Village of Lemont

PLANNING AND ZONING COMMISSION
April 9, 2025 – 6:30 PM
Village Hall - Village Board Room
418 Main Street, Lemont, IL 60439
AGENDA

I. CALL TO ORDER

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

II. CHAIRMAN'S COMMENTS

III. PUBLIC HEARINGS

- III.A Case 2025-06 1341 Gordon Rezoning & Plat of Subdivision
- III.B Case 2025-07 16 E Custer Variations
- III.C Case 2025-03 Silver Cross Redevelopment Planned Unit Development
- III.D Case 2025-04 801 State Street 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 9, 2025

SUMMARY/BACKGROUND

ANALYSIS

Consistency with Village Policy

STAFF RECOMMENDATION

BOARD ACTION REQUESTED

ATTACHMENTS
Draft March 2025 PZC Minutes

Village of Lemont
Planning and Zoning Commission
Regular Meeting of March 5, 2025

A regular meeting of the Plan Commission for the Village of Lemont was held at 6:30 p.m. on Wednesday, March 5, 2025, in the second floor Board Room of the Village Hall, 418 Main Street, Lemont, Illinois.

I. CALL TO ORDER

A. Pledge of Allegiance

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

B. Verify Quorum

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

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

C. Approval of Minutes

Commissioner Cunningham made a motion, seconded by Commissioner Carmody to approve the minutes from the February 5, 2025, meeting with no changes. A roll call vote was taken:
Ayes: Cunningham, Carmody, Pawlak, O'Connor, Zolecki, McGleam
Nays: None
Motion passed

II. CHAIRMAN'S COMMENTS

Chairman Pro Tem McGleam stated he would act as Chairman since Chairman Studebaker is stuck in traffic. He then asked anyone who was planning on speaking to stand and raise his/her right hand. He then administered the oath.

III. PUBLIC HEARINGS

A. CASE 2024-09 – WALLIN ANNEXATION & REZONING

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

Commissioner Zolecki made a motion, seconded by Commissioner Carmody to open the public hearing for Case 2024-09. A roll call vote was taken:
Ayes: Zolecki, Carmody, Pawlak, Cunningham, O'Connor, McGleam
Nays: None
Motion passed

Staff Presentation

Jamie Tate, Consulting Planner, said Richard Rymek is representing the property owners for the application for 12100 Bell Road. The application is for annexation to the Village of Lemont with rezoning to R-5A Single-Family Attached/Detached Residential District. There are no development plans associated with the development request. Any future development would be subject to the Village's codes and procedures following the annexation and rezoning. The applicant acknowledges that the 15.9-acre site contains wetlands which would be addressed with any future development. Additionally, the applicant within their summary has stated the potential for a park on the property. If it is annexed it would be required to comply with the Village's regulations including subdivision, zoning, and other applicable development standards at the time.

The property is currently zoned unincorporated Cook County R-3 Single-Family Residential District. To the north is Palos Park R-1A, to the east is unincorporated Cook County R-3 Equestrian Estates, to the west is unincorporated R-3 which is the ComEd right-of-way and the Village of Palos Park R-1A, and to the south is the Village of Lemont R-4 Equestrian Meadows which is a Single-Family Detached District. The proposed annexation is proposed to be R-5A and the property is currently a mix of wooded, wetlands, and natural lands.

Mrs. Tate stated the Comprehensive Plan shows the property as a Conventional Neighborhood in the Future Land Use Plan. In that description, it talks about mostly family detached homes with some attached and multi-family homes. The typical gross density is about two to four dwelling units per acre. The purpose of R-5A District is to provide medium and high-density areas for single-family attached and detached dwellings and that is duplex only. Allowed uses are detached single-family homes, government facilities, parks and playgrounds, daycare, homes, and utilities. Typically what you see is detached single-family homes. Special uses that would have to come through for approval would be duplex homes, libraries, Post Office, golf courses, schools, and churches.

Staff did look at the LaSalle Factors and there was nothing that stands out. This is a residential zoning going to another residential zoning so there is no conflict. The property is surrounded by residential zoning districts. In conclusion, the annexation and rezoning would bring the property within the Village's municipal limits which would ensure greater oversight over any future development. The rezoning does align with the Village's Comprehensive Plan which supports residential uses. Although, no development plans are currently proposed, annexation and rezoning would provide a

framework for future growth that is consistent with the Village's policies, and any future development would be subject to the UDO. Given the characteristics of wetlands and the potential for open space any development should balance growth with environmental consideration. Overall the annexation and rezoning request supports the Village's long-term planning goals by expanding its boundaries with appropriate zoning while maintaining potential for development for the future. This concludes staff's presentation.

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

Applicant Presentation

Richard Rymek, RJ Rymek & Co., said Equestrian Meadows and this property were originally the Wallin Farm and they split the property. They want to bring this property into Lemont. The other municipality has been pushed on the owners to annex in with them. He explained to the owners that he is much more comfortable with Lemont and water and sewer are close by. The original Wallin property was annexed into Lemont also. They are looking for the R-5 Zoning for some future developers. He understands that they will have to come back to the Village to get all the approvals to develop the property. This will put value on the property to be able to market it.

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

Public Comment

None responded.

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

Commissioner Cunningham made a motion, seconded by Commissioner O'Connor to close the public hearing for Case 2024-09. A roll call vote was taken:
Ayes: Cunningham, O'Connor, Zolecki, Carmody, Pawlak, McGleam
Nays: None
Motion passed

Plan Commission Discussion

Commissioner Pawlak asked how much of the property is wetlands.

Mrs. Tate stated she was not sure.

Mr. Rymek said approximately seven and a half acres are wetlands.

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

Plan Commission Recommendation

Commissioner Zolecki made a motion, seconded by Commission O'Connor to recommend to the Mayor and Board of Trustees approval of Case 2024-09 Wallin Annexation and Rezoning. A roll call vote was taken:
Ayes: Zolecki, O'Connor, Cunningham, Carmody, Pawlak, McGleam
Nays: None
Motion passed

Commissioner Carmody made a motion, seconded by Commissioner Pawlak to authorize the Chairman to approve the Findings of Fact for Case #2024-09 as prepared by staff. A roll call vote was taken:
Ayes: Carmody, Pawlak, Zolecki, Cunningham, O'Connor, McGleam
Nays: None
Motion passed

B. CASE 2025-02 – SEVEN OAKS II

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

Commissioner Cunningham made a motion, seconded by Commissioner Zolecki to open the public hearing for Case 2025-02. A roll call vote was taken:
Ayes: Cunningham, Zolecki, O'Connor, Carmody, Pawlak, McGleam
Nays: None
Motion passed

Staff Presentation

Mrs. Tate stated Lemont LLC, represented by attorney Alexander Domanskis, has applied for annexation into the Village of Lemont along with rezoning to R-5 which is the attached single-family residential district, and a Planned Unit Development approval for 24 single-family attached residences. The three parcels make up the 4.4-acre site. Two parcels are proposed for annexation and rezoning, while the 0.4 acre portion was annexed and rezoned R-5 in 2015 which was part of the Seven Oaks Townhouse subdivision PUD that is adjacent to the site.

The preliminary site plan proposes the extension of Lacey Drive, completing the U-shape street and full access onto McCarthy Road. There is a stormwater detention area along the western property line behind lots 4, 5, and 6 to serve as a buffer between the new townhomes and the Lemont Nursing and Rehab Center. The project does include a

crushed gravel pathway that leads to a gazebo that contributes to the UDO open space requirement. While a portion of the 1.24-acre stormwater detention area cannot be fully counted toward this requirement, the proposed pedestrian connections and gathering spaces support open space objectives. The townhomes will have brick on the first floor with vinyl siding and trim on the second story, maintaining architectural consistency with the existing Seven Oaks townhomes to the east.

Mrs. Tate said the Comprehensive Plan shows this area as a Multi-Family Mid Rise in the Future Land Use Plan. This district is intended for a larger-scale property. It talks about a minimum size of 10 acres, multiple stories, and lots of amenities. This lot is a lot smaller than anticipated. While it is not exactly what fits in that Future Land Use Plan, the inclusion of stormwater detention, a trail, and open space align with some key aspects of the Plan. The trail and gazebo provide communal space, support the plan's vision, and incorporates recreational and gathering space. The extension and completion of Lacey Drive and the trail leading to the gazebo support the plan's goals for logical circulation and site integration.

Townhomes are a form of multi-family development making them compatible with the land use designation. The size is also less than 10 acres, but the compatibility with the adjacent townhome development does establish a cohesive development pattern. Other goals from the Comprehensive Plan could apply in this situation. Such as increased local shopping, continued population growth, increased housing products, and maintaining our community character.

Mrs. Tate stated the property is currently designated as a residential use in Cook County. The proposed rezoning extends the existing R-5 designation from the adjacent properties and ensures continuity of the existing land use. Rezoning to R-5 completes this infill site, allowing for a mirrored townhome development while incorporating stormwater detention and other public amenities.

Staff did look at the LaSalle Factors which are listed in staff's report. Rezoning from an existing residential land use to another residential land use does not raise any red flags. Access to the proposed subdivision is off of McCarthy Road. It would complete Lacey Drive and form a U-shaped street. Since McCarthy Road is under IDOT's restriction they would have to obtain approval and permitting through IDOT. The applicant did submit a traffic report. The report indicated that the anticipated traffic increase would have minimal impact on the surrounding roadway network. The proposed site access is sufficient to accommodate the traffic demand for the proposed development.

Mrs. Tate said each unit has a two-car garage and an 18x20 foot driveway to help with guest parking which meets code requirements. The sidewalk would continue from Lacey Drive. Each townhome unit features a modern suburban design with front-loaded two-car garages and a recessed front entrance. The design reflects and respects the adjacent Seven Oaks townhomes to the east. The exterior will have brick construction on the first floor and vinyl siding and trim on the second story. Each of the units will have a rear sliding door that leads to a small patio and shared yard space. One condition that staff has put in here, which happens at a lot of these townhomes, is there is confusion when it comes to patios. Many people want to add things to their decks or patios. Staff wants to make sure it is clear that there will be no more expansion of the patio or deck.

Some deviations are being requested in the PUD. One is reduced side yard setbacks to 10.25 feet. The minimum corner yard setback is 25 feet and they are requesting 19.9 feet which is the space along McCarthy Road. The minimum right-of-way is 66 feet and the request is for 60 feet. All three of those exceptions are in the Seven Oaks adjacent PUD, while this is not an extension of the PUD it is sort of a mirror subdivision. Since Lacey Drive is going to be extended it should actually match it. Lastly, the proposed subdivision requires 10% open space. The code has been updated to allow for reduced open space when efforts are made to have passive amenities and when you have proximity to parks as well. The Covington Knolls Park is within a quarter mile of the proposed subdivision. The applicant is also providing the gazebo on that open space outlet.

Mrs. Tate stated the applicant did meet with the Technical Review Committee that was back in January of 2025 this year. The applicant was provided with feedback and comments which were integrated into their PUD submittal. The engineer did take a look at the preliminary plans and a preliminary landscaping plan was provided. There is a buffer along McCarthy Road that has been provided and a tree survey. Staff submitted the plans to the arborist and is waiting to get feedback from them. Staff is looking to save as many trees as possible. The Fire District stated at the TRC meeting that sprinklers would be required in all of the units. The applicant plans on meeting all the requirements of the Lemont Fire District.

In conclusion, the townhome development aligns with the R-5 zoning district. It adheres to key the objectives of the Comprehensive Plan. The rezoning and PUD modifications reflect established patterns in the area and allow for a cohesive extension of Seven Oaks. The proposal meets traffic, access, and parking standards, with the site design that maintains compatibility with surrounding uses. Final engineering and landscape details will be addressed in later reviews and it is consistent with zoning objectives and supports the Village's broader planning goals. Staff does have three conditions that are listed in

staff's report. The applicant has had a lot of communication with the neighboring HOA. The applicant can speak specifically about talking to them. Staff did receive messages from the neighboring HOA president and they are in support of the development and appreciate the effort of the applicant willing to work with them.

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

Commissioner Zolecki asked if the variation for the corner yard setback matched the same as Phase One.

Mrs. Tate said she is not sure if that one matches but he could ask the applicant.

Commissioner Zolecki asked if they were trying to match Phase One in regard to the landscape buffer.

Mrs. Tate stated for the landscape buffer there is nothing to match. The exceptions they were requesting were all included in the Seven Oaks Phase One. Another question is what they are naming the subdivision. It might be confusing having a different name but it is a different builder and owner.

Trustee Stapleton said he thought vinyl was not allowed on the second floor all the way around.

Mrs. Tate stated she could check the code.

Trustee Stapleton asked what the driveways were going to be made of.

Mrs. Tate said the existing Seven Oaks is asphalt, but the applicant can speak in regard to that.

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

Applicant Presentation

Al Domanskis stated he was the attorney for Lemont LLC. He first wanted to address some of the questions. They are not using vinyl but rather hardie board and they are not using asphalt but rather concrete. This is just a continuation and completion of the semicircle of townhomes which is Phase One. This is substantially identical to what is already there. Lacey Drive will be completed and lead back to McCarthy. In terms of the variations, he asked the engineer and it does tie in and they are the same variations that were granted in Phase One.

They did send letters to anyone within 250 feet of the proposed development and he included his number as well. He did reach out even before they had the TRC meeting to the Seven Oaks HOA because he wanted to make sure that they were on the same page and that they were compatible. He has been in communication with the president of the association and he had a few concerns. The first concern was the name of the subdivision. If they were going to be called Seven Oak II there might be some confusion. His response was all of the addresses are going to be Lacey Drive and this is a continuation. This would have its own HOA. In the last discussion he had with him there was no issue using the Seven Oaks name. The second issue was there was no buffer between the townhomes. They agree that it's not a bad idea to put in some kind of buffer and they will recommend it to their landscape architect. He showed on the overhead where the buffer would be located.

Commissioner Zolecki asked what about a long McCarthy Road.

Mike Ford, Design Tech Engineering, said the landscape plans show landscaping along McCarthy too.

Commissioner Zolecki asked if it would be different than Phase One because he does not believe there is anything in Phase One.

Mr. Ford stated then it would be different than Phase One.

Commissioner Zolecki said it does not appear that Phase One exercised the corner yard setback variation.

Mr. Ford stated it was on the other side of Lacey.

Mr. Domanskis said the other question that was raised by the HOA was how compatible it would be in terms of values and what was being presented. Each of the units would be about 2,000 square feet, plus a full basement and a two-car garage. The estimated price would be slightly under $700,000. The president of the HOA stated he would not be at the meeting tonight so he said he would communicate his concerns. He also forwarded his email communications to staff so they are fully transparent. He did speak to one other neighbor who is not in favor of the townhomes and they disagree. This would conclude his presentation and he is available for any questions.

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

Commissioner Cunningham asked if there was going to be signage on McCarthy Road.

Mr. Domanskis stated they do not have any plans at this time for a monument sign. There is already a sign on the other side in Phase One.

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

Public Comment

Rich Eskauskas said the property where he lives is in between Archer Avenue and McCarthy Road and is 13 acres of which today they have nine homes all on acre lots. This is a residential R-3 area so this plan would be putting townhomes right next to their houses. It is residential on three sides and he is not getting the fact that they can change that and put these townhomes in. All the homes around this area are on over an acre. You can either extend the townhomes or you can extend the homes. Seven Oaks was put in as a buffer from the commercial property next to it. He believes that there should be homes in there because that is the characteristic of the area.

The proposed density is misleading because if you take the water management system out and the road out he gets a different calculation. You have to take out all the areas that are not usable. This is why they needed the variances in the first phase and that is what's going on here. He feels the only reason why they need the variances is because they're trying to make it larger. He asked if they're not allowed to park on the street where are they going to be able to park other than the driveway. According to the UDO 17-01-05 letter "D" talks about protecting the character of the established neighborhood. This is an established neighborhood and he has been in the area for 37 years. Lastly, it talks about conserving the value and he feels the value of his home is not going to go up with these townhomes. He feels it does not make sense and it's very upsetting.

Chairman Studebaker entered the meeting at 7:12 p.m.

Paul Bezanis said there is an existing gravel road on the property. He asked if the road was going to be moved over toward the center of the property.

Mrs. Tate stated the existing gravel road is not going to be used for the property.

Mr. Bezanis asked if there was a setback for a walking path.

Mrs. Tate said there is no requirement.

Mr. Bezanis stated he has an issue with this because he has kids. He asked what the setback was from the existing property line to the retention area and how it would be protected from kids.

Mr. Ford said it is roughly 35 feet. It will be a wetland bottom so it will not be deep.

Mr. Bezanis stated his issue is having the path right on top of his property. He feels that putting townhomes here is going to make it very crowded and it would devalue the surrounding properties.

Chairman Pro Tem McGleam asked if there was anyone else who would like to speak in regard to this public hearing. None responded. He then called for a motion to close a public hearing.

Commissioner O'Connor made a motion, seconded by Commissioner Cunningham to close the public hearing for Case 2025-02. A roll call vote was taken:
Ayes: O'Connor, Cunningham, Zolecki, Carmody, Pawlak, Studebaker, McGleam
Nays: None
Motion passed

Plan Commission Discussion

Commissioner Zolecki asked if there was any kind of setback for that pathway.

Mrs. Tate said the plans are all preliminary and she is not sure of the exact location.

Commissioner Zolecki stated they are going to want to stay out of Lot 13's yard.

Mr. Ford said right now it is showing as a ten-foot path so they can probably reduce it to eight feet. There are about 35 feet between the north wall of unit 13 to the property line so they could play with that lot line and move it south to get it away from that property. They can look at it before they go to final engineering.

Commissioner Zolecki stated that he is not sure about this corner side yard variance. He knows they did it on phase one on the lot that they cannot see in these drawings. He feels it's right on top of the curb. He would propose not allowing the corner yard setback variation along McCarthy Road and moving the pathway away from the neighbor's fence.

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

Plan Commission Recommendation

Commissioner Zolecki made a motion, seconded by Commission Pawlak to recommend to the Mayor and Board of Trustees approval of Case 2025-02 – Seven Oaks II with the following conditions:

1. Clearly state in the PUD and HOA declarations the size of the rear patios/decks cannot increase beyond the size approved in the PUD for all units.
2. The best effort should be to protect and save as many established trees on the subject property and incorporate them into the design.
3. Only having the corner yard setback variation apply to in-board corner lots and not along McCarthy Road.
4. The developer should look into pulling the walking path away from the adjacent property.

5. No vinyl siding is allowed.
6. Driveways will be made of concrete.

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

Commissioner Carmody made a motion, seconded by Commissioner O'Connor to authorize the Chairman to approve the Findings of Fact for Case #2025-02 as prepared by staff. A roll call vote was taken:
Ayes: Carmody, O'Connor, Cunningham, Zolecki, Pawlak, Studebaker, McGleam
Nays: None
Motion passed

IV. ACTION ITEMS

None

V. GENERAL DISCUSSION

Commissioner Carmody asked if there are any plans for updating the Comprehensive Plan for the Village.

Mr. Berry said he was asked to start looking into the steps for updating the Plan. Mrs. Charity Jones did a great job with the last update of the Plan and it has answered nearly every question that he needed answered.

Commissioner Zolecki asked if they saw the deck for the first townhome, closest to McCarthy Road, in the Seven Oaks Phase One subdivision.

Mrs. Tate stated they were aware of it. The decks on the back of those townhomes do not have stairs that come off the deck. The engineers have looked at it and will not allow it because of the drainage in that area.

Chairman Studebaker said they need to take a closer look at the storage of these truck trailers along Main Street and when coming over the Lemont Road bridge. These are the entryways into our Village and he feels some of these property owners are pushing the limit. This might be something they want to look into when they are redoing the Comprehensive Plan.

Commissioner Zolecki stated he couldn't agree more and feels like they have tried to hold some of these applicants to a higher standard with additional landscape buffers to limited success

Commissioner Carmody said one of the properties on Lemont Road didn't even come before this Commission because it is an MWRD lease.

Mrs. Tate stated he was correct that MWRD did lease out along Canal Bank Road.

VI. AUDIENCE PARTICIPATION

None

VII. ADJOURNMENT

Chairman Studebaker called for a motion to adjourn the meeting.

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

Minutes prepared by Peggy Billig

418 Main Street | Lemont, IL 60439

TO: Planning and Zoning Commission
FROM: Jamie Tate, Community Development
THROUGH:
SUBJECT: Case 2025-06 1341 Gordon Rezoning & Plat of Subdivision
DATE: April 9, 2025

SUMMARY/BACKGROUND

ANALYSIS

Consistency with Village Policy

STAFF RECOMMENDATION

BOARD ACTION REQUESTED

ATTACHMENTS
PZC Staff Memo, Analysis and Attachments for Case 2025-06

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

CASE NUMBER & NAME
2025-06 1341 Gordon Lane Rezoning & Plat of Subdivision

APPLICANT & PROPERTY OWNERS
Lawrence and Cynthia Rizzo

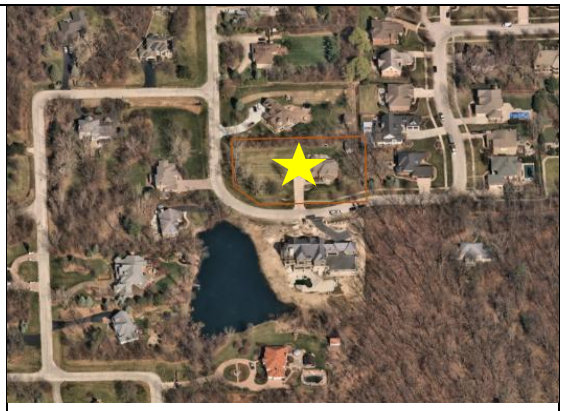
DATE
April 9, 2025

PROPERTY ADDRESS/LOCATION
1341 Gordon Lane / PIN: 22-31-405-004-0000

BRIEF SUMMARY OF REQUEST

Lawrence and Cynthia Rizzo, represented by attorney Peter Coules, have submitted an application for rezoning from R-2 Detached Single-Family Residential District to R-4 Detached Single-Family Residential District, along with a Plat of Subdivision. The request involves subdividing the existing 1.07-acre residential lot into two conforming lots under R-4 zoning standards.

Rezoning is necessary to facilitate the lot split, as the proposed subdivision would not meet the minimum lot size and dimensional requirements of the R-2 district. The applicants intend to create an additional residential lot adjacent to their current home at 1341 Gordon Lane in order to construct a smaller home for themselves, allowing them to downsize while remaining in Lemont and within their established neighborhood.



Source: Cook County GIS 2024 Aerial Imagery

EXISTING ZONING	EXISTING LAND USE	SURROUNDING ZONING & LAND USE	REQUESTED ACTIONS	SIZE OF PROPERTY
Village of Lemont R-2, Detached Single-Family Residential District	Existing detached single-family home on large residential zoning lot	**North**: Unincorporated Cook County R-4 Single-Family Residence District / Existing Detached Single-Family homes **South**: Village of Lemont R-4 / New detached single-family home **East**: Village of Lemont R-4 / Detached Single-Family homes in Eagle Ridge Estates **West**: Unincorporated Cook County R-4 Single-Family Residence District / Existing detached single-family homes	Rezoning and Plat of Subdivision	1.07-acres

PROPERTY HISTORY

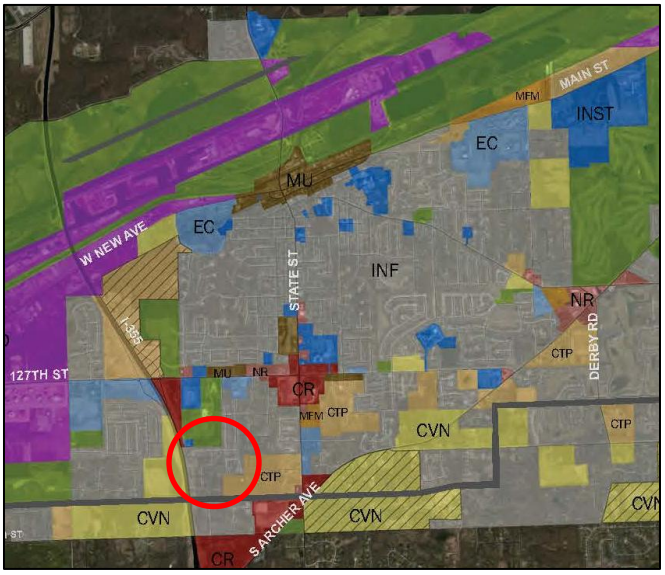
The 1.07-acre subject property is currently zoned R-2, Detached Single-Family Residential District, and is developed with an existing two-story single-family home with Village utilities. It is situated among a mix of unincorporated large-lot homes along Gordon Lane and the established Eagle Ridge Estates subdivision to the east, located within the Village of Lemont. The property directly south, at 1340 Gordon Lane, was annexed into the Village in 2020 and zoned R-4 to accommodate the construction of a single-family home with access to Village utilities.

COMPATIBILITY with the COMPREHENSIVE PLAN	**COMPATIBILITY** with the UNIFIED DEVELOPMENT ORDINANCE
The subject property's future land use in the Lemont 2030 Comprehensive Plan is Conventional Neighborhood (CVN).	The proposal is compatible with the UDO with the rezoning as it creates two conforming R-4 zoning lots.

ATTACHMENTS

1. Staff Analysis
2. Site Photographs
3. Rizzo's First Subdivision Plat Draft
4. Draft Plat of Subdivision with existing conditions
5. Application for Rezoning and Plat of Subdivision with supporting documentation
6. Project Summary

Attachment 1 – Staff Analysis – 1341 Gordon Rezoning & Plat of Subdivision



Comprehensive Plan. The Lemont 2030 Comprehensive Plan identifies the subject property's future land use as Infill Residential (INF), indicated by the grey color on the future land use map.

Properties within this district are existing residential neighborhoods, typically in platted subdivisions. New development in this district is expected to be minimal and generally limited to new construction on the few vacant lots in the area. Some redevelopment of older home sites may also occur over time, but would likely not increase the total number of dwelling units on the redevelopment parcels. Any new development or redevelopment will be consistent with the established character of these neighborhoods.

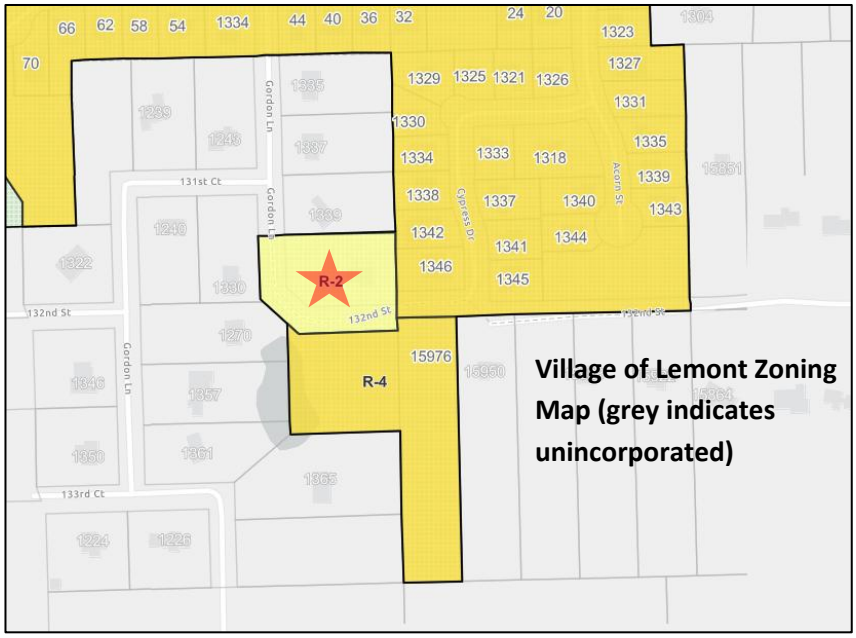
The proposed rezoning to R-4 and the accompanying plat of subdivision to divide the 1.07-acre lot to allow for construction of a new single-family home is generally consistent with the goals of the Comprehensive Plan by supporting reinvestment in established neighborhoods through compatible infill development.

REZONING ANALYSIS

The subject property is currently zoned R-2, Detached Single-Family Residential District, which is intended to accommodate very low-density residential development on lots of 40,000 square feet or more. The existing 46,665.72-square-foot lot meets the dimensional standards of the R-2 district but is the only lot in the immediate area with the R-2 designation.

Surrounding zoning includes a mix of unincorporated residential lots and Village of Lemont parcels zoned R-4, Detached Single-Family Residential District. The R-4 district is intended to provide for both older, established areas of the Village as well as newer annexations, with

minimum lot sizes of 12,500 square feet. The Eagle Ridge Estates subdivision to the north and east is zoned R-4, as is the lot to the south at 1340 Gordon Lane, which was annexed into the Village and rezoned in 2020 for the development of a new single-family home.



The applicants, Lawrence and Cynthia Rizzo, approached the Village to explore the potential to subdivide their existing property to create a second zoning lot on which to build a new, smaller home for themselves. Their intent is to downsize while remaining in the same neighborhood, close to family. With adjacent properties already zoned R-4, the applicants' engineer evaluated the applicable standards and confirmed that two conforming R-4 lots could be achieved on the site under the proposed subdivision. The existing home at 1341 Gordon Lane is positioned in a way that supports the proposed lot division.

STANDARDS FOR REZONING

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

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

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

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

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

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

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

7. The public need for the proposed use; and

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

The proposed rezoning to R-4, along with the subdivision to create two conforming lots, is generally consistent with the LaSalle factors. The surrounding context includes similar R-4 zoned properties and residential uses, and the proposed use aligns with the existing pattern of development in the neighborhood.

CONCLUSION

The applicants are seeking to divide an existing R-2 lot into two conforming R-4 lots to allow for the construction of a new single-family home adjacent to their current residence. The proposed rezoning reflects the zoning of adjacent and nearby Village parcels and supports reinvestment in an established neighborhood. While the property currently complies with R-2 standards, it is the only such lot in the vicinity. The proposed change would result in development that is consistent with surrounding land use and zoning patterns. The request is supported by the applicable LaSalle standards and is generally aligned with the Village's Comprehensive Plan designation for infill residential development.

If the Planning and Zoning Commission recommends approval of Case 2025-06, the following condition should be considered:

1. Adjust the new lot line to accommodate a one-foot driveway setback. Section 17.10.020 of the Unified Development Ordinance requires that "driveways shall be set back a minimum of one (1) foot from the side lot line." This standard applies in single-family residential districts and is intended to provide a buffer for drainage, maintenance access, and to reduce the potential for encroachment. This requirement was not noted during initial discussions with the applicants and should be incorporated into the final plat design.

Attachment 2 - Site Photographs



Figure 1. Cook County Historical photo of home on subject property at 1341 Gordon Lane.



Figure 2. Aerial image of subject property outlined in orange.



Figure 3. View looking northeast at proposed new lot on corner of Gordon Lane.



Figure 4. View looking north at subject property. Existing home to the right in photo.



Figure 5. View looking east from Gordon Lane at proposed new zoning lot. Existing home in background.

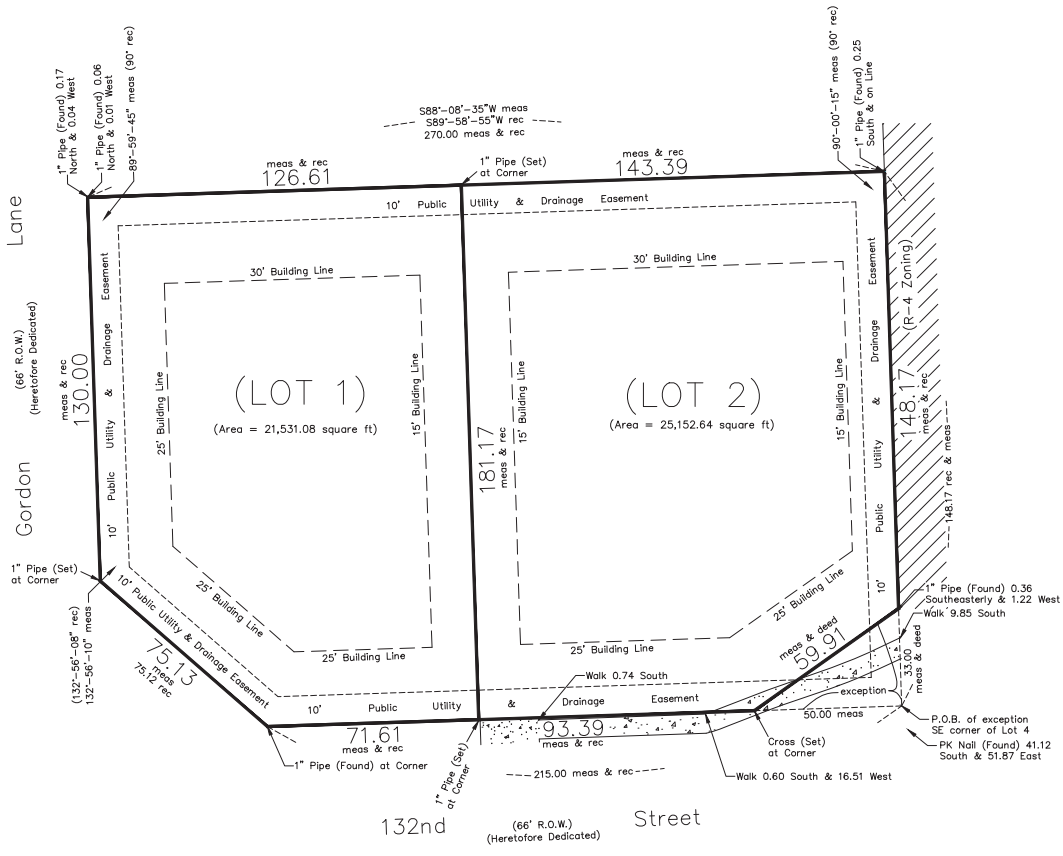
Attachment 3

Rizzo's First Subdivision

Being a Resubdivision of Lot 4 in Cache Lake Subdivision, being a Subdivision of part of the Northeast quarter of the Southeast quarter of Section 31, Township 37 North, Range 11, East of the Third Principal Meridian, as per Plat thereof registered in the Office of the Registrar of Torrnes Titles of Cook County, Illinois, on September 25, 1989 as Document No. 3827265; Except that part of said Lot 4 described as follows: Beginning of the Southeast corner of said Lot 4; Thence N01°13'47"W, along the Easterly line of said Lot 4, a distance of 33.00' to a point; Thence S55°20'44"W, a distance of 59.91' to a point on the Southerly Line of said Lot 4; Thence N88°46'13"E, along the Southerly line of said Lot 4, to the point of beginning, all in Cook County, Illinois.

(Scale = 1 inch = 30 feet)

0 10 20 30 40 50 60



PUBLIC UTILITY AND DRAINAGE EASEMENT PROVISIONS

A non-exclusive perpetual easement is hereby reserved and granted to the Village of Lemont, and their successors and assigns over all areas designated "Public Utility and Drainage Easement" and those areas designated "PU & DE" on the plat, to construct, reconstruct, repair, inspect, maintain and operate various transmissions, distribution, and collection systems, including but not limited to water lines, sanitary sewers and storm sewers, together with any and all necessary valve vaults, fire hydrants, manholes, catch basins, connections, appliances and other structures and appurtenances as may be deemed necessary by said Village, over, upon, along, under and through the surface of the property shown on the plat, together with the right of access for necessary labor, materials and equipment to do any of the above work. The right is also granted to cut down, trim or remove, without obligation to restore or replace any obstruction, including but not limited to trees, shrubs, other plants, structures or improvements on the easement that interfere with the operation of such lines and sewers. No permanent buildings or structures shall be placed on said easement, but same may be used for gardens, landscape areas, and other purposes that do not then or later interfere with the aforesaid uses or rights. Where an easement is used for both sewer and other utilities, the other utility installation shall be subject to the ordinance of the Village of Lemont and to Village approval as to design and location.

Perpetual easements are hereby reserved for and granted to the Village of Lemont and other governmental authorities having jurisdiction of the land, over the entire easement area for ingress, egress, and the performance of municipal and other governmental services including water, storm and sanitary sewer service and maintenance and emergency and routine police, fire, and other public safety related services.

COMCAST COMMUNICATIONS

An easement is hereby reserved for and granted to Comcast Communications Corporation, operating within the Village of Lemont, it's successors and assigns, jointly and severally, for the installation, maintenance, relocation, renewal and removal of cable communication and broadcast signal systems in, under Across, along and upon the surface of the property shown on the plat and designated as "Public Utility and Drainage Easement" or "PU & DE" and the property designated on the plat for streets and alleys as required to provide the (subdivision/planned unit development) and other property, whether or not contiguous thereto, with communication and broadcast TV services, together with the right to install required service connections for each lot. No buildings or other obstruction shall be constructed or erected in any such "Public Utility and Drainage Easement" or "PU & DE" areas, without the prior written consent of grantees. Nor shall any other use be made thereof which will interfere with the easements reserved and granted hereby.

Order #250331

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

ORIGINAL SEAL IN RED

Notes:
1) Measured bearing shown hereon is based on the Illinois East State Plane Coordinate Zone 1201 (NAD83) determined by GPS measurements
2) Legal description shown hereon was provided on a Detailed Grading Plan Survey by Reuttiger, Tonelli & Associates, Inc., dated April 23, 2004, drawing number 303-1845-RGP.
3) Legal description from Cook County Recorder of Deeds website does not include the Exception shown hereon.

SURFACE WATER DRAINAGE CERTIFICATE

STATE IF ILLINOIS)
)SS
COUNTY OF COOK)

To the best of our knowledge and belief, the drainage of surface waters will not be changed by the construction of such (subdivision/resubdivision/consolidation/planned development) or any part thereof, or that if such surface water drainage will be changed, reasonable provision has been made for collection and diversion of such surface waters into public areas or drains which the subdivider has a right to use, and that such surface waters will be planned for in accordance with generally accepted engineering practices so as to reduce the likelihood of damage to the adjoining property because of the construction of the (subdivision/resubdivision/consolidation/planned development),

Dated this, _____ day of _____, 20_____.

By: _____
Owner(s)

SURVEYOR'S CERTIFICATE

STATE IF ILLINOIS)
)SS
COUNTY OF COOK)

I, _____, an Illinois Professional Land Surveyor, do hereby certify that I have surveyed and (subdivided/ resubdivided/ consolidated) the property hereon described in the caption to the plat hereon drawn and that the said plat is a true and correct representation of the same. All dimensions are in feet and decimal parts of a foot and are correct at a temperature of 69 degrees Fahrenheit.

I, _____, further certify that based on examination of the Federal Emergency Management Agency Flood Insurance Rate Map, Panel _____ _____ effective dated of _____, (as revised by Letter of Map Revision effective dated of _____), that the parcel included in this record of deed (is/ is partially/ is not) located in a special flood hazard area.

Dated this, _____ day of _____, 20_____.

By: Mitchell P. Kabal
Illinois Professional Land Surveyor

License No.: 035-003250

OWNER'S CERTIFICATE

STATE IF ILLINOIS)
)SS
COUNTY OF COOK)

(I/We), _____, do hereby certify that (I am/we are) the owner(s) of the property described in the caption to the plat hereon drawn and as such owner(s), (I/we) have caused said property to be surveyed and (subdivided/resubdivided/consolidated) as hereon shown as (my/our) own free and voluntary act and deed.

(I/We), hereby dedicated for public use the lands shown on this plat, including but not limited to, thoroughfares, streets, alleys, walkways and public services; grant the telephone, gas, electric and any other public and private utility easements as Detention Easements as stated and shown an this plat.

(I/We) further certify that there are no unpaid deferred installments of outstanding unpaid special assessments effecting the land described and shown on this (subdivision/resubdivision/consolidation/planned development) plat or, if any of said installments are not paid, then such installments have been divided in accordance with the (subdivision/resubdivision/consolidation/planned development) and approved by the court which confirmed the special assessment and the proper collector of any such special assessment has no certified such division on the face of this subdivision plat.

Dated this _____ day of _____, 20_____.

Owner(s) _____
(Name/Names)

OWNER'S NOTARY CERTIFICATE

STATE IF ILLINOIS)
)SS
COUNTY OF COOK)

I, _____, a Notary Public in and for said County in the State aforesaid, do hereby certify that _____

personally known to me to be the same person(s) whose name(s) (is/are) subscribed to the foregoing instrument as such Owner(s), appeared before me this day in person and acknowledge that (he/she/they) signed the said instrument as their own free and voluntary act for the uses and purposes therein set forth.

Given under my hand and Notarial Seal:

This _____ day of _____, 20_____.

By: _____
Notary Public

SCHOOL DISTRICT CERTIFICATE

STATE IF ILLINOIS)
)SS
COUNTY OF COOK)

This to certify that to the best of (my/our) knowledge (I/we) the undersigned as (owner(s) of the property which will be known as Rizzo's First Subdivision is located within the boundaries of

Elementary School District: _____

High School District: _____

Junior College District: _____

in (Cook, DuPage or Will) County, Illinois

Dated this _____ day of _____, 20_____.

By: _____
Owner(s)

SCHOOL DISTRICT NOTARY CERTIFICATE

STATE IF ILLINOIS)
)SS
COUNTY OF COOK)

I, _____, a Notary Public in and for said County in the State aforesaid, do hereby certify that _____

personally known to me to be the same person(s) whose name(s) (is/are) subscribed to the foregoing instrument as such Owner(s), appeared before me this day in person and acknowledge that (he/she/they) signed the said instrument as their own free and voluntary act for the uses and purposes therein set forth.

Given under my hand and Notarial Seal:

This _____ day of _____, 20_____.

By: _____
Notary Public

PRESIDENT & BOARD OF TRUSTEES CERTIFICATE

STATE IF ILLINOIS)
)SS
COUNTY OF COOK)

Approved and accepted by the President and Board of Trustees of the Village of Lemont, Cook County, Illinois at a meeting held

This _____ day of _____, 20_____.

By: _____
President

Attest: _____
Village Clerk

VILLAGE TREASURER'S CERTIFICATE

STATE IF ILLINOIS)
)SS
COUNTY OF COOK)

I, _____, Village Treasurer of the Village of Lemont, Cook, Will and DuPage Counties, Illinois do hereby certify that there are no delinquent or unpaid current or forfeited special assessment, or any deferred installments of any outstanding unpaid special assessments which have not been divided in accordance with the proposed subdivision and duly approved by the court that confirmed the special assessment.

Dated at Lemont, _____ County, Illinois, this day of _____, 20_____.

_____
Village Treasurer

VILLAGE ENGINEER'S CERTIFICATE

STATE IF ILLINOIS)
)SS
COUNTY OF COOK)

I, _____, Village Engineer of the Village of Lemont, Cook, Will and DuPage Counties, Illinois do hereby certify that the land improvements in this (subdivision/ resubdivision/ consolidation/ planned development), as shown by the plans and specifications therefore, meet the minimum requirements of said Village and have been approved by all authorities having jurisdiction thereof.

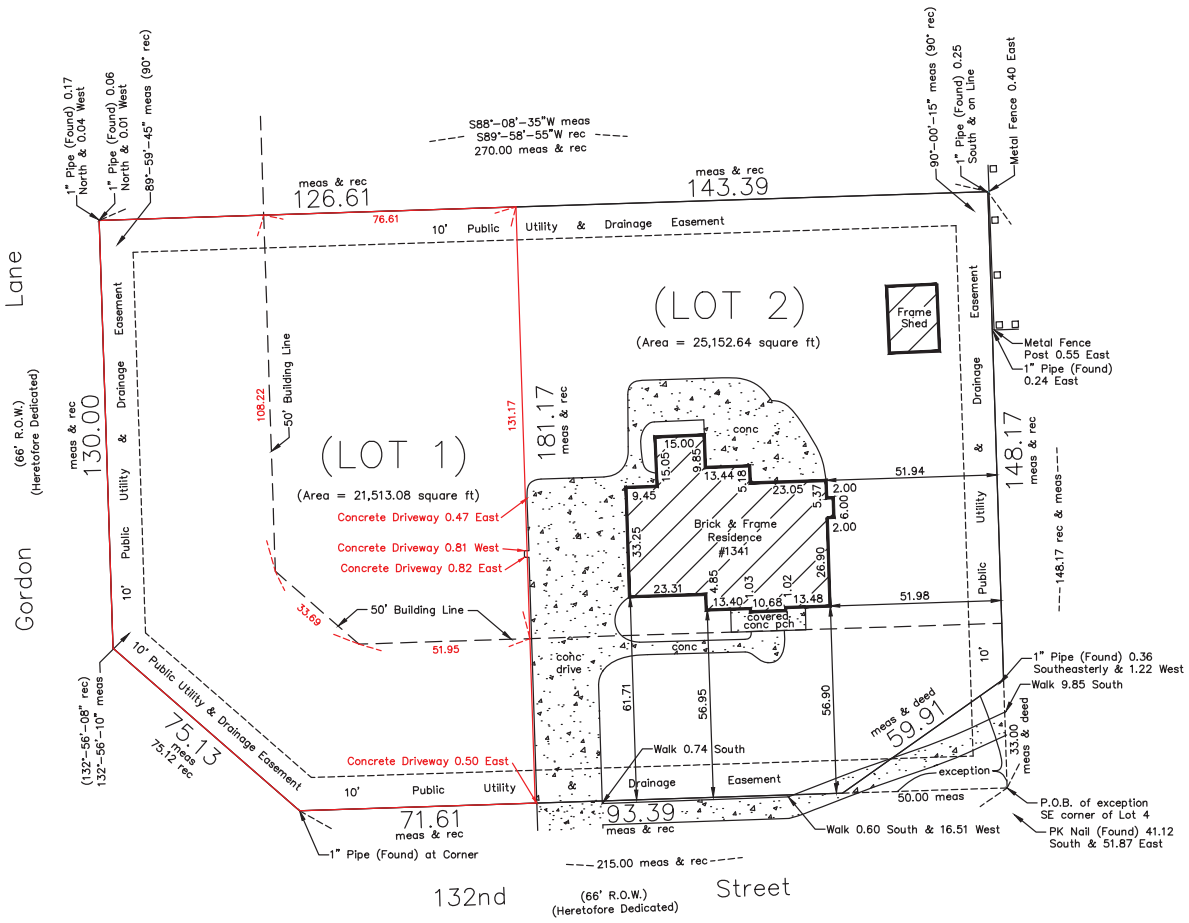
Dated this, _____ day of _____, 20_____.

By: _____
Village Engineer

Attachment 4

Rizzo's First Subdivision

Being a Resubdivision of Lot 4 in Cache Lake Subdivision, being a Subdivision of part of the Northeast quarter of the Southeast quarter of Section 31, Township 37 North, Range 11, East of the Third Principal Meridian, as per Plat thereof registered in the Office of the Registrar of Torrnes Titles of Cook County, Illinois, on September 25, 1989 as Document No. 3827265; Except that part of said Lot 4 described as follows: Beginning of the Southeast corner of said Lot 4; Thence N01°13'47"W, along the Easterly line of said Lot 4, a distance of 33.00' to a point; Thence S55°20'44"W, a distance of 59.91' to a point on the Southerly Line of said Lot 4; Thence N88°46'13"E, along the Southerly line of said Lot 4, to the point of beginning, all in Cook County, Illinois.



Attachment 5

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

Rezoning Application Form

APPLICANT INFORMATION

Lawrence S. Rizzo and Cynthia L. Rizzo
Applicant Name

Company/Organization

1341 Gordon Lane, Lemont, IL 60439
Applicant Address

630-327-7614
Telephone & Fax

lrrrizzo@gmail.com; cindyrizzorealtor@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

1341 Gordon Lane, Lemont, IL 60439
Address of Subject Property/Properties

22-31-405-004-0000
Parcel Identification Number of Subject Property/Properties

Size of Subject Property/Properties

DESCRIPTION OF REQUEST

Requested Zoning: R-4

REQUIRED DOCUMENTS

See Form 502-A, *Rezoning 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: _____

Rezoning Application Form

Village of Lemont

APPLICATION FEE & ESCROW

Application Fee (based on size of property to be rezoned):

< 2 acres = $300	10 to < 20 acres = $1,000
2 to < 5 acres = $500	20 acres or more = $1,250
5 to < 10 acres = $750	

Fee is non-refundable.

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 rezoning 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 rezoning review process, any unused portion of the escrow account will be refunded upon request. After completion of the rezoning 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.

Cynthia L Rizzo — 3-17-2025

Signature of Applicant — Date

IL — Cook

State — County

I, the undersigned, a Notary Public in and for the aforesaid County and State, do hereby certify that Cynthia L. Rizzo 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 17th day of March A.D. 2025.

"OFFICIAL SEAL"
PETER COULES, JR
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES 9/11/2025

My commission expires this ___ day of September A.D. 2025.

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

Final Plat Application Form

APPLICANT INFORMATION

Lawrence S. & Cynthia L. Rizzo
Applicant Name

Company/Organization

1341 Gordon Lane, Lemont, IL 60439
Applicant Address

630-327-7614
Telephone & Fax

lrrrizzo@gmail.com; cindyrizzorealtor@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

1341 Gordon Lane, Lemont, IL 60439
Address of Subject Property/Properties

22-31-405-004-0000
Parcel Identification Number of Subject Property/Properties

Size of Subject Property/Properties

REQUIRED DOCUMENTS

See Form 505-A, *Final 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: _____

Final Plat Application Form

Village of Lemont

APPLICATION FEE & ESCROW

Application Fee (based on size of property and number of proposed and/or existing dwelling units):

< 3 acres = $300, plus $25 per existing and/or proposed dwelling unit

3 to <5 acres = $600, plus $25 per existing and/or proposed dwelling unit

5 to <10 acres = $1000, plus $25 per existing and/or proposed dwelling unit

10 acres or more = $1200, plus $25 per existing and/or proposed dwelling unit

Fee is non-refundable.

Required Escrow = $750

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 preliminary 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.

Cynthia L Rizzo — 3-17-2025

Signature of Applicant — Date

IL — COOK

State — County

I, the undersigned, a Notary Public in and for the aforesaid County and State, do hereby certify that Cynthia L. Rizzo 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

"OFFICIAL SEAL" PETER COULES JR NOTARY PUBLIC, STATE OF ILLINOIS MY COMMISSION EXPIRES 9/11/2025

Given under my hand and Notary Seal this 17 day of March A.D. 2025.

My commission expires this 11 day of September A.D. 2025.

Attachment 6

Project Summary. A written overview of any proposed development on the property to be rezoned. This overview should include a quantitative summary that includes the following, as applicable:

Summary:

The applicants (owners) are proposing the rezoning of their property, 1341 Gordon Lane, Lemont, IL 60439 (PIN: 22-31-405-004-0000), from R-2 to R-4 to match the surrounding area. As stated, all lots in the Village of Lemont near the subject property are R-4. The Owners will then be seeking an approval of a Plat of Subdivision creating two (2) compliant R-4 lots.

- **Acreage and/or square footage of subject site**

  46,684 sq.ft. (Survey attached)

- **Square footage of commercial space**

  Not Applicable.

- **Proposed residential density (# dwelling units/gross site area)**

  Presently one Single Family Home on the Property. That house, owned by Lawrence and Cynthia Rizzo, shall remain and the Rizzo's are looking to build a smaller house for themselves on the second lot after the Plat of Subdivision is appraised.

- **Total square footage covered by structures**

  Presently one Single Family Home. It will remain and it is the homeowners' desire to build a second one for themselves.

- **Total square footage covered by roads and other impervious surfaces**

  None.

- **Total square footage of commonly owned and maintained open space**

  Not Applicable

- **Number of off-street parking spaces**

  Not Applicable

418 Main Street | Lemont, IL 60439

TO: Planning and Zoning Commission
FROM: Jamie Tate, Community Development
THROUGH:
SUBJECT: Case 2025-07 16 E Custer Variations
DATE: April 9, 2025

SUMMARY/BACKGROUND

ANALYSIS

Consistency with Village Policy

STAFF RECOMMENDATION

BOARD ACTION REQUESTED

ATTACHMENTS
PZC Staff Memo, Analysis and Attachments for Case 2025-07

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

CASE NUMBER & NAME
2025-07 16 E Custer Variations

APPLICANT & PROPERTY OWNER
Mark Sredin

DATE
April 9, 2025

PROPERTY ADDRESS/LOCATION
16 East Custer Street
PIN: 22-29-105-005-0000

BRIEF SUMMARY OF REQUEST

The applicant and property owner, Mark Sredin, has applied for a variation to allow a new 600 square-foot detached garage on the R-4A zoned property to use the current driveway from Custer Street rather than the adjacent alley. A single-stall 285 square-foot detached garage on the site will be removed and replaced with a larger two-stall structure that includes storage space. Due to the increase in size, the project is subject to the requirements of the Village's Unified Development Ordinance. Section 17.07.020 of the UDO states, "if an existing alley provides access to the lot in question, then detached and attached garages shall be accessed from the alley." The request includes additional relief from Section 17.10.020 to allow a parking pad next to the new garage with alley access.

The proposed 30-foot by 20-foot garage will feature vinyl siding, a 16-foot-wide overhead door facing Custer Street, and a separate entry door on the same façade. No changes to the current single-car-wide driveway are planned in conjunction with the new garage.



MAP SOURCE: Cook County GIS Oblique Aerial

EXISTING ZONING	EXISTING LAND USE	SURROUNDING ZONING & LAND USE	REQUESTED ACTION	SIZE OF PROPERTY
R-4A Single-Family Preservation and Infill District	Single-Family residential home	The surrounding land use and zoning is detached single family homes in the R-4A District.	Variance Ordinance to allow detached garage to be accessed from Custer Street with additional parking pad	6,341 square-feet

PROPERTY HISTORY

The subject property is occupied by a detached single-family brick bungalow with a one-stall detached garage, located at the rear of the lot and accessed via a long driveway from Custer Street. Adjacent to the garage is a 411-square-foot parking pad, accessible only from the alley. The alley runs behind approximately nine homes along Custer and Logan Streets. Of those, three properties access their detached garages from the street via private driveways, while the remaining six use the alley. The alley terminates near the subject property.

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 detached garage will meet all requirements of the UDO except the two variation requests.

ATTACHMENTS

1. Staff Analysis
2. Site Photographs
3. Variation Application and Criteria Worksheet
4. Site Plan
5. Architectural Plans

Attachment 1 – Staff Analysis – 16 E Custer Variations

Comprehensive Plan. The Lemont 2030 Comprehensive Plan identifies the subject site as Infill Residential (INF). While a variation for a detached garage is not specifically addressed in the plan, the Comprehensive Plan encourages investment in existing homes and properties. It supports the use of established infrastructure and promotes infill development that strengthens the community core, particularly in and around the Downtown, while aligning with the Village's adopted codes and policies.

General Analysis.

The request for a new detached garage originated during the building permit review process. At that time, the applicant was informed of the Unified Development Ordinance requirement requiring alley access for garages in the R-4A district when an alley is present. In response, the applicant chose to pursue a variation for both the garage and the adjacent parking pad. The property currently uses a long driveway from Custer Street to access the existing one-stall garage, and no changes to this driveway are proposed. The existing 411 square-foot parking pad, located adjacent to the garage, is accessed from the alley.

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

Code Section	UDO Requirement	Proposal
§17.07.020 Standards for the R-4A District	If an existing alley provides access to the lot in question, then detached and attached garages shall be accessed from the alley.	The new, larger detached garage will have access from Custer Street.
§17.10.020 General Standards for Off-Street Parking.	C. Location of Parking within the Lot. In single-family residential land uses, the off-street parking may be located in a garage or on a driveway.	A 235 square-foot parking pad is proposed adjacent to the detached garage in the rear of the property and accessed from the alley. Per the UDO, a driveway is 'a hard surfaced private vehicular accessway necessary for providing access from a street or alley to an approved off-street parking area or garage. Any hard surfaced area directly adjacent and parallel to a driveway shall be considered part of the driveway'. The proposed area does not meet the definition of a driveway.

STANDARDS FOR VARIATIONS

The new detached garage and parking pad for 16 E Custer both require variations from the UDO. Section 17.04.150.D states that variation requests must be consistent with the following three standards to be approved. The applicant has provided a response to the Variation Standards that are a part of the attachments. Discussion below is based upon the facts of the proposal and the applicant's response to the criteria.

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

   Per UDO §17.01.050, the general purpose of the ordinance includes goals such as protecting public health and welfare, ensuring safe access and light/air, supporting efficient review processes, and conserving property values.

   Comment:
   The proposed garage is not expected to significantly impact the character of the established neighborhood, as it utilizes an existing driveway and maintains a similar placement on the lot. While the UDO encourages the separation of pedestrian and vehicular circulation when feasible, there is no consistent pattern of garage orientation or access in the immediate area. The new garage will include an overhead door and entry door facing Custer Street, which reflects the applicant's continuation of their existing access, rather than an established precedent in the neighborhood.

   The applicant notes that the variation would maintain visual consistency within the block, citing the variety of garage types, rooflines, and entry orientations present along Custer Street. They also reference the adjacent property at 18 E Custer, which features a garage door facing the street.

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

   - **Physical surroundings or conditions cause hardship beyond a mere inconvenience.**

     Comment:
     There are no apparent physical or topographical limitations that would prevent the use of the alley for garage access. The applicants propose to retain the existing driveway for continued use with the new garage. The applicant's have stated that maneuvering vehicles in the alley can be challenging without encroaching on neighboring properties.

- **The conditions upon which the petition is based are not generally applicable to other properties in the same district.**

  Comment:
  There are properties within the R-4A district that have alley access but do not use it for access to their attached or detached garages. In some cases, property owners have replaced garages while continuing to use existing driveways rather than converting them to alley access. Similarly, other properties could install a parking pad adjacent to an alley and use it for additional vehicle parking, after obtaining a variance. These examples indicate that the conditions described in the petition are not entirely unique within the zoning district.

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

  Comment:
  The difficulty is the result of the applicants' desire to retain use of the existing driveway for access to a new, larger detached garage. In addition, the applicants wish to maintain and continue using a parking pad accessed from the alley. These preferences reflect choices made by the current property owners, rather than limitations imposed by the physical characteristics of 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 project is located.**

  Comment:
  The variation is not expected to negatively affect public welfare or surrounding properties. The access configuration remains unchanged from current conditions.

- **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.**

  Comment:
  The proposed garage is not expected to increase street congestion or safety concerns beyond existing conditions. However, utilizing the alley and removing the driveway could reduce vehicle-pedestrian conflicts and decrease street-level congestion. This outcome aligns with the likely intent of the UDO requirement for alley access in the R-4A district. The applicant references the UDO definition of an alley, which describes it as a secondary access route, and has expressed concern

about maneuverability within the alley; however, the definition cited does not alter the requirement for alley access in the R-4A district.

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

   Comment:
   The proposed variations do not alter the existing traffic pattern or access configuration but do result in a slight increase in lot coverage and impervious surface area. Total lot coverage will increase from 55.26% to 57.45%, which remains below the maximum allowable limit of 65%.

CONCLUSIONS & RECOMMENDATIONS

The requested variations would allow continued use of an existing driveway for access to a new, larger detached garage, along with the retention of a parking pad accessed from the alley. While the proposal does not conform with the specific alley access requirement in the R-4A district, it reflects an existing access configuration and driveway use that is present on other properties in the area. The variation would not alter vehicular circulation patterns, though it would modestly increase lot coverage while remaining within the maximum allowable threshold. The information presented addresses the required standards for variations and is provided for consideration by the Planning and Zoning Commission.

Attachment 2 - Site Photographs



Figure 1: Entrance to alley from Park Place.



Figure 2: Existing detached garage (red) with adjacent parking pad.



Figure 3: Driveway access to existing single-stall car garage.



Figure 3: Aerial image of subject property.

Attachment 3

EXHIBIT 'A'
Legal Description

The West 50 feet of Lot 2 in Block 3 in Park Addition to Village of Lemont being a subdivision of the North 1/4 of Lot 16 in County Clerk's Division in the North West 1/4 of Section 29, Lying North of the South Line of extension of Logan Street, also the East 200 feet o that part of Lot 28 in County Clerk's Division in the North West 1/4 of Section 29 lying North of the South line of Logan Street extended across said lots, all in Township 37 North, Range 11, East of the Third Principal Meridian, in Cook County, Illinois.

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;

This variation will allow consistency while establishing clear and efficient development in a long-established neighborhood. It will also protect the character of the neighborhood as there is a mix of types of garages, varying rooflines, a mixture of window types, different entranceways, and color schemes. Currently, the garage door faces North (Custer Street) as well as the garage door at 18 E Custer Street.

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

As recorded in a previous Planning and Zoning meeting (August 17, 2016), the UDO defines an alley as "a public or private right-of-way primarily designed to serve as a SECONDARY access to the side or rear of those properties whose principal frontage is on some other street". It is also difficult to move vehicles in the alley without trespassing on another property.

UDO Section 17.04.150.D.1.c

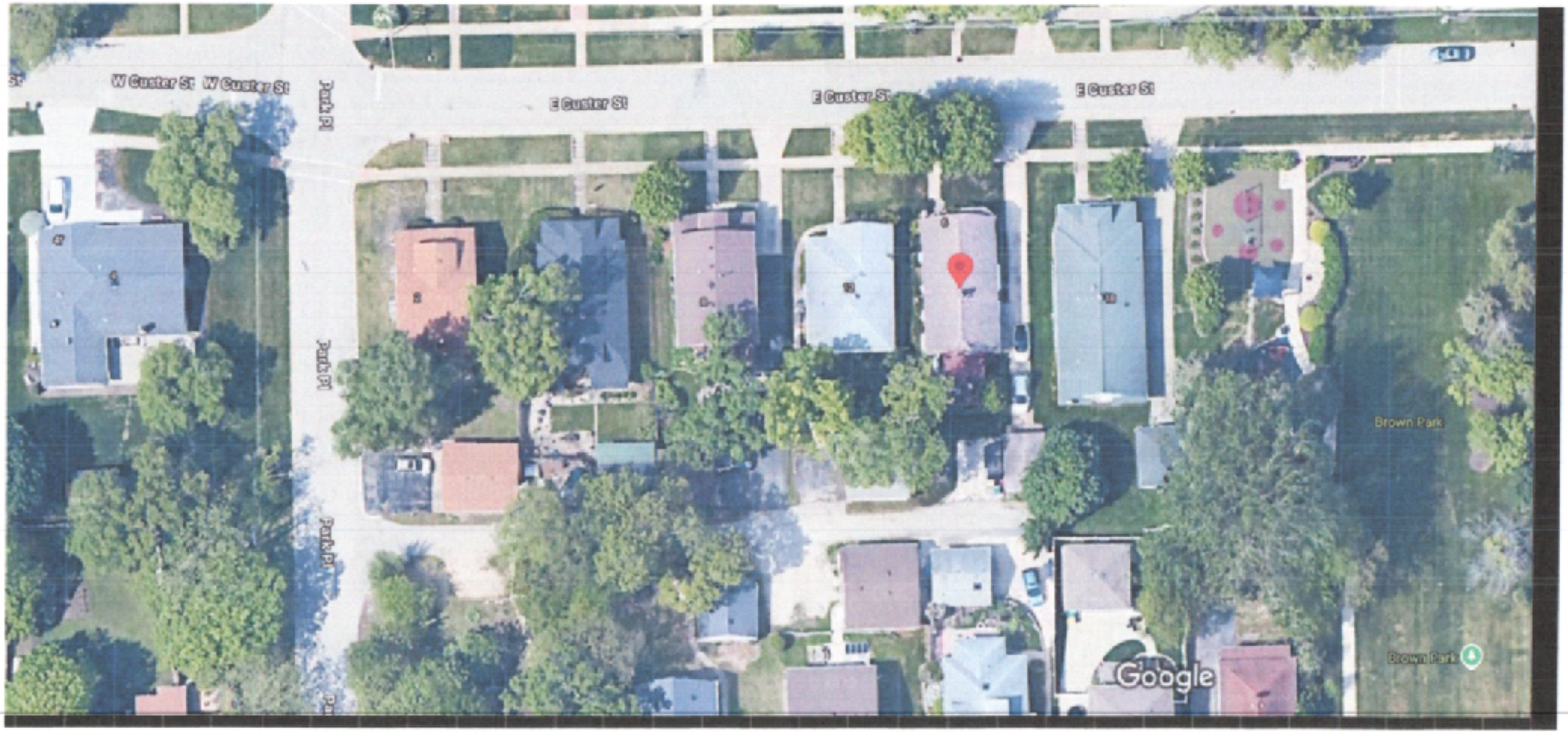
The variation will not alter the essential character of the locality and will not be a substantial detriment to adjacent property.

The variation will not alter the essential character of the locality as the request is to build in the same location and install the door as it is currently. It will not be a detriment to the adjacent property.


Google

Google Maps

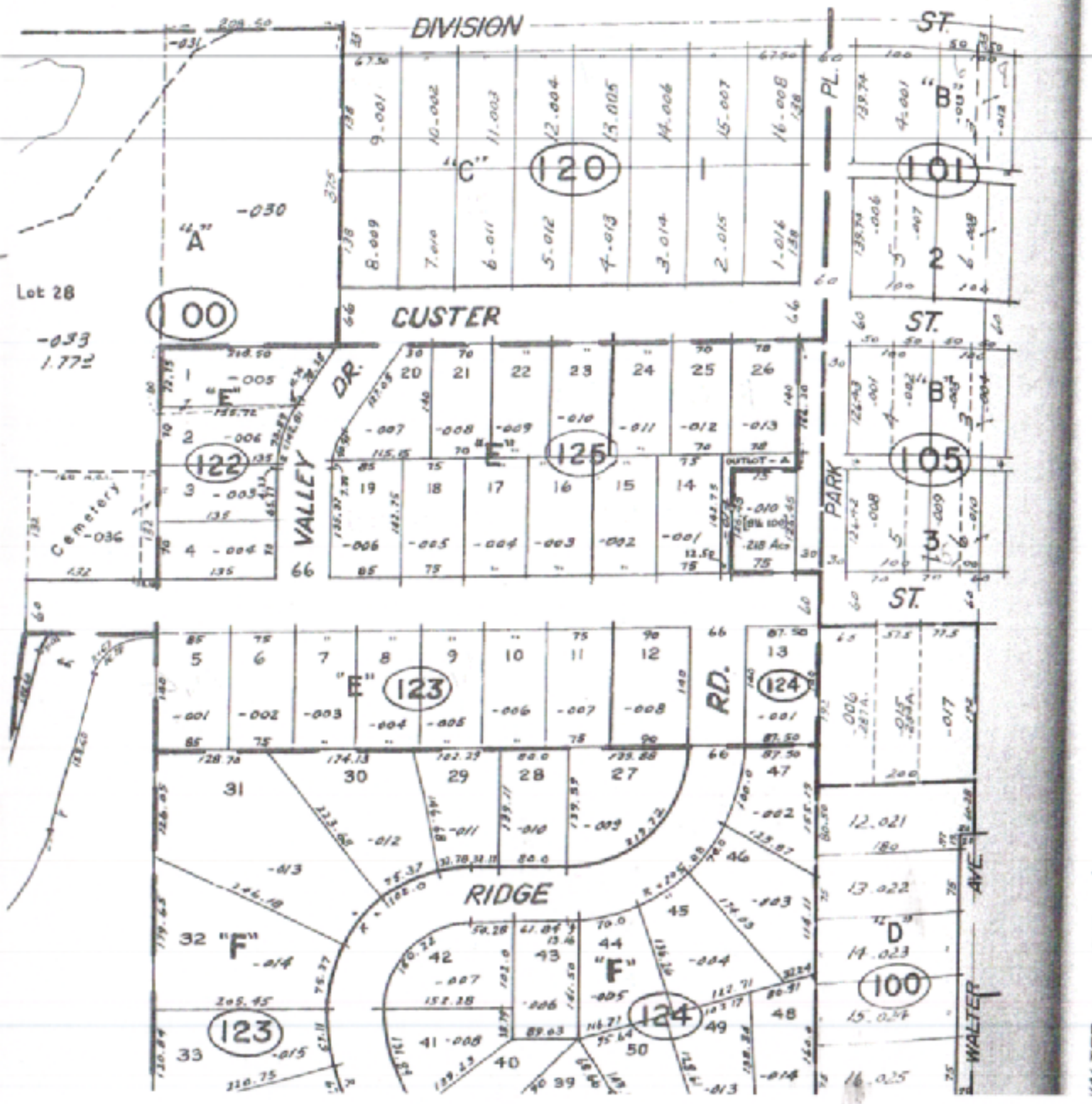
16 E Custer St



Imagery ©2025 Airbus, Map data ©2025 Google 20 ft

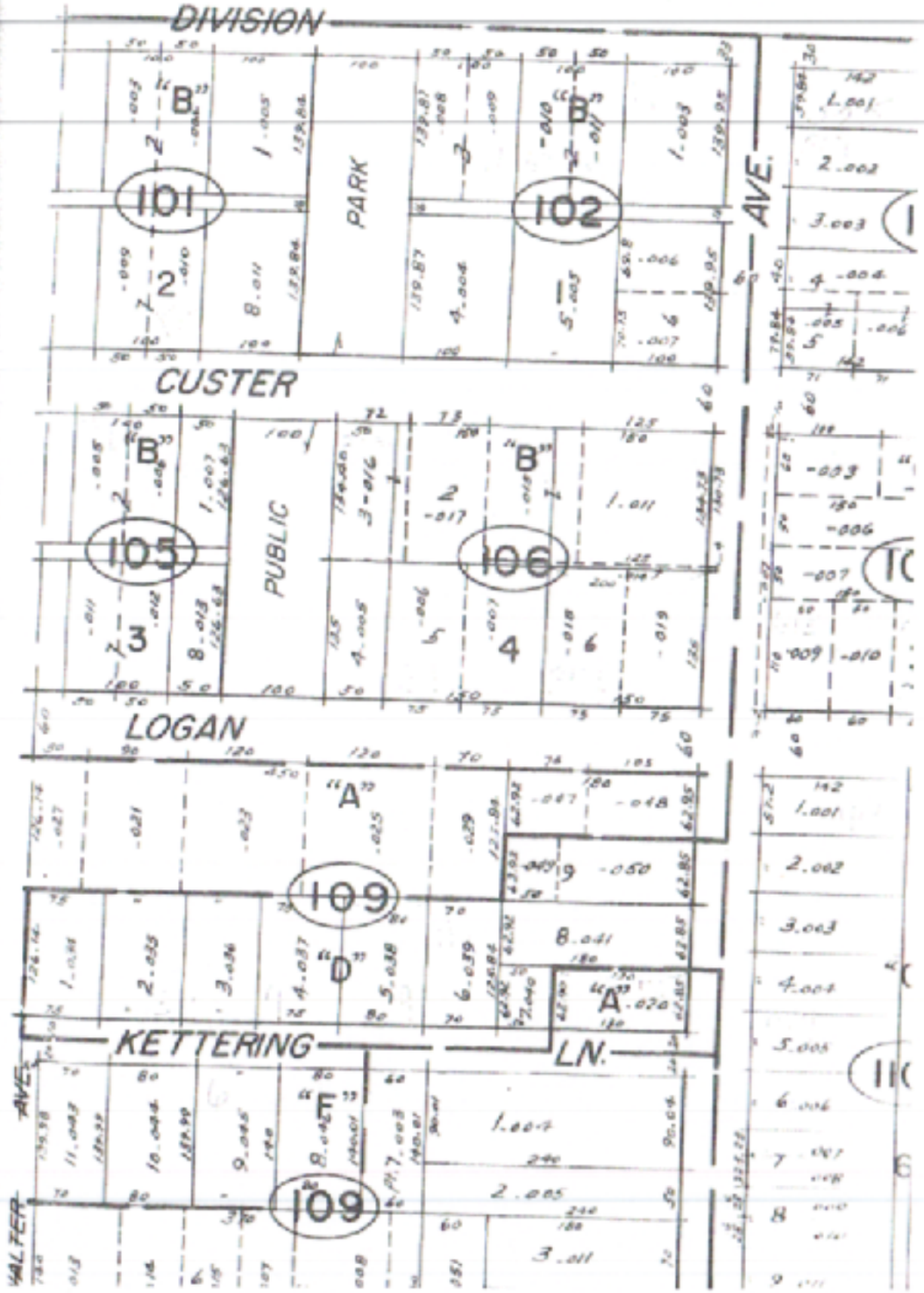
W. ½ N.W.¼ Sec. 29-37-11

LEMONT



E. ½ N.W.¼ Sec.

LEMONT



Attachment 4

THE WEST 50 FEET OF LOT 2 IN BLOCK 3 IN PARK ADDITION TO THE VILLAGE OF LEMONT, BEING A SUBDIVISION OF THE NORTH 1/2 OF THE WEST LOT 16 IN COUNTY CLERKS DIVISION IN THE NORTHWEST 1/4 OF SECTION 29, LYING NORTH THE SOUTH LINE OF EXTENSION OF LOGAN STREET, ALSO THE EAST 200 FEET OF THAT PART OF LOT 28 IN COUNTY CLERK DIVISION IN THE NORTHWEST 1/4 OF SECTION 29 LYING NORTH OF THE SOUTH LINE OF LOGAN STREET EXTENDED ACROSS SAID LOTS, ALL IN TOWNSHIP 37 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

ALSO KNOWN AS 16 E. CUSTER STREET, LEMONT, ILLINOIS

PIN: 22-29-105-005-0000

EXISTING COVERAGE COMPUTATION

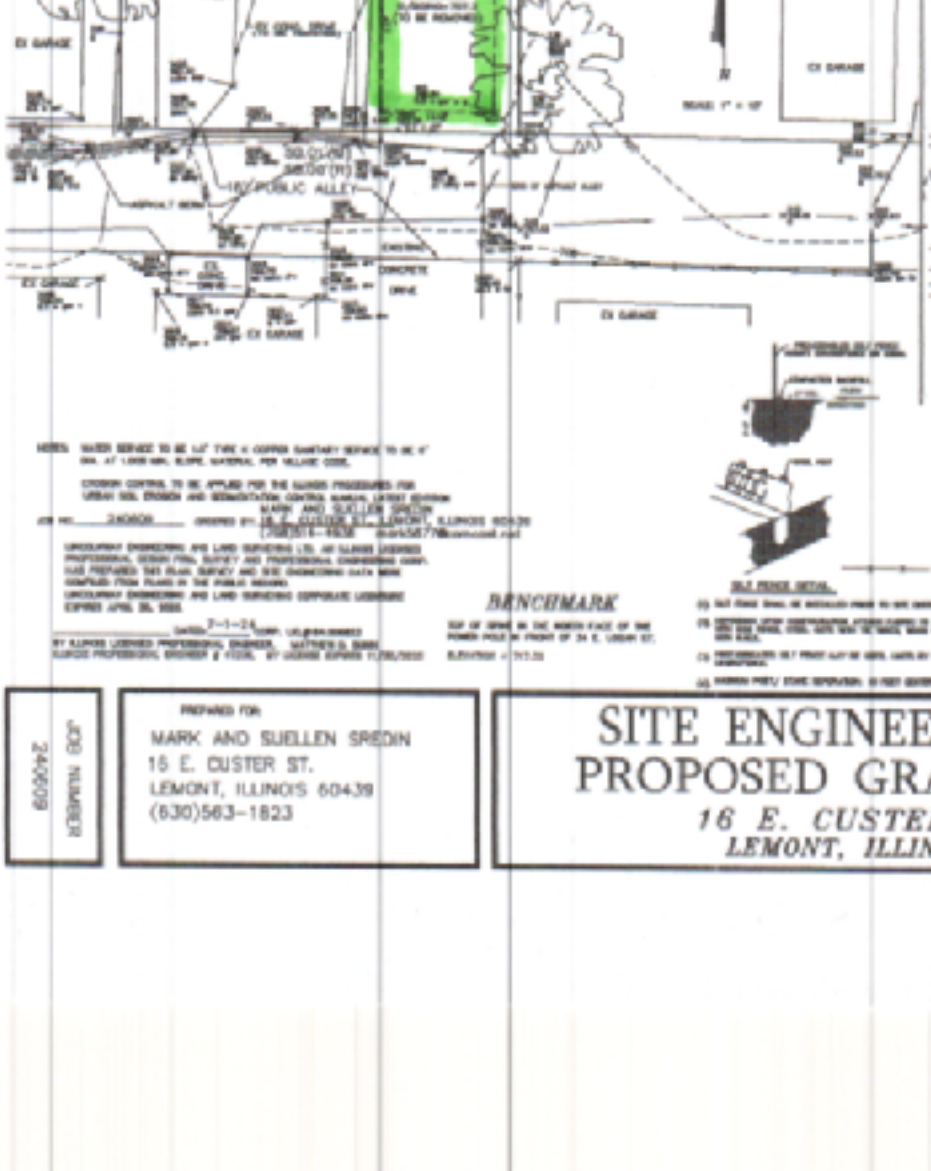
DESCRIPTION	AREA S.F.
SUBJECT SITE	= 6341
EX. HOUSE W/FRONT PORCH & STAIRS	= 1304
WOOD REAR DECK AND STAIRS (PERVIOUS)	= 399
PRIVATE FRONT WALK	= 96
GARAGE	= 285
FRONT CONCRETE DRIVE	= 989
ALLEY ACCESS DRIVE	= 411
FRONT BLOCK RETAINING WALL	= 20
TOTAL COVERAGE	= 3504/6341x100=55.26%<65%
IMPERVIOUS COVERAGE	= 3105/6341x100=48.96%<65%

NOTE: PART OF EX. DRIVE ADJOINING EX. RESIDENCE CAN BE REMOVED TO REDUCE COVERAGE AS NEEDED

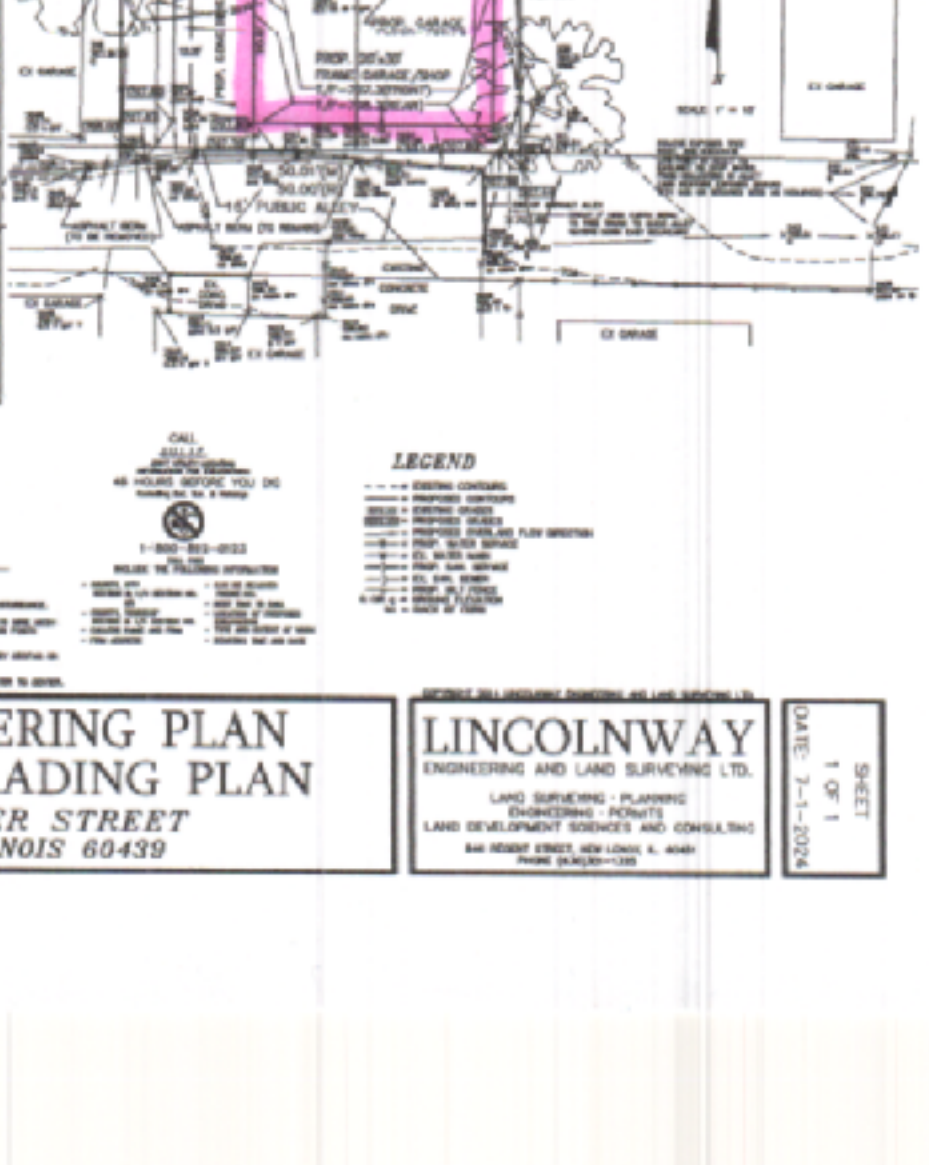
PROPOSED COVERAGE COMPUTATION

DESCRIPTION	AREA S.F.
SUBJECT SITE	= 6341
EX. HOUSE W/FRONT PORCH & STAIRS	= 1304
WOOD REAR DECK AND STAIRS (PERVIOUS)	= 399
PRIVATE FRONT WALK	= 96
PROPOSED GARAGE	= 600
FRONT CONCRETE DRIVE (PARTLY REMOVED)	= 989
PROPOSED ALLEY ACCESS DRIVE	= 235
FRONT BLOCK RETAINING WALL	= 20
TOTAL COVERAGE	= 3643/6341x100=57.45%<65%
IMPERVIOUS COVERAGE	= 3244/6341x100=51.16%<65%

E. CUSTER STREET EXISTING TOPOGRAPHY



PROPOSED SITE PLAN E. CUSTER STREET



NOTES: WATER SERVICE TO BE 1.5" TYPE K COPPER SANITARY SERVICE TO BE 6" DIA. AT 1.00% MIN. SLOPE, MATERIAL PER VILLAGE CODE.

EROSION CONTROL TO BE APPLIED PER THE ILLINOIS PROCEDURES FOR URBAN SOIL EROSION AND SEDIMENTATION CONTROL MANUAL LATEST EDITION

JOB NO. 240609 ORDERED BY: 16 E. CUSTER ST. LEMONT, ILLINOIS 60439 (708)351-1638 drafts5677@comcast.net

LINCOLNWAY ENGINEERING AND LAND SURVEYING LTD. AN ILLINOIS LICENSED PROFESSIONAL DESIGN FIRM, SURVEY AND PROFESSIONAL ENGINEERING CORP. HAS PREPARED THIS PLAN. SURVEY AND SITE ENGINEERING DATA WERE COMPILED FROM PLANS IN THE PUBLIC RECORD.

LINCOLNWAY ENGINEERING AND LAND SURVEYING CERTIFICATE LICENSURE EXPIRES APRIL 30, 2025.

DATED 7-1-24 COMM. US.gov-NUMBER

BY ILLINOIS LICENSED PROFESSIONAL ENGINEER, MATTHEW D. DUNN ILLINOIS PROFESSIONAL ENGINEER # 112036, BY LICENSE EXPIRES 11/30/2025

BENCHMARK

TOP OF SPIKE IN THE NORTH FACE OF THE POWER POLE IN FRONT OF 24 E. LOGAN ST.

ELEVATION = 711.35

SILT FENCE DETAIL

(1) SILT FENCE SHALL BE INSTALLED PRIOR TO SITE DISTURBANCE.

(2) CONTRACTOR SHALL CONSTRUCT/INSTALL ADDITIONAL CONTROLS AS NEEDED, WITH SEED MIXES, RATES, DATES AND METHODS, MULCH PLANS AND SOD AREAS.

(3) PERIODICALLY SILT FENCE SHALL BE CLEANED, REMOVED OR REPLACED AS NECESSARY.

(4) MAINTAIN PREVENTIVE SEDIMENTATION CONTROL MEASURES TO ENSURE.

CALL JULIE 811 IT'S THE LAW 48 HOURS BEFORE YOU DIG 1-800-892-0123 OR 811 FOR THE FOLLOWING INFORMATION

- MARKS ANY DESIGNATION OF PROPOSED EXCAVATION
- LOCATION OF PROPOSED EXCAVATION
- TYPE AND EXTENT OF WORK

LEGEND

- EXISTING CONTOURS
- PROPOSED CONTOURS
- EXISTING GRADES
- PROPOSED GRADES
- PROPOSED OVERLAND FLOW DIRECTION
- PROP. WATER SERVICE
- EX. SANITARY SEWER
- PROP. SANITARY SEWER
- EX. STORM SEWER
- PROP. INLET TYPES
- PROP. DETENTION
- GRADE AT CURB

JOB NUMBER 240609

PREPARED FOR:
MARK AND SUELLEN SREDIN
15 E. CUSTER ST.
LEMONT, ILLINOIS 60439
(630)563-1823

SITE ENGINEERING PLAN
PROPOSED GRADING PLAN
16 E. CUSTER STREET
LEMONT, ILLINOIS 60439

LINCOLNWAY
ENGINEERING AND LAND SURVEYING LTD.
LAND SURVEYING - PLANNING
ENGINEERING - PERMITS
LAND DEVELOPMENT SCIENCES AND CONSULTING
840 RESERT STREET, NEW LENOX, IL. 60451
PHONE (815)301-1335

SHEET 1 OF 1
DATE: 7-1-2024

THE WEST 50 FEET OF LOT 2 IN BLOCK 3 IN PARK ADDITION TO THE VILLAGE OF LEMONT, BEING A SUBDIVISION OF THE NORTH 1/2 OF THE WEST LOT 16 IN COUNTY CLERKS DIVISION IN THE NORTHWEST 1/4 OF SECTION 29, LYING NORTH THE SOUTH LINE OF EXTENSION OF LOGAN STREET, ALSO THE EAST 200 FEET OF THAT PART OF LOT 28 IN COUNTY CLERK DIVISION IN THE NORTHWEST 1/4 OF SECTION 29 LYING NORTH OF THE SOUTH LINE OF LOGAN STREET EXTENDED ACROSS SAID LOTS, ALL IN TOWNSHIP 37 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

ALSO KNOWN AS 16 E. CUSTER STREET, LEMONT, ILLINOIS

PIN: 22-29-105-005-0000

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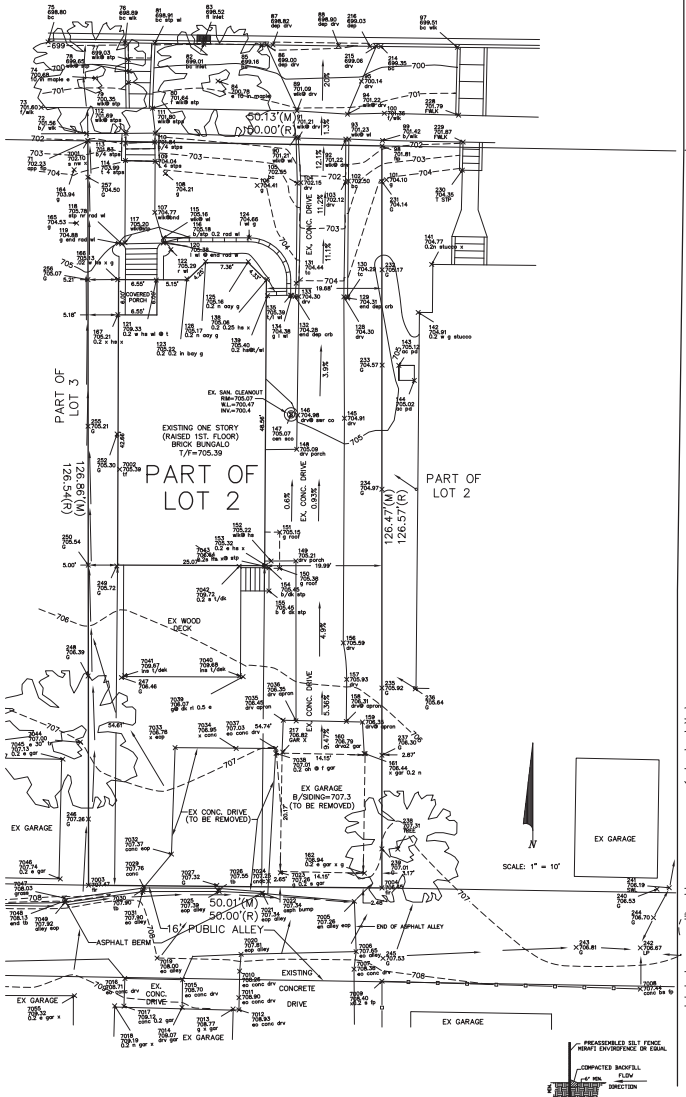
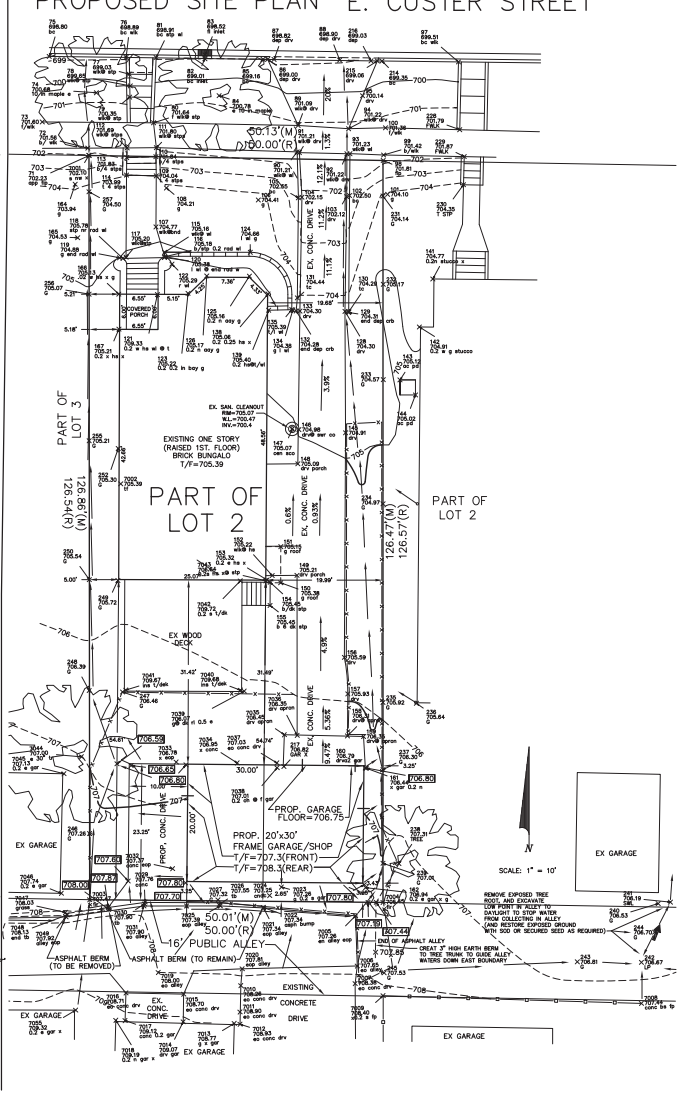
E. CUSTER STREET EXISTING TOPOGRAPHY



PROPOSED SITE PLAN E. CUSTER STREET



NOTES: WATER SERVICE TO BE 1.5" TYPE K COPPER SANITARY SERVICE TO BE 6" DIA. AT 1.00% MIN. SLOPE. MATERIAL PER VILLAGE CODE.

EROSION CONTROL TO BE APPLIED PER THE ILLINOIS PROCEDURES FOR URBAN SOIL EROSION AND SEDIMENTATION CONTROL MANUAL LATEST EDITION

MARK AND SUELLEN SREDIN
JOB NO. 240609 ORDERED BY: 16 E. CUSTER ST., LEMONT, ILLINOIS 60439
(708)514-4938 mark5677@comcast.net

LINCOLNWAY ENGINEERING AND LAND SURVEYING LTD. AN ILLINOIS LICENSED PROFESSIONAL DESIGN FIRM, SURVEY AND PROFESSIONAL ENGINEERING CORP. HAS PREPARED THIS PLAN. SURVEY AND SITE ENGINEERING DATA WERE COMPILED FROM PLANS IN THE PUBLIC RECORD.
LINCOLNWAY ENGINEERING AND LAND SURVEYING CORPORATE LICENSURE EXPIRES APRIL 30, 2025.

DATED: 7-1-24 CORP. LIC.#184.006823
BY ILLINOIS LICENSED PROFESSIONAL ENGINEER, MATTHEW D. DUNN
ILLINOIS PROFESSIONAL ENGINEER # 47326, MY LICENSE EXPIRES 11/30/2025

BENCHMARK

TOP OF SPIKE IN THE NORTH FACE OF THE POWER POLE IN FRONT OF 34 E. LOGAN ST.

ELEVATION = 717.32

SILT FENCE DETAIL

(1). SILT FENCE SHALL BE INSTALLED PRIOR TO SITE DISTURBANCE.

(2). DEPENDING UPON CONFIGURATION ATTACH FABRIC TO WIRE MESH WITH HOG RINGS, STEEL OSTS WITH TIE WIRES, WOOD POSTS WITH NAILS.

(3). PREFABRICATED SILT FENCE MAY BE USED, UNITS BY GEOFAB OR ENVIROFENCE.

(4). MAXIMUM POST/ STAKE SEPERATION: 10 FEET CENTER TO CENTER.

CALL J.U.L.I.E. JOINT UTILITY LOCATING INFORMATION FOR EXCAVATORS
48 HOURS BEFORE YOU DIG
Excluding Sat., Sun. & Holidays
1-800-892-0123
TOLL FREE
INCLUDE THE FOLLOWING INFORMATION
- COUNTY, CITY SECTION & 1/4 SECTION NO. OR
- COUNTY, TOWNSHIP SECTION & 1/4 SECTION NO.
- CALLERS NAME AND FIRM
- FIRM ADDRESS
- CAN BE REACHED PHONE NO.
- BEST TIME TO CALL
- LOCATION OF PROPOSED EXCAVATION
- TYPE AND EXTENT OF WORK
- STARTING TIME AND DATE

LEGEND

- - - = EXISTING CONTOURS
——— = PROPOSED CONTOURS
XXX.XX = EXISTING GRADES
XXX.XX = PROPOSED GRADES
——» = PROPOSED OVERLAND FLOW DIRECTION
—W— = PROP. WATER SERVICE
—W— = EX. WATER MAIN
—S— = PROP. SAN. SERVICE
—S— = EX. SAN. SEWER
—x— = PROP. SILT FENCE
G OR g = GROUND ELEVATION
bc = BACK OF CURB

COPYRIGHT 2014 LINCOLNWAY ENGINEERING AND LAND SURVEYING LTD.

JOB NUMBER 240609

PREPARED FOR:
MARK AND SUELLEN SREDIN
16 E. CUSTER ST.
LEMONT, ILLINOIS 60439
(630)563-1823

SITE ENGINEERING PLAN
PROPOSED GRADING PLAN
16 E. CUSTER STREET
LEMONT, ILLINOIS 60439

LINCOLNWAY
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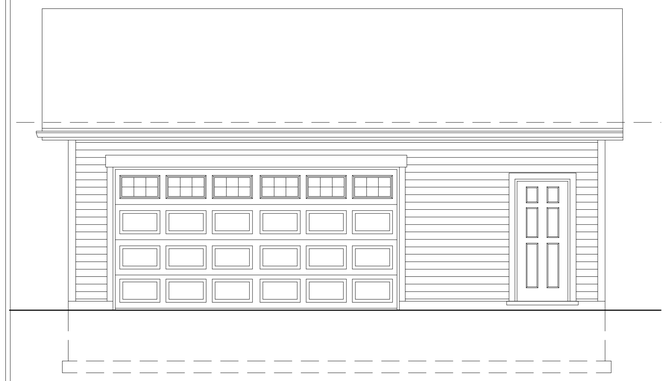
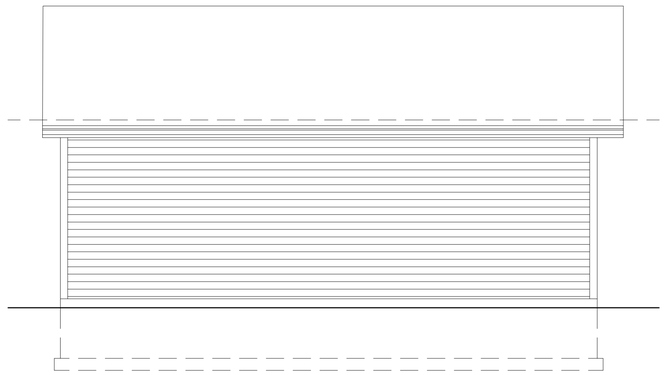
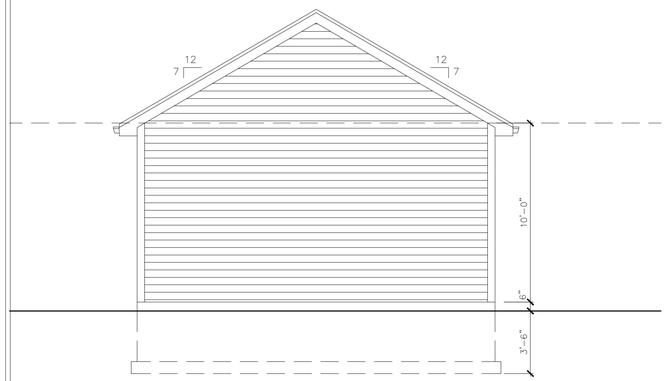
LAND SURVEYING · PLANNING
ENGINEERING · PERMITS
LAND DEVELOPMENT SCIENCES AND CONSULTING
846 REGENT STREET, NEW LENOX, IL. 60451
PHONE (630)301-1325

SHEET 1 OF 1
DATE: 7-1-2024

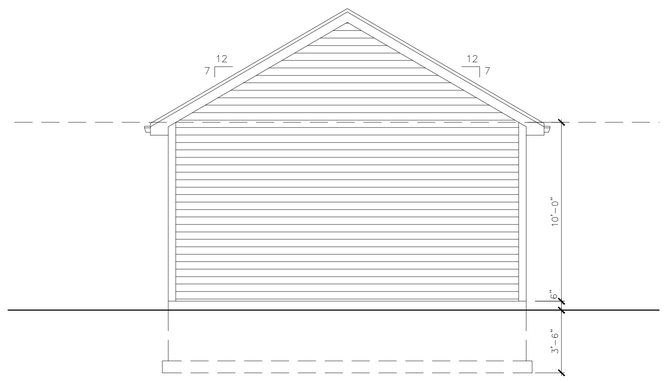
Attachment 5



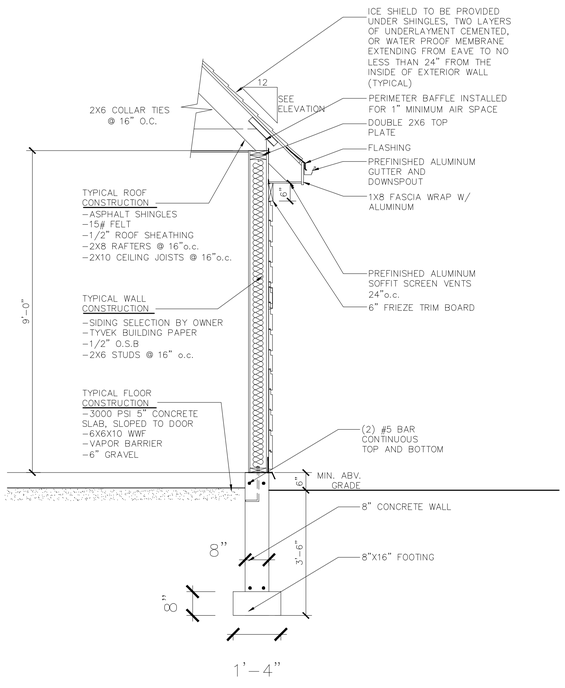


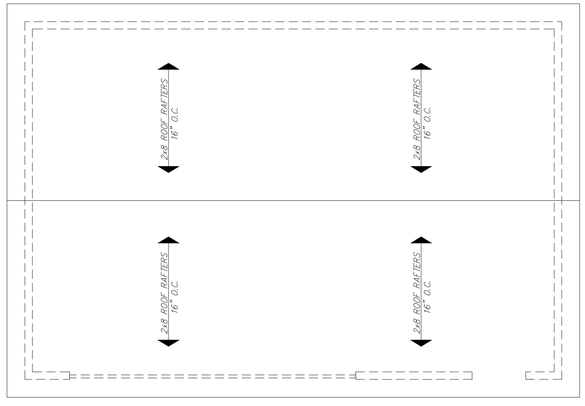


SIDE ELEVATION 1/4" = 1'-0"

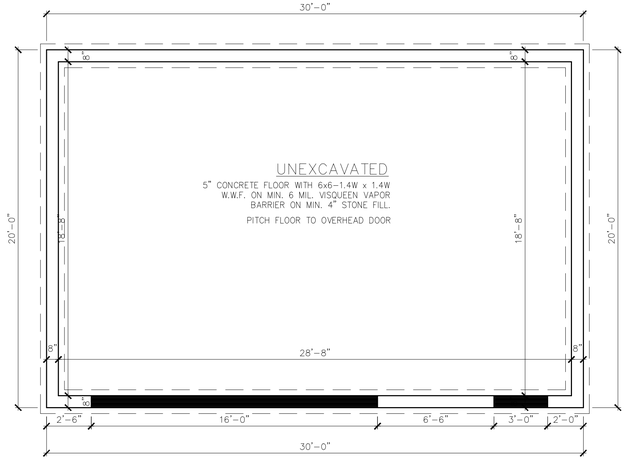


SIDE ELEVATION 1/4" = 1'-0"





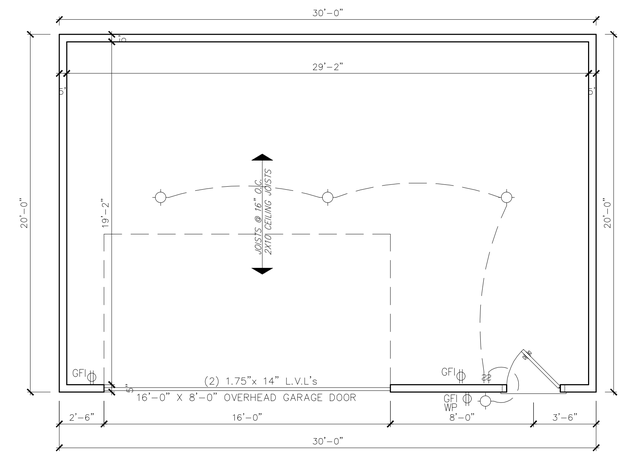
ROOF PLAN 1/4" = 1'-0"



FOUNDATION PLAN 1/4" = 1'-0"

NOTE:
1. FOR ROOF FRAMING, REFER TO TO ROOF PLAN
2. PROVIDE A MIN. OF (2) 2x12's WITH 1/2" PLYWOOD FLITCH PLATE HEADERS AT ALL 2x4 FRAMED OPENINGS UNLESS OTHERWISE NOTED
3. PROVIDE LATERAL BLOCKING IN ALL BEARING AND EXTERIOR WALLS UNLESS NOTED OTHERWISE
4. ALL MATERIAL SELECTIONS AND FINISHES SHALL BE SELECTED BY OWNER

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



FIRST FLOOR PLAN 1/4" = 1'-0"

2021 International Building Code with Village of Lemont Amendments
2021 International Residential Code with Village of Lemont Amendments
2021 International Existing Building Code with Village of Lemont Amendments
2021 International Mechanical Code with Village of Lemont Amendments
2021 International Fuel Gas Code with Village of Lemont Amendments
2020 National Electric Code with Village of Lemont Amendments
2021 International Fire Code with Village of Lemont Amendments
2021 International Swimming Pool and Spa Code with Village of Lemont Amendments
2021 International Property Maintenance Code with Village of Lemont Amendments

CERTIFICATION

I HEREBY CERTIFY THAT THESE DRAWINGS WERE PREPARED UNDER MY DIRECT SUPERVISION, AND THAT THEY, TO THE BEST OF MY KNOWLEDGE, COMPLY WITH ALL APPLICABLE CODES AND ORDINANCES OF THE GOVERNING BODY HAVING JURISDICTION.

IAN JAMES McDONNELL

IAN MCDONNELL – ILLINOIS REGISTRATION NO. 001-020866

LICENSE EXPIRES: 11.30.2024 DATE SIGNED: 10.16.2024

I.J.M. GROUP, INC.
PROFESSIONAL DESIGN FIRM
LICENSE NO.
184.006262
STATE OF ILLINOIS
EXP. 04.30.2025

IJM ARCHITECTS

608 Hillgrove Ave.
Western Springs, IL
60525
f:
708-469-7674
p:
708-404-4451

PROJECT

A-1.0	GARAGE PLANS

Renovation FOR 14315 WEST AVE, ORLAND PARK IL,

SEAL

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

EXP DATE:

ISSUE

DATE
10.16.2024

JOB #
2024-320

SHEET
A-1.0

418 Main Street | Lemont, IL 60439

TO: Planning and Zoning Commission
FROM: Jamie Tate, Community Development
THROUGH:
SUBJECT: Case 2025-03 Silver Cross Redevelopment Planned Unit Development
DATE: April 9, 2025

SUMMARY/BACKGROUND

ANALYSIS

Consistency with Village Policy

STAFF RECOMMENDATION

BOARD ACTION REQUESTED

ATTACHMENTS
PZC Staff Memo, Analysis and Attachments Case 2025-03

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

CASE NUMBER & NAME
2025-03 Silver Cross Redevelopment

APPLICANT & PROPERTY OWNER
Silver Cross Hospital

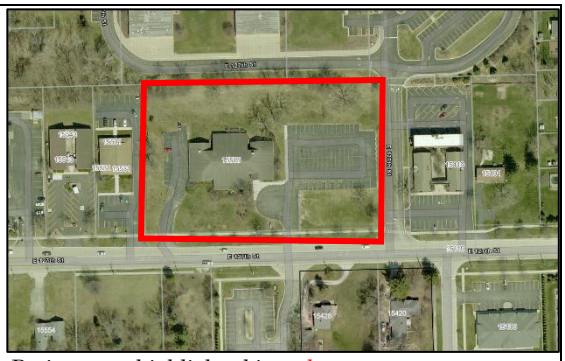
DATE:
April 9, 2025

PROPERTY ADDRESS/LOCATION
15505 E 127th Street

BRIEF SUMMARY OF REQUEST

Silver Cross Hospital is requesting special use approval for a Preliminary Planned Unit Development (PUD) to redevelop their existing 3.06-acre property consisting of construction of a new 20,608 square-foot medical office building with associated utilities, grading, paving and landscaping. Construction will be phased to allow the existing building to remain open while the proposed building is constructed. While a medical office building is allowed use in the B-3 district, the proposal is proceeding as a PUD since there will be two buildings on one zoning lot at the same time and there are requested deviations from the Unified Development Ordinance (UDO) as a part of this redevelopment.

The proposed redevelopment of the Silver Cross site provides a modern medical facility combining large glass windows, wood-like aluminum cladding and stone construction. The signature 2-story entrance feature allows for covered entry with incorporated rooftop aluminum screening. A sign package is a part of the PUD request, proposing a free-standing monument sign that is larger than the UDO allows for at this location, and three new wall signs.



Project area highlighted in red.
Map source: Cook County GIS
PIN: 22-29-402-020

EXISTING ZONING	EXISTING LAND USE	SURROUNDING ZONING & LAND USE	REQUESTED ACTIONS	SIZE OF PROPERTY
B-3, Arterial Commercial District	Medical Office Building with associated parking	**North**: R-4, Detached Single-Family Residential District / River Valley and Oakwood School Campus **South**: Lemont B-3 and R-1 and Unincorporated Cook County Residential / The Learning Experience Early Childhood Education / vacant residential homes and existing detached single-family homes **East**: B-3 / multi-tenant office building **West**: B-3 / multi-tenant office building	Preliminary Planned Unit Development (PUD)	3.06-acres

PROPERTY HISTORY

The Silver Cross Professional Building at 15505 E 127th Street currently offers family medicine and internal medicine physicians and assistants at the Lemont location. There are two access points from 127th Street with one leading to an employee parking lot on the west side of the building and a large visitor parking lot east of the current building. There are mature trees in the parkway that will remain during the redevelopment, while the parking lots, building and stormwater detention shift to different locations on the subject property.

COMPATIBILITY with the COMPREHENSIVE PLAN	**COMPATIBILITY** with the UNIFIED DEVELOPMENT ORDINANCE
The future land use map in the Lemont 2030 Comprehensive Plan designates the subject property Community Retail (CR).	The proposal is compatible with most aspects of the UDO besides the requested exceptions proposed with the PUD.

ATTACHMENTS

1. Staff Analysis
2. Site Photographs
3. Application
4. Project Summary
5. Preliminary PUD Plan
6. Renderings
7. Preliminary Engineering and Landscaping Plans
8. Parking and Traffic Memo
9. Photometric Plans
10. Architectural Package
11. Sign Package
12. TRC Comment Letter

Attachment 1 - Staff Analysis – Silver Cross Redevelopment Planned Unit Development

CONSISTENCY WITH COMPREHENSIVE PLAN

The overall vision for Lemont in the Lemont 2030 Comprehensive Plan, adopted in 2014, states:

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.

This vision reflects the collective input of hundreds of Lemont residents and community stakeholders and informs the plan's policy direction and land use strategy. A key element of the plan is the Future Land Use Map, which identifies long-term land use categories within and near the Village limits. The subject property is designated as Community Retail (CR) on this map.

The Community Retail designation is characterized by multi-tenant shopping centers with a customer base primarily drawn from within a 3-6 mile radius. These centers typically include anchor tenants—such as grocery or discount stores—along with a mix of food service, personal services, financial services, and broader retail offerings, including apparel. Developments in this district tend to be auto-oriented but are still expected to support bicycle and pedestrian access and encourage walkability between businesses. Appropriate locations for these centers are generally at or near arterial roadway intersections, and they range in size from 125,000 to 400,000 square feet.

The Silver Cross professional office was already established when the Comprehensive Plan was adopted in 2014. While the underlying B-3 zoning may have originally aligned with the retail-focused vision for the site, the plan also provides more nuanced direction. Specifically, it identifies the 127th Street corridor as a "Health Care Sector," emphasizing the preservation and promotion of healthcare uses in this area. This sector is intended to accommodate the growth and evolution of the local health industry, which aligns with ongoing investment in medical and wellness-related development.

Taken together, the Lemont 2030 Comprehensive Plan supports a flexible yet intentional approach to land use along the 127th corridor. While the Community Retail designation provides guidance for general commercial development, the concurrent recognition of the area's healthcare potential affirms that continued investment in medical facilities—such as

the proposed Silver Cross redevelopment—is consistent with the plan's vision, land use objectives, and broader community goals.

GENERAL ANALYSIS

Site Plan, Access and Parking.

The proposed Silver Cross medical office building will be accessed solely from the existing full-movement driveways on 127th Street, located along the southern boundary of the site. These connected drives serve as the only point of vehicular access for patients, staff, and service vehicles. While the site abuts Bulldog Boulevard along its western edge, there is no vehicular connection from this roadway into the site. All circulation is directed through the internal drive aisles that extend from the main entrance on 127th Street.

Most off-street parking is located to the side and rear of the building, with only a minimal number of spaces positioned in front. This arrangement keeps the building visually prominent from 127th Street and complies with the limitation that no more than 50% of parking be located between the façade and the primary abutting street. The 104 parking spaces provided meets the UDO's off-street parking requirement of 1 space per 200 square-feet of gross floor area. Accessible parking stalls are located directly adjacent to the building's main entrance on the east elevation. A designated loading and service area is positioned at the rear of the building, screened from public view and separated from primary pedestrian routes.

Pedestrian Access and Sidewalks

Pedestrian circulation is supported by sidewalks along all building facades that front customer parking areas or include entrances. A primary sidewalk connection links the front entrance to the existing public sidewalk along 127th Street, providing a clear and accessible route for pedestrians. A landscaped parkway buffer separates the sidewalk from the street curb, consistent with the Village's requirement for a minimum five-foot-wide landscaped area. Additional striped crosswalks within the parking lot provide safe and direct access from parked vehicles to the building entrance.

In addition to access and circulation elements, the site includes two stormwater detention basins—one located to the east and one to the west of the building. These basins are sited outside of main traffic and pedestrian routes, preserving on-site circulation while meeting engineering and stormwater management requirements.

Architectural Compliance with Urban Design Standards





The proposed Silver Cross medical office building reflects a modern and professional design consistent with the Village's commercial design objectives outlined in Section 17.21.030 of the UDO. The building is one story and 20,550 square feet in size and complies with the Village's urban design standards through its articulated massing, high-quality materials, and clearly defined entry. Primary materials include buff-colored stone veneer, wood-toned aluminum cladding, and black-framed storefront glazing. The use of stone meets material requirements, and the aluminum cladding may be considered acceptable based on its quality and appearance.

Architectural features such as a recessed entrance, projecting canopy, integrated lighting, and signage comply with the Village's entry design standards. The building also satisfies transparency requirements through expansive storefront glazing. A continuous parapet screens the flat roof and rooftop equipment, and the building's subdued color palette aligns with the Village's standards for exterior finishes.

As the building is slightly over 20,000 square feet, a public pedestrian feature is required near the main entrance. While the renderings show a generous forecourt area, specific plaza elements such as benches, planters, or textured paving are not currently detailed and should be incorporated to meet this standard and will be a recommended condition of approval. Final confirmation may be needed regarding the proposed parapet height and the incorporation of required public space elements.

Planned Unit Developments (PUDs). The background statement in Section 17.08.010 for PUDs in the UDO reads "Within the framework of a PUD normal zoning standards may be modified. The resulting flexibility is intended to encourage a development that is more environmentally sensitive, economically viable, and aesthetically pleasing than might

otherwise be possible under strict adherence to the underlying zoning district's standards." The UDO also states "while adherence to the Comprehensive Plan is not mandatory, PUDs should nevertheless remain in substantial compliance with densities, land use policies and other aspects of development outlined in the Comprehensive Plan. Each proposal for a PUD shall be presented and judged on its own merits, and approval shall not be based exclusively on a comparison to an already existing PUD."

The previous analysis has found the Silver Cross redevelopment proposal to be in adequate compliance with the Comprehensive Plan. The zoning standards that are proposed to be modified in the PUD are the following:

UDO Section	UDO Standard	Proposed PUD	Comments
§17.21.030 Urban Design Guidelines	B. Exterior Walls Facing a Public Street. Building elevations facing a public street shall have a minimum of 75%, excluding glass, of the wall area facing the street constructed of one or more of the following materials: 1.Face brick of clay, or 2.Native stone, or 3.Fiber cement board siding.	Use of aluminum cladding.	The extensive use of stone veneer meets the requirement for primary wall materials. Although aluminum cladding is not listed among the approved exterior materials (brick, native stone, or fiber cement board), it is a high-quality product with a wood-textured appearance. Its proposed use may be appropriate based on design merit and precedent for alternative materials that achieve the same durability and aesthetic goals.
§17.21.030 Urban Design Guidelines	Other Pedestrian Features. 1. Any commercial development in excess of 20,000 square feet of gross floor area shall incorporate a public space, such as plaza, courtyard, or landscaped garden within the vicinity of the building's main entrance of the development's principal structure that incorporates at least three of the following features: a. Pedestrian seating in the form of benches or ledges of limestone; or b. Water features, e.g. fountains or ponds; or c. Textured paving such as brick or flagstone; or d. Raised planters of limestone; or	There is no [indicated] public space elements proposed at this time. It was not a UDO comment acknowledged in the TRC review, rather identified upon detailed review of the PUD submittal.	Since the building exceeds 20,000 square feet, the ordinance requires a public space element near the main entrance incorporating at least three qualifying features (e.g., benches, planters, water features, textured paving). While the forecourt appears generously scaled, these elements are not clearly illustrated in the renderings and should be incorporated in the final landscape or site detail plan.

	e. Sculpture or other artwork; or f. Outdoor eating or cafe. 2.The features incorporated per this paragraph shall be connected with public sidewalks adjacent to or running through the property.		
§17.07.010 and Table 17-07-01	Minimum corner side yard setback in B-3 is 30-feet.	Bulldog Drive & 127th Street corner side yard setback is 20-feet.	
§17.11.140 Signs in B Districts	B. Maximum monument sign area is 64 square-feet.	The monument sign is proposed at 88 square-feet in area.	The sign is 24 square-feet larger in area than the UDO allows.
§17.11.140 Signs in B Districts	B. Maximum monument sign height is 8-feet.	The proposed monument sign is 109", or 9.08-feet in height.	The monument sign is 13" taller in height than allowed by the UDO.
§17.11.140 Signs in B Districts	F. One wall sign per building elevation facing a public street (2 wall signs allowed).	There are 3 wall signs proposed for the building elevations.	Each of the wall signs is under the maximum allowed square-feet in area (maximum SF per sign is 72 SF) and two signs are 68 SF and one wall sign is 58 SF.

Consistency with PUD Objectives. UDO Section 17.08.010.C lists eleven different objectives to be achieved through planned unit developments.

1. *To ensure that future growth and development which occurs is in accordance with the policies and goals of the Village.* The proposed PUD directly supports this objective by aligning with the policies and land use strategies of the Lemont 2030 Comprehensive Plan. It reinforces the Village's designation of the 127th Street corridor as a Health Care Sector and advances long-term goals for medical and wellness-related development in this area.

2. *To provide a more desirable living environment by preserving and integrating the natural environment and landscape features of the property into land development.* While the site is already developed and does not include prominent natural features, the proposed redevelopment incorporates landscaped parkways and buffers that enhance the visual character of the site and provide transitional edges to surrounding properties.

3. *To stimulate creative approaches to the residential, commercial and industrial development of land.* The proposed building presents a modern, professional design with high-quality materials. The project represents an innovative, non-institutional approach to healthcare facility design within a commercial zoning district, contributing to an improved streetscape and pedestrian experience.

4. *To encourage and stimulate economic development with the Village.* The redevelopment of this site by Silver Cross represents a continued investment in Lemont's economy. The new facility will support job creation, strengthen the local medical services sector, and provide a catalyst for complementary land uses in the surrounding area.

5. *To preserve or enhance natural features on the site.* The site's existing features are minimal, but the redevelopment enhances site quality through the introduction of landscaping, stormwater basins, and improved buffering—all contributing to a more cohesive and sustainable design. The mature and established parkway trees will remain throughout the redevelopment.

6. *To provide useable open space areas within a reasonable distance of all dwelling units.* There are no dwelling units proposed with the redevelopment.

7. *To facilitate, in a cost-effective manner, the development and maintenance of adequate public services.* While no new public services are being introduced, the applicant is enhancing water service to the building to accommodate a fire suppression system, which improves life safety and reduces long-term service demand on emergency responders.

8. *To encourage patterns of and uses that decrease trip lengths and increase the use of modes of transportation other than a private vehicle.* The site's location along 127th Street provides direct access to regional roadways, and its integration within the Village's designated health care corridor may reduce trip lengths for nearby residents seeking medical services. The development also includes pedestrian connectivity to public sidewalks, promoting walkability.

9. *To reduce energy demand and consumption.* Although specific building performance metrics are not provided, the project's new construction status allows for the integration of modern building systems and energy-efficient components, which are expected to improve energy performance over the existing structure.

10. *To encourage the introduction of related and complementary land uses*. The medical office complements existing and planned commercial and institutional uses along the 127th Street corridor. Its presence will help support nearby businesses and contribute to a cohesive development pattern in this part of the Village.

11. *To allow a clustering of residential uses on smaller lots to conserve or create open space.* This objective does not apply.

Reviews and Process.

Technical Review Committee (TRC). The proposal was reviewed by the TRC at a meeting held on December 10, 2024 and the applicant was provided comments and feedback. At this meeting, the PUD process was identified since the existing building will remain while the new building is constructed. The full TRC comment letter can be found in the attachments. A specific response to the TRC comments was not a part of the PUD submittal, but the comments have mostly been incorporated into the PUD plans.

Engineering Comments & Stormwater Management. The Village Engineer provided feedback to the applicant at the TRC meeting and his comments can be found embedded in the UDO review letter. The engineering plans are preliminary, and full engineering is forthcoming following preliminary entitlement and approval. Since the TRC meeting, Bulldog Drive was researched, as shown incorrectly within Silver Cross property lines on Cook Count, and it was found to be previously dedicated to the school district.

Landscaping. A preliminary landscape plan has been provided and is embedded in the Preliminary engineering plans. A full review of the landscape plans is forthcoming from the Village Arborist. The mature parkway trees are shown remaining during the redevelopment. The rest of the site will meet the Village's landscape requirements in the UDO.

Fire District Comments. The Lemont Fire District provided the applicant with feedback and comments at the TRC meeting that have been incorporated into the PUD plans.

CONCLUSIONS & RECOMMENDATIONS

The proposed redevelopment of the Silver Cross medical office site represents a meaningful investment in the Village's healthcare corridor and aligns with the intent and goals of the Lemont 2030 Comprehensive Plan. The Planned Unit Development framework allows for flexibility in materials, setbacks, and signage, while maintaining overall consistency with the Village's design standards and expectations for high-quality development.

The proposal demonstrates compliance with key architectural, access, and circulation standards. The building's design reflects a modern and professional character with high-quality finishes, clearly defined entry features, and substantial pedestrian connectivity. Minor deviations from strict zoning standards—such as use of aluminum cladding and signage allowances—are supported by design merit and contextual compatibility.

One area requiring further attention is the provision of a pedestrian-oriented open space near the main building entrance, as required for commercial buildings over 20,000 square feet in area. While the forecourt area appears adequately sized, specific public space elements such as stamped concrete or brick pavers, benches, raised planters, or other amenities have not been clearly identified. A condition of approval should require the applicant to incorporate at

least three qualifying pedestrian features into the final site or landscape plan to meet this ordinance requirement.

If the PZC recommends approval of Case 2025-03 Silver Cross Redevelopment Preliminary Planned Unit Development (PUD), staff suggests consideration of the following conditions:

1. The applicant shall revise the final site or landscape plan to incorporate a public pedestrian space near the main building entrance that includes at least three qualifying elements such as benches, raised planters, textured paving, or public art, in accordance with UDO Section 17.21.030.H.
2. All mature landscaping should be saved and protected when located outside of the redevelopment area.
3. Any condition that is a result of the public hearing at the PZC meeting.

Attachment 2 – Site Photographs



Figure 1 – Subject property looking north from 127th Street.



Figure 2 – Easternmost entrance to existing Silver Cross facility from 127th Street.



Figure 3 – View of subject property from corner of Bulldog Drive and 127th Street.



Figure 4 – View of subject property looking northwest from Bulldog Drive.



Figure 5 – Westernmost access point to subject property from 127th Street.

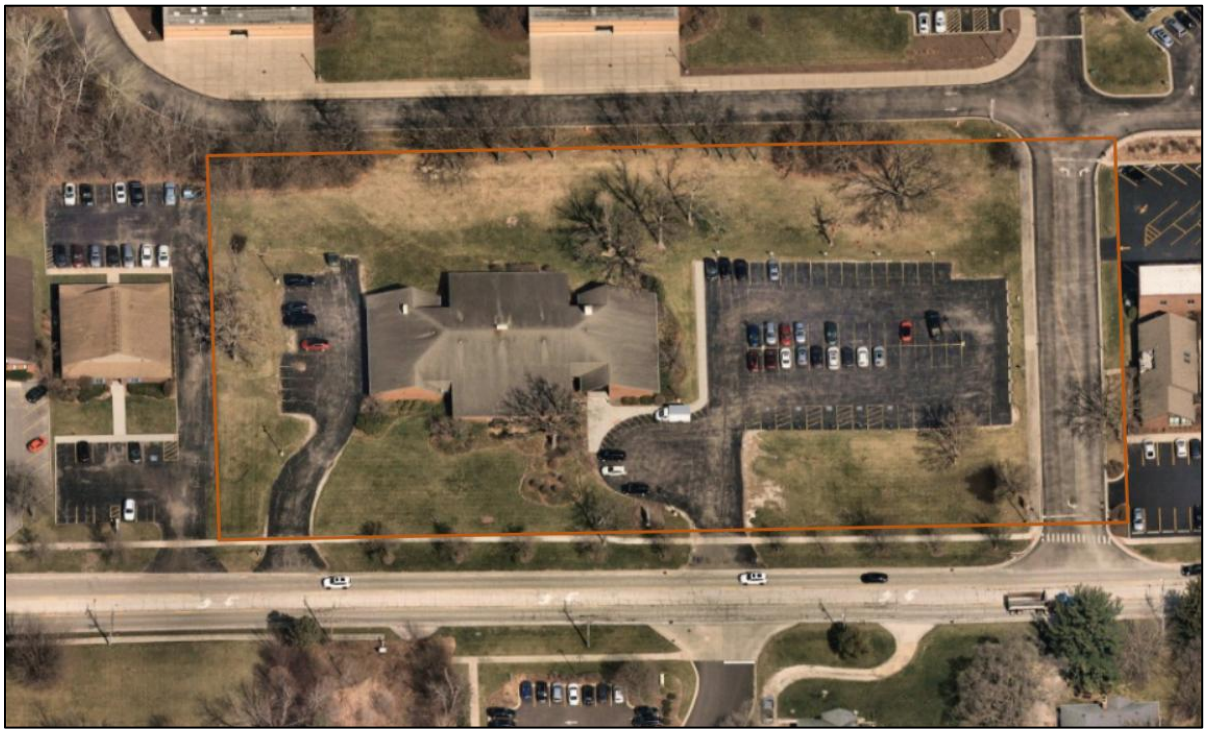


Figure 6 – 2024 Aerial from Cook County GIS.

Attachment 3

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

Vince Pryor
Applicant Name

Silver Cross Hospital
Company/Organization

1900 Silver Cross Blvd.
Applicant Address

(815) 300 - 7011
Telephone & Fax

VPryor@Silvercross.org
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

15505 E 127th St, Lemont, IL 60439
Address of Subject Property/Properties

22-29-402-020
Parcel Identification Number of Subject Property/Properties

3.05 acres
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
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.

Signature of Applicant	Date: 3/10/2025
State: IL	County: Will

I, the undersigned, a Notary Public in and for the aforesaid County and State, do hereby certify that Vincent Pryor 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.

Maria Elena Gonzalez
Notary Signature

Given under my hand and notary seal this 11 day of March A.D. 20 25.
My commission expires this 10 day of December A.D. 20 25.

OFFICIAL SEAL
MARIA ELENA GONZALEZ
NOTARY PUBLIC, STATE OF ILLINOIS
My Commission Expires 12/10/26

Attachment 4

To: Village of Lemont

From: Taylor Eschbach, PE
Kimley-Horn and Associates, Inc.

Date: March 18, 2025

Re: ***Project Summary***
Proposed Silver Cross Lemont Redevelopment
15505 127th Street
Lemont, IL 60439

Silver Cross is proposing to redevelop their existing 3.05-acre property. The proposed development will consist of construction of a new medical office building with associated utilities, grading, paving and landscaping. Construction will be phased to allow the existing building to remain open while the proposed building is constructed. Once the new building is functional, demolition of the existing building will occur.

Out of the 3.05-acre property, 1.61 acres are proposed to be impervious. This results in a 53% lot coverage.

Building Summary		
Building Type	**Area of Building**	**Building Height**
Proposed Medical Office Building	+/- 20,608 SF	+/- 33'-1"

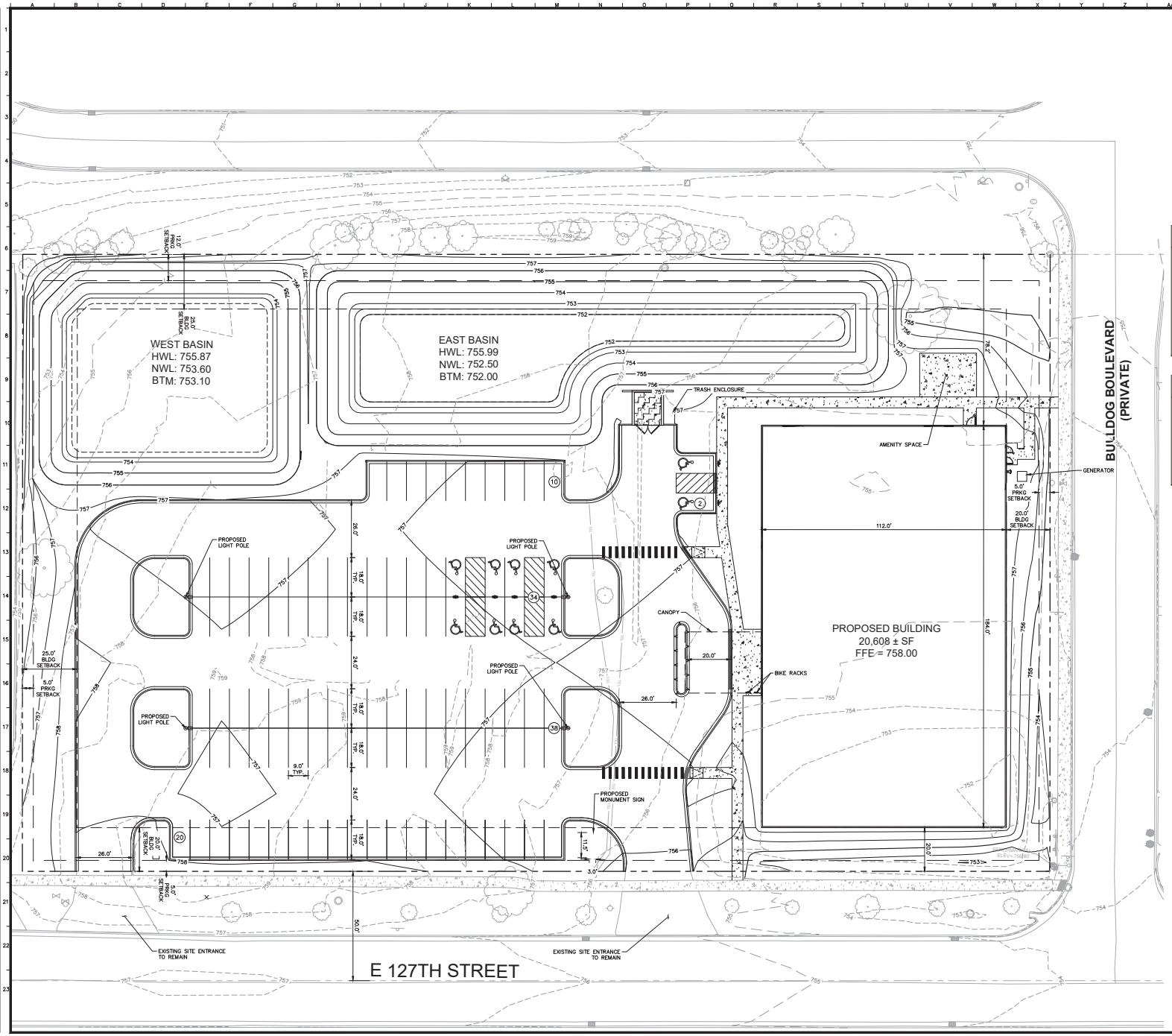
Below is a parking summary for the project.

Site Parking Summary	
Temporary Parking Provided	44
Total Parking Required (1 space/200 SF)	103
Standard Parking Provided	94
Accessible Parking Spaces Provided	10
Total Parking Provided	104

Per the above, almost all proposed elements of the development will meet the Village of Lemont's zoning requirements. There are three variances being requested:

- Reduce the corner yard setback from 30' to 20' off the intersection from Bulldog Drive and 127th Street. Front yard setbacks of 20' and side yard setbacks of 25' will be maintained on all other sides of the site.
- Increase in height of the monument sign to 13" taller than permitted per code
- Increase in size of the monument sign to 24 SF larger than permitted per code

Attachment 5



NORTH

GRAPHIC SCALE IN FEET
0 10 20 40

Call Before You Dig
JULIE
1-800-892-0123

P.I.N. 22-29-402-020-0000

OWNER:
MIDWEST COMMUNITY REAL ESTATE CORPORATION
19900 SILVER CROSS BLVD.
NEW LENOX, IL 60451

PHONE: (815) 300-7004
E-MAIL: MJEPSON@SILVERCROSS.ORG
CONTACT: MARK JEPSON

SITE DATA

SITE AREA:	3.05 AC
PROPOSED IMPERVIOUS AREA:	1.61 AC
MAX. LOT COVERAGE:	80%
PROPOSED LOT COVERAGE:	53%
EXISTING ZONING:	B-3
PROPOSED ZONING:	B-3
PROPOSED BUILDING SQUARE FOOTAGE:	20,608 SF
MAX. BUILDING HEIGHT:	35 FT
PROPOSED BUILDING HEIGHT:	33.1 FT
PROPOSED FLOOR AREA RATIO:	0.16
REQUIRED PARKING:	103 SPACES
PROPOSED PARKING:	104 SPACES (10 ADA)
PROPOSED BUILDING SETBACKS:	
SOUTH (FRONT):	20.0'
EAST (FRONT):	20.0'
WEST (SIDE):	25.0'
NORTH (REAR):	25.0'

LEGEND

- PROPERTY LINE
- BUILDING SETBACK
- PARKING SETBACK
- XXX — PROPOSED CONTOUR
- XXX — EXISTING CONTOUR
- SIDEWALK

No.	REVISIONS	DATE	BY

Kimley»Horn
© 2018 KIMLEY-HORN AND ASSOCIATES, INC.
421 FAYETTEVILLE ST, SUITE 600
RALEIGH, NC 27601
PHONE: 919-677-2000
WWW.KIMLEY-HORN.COM

SCALE: AS NOTED
DESIGNED BY: KCO
DRAWN BY: ALG
CHECKED BY: TRE

SILVER CROSS HOSPITAL

PUD PRELIMINARY PLAN

SILVER CROSS MEDICAL OFFICE

15505 127TH STREET
LEMONT, IL 60439

ORIGINAL ISSUE: 03/14/2025
KHA PROJECT NO. 168245002
SHEET NUMBER
1 OF 1

Drawing name: G:\CIVIL\LIEC\168245002_JMH_Silver Cross MOB_Lemont_IN\2 Design\CAD\Exhibits\PUD Plan.dwg Layout: Mar 14, 2025 - 4:47pm by: Kayla.Gouliuras
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

Attachment 6



JENSEN & HALSTEAD, LTD.
ARCHITECTURE • PLANNING • INTERIORS

WEST RENDERING

SILVER CROSS HOSPITAL

LEMONT MEDICAL OFFICE BUILDING - SHELL AND CORE

ASK-01
SLC24253
03.17.2025



JENSEN & HALSTEAD, LTD.
ARCHITECTURE • PLANNING • INTERIORS

EAST RENDERING

SILVER CROSS HOSPITAL

LEMONT MEDICAL OFFICE BUILDING - SHELL AND CORE

ASK-02
SLC24253
03.17.2025

Attachment 7

MEMORANDUM

To: Village of Lemont
HR Green
Bruce A. Hill
Municipal Executive I

From: Taylor Eschbach, P.E.
Kimley-Horn and Associates, Inc.

Date: March 14, 2025

Re: ***Proposed Silver Cross Medical Office Building Development***
15505 127TH Street
Lemont, IL 60439

Introduction

Kimley-Horn and Associates, Inc., serves as the engineering consultant for Silver Cross Hospital. They are proposing to demolish the existing medical office building and construct a new building with associated parking. The sitework includes demolition, grading, storm sewer, water service, sanitary sewer, and paving installation. The project will be phased so that the existing building can remain in use until the new building is constructed and operational.

This memo will evaluate the pre and post development runoff characteristics of the development for the approximately 3.05 AC property. Village of Lemont and Metropolitan Water Reclamation District of Greater Chicago (MWRD) requirements will be addressed.

Existing Conditions

The current site features a 12,807 square foot building accompanied by a paved parking lot, existing utilities, and detention. The site has an existing ridge line that runs north to south at the existing building. The western side of the site drains via sheet flow to an existing swale directly north of the property. The eastern side of the site drains via sheet flow to an existing basin at the southeast corner of the site and discharges to an existing control structure in the private road to the east.

Proposed Conditions

In proposed conditions, new storm sewer is proposed in the parking lot. The storm sewer will outlet into the two proposed basins on the north side of the site. The east basin will outlet into the existing storm sewer on the private road that is east of the site. An outlet control structure has been incorporated into the proposed sewer to meet the existing storm sewer conditions.

Per the attached Impervious Area Exhibit, the proposed impervious area is 1.61 acres.

Stormwater Detention Design

The intent of this memo is to show compliance with both Village of Lemont and MWRD requirements for the modified detention basins. Per Lemont code, the allowable release rate is 0.15 cfs per acre of development. Per MWRD code, the allowable release rate for the Calumet Sag Channel watershed is 0.30 cfs per acre of development. As the allowable release rate required by the Village ordinance is less, the 0.15 cfs/acre value was used in the preliminary stormwater management calculations.

The analysis of the proposed stormwater detention basins was completed with the assistance of HydroCAD Version 10.20. Detailed analysis has been provided in the attached HydroCAD Calculations. The combined basins meet the detention release rate requirements for both the Village of Lemont and MWRD. See the table below for the release rates based on the development area.

Table 1: Release Rates

	100-Yr Required (Lemont)	100-Yr Required (MWRD)	100-Yr Actual
Western Pond	0.15 CFS	0.30 CFS	0.14 CFS
Eastern Pond	0.31 CFS	0.61 CFS	0.31 CFS

Given the above actual release rate, the normal water level of the west pond is 753.60’ and the high water level is 755.87’. This results in a bounce of approximately 2.37 feet. The bottom of the pond is set at 753.10 to allow room for volume control storage. The normal water level of the east pond is 752.50 and the high water level is 755.99’. This results in a bounce of approximately 3.49 feet. The bottom of the pond is set at 752.00 to allow room for volume control storage.

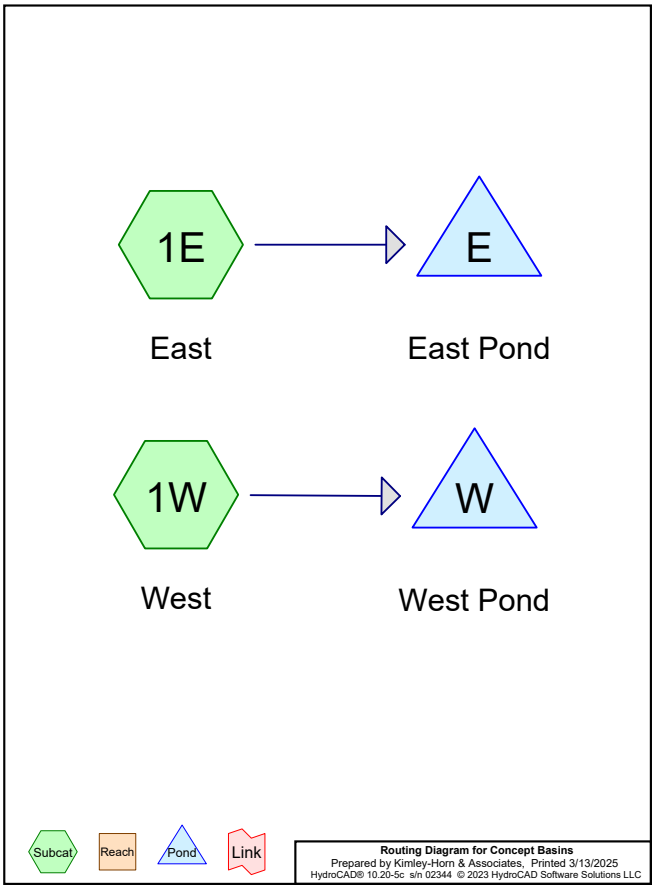
The proposed basins will be natively planted and wetland style in conformance with WMO requirements. The necessary volume control will be provided below the outlet pipe at the bottom of the basins. Required and provided volume control calculations have been attached for reference.

Summary

The existing site will be improved to include new storm sewer infrastructure and new stormwater management basins that conform with current MWRD and Village of Lemont code requirements. The existing drainage patterns will be maintained as the site will continue to have a ridge separating the site between east and west. Both sides of the site will drain from south to north and be routed through the proposed stormwater management basins. The east side will ultimately outfall to the existing storm sewer in the private road to the east and the west side will ultimately outfall to the swale directly north of the property.

Attachments

- HydroCAD Calculations
- Volume Control Calculations
- Impervious Area Exhibit



Summary for Subcatchment 1E: East

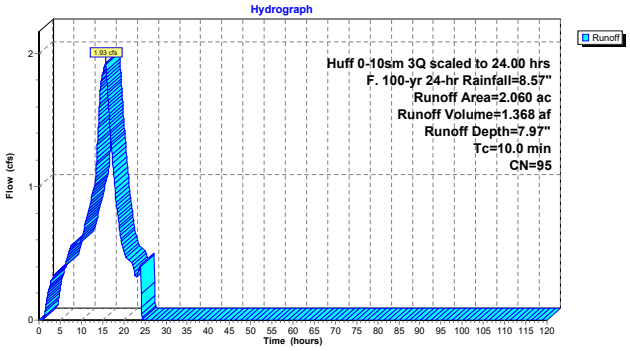
Runoff = 1.93 cfs @ 15.69 hrs, Volume= 1.368 af, Depth= 7.97"
Routed to Pond E : East Pond

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-120.00 hrs, dt= 0.05 hrs
Huff 0-10sm 3Q scaled to 24.00 hrs F. 100-yr 24-hr Rainfall=8.57"

	Area (ac)	CN	Description
*	2.060	95	Urban commercial, 85% imp, HSG D
	0.309		15.00% Pervious Area
	1.751		85.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
10.0					**Direct Entry,**

Subcatchment 1E: East



Summary for Subcatchment 1W: West

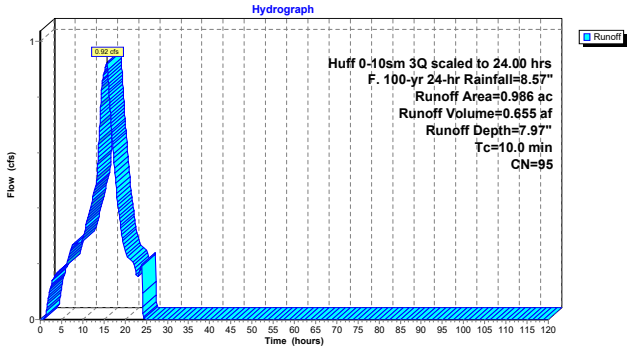
Runoff = 0.92 cfs @ 15.69 hrs, Volume= 0.655 af, Depth= 7.97"
Routed to Pond W : West Pond

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-120.00 hrs, dt= 0.05 hrs
Huff 0-10sm 3Q scaled to 24.00 hrs F. 100-yr 24-hr Rainfall=8.57"

Area (ac)	CN	Description
0.986	95	Urban commercial, 85% imp, HSG D
0.148		15.00% Pervious Area
0.838		85.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
10.0					**Direct Entry,**

Subcatchment 1W: West



Summary for Pond E: East Pond

[44] Hint: Outlet device #1 is below defined storage

Inflow Area = 2.060 ac, 85.00% Impervious, Inflow Depth = 7.97" for F. 100-yr 24-hr event
Inflow = 1.93 cfs @ 15.69 hrs, Volume= 1.368 af
Outflow = 0.31 cfs @ 24.11 hrs, Volume= 1.368 af, Atten= 84%, Lag= 504.8 min
Primary = 0.31 cfs @ 24.11 hrs, Volume= 1.368 af

Routing by Stor-Ind method, Time Span= 0.00-120.00 hrs, dt= 0.05 hrs
Peak Elev= 755.99' @ 24.11 hrs Surf.Area= 17,137 sf Storage= 40,972 cf

Plug-Flow detention time= 1,320.6 min calculated for 1.367 af (100% of inflow)
Center-of-Mass det. time= 1,321.3 min (2,157.5 - 836.2)

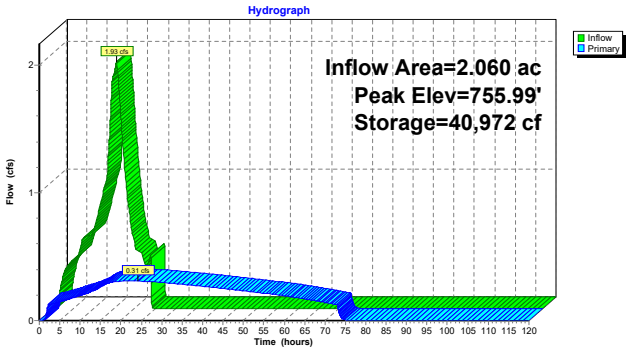
Volume	Invert	Avail.Storage	Storage Description
#1	752.50'	41,147 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
752.50	6,674	0	0
753.00	8,032	3,677	3,677
754.00	10,903	9,468	13,144
755.00	13,966	12,435	25,579
756.00	17,170	15,568	41,147

Device	Routing	Invert	Outlet Devices
#1	Primary	751.80'	**2.4" Vert. Orifice/Grate** C= 0.610 Limited to weir flow at low heads

Primary OutFlow Max=0.31 cfs @ 24.11 hrs HW=755.99' (Free Discharge)
↑**1=Orifice/Grate** (Orifice Controls 0.31 cfs @ 9.90 fps)

Pond E: East Pond



Summary for Pond W: West Pond

[44] Hint: Outlet device #1 is below defined storage

Inflow Area = 0.986 ac, 85.00% Impervious, Inflow Depth = 7.97" for F. 100-yr 24-hr event
Inflow = 0.92 cfs @ 15.69 hrs, Volume= 0.655 af
Outflow = 0.14 cfs @ 24.11 hrs, Volume= 0.655 af, Atten= 85%, Lag= 505.2 min
Primary = 0.14 cfs @ 24.11 hrs, Volume= 0.655 af

Routing by Stor-Ind method, Time Span= 0.00-120.00 hrs, dt= 0.05 hrs
Peak Elev= 755.87' @ 24.11 hrs Surf.Area= 11,137 sf Storage= 20,162 cf

Plug-Flow detention time= 1,447.6 min calculated for 0.655 af (100% of inflow)
Center-of-Mass det. time= 1,447.4 min (2,283.6 - 836.2)

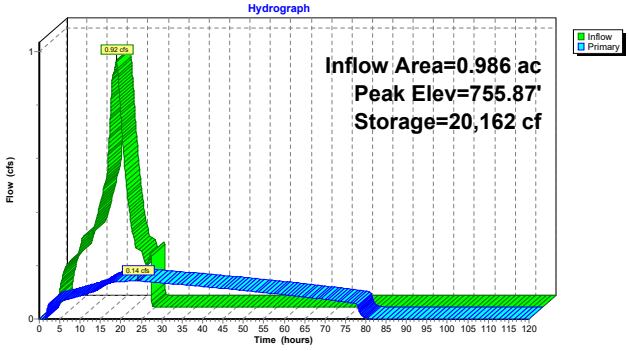
Volume	Invert	Avail.Storage	Storage Description
#1	753.60'	21,575 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
753.60	6,827	0	0
754.10	7,678	3,626	3,626
755.10	9,490	8,584	12,210
755.60	10,450	4,985	17,195
756.00	11,450	4,380	21,575

Device	Routing	Invert	Outlet Devices
#1	Primary	753.10'	**1.8" Vert. Orifice/Grate** C= 0.610 Limited to weir flow at low heads

Primary OutFlow Max=0.14 cfs @ 24.11 hrs HW=755.87' (Free Discharge)
↑**1=Orifice/Grate** (Orifice Controls 0.14 cfs @ 8.04 fps)

Pond W: West Pond



VOLUME CONTROL CALCUALTIONS

Kimley»Horn
Expect More. Experience Better.

POND:	East			
JOB NO.	168245002	Depth	Porosity	Side Slopes
PROJECT:	MOB Silver Cross Lemont	0.5	1	1
DATE:	3/10/2025			5

Detention Basin Stage Storage

	Area			Average	Incremental
Elevation				Area	Storage
(ft)	(ft^2)	(ft^2)	(acre)	(ft^2)	(ft^3)
752	5,369	5369.000	0.123		
				6021.500	3010.75
752.5	6,674	6674.000	0.153		

Volume Control Provided in Northeast Basin: 0.07 ac-ft

Volume Control Required

New Impervious Area: 1.61 ac

Total Volume Control Required: 0.13

TOTAL VOLUME CONTROL PROVIDED 0.14 ac-ft

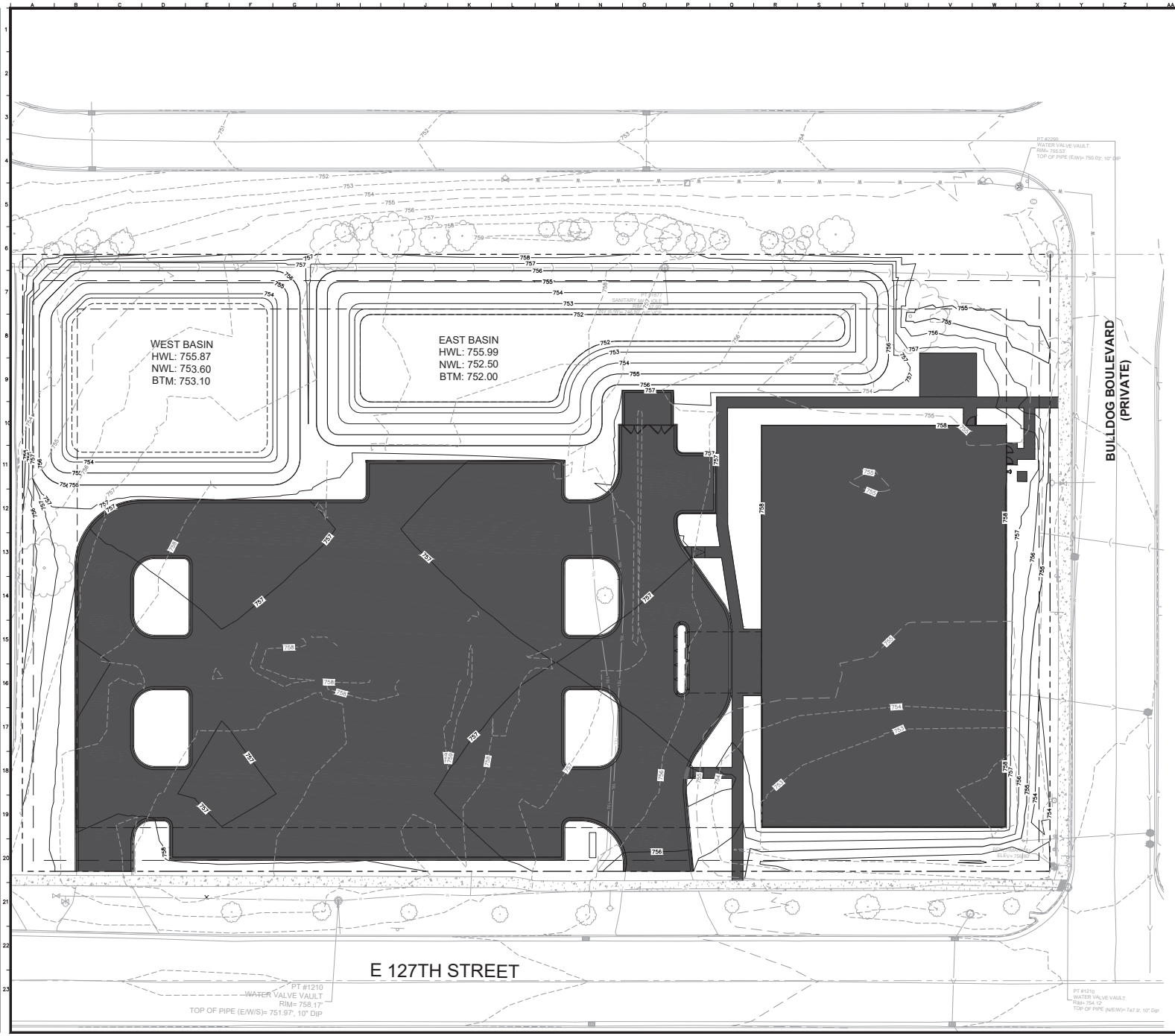
Kimley»Horn
Expect More. Experience Better.

POND:	West			
JOB NO.	168245002	Depth	Porosity	Side Slopes
PROJECT:	MOB Silver Cross Lemont	0.5	1	1
DATE:	3/10/2025			5

Detention Basin Stage Storage

	Area			Average	Incremental
Elevation				Area	Storage
(ft)	(ft^2)	(ft^2)	(acre)	(ft^2)	(ft^3)
753.1	6,028	6028.000	0.138		
				6427.500	3213.75
753.6	6,827	6827.000	0.157		

Volume Control Provided in Northwest Basin: 0.07 ac-ft



NORTH

GRAPHIC SCALE IN FEET
0 10 20 40

Call Before You Dig
JULIE
1-800-892-0123

SITE DATA

PROPERTY AREA	= 3.05 AC
IMPERVIOUS AREA	= 1.61 AC
PERVIOUS AREA	= 1.44 AC
IMPERVIOUS %	= 52.79%
PROPERTY LINE	
IMPERVIOUS AREA	

No.	REVISIONS	DATE	BY

Kimley»Horn
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RALEIGH, NC 27601
PHONE: (919) 677-2000
WWW.KIMLEY-HORN.COM

SCALE: AS NOTED
DESIGNED BY: KCO
DRAWN BY: ALG
CHECKED BY: TRE

SILVER CROSS HOSPITAL

PROPOSED IMPERVIOUS AREA EXHIBIT

SILVER CROSS MEDICAL OFFICE

15505 127TH STREET
LEMONT, IL 60439

ORIGINAL ISSUE:
03/14/2025

KHA PROJECT NO.
168245002

SHEET NUMBER
EX

Drawing name: 6:\CIVIL\LIDEV\168245002_JMH_Silver Cross MOB_Lemont_IN\2 Design\CAD\Exhibits\Property Proposed Development Area.dwg Layout: Mar 13, 2025 - 6:03pm by: KayleOlsufsen
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PRELIMINARY ENGINEERING PLANS

SILVER CROSS MEDICAL OFFICE BUILDING

15505 127TH STREET
LEMONT, IL 60439

Call Before You Dig
JULIE
1-800-892-0123

UTILITY AND GOVERNING AGENCY CONTACTS

ENGINEERING DEPARTMENT
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LEMONT, IL 60439
TEL: (630) 257-2532
CONTACT: BRUCE HILL

STORM SEWER SERVICE
LEMONT PUBLIC WORKS
16680 NEW AVENUE
LEMONT, IL 60439
TEL: (630) 257-2532
CONTACT: BRUCE HILL

WATER SERVICE
LEMONT PUBLIC WORKS
16680 NEW AVENUE
LEMONT, IL 60439
TEL: (630) 257-2532
CONTACT: BRUCE HILL

POWER COMPANY
COMED
1040 N JANES AVE
BOLINGBROOK, IL 60440
TEL: (800) 892-0123

NATURAL GAS COMPANY
NICOR GAS
90 FINLEY ROAD
LOMBARD, IL 60148
TEL: (888) 642-6748

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1900 SILVER CROSS BLVD
NEW LENOX, IL 60451
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EMAIL: MJEPSON@SILVERCROSS.ORG
CONTACT: MARK JEPSON

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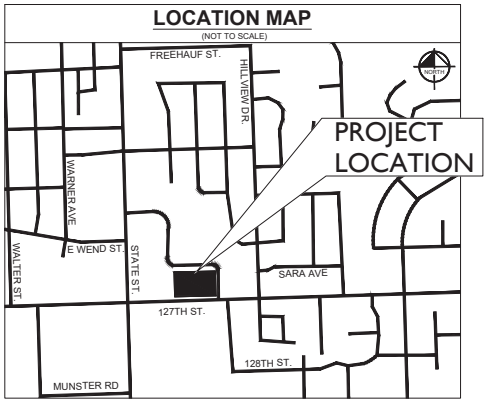
EMAIL: CHRIS.WILSON@KIMLEY-HORN.COM
CONTACT: CHRIS WILSON, PLA

LOCATION MAP
(NOT TO SCALE)



Sheet List Table	
Sheet Number	Sheet Title
C0.0	COVER SHEET
V0.0	SITE SURVEY
C1.0	EX. CONDITIONS & DEMO PLAN
C2.0	SITE PLAN - INTERIM
C2.1	SITE PLAN - FINAL
C2.2	SITE FIRE ACCESS PLAN
C3.0	GRADING PLAN
C4.0	UTILITY PLAN
L0.0	TREE PRESERVATION & REMOVAL PLAN
L0.1	TREE PRESERVATION & REMOVAL PLAN
L1.0	LANDSCAPE PLAN
L2.0	LANDSCAPE NOTES & DETAILS

No.	REVISIONS	DATE	BY

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SCALE: AS NOTED
DESIGNED BY: KCO
DRAWN BY: ALG
CHECKED BY: TRE

SILVER CROSS HOSPITAL

COVER SHEET

SILVER CROSS MEDICAL OFFICE
15505 127TH STREET
LEMONT, IL 60439

ORIGINAL ISSUE: 03/14/2025
KHA PROJECT NO. 168245002
SHEET NUMBER
C0.0

Drawing name: K:\CHI_LIEN\168245002_JMH_Silver Cross MOB_Lemont_LN\2 Design\CAD\PlanSheets\Preliminary Engineering\C0.0 COVER SHEET.dwg C0.0 Mar 14, 2025 11:06am by Kayla.OSullivan
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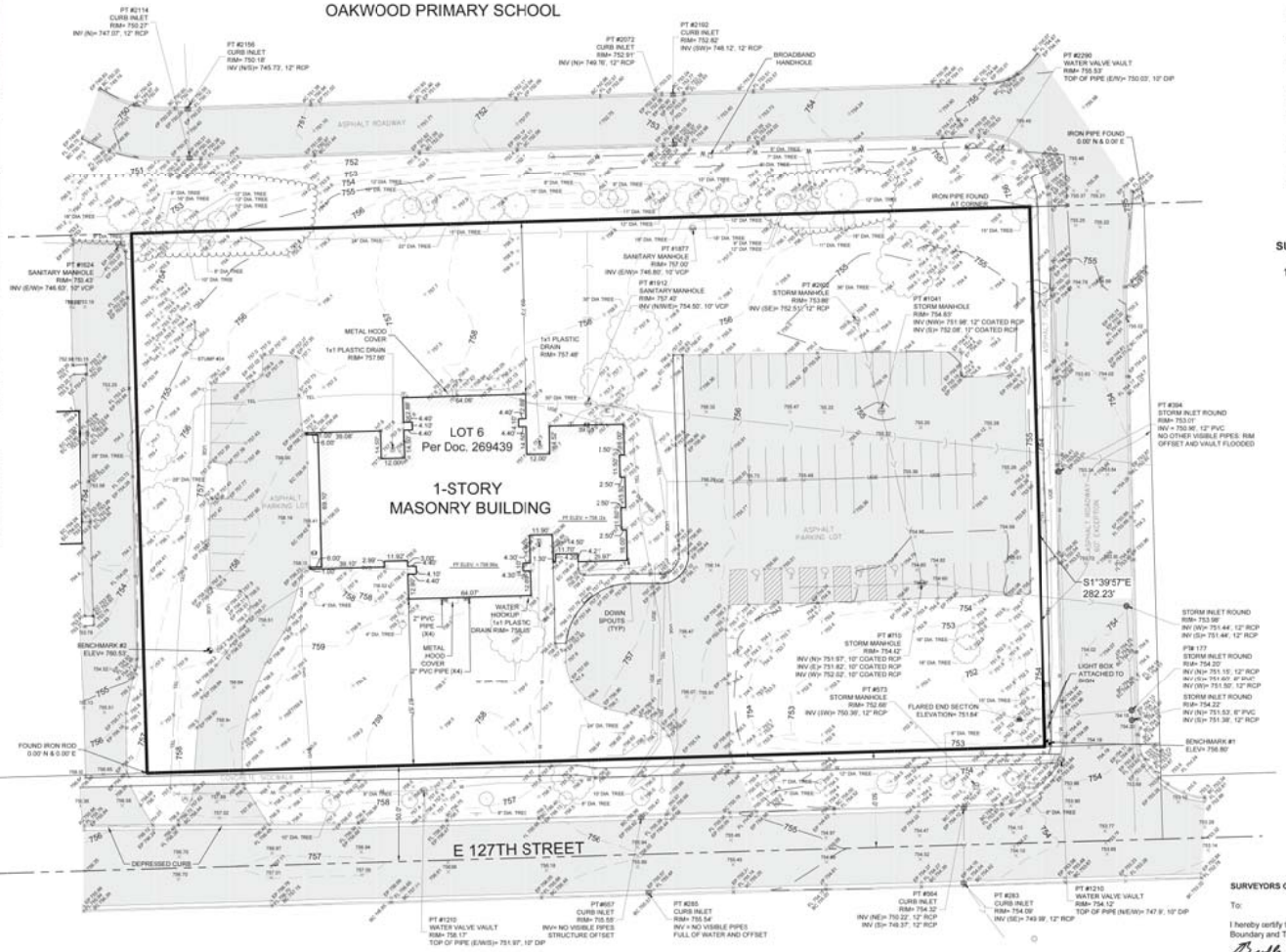
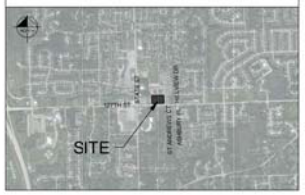
BOUNDARY AND TOPOGRAPHIC SURVEY
OF
15505 E 127TH ST
LEMONT IL

OAKWOOD PRIMARY SCHOOL



VICINITY MAP
N.T.S.



HATCH LEGEND

	BUILDING OUTLINE AREA
	CONCRETE AREA
	ASPHALT PAVEMENT AREA
	DETECTABLE WARNING PAD

LINE TYPE LEGEND

W	WATER LINE
SS	STORM SEWER LINE
GAS	UNDERGROUND GAS LINE
E	UNDERGROUND ELECTRIC LINE
T	UNDERGROUND TELEPHONE LINE

SYMBOL LEGEND

	SURVEY BENCHMARK		SIGN POST
	LIGHT POLE		STORM MANHOLE
	WATER VALVE		FIRE HYDRANT
	ELECTRIC METER		WATER MANHOLE
	TREE		COMM. HANDHOLE
	CURB INLET		FIBEROP HANDHOLE
	TELE. BOX		PVC VENT PIPE
	ELECTRIC TRANSFORMER		12"X12" GRATE INLET
			GAS METER

NORTH

BASIS OF BEARINGS

All bearings shown are based on grid north of the Illinois Coordinate System of 1983, East Zone (1201), North American Datum of 1983.

REFERENCE DATUM

NORTH AMERICAN VERTICAL DATUM 1988

BENCHMARK #1 ELEVATION = 756.80'

CUT SQUARE ON ONLY LIGHT POLE ON NORTHWEST SIDE OF INTERSECTION E 127TH STREET AND PRIVATE ROAD TO OAKWOOD PRIMARY SCHOOL.

BENCHMARK #2 ELEVATION = 760.53'

CUT SQUARE ON BASE OF 1ST LIGHT POLE ON WEST SIDE OF THE WEST ENTRANCE.

SURVEYOR'S NOTES:

1. TOPOGRAPHIC FIELD WORK COMPLETED ON FEBRUARY 25, 2025

LEGAL DESCRIPTION:

LOT 6 (EXCEPTING THEREFROM THE EAST 262.4 FEET, BEING THE EAST 2 ACRES, ALSO EXCEPTING THE WEST 530.80) ALL IN COUNTY CLERK'S DIVISION OF SECTION 29, TOWNSHIP 37 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 30, 1880, AS DOCUMENT NUMBER 269439 IN COOK COUNTY, ILLINOIS.

Except therefrom the following described parcel:

THAT PART OF LOT 6 IN COUNTY CLERK'S DIVISION OF SECTION 29, TOWNSHIP 37 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 30, 1880 AS DOCUMENT 269439 DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID LOT 6; THENCE SOUTH 89 DEGREES 59 MINUTES 07 SECONDS WEST ALONG THE NORTH LINE OF SAID LOT 6, AS MONUMENTED, A DISTANCE OF 262.40 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST PARALLEL WITH THE EAST LINE OF SAID LOT 6, A DISTANCE OF 282.45 FEET TO A LINE PARALLEL WITH AND 30.00 FEET NORTH OF, AS MEASURED AT RIGHT ANGLES TO, THE SOUTH LINE OF SAID LOT 6, SAID LINE ALSO BEING THE NORTH LINE OF 127TH STREET, AS DEDICATED PER DOCUMENT 26063367; THENCE SOUGHT 89 DEGREES 59 MINUTES 08 SECONDS WEST ALONG SAID PARALLEL LINE, 60.00 FEET; THEN NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST PARALLEL WITH SAID EAST LINE, A DISTANCE OF 282.45 FEET TO THE NORTH LINE OF SAID LOT 6; THENCE NORTH 89 DEGREES 59 MINUTES 07 SECONDS EAST ALONG SAID NORTH LINE, 60.00 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

SURVEYORS CERTIFICATION:

To:

I hereby certify that this survey and the plat shown hereon meet the Illinois Minimum Standards for a Boundary and Topographic Survey.

Bradley A. Stroh Date 03/13/25
Professional Land Surveyor No. 3686
My License Expires 11/30/26
Kimley-Horn and Associates, Inc.
4201 Winfield Road, Suite 600
Warrenville, IL 60555
Ph. 331-209-0476
brad.stroh@kimley-horn.com

3686

GRAPHIC SCALE IN FEET
30 0 15 30 60
1"=30' @ 24X36

No.	DATE	REVISION DESCRIPTION
1	2/25/25	ADDED STRUCTURE INVERTS

Kimley»Horn
4201 Winfield Road
Warrenville, Illinois 60555
Tel. No. (630) 487-5550
www.kimley-horn.com

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1"=30'	JI	MGL	03/03/2025	168245002	V0.0

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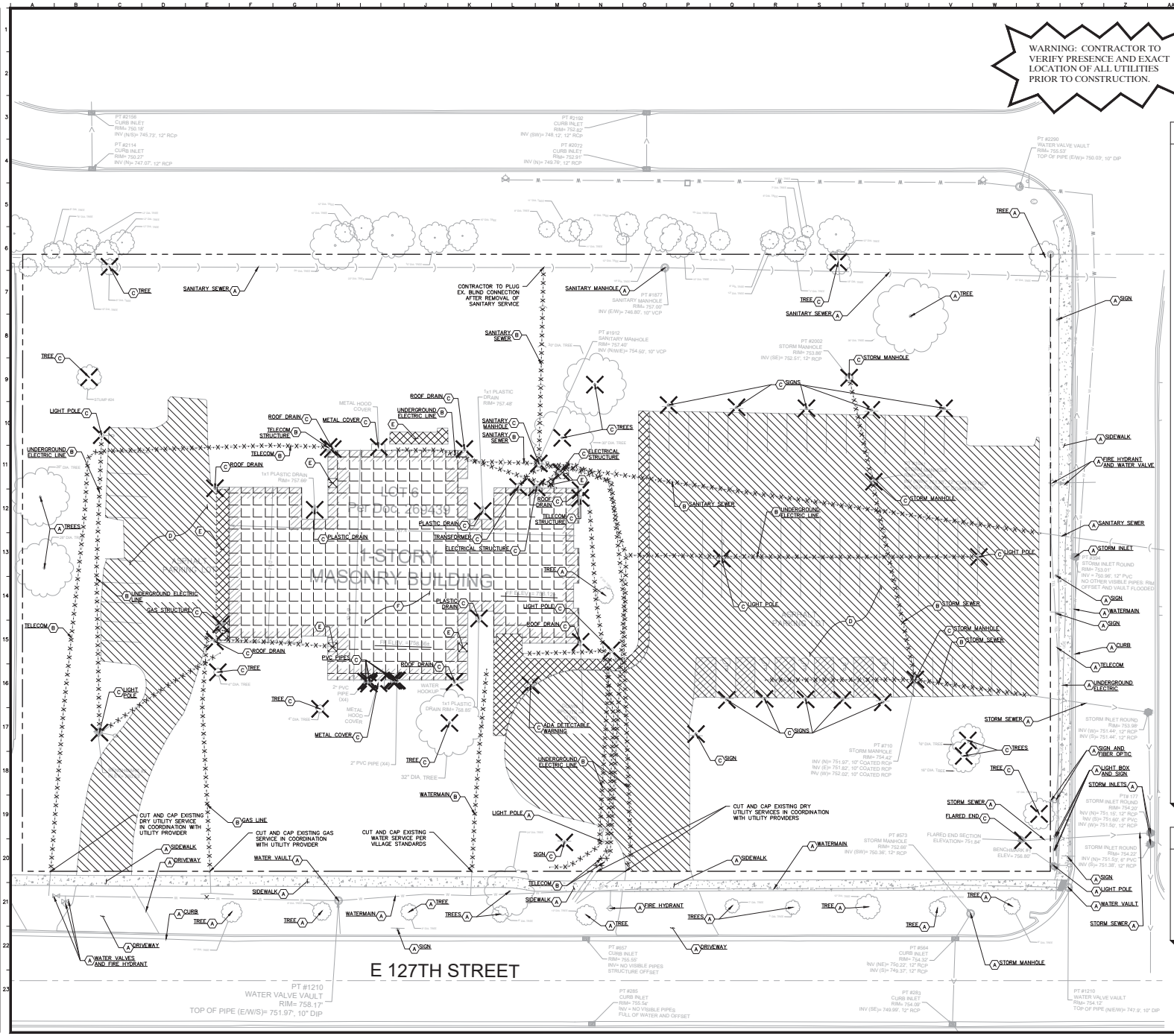

DEMOLITION NOTES

1. CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVAL OF THE EXISTING STRUCTURES, RELATED UTILITIES, PAVING, AND ANY OTHER EXISTING IMPROVEMENTS AS NOTED.
2. CONTRACTOR IS TO REMOVE AND DISPOSE OF ALL DEBRIS, RUBBISH AND OTHER MATERIALS RESULTING FROM PREVIOUS AND CURRENT DEMOLITION OPERATIONS. DISPOSAL WILL BE IN ACCORDANCE WITH ALL LOCAL, STATE AND/OR FEDERAL REGULATIONS GOVERNING SUCH OPERATIONS.
3. THE GENERAL CONTRACTOR SHALL TAKE ALL PRECAUTIONS NECESSARY TO AVOID PROPERTY DAMAGE TO ADJACENT PROPERTIES DURING THE CONSTRUCTION PHASES OF THIS PROJECT. THE CONTRACTOR WILL BE HELD SOLELY RESPONSIBLE FOR ANY DAMAGES TO THE ADJACENT PROPERTIES OCCURRING DURING THE CONSTRUCTION PHASES OF THIS PROJECT. CONTRACTOR SHALL NOT DEMOLISH ANYTHING OUTSIDE THE OWNERS LEASE/PROPERTY LINE UNLESS SPECIFICALLY MENTIONED ON THIS SHEET.
4. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED UPON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES.
5. IF DEMOLITION OR CONSTRUCTION ON SITE WILL INTERFERE WITH THE ADJACENT PROPERTY OWNER'S TRAFFIC FLOW, THE CONTRACTOR SHALL COORDINATE WITH ADJACENT PROPERTY OWNER, TO MINIMIZE THE IMPACT ON TRAFFIC FLOW. TEMPORARY RE-ROUTING OF TRAFFIC IS TO BE ACCOMPLISHED BY USING IDOT APPROVED TRAFFIC BARRICADES, BARRELS, AND/OR CONES. TEMPORARY SIGNAGE AND FLAGMEN MAY BE ALSO NECESSARY.
6. QUANTITIES DEPICTED ON THIS SHEET SHALL SERVE AS A GUIDE ONLY. CONTRACTOR TO VERIFY ALL DEMOLITION QUANTITIES.
7. REFER TO GEOTECHNICAL REPORT PROVIDED BY OTHERS FOR ALL SUBSURFACE INFORMATION.
8. CONTRACTOR SHALL BEGIN CONSTRUCTION OF ANY LIGHT POLE BASES FOR RELOCATED LIGHT FIXTURES AND RELOCATION OF ELECTRICAL SYSTEM AS SOON AS DEMOLITION BEGINS. CONTRACTOR SHALL BE AWARE THAT INTERRUPTION OF POWER TO ANY LIGHT POLES OR SIGNS SHALL NOT EXCEED 24 HOURS.
9. EROSION CONTROL MUST BE ESTABLISHED PRIOR TO ANY WORK ON SITE INCLUDING DEMOLITION.
10. THE EXTENT OF SITE DEMOLITION WORK IS AS SHOWN ON THE CONTRACT DOCUMENTS AND AS SPECIFIED HEREIN.
11. CONTRACTOR MUST RECEIVE APPROVAL FROM CIVIL ENGINEER AND GEOTECHNICAL ENGINEER FOR THE MATERIAL TYPE AND USE IF CONTRACTOR DESIRES TO REUSE DEMOLISHED SITE PAVEMENT AS STRUCTURAL FILL.
12. EXISTING UTILITIES, WHICH DO NOT SERVICE STRUCTURES BEING DEMOLISHED, ARE TO BE KEPT IN SERVICE AND PROTECTED AGAINST DAMAGE DURING DEMOLITION OPERATIONS. CONTRACTOR SHALL ARRANGE FOR SHUT-OFF OF UTILITIES SERVING STRUCTURES TO BE DEMOLISHED. CONTRACTOR IS RESPONSIBLE FOR TURNING OFF, DISCONNECTING, AND SEALING INDICATED UTILITIES BEFORE STARTING DEMOLITION OPERATIONS. EXISTING UTILITIES TO BE ABANDONED ARE TO BE CAPPED AT BOTH ENDS AND FILLED WITH FA-1 OR APPROVED EQUAL. ALL UNDERGROUND UTILITIES TO BE REMOVED ARE TO BE BACKFILLED WITH ENGINEERED FILL OR SELECT EXCAVATED MATERIAL, AS APPROVED BY THE GEOTECHNICAL ENGINEER, TO 95% OF MODIFIED PROCTOR DENSITY WITHIN PAVED AREAS AND TO 90% OF MODIFIED PROCTOR DENSITY FOR GREEN SPACE AREAS, IN ACCORDANCE WITH THE EARTHWORK SPECIFICATIONS. ALL PRIVATE UTILITIES (ELECTRIC, CABLE, TELEPHONE, FIBER OPTIC, GAS) SHALL BE REMOVED AND RELOCATED PER THE UTILITY OWNER AND THE LOCAL MUNICIPALITY'S REQUIREMENTS.
13. UNDERGROUND UTILITIES SHOWN ARE BASED ON ATLASES AND AVAILABLE INFORMATION PRESENTED AT THE TIME OF SURVEY. CONTRACTOR SHOULD CALL 'JULIE' (1-800-892-0123) TO COORDINATE FIELD LOCATIONS OF EXISTING UNDERGROUND UTILITIES BEFORE ORDERING MATERIALS OR COMMENCING CONSTRUCTION. NOTIFY ENGINEER OF ANY DISCREPANCIES IMMEDIATELY. CONTRACTOR SHALL LOCATE AND PROTECT EXISTING UNDERGROUND AND OVERHEAD UTILITIES DURING CONSTRUCTION. UTILITY PROTECTION SHALL BE COORDINATED WITH THE RESPECTIVE UTILITY OWNER AND AS DIRECTED BY THE GOVERNING MUNICIPALITY. DAMAGED CABLES/CONDUITS SHALL BE REPLACED IMMEDIATELY. ALL EXISTING STRUCTURES TO REMAIN SHALL BE PROTECTED THROUGHOUT THE CONSTRUCTION PROCESS. ALL DAMAGED STRUCTURES SHALL BE REPLACED IN-KIND AND THEIR REPLACEMENT COST SHALL BE CONSIDERED INCIDENTAL TO THE CONTRACT. PROPER NOTIFICATION TO THE OWNERS OF THE EXISTING UTILITIES SHALL BE MADE AT LEAST 48 HOURS BEFORE CONSTRUCTION.
14. USE WATER SPRINKLING, TEMPORARY ENCLOSURES, AND OTHER SUITABLE METHODS TO LIMIT DUST AND DIRT RISING AND SCATTERING IN THE AIR TO THE LOWEST LEVEL, COMPLY WITH ALL GOVERNING REGULATIONS PERTAINING TO ENVIRONMENTAL PROTECTION. SEE EROSION CONTROL SHEETS FOR FURTHER EROSION CONTROL REQUIREMENTS.
15. COMPLETELY FILL BELOW-GRADE AREAS AND VOIDS RESULTING FROM DEMOLITION OF STRUCTURES TO THE FINAL LINES AND GRADES SHOWN ON THE CONTRACT DOCUMENTS. BACKFILL MATERIAL SHALL BE IDOT APPROVED CRUSHED LIMESTONE (CA-6) OR APPROVED EQUAL. USE SATISFACTORY SOIL MATERIALS CONSISTING OF STONE, GRAVEL AND SAND, FREE FROM DEBRIS, TRASH, FROZEN MATERIALS, ROOTS AND OTHER ORGANIC MATTER. PRIOR TO PLACEMENT OF FILL MATERIALS, ENSURE THAT AREAS TO BE FILLED ARE FREE OF STANDING WATER, FROST, FROZEN MATERIAL, TRASH AND DEBRIS. PLACE FILL MATERIALS IN HORIZONTAL LAYERS NOT EXCEEDING 9" IN LOOSE DEPTH. COMPACT EACH LAYER AT OPTIMUM MOISTURE CONTENT OF FILL MATERIAL TO 95% OF MODIFIED PROCTOR DENSITY UNLESS SUBSEQUENT EXCAVATION FOR NEW WORK IS REQUIRED.

DEMOLITION LEGEND

- (A) ITEM TO REMAIN, PROTECT DURING CONSTRUCTION
- (B) UTILITY REMOVAL
- (C) ITEM TO BE REMOVED
- (D) FULL-DEPTH ASPHALT PAVEMENT REMOVAL
- (E) CONCRETE REMOVAL
- (F) BUILDING REMOVAL

No.	REVISIONS	DATE	BY

Kimley»Horn
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SCALE: AS NOTED
DESIGNED BY: KCO
DRAWN BY: ALG
CHECKED BY: TRE

SILVER CROSS HOSPITAL

EX. CONDITIONS & DEMO PLAN

SILVER CROSS MEDICAL OFFICE

15505 127TH STREET
LEMONT, IL 60439

ORIGINAL ISSUE: 03/14/2025
KHA PROJECT NO. 168245002
SHEET NUMBER
C1.0

Drawing name: K:\CHI_LIEN\168245002-JAH_Silver Cross MOB_Lemont_LN\2 Design\CAD\PlanSheets\Preliminary Engineering\C1.0 EX. CONDITIONS & DEMO PLAN.dwg C1.0 Mar 14, 2025 11:06am by: Kayla.Gauthier
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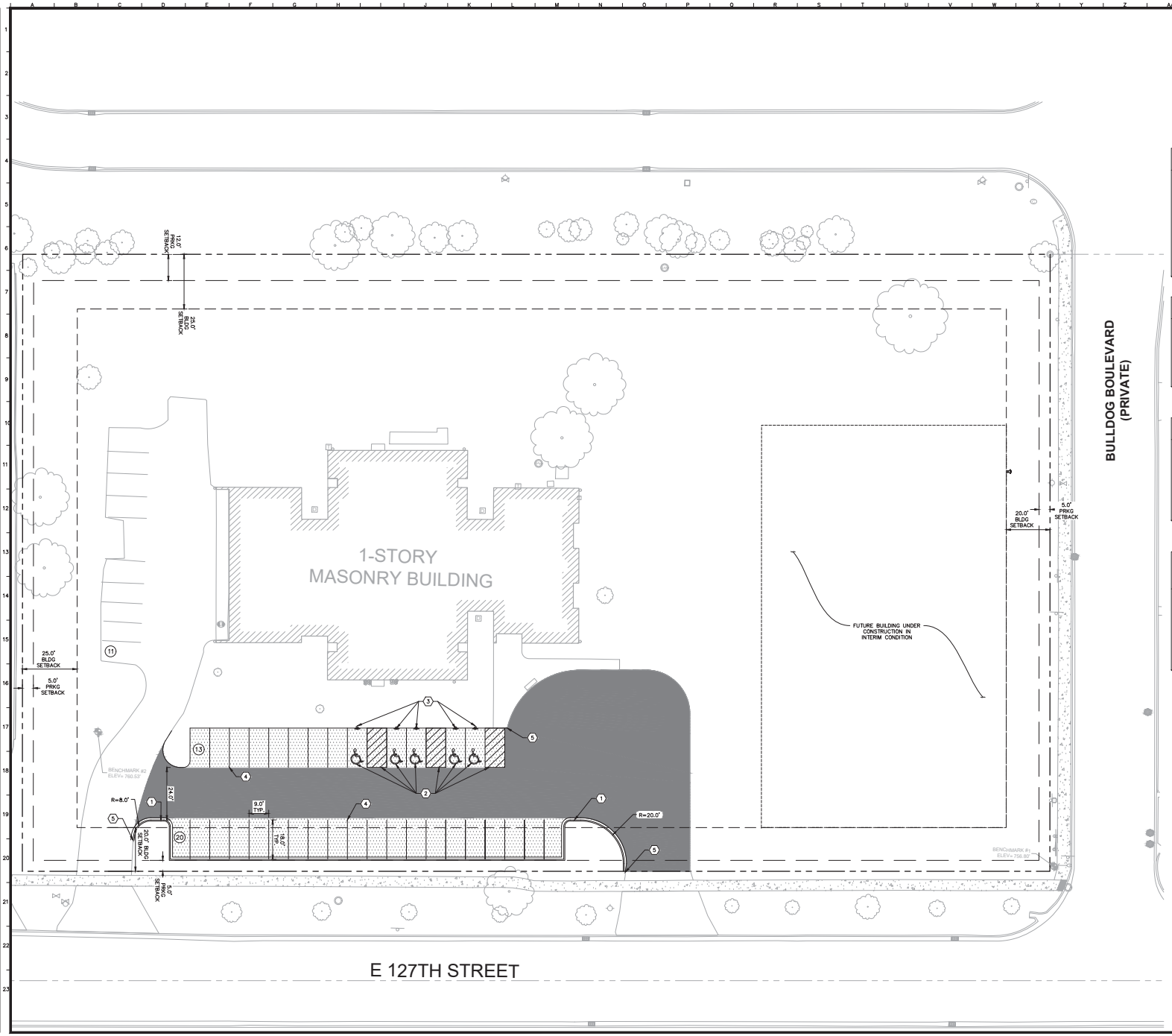

GENERAL NOTES

1. ALL DIMENSIONS REFER TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
2. BUILDING DIMENSIONS ARE TO THE OUTSIDE FACE OF BUILDING UNLESS OTHERWISE NOTED.
3. REFER TO ARCHITECTURAL AND STRUCTURAL PLANS TO VERIFY ALL BUILDING DIMENSIONS.
4. RADII ADJACENT TO PARKING STALL AND NOT DIMENSIONED ON THIS PLAN SHALL BE 3-FEET, TYPICAL.
5. REFER TO ARCHITECTURAL PLANS FOR MONUMENT SIGN DETAILS. SEE MEP PLANS FOR SITE ELECTRICAL DRAWINGS.
6. ALL PROPOSED ON-SITE STRIPING SHALL BE PAINTED UNLESS OTHERWISE NOTED.

KEY NOTES

1. B6.12 CONCRETE CURB AND GUTTER, TYP. (SEE DETAILS)
2. ACCESSIBLE PAVEMENT MARKINGS, TYP. (SEE DETAILS)
3. ACCESSIBLE PARKING SIGN, TYP. (MUTCD R7-8, SEE DETAILS)
4. 4" WIDE PAINTED SOLID LINE, TYP.
5. CONNECT TO EXISTING PAVEMENT, SIDEWALK, CURB, TYP.

PAVING AND CURB LEGEND

- STANDARD DUTY ASPHALT PAVEMENT
- HEAVY DUTY ASPHALT PAVEMENT
- CONCRETE CURB AND GUTTER

INTERIM CONDITION PARKING SUMMARY

EXISTING PARKING TO REMAIN:	11 SPACES
PROPOSED PARKING:	33 SPACES
TOTAL PARKING PROVIDED:	44 SPACES
MINIMUM PARKING RECOMMENDED FOR INTERIM CONDITION PER PARKING EVALUATION:	22 SPACES
EXISTING ADA PARKING PROVIDED:	5 SPACES
PROPOSED ADA PARKING PROVIDED:	5 SPACES

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DRAWN BY: ALG
CHECKED BY: TRE

SILVER CROSS HOSPITAL

SITE PLAN - INTERIM

SILVER CROSS MEDICAL OFFICE

15505 127TH STREET
LEMONT, IL 60439

ORIGINAL ISSUE:
03/14/2025

KHA PROJECT NO.
168245002

SHEET NUMBER
C2.0

Drawing name: 6:\CHS_LIEN\168245002_JMH_Silver Cross MOB_Lemont_MV_2 Design\CAD\PlanSheets\Preliminary Engineering\C2.0 SITE PLAN.dwg C2.0 Mar 14, 2025 11:06am by Kayla.Gulhon
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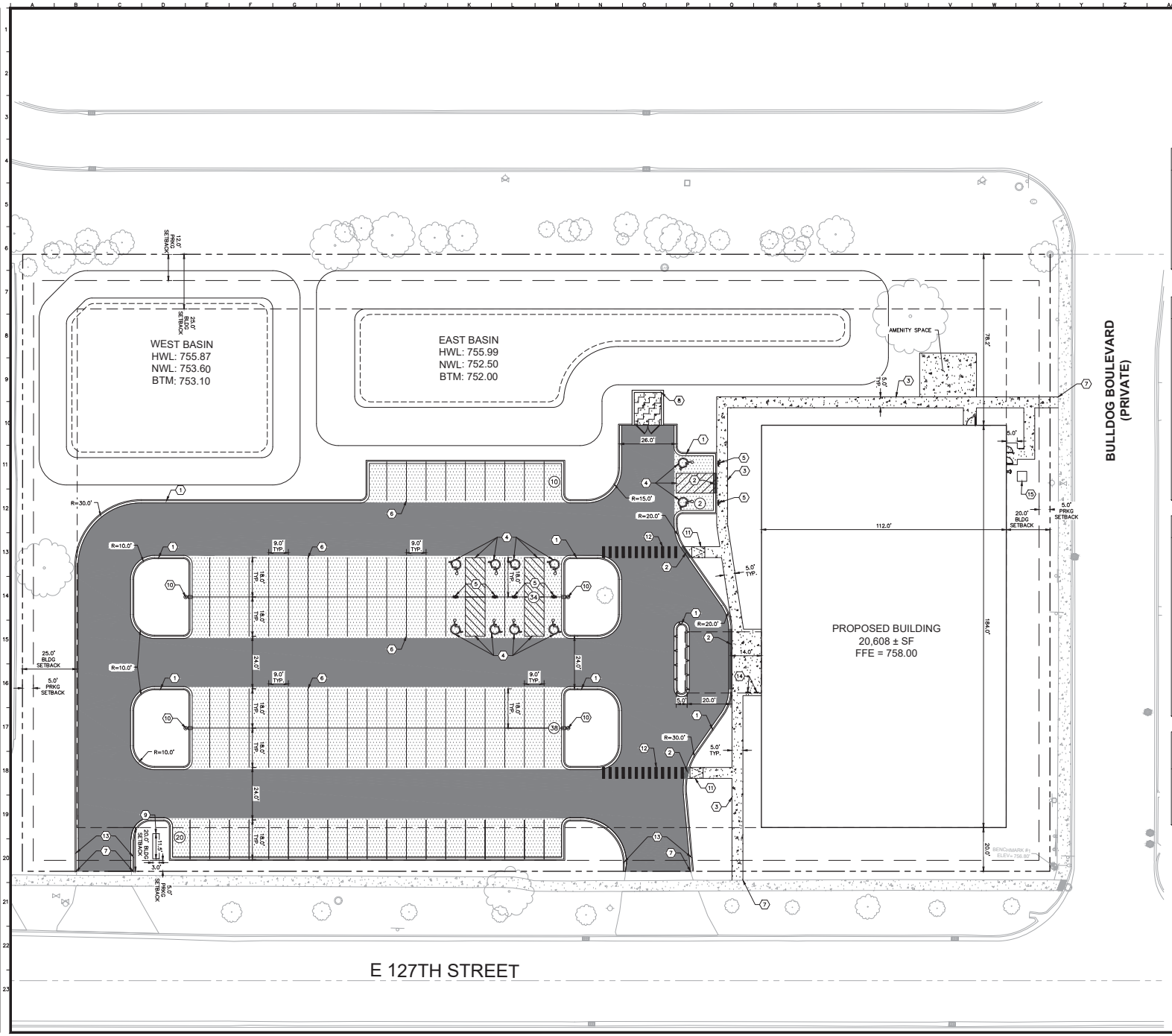

GENERAL NOTES

1. ALL DIMENSIONS REFER TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
2. BUILDING DIMENSIONS ARE TO THE OUTSIDE FACE OF BUILDING UNLESS OTHERWISE NOTED.
3. REFER TO ARCHITECTURAL AND STRUCTURAL PLANS TO VERIFY ALL BUILDING DIMENSIONS.
4. RADII ADJACENT TO PARKING STALL AND NOT DIMENSIONED ON THIS PLAN SHALL BE 3-FEET, TYPICAL.
5. REFER TO PLANS BY OTHERS FOR MONUMENT SIGN DETAILS.
6. ALL PROPOSED ON-SITE STRIPING SHALL BE PAINTED UNLESS OTHERWISE NOTED.

KEY NOTES

1. B6.12 CONCRETE CURB AND GUTTER, TYP. (SEE DETAILS)
2. DEPRESSED CURB AND GUTTER
3. CONCRETE SIDEWALK, TYP. (SEE DETAILS)
4. ACCESSIBLE PAVEMENT MARKINGS, TYP. (SEE DETAILS)
5. ACCESSIBLE PARKING SIGN, TYP. (MUTCD R7-8, SEE DETAILS)
6. 4" WIDE PAINTED SOLID LINE, TYP.
7. CONNECT TO EXISTING PAVEMENT, SIDEWALK, CURB, TYP.
8. TRASH ENCLOSURE (SEE ARCHITECTURAL PLANS FOR DETAILS)
9. MONUMENT SIGN (SEE PLANS BY OTHERS FOR DETAILS)
10. LIGHT POLES SHOWN FOR COORDINATION ONLY (SEE SITE LIGHTING PLANS)
11. ACCESSIBLE RAMP WITH DETECTABLE WARNING
12. CROSSWALK STRIPING
13. 3-FT TRANSITION CURB
14. BIKE RACK
15. GENERATOR

PAVING AND CURB LEGEND

- STANDARD DUTY ASPHALT PAVEMENT
- HEAVY DUTY ASPHALT PAVEMENT
- CONCRETE SIDEWALK
- HEAVY DUTY CONCRETE PAVEMENT
- CONCRETE CURB AND GUTTER
- REVERSE PITCH CONCRETE CURB AND GUTTER
- CONCRETE DEPRESSED CURB AND GUTTER

FINAL CONDITION PARKING SUMMARY

PROPOSED FLOOR AREA:	20,608 SF
PARKING REQUIRED (1 SPACE PER 200 SF)	103 SPACES
STANDARD PARKING PROVIDED:	94 SPACES
ADA PARKING PROVIDED:	10 SPACES
TOTAL PARKING PROVIDED:	104 SPACES

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SITE PLAN - FINAL

SILVER CROSS MEDICAL OFFICE
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LEMONT, IL 60439

ORIGINAL ISSUE: 03/14/2025
KHA PROJECT NO. 168245002
SHEET NUMBER
C2.1

Drawing name: 6:\CIVIL\LIDEV\168245002_JMH_Silver Cross MOB_Lemont_IN\2 Design\CAD\PlanSheets\Preliminary Engineering\C2.0 SITE PLAN.dwg C2.1 Mar 14, 2025 11:08am by Kayla.Gaffron
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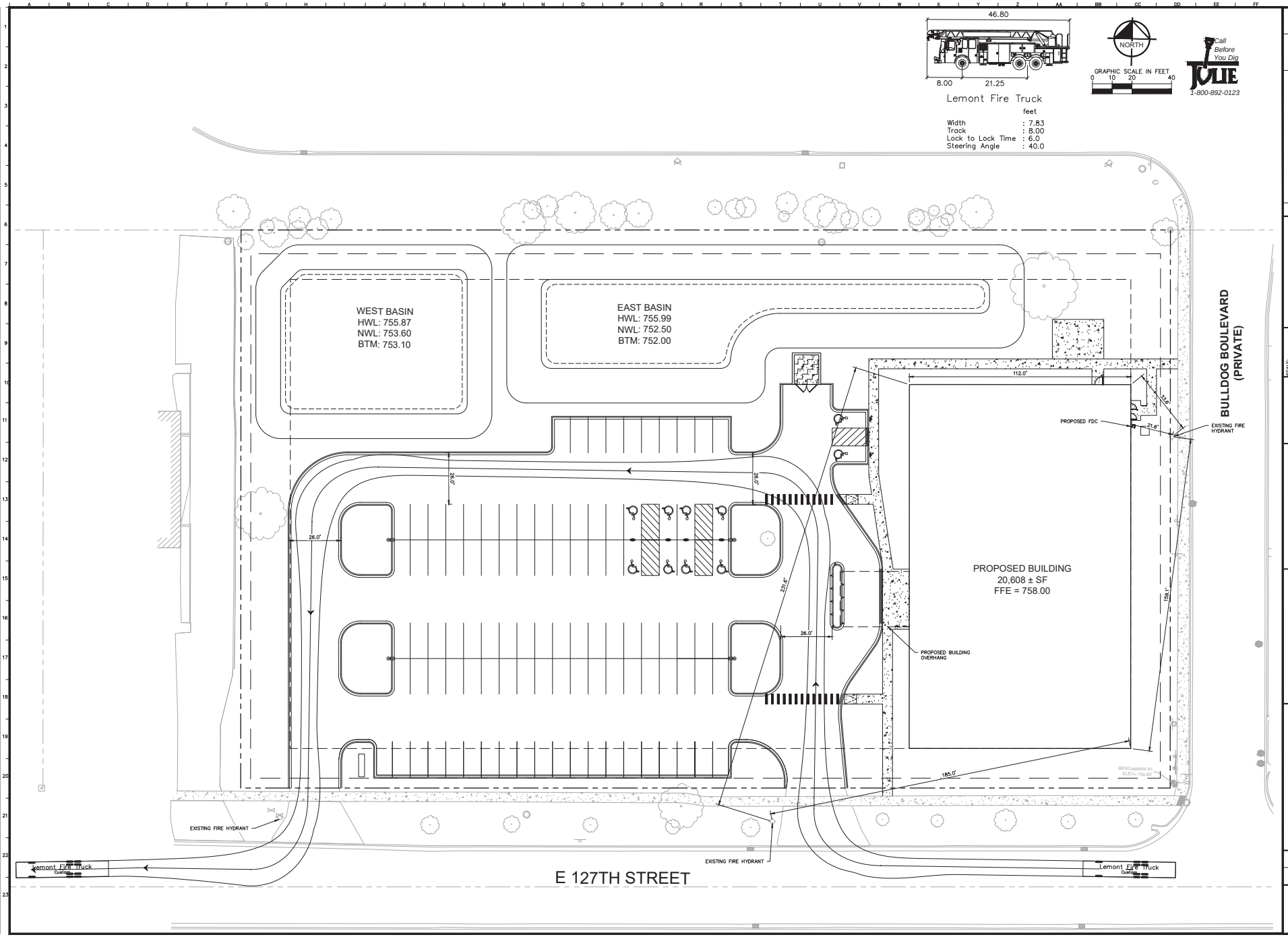

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SILVER CROSS HOSPITAL

SITE FIRE ACCESS PLAN

SILVER CROSS MEDICAL OFFICE

15505 127TH STREET
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ORIGINAL ISSUE:
03/14/2025

KHA PROJECT NO.
168245002

SHEET NUMBER
C2.2

Drawing name: 6:\CHS_LIDEV\168245002_MH_Silver Cross MOB_Lemont_IN\2 Design\CAD\PlanSheets\Preliminary Engineering\C2.0 SITE PLAN.dwg C2.2 Mar 14, 2023 - 11:07am by: Kayla.Gulfson
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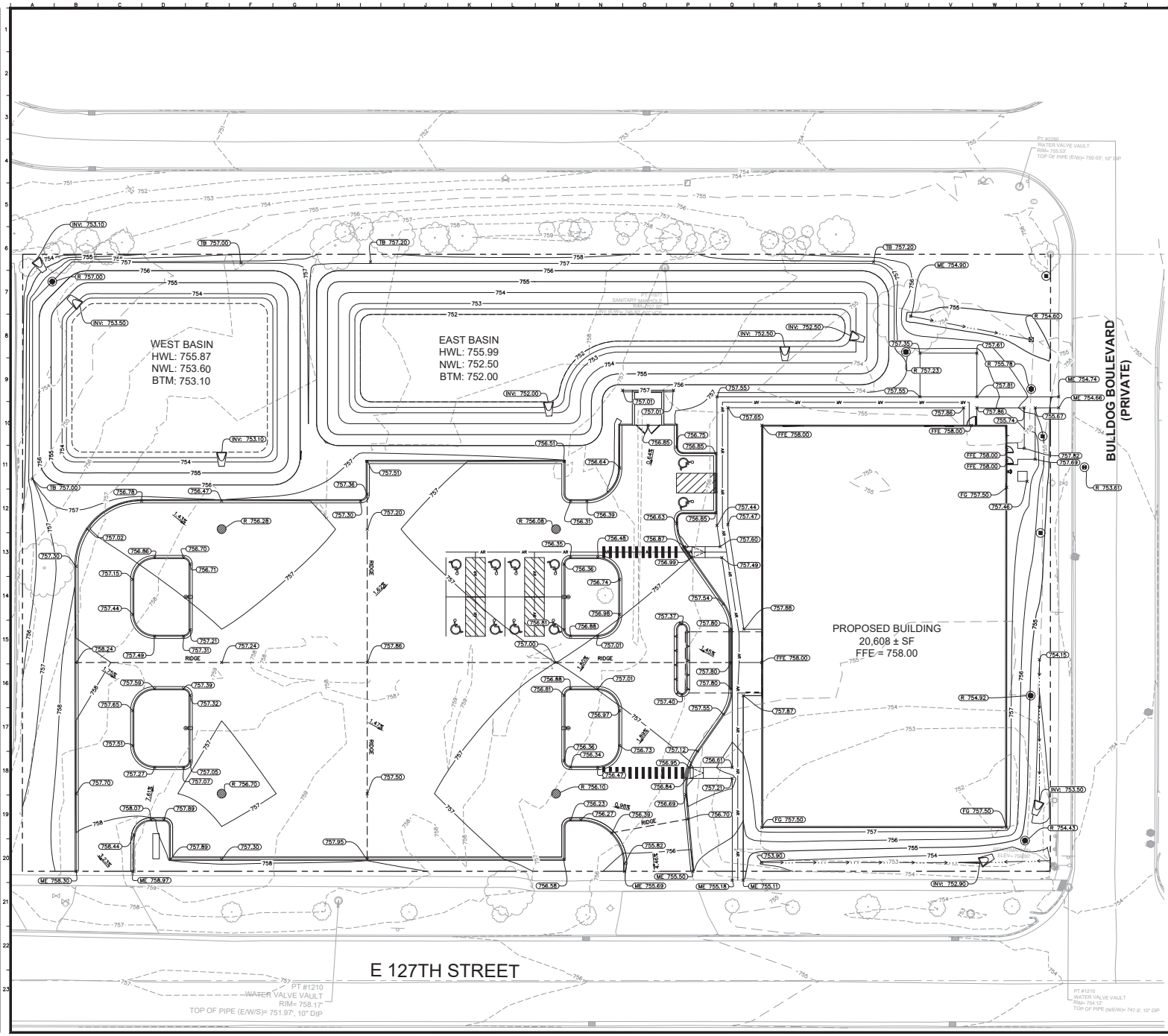

NORTH

GRAPHIC SCALE IN FEET
0 10 20 40

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GRADING NOTES

1. CONTRACTOR TO VERIFY ALL EXISTING TOPOGRAPHY AND STRUCTURES ON THE SITE AND IMMEDIATELY NOTIFY THE ENGINEER OF ANY DISCREPANCIES PRIOR TO STARTING WORK.
2. ALL PAVEMENT SPOT GRADE ELEVATIONS AND RIM ELEVATIONS WITHIN OR ALONG CURB AND GUTTER REFER TO FLOW LINE ELEVATIONS UNLESS OTHERWISE NOTED.
3. ALL ELEVATIONS SHOWN DEPICT FINISHED GRADE UNLESS OTHERWISE NOTED. GENERAL CONTRACTOR TO COORDINATE WITH EXCAVATION, LANDSCAPE AND PAVING SUBCONTRACTORS REGARDING TOPSOIL THICKNESS FOR LANDSCAPE AREAS AND PAVEMENT SECTION THICKNESS FOR PAVED AREAS TO PROPERLY ENSURE ADEQUATE CUT TO ESTABLISH SUBGRADE ELEVATIONS.
4. NO EARTHEN SLOPE SHALL BE GREATER THAN 3:1, UNLESS OTHERWISE NOTED.
5. MAXIMUM SLOPE IN ACCESSIBLE PARKING SPACES AND LOADING ZONES SHALL NOT EXCEED 2.0% IN ALL DIRECTIONS.
6. MAXIMUM RUNNING SLOPE SHALL NOT EXCEED 5% AND CROSS SLOPE SHALL NOT EXCEED 2% ON ALL SIDEWALKS AND ACCESSIBLE ROUTES.
7. WHEN NATURAL FLOW OF DRAINAGE IS AWAY FROM CURB, CONTRACTOR TO INSTALL REVERSE GUTTER PITCH.
8. MATCH EXISTING ELEVATIONS AT THE PROPERTY LIMITS.

GRADING LEGEND

R = RIM ELEVATION
ME = MATCH ELEVATION
(CONTRACTOR TO VERIFY ALL MATCH EXISTING SPOT GRADE ELEVATIONS AND IMMEDIATELY NOTIFY THE ENGINEER OF ANY DISCREPANCIES.)

XXX	PROPOSED CONTOUR
XXX	EXISTING CONTOUR
RIDGE	RIDGE LINE
X.XX%	SLOPE AND FLOW DIRECTION
AR	ACCESSIBLE ROUTE

No.	REVISIONS	DATE	BY

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SCALE: AS NOTED
DESIGNED BY: KCO
DRAWN BY: ALG
CHECKED BY: TRE

SILVER CROSS HOSPITAL

GRADING PLAN

SILVER CROSS MEDICAL OFFICE
15505 127TH STREET
LEMONT, IL 60439

ORIGINAL ISSUE: 03/14/2025
KHA PROJECT NO. 168245002
SHEET NUMBER
C3.0

Drawing name: K:\CHI_LIEN\168245002_JMH_Silver Cross MOB_Lemont_IN\2 Design\CAD\PlanSheets\Preliminary Engineering\C3.0 GRADING PLAN.dwg C3.0 Mar 14, 2025, 11:07am by KraftyStallion
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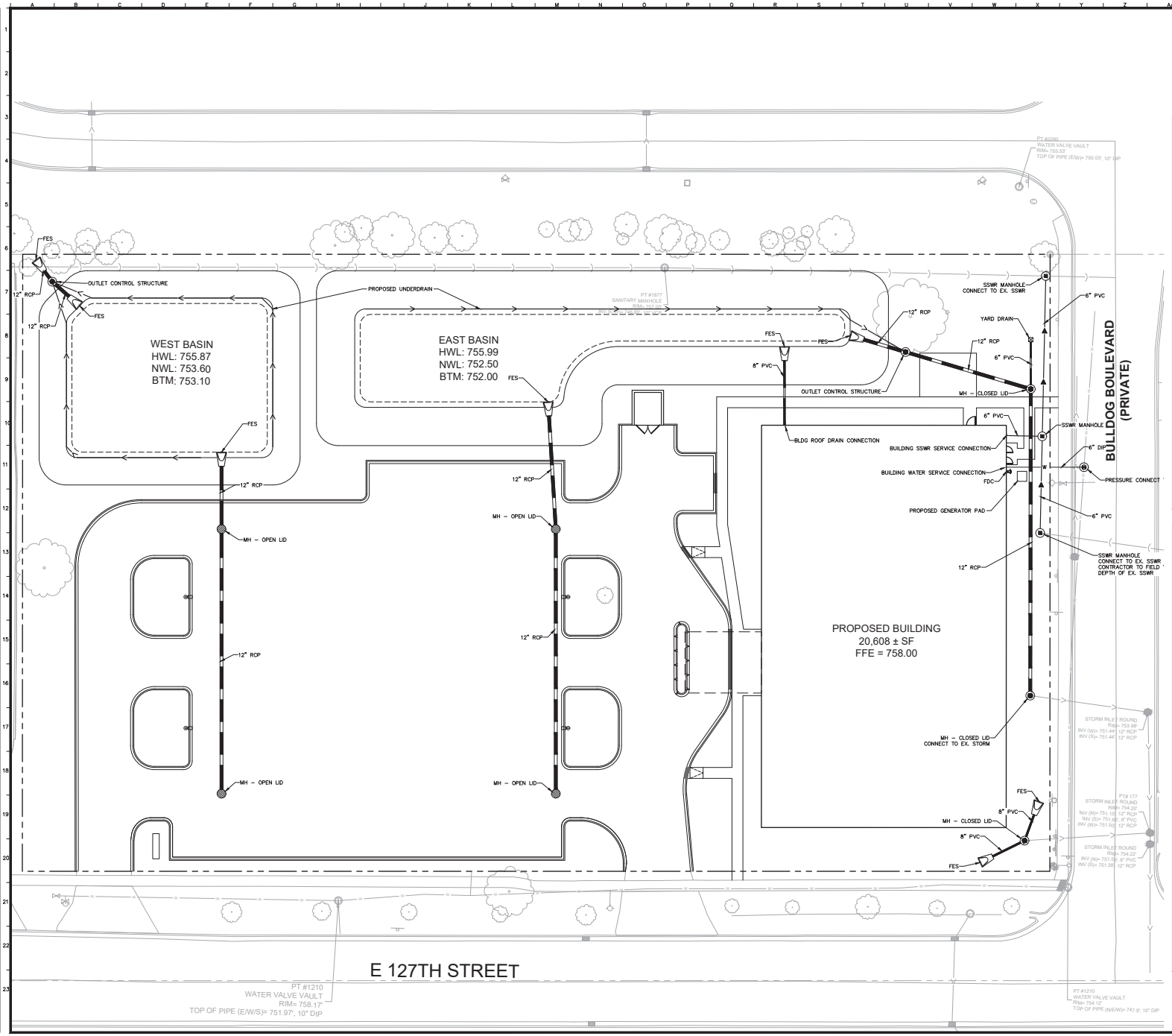

NORTH

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UTILITY NOTES

1. ALL WATER LINES ≥ 3" SHALL BE DUCTILE IRON PIPE, CLASS 52.
2. ALL SANITARY SEWER LINES SHALL BE PVC MEETING, ASTM D-3034 SDR 26 EXCEPT FOR SANITARY SEWER THAT CROSSES ABOVE WATER MAIN, THIS PIPE SHALL BE AWWA C900 (UNLESS WATER MAIN CASING IS UTILIZED). PROVIDE 42" MINIMUM COVER.
3. CONTRACTOR SHALL COORDINATE ANY DISRUPTIONS TO EXISTING UTILITY SERVICES WITH ADJACENT PROPERTY OWNERS.
4. ALL ELECTRIC AND TELEPHONE EXTENSIONS INCLUDING SERVICE LINES SHALL BE CONSTRUCTED TO THE APPROPRIATE UTILITY COMPANY SPECIFICATIONS. ALL UTILITY DISCONNECTIONS SHALL BE COORDINATED WITH THE DESIGNATED UTILITY COMPANIES.
5. CONSTRUCTION SHALL NOT START ON ANY PUBLIC UTILITY SYSTEM UNTIL WRITTEN APPROVAL HAS BEEN RECEIVED BY THE ENGINEER FROM THE APPROPRIATE GOVERNING AUTHORITY AND CONTRACTOR HAS BEEN NOTIFIED BY THE ENGINEER.
6. CONTRACTOR TO CALL "JULIE" (1-800-892-0123) TO COORDINATE FIELD LOCATIONS OF EXISTING UNDERGROUND UTILITIES BEFORE ORDERING MATERIALS OR COMMENCING CONSTRUCTION. NOTIFY ENGINEER OF ANY DISCREPANCIES IMMEDIATELY.
7. PRIOR TO THE CONSTRUCTION OF OR CONNECTION TO ANY STORM DRAIN, SANITARY SEWER, WATER MAIN OR ANY OTHER UTILITIES, THE CONTRACTOR SHALL EXCAVATE, VERIFY AND CALCULATE ALL POINTS OF CONNECTION AND ALL UTILITY CROSSINGS AND INFORM THE ENGINEER AND THE OWNER/DEVELOPER OF ANY CONFLICT OR REQUIRED DEVIATIONS FROM THE PLAN. NOTIFICATION SHALL BE MADE A MINIMUM OF 72 HOURS PRIOR TO CONSTRUCTION. THE ENGINEER AND ITS CLIENTS SHALL BE HELD HARMLESS IN THE EVENT THAT THE CONTRACTOR FAILS TO MAKE SUCH NOTIFICATION. THE MUNICIPALITY SHALL BE NOTIFIED OF ANY AND ALL CHANGES TO THE DESIGN PLANS.
8. CONTRACTOR SHALL COMPLY COMPLETELY WITH THE LATEST STANDARDS OF OSHA DIRECTIVES OR ANY OTHER AGENCY HAVING JURISDICTION FOR EXCAVATION AND TRENCHING PROCEDURES. THE CONTRACTOR SHALL USE SUPPORT SYSTEMS, SLOPING, BENCHING AND OTHER MEANS OF PROTECTION. THIS IS TO INCLUDE, BUT NOT LIMITED FOR ACCESS AND EGRESS FROM ALL EXCAVATION AND TRENCHING. CONTRACTOR IS RESPONSIBLE FOR COMPLYING WITH PERFORMANCE CRITERIA AS REQUIRED BY OSHA.
9. CONTRACTOR TO AVOID DISRUPTION OF ANY ADJACENT TENANT'S TRAFFIC OPERATIONS DURING INSTALLATION OF UTILITIES.
10. ALL DIMENSIONS ARE TO CENTERLINE OF PIPE OR CENTER OF MANHOLE UNLESS NOTED OTHERWISE.
11. SEE ARCHITECTURAL AND MEP PLANS FOR EXACT UTILITY CONNECTION LOCATIONS AT BUILDING.
12. LIGHT POLES SHOWN FOR COORDINATION PURPOSES ONLY AND DO NOT REPRESENT ACTUAL SIZE. SEE SITE LIGHTING PLANS BY OTHERS FOR MORE INFORMATION.
13. SEE DETAILS FOR LOCATING STORM STRUCTURES WITHIN THE CURB LINE.
14. STORMWATER FACILITIES MUST BE FUNCTIONAL BEFORE BUILDING CONSTRUCTION BEGINS IF REQUIRED BY AUTHORITY HAVING JURISDICTION.

UTILITY LEGEND

- EX. WATER LINE
- EX. HYDRANT
- EX. WATER VALVE
- EX. WATER VALVE
- EX. SANITARY SEWER LINE
- EX. SANITARY SEWER MANHOLE
- EX. STORM DRAIN LINE
- EX. STORM MANHOLE
- EX. STORM CURB INLET
- EX. STORM INLET ROUND
- EX. FLARED END
- EX. GAS LINE
- EX. GAS METER
- EX. UNDERGROUND ELECTRIC LINE
- EX. LIGHT POLE
- PROPOSED UNDERGROUND ELECTRIC LINE
- GAS LINE (BY GAS COMPANY)
- PROPOSED PHONE LINE
- PROPOSED STORM SEWER LINE
- PROPOSED OPEN LID STORM STRUCTURE (PAVEMENT USE NEENAH R-2540) (GRASS USE NEENAH R-4340-B BEEHIVE)
- PROPOSED CLOSED LID STORM STRUCTURE (PAVEMENT USE NEENAH R-1713) (GRASS USE NEENAH R-1786)
- PROPOSED FLARED END SECTION
- PROPOSED SANITARY SEWER LINE
- PROPOSED SANITARY MANHOLE
- PROPOSED SANITARY BUILDING CONNECTION
- PROPOSED SANITARY CLEANOUT
- PROPOSED WATER LINE
- PROPOSED VALVE VAULT
- PROPOSED FDC
- PROPOSED FIRE HYDRANT
- PROPOSED LIGHT POLE

No.	REVISIONS	DATE	BY

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SCALE: AS NOTED
DESIGNED BY: KCO
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SILVER CROSS HOSPITAL

UTILITY PLAN

SILVER CROSS MEDICAL OFFICE
15505 127TH STREET
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ORIGINAL ISSUE: 03/14/2025
KHA PROJECT NO. 168245002
SHEET NUMBER
C4.0

Drawing name: G:\CIVIL\LIDEV\168245002_JMH_Silver Cross MOB_Lemont_IL\2 Design\CAD\PlanSheets\Preliminary Engineering\C4.0 UTILITY PLAN.dwg C4.0 Mar 14, 2025 11:07am by Kayla.Gauthier
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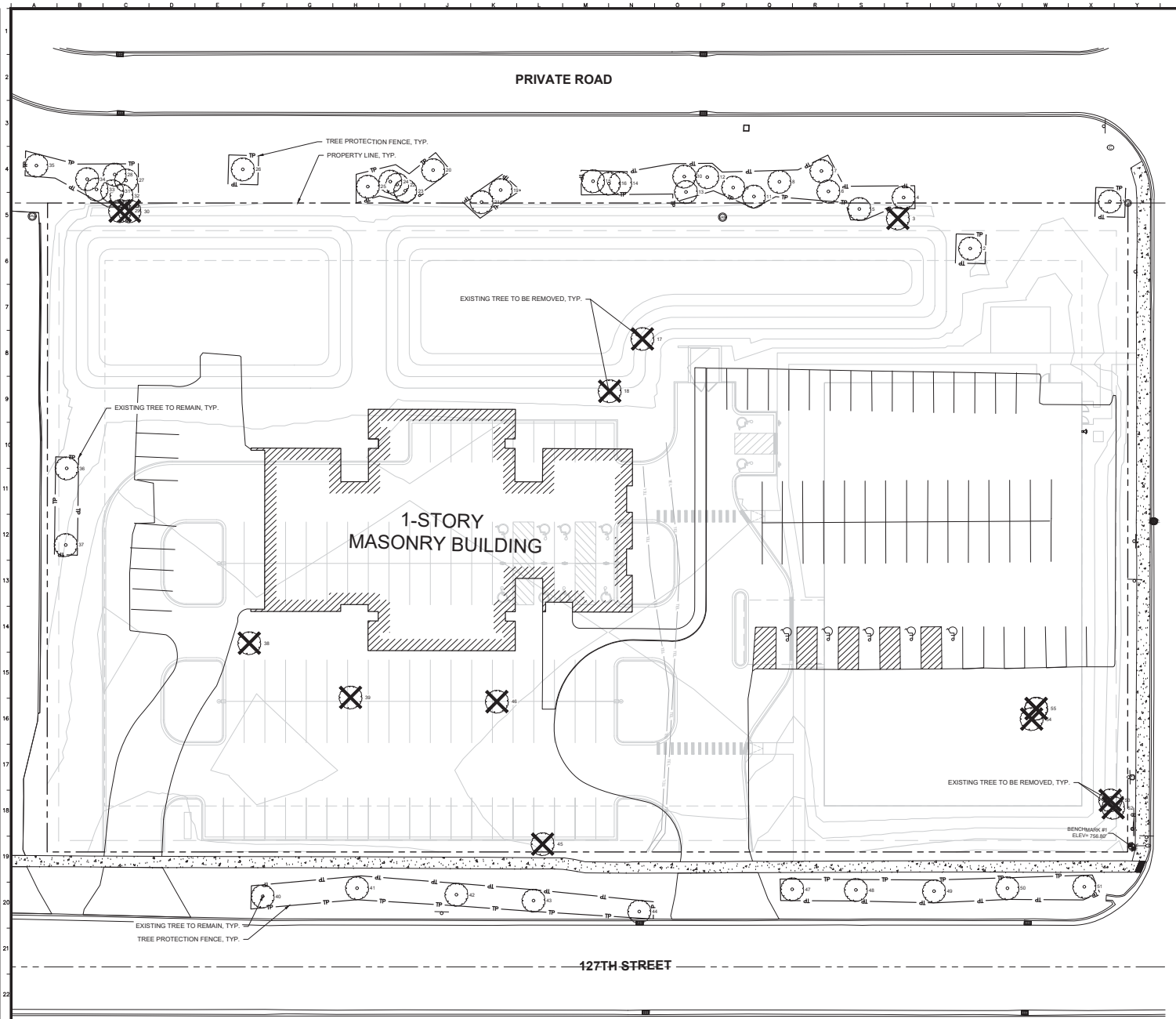

NORTH

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LEGEND

		QTY
#	TREE LOCATION WITH ID	55 TOTAL
	TREE TO BE PRESERVED	42
	TREE TO BE REMOVED	13
TPF	TREE PROTECTION FENCE	

SEE SHEET L0.1 FOR TREE PRESERVATION/ REMOVAL TABLE AND TREE PROTECTION DETAILS.

No.	REVISIONS	DATE	BY

Kimley»Horn
2016 PRAIRIE STONE, SUITE 600
HOFFMAN ESTATES, IL 60169
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SCALE: AS NOTED
DESIGNED BY: HL
DRAWN BY: HL
CHECKED BY: OW

SILVER CROSS HOSPITAL

TREE PRESERVATION & REMOVAL PLAN

SILVER CROSS MEDICAL OFFICE
15505 127TH STREET
LEMONT, IL 60439

ORIGINAL ISSUE: 03/14/2025
KHA PROJECT NO. 168245002
SHEET NUMBER
L0.0

Drawing name: 6:\CHS_LEMONT\168245002_JMH_Silver Cross MOB_Lemont_IN\2 Design\CAD\PlanSheets\Preliminary Engineering\L0.0 TREE PRESERVATION PLAN.dwg L0.0 Mar 14, 2025 11:08am by Kayla.Obudhon
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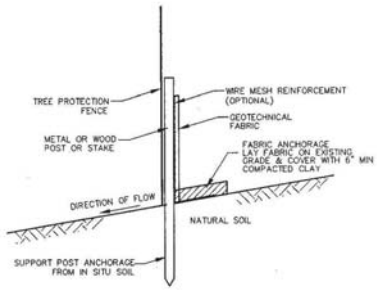
TREE #	SPECIES	LATIN	DBH	CONDITION	STATUS
1	APPLE-CRAB SPP	Malus spp	14	4	PRESERVE
2	OAK-WHITE	Quercus alba	33	1	PRESERVE
3	ELM-AMERICAN	Ulmus americana	22	3	**REMOVE**
4	OAK-PIN	Quercus palustris	17	3	PRESERVE
5	OAK-SWAMP WHITE	Quercus bicolor	13	3	PRESERVE
6	OAK-SWAMP WHITE	Quercus bicolor	16	3	PRESERVE
7	OAK-SWAMP WHITE	Quercus bicolor	6	3	PRESERVE
8	OAK-RED	Quercus rubra	10	2	PRESERVE
9	OAK-RED	Quercus rubra	18	2	PRESERVE
10	OAK-RED	Quercus rubra	14	2	PRESERVE
11	CHERRY-BLACK	Prunus serotina	14	4	PRESERVE
12	OAK-RED	Quercus rubra	16	3	PRESERVE
13	CHERRY-BLACK	Prunus serotina	8	4	PRESERVE
14	CHERRY-BLACK	Prunus serotina	12	3	PRESERVE
15	OAK-RED	Quercus rubra	12	4	PRESERVE
16	OAK-RED	Quercus rubra	11	2	PRESERVE
17	OAK-WHITE	Quercus alba	26	3	**REMOVE**
18	OAK-WHITE	Quercus alba	27	3	**REMOVE**
19	OAK-WHITE	Quercus alba	14	3	PRESERVE
20	OAK-RED	Quercus rubra	20	3	PRESERVE
21	OAK-RED	Quercus rubra	16	3	PRESERVE
22	CHERRY-BLACK	Prunus serotina	16	3	PRESERVE
23	OAK-RED	Quercus rubra	19	3	PRESERVE
24	OAK-RED	Quercus rubra	7	3	PRESERVE
25	OAK-RED	Quercus rubra	22	3	PRESERVE
26	OAK-RED	Quercus rubra	24	2	PRESERVE
27	OAK-RED	Quercus rubra	14	2	PRESERVE
28	POPLAR-WHITE	Populus alba	15	2	PRESERVE
29	CHERRY-BLACK	Prunus serotina	11	2	**REMOVE**
30	MULBERRY-SPP	Morus spp	10	4	**REMOVE**
31	HICKORY-SHAGBARK	Carya ovata	10	2	PRESERVE
32	CHERRY-SPP	Prunus spp	12	5	PRESERVE
33	HICKORY-SHAGBARK	Carya ovata	16	2	PRESERVE
34	OAK-RED	Quercus rubra	16	3	PRESERVE
35	MULBERRY-SPP	Morus spp	14	4	PRESERVE
36	OAK-WHITE	Quercus alba	25	3	PRESERVE
37	OAK-WHITE	Quercus alba	27	3	PRESERVE
38	SERVICEBERRY-SPP	Amelanchier spp	18	3	**REMOVE**
39	SERVICEBERRY-SPP	Amelanchier spp	23	4	**REMOVE**
40	ELM-HYBRID	Ulmus x spp	10	3	PRESERVE
41	ELM-HYBRID	Ulmus x spp	10	3	PRESERVE
42	ELM-HYBRID	Ulmus x spp	10	3	PRESERVE
43	ELM-HYBRID	Ulmus x spp	10	3	PRESERVE
44	ELM-HYBRID	Ulmus x spp	10	3	PRESERVE
45	OAK-SWAMP WHITE	Quercus bicolor	20	3	**REMOVE**
46	OAK-WHITE	Quercus alba	31	2	**REMOVE**
47	ELM-HYBRID	Ulmus x spp	7	3	PRESERVE
48	MAPLE-NORWAY	Acer platanoides	7	3	PRESERVE
49	HONEYLOCUST	Gleditsia triacanthos	13	2	PRESERVE
50	MAPLE-NORWAY	Acer platanoides	8	2	PRESERVE
51	ELM-HYBRID	Ulmus x spp	10	3	PRESERVE
52	OAK-SWAMP WHITE	Quercus bicolor	13	3	**REMOVE**
53	OAK-SWAMP WHITE	Quercus bicolor	8	3	**REMOVE**
54	OAK-WHITE	Quercus alba	18	3	**REMOVE**
55	OAK-WHITE	Quercus alba	22	3	**REMOVE**

SEE SHEET EROSION CONTROL PLAN FOR SILT FENCE LAYOUT

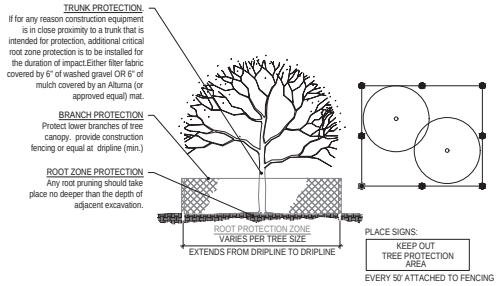


NOTE: DEPENDING UPON CONFIGURATION, ATTACH FABRIC TO WIRE MESH W/ HOG RINGS, STEEL POSTS W/ TIE WIRES, WOOD POSTS W/ NAILS.

NOTE: INSTALL ON UPHILL SIDE OF TREE PROTECTION FENCE

NOTE: TO BE USED IN AREAS THAT ARE ADJACENT TO TREE PROTECTION ZONES

1 SILT FENCE (CRITICAL ROOT ZONES) TYPE B



TREE PROTECTION NOTES

1. TREE PROTECTION FENCING IS TO BE INSTALLED PRIOR TO ANY DEMOLITION ACTIVITIES. WHERE POSSIBLE TREE PROTECTION FENCING SHOULD BE CONTIGUOUS TO CREATE AN ENVELOPE TO MINIMIZE THE POSSIBILITY OF ROOT ZONE IMPACT OR INTRUSION INTO PRESERVATION AREAS.
2. NO MATERIALS ARE TO BE STORED IN THE TREE PROTECTION AREA, NO CONSTRUCTION ACCESS SHOULD TAKE PLACE WITHIN THE TREE PROTECTION AREA UNLESS PRIOR APPROVAL IS GRANTED BY THE VILLAGE. NO PARKING SHOULD TAKE PLACE IN TREE PROTECTION AREAS.
3. ALL TREES TO BE PROTECTED AND PRESERVED SHALL BE PER DETAIL. GROUPING OF MORE THAN ONE TREE MAY OCCUR.
2. TREES TO BE PROTECTED AND PRESERVED SHALL BE IDENTIFIED ON THE TRUNK WITH WHITE SURVEY TAPE.
3. TO PREVENT ROOT SMOTHERING, SOIL STOCKPILES, SUPPLIES, EQUIPMENT OR ANY OTHER MATERIAL SHALL NOT BE PLACED OR STORED WITHIN THE DRIP LINE OR WITHIN 15 FEET OF A TREE TRUNK, WHICHEVER IS GREATER.
4. TREE ROOTS SHALL NOT BE CUT UNLESS CUTTING IS UNAVOIDABLE.
6. WHEN ROOT CUTTING IS UNAVOIDABLE, A CLEAN SHARP CUT SHALL BE MADE TO AVOID SHREDDING OR SMASHING. ROOT CUTS SHOULD BE MADE BACK TO A LATERAL ROOT. WHENEVER POSSIBLE, ROOTS SHOULD BE CUT BETWEEN LATE FALL AND BUD OPENING, WHEN ROOT ENERGY SUPPLIES ARE HIGH AND CONDITIONS ARE LEAST FAVORABLE FOR DISEASE CAUSING AGENTS. EXPOSED ROOTS SHALL BE COVERED IMMEDIATELY TO PREVENT DEHYDRATION. ROOTS SHALL BE COVERED WITH SOIL OR BURLAP AND KEPT MOIST.
7. WATERING OF PROTECTED TREES IN WHICH ROOTS WERE CUT SHALL BE PROVIDED BY THE CONTRACTOR.
8. AUGER TUNNELING RATHER THAN TRENCHING SHOULD BE USED FOR UTILITY PLACEMENT WITHIN DRIP LINE.
9. FENCING MATERIAL SHALL ENCIRCLE ANY TREE OR SHRUB WHOSE OUTER DRIP LINE EDGE IS WITHIN 20 FEET OF ANY CONSTRUCTION ACTIVITIES.
10. FENCING MATERIAL SHALL BE BRIGHT, CONTRASTING COLOR, DURABLE, AND A MINIMUM OF FOUR FEET IN HEIGHT.
11. FENCING MATERIAL SHALL BE SET AT THE LIMITS OF CONSTRUCTION TO MAXIMIZE CRITICAL ROOT ZONE.
12. ANY GRADE CHANGES (SUCH AS THE REMOVAL OF TOPSOIL OR ADDITION OF FILL MATERIAL) WITHIN THE LIMITS OF CONSTRUCTION SHOULD BE AVOIDED FOR EXISTING TREES TO REMAIN. RETAINING WALLS AND TREE WELLS ARE ACCEPTABLE ONLY WHEN CONSTRUCTED PRIOR TO GRADE CHANGE.
13. REFER TO PLANS FOR FENCE STAKING LOCATIONS.

2 TREE PROTECTION

NTS

No.	REVISIONS	DATE	BY

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DRAWN BY: ALG
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SILVER CROSS HOSPITAL

TREE PRESERVATION & REMOVAL PLAN

SILVER CROSS MEDICAL OFFICE
15505 127TH STREET
LEMONT, IL 60439

ORIGINAL ISSUE: 03/14/2025
KHA PROJECT NO. 168245002
SHEET NUMBER
L0.1

Drawing name: 6:\CHS_LIDC\168245002_JMH_Silver Cross MOB_Lemont_LN\2 Design\CAD\PlanSheets\Preliminary Engineering\L0.0 TREE PRESERVATION PLAN.dwg L0.1 Mar 14, 2025 11:09am by Kayla.Gladhart
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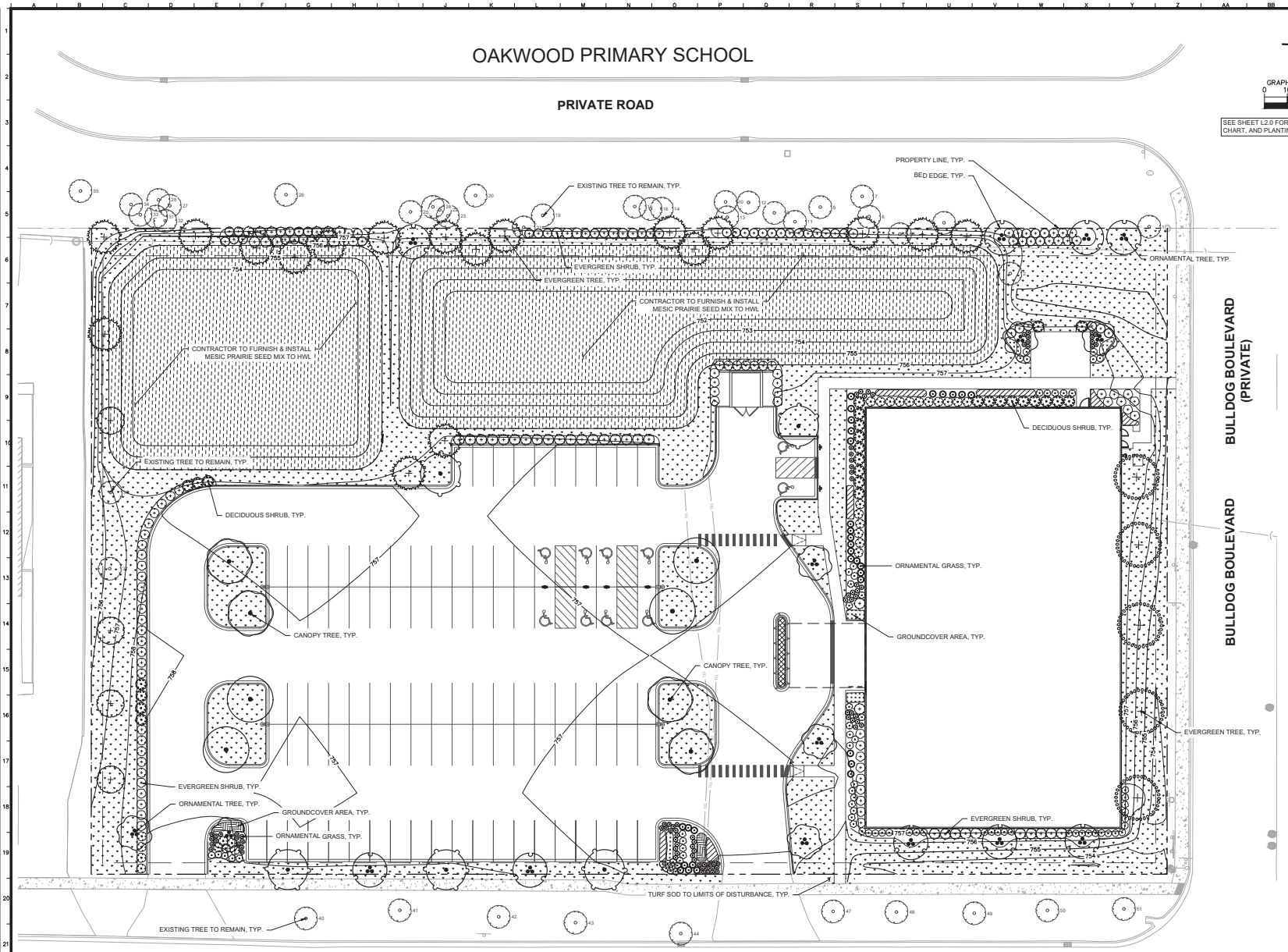

Drawing name: 6:\CHS_LIEN\168245002_JMH_Silver Cross MOB_Lemont_MN\2 Design\CAD\PlanSheets\Preliminary Engineering\L1.0 LANDSCAPE PLAN.dwg L1.0 Mar 14, 2025 11:08am by Kayla.Gladman
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DESIGNED BY: HL
DRAWN BY: HL
CHECKED BY: OW

SILVER CROSS HOSPITAL

LANDSCAPE PLAN

SILVER CROSS MEDICAL OFFICE

15505 127TH STREET
LEMONT, IL 60439

ORIGINAL ISSUE: 03/14/2025
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PLANT SCHEDULE

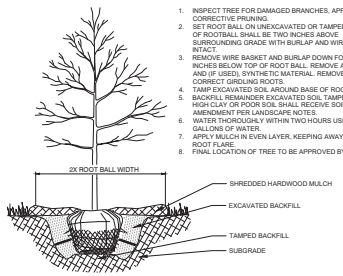
SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME
TREES			
	AN	5	ACER X FREEMANII 'AUTUMN BLAZE' / AUTUMN BLAZE MAPLE
	CE	9	CERCIS CANADENSIS / EASTERN REDBUD MULTI-TRUNK
	LT	4	LIRIODENDRON TULIPIFERA / TULIP TREE
	MP	7	MALUS X 'PRAIRIFIRE' / PRAIRIFIRE CRABAPPLE
	PM	4	PLATANUS X ACERIFOLIA 'MORTON CIRCLE' / EXCLAMATION!™ LONDON PLANE TREE
EVERGREEN TREES			
	JE	18	JUNIPERUS VIRGINIANA / EASTERN RED CEDAR
	PA	5	PICEA ABIES / NORWAY SPRUCE
	TO	4	THUJA OCCIDENTALIS / AMERICAN ARBORVITAE
SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME
SHRUBS			
	AI	35	AMSONIA HUBRICHTII / NARROW LEAF BLUE STAR
	AY	26	ARONIA MELANOCARPA 'IROQUOIS BEAUTY' TM / IROQUOIS BEAUTY BLACK CHOKEBERRY
	AL	34	ARONIA MELANOCARPA 'UCONNAM165' / LOW SCAPE MOUND® BLACK CHOKEBERRY
	KX	11	DIERVILLA X 'BOKOFIRE' / FIREFLY® DIERVILLA
	HI	32	HYDRANGEA ARBORESCENS 'NCHA5' / INVINCIBELLE® WEE WHITE HYDRANGEA
	VR	27	VIBURNUM DENTATUM 'RALPH SENIOR' / AUTUMN JAZZ ARROWWOOD VIBURNUM
EVERGREEN SHRUBS			
	JP	47	JUNIPERUS CHINENSIS 'KALLAYS COMPACT' / KALLAY COMPACT PFITZER JUNIPER
	JF	48	JUNIPERUS CHINENSIS 'SEA GREEN' / SEA GREEN JUNIPER
	PC	37	PINUS MUGO 'COMPACTA' / DWARF MUGO PINE
	TF	40	TAXUS X MEDIA 'FAIRVIEW' / FAIRVIEW ANGLO-JAPANESE YEW
ORNAMENTAL GRASSES			
	FF	52	FESTUCA X 'COOL AS ICE' / COOL AS ICE BLUE FESCUE
	PS2	31	PANICUM VIRGATUM 'APACHE ROSE' / APACHE ROSE PRAIRIE WINDS® SWITCH GRASS
SHRUB AREAS			
	CS	25	COREOPSIS X 'STARLIGHT' / STARLIGHT LI'L BANG™ TICKSEED
	DW	24	DIANTHUS X 'PAINT THE TOWN MAGENTA' / PAINT THE TOWN MAGENTA DIANTHUS
	EA	70	ECHINACEA X 'ALL THAT JAZZ' / CONEFLOWER
	IH	318	ISOTOMA FLUVIATILIS 'ALBA' / WHITE STAR CREEPER
SYMBOL	CODE		BOTANICAL / COMMON NAME
GROUND COVERS			
	PMP		PIZZO NATIVE MESIC PRAIRIE SEED MIX* / *OR APPROVED EQUAL
	TS		TURF SOD

LEMONT, IL - LANDSCAPE REQUIREMENTS

ORDINANCE	REQUIRED	PROPOSED
17.20.060 LANDSCAPE STANDARDS FOR TRANSITION YARDS		
TRANISTION YARDS ARE REQUIRED WHERE B-ZONED LOTS ABUT RESIDENTIALLY ZONED LOTS (17.07). FOR THE ENTIRE LENGTH OF REQUIRED TRANSITION YARD, ONE OF THE FOLLOWING SHALL BE PROVIDED: -A WOOD FENCE WITH A MIN. 95% OPACITY AT A HT. OF 5 LF PLUS AT LEAST 2 PLANT UNITS PER 100LF OF TRANSITION YARD. -AN EARTHEN BERM AT LEAST 3 LF IN HT. PLUS AT LEAST ONE PLANT UNIT PER 100LF OF TRANSITION YARD. -FOUR PLANT UNITS PER 100LF OF TRANSITION YARD PLUS 2 EVERGREEN TREES PER 100LF OF TRANSITION YARD.	PROJECT PARCEL ABUTS R-4 DISTRICT ALONG NORTH PROPERTY LINE: 470.07 LF 470 LF / 100 LF = 4.7 4.7 * 2 EVERGREEN TREES = 9.4 ADDITIONAL EVERGREEN TREES 4.7 * 4 PLANT UNITS = 18.8 PLANT UNITS REQUIRED 18.8(.5 CANOPY TREES) = 9.4 CANOPY TREES REQUIRED 18.8 (1 EVERGREEN TREE) = 18.8 + 9.4 = 28.2 EVERGREEN TREES REQUIRED 18.8 (1.5 ORNAMENTAL TREES) = 28.2 ORNAMENTAL TREES REQUIRED 18.8 (6 SHRUBS OR GRASSES) = 112.8 SHRUBS OR ORNAMENTAL GRASSES REQUIRED	**29 CANOPY EXISTING TO BE PROTECTED IN PLACE, CANOPY CREDIT SUBSTITUTED AS APPLICABLE;** **0 PROPOSED CANOPY TREES (+CREDIT 9)** **16 PROPOSED EVERGREENS (+CANOPY CREDIT 6)** **4 PROPOSED ORNAMENTALS (+CANOPY CREDIT 8)** **77 PROPOSED SHRUBS/GRASSES (+CANOPY CREDIT 6)**
17.20.070 LANDSCAPE STANDARDS FOR PARKING LOTS		
THE EXTERIOR OF PARKING LOTS SHALL BE LANDSCAPED WITH AT LEAST THREE PLANT UNITS PER 100 LINEAR FEET OF DISTANCE SURROUNDING THE PARKING AREA.	351 L.F. OF PARKING AREA PERIMETER / 100 L.F. = 3.51 3.51 (3 PLANT UNITS) = 10.53 PLANT UNITS 11 PLANT UNITS REQUIRED SURROUNDING PARKING AREA 11(.5 CANOPY TREES) = 5.5 CANOPY TREES REQUIRED 11 (1 EVERGREEN TREE) = 11 EVERGREEN TREES REQUIRED 11 (1.5 ORNAMENTAL TREES) = 16.5 ORNAMENTAL TREES REQUIRED 11(6 SHRUBS OR GRASSES) = 66 SHRUBS OR ORNAMENTAL GRASSES REQUIRED	**6 CANOPY TREES** **11 EVERGREEN TREES** **17 ORNAMENTAL TREES** **66 SHRUBS**
LANDSCAPED AREAS TOTALING AT LEAST 35 SQFT PER PARKING STALL SHALL BE PROVIDED ON THE INTERIOR OF THE PARKING LOT. AT LEAST ONE CANOPY TREE SHALL BE INSTALLED IN EACH REQUIRED LANDSCAPED ISLAND	104 PARKING STALLS PROPOSED ON SITE 104 * 35 SQFT = 3640 SQFT OF LANDSCAPED AREA REQUIRED INTERIOR TO THE PARKING LOT 10 ISLANDS TOTAL INTERIOR TO PARKING LOT	**5,318 SQFT OF LANDSCAPE AREA PROPOSED INTERIOR TO PARKING LOT** **10 CANOPY TREES PROPOSED INTERIOR TO PARKING LOT**

NOTES:

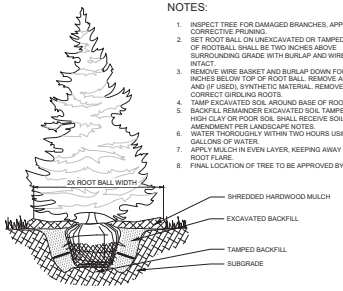
1. INSPECT TREE FOR DAMAGED BRANCHES, APPLY CORRECTIVE PRUNING.
2. SET ROOT BALL ON UNEXCAVATED OR TAMPED SOIL. TOP OF ROOTBALL SHALL BE TWO INCHES ABOVE SURROUNDING GRADE WITH BURLAP AND WIRE BASKET INTACT.
3. REMOVE WIRE BASKET AND BURLAP DOWN FOUR TO SIX INCHES BELOW TOP OF ROOT BALL. REMOVE ALL TWINE AND (IF USED), SYNTHETIC MATERIAL. REMOVE OR CORRECT GIRDLING ROOTS.
4. TAMP EXCAVATED SOIL AROUND BASE OF ROOTBALL.
5. BACKFILL REMAINDER EXCAVATED SOIL TAMPED LIGHTLY. HIGH CLAY OR POOR SOIL SHALL RECEIVE SOIL AMENDMENT PER LANDSCAPE NOTES.
6. WATER THOROUGHLY WITHIN TWO HOURS USING 10 TO 15 GALLONS OF WATER.
7. APPLY MULCH IN EVEN LAYER, KEEPING AWAY FROM ROOT FLARE.
8. FINAL LOCATION OF TREE TO BE APPROVED BY OWNER.



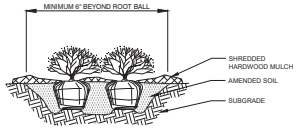
1 TREE PLANTING — NTS

NOTES:

1. INSPECT TREE FOR DAMAGED BRANCHES, APPLY CORRECTIVE PRUNING.
2. SET ROOT BALL ON UNEXCAVATED OR TAMPED SOIL. TOP OF ROOTBALL SHALL BE TWO INCHES ABOVE SURROUNDING GRADE WITH BURLAP AND WIRE BASKET INTACT.
3. REMOVE WIRE BASKET AND BURLAP DOWN FOUR TO SIX INCHES BELOW TOP OF ROOT BALL. REMOVE ALL TWINE AND (IF USED), SYNTHETIC MATERIAL. REMOVE OR CORRECT GIRDLING ROOTS.
4. TAMP EXCAVATED SOIL AROUND BASE OF ROOTBALL.
5. BACKFILL REMAINDER EXCAVATED SOIL TAMPED LIGHTLY. HIGH CLAY OR POOR SOIL SHALL RECEIVE SOIL AMENDMENT PER LANDSCAPE NOTES.
6. WATER THOROUGHLY WITHIN TWO HOURS USING 10 TO 15 GALLONS OF WATER.
7. APPLY MULCH IN EVEN LAYER, KEEPING AWAY FROM ROOT FLARE.
8. FINAL LOCATION OF TREE TO BE APPROVED BY OWNER.



2 EVERGREEN TREE PLANTING — NTS



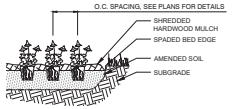
NOTES:

1. APPLY CORRECTIVE PRUNING.
2. SET ROOT BALL OR CONTAINER ON UNEXCAVATED OR TAMPED SOIL. TOP OF ROOTBALL (CONTAINER) SHALL BE ONE INCH ABOVE SURROUNDING GRADE. FOR LARGER SHRUBS WITHIN PLANTING BED DIG A DEEPER PIT ONLY FOR THOSE SHRUBS.
3. REMOVE BURLAP FROM TOP HALF THE LENGTH OF ROOTBALL. TWINE AND (IF USED) SYNTHETIC MATERIAL SHALL BE REMOVED FROM PLANTING BED. FOR CONTAINER GROWN SHRUBS, REMOVE CONTAINER AND LOOSEN ROOTS PRIOR TO INSTALLATION.
4. REMOVE OR CORRECT GIRDLING ROOTS.
5. PLUMB AND BACKFILL WITH AMENDED SOIL PER LANDSCAPE NOTES. WATER THOROUGHLY WITHIN TWO HOURS.
6. APPLY MULCH IN EVEN LAYER, KEEPING AWAY FROM ROOT FLARE. MULCH LIMITS FOR SHRUBS EXTEND TO ALL LIMITS OF PLANTING BED, SEE PLANS FOR BED LAYOUTS.

3 SHRUB PLANTING — NTS

NOTES:

1. EXCAVATE PLANTING BED.
2. BED HEIGHT IS TO BE 2" ABOVE FINISH GRADE AND WELL DRAINED.
3. REMOVE CONTAINER, SCORE SOIL MASS TO REDIRECT AND PREVENT CIRCLING ROOTS. CORRECT GIRDLING ROOTS.
2. PLANT MATERIAL SHALL BE LAID OUT BY FOLLOWING THE BED EDGE, WORKING TOWARDS THE CENTER OF THE BED USING TRIANGULAR (STAGGERED) SPACING AS PLAUSIBLE.
3. PLUMB AND BACKFILL WITH PLANTING MIX AS SPECIFIED IN LANDSCAPE NOTES.
4. APPLY MULCH IN EVEN LAYER, KEEPING AWAY FROM ROOT FLARE. MULCH LIMITS FOR PERENNIALS/GROUNDCOVER EXTEND TO ALL LIMITS OF PLANTING BED, SEE PLANS FOR BED LAYOUTS.
5. SPACING TO BE AS SPECIFIED IN THE PLANT LIST. PERENNIALS SHALL BE PLACED WITH THEIR CENTER 24" FROM EDGE OF BED.



SECTION



PLAN VIEW

4 PERENNIAL PLANTING — NTS

LANDSCAPE NOTES

1. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING MATERIALS AND PLANTS SHOWN ON THE LANDSCAPE PLAN. THE CONTRACTOR IS RESPONSIBLE FOR THE COST TO REPAIR UTILITIES, ADJACENT LANDSCAPE, PUBLIC AND PRIVATE PROPERTY THAT IS DAMAGED BY THE CONTRACTOR OR THEIR SUBCONTRACTOR'S OPERATIONS DURING INSTALLATION OR DURING THE SPECIFIED MAINTENANCE PERIOD. CALL FOR UTILITY LOCATIONS PRIOR TO ANY EXCAVATION.
2. THE CONTRACTOR SHALL REPORT ANY DISCREPANCY IN PLAN VS. FIELD CONDITIONS IMMEDIATELY TO THE LANDSCAPE ARCHITECT, PRIOR TO CONTINUING WITH THAT PORTION OF WORK.
3. NO PLANTING WILL BE INSTALLED UNTIL ALL GRADING AND CONSTRUCTION HAS BEEN COMPLETED IN THE IMMEDIATE AREA.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR OF ANY OF THEIR TRENCHES OR EXCAVATIONS THAT SETTLE.
5. ALL PLANTS TO BE SPECIMEN GRADE, WELL BRANCHED, HEALTHY, FULL, PRE-INOCULATED AND FERTILIZED. PLANTS SHALL BE FREE FROM DISEASE, PESTS, WOUNDS, AND SCARS. PLANTS SHALL BE FREE FROM NOTICEABLE GAPS, HOLES, OR DEFORMITIES. PLANTS SHALL BE FREE FROM BROKEN OR DEAD BRANCHES. TRUNKS WILL BE WRAPPED IF NECESSARY TO PREVENT SUN SCALD AND INSECT DAMAGE. THE LANDSCAPE CONTRACTOR SHALL REMOVE THE WRAP AT THE PROPER TIME AS PART OF THIS CONTRACT.
6. THE OWNER'S REPRESENTATIVE MAY REJECT ANY PLANT MATERIALS THAT ARE DISEASED, DEFORMED, OR OTHERWISE NOT EXHIBITING SUPERIOR QUALITY.
7. ALL NURSERY STOCK SHALL BE GUARANTEED, BY THE CONTRACTOR, FOR ONE YEAR FROM DATE OF FINAL INSPECTION. THE GUARANTEE BEGINS ON THE DATE OF THE LANDSCAPE ARCHITECT'S OR OWNERS WRITTEN ACCEPTANCE OF THE INITIAL PLANTING. REPLACEMENT PLANT MATERIAL SHALL HAVE A ONE YEAR GUARANTEE COMMENCING UPON PLANTING.
8. PLANTS TO MEET AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1-2014 OR MOST CURRENT VERSION) REQUIREMENTS FOR SIZE AND TYPE SPECIFIED.
9. PRUNE PLANTS AS NECESSARY- PER STANDARD NURSERY PRACTICE AND TO CORRECT POOR BRANCHING OF EXISTING AND PROPOSED TREES.
10. TOPSOIL SHALL BE PROVIDED AND GRADED BY THE GENERAL CONTRACTOR UP TO 6 INCHES BELOW FINISHED GRADE IN TURF AREAS AND 18 INCHES IN PLANTING AREAS.
11. PLANTING AREA TOPSOIL SHALL BE AMENDED WITH 25% SPHAGNUM PEATMOSS, 5% HUMUS AND 70% PULVERIZED SOIL FOR ALL NON TURF SEED MIX AREAS, SHRUB, ORNAMENTAL GRASS, PERENNIAL AND ANNUAL BEDS.
12. SEED/SOD LIMIT LINES ARE APPROXIMATE. CONTRACTOR SHALL SEED/SOD ALL AREAS WHICH ARE DISTURBED BY GRADING WITH THE SPECIFIED SEED/SOD MIXES.
13. EDGING TO BE A SPADED EDGE UNLESS INDICATED OTHERWISE ON THE PLANS. SPADED EDGE TO PROVIDE V-SHAPED DEPTH AND WIDTH TO CREATE SEPARATION BETWEEN MULCH AND GRASS. A SPADED BED EDGE SHALL SEPARATE MULCH BEDS FROM TURF OR SEEDED AREAS. A SPADED EDGE IS NOT REQUIRED ALONG CURBED EDGES.
14. CONTRACTOR SHALL INSTALL SHREDDED HARDWOOD MULCH AT A 3" DEPTH TO ALL TREES, SHRUB, PERENNIAL, AND GROUNDCOVER AREAS. TREES PLACED IN AREA COVERED BY TURF SHALL RECEIVE A 4 FT WIDE MAXIMUM TREE RING WITH 3" DEPTH SHREDDED HARDWOOD MULCH.
15. INSTALLATION OF TREES WITHIN PARKWAYS SHALL BE COORDINATED IN THE FIELD WITH LOCATIONS OF UNDERGROUND UTILITIES. TREES SHALL NOT BE LOCATED CLOSER THAN 5' FROM UNDERGROUND UTILITY LINES AND NO CLOSER THAN 10' FROM UTILITY STRUCTURES.
16. DO NOT DISTURB THE EXISTING PAVING, LIGHTING, OR LANDSCAPING THAT EXISTS ADJACENT TO THE SITE UNLESS OTHERWISE NOTED ON PLAN.
17. ALL DISTURBED AREAS TO BE SODDED OR SEEDED, UNLESS OTHERWISE NOTED. SOD/SEED SHALL BE LOCAL HARDY TURF GRASS MIX UNLESS, OTHERWISE NOTED.
18. PLANT QUANTITIES SHOWN ARE FOR THE CONVENIENCE OF THE OWNER AND JURISDICTIONAL REVIEW AGENCIES. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL PLANT QUANTITIES AS DRAWN.
19. THE CONTINUED MAINTENANCE OF ALL REQUIRED LANDSCAPING SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE PROPERTY ON WHICH SAID MATERIALS ARE REQUIRED. ALL PLANT MATERIALS REQUIRED BY THIS SECTION SHALL BE MAINTAINED AS LIVING VEGETATION AND SHALL BE PROMPTLY REPLACED IF THE PLANT MATERIAL HAS DIED PRIOR TO FINAL ACCEPTANCE. PLANTING AREAS SHALL BE KEPT FREE OF TRASH, LITTER, AND WEEDS AT ALL TIMES.

No.	REVISIONS	DATE	BY

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SILVER CROSS HOSPITAL

LANDSCAPE NOTES & DETAILS

SILVER CROSS MEDICAL OFFICE
15505 127TH STREET
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L2.0

Drawing name: 6:\CIVIL\LIDOT\168245002_JMH_Silver Cross MOB_Lemont_IN\2 Design\CAD\PlanSheets\Preliminary Engineering\L2.0 LANDSCAPE PLAN.dwg L2.0 Mar 14, 2025 - 11:39am by Kayla.Oldham
This document, together with concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

Attachment 8

Kimley»Horn

MEMORANDUM

To:	David Dastur Jensen & Halstead, Ltd.
From:	Emma Albers, P.E., PTOE Kimley-Horn and Associates, Inc.
Date:	March 7, 2025
Subject:	Interim Construction Conditions Parking Evaluation for Silver Cross Professional Building Lemont, IL

Kimley-Horn and Associates, Inc. (Kimley-Horn) was retained by Jensen & Halstead Ltd. to perform a parking evaluation at the existing Silver Cross Professional Building located at 15505 E 127th Street in Lemont, Illinois. The existing site is planned to be redeveloped with a proposed medical facility, which includes medical office space and an urgent care. During construction of the proposed medical facility, however, the existing medical office building would remain open and operational. To construct the proposed facility, the existing parking lot on the east portion of the site would be demolished. To accommodate existing parking demand on site during the interim construction condition, a temporary parking lot is proposed on the south side of the existing building. The site plan for the interim construction conditions is included as **Attachment A**.

As part of this evaluation, parking occupancy data was collected on site. This data was used to evaluate adequacy of the temporary parking lot proposed on site during construction of the proposed facility. A summary of the data collection, evaluation methodology, and key findings is outlined below.

Existing Parking Demand

Kimley-Horn conducted parking occupancy every half hour at the existing medical office building during a typical weekday (Thursday, February 20, 2025) from 8:00AM to 4:00PM. This time period is reflective of peak operating hours at the existing facility. There are two parking areas on site, one lot located on the west side of the building, generally used by employees, and one lot on the east side of the building, generally used by patients and visitors. Between the two parking lots, a total of 70 spaces are currently provided, including 5 Americans with Disabilities Act (ADA) spaces.

A summary of the observed parking occupancy is provided in **Table 1**. During the count period, the peak occurred at 11:00AM with 22 occupied spaces (31 percent). A copy of the parking count data is provided as **Attachment B**.

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Table 1. Observed Parking Occupancy – Silver Cross Professional Building

Time of Day	Thursday, February 20, 2025	
	Occupied Spaces	Percent Occupied
8:00AM	11	16%
8:30AM	19	27%
9:00AM	17	24%
9:30AM	21	30%
10:00AM	20	29%
10:30AM	19	27%
11:00AM	22	31%
11:30AM	19	27%
12:00PM	18	26%
12:30PM	15	21%
1:00PM	15	21%
1:30PM	15	21%
2:00PM	14	20%
2:30PM	13	19%
3:00PM	16	23%
3:30PM	11	16%
4:00PM	5	7%
Average	16	23%

The Silver Cross Professional Building is approximately 16,050 square feet of gross floor area. Therefore, the peak parking demand ratio is 0.28 spaces per 200 square feet of gross floor area on a typical weekday. As shown on the interim conditions site plan, 44 spaces would be provided in the proposed temporary parking lot, which would result in a parking supply ratio of 0.55 spaces per 200 square feet of gross floor area, which would accommodate the existing parking demand.

Conclusion

Based on a review of parking demand at the existing Silver Cross Professional Building, the peak parking demand is approximately 22 vehicles. During the construction phase, 44 parking spaces would be provided in the temporary parking lot on the south side of the building, which is expected to adequately accommodate the existing parking demand. Spillover of parking to adjacent properties or streets is not anticipated.

Please do not hesitate to contact us with any questions related to the information in this memorandum.

Kimley»Horn

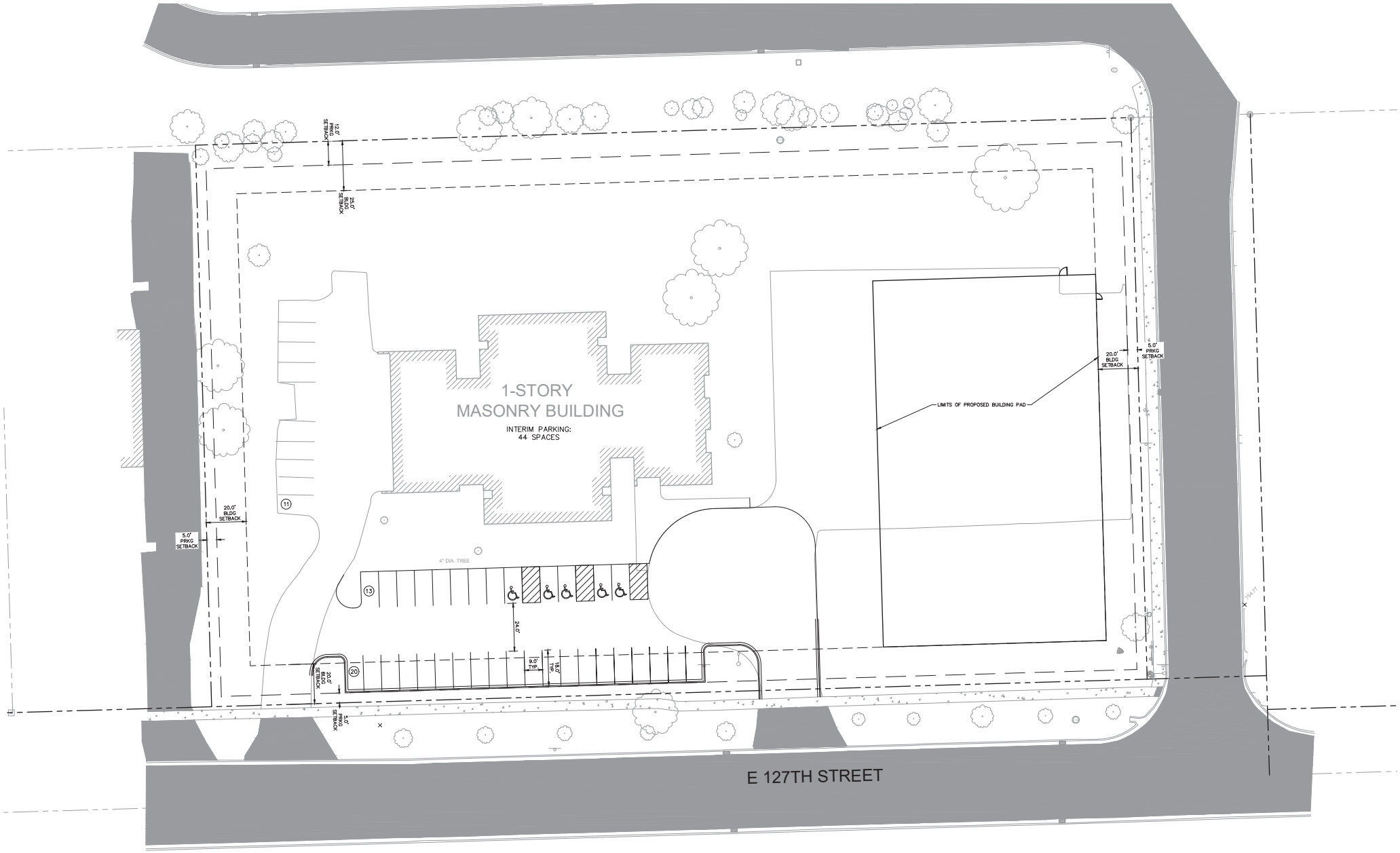
Attachments:

Attachment A: Site Plan
Attachment B: Existing Silver Cross Professional Building Parking Count Data

Kimley»Horn

ATTACHMENT A

Site Plan



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MOB - LEMONT, IL

INTERIM CONDITION

02/12/2025

0 10 20 40 60

NORTH

Kimley»Horn

ATTACHMENT B

Existing Silver Cross Professional Building Parking Count Data

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Silver Cross Medical Group Parking Observations **Date:** 2/20/2025

Location: Lemont, IL **Weather Condition:** Clear

PARKING OCCUPANCY COUNT

TIME	PARKING OCCUPANCY	NOTES
Total Parking Supply	65 Standard 5 ADA	
8:00AM CST	11 Cars	
8:30AM CST	19 Cars	
9:00AM CST	17 Cars	
9:30AM CST	21 Cars	
10:00AM CST	20 Cars	
10:30AM CST	19 Cars	
11:00AM CST	22 Cars	
11:30AM CST	19 Cars	
12:00PM CST	18 Cars	
12:30PM CST	15 Cars	
1:00PM CST	15 Cars	
1:30PM CST	15 Cars	

PARKING OCCUPANCY COUNT

TIME	PARKING OCCUPANCY	NOTES
Total Parking Supply	Standard ADA	
2:00PM CST	14 Cars	
2:30PM CST	13 Cars	
3:00PM CST	16 Cars	
3:30PM CST	11 Cars	
4:00PM CST	5 Cars	

Kimley»Horn

MEMORANDUM

To:	David Dastur Jensen & Halstead, Ltd.
From:	Emma Albers, P.E., PTOE Kimley-Horn and Associates, Inc.
Date:	March 7, 2025
Subject:	Trip Generation Analysis: Proposed Medical Office Building Lemont, IL

Kimley-Horn was retained by Jensen & Halstead Ltd. to prepare trip generation projections for a proposed Silver Cross medical facility located at 15505 E 127th Street in Lemont, Illinois. A copy of the proposed site plan is provided as **Attachment A**.

DEVELOPMENT CHARACTERISTICS

The site is currently developed with an approximately 16,050-square foot medical office building, located near the center of the site, that will be demolished following completion of the proposed medical office building. The two buildings are not intended to operate simultaneously. The proposed facility would be located on the east side of the site and would include approximately 17,380 square feet of medical office space and an approximately 2,641-square foot urgent care facility.

The current site maintains two parking lot areas with driveways provided to each along 127th Street. The proposed development would include a consolidated parking lot west of the proposed building. Access to the site would remain consistent with existing conditions, however, via the two existing full-access driveways on the south side of the site on 127th Street.

TRIP GENERATION

To evaluate the anticipated impacts of the proposed use relative to the existing medical office building, trip generation estimates were developed for the existing and proposed buildings. The Institute of Transportation Engineers (ITE) Trip Generation Manual, 11th Edition is a compilation of traffic count data collected at sites throughout the United States for a range of land uses based on building floor area, unit count, and other relevant variables. Trip generation data for ITE Land Use Code (LUC) 720, Medical-Dental Office Building was used in this evaluation for the existing building. For the proposed facility, the land use code (LUC) for a Medical-Dental Office Building (LUC 720) was used for the medical office space and a Clinic (LUC 630) were used for the urgent care space to provide trip generation rates. Both land use codes use building floor area to calculate trip generation for proposed site. A summary of the ITE data for a Medical-Dental Office Building (LUC 720) and Clinic (LUC 630) is provided in **Table 1**.

Table 1. ITE Trip Generation Data

ITE Land Use	Unit	Daily	Weekday	
			AM Peak Hour	PM Peak Hour
Medical-Dental Office Building (LUC 720)	Per 1,000 sq. ft	T = 42.97X – 108.01 50% in/50% out	Ln(T)= 0.90 Ln(X) +1.34 79% in/21% out	4.07X – 3.17 30% in/70% out
Clinic (LUC 630)	Per 1,000 sq. ft	T = 35.86X + 34.88 50% in/50%out	T = 2.19X + 8.68 81% in/19% out	T = 3.53X +2.98 30% in/70% out

X = 1,000 square feet gross floor area
T = Trips

The subject site is currently developed as a medical office building. Per the rates provided in **Table 1**, trip generation estimates for the proposed development plan and existing building are provided in **Table 2**. The site-generated trips projected during the peak hours were rounded to the nearest multiple of five for the purposes of this analysis, and daily trips were rounded to the nearest multiple of ten.

Table 2. Site-Generated Traffic Projections Comparison[1]

Land Use	Size	Daily	Weekday					
			AM Peak Hour			PM Peak Hour		
			In	Out	Total	In	Out	Total
Proposed Medical-Dental Office Building (LUC 720)	17,380 sq. ft.	640	40	10	50	20	50	70
Proposed Urgent Care (LUC 630)	2,641 sq. ft.	130	10	5	15	5	10	15
New Site Trips		*770*	*50*	*15*	*65*	*25*	*60*	*85*
Existing Medical-Dental Office Building (LUC 720)	16,050 sq. ft.	-580	-35	-10	-45	-20	-45	-65
Net New Trips		+190	+15	+5	+20	+5	+15	+20

[1]Trip generation projections rounded to the nearest five.

As shown in Table 2, the net change in trips from the existing medical office building to the proposed facility is expected to be minimal.

AVERAGE DAILY TRAFFIC (ADT) REVIEW

Trip Distribution

In order to estimate the potential impact of change in daily site-generated traffic on the adjacent roadway network, an estimated trip distribution was developed. The estimated distribution of site-generated traffic on the surrounding roadway network as it approaches and departs the development is a function of several variables, such as the nature of the surrounding land uses, prevailing traffic volumes/patterns, characteristics of the street system, and the ease with which motorists can travel over various sections of that system. The anticipated direction distribution of site-generated trips is outlined in **Table 3**.

Table 3. Estimated Trip Distribution

Traveling to/from:	Distribution
West via 127th Street	45%
East via 127th Street	55%
Total	100%

It was estimated that the traffic generated by this site would divide approximately evenly between the east and west on 127th Street. Annual average daily traffic (AADT) data was obtained from the Illinois Department of Transportation (IDOT) for the surrounding roadway network to determine how much daily traffic would increase with change in site-generated trips. The net new trips from the change in proposed development plan compared to the existing use was used and dispersed among the network based on the estimated trip distribution.

Using this distribution, the estimated daily increase of traffic from change in site-generated trips on the surrounding roadway network can be seen in **Table 4**.

Table 4. Existing and Future AADTs

Roadway Segment	Existing AADT (veh/day)	Net New Site Trips (veh/day)	Build AADT (veh/day)	% Increase
127th Street, east of State Street[1]	11,000	190	11,190	1.7

[1]AADT data from IDOT was obtained from 127th Street. For a more conservative analysis, all site-generated traffic was assumed to come from this roadway.

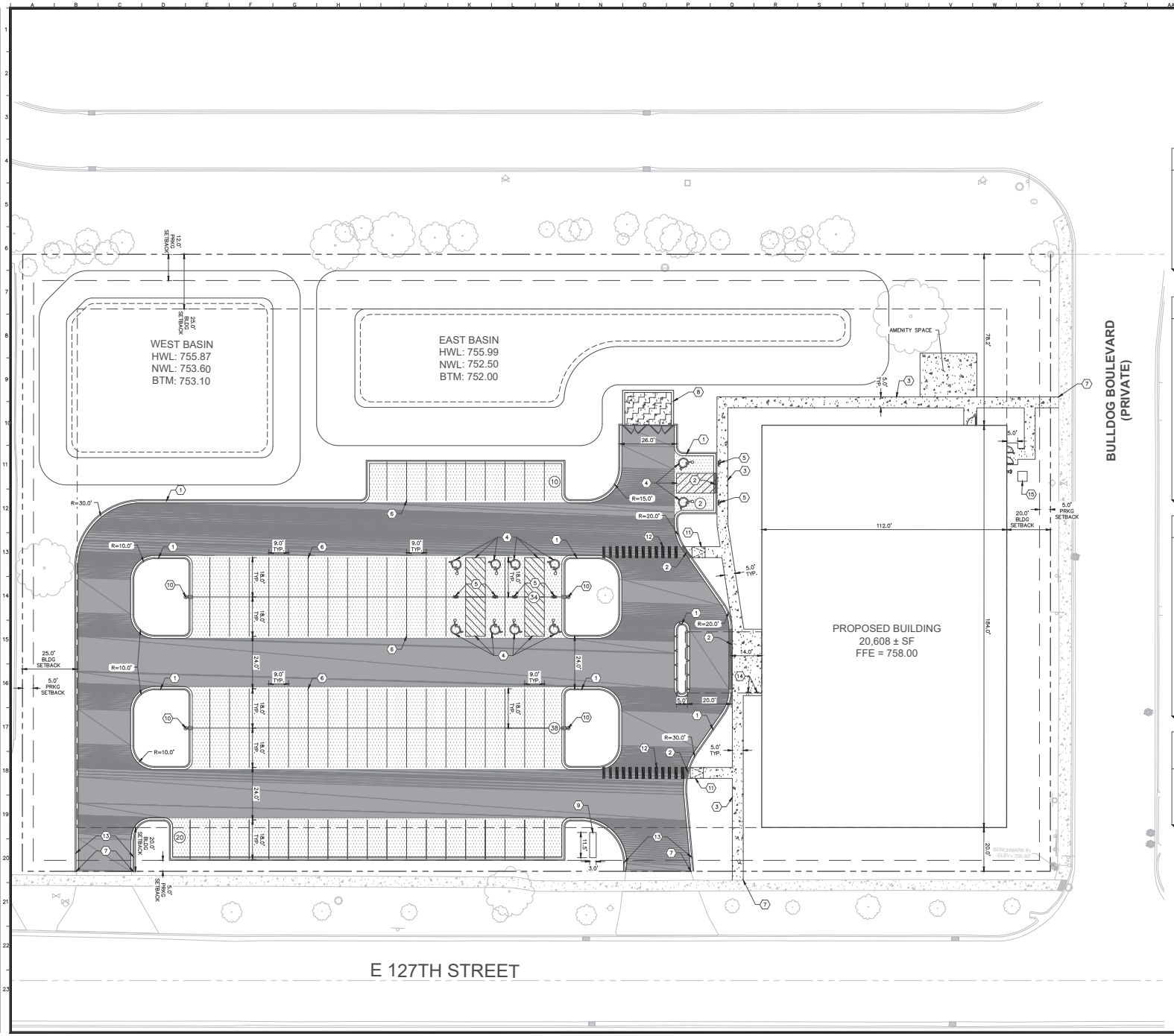
As shown in **Table 4**, the estimated increase to daily traffic on the nearby roadway is approximately 1.7 percent and is not anticipated to materially impact the roadway network. Additionally, 127th Street currently provides a two-way left-turn lane, which is expected to adequately accommodate site-generated traffic.

SUMMARY

Based on Kimley-Horn's review of the site plan, existing roadway network, estimated trip generation, and comparison to the existing development, the proposed medical facility redevelopment is not expected to materially impact the roadway network. The existing access configuration would remain consistent with existing conditions and is expected to adequately accommodate the minimal increase in site-generated traffic projections from the proposed medical facility.

Please do not hesitate to contact us with any questions related to the information in this memorandum.

Attachments: Conceptual Site Plan



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GENERAL NOTES

1. ALL DIMENSIONS REFER TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
2. BUILDING DIMENSIONS ARE TO THE OUTSIDE FACE OF BUILDING UNLESS OTHERWISE NOTED.
3. REFER TO ARCHITECTURAL AND STRUCTURAL PLANS TO VERIFY ALL BUILDING DIMENSIONS.
4. RADII ADJACENT TO PARKING STALL AND NOT DIMENSIONED ON THIS PLAN SHALL BE 3-FEET, TYPICAL.
5. REFER TO PLANS BY OTHERS FOR MONUMENT SIGN DETAILS.
6. ALL PROPOSED ON-SITE STRIPING SHALL BE PAINTED UNLESS OTHERWISE NOTED.

KEY NOTES

1. B6.12 CONCRETE CURB AND GUTTER, TYP. (SEE DETAILS)
2. DEPRESSED CURB AND GUTTER
3. CONCRETE SIDEWALK, TYP. (SEE DETAILS)
4. ACCESSIBLE PAVEMENT MARKINGS, TYP. (SEE DETAILS)
5. ACCESSIBLE PARKING SIGN, TYP. (MUTCD R7-8, SEE DETAILS)
6. 4" WIDE PAINTED SOLID LINE, TYP.
7. CONNECT TO EXISTING PAVEMENT, SIDEWALK, CURB, TYP.
8. TRASH ENCLOSURE (SEE ARCHITECTURAL PLANS FOR DETAILS)
9. MONUMENT SIGN (SEE PLANS BY OTHERS FOR DETAILS)
10. LIGHT POLES SHOWN FOR COORDINATION ONLY (SEE SITE LIGHTING PLANS)
11. ACCESSIBLE RAMP WITH DETECTABLE WARNING
12. CROSSWALK STRIPING
13. 3-FT TRANSITION CURB
14. BIKE RACK
15. GENERATOR

PAVING AND CURB LEGEND

- STANDARD DUTY ASPHALT PAVEMENT
- HEAVY DUTY ASPHALT PAVEMENT
- CONCRETE SIDEWALK
- HEAVY DUTY CONCRETE PAVEMENT
- CONCRETE CURB AND GUTTER
- REVERSE PITCH CONCRETE CURB AND GUTTER
- CONCRETE DEPRESSED CURB AND GUTTER

FINAL CONDITION PARKING SUMMARY

PROPOSED FLOOR AREA:	20,608 SF
PARKING REQUIRED (1 SPACE PER 200 SF)	103 SPACES
STANDARD PARKING PROVIDED:	94 SPACES
ADA PARKING PROVIDED:	10 SPACES
TOTAL PARKING PROVIDED:	104 SPACES

No.	REVISIONS	DATE	BY

Kimley»Horn
2018 PLEASANT HORN AND ASSOCIATES, INC.
4201 WINFIELD ROAD, SUITE 600
WARRENVILLE, IL 60555
PHONE: (630) 487-9500
WWW.KIMLEY-HORN.COM

SCALE: AS NOTED
DESIGNED BY: KCO
DRAWN BY: ALG
CHECKED BY: TRE

SILVER CROSS HOSPITAL

SITE PLAN - FINAL

SILVER CROSS MEDICAL OFFICE
15505 127TH STREET
LEMONT, IL 60439

ORIGINAL ISSUE: 03/14/2025
KHA PROJECT NO. 168245002
SHEET NUMBER
C2.1

Drawing name: G:\CIVIL\LEMONT\168245002_JMH_Silver Cross MOB_Lemont_IL\2 Design\CAD\PlanSheets\Preliminary Engineering\C2.0 SITE PLAN.dwg C2.1 Mar 13, 2025 6:23pm by Adrienne.gerda
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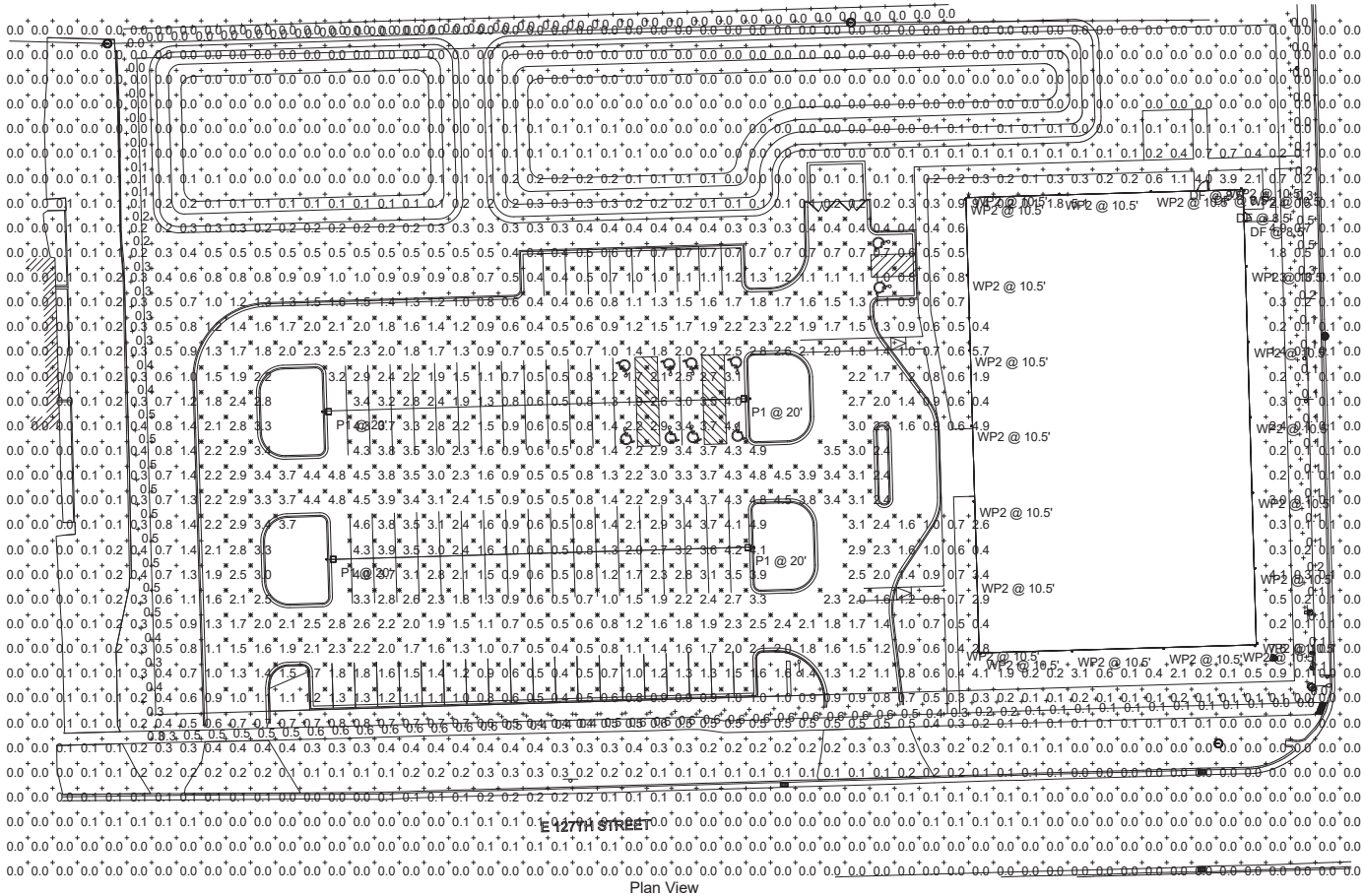
Attachment 9



Plan View

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

Schedule									
Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Number Lamps	Lumens Per Lamp	Light Loss Factor	Wattage
□	P1	4	Lithonia Lighting	DSX1 LED P9 40K 80CRI T5W	D-Series Size 1 Area Luminaire P9 Performance Package 4000K CCT 80 CRI Type 5 Wide	1	33109	0.93	277.07
◯	WP2	22	LUMINIS	SQ502-L2L10-WDD-WDU--40K	Syrios Square 5	1	1687	0.93	25
^ ▯	DF	4	Lithonia Lighting	WPX0 LED ALO-3 40K MVOLT	WPX0 LED, 1200 Lumen setting, 4000K Setting, 120-277V	1	1192	0.93	8.6594

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Complete Site	+	0.3 fc	9.4 fc	0.0 fc	N/A	N/A
Parking Area	X	2.0 fc	4.9 fc	0.4 fc	12.3:1	5.0:1
Property Line	+	0.2 fc	0.6 fc	0.0 fc	N/A	N/A

NOTES:
1. CALCULATION POINT WORK PLANE: GRADE LEVEL
2. FIXTURE MOUNTING HEIGHT: REFER TO FIXTURE LABELS NOTED ON PLAN
3. CALCULATIONS PROVIDED BY KSA ARE NOT A GUARANTEE OF PERFORMANCE. ACTUAL LIGHT LEVELS MAY VARY.**

A HISTORY OF INNOVATION IN ARCHITECTURE

JENSEN & HALSTEAD, LTD.
ARCHITECTURE PLANNING INTERIORS

ARCHITECTURAL CORPORATION
LICENSE NO. 184-000279

820 WEST JACKSON BOULEVARD. SUITE 850
CHICAGO, ILLINOIS 60607

TEL. 312.664.7557 WWW.JANDHLTD.COM

Seal:

Project:
SILVER CROSS HOSPITAL

LEMONT MEDICAL OFFICE BUILDING - SHELL AND CORE

Consultants:

Key Plan:

Issuances:

No.	Date	Description

Sheet Title:
SITE PHOTOMETRIC PLAN

Project No. SLC24253
Date: 02.28.2025
Drawn by: RCS
Checked by: DPM
Approved by: DPM

Sheet Number
EP01
Sheet of 26 Sheets

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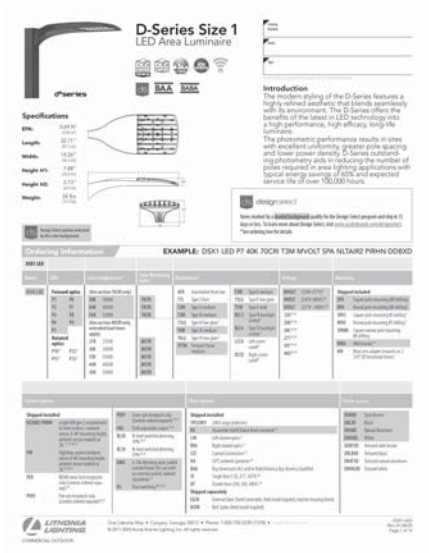

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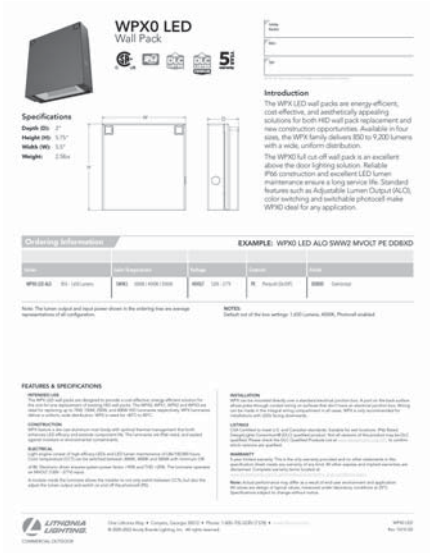

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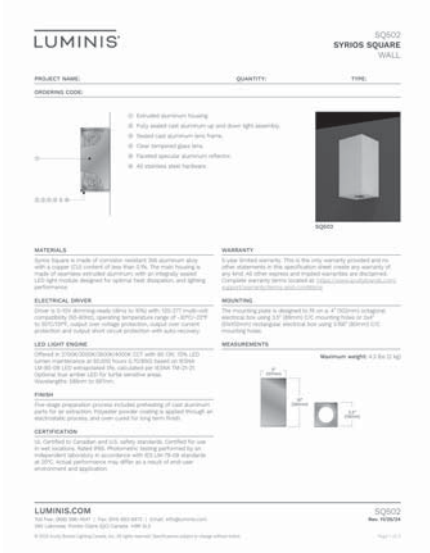

FIXTURE: DF

A HISTORY OF INNOVATION IN ARCHITECTURE

JENSEN & HALSTEAD, LTD.
ARCHITECTURE PLANNING INTERIORS

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LICENSE NO. 184-000279

820 WEST JACKSON BOULEVARD. SUITE 850
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Seal:

Project:
SILVER CROSS HOSPITAL

LEMONT MEDICAL OFFICE BUILDING - SHELL AND CORE

Consultants:

Key Plan:

Issuances:

No.	Date	Description

Sheet Title
PHOTOMETRIC LIGHTING CUT SHEETS

Project No. SLC24253
Date: 02.28.2025
Drawn by: RCS
Checked by: DPM
Approved by: DPM

Sheet Number
EP02
Sheet of 26 Sheets

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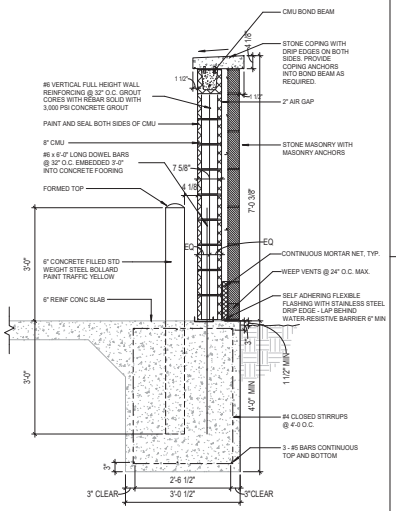
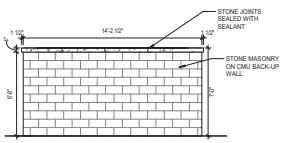
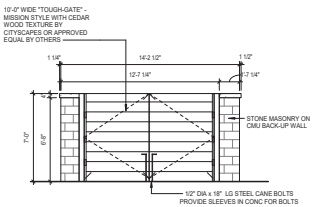
Attachment 10



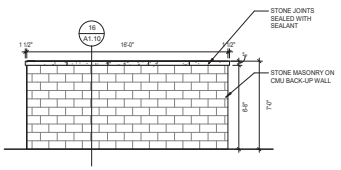
16 TRASH ENCLOSURE - SECTION
3/4" = 1'-0"



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



4 TRASH ENCLOSURE - SOUTH ELEVATION
1/4" = 1'-0"



17 TRASH ENCLOSURE - EAST/WEST ELEVATION
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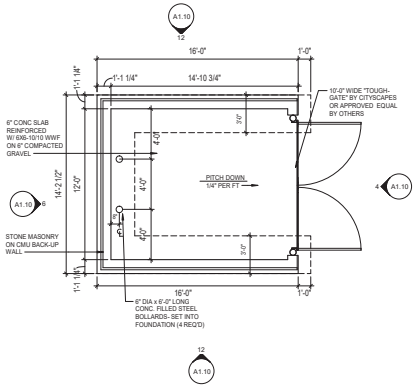
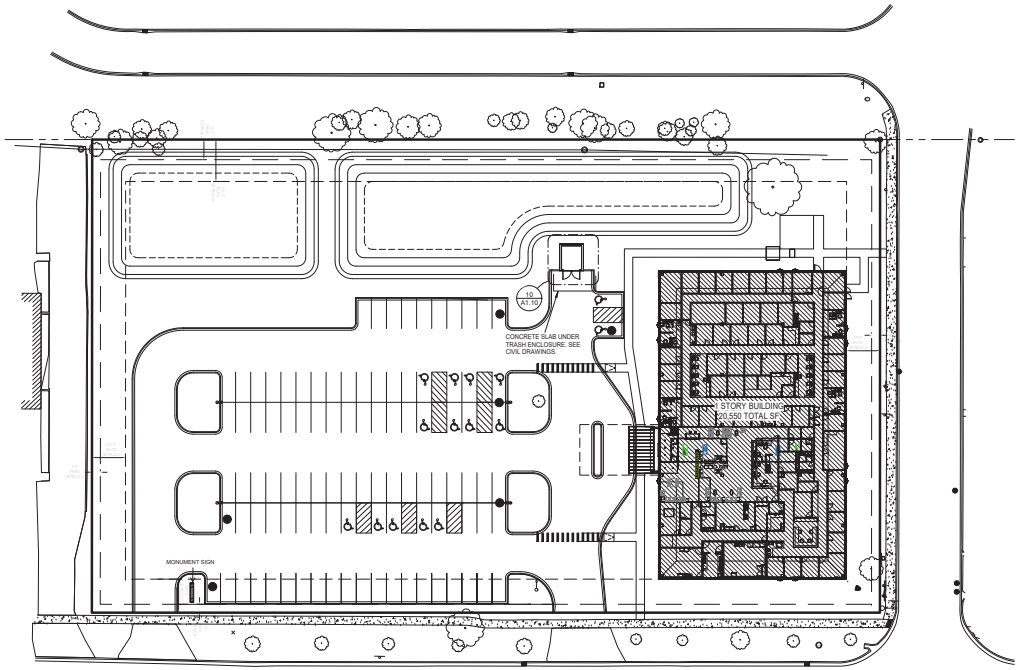


10 TRASH ENCLOSURE ENLARGED PLAN
1/4" = 1'-0"

OAKWOOD PRIMARY SCHOOL



1 SITE PLAN
1" = 30' - 0"

JENSEN & HALSTEAD, LTD.
ARCHITECTURE PLANNING INTERIORS

ARCHITECTURAL CORPORATION
LICENSE NO. 184-000279

820 WEST JACKSON BOULEVARD. SUITE 850
CHICAGO, ILLINOIS 60607

TEL. 312.664.7557 WWW.JANDHLTD.COM

A HISTORY OF INNOVATION IN ARCHITECTURE

Seal:

Project:
SILVER CROSS HOSPITAL

LEMONT MEDICAL OFFICE BUILDING - SHELL AND CORE
15505 E 127TH ST, LEMONT, IL. 60439

PIN NUMBER - 22-29-402-020

Consultants:
PEASE BORSE & ASSOCIATES
18 EXECUTIVE COURT
SOUTH BARRINGTON, IL 60010

TLC ENGINEERING SOLUTIONS
1301 WEST 22ND STREET, SUITE 210 OAK BROOK, IL 60523

Key Plan:

Issuances:

No.	Date	Description
1	03.17.2025	VILLAGE SUBMISSION

Sheet Title:
ARCHITECTURAL SITE PLAN

Project No. SLC24253
Date: 03.17.2025
Drawn by: OH
Checked by: OH
Approved by: DD

Sheet Number
A1.10
Sheet 4 of 0 Sheets

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EXTERIOR BUILDING MATERIALS

ALUMINUM CLADDING SYSTEM
BASIS OF DESIGN:
LONGBOARD
6" WIDE BOARDS
FINISH: DARK CHERRY

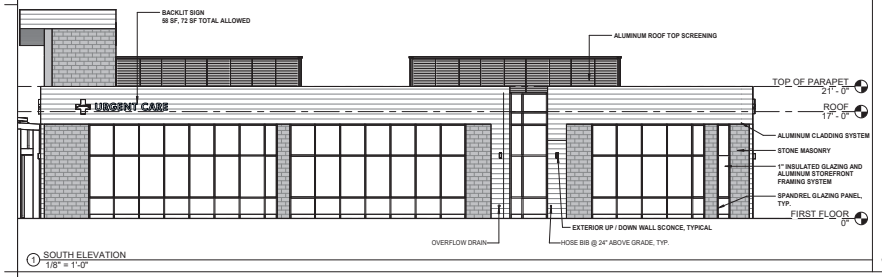
STONE VENEER
BASIS OF DESIGN:
CORDOVA STONE
FINISH: BUFF - GROUND FACE

CURTAIN WALL FRAMING
BASIS OF DESIGN:
OLD CASTLE
RELIANCE - SS - BLACK FINISH

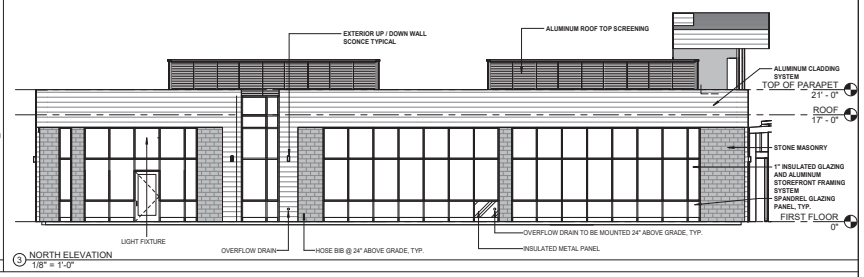
ALUMINUM STOREFRONT
BASIS OF DESIGN:
OLD CASTLE
SERIES 6000 THERMAL MULTIPLANE - BLACK FINISH

ALUMINUM FRAMED CANOPY
BASIS OF DESIGN:
KINGSPAN
U-LITE 4 mm POLYCARBONATE
METAL FRAMING FINISH - BLACK

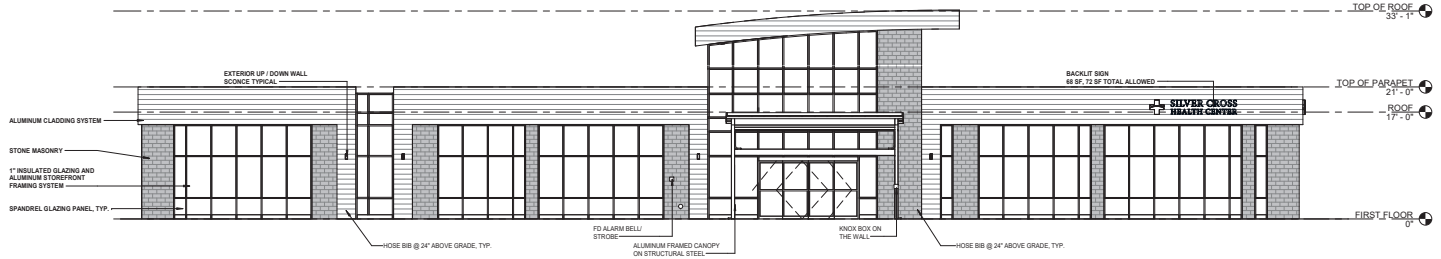
ALUMINUM ROOF TOP SCREENING
BASIS OF DESIGN:
CITYSCAPE
ENVISOR ROOF SCREEN - BLACK FINISH



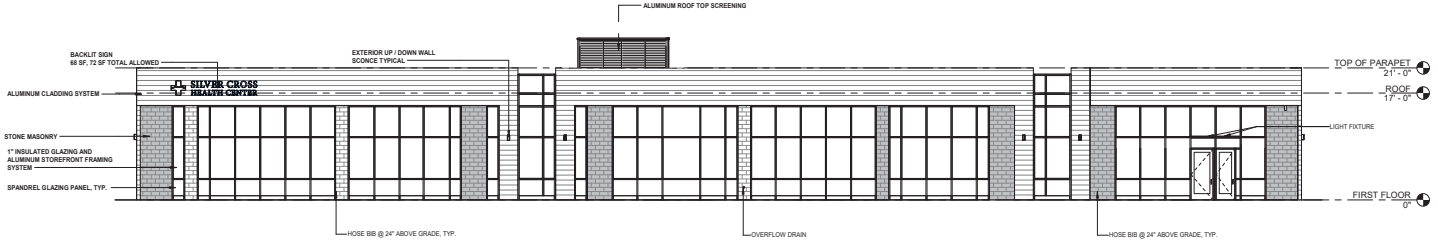
1 SOUTH ELEVATION
1/8" = 1'-0"



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



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



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

A HISTORY OF INNOVATION IN ARCHITECTURE

JENSEN & HALSTEAD, LTD.
ARCHITECTURE PLANNING INTERIORS

ARCHITECTURAL CORPORATION
LICENSE NO. 184-000279

820 WEST JACKSON BOULEVARD. SUITE 850
CHICAGO, ILLINOIS 60607

TEL. 312.664.7557 WWW.JANDHLTD.COM

Seal:

Project:
SILVER CROSS HOSPITAL

LEMONT MEDICAL OFFICE BUILDING - SHELL AND CORE
15505 E 127TH ST, LEMONT, IL. 60439

PIN NUMBER - 22-29-402-020

Consultants:
PEASE BORSE & ASSOCIATES
18 EXECUTIVE COURT
SOUTH BARRINGTON, IL 60010

TLC ENGINEERING SOLUTIONS
1301 WEST 22ND STREET, SUITE 210 OAK BROOK, IL 60523

Key Plan:

Issuances:

No.	Date	Description
1	03.17.2025	VILLAGE SUBMISSION

Sheet Title
BUILDING ELEVATIONS

Project No. SLC24253
Date: 03.17.2025
Drawn by: OH
Checked by: OH
Approved by: DD

Sheet Number
A5.00
Sheet 9 of 0 Sheets

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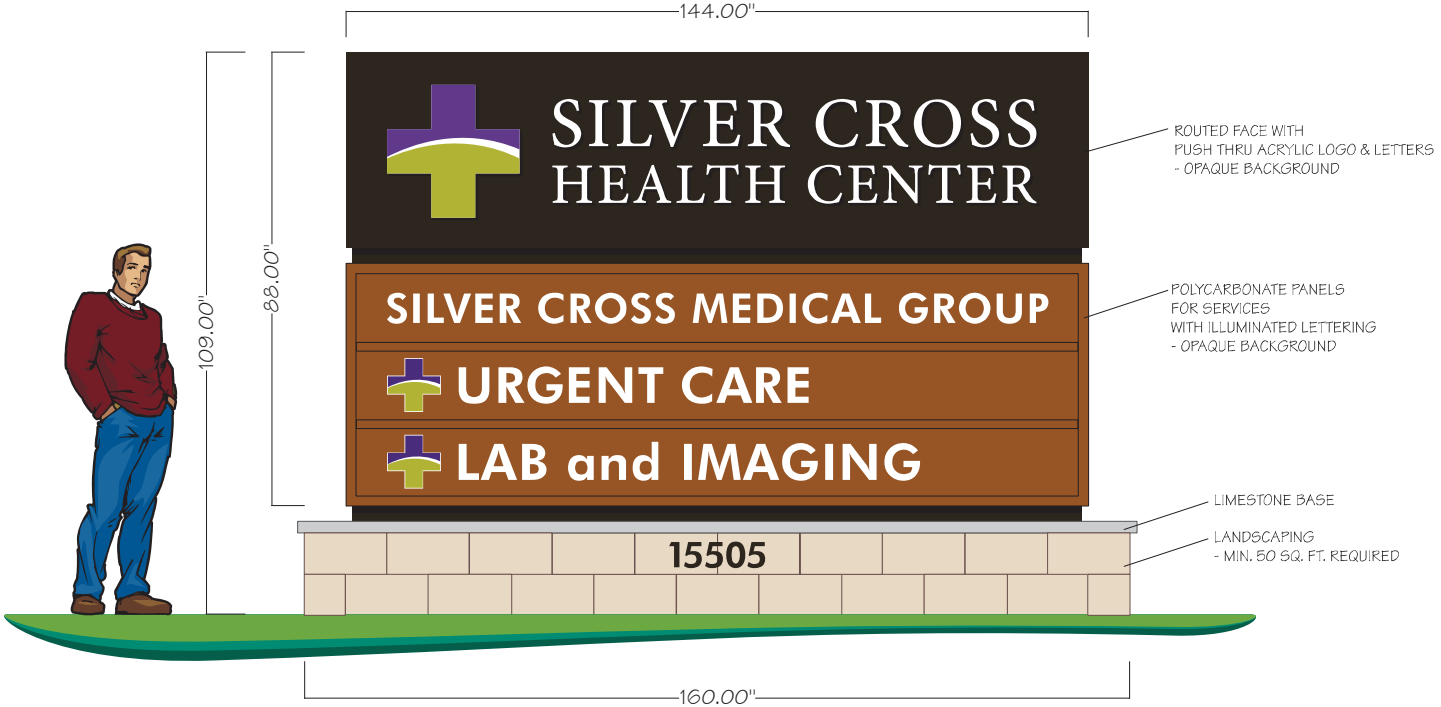
Attachment 11



SIGN (A) DOUBLE SIDED ILLUMINATED MONUMENT SIGN

- 88 SQUARE FEET (88" X 144")
- INTERNAL LED ILLUMINATION
- 4' SET BACK
- 8' SIGHT TRIANGLE

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1925 – 2025

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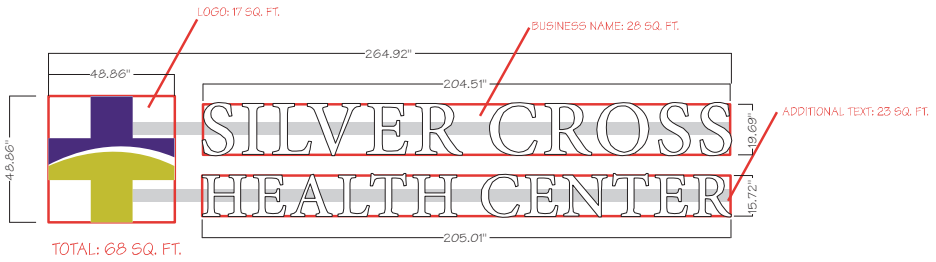
SILVER CROSS HEALTH CENTER, LEMONT
3/17/25 - 1/2"=1'-0"

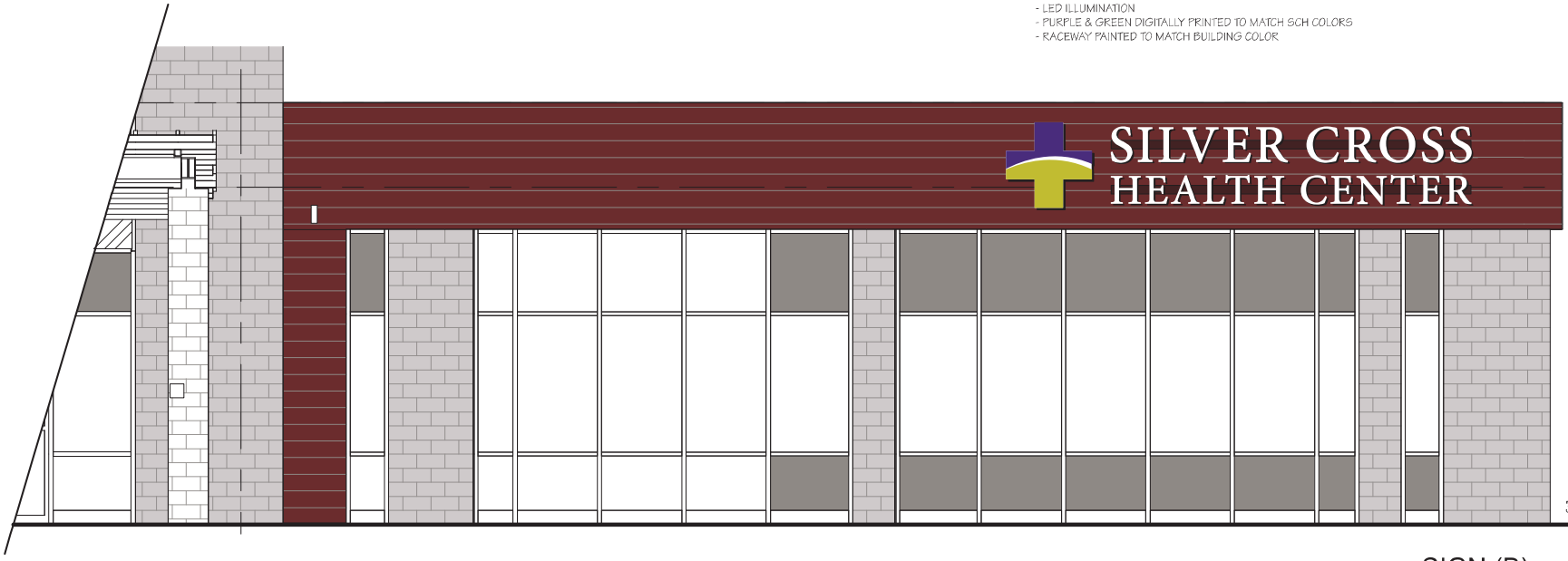


AREA OF SIGN CALCULATION 1/4"=1'-0"



ILLUMINATED CHANNEL LETTERS & LOGO 1/4"=1'-0"

- FACES OF LOGO & LETTERS ARE WHITE ACRYLIC
- WHITE TRIM CAP & WHITE RETURNS
- LED ILLUMINATION
- PURPLE & GREEN DIGITALLY PRINTED TO MATCH SCH COLORS
- RACEWAY PAINTED TO MATCH BUILDING COLOR



3/16"=1'-0"

SIGN (B)
WEST ELEVATION (PARKING LOT/BLDG. ENTRANCE)

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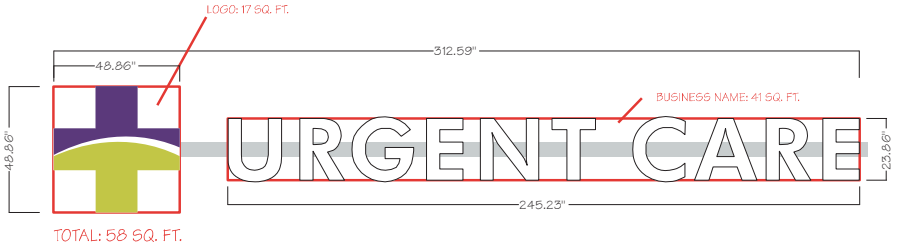
SILVER CROSS HEALTH CENTER, LEMONT
3/14/25

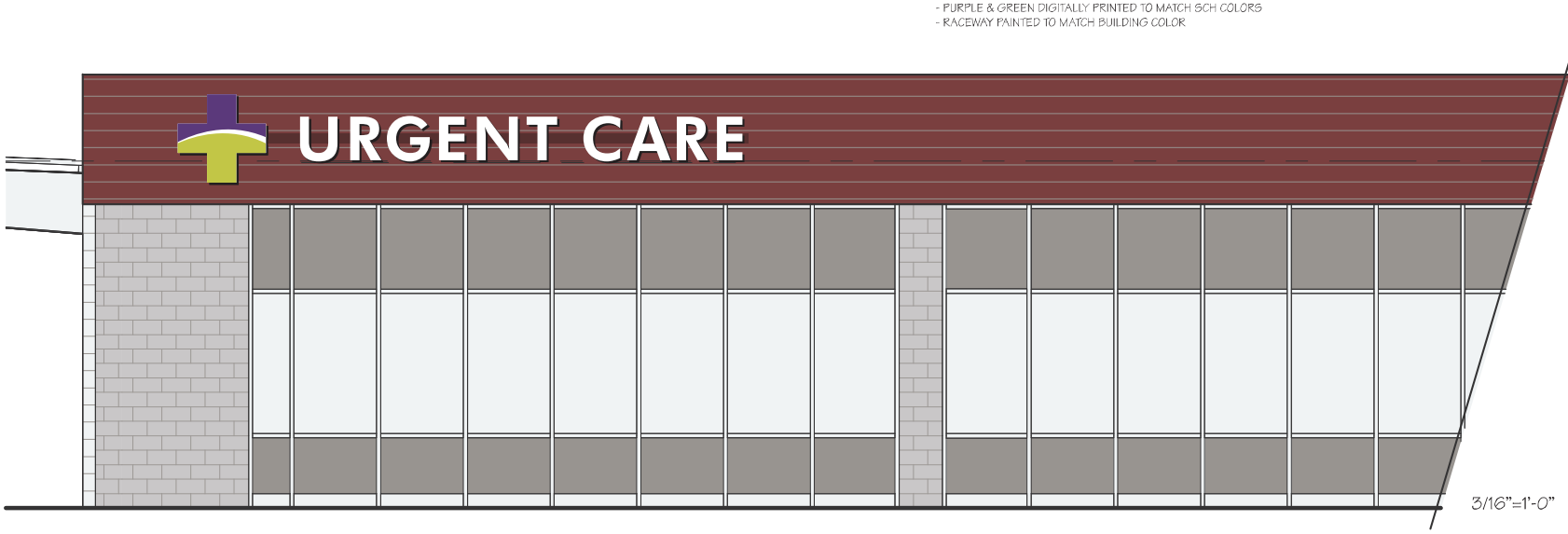


AREA OF SIGN CALCULATION 1/4"=1'-0"



ILLUMINATED CHANNEL LETTERS & LOGO 1/4"=1'-0"

- FACES OF LOGO & LETTERS ARE WHITE ACRYLIC
- WHITE TRIM CAP & WHITE RETURNS
- LED ILLUMINATION
- PURPLE & GREEN DIGITALLY PRINTED TO MATCH SCH COLORS
- RACEWAY PAINTED TO MATCH BUILDING COLOR



3/16"=1'-0"

SIGN (C)
SOUTH ELEVATION (127TH ST.)

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100
1925 – 2025

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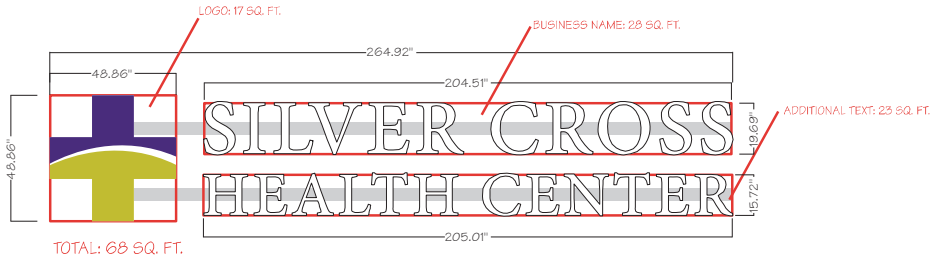
SILVER CROSS HEALTH CENTER, LEMONT
3/14/25

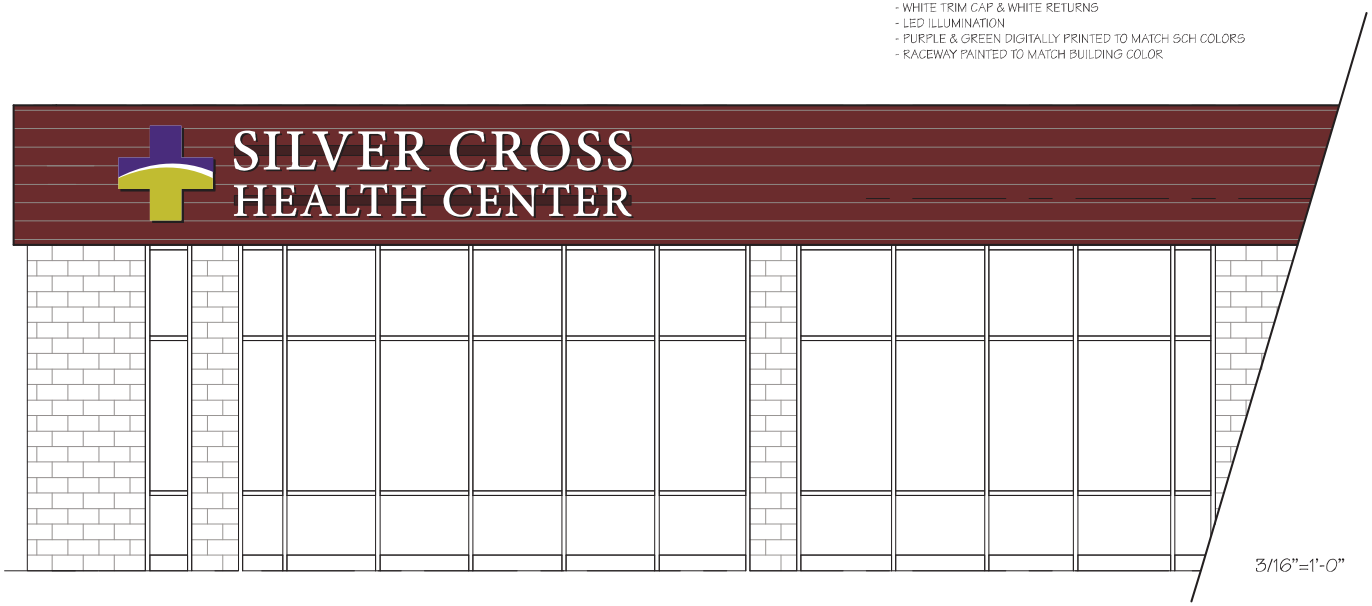


AREA OF SIGN CALCULATION 1/4"=1'-0"



ILLUMINATED CHANNEL LETTERS & LOGO 1/4"=1'-0"

- FACES OF LOGO & LETTERS ARE WHITE ACRYLIC
- WHITE TRIM CAP & WHITE RETURNS
- LED ILLUMINATION
- PURPLE & GREEN DIGITALLY PRINTED TO MATCH SCH COLORS
- RACEWAY PAINTED TO MATCH BUILDING COLOR



3/16"=1'-0"

SIGN (D)
EAST ELEVATION (BULLDOG BLVD.)

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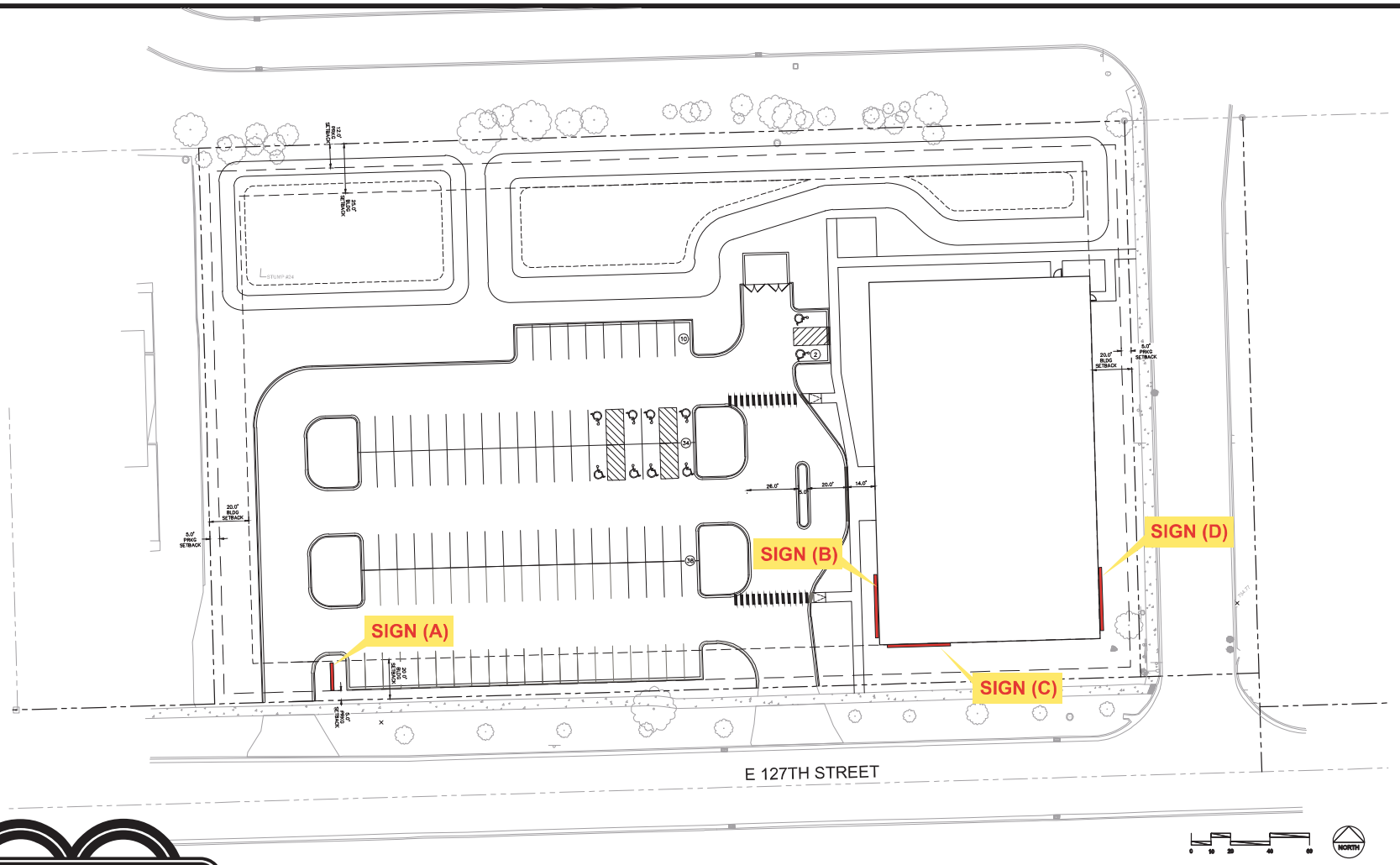
SILVER CROSS HEALTH CENTER, LEMONT
3/14/25



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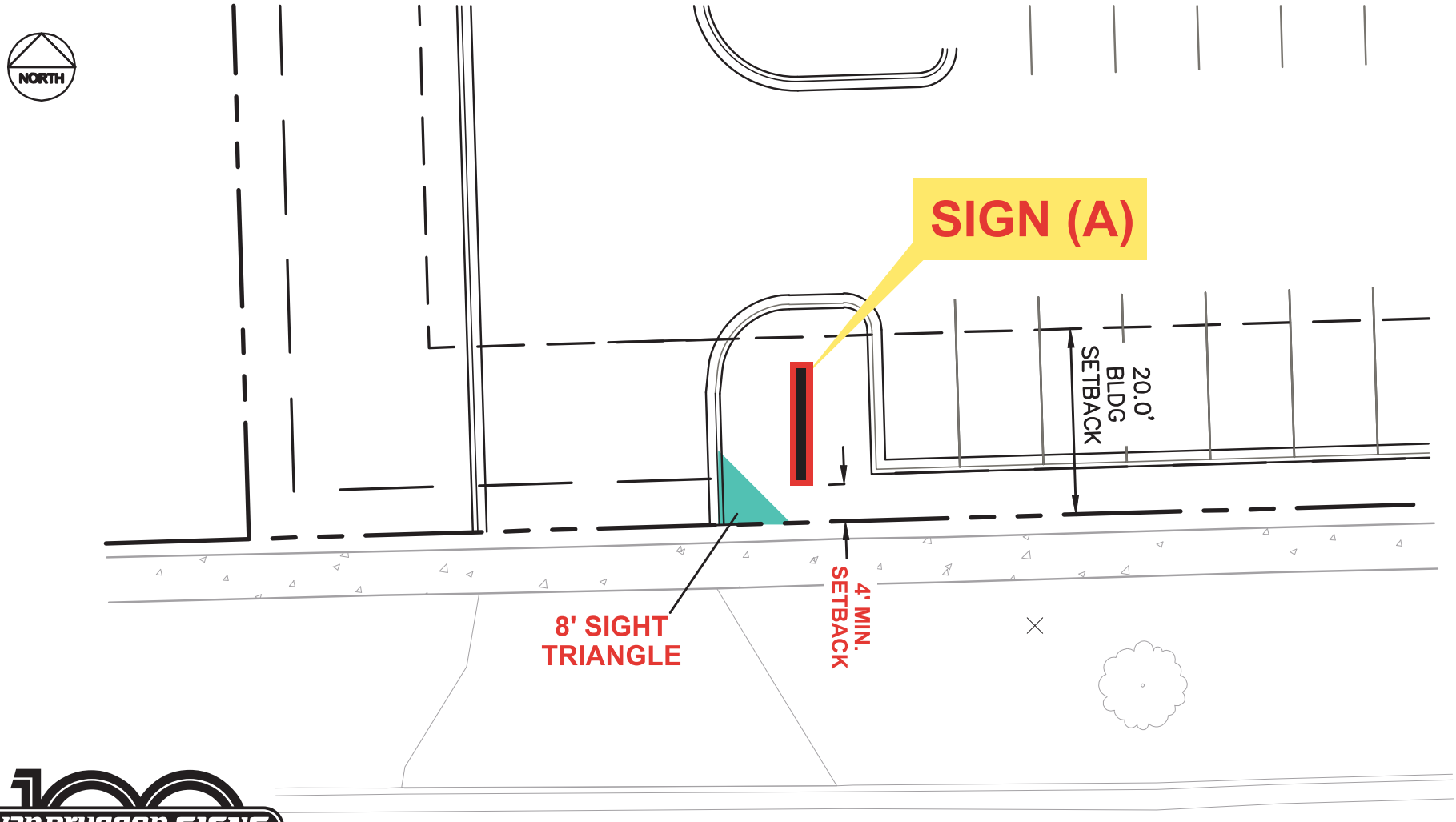
SILVER CROSS HEALTH CENTER, LEMONT

3/14/25



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SILVER CROSS HEALTH CENTER, LEMONT
3/17/25 - 3/32"=1'-0"

Attachment 12

VILLAGE OF LEMONT

www.lemont.il.us

Technical Review Committee (TRC)
Project: Silver Cross Redevelopment
Applicant: Silver Cross
Location: 15505 127th Street, Lemont, IL
Meeting Date: Tuesday, December 10, 2024 (review letter updated and sent 12/18/2024)
Proposed plan by: Jensen & Halstead
Site Size: NA
Zoning: B-3, Arterial Commercial District



**Approximate site boundary in RED.

Process:

- TRC Meeting: 12/10/2024✓
- Planned Unit Development (PUD) – Development of land including more than on principal building on a lot of record.
- Applications submitted for Public Hearing at PZC - Preliminary PUD with Preliminary Plat
- Meeting of Committee of the Whole Discussion of Preliminary PUD
- Village Board for Preliminary PUD (and Plat) approval

- Final PUD and Final Plat approval to include Final Engineering and Landscaping (other jurisdictional reviews i.e. MWRD, DOTs)
- Site Development Permit
- Building Permits
- All UDO requirements can be found online: https://library.municode.com/il/lemont/codes/code_of_ordinances?nodeId=TIT17UNDEOR

Planning Comments from the UDO:

1. General Requirements of PUDs that would apply:
    a. *Ownership.* The land intended for the PUD shall be under single ownership and/or unified control at the time of filing the application.
    b. *Public Improvements.* All public improvements shall be constructed in accordance with existing ordinances and regulations of the Village. All internal roadways shall be built to public standards following public procurement procedures and dedicated to the Village as public roadways unless otherwise approved by the Village Board.
    c. *Development Standards.* PUDs shall adhere to the development standards contained in Article IV of this ordinance
    d. *Additional Conditions.* To meet the unique circumstances presented by each PUD, and to protect the health, safety, and general welfare of existing Village residents and the future residents and users of the proposed development, the Village Board may attach any other condition it deems necessary, but not specifically provided for in this ordinance, to the approval of the PUD. Such conditions may include more stringent requirements for construction, design, materials, phasing, and revocation.
2. Section 17.08.040: Except as specifically provided otherwise in this chapter, planned unit developments shall be developed in conformity with this Unified Development Ordinance. Modifications that deviate from the bulk, density, and design provisions of this ordinance are privileges and will be considered by the Village only in direct response to tangible community benefits received from the PUD. These benefits shall be in the form of exceptional amenities, such as outstanding architecture, the design and amount of open space, the quantity and quality of landscaping, sensitivity to existing topography or drainage, preservation of existing mature trees of exceptional quality, or other similar traits.
3. Provide the setbacks from all property lines. The minimum front yard setback is 20-feet, the side yard is 25-feet, the corner side yard is 30-feet and the rear yard setback is 25-feet.
4. The area along “Bulldog Drive” is considered a corner side yard.
5. “Bulldog Drive” or driveway along eastern property line should be appropriately platted or dedicated.
6. Stop bars and stop signs shall be placed around the site.
7. Transition yards are required. Where a B zoned lot abuts a residentially zoned lot, a transition yard shall be maintained. Transition yards are intended to ensure an adequate buffer between commercial and residential land uses, and are required in addition to the minimum setback requirements of Table 17-07-02. Transition yards shall meet the following requirements:

a. *Depth.* Transition yards shall have a minimum depth of 12 feet.
b. *Screening.* Screening shall be provided in accordance with the landscape standards of § 17.20.060. In instances where a drainage or utility easement is conterminous with the transition yard and make the required screening requirements difficult to fulfill, the width of the transition yard shall be increased so it does not compromise the function of the utility or drainage easement.
c. *Use.* The transition yard shall not be used for parking, loading, servicing, or storage.

8. Provide a memo regarding expected traffic counts and usage.
9. Provide lighting info and photometrics.
10. Landscaping for off-street parking should be incorporated according to §17.20. The site should meet the landscaping requirements set forth in §17.20. (parkway trees, perimeter parking lot landscaping). See Landscaping below.
11. Are any signs planning on changing? Provide a sign plan to verify they meet the Village's codes. One monument sign per zoning lot is allowed. Provide all details on signs including height, location, setbacks, total area, etc. Signage may consist of various elements such as the name of establishment, trademark or logos. The maximum sign area permitted for all these elements is 64 square feet (for one side). Limestone or products simulating limestone shall be used for the base of all monument signs. There are monument sign landscaping requirements in §17.11.110.
12. Provide details on wall signs. One sign per street frontage is allowed (2 wall signs). The maximum area is one square foot per each lineal foot of building frontage or 72 square feet, whichever is less. Any modification to allowed signage can be proposed in the PUD.

Urban Design Requirements

https://library.municode.com/il/lemont/codes/code_of_ordinances?nodeId=TIT17UNDEOR_ARTIVDEST_CH17.21CODEST_17.21.030URDERE

13. Building walls facing public street shall have a minimum of 75% constructed of face brick of clay, native stone or fiber cement board siding. Building walls not facing the street shall not have less than 50% of the above requirements. Verify the proposed buildings meet these requirements.
14. Exterior Walls Not Facing a Public Street. Building exterior walls not facing a public street shall have a minimum of 50%, excluding glass, of the wall area constructed of one or more of the materials listed in sub-paragraph A B of this section (link above).
15. All rooftop equipment must be screened from public view. Rear of parapets should not be visible from the right-of-way.
16. Provide the total height of the building. The maximum building height in the B-3 district is 35 feet.
17. Provide all elevations of the building. The way the building is positioned on the lot, it should have 3-sided front façade design.
18. Will there be generators? Where will they be located. Where will all mechanical equipment be located?
19. Verify the following. Parking.

a. No more than 50% of the off-street parking for the entire development shall be located between the facade of the principal building and the primary abutting street.
b. No development shall have parking in excess of 140% of the parking spaces required by this ordinance.
c. The minimum required parking is 1/200 SF of GFA. This requires 103 parking stalls.

20. See §17.21.030 for more requirements including building entrances, sidewalks, drive through facilities, windows, parking, colors.
    a. A sidewalk shall be provided along the full length of any exterior wall featuring a customer service entrance and along any exterior wall facing a parking area intended for customers or the general public. There should be a safe and clearly marked (i.e. signage, pavement striping, etc.)
    b. Sidewalks shall be provided from the perimeter public sidewalk to the principal customer entrance. This sidewalk must be landscaped at least 50% of the way.
    c. Sidewalks shall not be placed adjacent to street curbs, but rather should be separated from street curbs by a parkway of at least 5-feet of landscaped or sodded area. (This does not apply to existing sidewalk).

Landscaping

21. Landscaping must meet requirements set forth in §17.20.030. (i.e. Provide location and dimensions of all existing and proposed structures, natural features, parking lots & drives, roadways, rights-of-way, sidewalks bicycle paths, bicycle parking areas, ground signs, refuse disposal areas, utilities, equipment, easements, ground lighting, contours.)
22. Foundation Landscaping: A landscaped area a minimum of eight feet in width, except for those areas used for building entrances and pedestrian ways shall be located along the front of the building or the side of each building containing the front entrance. See §17.20.090 for further standards.
23. Detention and/or retention basins and ponds shall be landscaped along the perimeter of the high water level of the basin or pond. Such landscaping should include canopy and ornamental trees, evergreens, shrubbery, hedges, and/or other plants. In selecting and arranging the plantings, consideration should be given to water conservation. To ensure safety, adequate visibility to the basin or pond area shall be maintained.
24. One and a half plant units per 100 ft of street frontage along 127th Street.
25. Plant Units. A "plant unit" is a measurement used to determine the quantity of plant material required for specific situations. The plant unit requirements establish the total amount of plant material while allowing flexibility in the selection and distribution of plants. One plant unit is comprised of ALL of the following:
    a. 0.5 canopy trees;
    b. 1.0 evergreen trees
    c. 1.5 understory/ornamental trees; and
    d. 6.0 shrubs or 6.0 18-inch containers of ornamental/native grasses.

26. The exterior of parking lots shall be landscaped with at least three plant units per 100 feet of linear distance surrounding the parking area.
27. Interior Parking Lot Landscaping:
    e. Landscaped areas totaling at least 35 square feet per parking stall shall be provided on the interior of the parking lot.
    f. The interior parking lot landscaped areas ("landscaped islands") shall generally be dispersed throughout the parking lot and should be designed to delineate vehicular or pedestrian circulation patterns.
    g. Each landscaped island shall be a minimum of 9 × 9 feet in size, as measured from back of curb to back of curb. The soil contained within each island shall be mounded to provide additional visual relief and to improve drainage for plants.
    h. At least one canopy tree shall be installed in each required landscaped island.

Engineering.

1. 127th Street is a Cook County Highway Roadway.
2. The utilities available are:
    a. 8" water main near north and east lot lines
    b. 10" sanitary sewer near north lot line
3. Outside Agency Permits needed:
    a. Cook County
    b. MWRD-WMO
    c. IEPA NOI
    d. Will/South Cook Soil & Water Conservation District
4. Bulldog Lane – on Silver Cross property – deed to School? Grant easement to School?
5. Construction Safety near the School should be at a premium.
6. Kimley Horn stated they would submit both a parking memo and a traffic pattern memo in lieu of a traffic study.

The comments above are preliminary and general in nature and do 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 more final documents. Please contact me with questions.

Sincerely,

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

418 Main Street | Lemont, IL 60439

TO: Planning and Zoning Commission
FROM: Jamie Tate, Community Development
THROUGH:
SUBJECT: Case 2025-04 801 State Street Planned Unit Development
DATE: April 9, 2025

SUMMARY/BACKGROUND

ANALYSIS

Consistency with Village Policy

STAFF RECOMMENDATION

BOARD ACTION REQUESTED

ATTACHMENTS
PZC Memo, Analysis and Attachments for Case 2025-04 801 State Street

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

CASE NUMBER & NAME
2025-04 801 State Street PUD

APPLICANT & PROPERTY OWNER
801 State LLC / Airius Prialgauskis

DATE:
April 9, 2025

PROPERTY ADDRESS/LOCATION
801 State Street

BRIEF SUMMARY OF REQUEST

Airius Prialgauskis of 801 State Street LLC and Lemont Builders LLC is requesting approval of a Final Planned Unit Development (PUD) to allow for the preservation and rehabilitation of the existing mixed-use building at 801 State Street. The proposed PUD would permit renovation of the existing second-story, two-bedroom apartment and would allow the first floor to be restored as either a second two-bedroom apartment or a small-scale commercial use compatible with the surrounding neighborhood.

The property is in the R-4A Single-Family Preservation and Infill District, which restricts uses to detached single-family homes and prohibits commercial activity. These restrictions preclude the reuse of the existing mixed-use style building under standard zoning provisions. The PUD process provides the necessary flexibility to accommodate adaptive reuse of the structure, while allowing for conditions, restrictions, and recommendations to be applied to ensure compatibility and preservation of neighborhood character.

Proposed improvements include replacement of the exterior with LP SmartSide, and the construction of a new metal staircase on the south elevation leading to the parking area, providing independent access to the upper unit. Interior renovations are proposed for both levels to bring the structure into compliance with modern building codes while maintaining its historic scale and appearance.



Approximate project area highlighted in red.
Map source: Cook County GIS
PIN: 22-29-224-001-0000

EXISTING ZONING	EXISTING LAND USE	SURROUNDING ZONING & LAND USE	REQUESTED ACTIONS	SIZE OF PROPERTY
R-4A, Detached Single-Family Infill and Preservation District	Vacant Mixed-Use building with adjacent parking lot	**North**: R-4A / Former commercial structure and existing single-family home **South**: B-1 / Insurance office **East**: R-6, Multi-Family Residential District / Existing multi-family homes across State Street **West**: B-1 & R-4A / multi-tenant commercial building and existing single-family homes	Final Planned Unit Development (PUD)	9,671 square-feet 0.22-acres

PROPERTY HISTORY

Constructed in 1885, the building originally operated as Singer Hill Grocery in the early 1900s, a neighborhood store serving nearby residents in an era before widespread automobile ownership. As was common at the time, the shopkeepers likely resided in the second-floor apartment above the commercial space. In approximately 1936, a rear addition was constructed to accommodate a billiards room, labeled as 'storage' on the applicant's proposal. Over the years, the first floor was adapted for professional office use, most recently operating as a dentist's office, while the second floor remained residential. The building has been vacant and for sale for several years, and although it generated consistent interest, potential reuse was limited due to the property's R-4A zoning, which permits only detached single-family homes and prohibits commercial uses. These restrictions made reactivation of the structure infeasible without zoning relief. The applicant purchased the property in late 2024 with the intent to preserve and rehabilitate the building, enabling appropriate reuse aligned with the building's historical pattern and physical configuration.

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 Infill Residential (INF).	The proposal is compatible with aspects of the UDO besides the requested exceptions proposed with the PUD.

ATTACHMENTS

1. Staff Analysis
2. Site Photographs
3. Application
4. Project Summary
5. Architectural Plans
6. Plat of Survey

Attachment 1 - Staff Analysis – 801 State Street Final Planned Unit Development

CONSISTENCY WITH COMPREHENSIVE PLAN

The overall Vision for Lemont in 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."*

This vision reflects the aspirations of Lemont residents and community stakeholders, and it guides long-range planning efforts throughout the Village. The Comprehensive Plan includes a Future Land Use Map, which outlines anticipated and desirable land use patterns both within the Village and in adjacent areas. These designations consider not only current conditions but also market trends, redevelopment opportunities, and long-term community goals.

The subject property at 801 State Street is designated Infill Residential (INF) on the Future Land Use Map. This district generally encompasses established residential neighborhoods, often platted subdivisions, where new development is expected to be limited and focused on underutilized parcels. The Plan anticipates that redevelopment within these areas will be minimal and compatible with the surrounding neighborhood, with limited increases in residential density and a continued emphasis on preserving neighborhood character.



While the proposed redevelopment does not conform to the base zoning regulations of the R-4A district, it supports the Comprehensive Plan's goals by facilitating reinvestment in an existing historic structure that has long been underutilized. The project maintains the scale, form, and street-facing orientation of the building and does not introduce new construction or significant increases in intensity. Whether reused as a two-unit residential building or with limited commercial space, the building's rehabilitation

aligns with the Comprehensive Plan's vision for preserving Lemont's historic character and strengthening established neighborhoods through sensitive, small-scale infill redevelopment.

There 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. Relevant goals and objectives supported by the proposal include:

- **Community Character and Historic Preservation**
  Goal (Our Community Character): *"Lemont will maintain its small-town feel and will preserve and enhance its historic resources and unique character."*

  - The rehabilitation of 801 State Street maintains the original structure and form of a neighborhood-scale commercial/residential building.
  - This supports adaptive reuse rather than demolition or inappropriate redevelopment.
  - It preserves a historic corner building that once served as a grocery and dental office while updating it for modern use in a way that respects its historic scale and function.

- **Housing Variety and Redevelopment**
  Goal (Our Homes): *"Lemont will have a complementary mix of housing products that provide financially obtainable options for residents of different stages of life and income levels."*

  Guiding Principle: "*Some redevelopment of older home sites may occur over time... consistent with the established character of these neighborhoods."*

  - The project provides (maximum) two residential units, which contributes modestly to housing diversity and helps preserve housing opportunities in older neighborhoods.
  - It revitalizes a structure that has long remained vacant, turning a dormant building into active housing or mixed use, which is preferable to underutilization.

- **Investment in Existing Communities**
  Regional Objective (CMAP / GO TO 2040 referenced by Lemont 2030): *"Investment in existing communities and development that is more compact and 'livable'."*

  - The project reinvests in an existing lot and building rather than consuming undeveloped land.
  - It supports walkability, adaptive reuse, and incremental infill development that enhances community livability.

The proposed Planned Unit Development allowing for multi-family residential units or potential limited non-residential space in 801 State Street generally aligns with the Lemont 2030 Comprehensive Plan. The rehabilitation of the existing structure supports the Plan's goals related to community character, reinvestment in existing neighborhoods, and context-sensitive infill. The project maintains the scale and form of the building, preserves a longstanding structure, and provides a limited increase in residential opportunities or neighborhood-scale commercial use.

GENERAL ANALYSIS

Site Plan, Access and Parking

The property currently features an 24-foot-wide drive aisle that extends from State Street to the rear alley. This area appears to function informally as a cut-through for neighborhood traffic. There is no clear delineation between the subject property's pavement and the adjacent driveway to the south—together forming a single, unstriped surface without signage or directional indicators. The 2024 Plat of Survey does not identify any formal cross-access easement between the properties.

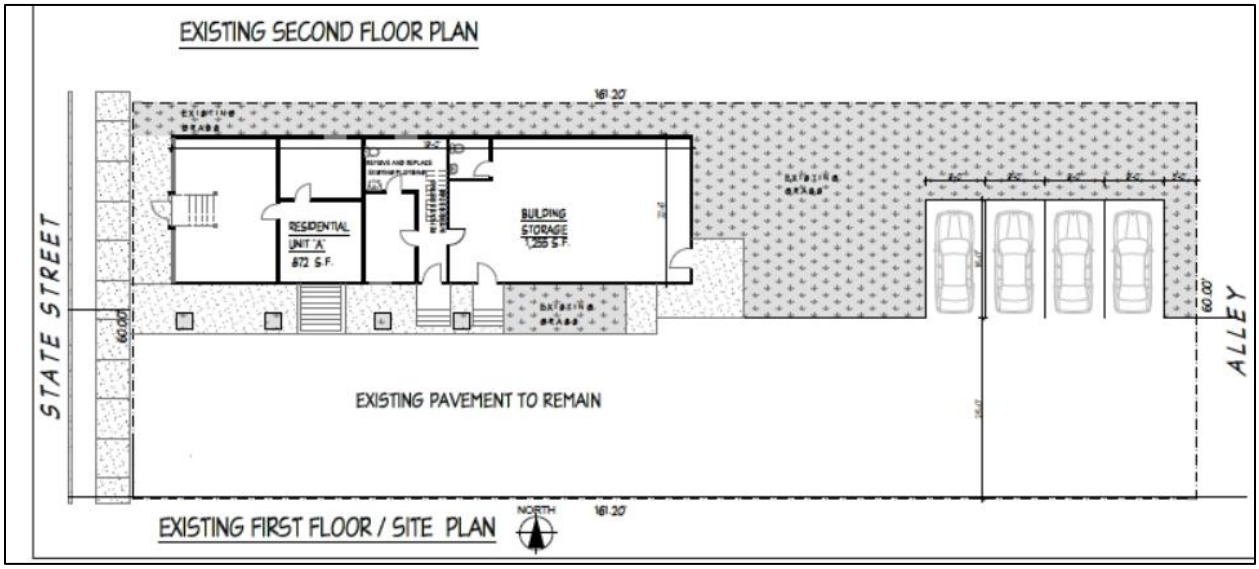


Shared drive aisle between adjacent property south.

The proposed site plan, included in the architectural documents, shows four improved off-street parking spaces located at the rear of the lot near the alley. Historical aerial imagery suggests that this rear area has been used for parking in the past, though it was never formally striped or paved to modern standards. The proposed plan presents an opportunity to improve the functionality and appearance of this area by restoring green space, clearly delineating parking stalls, and separating the drive aisle from the grassed area.



Aerial of subject property from 1998.



Additional landscaping can be installed to soften the visual impact of pavement and contribute to a more residential, pedestrian-friendly environment. To discourage cut-through traffic, fencing or other traffic-calming measures should be considered along the shared drive aisle.

The UDO requires 1.5 off-street parking spaces per multi-family residential unit, resulting in a minimum of three spaces for the proposed two-unit configuration. Each unit includes two bedrooms, which may result in two vehicles per household, suggesting the four parking spaces are appropriate. If there is a commercial user in the future, additional off-street parking would be required. An opportunity exists to provide more off-street parking parallel to the building or grass area between the alley and State Street, if necessary.

Architecture

The building is proposed to be restored with minor exterior modifications except the siding will be updated with LP Smart siding. While the applicant does not have a non-residential tenant at this time for the small front non-residential space, he is interested in creating a faux front space that could highlight Lemont with advertising or other suggestions. While historically constructed in 1885, the building and property is not located in the Historic Preservation District, therefore not requiring a review and Certificate of Appropriateness from the Historic Preservation Commission (HPC), although a historically significant property in the Village.

Planned Unit Developments (PUDs). Section 17.08.010 of the Unified Development Ordinance (UDO) states that "within the framework of a PUD, normal zoning standards may

be modified." The purpose of this flexibility is to encourage development that is more environmentally sensitive, economically viable, and aesthetically appropriate than may be achievable under strict application of the underlying zoning standards. While strict adherence to the Comprehensive Plan is not required, PUDs are expected to remain in substantial compliance with land use policies, density guidance, and other relevant aspects of the Plan. Each PUD proposal is reviewed on its own merits and should not be evaluated solely by comparison to other existing PUDs.

The proposed redevelopment of 801 State Street is unique within Lemont and cannot be directly compared to any other PUD. The building's location, historical function, and architectural characteristics distinguish it from other properties in the Village. The structure closely aligns with the traditional development pattern of the D-D Downtown District, featuring ground-floor space suitable for commercial or live/work use, with residential accommodations above.

As outlined in previous sections of this analysis, the proposal is in general alignment with the Comprehensive Plan. The PUD process provides the flexibility needed to preserve and reuse the structure in a manner consistent with its historical use and neighborhood setting.

The zoning standards that are proposed to be modified in the PUD are the following:

UDO Section	UDO Standard	Proposed PUD	Comments
§17.06 Use Regulations	Detached single-family homes are only residential uses allowed in R-4A.	Allow for multi-family residential.	The maximum units should be limited for the building in the PUD.
§17.06 Use Regulations	No non-residential commercial uses are allowed in R-4A zoning district.	Allow for certain non-residential uses on the first floor only.	The non-residential uses should be limited within the PUD.

Potential Non-Residential Uses

The adjacent B-1 Limited Business District provides a useful reference for determining appropriate uses within the PUD, should the applicant choose to pursue non-residential occupancy for the first-floor space. Only uses permitted in the B-1 District should be considered for inclusion in the PUD, as they are generally neighborhood-serving and low-impact.

The applicant has indicated that the first floor may or may not be used for a non-residential tenant. If commercial use is pursued, any allowed use should be compatible with the surrounding residential neighborhood and have minimal impact on traffic, parking demand, and noise. Potential permitted uses may include:

- Café, coffee shop, soda fountain; and
- Florist; and
- Specialty food shop/carry out; and
- Embroidery shop; and

- Hardware store; and
- Office; and
- Personal Service; and
- Retail business with less than 15,000 square feet.

If a non-residential use is established, off-street parking must be provided in accordance with the UDO and will be reviewed as part of the zoning and occupancy permit process. Additional parking may be accommodated within the existing driveway area that connects State Street to the alley, with the number of spaces required depending on the specific use.

A condition of PUD approval should require that any future commercial use meet all applicable off-street parking standards at the time of occupancy. Any use not specifically listed within the approved PUD would require a major amendment, subject to public notice, review, and hearing prior to approval. If the use cannot meet the UDO's parking requirements, then it would not be able to locate in the space.

Consistency with PUD Objectives. UDO Section 17.08.010.C lists eleven different objectives to be achieved through planned unit developments.

1. *To ensure that future growth and development which occurs is in accordance with the policies and goals of the Village.* The proposed PUD advances goals outlined in the 2030 Comprehensive Plan, including adaptive reuse of existing structures, preservation of community character, and support for infill development within established neighborhoods.

2. *To provide a more desirable living environment by preserving and integrating the natural environment and landscape features of the property into land development.* This objective does not directly apply, as the site is fully developed and urbanized with no natural landscape features. However, the project enhances the property's condition and appearance through façade improvements and [new] landscaping.

3. *To stimulate creative approaches to the residential, commercial and industrial development of land.* The PUD enables a flexible-use configuration within a historically mixed-use structure, allowing for either two residential units or a residential-commercial mix. This site-specific approach would not be possible under standard zoning and illustrates a creative solution to preserve the building while meeting current market demands.

4. *To encourage and stimulate economic development with the Village.* The proposed first-floor flexibility allows for the introduction of a neighborhood-scale commercial use, which supports local entrepreneurship and reactivates a long-vacant building, contributing to the vitality of the broader State Street corridor.

5. *To preserve or enhance natural features on the site.* No significant natural features exist on the site.

6. *To provide useable open space areas within a reasonable distance of all dwelling units.* This objective is not directly applicable. However, the building's proximity to public sidewalks and nearby parks ensures access to open space amenities within walking distance.

7. *To facilitate, in a cost-effective manner, the development and maintenance of adequate public services.* The property is served by existing infrastructure. As part of the rehabilitation, the applicant may be required to upgrade the building to address Lemont Fire District standards and applicable building codes.

8. *To encourage patterns of and uses that decrease trip lengths and increase the use of modes of transportation other than a private vehicle.* The proposed mixed-use building supports pedestrian-friendly development. The site is located along a well-traveled corridor within walking distance of Downtown Lemont and nearby residential areas, making it accessible without reliance on personal vehicles.

9. *To reduce energy demand and consumption.* Reusing the existing structure rather than demolishing and rebuilding significantly reduces material waste and embedded energy demand. Planned improvements will also bring the building into compliance with modern energy codes.

10. *To encourage the introduction of related and complementary land uses*. The flexibility to allow a small-scale commercial use alongside residential apartments introduces complementary uses in a format that aligns with the historic pattern of development along State Street, providing neighborhood-scale amenities within walking distance of homes.

11. *To allow a clustering of residential uses on smaller lots to conserve or create open space.* This objective is not applicable to this proposal.

Reviews and Comments.

Consulting Planner Comments. The use of the Planned Unit Development process was recommended following unsuccessful efforts to establish an overlay district that would have expanded permitted uses for select properties in this area, including 801 State Street.

The building at 801 State Street does not conform to the use or form standards of any existing zoning district, except for the D-D Downtown District. However, rezoning to the D-D district is not appropriate, as that designation is geographically limited to properties surrounding

the train station and core Downtown Lemont, and is not intended to extend to outlying areas of the Village.

As a result, no standard zoning district currently accommodates the property's historic mixed-use configuration. Any redevelopment consistent with the building's original intent—as a structure with residential and neighborhood-scale commercial use—would require approval through the PUD process outside the Downtown core.

Landscaping. A formal landscape plan was not submitted with the application, as one was not initially anticipated for the redevelopment of the existing structure. Section 17.20 of the UDO (Landscaping) applies when a site development permit is required; however, a site development permit was not thought to be a part of the building remodel. With the addition of the parking stalls and regeneration of the grass area, a site development permit will be needed in conjunction with the building permit for the interior remodel. Also, since the project is proceeding as a Planned Unit Development, there is an opportunity to incorporate select landscaping recommendations from Section 17.20 as conditions of approval. For example, Section 17.20 includes a requirement for foundation landscaping for all multi-family residential, commercial, and institutional buildings. This could be achieved through modest interventions, such as removal of existing pavement to allow planting beds, or the addition of seasonal planters adjacent to the building façade.



Rear of property view from alley.

In the rear of the property, non-significant vegetation—including species such as Tree of Heaven—appears to be established near the alley. This area could be cleared and replanted with appropriate, non-invasive species as part of site enhancements. These improvements would help soften the site's appearance, contribute to neighborhood character, and align with the overall intent of the PUD process.

Engineering Comments & Stormwater Management. There are no anticipated modifications to the exterior of the property that will require stormwater or an engineering review.

Fire District Comments. The Fire District will review the proposal through the building permit process and the proposal will adhere to the comments and requirements of the Lemont Fire District.

CONCLUSIONS & RECOMMENDATIONS

The proposed Planned Unit Development for 801 State Street provides a framework for the preservation and rehabilitation of a long-standing structure that does not conform to the use standards of the underlying R-4A zoning district. The PUD allows for a limited increase in residential capacity or the introduction of a small-scale commercial use while maintaining the building's historic character and scale. The request aligns with the goals of the Lemont 2030 Comprehensive Plan, including support for infill development, reinvestment in existing neighborhoods, and preservation of unique community assets.

The project has been evaluated against the objectives of the Planned Unit Development section of the UDO and meets several of the criteria intended to encourage context-sensitive development and adaptive reuse. The building's proximity to Downtown Lemont and existing residential areas supports walkability, and the proposed improvements will help bring the structure into compliance with modern code requirements while enhancing the appearance of the site.

The PUD offers a practical solution for a unique property that cannot be readily accommodated by existing zoning districts. Conditions can be included to ensure neighborhood compatibility, manage future non-residential uses, and address site-related improvements, such as landscaping and off-street parking.

If the Planning and Zoning Commission were to recommend approval of the PUD for 801 State Street, staff suggests the following conditions be considered:

1. A landscape plan shall be provided to improve the site, including foundation landscaping in accordance with UDO Section 17.20.
2. Fencing or other traffic-calming measures shall be considered to discourage cut-through traffic between State Street and the rear alley.
3. The maximum number of residential units permitted within the existing building shall be limited to two (2), one unit on first floor and one unit on second floor.
4. The maximum number of non-residential commercial users permitted within the existing building shall be limited to one (1), on the first floor only in the front façade storefront area.
5. Any other condition or recommendation discussed at the public hearing.

Attachment 2 – Site Photographs



Figure 1 – Front of subject property (2 story building) looking east from State Street.



Figure 2 – Front of subject property.



Figure 3 – Access from State Street with shared drive aisle.



Figure 4 – Rear access to subject property from alley.



Figure 5 – Rear of building in background with access aisle on the right from alley.



Figure 6 – Additional view of rear of building.

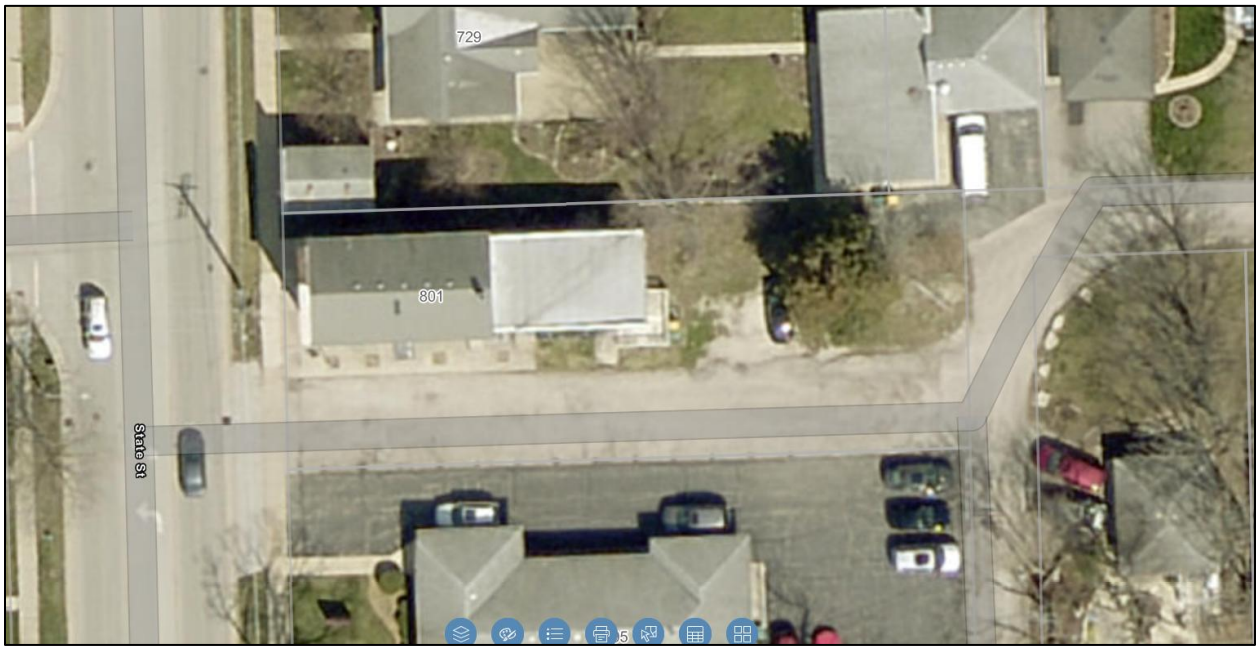


Figure 7 – Aerial view of 801 State Street / Source: Lemont GIS

Attachment 3

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

AIRIUS PRIALGAUSKAS
Applicant Name

801 STATE LLC / LEMONT BUILDERS LLC
Company/Organization

PO BOX 443 LEMONT, IL 60439
Applicant Address

312 753 3611
Telephone & Fax

INFO@LEMONTBUILDERS.COM
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.
V Applicant is acting on behalf of the owner.

PROPERTY INFORMATON

801 STATE ST, LEMONT, IL 60439
Address of Subject Property/Properties

22 92 2 400 1 0000
Parcel Identification Number of Subject Property/Properties

LOT 9600 SQF / BUILDING 2000 SQF
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: 3/7/25 By: [signature]

Application deemed complete on: _____ By: _____

Current Zoning: R4A.

Fee Amount Enclosed: 2500 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
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.

Airius Prialgauskis — 2/20/25
Signature of Applicant — Date

IL — COOK
State — County

I, the undersigned, a Notary Public in and for the aforesaid County and State, do hereby certify that AIRIUS PRIALGAUSKIS 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.

Diana Soblinskas
Notary Signature

Given under my hand and notary seal this 20 day of February A.D. 20 25.
My commission expires this 27 day of June A.D. 2028.

OFFICIAL SEAL
DIANA SOBLINSKAS
Notary Public, State of Illinois
Commission No. 910244
My Commission Expires
June 27, 2028

PUD Preliminary Plan/Plat Application Checklist of Required Materials

PUD Preliminary Plan/Plat Materials Required at Submittal of Application

A complete application for preliminary plan/plat 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 preliminary plan/plat request for Planning & Zoning Commission review until a complete application has been submitted.

Y **Application Form.** One original copy of the attached *PUD Preliminary Plan/Plat Application Form*, signed by the applicant and notarized.

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

Y **Escrow Account.** Any unused portion may be refunded upon request after completion of the final plan/plat review process.

Y **Proof of Ownership & Applicant Authorization.** One copy of a deed that documents the current ownership of the subject property/properties. 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 the 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.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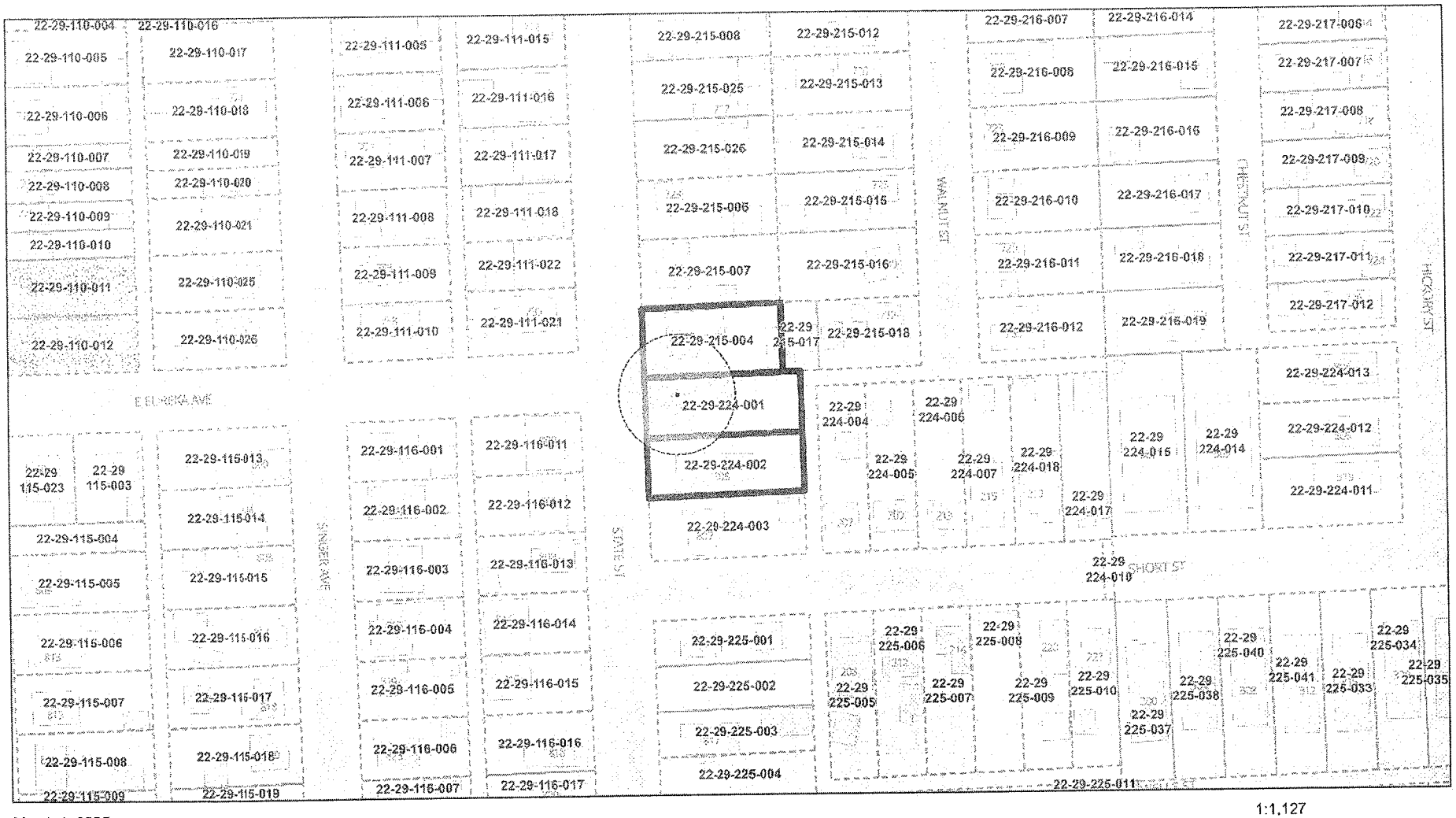
Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

A3 Landscape



March 4, 2025

Selected Parcel

Parcels Current

1:1,127

0 0.01 0.03 0.05 mi

0 0.02 0.04 0.08 km

EXHIBIT A

The Land referred to herein below is situated in the County of Cook, State of Illinois, and is described as follows:

LOT 1 IN MATHEW WARNER'S SUBDIVISION OF THE WEST 7.73 CHAINS OF THE NORTH 6.47 CHAINS OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 29, TOWNSHIP 37 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

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Attachment 4

Airius Prialgauskis
19W410 Deerpath LN
Lemont, IL 60439
airiusp@gmail.com
312-753-9611
Date: March 06, 2025
Village of Lemont Planning and Zoning Department
418 Main Street
Lemont, IL 60439
Subject: Request for Rezoning of 801 State St., Lemont, IL from R-1 Single-Family Residential to Mixed-Use

Dear Village of Lemont Planning and Zoning Department,

I am writing to request the rezoning of my property located at 801 State St., Lemont, IL, from its current R-1 Single-Family Residential designation to a Mixed-Use zoning classification that permits both residential and limited commercial uses. This request is grounded in the property's historical use and aligns with a proposed renovation plan designed to restore its original mixed-use character while meeting all modern building codes and enhancing the community.

Property Background

The building at 801 State St. was constructed in 1885 and, historically, served as a mixed-use structure with a business operating on the first floor and residential space on the second floor. Over time, the property has been zoned R-1 Single-Family Residential, limiting its use to a single dwelling unit. However, this designation does not reflect the building's original purpose or its potential to contribute to the vitality of the State Street area.

Proposed Project

I propose to restore the property's mixed-use functionality with the following improvements, detailed in attached architect-prepared drawings that comply with current Village of Lemont building codes:

1. **First Floor:** Conversion into a 2-bedroom residential apartment, designed with flexibility to accommodate a small commercial tenant (e.g., office, retail, or service business) if a suitable lessee is identified. The layout includes adaptable features such as an open floor plan and utility placements to support either use.
2. **Second Floor:** Retention of the existing 2-bedroom apartment, with the addition of a new external staircase to provide independent access, ensuring separation from the first floor and compliance with egress requirements.
3. **Exterior Improvements:** Replacement of the current siding with LP SmartSide engineered wood siding to modernize the building's appearance, improve durability, and meet contemporary fire and weather resistance standards.

These renovations aim to preserve the property's historical character while updating it for safe, practical use in today's context. The architect drawings, enclosed with this application, demonstrate full compliance with applicable codes and illustrate the feasibility of the proposed mixed-use configuration.

Zoning Request Justification

I respectfully request rezoning to a Mixed-Use classification (e.g., a designation such as "Neighborhood Mixed-Use" or "Residential-Commercial," as defined by the Village's zoning ordinance) for the following reasons:

- **Historical Precedent:** The property's documented history as a mixed-use building predates modern zoning restrictions. Reinstating this use honors its original intent and aligns with Lemont's heritage as a community with a vibrant, walkable downtown.
- **Community Benefit:** The project provides additional housing through two residential units and offers the flexibility to support a small business, contributing to local economic activity and addressing diverse community needs.
- **Property Improvement:** The proposed upgrades—new siding, a code-compliant staircase, and a renovated interior—demonstrate a significant investment in maintaining and enhancing this 1885 structure, preventing deterioration and improving the aesthetic of State Street.
- **Minimal Impact:** The design ensures low-impact integration into the R-1 neighborhood, with separate residential access and a first-floor commercial option limited to small-scale, neighborhood-friendly uses.

Supporting Materials

Enclosed with this letter are:

- Architect-prepared drawings detailing the first-floor layout, second-floor staircase, and exterior siding plan.

Request for Consideration

I kindly request that the Village of Lemont Planning and Zoning Commission review this proposal and recommend rezoning 801 State St. to a Mixed-Use classification. Should a full rezoning be deemed unfeasible, I would also welcome consideration of a variance or conditional use permit to allow the proposed two residential units and potential commercial use on the first floor. I am available to attend a pre-application meeting, provide additional documentation, or address questions from staff, the Commission, or neighboring residents at a public hearing.

Thank you for your time and consideration. I look forward to working with the Village to revitalize this historic property in a way that benefits both its legacy and the Lemont community. Please contact me at [your phone number] or [your email] to discuss next steps.
Sincerely,
Airius Prialgauskis
Attachments:

- Architect Drawings

Attachment 5

INTERIOR ALTERATIONS:

801 STATE ST.

LEMONT, IL.

BUILDING CODES W/ LEMONT AMENDMENTS
2021 INTERNATIONAL RESIDENTIAL CODE
2021 PROPERTY MAINTENANCE CODE
2020 NATIONAL ELECTRICAL CODE WITH AMENDMENTS
2021 INTERNATIONAL ENERGY CONSERVATION CODE
LATEST VERSION OF THE ILLINOIS PLUMBING CODE

ELECTRICAL ENERGY CONSERVATION NOTES

RECESSED LIGHT FIXTURES WITHIN NON- CONDITIONED SPACES MUST BE IC RATED

RECESSED LIGHT FIXTURES INSTALLED WITHIN NON- CONDITIONED SPACES MUST BE IC RATED AND LABELED. THE FIXTURES MUST BE SEALED WITH A GASKET OR CAULKED BETWEEN THE FIXTURE HOUSING AND CEILING

ALL (100 %) OF THE LAMPS IN PERMANENTLY INSTALLED LIGHT FIXTURES SHALL BE HIGH EFFICACY LAMPS.

BATT INSULATION SHALL BE CUT NEATLY TO FIT AROUND WIRING IN THE EXTERIOR WALLS

AN AIR BARRIER SHALL BE INSTALLED BEHIND ELECTRICAL OR COMMUNICATION BOXES OR AIR SEALED BOXES SHALL BE INSTALLED

NOTE

RECESSED LIGHT FIXTURES WITHIN NON- CONDITIONED SPACES MUST BE IC RATED

GLAZING NOTES

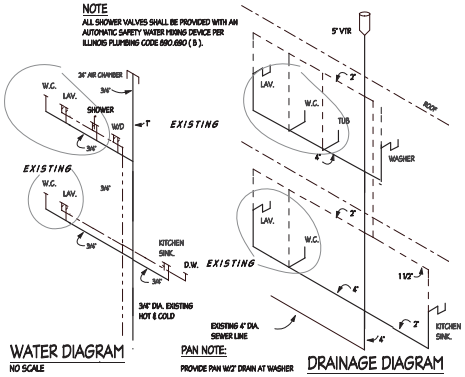
PROVIDE SAFETY GLAZING IN ALL DOORS AND GLASS ADJACENT TO A TUB OR A SHOWER WITHIN 60" ABOVE THE DRAIN INLET

APPROVED SAFETY GLAZING SHALL BE INSTALLED IN THE FOLLOWING APPLICABLE SPECIFIC HAZARDOUS LOCATIONS FOR THE PURPOSE OF GLAZING

- GLAZING IN EGRESS OR INGRESS DOORS
- GLAZING IN SHOWER AND BATHTUB DOORS AND ENCLOSURERS
- GLAZING IN FIXED PANELS HAVING A GLAZED AREA IN EXCESS OF 9 SQUARE FEET WITH THE LOWEST EDGE LESS THAN 18" A.F.F. OR A WALKING SURFACE OF 36" WITHIN SUCH GLAZING

NOTE

ALL SHOWER VALVES SHALL BE PROVIDED WITH AN AUTOMATIC SAFETY WATER MIXING DEVICE PER ILLINOIS PLUMBING CODE 890.690 (B).



WATER DIAGRAM
NO SCALE

PAN NOTE:
PROVIDE PAN W/2" DRAIN AT WASHER

DRAINAGE DIAGRAM

PLUMBING NOTES

ALL RISERS ARE TO HAVE 2'- 0" AIR CHAMBERS

ALL FIXTURES ARE TO HAVE 1'- 0" AIR CHAMBERS

PROVIDE SHUT - OFF FIXTURES ON ALL FIXTURES

WATER PIPING IS TO BE TYPE "L" COPPER

WASTE PIPING IS TO BE PVC

FURNISH ALL TRAPS, PIPING, ETC., FOR ALL PLUMBING FIXTURES

INSULATE AROUND HOT AND COLD WATER PIPING WITH 3/4" FIBERGLASS INSULATION

BATT INSULATION SHALL BE CUT NEATLY TO FIT AROUND PLUMBING IN EXTERIOR WALLS.

EXTERIOR WALLS ADJACENT TO SHOWERS AND TUBS SHALL BE INSULATED AND THE AIR BARRIER INSTALLED SEPARATING THEM FROM THE SHOWERS AND TUBS

INSULATE AROUND ALL HOT WATER LINES WITH R- 3 INSULATION

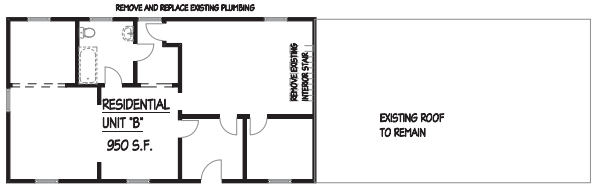
NO PLUMBING SHALL BE EXPOSED IN THE EXTERIOR WALLS OR IN AREAS EXPOSED TO POSSIBLE FREEZING TEMPERATURES

75 lb AIR TEST OR WATER PRESSURE REQUIRED ON WATER PIPING AT THE TIME OF ROUGH INSPECTION

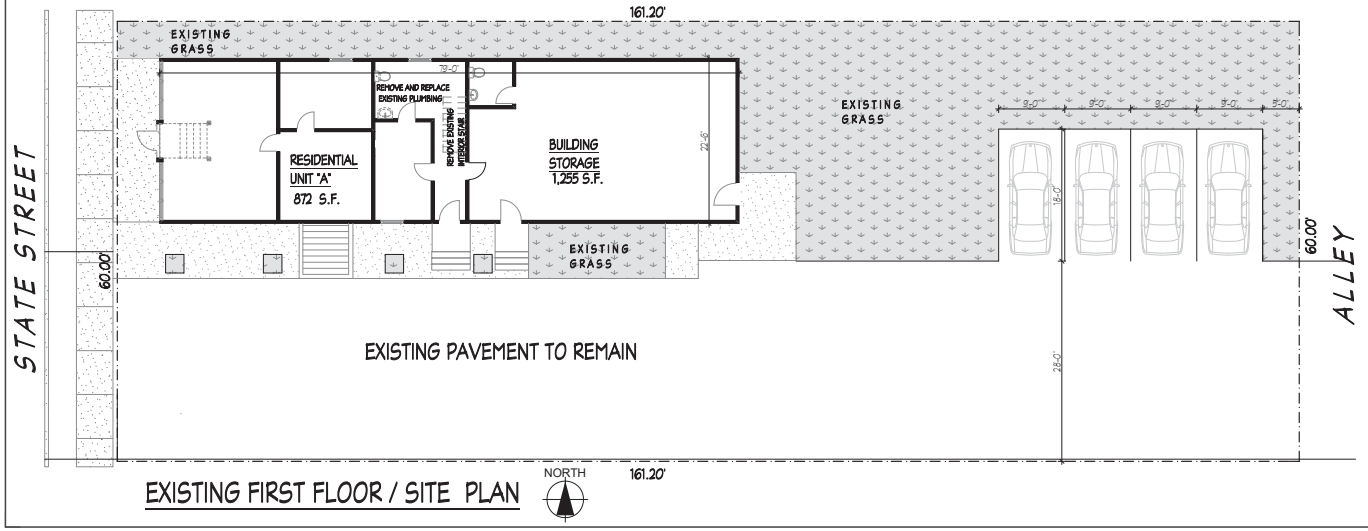
STACK TEST IS REQUIRED AT THE WASTE AND VENT PIPING AT THE TIME OF ROUGH INSPECTION

ALL FAUCETS AND FIXTURES SHALL BEAR THE ENERGY SENSE LABEL FOR WATER CONSERVATION

PROVIDE A GRAY BOX WITH SILL FAUCETS AND ONE STANDPIPE FOR EACH WASHER AND A 2" DRAIN



EXISTING SECOND FLOOR PLAN



EXISTING FIRST FLOOR / SITE PLAN

WOOD STUD AND JOIST NOTES

NOTCHES IN THE TOP OR BOTTOM OF THE JOISTS SHALL NOT EXCEED ONE - SIXTH THE DEPTH OF THE JOIST AND SHALL BE LOCATED IN THE MIDDLE THIRD OF THE SPAN. WHERE THE JOISTS ARE NOTCHED ON THE ENDS FOR A LEDGER, THE NOTCH SHALL NOT EXCEED ONE - FOURTH OF THE JOIST DEPTH. CANTILEVERED JOISTS SHALL NOT BE NOTCHED.

HOLES DRILLED OR BORED IN THE JOISTS SHALL NOT BE WITHIN TWO INCHES OF THE TOP OR BOTTOM OF THE JOISTS, AND THEIR DIAMETER SHALL NOT EXCEED ONE - THIRD OF THE DEPTH OF THE JOIST.

ANY WOOD STUDS IN AN EXTERIOR WALL OR A BEARING PARTITION WALL MAY BE CUT OR NOTCHED TO A DEPTH NOT EXCEEDING 25 % OF ITS WIDTH. THE STUDS IN NON - BEARING PARTITION WALLS MAY BE NOTCHED A DEPTH NOT EXCEEDING 40 % OF A SINGLE STUD WIDTH. ANY STUD MAY BE BORED AND DRILLED PROVIDED THAT THE DIAMETER OF THE RESULTING HOLE IS NO GREATER THAN 40 % OF THE STUD WIDTH. ALSO THE EDGE OF THE HOLE IS TO BE NO CLOSER THAN 5/8 INCH TO THE EDGE OF THE STUD. THE HOLE IS NOT TO BE LOCATED IN THE SAME SECTION AS A CUT OR A NOTCH.

CARPENTRY NOTES

PROVIDE DOUBLE JOISTS UNDER ALL PARTITIONS PARALLEL TO THE JOISTS, AND PROVIDE SOLID BLOCKING UNDER ALL PARTITIONS PERPENDICULAR TO THE JOISTS

DOUBLE ALL JOISTS UNDER ALL TUBS AND ALL OPENINGS IN THE FLOOR

DOUBLE ALL JOISTS AROUND ALL OPENINGS IN THE ROOF AND CEILING

USE METAL CONNECTORS FOR CONNECTING JOISTS TO HEADERS ("SIMPSON" OR AN APPROVED EQUAL).

PROVIDE WOOD STUDS UNDER ALL HEADERS. (SEE FLOOR PLANS)

PROVIDE 1/2" PLYWOOD FIRESTOPS AT ALL SOFFIT / WALL CAVITIES OR CEILING JOIST CAVITIES.

ALL WALLS ARE TO HAVE 2" SOLID WOOD FIRESTOPPING, AND ALL ELECTRICAL AND PLUMBING THROUGH THE FLOORS ARE TO HAVE SPACE SEALED OFF WITH AN APPROVED FIBERGLASS OR ROCKWOOL BATT INSULATION.

STRUCTURAL PLYWOOD.
WALL SHEATHING TO BE 1/2" CDX PLYWOOD OR AN APPROVED EQUAL WITH EXTERIOR GLUE

FLOOR SHEATHING IS TO BE 3/4" TONGUE & GROOVE PLYWD. W/ EXTERIOR GLUE. GLUED AND RING SHANK NAILED

ALL PLYWOOD IS TO BE A.P.A. APPROVED

CARPENTRY NOTES

PROVIDE (3) - 2 X 12 WOOD HEADERS OVER ALL WINDOW AND DOOR OPENINGS IN EXTERIOR WALLS UNLESS OTHERWISE NOTED

ALL STRUCTURAL GRADE LUMBER SHALL BE GRADE # 2 (OR BETTER) HEM FIR- MINIMUM BASE Fb= 1050 OR GRADE # 2 (OR BETTER) S.P.F.- MINIMUM BASE Fb= 1050.

DESIGN LOADS

FLOOR	40 PSF LIVE LOAD	20 PSF DEAD LOAD
ATTIC	15 PSF LIVE LOAD	15 PSF DEAD LOAD
ROOF	30 PSF LIVE LOAD	15 PSF DEAD LOAD
DECK	60 PSF LIVE LOAD	

ENGINEERED WOOD PRODUCTS

PRODUCT TYPE: PARALLAM, LVL
MANUFACTURER: WEYERHAUSER
SIZES: AS SHOWN ON THE FLOOR PLANS - MINIMUM BASE Fb= 3000

GYPSUM BOARD

INSTALL U.S. GYPSUM OR EQUAL S.W. SYSTEM 1/2" OR 5/8" THICK TAPERED WALLBOARD WITH METAL CORNER BEADS. ALL JOINTS ARE TO BE TAPED AND SANDED ACCORDING TO MANUFACTURER'S SPECIFICATIONS.

INSTALL 1/2" "DUROCK" SHOWER AT ALL SHOWER AND TUB AREAS INCLUDING THE CEILING.

ALL FRAMING OF FINISHED ROOMS, CLOSETS, STORAGE AREAS, AND UNDER STAIRWAYS SHALL HAVE A MINIMUM OF 1/2" INCH THICK GYPSUM BOARD APPLIED

n. batistich, architects
MEADOWBROOK OFFICE CENTER
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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

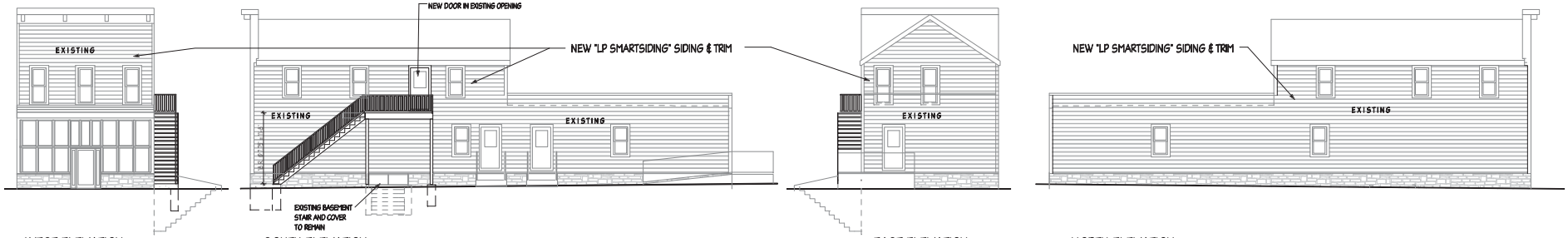
CONTRACTOR SHALL VERIFY ALL PLAN AND DIMENSIONS AND CONDITIONS ON THE JOB AND SHALL BE RESPONSIBLE NOTIFY THE ARCHITECT OF ANY VARIATIONS OR DISCREPANCIES BEFORE PROCEEDING WITH WORK OR BE RESPONSIBLE FOR SAME.

REVISIONS	DATE: 12-15-24
	DRAWN BY:
	SCALE:
	APPROVED BY:

PLAN No. as 1295-24

SHEET No. A1

INTERIOR ALTERATIONS:
801 STATE ST.
LEMONT, IL.

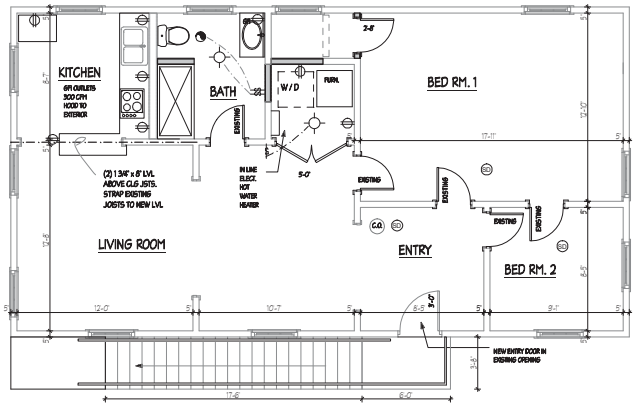


WEST ELEVATION
SCALE: 1/8" = 1'-0"

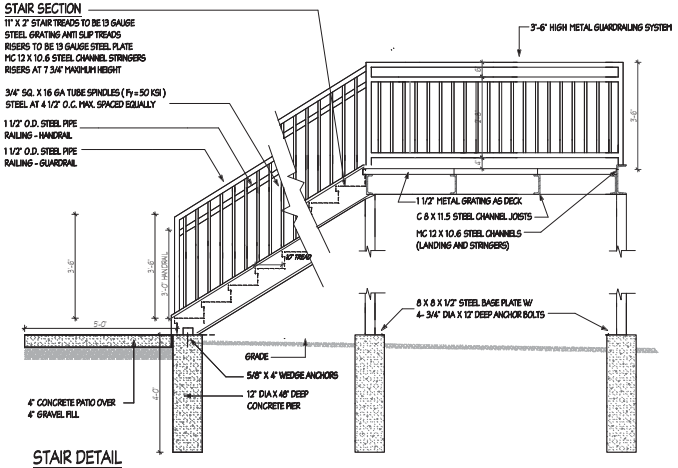
SOUTH ELEVATION
SCALE: 1/8" = 1'-0"

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

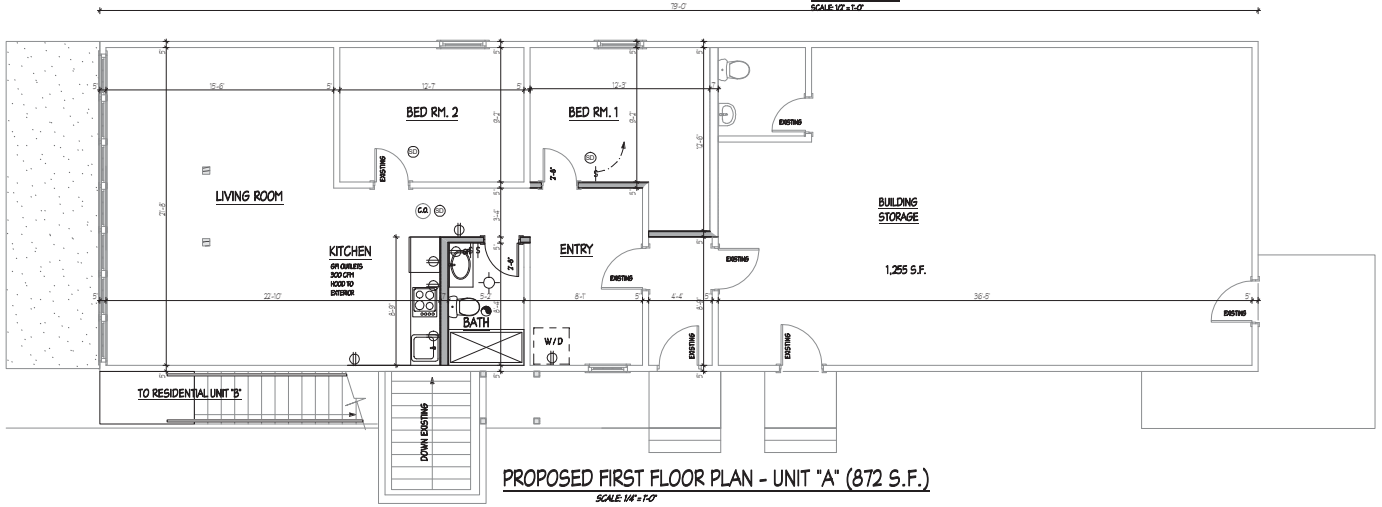
NORTH ELEVATION
SCALE: 1/8" = 1'-0"



PROPOSED SECOND FLOOR PLAN - UNIT "B" (948 S.F.)
SCALE: 1/4" = 1'-0"



STAIR DETAIL
SCALE: 1/2" = 1'-0"



PROPOSED FIRST FLOOR PLAN - UNIT "A" (872 S.F.)
SCALE: 1/4" = 1'-0"

LEGEND

- WALL MOUNTED DUPLEX RECEPTACLE MOUNTED 1'-3" A.F.F. UNLESS OTHERWISE NOTED
- 6R — GROUND FAULT INTERRUPTER MOUNTED 42" A.F.F.
- DUAL VOLTAGE SMOKE DETECTOR
- CO — CARBON MONOXIDE DETECTOR

CARBON MONOXIDE DETECTOR NOTE

CARBON MONOXIDE DETECTORS ARE TO BE INSTALLED AS INDICATED ON PLANS AND NOT MORE THAN 15 FEET FROM ANY ROOM USED FOR SLEEPING PURPOSES

ELECTRICAL NOTES

WIRES FOR BRANCH CIRCUITS THAT EXCEED 75 FEET IN LENGTH FROM PANEL TO CENTER OF LOAD SHALL NOT BE SMALLER THAN #10 AWG

ALL WIRING IS TO BE RUN IN CONDUIT. MINIMUM 1/2 dia. WIRE. EXTERIOR PVINGTO BE GALVANIZED RIGID CONDUIT

ALL SWITCHES ARE TO BE ON DIMMERS

ALL 125 VOLT SINGLE PHASE 15 AND 20 AMPHERE RECEPTACLES INSTALLED IN THE BEDROOM AND LIVING ROOM SHALL BE LISTED AS TAMPER RESISTANT RECEPTACLES

ALL BRANCH CIRCUITS SERVING THAT SUPPLY 125V, SINGLE PHASE, 15 AND 20 AMPHERE RECEPTACLES INSTALLED IN THE BEDROOM SHALL BE PROTECTED BY AN ARC - FAULT INTERRUPTER

ALL 120V, SINGLE PHASE 15 AND 20 AMPHERE BRANCH CIRCUITS SUPPLYING OUTLETS INSTALLED IN THE UNITS: BEDROOM, LIVING ROOM, AND HALLWAY SHALL BE PROTECTED BY A LISTED ARC - FAULT CIRCUIT INTERRUPTER COMBINATION TYPE, INSTALLED TO PROVIDE PROTECTION OF THE BRANCH CIRCUIT

ANY LIGHT FIXTURES IN SHOWERS OR OVER TUBS WITH A SHOWER ARE TO HAVE VAPOR PROOF TRIM PER IRC 3928.10 POWER FOR THE LIGHTS ARE TO BE PROTECTED BY THE LOCAL 6R OUTLET OR A 6R BREAKER

BATHROOM RECEPTACLES SHALL BE SUPPLIED BY AT LEAST (1) 20 AMP BRANCH CIRCUIT AT THE PANEL. SUCH CIRCUITS SHALL HAVE NO OTHER OUTLETS. USE A 6R RECEPTACLE

LIGHT FIXTURES LOCATED IN DAMP OR WET LOCATIONS SHALL BE "LISTED" TO BE SUITABLE FOR SUCH LOCATIONS.

120V. SMOKE DETECTORS ARE TO BE WIRED IN SERIES WITH A BATTERY BACKUP (IN ALL BEDROOMS AND WITHIN 15-0" OF ALL BEDROOMS)

120V. CARBON MONOXIDE DETECTOR TO BE WIRED IN SERIES WITH A BATTERY BACKUP

PROVIDE A MINIMUM OF (2) 20 AMP SMALL APPLIANCE CIRCUITS FOR RECEPTACLES IN THE KITCHEN SERVING THE COUNTERTOPS.

PROVIDE SEPARATE APPLIANCE CIRCUITS FOR ALL REQUIRED EQUIPMENT
PROVIDE G.F.I. OUTLETS ABOVE ALL KITCHEN COUNTERS, AND ALL TOILET ROOM LOCATIONS. THEY SHALL ALSO BE INSTALLED IN THE COMMON LAUNDRY ROOM ABOVE THE COUNTER. THEY SHALL BE MOUNTED 42" A.F.F.
ALL 125V, SINGLE PHASE 15 AND 20 AMPHERE RECEPTACLES, ELECTRICAL EQUIPMENT, LIGHT FIXTURES, AND FANS INSTALLED IN THE BATHROOMS SHALL BE INSTALLED WITH G.F.C.I. PROTECTION.

THE ELECTRICAL CONTRACTOR SHALL PROVIDE 20 AMP GROUND FAULT PROTECTED GROUNDED OUTLETS AT ALL BATHROOMS, KITCHENS, AND COMMON LAUNDRY ROOM, AND WHEREVER SHOWN ON THE PLANS. SEPARATE RESETS SHALL BE PROVIDED AT EACH FLOOR AND INTERVAL AND EXTERNAL APPLICATIONS, AS WELL AS KITCHENS AND BATHROOMS SHALL BE CIRCUITED SEPARATELY.

ELECTRICAL CONTRACTOR IS TO PROVIDE DISCONNECTS FOR ALL FIXED APPLIANCES.

SPACING OF ELECTRICAL OUTLETS

OUTLETS SHALL BE INSTALLED SO THAT AT NO POINT ALONG THE FLOOR LINE IN ANY WALL SPACE IS NO MORE THAN 6 FEET FROM AN OUTLET IN A ROOM, INCLUDING ANY WALL SPACE 2 FEET OR MORE IN WIDTH AND THE WALL SPACE OCCUPIED BY FIXED PANELS IN EXTERIOR WALLS, BUT EXCLUDING SLIDING PANELS IN THE EXTERIOR WALLS.

KITCHEN COUNTERTOPS: RECEPTACLE OUTLETS SHALL BE INSTALLED AT EACH COUNTER SPACE 12" OR WIDER. RECEPTACLES SHALL BE INSTALLED SO THAT AT NO POINT ALONG THE WALL LINE IS MORE THAN 24" FROM A FROM A RECEPTACLE OUTLET IN THAT SPACE. ISLAND COUNTERTOPS 12" OR WIDER SHALL HAVE AT LEAST ONE RECEPTACLE FOR EACH 6 FEET OF COUNTERTOP. COUNTER SPACES SEPARATED RANGE TOPS REFRIGERATORS, FREEZERS, OR SINKS SHALL BE CONSIDERED AS A SEPARATE COUNTERTOP SPACES.

CLOSET LIGHT NOTES:

ALL CLOSET LIGHTS SHALL BE:

RECESSED LIGHTS WITH 6" CLEARANCE BETWEEN THE FIXTURE AND THE NEAREST POINT OF STORAGE SPACE.

FLUORESCENT LIGHTS WITH 6" CLEARANCE BETWEEN THE FIXTURE AND THE NEAREST POINT OF STORAGE SPACE.

ELECTRICAL NOTES

RECESSED LIGHT FIXTURES WITHIN NON- CONDITIONED SPACES MUST BE IC RATED

RECESSED LIGHT FIXTURES INSTALLED WITHIN NON- CONDITIONED SPACES MUST BE IC RATED AND LABELED. THE FIXTURES MUST BE SEALED WITH A GASKET OR CAULKED BETWEEN THE FIXTURE HOUSING AND CEILING

A MINIMUM OF 50 PERCENT (50%) OF THE LAMPS IN PERMANENTLY INSTALLED LIGHT FIXTURES SHALL BE HIGH EFFICIENCY LAMPS.

BATT INSULATION SHALL BE CUT NEATLY TO FIT AROUND WIRING IN THE EXTERIOR WALLS

AN AIR BARRIER SHALL BE INSTALLED BEHIND ELECTRICAL OR COMMUNICATION BOXES OR AIR SEALED BOXES SHALL BE INSTALLED

OUTLETS ON OPPOSITE SIDES OF A RATED WALL ASSEMBLY SHALL BE HORIZONTALLY SEPARATED BY NOT LESS THAN 24" OR SHALL BE PROTECTED WITH INTUMESCENT PUTTY PADS* .

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REVISIONS	DATE: 12-15-24
	DRAWN BY:
	SCALE:
	APPROVED BY:

INTERIOR ALTERATIONS:
801 STATE ST.
LEMONT, IL.

PLAN No. ai 1205-24
SHEET No. A2

Attachment 6

KABAL SURVEYING COMPANY
Land Surveying Services

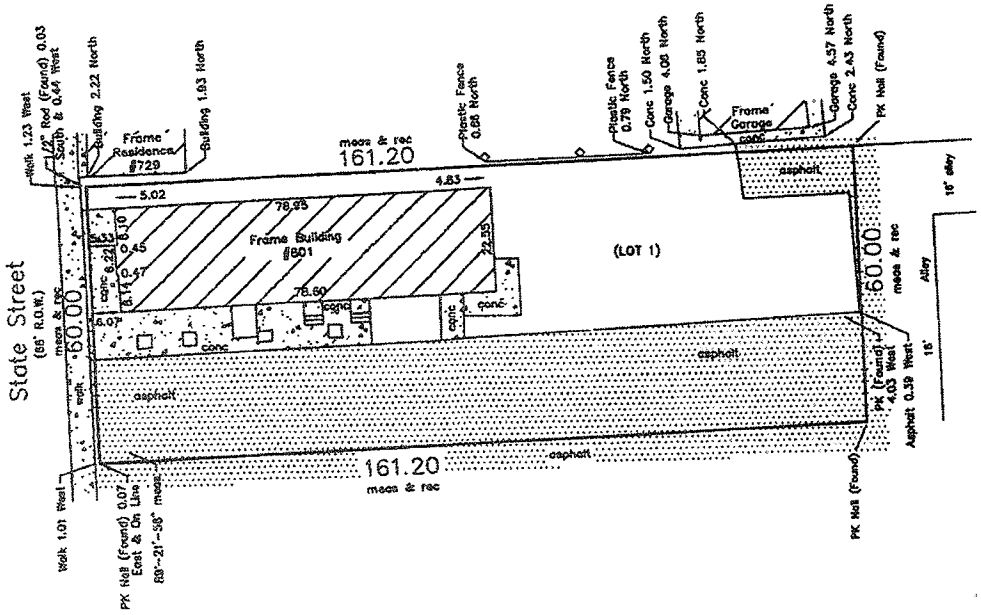
10407 West Cermak Road
Westchester, Illinois 60154
(708) 562-2662
Fax (708) 562-7314
email: kabal-surveying@comcast.net
website: KabalSurveyingCompany.com
Registration No. 184-003061

Plat of Survey

(assumed)

Lot 1 in Mathew Warner's Subdivision of the West 7.73 Chains of the North 6.47 Chains of the Southwest Quarter of the Northeast Quarter of Section 29, Township 37 North, Range 11 East of the Third Principal Meridian, in Cook County, Illinois.

Address: 801 State Street, Lemont, IL 60439



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

Area of property is approximately 9,671 square feet

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

Surveyed October 10, 20 24

Scale: 1 inch = 25 ft.
Order No. 241931
Ordered By: Antonopoulos & Virtel

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

ORIGINAL SEAL IN RED

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

STATE OF ILLINOIS }
COUNTY OF COOK } ss.

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

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

Mitchell P. Balek

Illinois Professional Land Surveyor No. 035-003250
My license expires on November 30, 2024