand and consumption.*

10. *To encourage the introduction of related and complementary land uses*. The proposed townhome development is related and complementary to the surrounding mixed-use downtown uses, and generally residential uses in this area of the Downtown.

11. *To allow a clustering of residential uses on smaller lots to conserve or create open space.* The lot is appropriate within the Downtown to allow for townhomes.

Reviews and Process.

Technical Review Committee (TRC). The proposal was reviewed by the TRC in January 2024. The applicant was provided feedback and comments in a letter that is included in the attachments. The applicant has not modified the plans following this meeting or provided a response to the comments.

Consulting Planner Review. The Consulting Planner has reviewed the initial application and provided a response to the applicant and his architect stating missing items from the application at the submission deadline. While the PUD application was incomplete on the March 11, 2024 due date, the public hearing sign was already installed on the property and the public notices had already been sent regarding the April 3rd meeting. The applicant has since provided more of the missing items that are included in this submission, but there are still outstanding items such as a narrative and response to the TRC Comment Letter. Staff anticipates the public process will encourage the applicant to address missing items and information necessary to the Planned Unit Development process.

Engineering Comments. The Village engineer provided feedback to the applicant at the TRC meeting stating the sidewalk should continue with this development along Illinois Street. Illinois is an IDOT road, and all access will need to be reviewed and approved by them. The Village will need a general sign off from IDOT on what they will allow and approve prior to any Village permit issuance. The applicant must obtain all jurisdiction permits that apply (i.e. IDOT, MWRD, etc.). The most recent comments from the engineer following the submission of Preliminary Engineering are:

- They will need IDOT's permission for the driveway entrances off Illinois Street.
- They will need IDOT's permission for the sidewalk on Illinois Street right of way.
- They will need IDOT's permission to connect their water & sanitary (they are connecting to a combined sewer and not just a sanitary) on Illinois Street right of way. Will need to follow IDOT patching guidelines.
- They should re-subdivide the 5 pins that are somehow involved in this area.
- More comments to come with final civil plans.

Landscaping. A landscape plan will come later as it has been indicated by the applicant that it's currently being completed. Parkway trees and general foundation landscaping will be required and verified through the development process.

Fire District Comments. As stated in the TRC meeting, the townhomes will either need to have sprinklers or provide a 2-hour separation wall between the units. The Fire District provided other standard comments and will review the proposed units through the building permit and Final PUD process.

CONCLUSIONS & RECOMMENDATIONS

Townhomes are an allowed use within the Downtown and an anticipated use within this area of the Village. Residential development on an infill lot within the Downtown with infrastructure readily available and providing an extension of the pedestrian network is in line with the goals and objectives of the Lemont 2030 Comprehensive Plan. There is an opportunity to adhere to more aspects of the Downtown's urban design standards and codes with the development of this vacant parcel along Illinois Street. Considering the applicant owns adjacent property and the apartments and parking lot behind the subject property at 608 Main Street, a more cohesive and safe development utilizing the existing access on Main Street could be a more creative and opportune approach to development of the subject property. The design and architecture could meet more of the Village's standards and develop in a traditional pedestrian-orientated downtown-style rather than with a garage focused front façade. The opportunity to build upon existing access, parking and vehicle storage for the proposed townhome development is unique with same ownership of the adjacent vacant properties and apartment building at 608 Main Street.

Attachment 2

Site Photos



Figure 1: Aerial view of property.



Figure 2: View into property from Illinois Street looking north.



Figure 3: Parking lot, curb cut and apartment building on same lot at 608 Main Street under same ownership.



Figure 4: View looking west down Illinois Street with subject property on the right.



Figure 5: View looking east down Illinois Street with subject property on the left. Grant street is ahead to the right.

Attachment 3

Application

Village of Lemont
Community Development Department
418 Main Street Lemont, Illinois 60439
phone (630) 257-1595
fax (630) 257-1598

PUD Preliminary Plan/ Plat Application Form

APPLICANT INFORMATION

JOHN GRELE
Applicant Name

1295 119TH ST., LEMONT, IL 60439
Company/Organization

Applicant Address

630. 235.7411
Telephone & Fax

JOHNGRELE@GMAIL.COM
E-mail

CHECK ONE OF THE FOLLOWING:

- [x] Applicant is the owner of the subject property and is the signer of this application.
- [ ] Applicant is the contract purchaser of the subject property.
- [ ] Applicant is acting on behalf of the beneficiary of a trust.
- [ ] Applicant is acting on behalf of the owner.

PROPERTY INFORMATON

608 MAIN ST, LEMONT, IL 60439
Address of Subject Property/Properties

22 20 422 013 ; 22 20 422 009
Parcel Identification Number of Subject Property/Properties

20,491 S.F. 1,860 S.F.
Size of Subject Property/Properties

REQUIRED DOCUMENTS

See Form 507-A, *PUD Preliminary Plan/Plat Application Checklist of Required Materials,* for items that must accompany this application.

FOR OFFICE USE ONLY

Application received on: _____ By: _____

Application deemed complete on: _____ By: _____

Current Zoning: _____

Fee Amount Enclosed: _____ Escrow Amount Enclosed: _____

APPLICATION FEE & ESCROW

Application Fee:

$500 for properties less than 10 acres, $750 for properties 10 acres or larger

AND

If the PUD includes a preliminary plat of subdivsion, the following fee applies (based on size of property and number of proposed and/or existing dwelling units):

< 3 acres = $300, plus $50 per existing and/or proposed dwelling unit = $500.00

3 to <5 acres = $600, plus $50 per existing and/or proposed dwelling unit

5 to <10 acres = $1000, plus $50 per existing and/or proposed dwelling unit

10 acres or more = $1200, plus $50 per existing and/or proposed dwelling unit

Fee is non-refundable.

Required Escrow = $2,000

At the time of application, the applicant shall submit a check for the establishment of an escrow account. The escrow money shall be used to defray costs of public notice, consultants, or other direct costs incurred by the Village in association with the PUD preliminary plan/plat application. After completion of the review process, any unused portion of the escrow account will be refunded upon request.

AFFIRMATION

I hereby affirm that I have full legal capacity to authorize the filing of this application and that all information and exhibits herewith submitted are true and correct to the best of my knowledge. I permit Village representatives to make all reasonable inspections and investigations of the subject property during the period of processing of this application. I understand that as part of this application I am required to establish an escrow account to pay for direct costs associated with the approval of this application, such as the fulfillment of public notice requirements, removal of the public notice sign, taking of minutes at the public hearing and fees for consultants hired by the Village to evaluate this application. I understand that the submitted fee is non-refundable and that any escrow amount leftover upon project completion will be refunded upon request.

John Grele — 2-15-24

Signature of Applicant — Date

ILLINOIS — COOK

State — County

I, the undersigned, a Notary Public in and for the aforesaid County and State, do hereby certify that JOHN GRELE is personally known to me to be the same person whose name is subscribed to the foregoing instrument, and that said person signed, sealed and delivered the above petition as a free and voluntary act for the uses and purposes set forth.

Eileen Batistich

Notary Signature

Given under my hand and notary seal this 15th day of February A.D. 20 24.

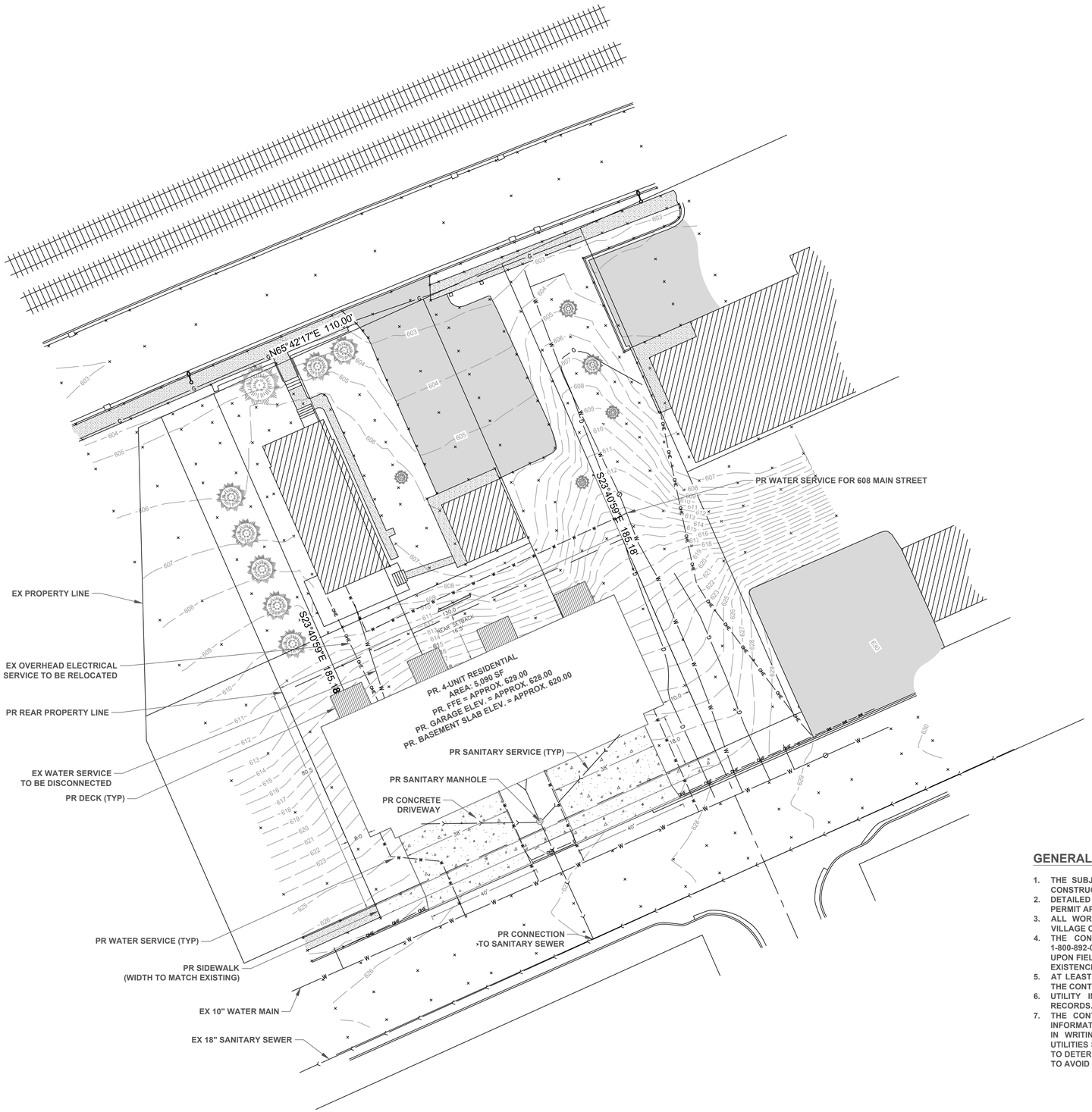
My commission expires this 30th day of JUNE A.D. 20 26.

OFFICIAL SEAL
EILEEN BATISTICH
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES: 06/30/2026

Attachment 4

Preliminary Site Plan

PRELIMINARY SITE PLAN



SITE DATA TABLE:

PROPOSED PARCEL AREA: 10,465 SF
REAR SETBACK: 16.5 FT
FRONT SETBACK: 18 FT
SIDE SETBACK (EAST): 10 FT
SIDE SETBACK (WEST): 8 FT

GENERAL NOTES

1. THE SUBJECT EXHIBIT IS FOR THE TECHNICAL REVIEW COMMITTEE ONLY, AND NOT FOR CONSTRUCTION.
2. DETAILED ENGINEERING AND GRADING PLANS WILL BE SUBMITTED AS PART OF THE FUTURE PERMIT APPLICATION.
3. ALL WORK PERFORMED UNDER THIS CONTRACT SHALL BE IN ACCORDANCE WITH THE VILLAGE OF LEMONT ORDINANCES AND STANDARDS.
4. THE CONTRACTOR PERFORMING UNDERGROUND WORK SHALL CONTACT J.U.L.I.E. AT 1-800-892-0123 AT LEAST 48 HOURS PRIOR TO START OF WORK. UTILITY INFORMATION IS BASED UPON FIELD MEASUREMENTS AND BEST AVAILABLE RECORDS. THIS DOES NOT PRECLUDE THE EXISTENCE OF OTHER UNDERGROUND UTILITIES.
5. AT LEAST TWO WORKING DAYS PRIOR TO THE COMMENCEMENT OF ALL PHASES OF WORK, THE CONTRACTOR SHALL NOTIFY THE VILLAGE OF LEMONT: (630) 257-1550.
6. UTILITY INFORMATION IS BASED UPON FIELD MEASUREMENTS AND BEST AVAILABLE RECORDS. THIS DOES NOT PRECLUDE THE EXISTENCE OF OTHER UNDERGROUND UTILITIES.
7. THE CONTRACTOR SHALL VERIFY THE ELEVATIONS AND LOCATIONS OF ALL EXISTING INFORMATION AS SHOWN ON THE PLANS AND NOTIFY THE ENGINEER OF ALL DISCREPANCIES IN WRITING, PRIOR TO THE COMMENCEMENT OF THE WORK. EXISTING UNDERGROUND UTILITIES SHALL BE EXPOSED BY THE CONTRACTOR PRIOR TO THE START OF CONSTRUCTION TO DETERMINE IF A PROBLEM OR CONFLICT EXISTS WITH THE PROPOSED IMPROVEMENTS AND TO AVOID DELAYS IN THE PROGRESS OF THE WORK ONCE WORK COMMENCES.

ORIGINAL ISSUE DATE: 03-20-2024

NO.	DATE	DESCRIPTION

PREPARED FOR:
JOHN GRELE

LICENSED PROFESSIONAL ENGINEER
KRYSTIAN USTUPSKI
062-069910
OF ILLINOIS
EXPIRES: 11/30/2025

PRELIMINARY SITE PLAN
609 Illinois Street, Lemont, IL

JOB NO:	24-01
DESIGN BY:	KU
DRAWN BY:	KU
SCALE:	1" = 20'

1 OF 1

F:\John Grele\Sheets\C-2.dwg 3/20/2024

Attachment 5

Topographic Survey

Topographic Survey

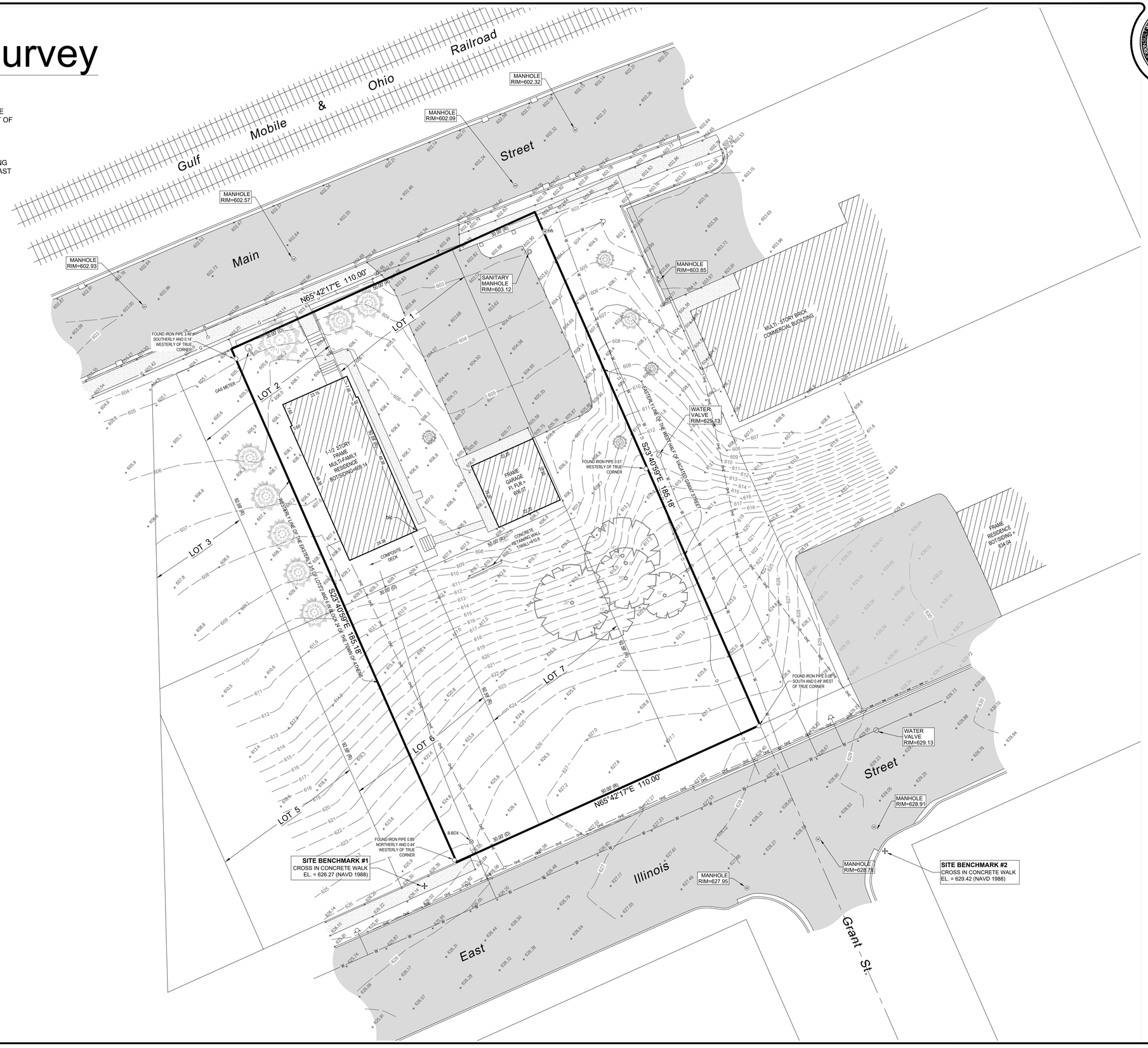
SCALE: 1" = 15'

PARCEL 1:

LOTS 1 AND 7 AND THE EASTERLY 3/5 OF LOTS 2 AND 6 IN BLOCK 24 IN THE TOWN OF ATHENS, IN SECTION 20, TOWNSHIP 37 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2I:

THE WEST 1/2 OF VACATED GRANT STREET LYING EAST OF AND ADJOINING PARCEL 1 AFORESAID IN SECTION 20, TOWNSHIP 37 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.



LEGEND:

- FOUND IRON STAKE
- EXISTING SPOT ELEVATION + 653.4
- ELECTRIC METER EM
- SANITARY MANHOLE
- STORM MANHOLE
- STORM INLET
- FIRE HYDRANT
- B-BOX
- WATER VALVE BOX
- UTILITY POLE
- LIGHT POLE
- SANITARY SEWER
- STORM SEWER
- WATER LINE — W —
- PROPERTY LINE
- CONTOUR LINE — 666 —
- CHAIN LINK FENCE LINE —x—x—x—x—
- WOOD FENCE LINE —o—o—o—o—
- UNDERGROUND GAS LINE — G —
- OVERHEAD ELECTRIC LINE — OHE —
- DECIDUOUS TREE
- CONIFEROUS TREE
- CONCRETE SURFACE
- ASPHALT SURFACE

SITE BENCMARK NO. 1:

CUT CROSS IN CONCRETE WALK LOCATED APPROXIMATELY 13 SOUTHWESTERLY OF THE SOUTHWEST PROPERTY CORNER OF SUBJECT SITE ON THE NORTH SIDE OF EAST ILLINOIS STREET.

ELEVATION = 626.27 (NAVD 88)

SITE BENCMARK NO. 2:

CUT CROSS IN CONCRETE WALK LOCATED AT THE SOUTHEAST CORNER OF THE INTERSECTION OF EAST ILLINOIS STREET AND GRANT STREET.

ELEVATION = 629.42 (NAVD 88)

CERTIFICATION

STATE OF ILLINOIS)
COUNTY OF DU PAGE)

THIS IS TO CERTIFY THAT THE PLAT SHOWN HEREON IS A CORRECT REPRESENTATION OF A TOPOGRAPHIC SURVEY PERFORMED AT AND UNDER MY DIRECTION. ALL DIMENSIONS SHOWN ARE IN FEET AND DECIMAL PARTS THEREOF.

GIVEN UNDER MY HAND AND SEAL THIS ___th DAY OF _____, A.D. 2024.

PRELIMINARY

KRZYSZTOF BLANDO
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3705
LICENSE EXPIRES 11/30/2024

STATE OF ILLINOIS
KRZYSZTOF BLANDO
035-003705
BATAVIA, IL
PROFESSIONAL LAND SURVEYOR

BOOK:
DRAWN: ERP
CHECKED: KB
FIELD DATE: 03-16-2024
PROJECT NO. 2024-010

REVISIONS

NO.	DATE:	DESCRIPTION

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

PREPARED FOR:
John Grele

PROPERTY ADDRESS:
608 Main Street
Lemont, Illinois 60439

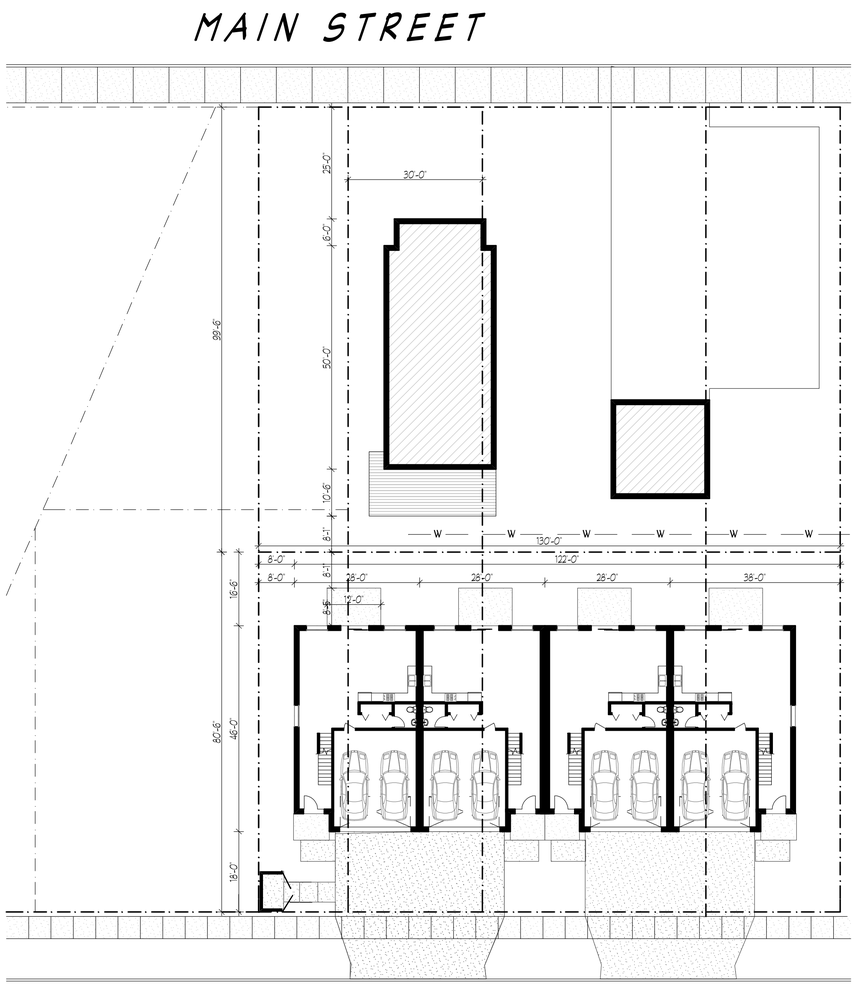
Attachment 6

Elevations

PRELIMINARY SKETCHES

609 ILLINOIS STREET

LEMONT, ILLINOIS

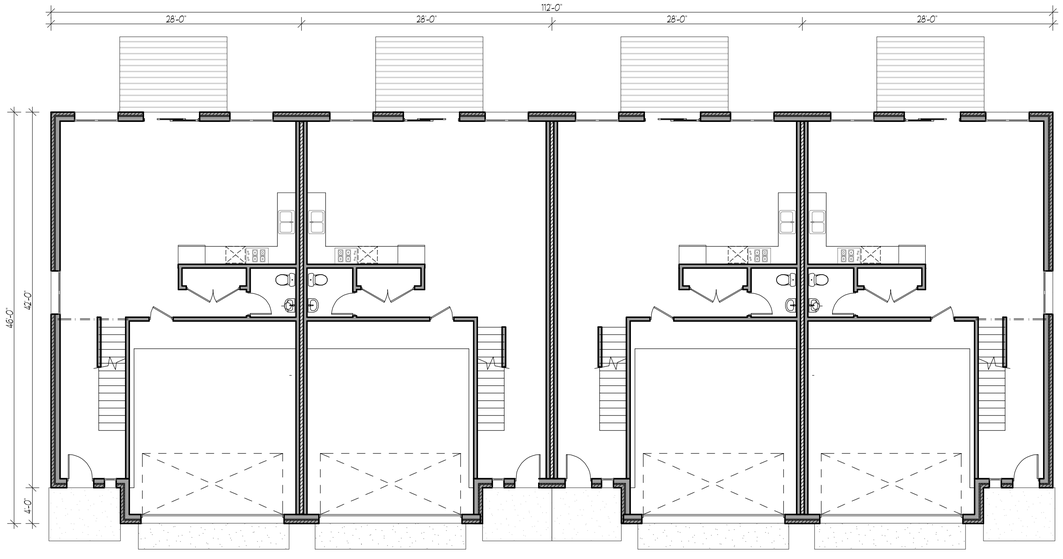


SITE PLAN

SCALE: 1/16" = 1'-0"



FRONT (SOUTH) ELEVATION



OVERALL GROUND FLOOR PLAN

n. batistich, architects
MEADOWBROOK OFFICE CENTER
16W475 S. FRONTAGE RD., SUITE 201
BURR RIDGE, IL 60527 (630) 986-1773
IL. DESIGN FIRM LIC. NO. 184.004493

I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED BY ME OR UNDER MY SUPERVISION AND THAT THEY COMPLY TO THE BEST OF MY KNOWLEDGE AND BELIEF WITH THE REQUIREMENTS OF THE APPLICABLE BUILDING CODES

DO NOT SCALE DRAWINGS

CONTRACTOR SHALL VERIFY ALL PLAN AND DIMENSIONS AND CONDITIONS ON THE JOB AND SHALL NOTIFY THE ARCHITECT IN WRITING OF ANY DISCREPANCIES BEFORE PROCEEDING WITH WORK OR BE RESPONSIBLE FOR SAME.

DATE: 09-01-2023

DRAWN BY:

SCALE:

APPROVED BY:

REVISIONS

PLAN No.

SHEET No.

FOUNDATION PLAN

SCALE 1/4" - 1'-0"

n. batistich, architects
MEADOWBROOK OFFICE CENTER
16W475 S. FRONTAGE RD., SUITE 201
BURR RIDGE, IL 60527 (630) 986-1773
IL. DESIGN FIRM LIC. NO. 184.004493

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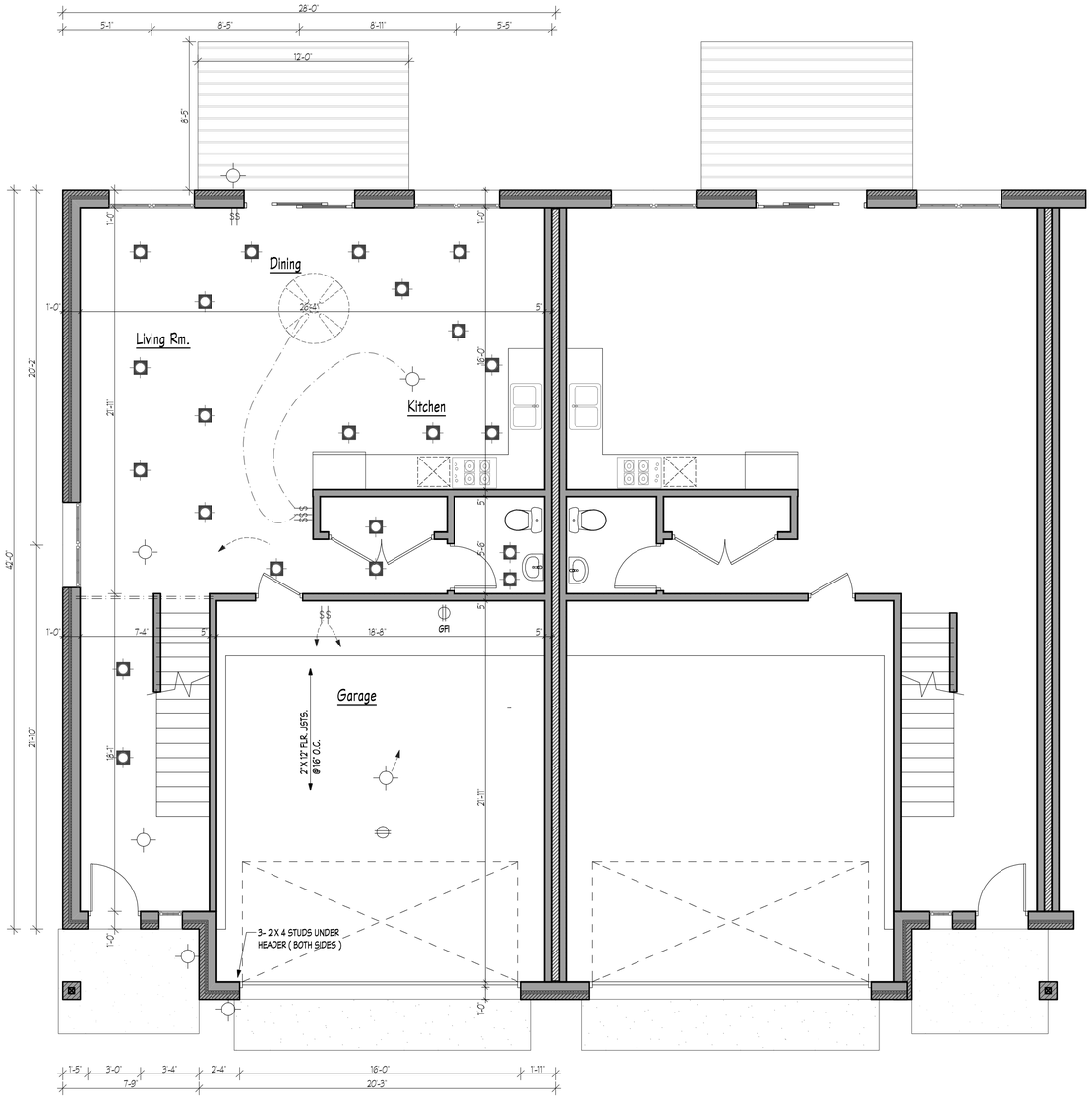
DATE: 09-01-2023
DRAWN BY:
SCALE:
APPROVED BY:

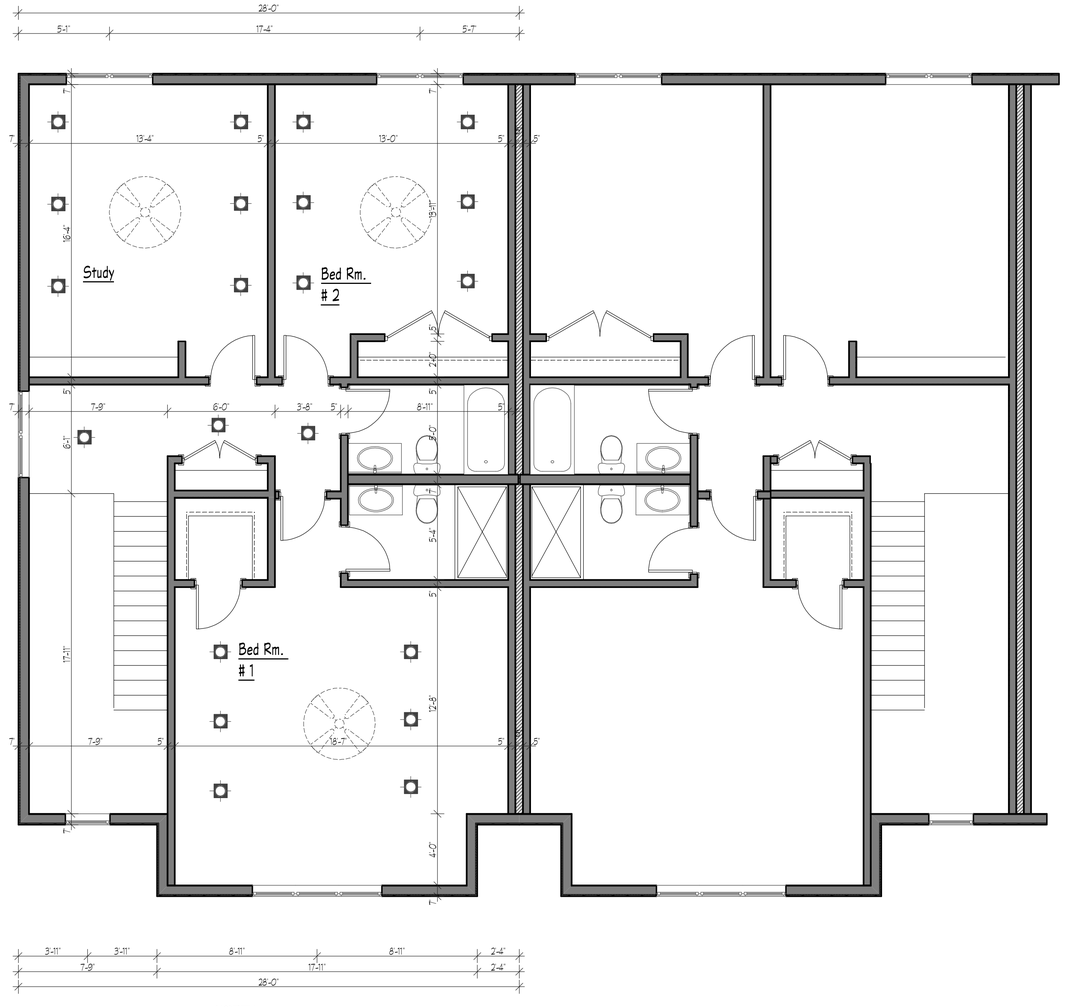
REVISIONS

PLAN No.
SHEET No.



FIRST FLOOR PLAN

SCALE 1/4" - 1'-0"



SECOND FLOOR PLAN

NORTH

n. batistich, architects
MEADOWBROOK OFFICE CENTER
16W475 S. FRONTAGE RD., SUITE 201
BURR RIDGE, IL 60527 (630) 986-1773
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DO NOT SCALE DRAWINGS

CONTRACTOR SHALL VERIFY ALL PLAN AND DIMENSIONS AND CONDITIONS ON THE JOB AND SHALL NOTIFY THE ARCHITECT IN WRITING OF ANY DISCREPANCIES BEFORE PROCEEDING WITH WORK OR BE RESPONSIBLE FOR SAME.

DATE: 09-01-2023

DRAWN BY:

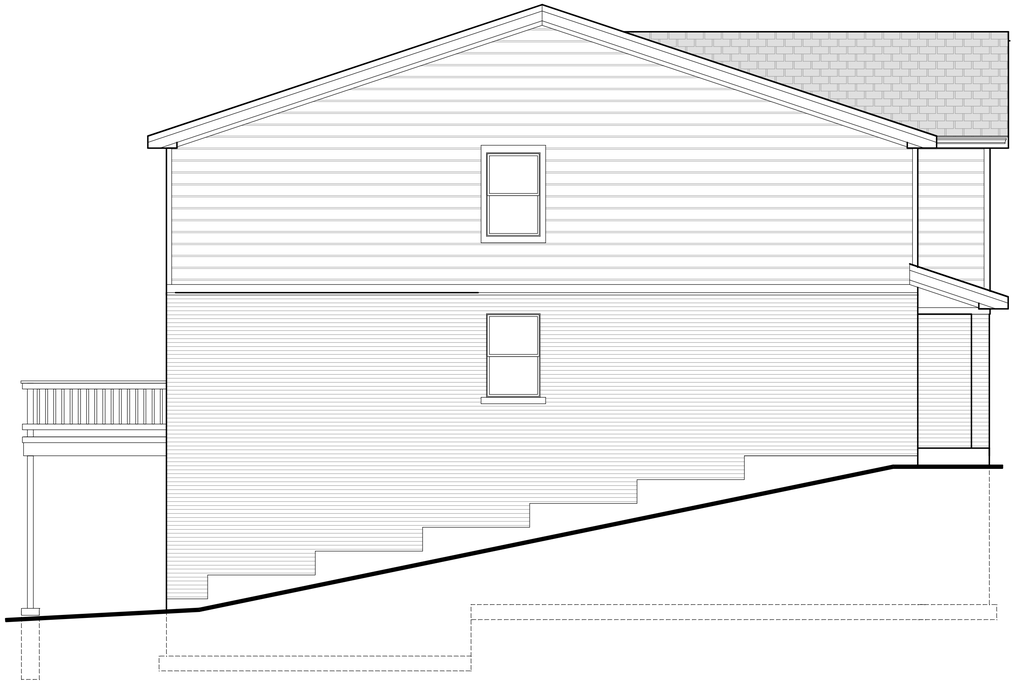
SCALE:

APPROVED BY:

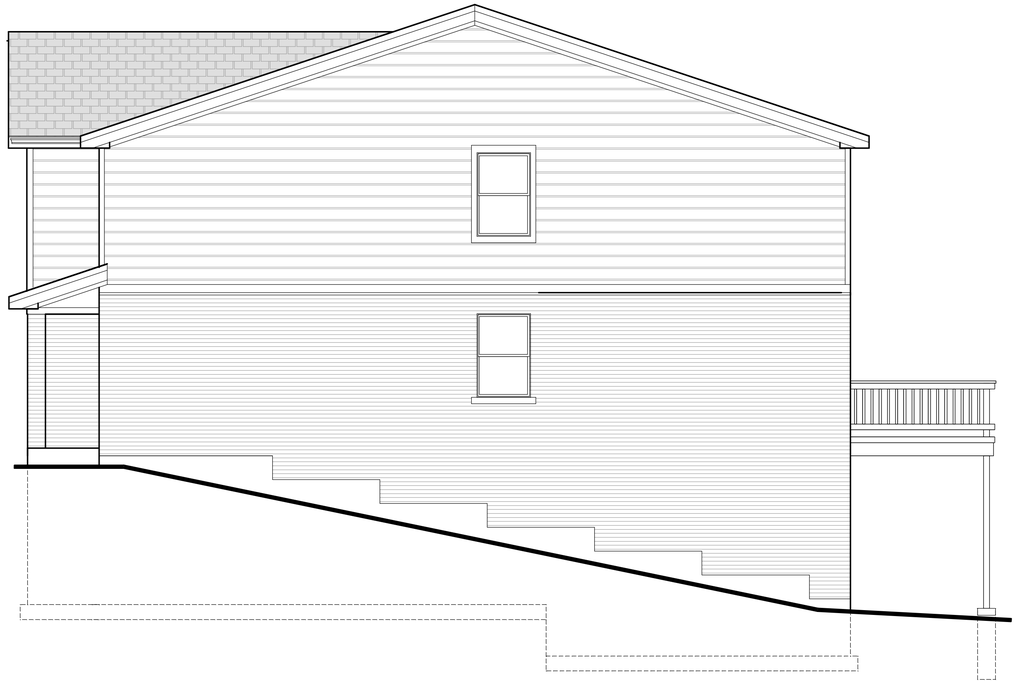
REVISIONS

PLAN No.

SHEET No.



LEFT (WEST) ELEVATION



RIGHT (EAST) ELEVATION



FRONT (SOUTH) ELEVATION



n. batistich, architects
MEADOWBROOK OFFICE CENTER
16W475 S. FRONTAGE RD., SUITE 201
BURR RIDGE, IL 60527 (630) 986-1773
IL. DESIGN FIRM LIC. NO. 184.004493

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DO NOT SCALE DRAWINGS

CONTRACTOR SHALL VERIFY ALL PLAN AND DIMENSIONS AND CONDITIONS ON THE JOB AND SHALL IMMEDIATELY NOTIFY THE ARCHITECTS IN WRITING OF ANY DISCREPANCIES BEFORE PROCEEDING WITH WORK OR BE RESPONSIBLE FOR SAME.

DATE: 09-01-2023

DRAWN BY:

SCALE:

APPROVED BY:

REVISIONS

PLAN No.

SHEET No.

Attachment

Site Data Table with Plan

609 ILLINOIS ST.
4 UNIT RESIDENCE

Site Area_____ 10,465 s.f.

Residence Area

4 Units @ 1,890 s.f. __7,560 s.f.

4 Garage @ 466 s.f. __1,864 s.f.

Total Building Area____9,424 s.f.

Building Lot Coverage___5,028 s.f.

Total Impervious_____6,468 s.f.

Single Ownership of Total Site

Parking

(4) 2-Car Garage___8 Spaces

Attachment 8

TRC Packet and TRC Comment Letter

Application for Concept Plan Review (TRC Review)

Village of Lemont
Planning & Economic Development Department
418 Main Street
Lemont, Illinois 60439
phone (630) 257-1595
fax (630) 257-1598

APPLICANT INFORMATION

JOHN GRELE
Applicant Name

1295. 119th ST
Applicant Address

Lemont IL. 60439
Telephone / Fax / e-mail

1-630-235-7411 johngrele@gmail.com

PROPOSAL INFORMATION

609, 611, 613, 615 ILLINOIS ST.
Proposal Address

22204220130000 (608 ~~MARKET~~ MAIN ST.)
PINs

4 UNIT TOWNHOME
Description of Proposal (e.g. 12-unit townhouse development)

STATEMENT OF UNDERSTANDING

I understand that this application is for concept plan review by the Technical Review Committee (TRC) and that the TRC offers a design and code review intended to help developers better understand the requirements and issues a project would raise if formally submitted for land use approval. Furthermore, I understand that the TRC is advisory in nature; its recommendations are compiled and communicated to the Planning and Zoning Commission and/or Village Board.

Signature of Applicant John Grele **Date** 12.12.2023

SUBMISSION REQUIREMENTS–ALL PLANS MUST BE FOLDED

(1) 6 copies of site plan/engineering plans showing: contours, location of existing buildings, location of proposed buildings, utilities, preliminary grading and drainage

(2) 6 copies of architectural elevations of proposed buildings

(3) 6 copies of preliminary landscape plans

(4) Site location map showing surrounding properties and identifying PINs of subject property and the surrounding properties

FOR OFFICE USE

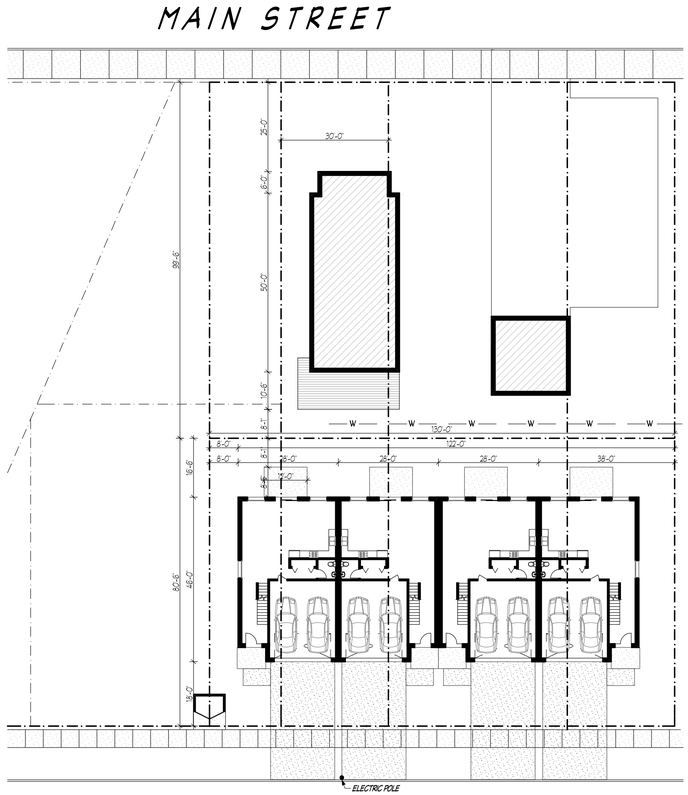
Application received on: By:

Application reviewed and deemed complete on: By:

PRELIMINARY SKETCHES

609 ILLINOIS STREET

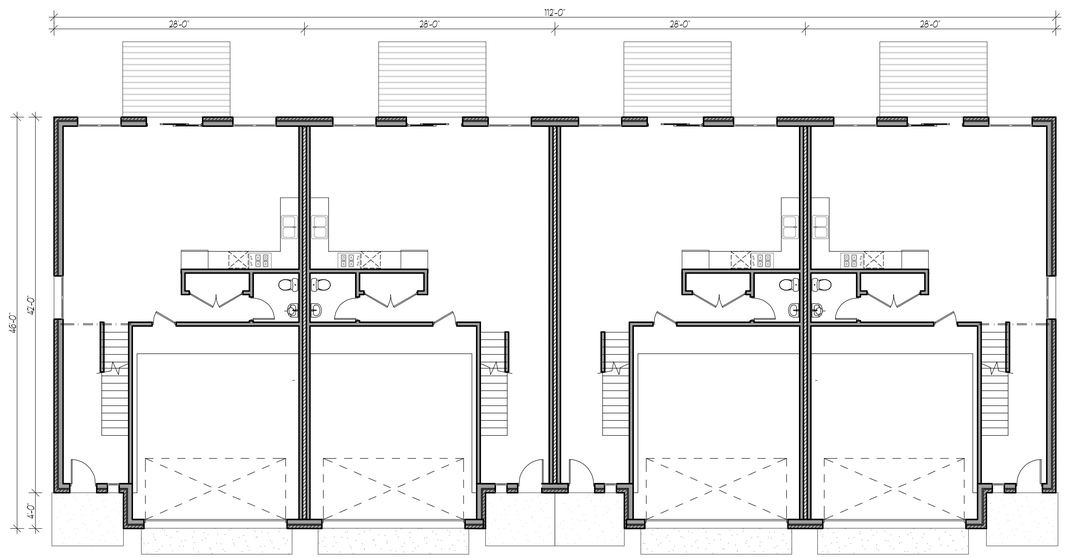
LEMONT, ILLINOIS



SITE PLAN



FRONT (SOUTH) ELEVATION



OVERALL GROUND FLOOR PLAN

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BURR RIDGE, IL 60527 (630) 986-1773
IL. DESIGN FIRM LIC. NO. 184.004493

I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED BY ME OR UNDER MY SUPERVISION AND THAT THEY COMPLY TO THE BEST OF MY KNOWLEDGE AND BELIEF WITH THE REQUIREMENTS OF THE APPLICABLE BUILDING CODES

DO NOT SCALE DRAWINGS

CONTRACTOR SHALL VERIFY ALL PLAN AND DIMENSIONS AND CONDITIONS ON THE JOB AND SHALL IMMEDIATELY NOTIFY THE ARCHITECT IN WRITING OF ANY DISCREPANCIES BEFORE PROCEEDING WITH WORK OR BE RESPONSIBLE FOR SAME.

DATE: 09-01-2023
DRAWN BY:
SCALE:
APPROVED BY:

REVISIONS

PLAN No.
SHEET No.

FOUNDATION PLAN

SCALE 1/4" - 1'-0"

n. batistich, architects
MEADOWBROOK OFFICE CENTER
16W475 S. FRONTAGE RD., SUITE 201
BURR RIDGE, IL 60527 (630) 986-1773
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DATE: 09-01-2023
DRAWN BY:
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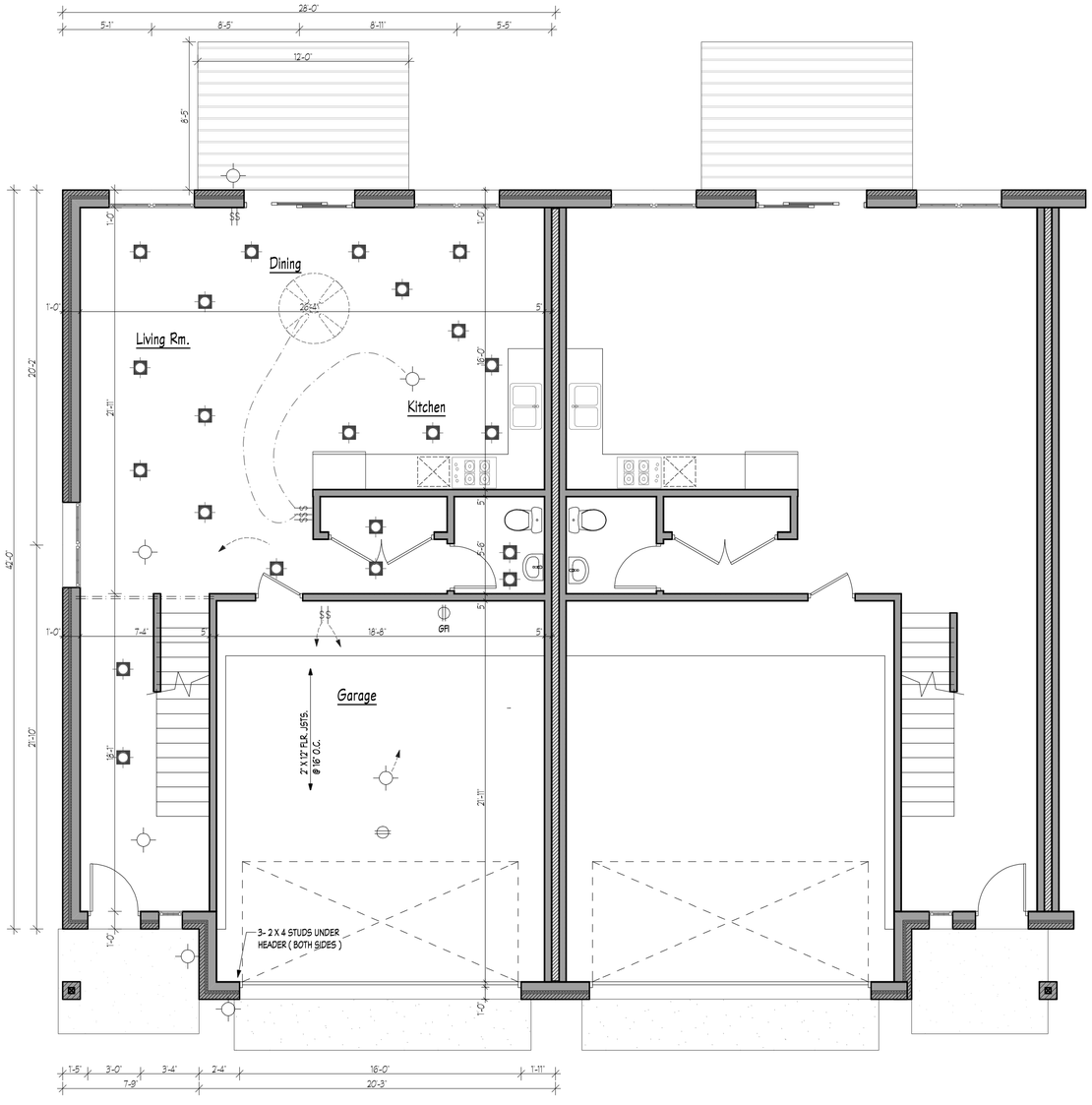
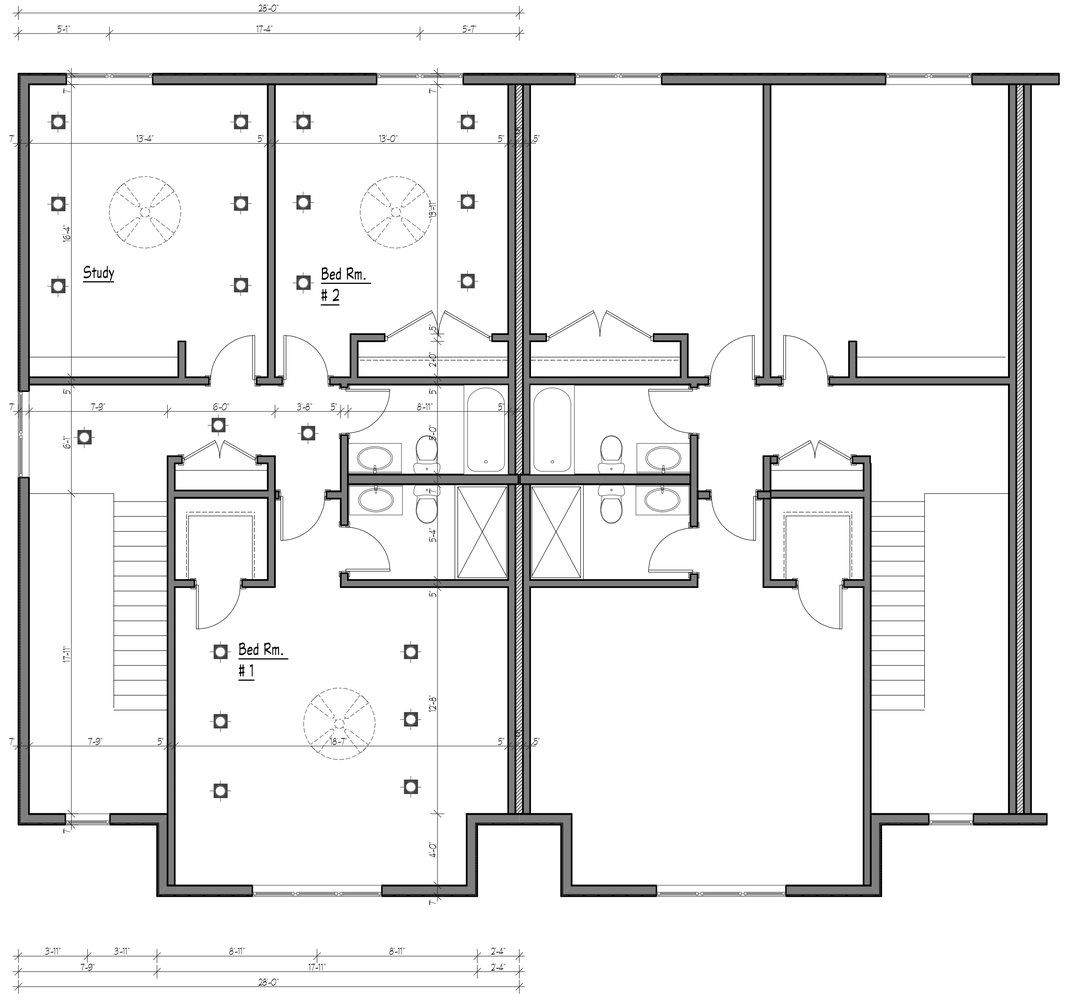
REVISIONS

PLAN No.
SHEET No.



FIRST FLOOR PLAN

SCALE 1/4" - 1'-0"



SECOND FLOOR PLAN

NORTH

n. batistich, architects
MEADOWBROOK OFFICE CENTER
16W475 S. FRONTAGE RD., SUITE 201
BURR RIDGE, IL 60527 (630) 986-1773
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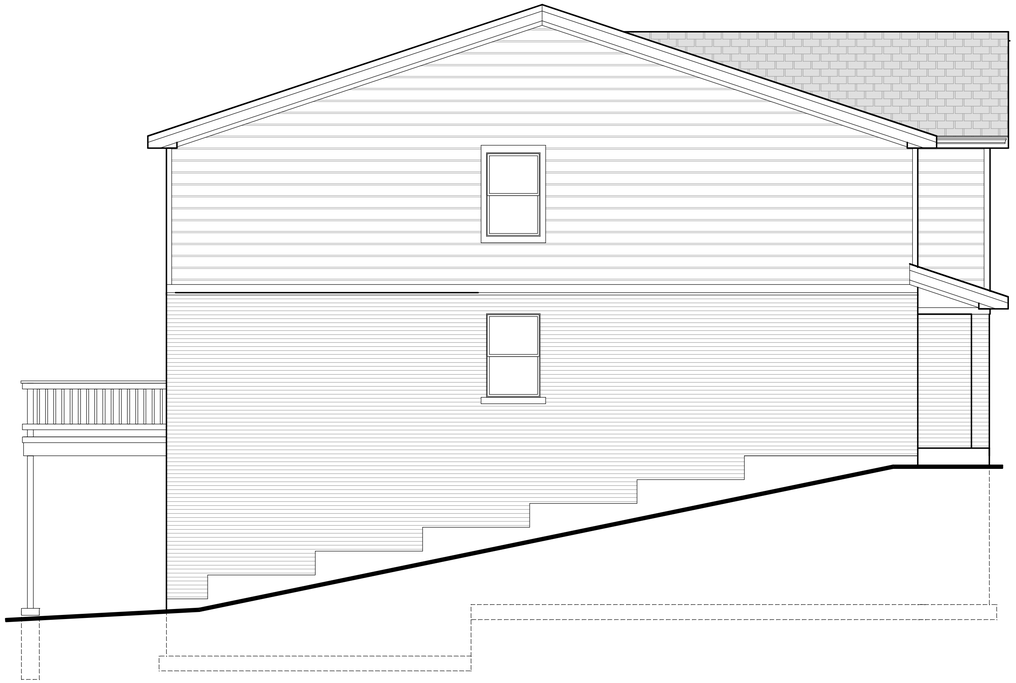
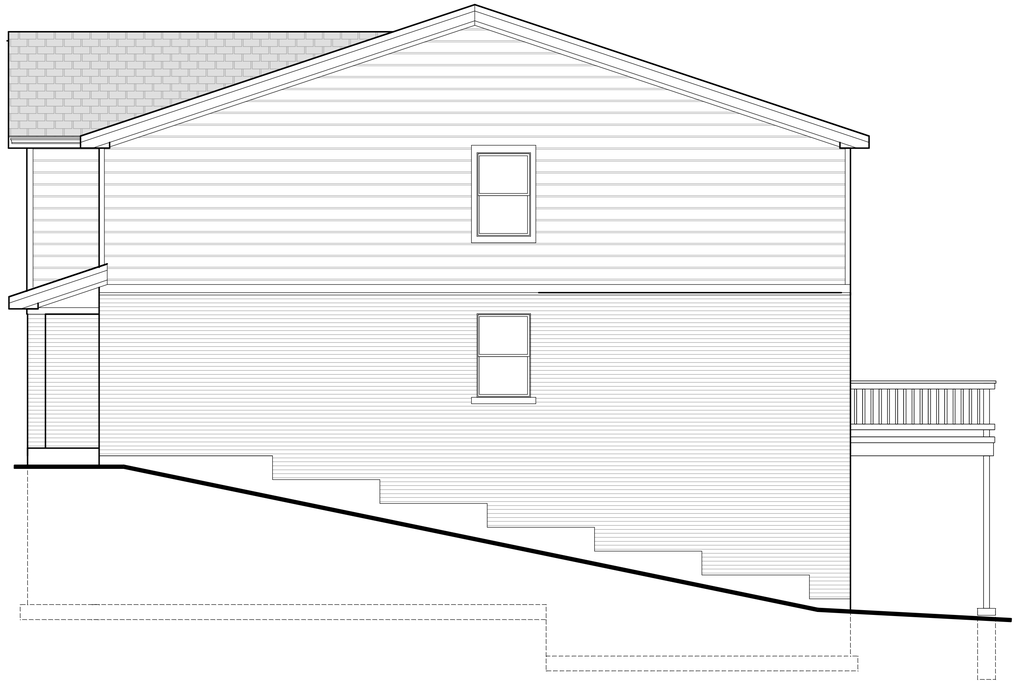


LEFT (WEST) ELEVATION



RIGHT (EAST) ELEVATION



FRONT (SOUTH) ELEVATION



n. batistich, architects
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DATE: 09-01-2023

DRAWN BY:

SCALE:

APPROVED BY:

REVISIONS

PLAN No.

SHEET No.

www.lemont.il.us

TECHNICAL REVIEW COMMITTEE (TRC) – 609 Illinois Townhomes

Community Development Planning & Zoning UDO Plan Review
Date: Thursday, January 25, 2024
Meeting Time: 10:30am

Project: 4 Unit Townhome development

Applicant:
John Grele
1295 119th Street
Lemont, IL 60439

Proposal Location: 608 Main Street (22-20-422-013-0000)
Site size: 20,491 square-feet / 0.47 acres
Zoning: D-D, Downtown District

Comprehensive Plan: This area is designated **Mixed Use (MU)**.

The **Mixed Use** district is characterized by the presence of buildings that house a mix of commercial and residential uses. Within the district, there may also be some single-use buildings, but they are less prevalent than the mixed use buildings. Buildings in this district may vary greatly in size, from a 1,000 s.f. historic structure in downtown to a 250,000 s.f. building on a newly developed site featuring a community retail shopping center. Building and site designs are sensitive to and compatible with the established character of nearby neighborhoods and corridors.

Sites will be planned with care to provide adequate public and private space to accommodate the mix of uses; open green space will be provided for residents. Residents within this district will have ample opportunities to walk to dining, shopping and services.

Surrounding Zoning and Land Use:

The following land uses are found:
North: D-D, Downtown District / Single-family home converted to apartments with a parking lot
South: R4A, Infill & Preservation Residential District / Existing single-family homes
East: D-D, Downtown District / Multi-use commercial/office on first floor and residential above
West: D-D, Downtown District / Multi-family and open space (vacant land)

Purpose of Downtown Zoning District in the UDO: The downtown district (D-D) is established to promote a compatible mixture of commercial, cultural, institutional, governmental, and residential uses in a compact, pedestrian orientated, traditional village center consistent with the Comprehensive Plan and other documents, such as the Downtown Master Plan, that the Village may adopt from time-to-time. Additionally, the D-D is intended to maintain and enhance the historic, community, architectural, and aesthetic qualities unique to the downtown area.

Development Process:

1. The proposed [Village] process shall be:
    - TRC Review and Meeting (January 25, 2024) ✓ Comments shall be provided to the applicant following the meeting.
    - Planned Unit Development (PUD) submittal with public hearing at Planning & Zoning Commission (PZC) Meeting. Preliminary PUD versus Final PUD process.
    - PUD discussion at the following Committee of the Whole (COW) meeting.
    - Preliminary or Final PUD at Village Board meeting (vote).
    - Final Planned Unit Development and Final Plat of Subdivision within year of Preliminary approvals (no public hearing) if Preliminary PUD. Followed by a COW discussion and vote at Village Board Meeting.
    - Site Development Permit
    - Building Permit(s)
2. All UDO requirements can be found online: https://library.municode.com/il/lemont/codes/code_of_ordinances?nodeId=TIT17UNDEOR

Preliminary and General Planning Comments from UDO:

1. Development that meets one or more of the following shall be approved as a Planned Unit Development (PUD):
    a. New construction, or any remodeling or reconstruction of an existing building in the Downtown District (DD), which meets one or more of the following criteria:
        i. On lots 10,000 square-feet or more; ✓
        ii. That will include seven dwelling units or more;
        iii. That will include 7,500 square-feet or more of commercial gross floor area; or
        iv. That will be 37 feet or more in height or more than three stories tall.
2. For the purpose of this proposal and review, the development is shown on one zoning lot.
3. The proposed development will likely need to proceed as a PUD (especially if deviations from UDO are desired or necessary), unless the zoning lot is divided and less than 10,000 SF. Please read through §17.08 for PUD process, procedure and standards. Provide statements how the proposal meets the PUD Objectives found in §17.08.010 C, if proceeding in this manner.
4. There is an opportunity to entitle the townhomes without a PUD, but as proposed, the site plan and building does not meet the UDO's standards and requires deviations. If the proposal were be modified to meet the UDO's standards, the PUD process could be eliminated and a site

development permit application would start the process. See Comments #7 and #9 for potential modifications to the plan and architecture.

5. §17.08.040 allows for Permitted Deviations from Village Ordinances for PUDs. Modifications that deviate from the bulk, density, and design provision of the Village Ordinances 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 similar traits.
6. There is concern with the addition of four residential driveways on Illinois Street. There are no existing curb cuts along the block face of this area of Illinois and to the west along Illinois. Illinois is an IDOT (Illinois Department of Transportation) street and the Village does not have control over the traffic and vehicles on the road. Limiting or eliminating access from Illinois is ideal.
7. Consider utilizing the existing curb cut and access from 608 Main Street's parking lot (for existing 4 unit apartments) for proposed townhomes on Illinois. There is an opportunity for the developments to work together. There can be a 'court' to access rear loaded garages.
8. Another option for rear loaded garages and/or more parking in the rear, is one driveway along the side of the townhome building leading to a parking/drive in the rear that accesses the garages or parking area.
9. Provide a site data table with all parcel's acreage/sf on the site plan, setbacks, building height, width, lot coverage, square footage, etc. How is lot proposed to be divided, if at all?
10. The following review standards are applicable:
    a. PUD standards (discussed above) found in §17.08.020; and
    b. Unless otherwise expressly stated, development within the DD district shall conform to the standards of this section (Urban Design Standards). The **urban design standards** found in §17.09.070 that appear to apply:
        1. *Alleys*. New development shall maintain existing alleys or create new alleys. Alley location and dimensions should be based on the alley's intended purpose. Alleys may be incorporated into parking lots as drive aisles or fire lanes.
        2. *Off-Street Parking Placement and Access***.** These parking and loading regulations are intended to encourage a balance between compact pedestrian-oriented development and necessary car storage. Whenever possible, off-street parking shall be behind the principal building rather than to the side of the building.
        3. *Garages for Residential Land Uses.* Attached and detached garages shall be accessed from the alley. Where no alley exists, access may be from the street. When access is from the street, the garage door, whether to a detached or attached garage, shall be placed at least 20 feet behind the principal plane of the primary structure on the lot. Attached garages accessed from the street

shall have garage doors no wider than 10 feet. Garages accessed from an alley shall have no more than two garage doors, each no wider than 10 feet.

c. The **architectural standards** found in §17.09.080 and shall be in accordance with the provisions of Table 17-09-01 (Provide a narrative about the proposed townhomes, its architecture and how/if it meets or does not meet the Architectural Standards for the DD listed in Table 17-09-01). Some (but not all) standards that may apply are discussed below:
    i. Building facades shall not be flat or devoid of articulation. Uninterrupted facades of more than 90' shall be prohibited.
    ii. Over 70% of each elevation (excluding windows) shall be of brick, limestone, wood or cement fiberboard. The use of concrete block, metal or vinyl siding, or EIFS is prohibited.
    iii. The following items are prohibited on facades: window and wall air conditioning units, air conditioning compressors, irrigation and pool pumps, utility meters, and mansard roofs that are not an integral part of the structure (i.e., "tacked-on" mansard roofs).
    iv. Exposed foundation walls shall be painted concrete, stuccoed CBS, brick, natural stone or manufactured stone.
    v. Pedestrian scale elements shall be included in the façade of any building elevation fronting a public right of way other than an alley.
    vi. Multi-story buildings shall have expression lines. Such expression lines shall be either a molding extended horizontally a minimum of 2 inches, or a jog of two or more inches in the surface plane of the building.
    vii. Chimneys shall be finished with either brick, stucco, natural stone, or manufactured stone (if applicable).
    viii. Cornices are required on flat roofed buildings. They shall be a minimum of 2 feet in height.
    ix. Window and door openings shall be taller than they are wide. Individual windows, however, may be grouped horizontally. Windows may be rectangular, octagonal, round or semi-circular. Round windows shall have a minimum outer diameter of 18 inches. Rectangular windows should be restricted to a few related proportions, such as 1:1.6 or 1.2
    x. On a masonry building, a header and sill are required for all windows.
    xi. Windows and skylights shall be of either wood, wood composite, aluminum, copper, steel or clad wood.
    xii. Windows may be casement, single or double hung, industrial or fixed frame. If fixed frame, they shall be no greater than 36 SF in size.
    xiii. Each floor of any building elevation facing a park, square or street shall contain transparent windows covering from 15 to 70 percent of wall area.
    xiv. Doors shall either be wood or metal.

xv. Skylights shall be flat to the pitch of the roof.
xvi. Doors shall either be casement or French. Sliding doors are permitted on upper floors and in the rear of buildings.
xvii. Green building materials are encouraged.
xviii. The following finish materials are allowed on arches: Finished wood, cement fiber board, stucco, brick, natural or manufactured stone. Lemont Limestone is preferred.
xix. Roofs shall be one or more of the following materials: galvanized metal, copper, aluminum, zinc-aluminum, fiberglass or metal shingles, slate shingles, composite slate shingles, cedar shake shingles, clay tile, terra cotta tile or concrete tile.
xx. Gutters and downspouts shall be one of the following materials: copper, aluminum, galvanized steel.

d. The **standards for the specific street types** identified in §17.09.090 with figures and tables. See Comment #8.

11. Clarify location of loading and garbage pick up. All garbage facilities shall be enclosed. If a "court" style development is proposed, then the garbage can be located in a central location and concealed. This can address the exposed dumpster for 608 Main as well.
12. According to Figure 17-09-02 The Regulating Plan for the D-D District, the 4-unit townhome building on Illinois Street must meet the **Village Street Standards**:
    a. **Description & Purpose**. The streets in the 'Village Street' type, although pedestrian friendly, primarily serve to circulate vehicular traffic in the historic downtown area. The buildings lining such streets currently exhibit varied front setbacks and a wide range of uses.
    b. Building Placement.
        i. Front setback: Front setback shall be between 0 and 10 feet.
        ii. Other setbacks: Rear setback shall be a minimum of 5 feet; no minimum side yard setback.
    c. Building Volume.
        i. Building width: 16-160 feet.
        ii. Building height: Maximum of 3 stories, but not to exceed 37.5 feet. Minimum of 2 stories. Provide total height.
    d. **Lot Coverage**: 60-80%
    e. **Other Requirements:** Permitted and special uses allowed on all floors, provided that commercial uses are not above residential uses.
13. Off-street parking is not required since the subject property is less than a half an acre, but parking for the residential units may be a discussion throughout the Planned Unit Development process. For example, where will visitors park and how does parking in the driveways look for safety and visibility for those traveling along Illinois and vehicles utilizing the driveways.
14. The development is required to meet the Land/Cash Contributions within §17.18.

15. For all PUDs, landscape plans shall be prepared by a Registered Landscape Architect. See §17.20.030 for the required documents to include with the Preliminary Submittal.
16. See §17.20.090 for landscape standards for multi-family buildings. For example, foundation landscaping is required associated with the townhome building. Parkway trees are required along Illinois Street.
17. All reasonable efforts shall occur in the site design of a proposed development to preserve existing trees, especially mature trees, specimen trees, tree groves or tree lines. (Intent section of Tree Preservation section). A tree survey should be conducted to verify species.
18. If applicable, efforts shall be taken prior to and during site development and construction of structures to protect all trees marked for preservation on the approved tree preservation plan.
19. See Chapter 17.26 regarding street signs, street lights, general provisions for streets, geometrics for streets, and public sidewalk standards.
20. Provide mailbox detail and anticipated mail delivery service. Will there be a community mail box? Involve the post office in the planning process.
21. All other applicable standards found in UDO.
22. A traffic impact study may be required with the Planning and Zoning submittal, especially if four residential driveways are proposed on Illinois Street.

Following the TRC meeting, the following notes and comments were added from other departments. Note, the comments and discussion has been summarized below and may not include all elements of the meeting.

Engineering

1. There is a 10" water main along Illinois and an 18" combined sewer along Illinois.
2. If there is not an existing easement, one should be added to address the former [vacated] Grant Street.
3. The sidewalk should continue with this development along Illinois Street.
4. Follow the Village requirements for stormwater.
5. Illinois is an IDOT road and all access will need to be reviewed and approved by them. The Village will need general sign off from IDOT on what they will allow and approve prior to any Village permit issuance.
6. Obtain all jurisdictional permits (i.e. IDOT, MWRD, etc.) that will apply.

Lemont Fire District

1. The townhomes will either need to be sprinklered or provide a 2 hour separation wall between the units.

The comments above are preliminary and general in nature and may not constitute a full review of all ordinances and codes in the Village of Lemont. Many comments and suggestions are meant to guide the applicant through the creation of preliminary and final documents. Please contact me with questions.

Sincerely,



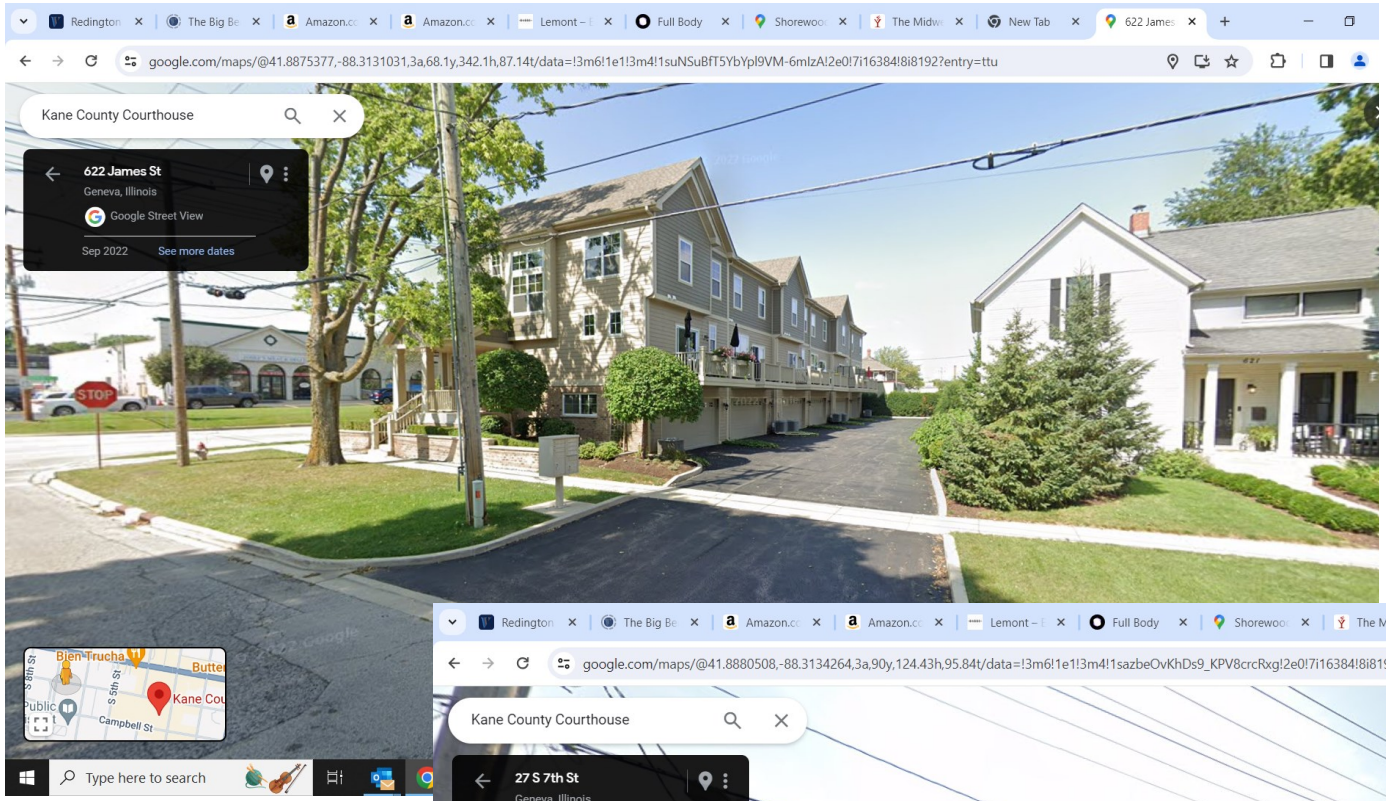
Jamie Tate, AICP
Consulting Planner
jtate@lemont.il.us
630.640.5860

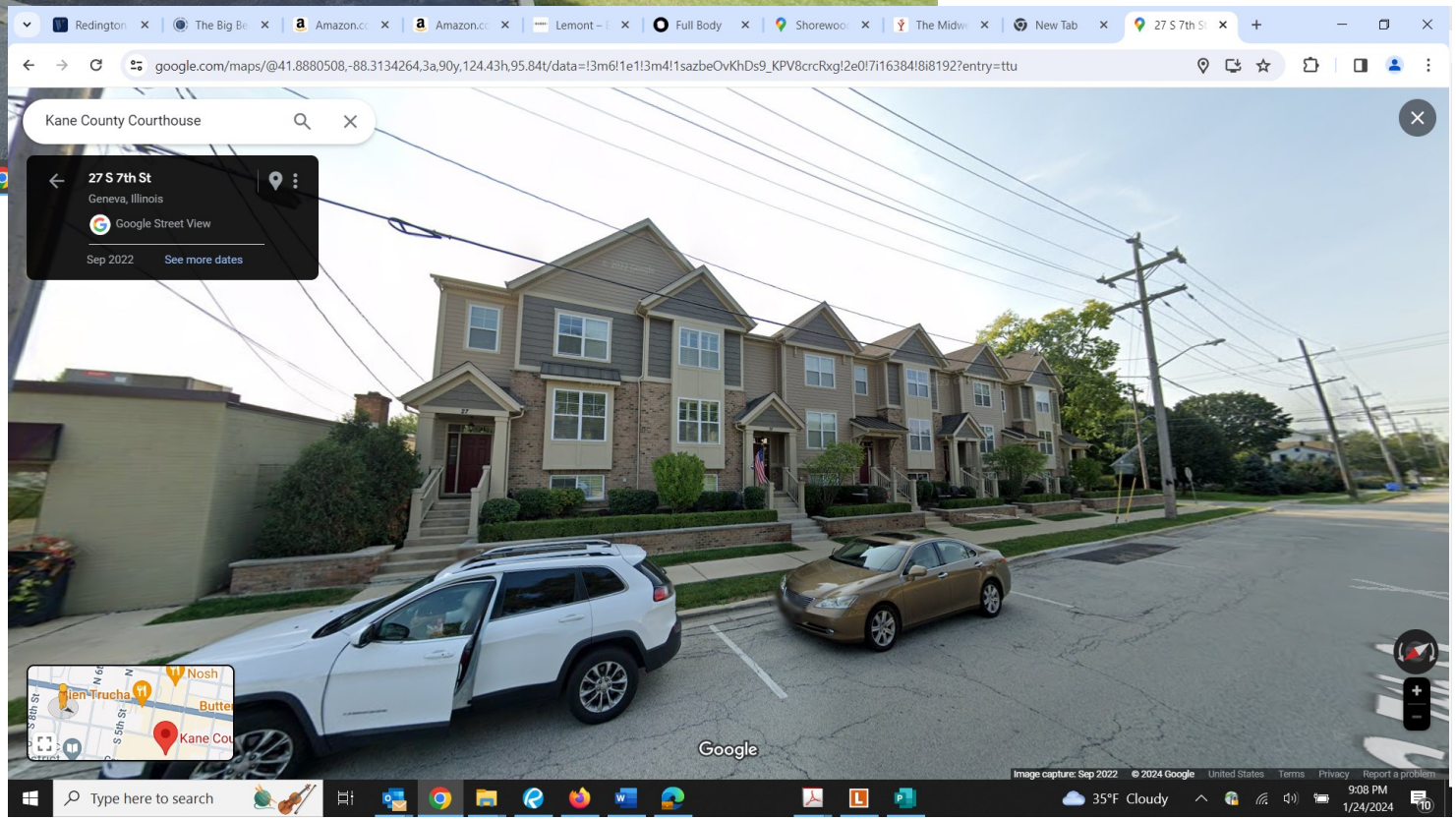
Example images and architecture in line with Downtown residential design guidelines


403




ourthouse
See more dates
Kane Cou


Kane County Courthouse
622 James St
Geneva, Illinois
Google Street View
Sep 2022
See more dates
Type here to search


Kane County Courthouse
27 S 7th St
Geneva, Illinois
Google Street View
Sep 2022
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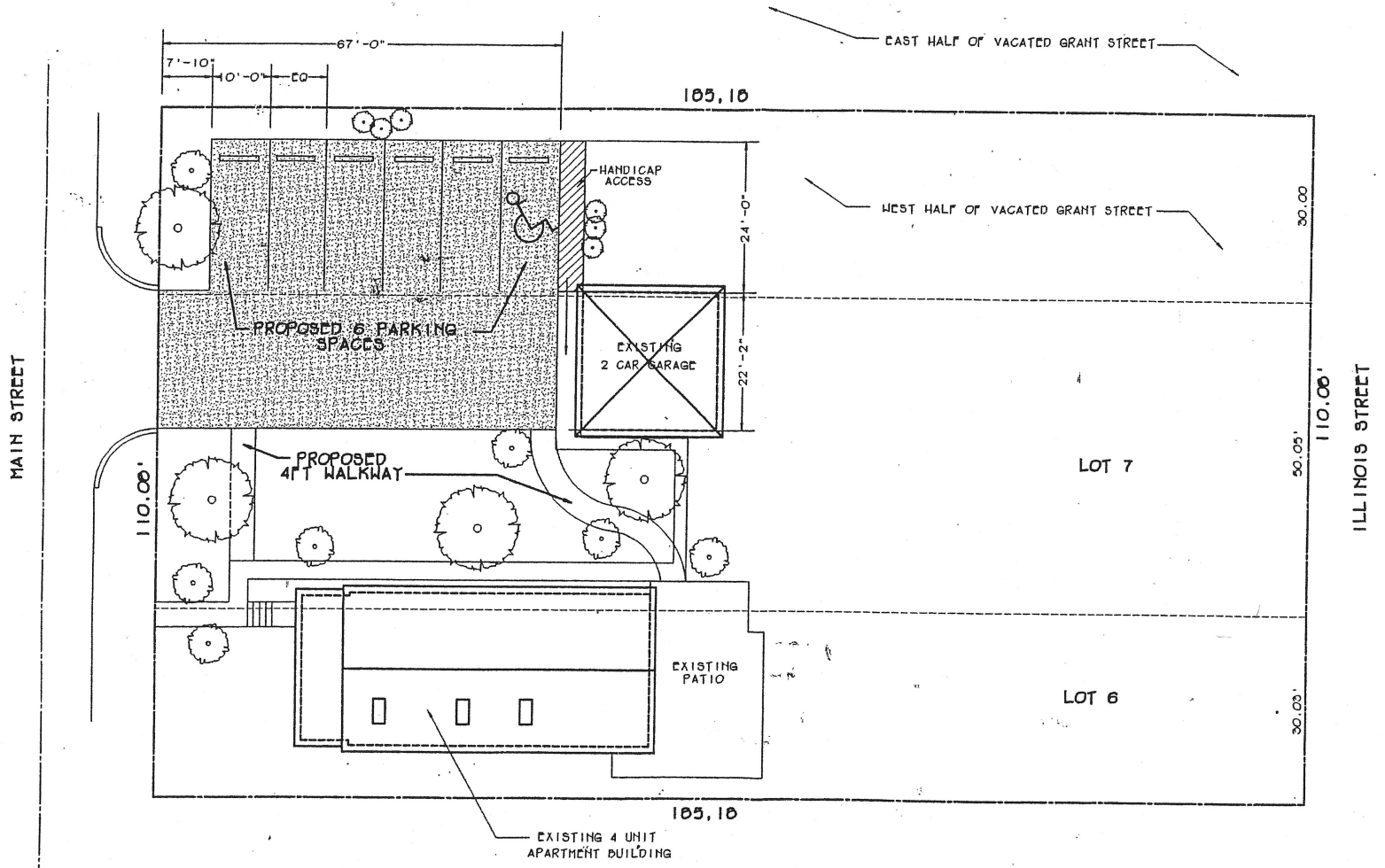
35°F Cloudy
9:08 PM
1/24/2024

Attachment 9

609 Main Plat of Survey



AXIS International

Consultant:

Versatile Systems, Inc.

Project:

JOHN GRELE
608 MAIN STREET
LEMONT, IL 60439

NO.	ISSUED FOR	DATE
1	REVIEW	08/05/95

Certification:

Sheet Title:

PROPOSED SITE PLAN

Scale: AS NOTED

Job Number: 95304

Drawn:

Checked: BLG

Approved:

A-1

Russell Schomig PLS # 2446
William Schomig

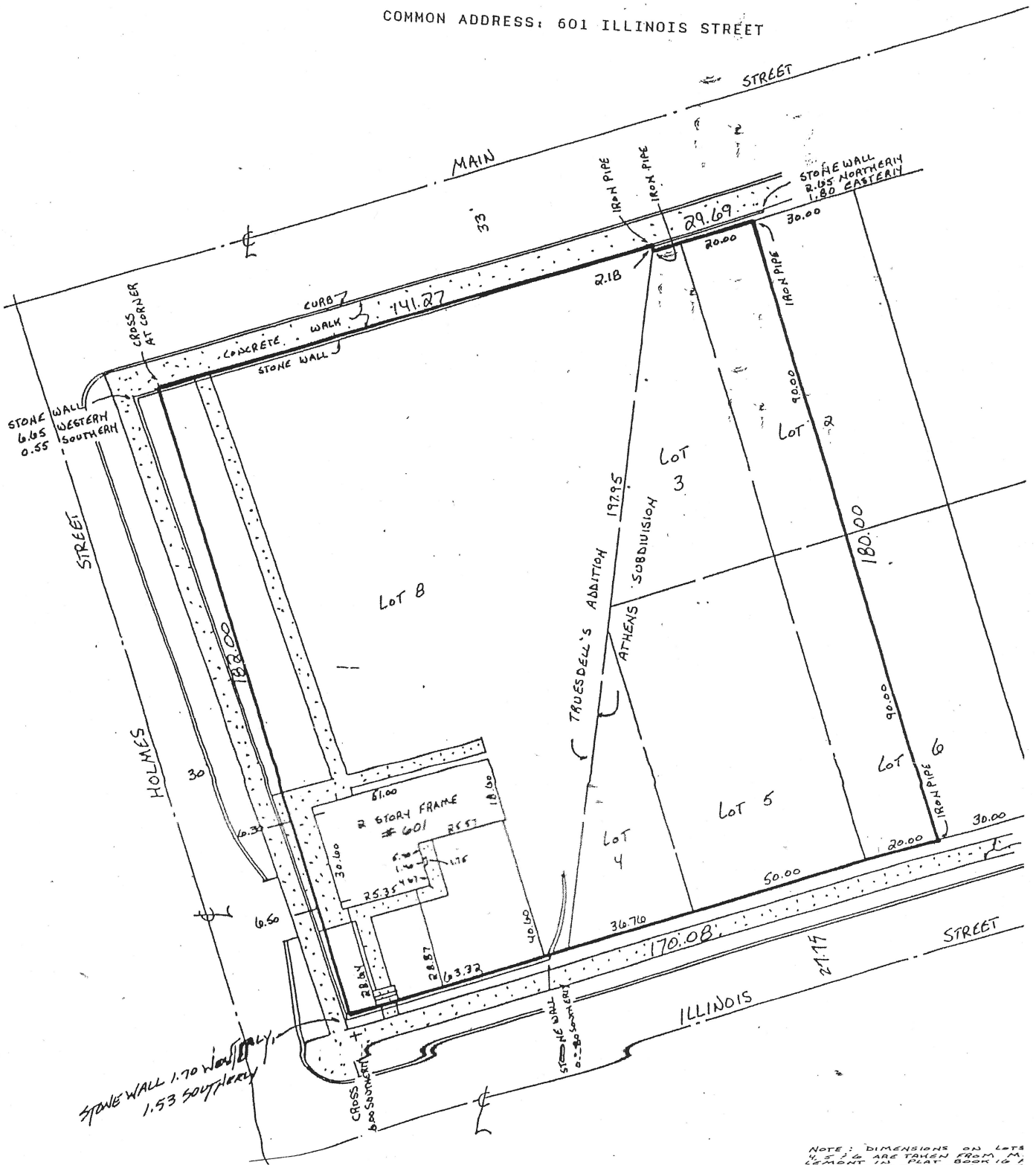
SCHOMIG LAND SURVEYORS, LTD.

Plat of Survey

1915
LaGrange
Offic
Fax

THE WEST 2/5THS OF LOT 2, ALL OF LOTS 3, 4, 5 AND THE WEST 2/5THS OF LOT 6, ALL IN BLOC
IN ATHENS, SECTION 20, TOWNSHIP 37 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIA
COOK COUNTY, ILLINOIS, ALSO LOT 8 OF TRUESDELL'S ADDITION TO LOTS 3, 4 AND 5 IN BLOCK
ATHENS, SECTION 20, TOWNSHIP 37 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN
COOK COUNTY, ILLINOIS.

COMMON ADDRESS: 601 ILLINOIS STREET



NOTE: DIMENSIONS ON LOTS
1, 2, 3 & 4 ARE TAKEN FROM M
CEMENT "A" PLAT BOOK 16
DOCUMENT # 21040148 RECORDED
FEBRUARY 17, 1881.
STONE WALL = 1.75' WIDE

Compare legal description with deed and report any discrepancy immediately. A title commitment was not furnished for use in preparation of this Survey. It is the 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 before using any restrictions. Do not scale dimensions from this plat.

STATE OF ILLINOIS }
COUNTY OF COOK } ss.

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