Village of Lemont

PLANNING AND ZONING COMMISSION
May 7, 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 2025-05 14366 Main Street Annexation & Rezoning
- III.B Case 2025-08 UDO Amendments

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: May 7, 2025

SUMMARY/BACKGROUND

ANALYSIS

Consistency with Village Policy

STAFF RECOMMENDATION

BOARD ACTION REQUESTED

ATTACHMENTS
Draft April PZC Minutes

Village of Lemont
Planning and Zoning Commission
Regular Meeting of April 9, 2025

A regular meeting of the Plan Commission for the Village of Lemont was held at 6:30 p.m. on Wednesday, April 9, 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 Studebaker called the meeting to order at 6:30 p.m. He then led the Pledge of Allegiance.

B. Verify Quorum

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

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 McGleam to approve the minutes from the March 5, 2025, meeting with no changes. A roll call vote was taken:
Ayes: Cunningham, McGleam, O'Connor, Pawlak, Zolecki, Studebaker
Nays: None
Motion passed

II. CHAIRMAN'S COMMENTS

Chairman Studebaker greeted the audience and 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 2025-06 – 1341 GORDON REZONING & PLAT OF SUBDIVISION

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

Commissioner McGleam made a motion, seconded by Commissioner Zolecki to open the public hearing for Case 2025-06. A roll call vote was taken:
Ayes: McGleam, Zolecki, Cunningham, O'Connor, Pawlak, Studebaker
Nays: None
Motion passed

Staff Presentation

Jamie Tate, Consulting Planner, said the applicants have applied for rezoning from the R-2 single-family district to the R-4 single-family residential district along with a plat of subdivision. The property would be divided from a 1.07-acres lot to two conforming lots in the R-4 zoning standards. Rezoning is necessary because the lot split would not meet the R-2 district dimensional standards. The applicants intend to create the additional lot adjacent to their current home to construct an additional home for themselves allowing them to downsize next door while remaining in the Village.

The surrounding zoning is R-4 unincorporated Cook County to the north and west and R-4 zoning of Lemont to the south and east. The property currently has a two-story home on the lot. The Comprehensive Plan identifies the area as Infill Residential so this does meet the standards and intentions of the Plan. The minimum lot size for an R-2 zoning district is 40,000 square feet and the property is 46, 665 square feet. After the lot is divided one will be roughly 21,500 square feet and the additional lot would be 25,100 square feet. The minimum lot standards for R-4 zoning are 12,500 square feet.

Mrs. Tate stated staff did look at the standards for rezoning and feels the application meets those standards. The applicant is looking to divide their R-2 lot into two conforming R-4 lots for the construction of an additional home. It is in line with the Comprehensive Plan and will result in a development that is consistent with the neighborhood. Staff is recommending approval with one condition. The lot line does need to be shifted one foot over due to the driveway standards. This concludes staff's presentation.

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

Applicant Presentation

Peter Coules, the attorney for the applicants, stated his clients have owned the property for a long time. He sent out a notice to the surrounding properties along with the land use map. The map showed what is zoned R-2 and what is zoned R-4. The only thing zoned R-2 is the Rizzo's property. The only comment they got back was today at 4:00 p.m. which was a resident in unincorporated Cook County who asked if she would be incorporated into the Village. He did explain what the hearing was for this evening. He assured the owner that there was no taking or forced annexation happening. That was the only input they had. He does not have an issue with the condition of moving the lot line

for the driveway setback. The application meets all the La Salle Factors and it is very compatible. It is compatible because it is something that the town wants which allows for people to stay in the Village. His clients will be able to downsize while staying in the community and be near family who also live in the community. If this gets approved they intend to start as soon as possible.

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

Commissioner Cunningham asked if there were any plans for the new house and will it meet all the zoning requirements.

Mr. Coules said it would meet all zoning requirements. There are no existing plans but the lot is so big that it allows them to meet all the standards. They could fit the home they have now on half of this lot.

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

Public Comment

None responded.

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

Commissioner Pawlak made a motion, seconded by Commissioner McGleam to close the public hearing for Case 2025-06. A roll call vote was taken:
Ayes: Pawlak, McGleam, Zolecki, Cunningham, O'Connor, Studebaker
Nays: None
Motion passed

Plan Commission Discussion

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

Plan Commission Recommendation

Commissioner Zolecki made a motion, seconded by Commission McGleam to recommend to the Mayor and Board of Trustees approval of Case 2025-06 – 1341 Gordon Lane Rezoning and Plat of Subdivision, with the following condition:

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.

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

Commissioner McGleam made a motion, seconded by Commissioner Pawlak to authorize the Chairman to approve the Findings of Fact for Case #2025-06 as prepared by staff. A roll call vote was taken:
Ayes: McGleam, Pawlak, Zolecki, Cunningham, O'Connor, Studebaker
Nays: None
Motion passed

B. CASE 2025-07 – 16 E. CUSTER VARIATIONS

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

Commissioner McGleam made a motion, seconded by Commissioner Zolecki to open the public hearing for Case 2025-07. A roll call vote was taken:
Ayes: McGleam, Zolecki, Pawlak, Cunningham, O'Connor, Studebaker
Nays: None
Motion passed

Staff Presentation

Mrs. Tate stated the property owner applied for a variation to allow for a new detached garage and an additional parking pad next door. The garage would have access from Custer instead of utilizing the adjacent alley. In the R-4A zoning district, any property that has access to an alley, or any detached or attached garage is required to access and use that alley. The property does have an existing single-stall 285 square-foot detached garage that is currently on the site that will be removed and replaced with this larger two-stall structure that includes storage space. Due to the increase in size, the project is subject to the requirements of the UDO. The requests also include relief to construct a parking pad next to the adjacent garage.

The proposed 30 by 20-foot garage will feature vinyl siding and has a 16-foot overhead door that faces Custer Street and an entry door on the same façade. There are no changes that they are requesting with the existing driveway. 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. The remaining six do use the alley for their garage access. The alley does terminate near the subject property.

Mrs. Tate said the property does utilize the driveway and nothing is being changed with that. The new garage is larger and does increase the total lot coverage by about 2%. It does not go over the maximum lot coverage. Staff did look at the standards for variations when reviewing the application. The applicant did respond to the variations that they were requesting. They did state that the variance will maintain visual consistency with the block. There are different orientations of entrances along Custer Street. The adjacent property at 18 E. Custer has a garage door that is facing the street. The applicant stated that there is a challenge maneuvering vehicles in the alley without encroaching on neighboring properties. There are no physical topography issues with the property so there is no issue with accessing the alley. The variation is not expected to negatively affect neighboring properties and would not alter the existing traffic pattern or access configuration.

The requested variations would allow continued use of an existing driveway for access to a new larger detached garage. The garage does meet the code. While the proposal does not conform to 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 the vehicular circulation pattern, though it would modestly increase lot coverage while remaining within the maximum allowable threshold. This concludes staff's presentation.

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

Applicant Presentation

Mark Sredin stated he is just replacing his garage with a new one and would keep the door facing the same direction.

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

Public Comment

Gary Lichlyter said when the variance was put in place as long as you had access from the street that would remain. If he was tearing up the driveway he could understand needing the variance. Since Mr. Sredin has a driveway already he does not feel he needs to be asking for a variance because he is not changing anything that does not already exist. He had a driveway at his house but he took it out to make his house look bigger so

he has to have access from the alley. He feels the applicant should not have to be asking for a variance.

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

Commissioner Pawlak made a motion, seconded by Commissioner McGleam to close the public hearing for Case 2025-07. A roll call vote was taken:
Ayes: Pawlak, McGleam, Zolecki, Cunningham, O'Connor, Studebaker
Nays: None
Motion passed

Plan Commission Discussion

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

Plan Commission Recommendation

Commissioner McGleam made a motion, seconded by Commission Cunningham to recommend to the Mayor and Board of Trustees approval of Case 2025-07 – variation request for 16 E. Custer. A roll call vote was taken:
Ayes: McGleam, Cunningham, O'Connor, Zolecki, Pawlak, Studebaker
Nays: None
Motion passed

Commissioner Cunningham made a motion, seconded by Commissioner McGleam to authorize the Chairman to approve the Findings of Fact for Case #2025-07 as prepared by staff. A roll call vote was taken:
Ayes: Cunningham, McGleam, O'Connor, Zolecki, Pawlak, Studebaker
Nays: None
Motion passed

C. CASE 2025-03 – SILVER CROSS REDEVELOPMENT PLANNED UNIT DEVELOPMENT

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

Commissioner McGleam made a motion, seconded by Commissioner Zolecki to open the public hearing for Case 2025-03. A roll call vote was taken:
Ayes: McGleam, Zolecki, Cunningham, O'Connor, Pawlak, Studebaker
Nays: None

Motion passed

Staff Presentation

Mrs. Tate stated Silver Cross Hospital has applied for a special use approval for a Preliminary Planned Unit Development to redevelop their existing 3.06-acre property. They are planning on constructing a new 20,608-square-foot medical office building with associated utilities, grading, paving, and landscaping. The construction is planned to be phased to allow the existing building to remain open while the proposed building is being constructed. A medical office building is an allowed use in the B-3 zoning district. Since there will be two buildings on one zoning lot at the same time they are requesting a few deviations which triggers the Planned Unit Development process.

The proposed site will feature a modern medical office facility combining large glass windows, wood-like aluminum cladding, and stone construction. The signature two-story entrance feature allows for covered entry with an incorporated rooftop aluminum screening. A sign package is also part of the PUD request, proposing a free-standing monument sign that is larger than the UDO allows for this location, and three wall signs. The code only allows two wall signs for this property.

Mrs. Tate said the property is surrounded by River Valley and Oakwood School Campus to the north and B-3 to the east, west, and south. The current medical office building offers family medicine and internal medicine physicians and assistants at the Lemont location. They are looking to add to their portfolio at this new building. They are planning on utilizing the two access points onto 127th Street. There are mature trees in the parkway that will remain during the redevelopment. They plan on changing the location of the stormwater, shifting the parking lots, and the location of the building.

The Comprehensive Plan labels this area as Community Retail. Community Retail is designated mostly by multi-tenant shopping centers. The Silver Cross Medical building was in existence when the Comprehensive Plan was adopted in 2014. Likely, the Community Retail comes from the B-3 zoning district which has been since that time. Also in the Comprehensive Plan, there are other factors and goals such as emphasizing the preservation and promotion of healthcare uses. The Comprehensive Plan labels the 127th corridor as a healthcare sector. It emphasizes preservation and promotion of healthcare uses in this area. This sector is intended to accommodate growth and promote growth in evolution in the health sector of the Comprehensive Plan. Continuing investment in the medical facilities especially in this area is in line with what the Comprehensive Plan is looking for.

Mrs. Tate stated the arrangement keeps the building visually prominent on 127th Street and shifts the building to the southeast corner of the lot. They are proposing 104 parking spaces which meets the UDO off-street parking requirement. Pedestrian circulation is supported by sidewalks on all building facades and a primary sidewalk connects from the front entrance to the existing sidewalk network along 127th Street. There is a landscape buffer that separates the sidewalk from the curb that will be maintained. There are also

striped crosswalks that are in the parking lot for further safe circulation. There is an amenity space that connects from Bulldog Drive which will lead to the front entrance.

The B-3 zoning district does have urban design standards and the building is found to meet all the standards. The proposed building reflects a modern and professional design that is consistent with commercial design guidelines. The building is one-story and complies with the urban standards with massing, quality materials, and a clearly defined entry. The aluminum cladding may be considered acceptable but is not a listed component in the design standards. Architectural features like a recessed entrance, canopy, and signage with integrated lighting help to comply with the entry design requirements. The building also satisfies transparency requirements through expansive front glazing and windows on all facades. The parapet screens the flat roof and rooftop equipment. In the urban design standards, it talks about if the building is more than 20,000 square feet it has to have a public pedestrian feature and it should be near the main entrance. The applicant can speak more on this during their presentation but they did state that this standard will be met.

Mrs. Tate said in the PUD there are a few exceptions they are requesting. The first is the use of the aluminum cladding. The code does not speak to this type of material so using this type of material has to be called out. It is considered a high-quality product with a wood texture appearance. Another exception is the minimum corner side yard setback which is 30 feet and the applicant is proposing 20 feet. The corner side yard setback is listed as 30 feet but the front yard setback is 20 feet which typically those are the same. The applicant is requesting a larger monument sign. The maximum amount is 64 feet and they are requesting 88 feet. They have used these signs at other locations. The monument sign is proposed at 9.08 feet in height and the code allows for 8 feet. Three wall signs are being requested when the code allows for only two. You are allowed one wall sign per street frontage. There will be one at the front entrance, one on 127th Street, and then one on Bulldog Drive. The size of the wall signs falls within the maximum square footage and they are not asking for relief from what the code allows.

The project went before the Technical Review Committee on December 10, 2024, which is the first step in the development process. At that time comments were given to Silver Cross. She did receive a response to the TRC letter yesterday. They did not give a specific response when they submitted for the Preliminary PUD but all of the comments that were given to them were addressed. They did provide circulation for the fire and emergency vehicles. They have updated the landscape plan to address comments about preservation and trees on the property. The proposed redevelopment of the site represents an investment in the Village's healthcare corridor and also aligns with the intent and goals of the Comprehensive Plan. The PUD framework allows for flexibility in the setbacks, materials, and signage while maintaining overall consistency with the Village's design standards. 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.

Mrs. Tate stated if the PZC recommends approval staff recommends revising the final site plan or landscape plan to incorporate a public pedestrian space near the main building. The applicant has stated they were planning on meeting that but this would make it clear. All mature landscaping should be saved and protected when located outside of the redevelopment area. They did send an updated landscape plan that addresses what is outside of the development area. It is included in the presentation but was not provided to the Commission. Then any other conditions that come up during the public hearing. This concludes staff's presentation.

Chairman Studebaker asked if the Commission had any questions for staff.

Commissioner O'Connor asked how the monument sign is orientated on the property.

Mrs. Tate showed where it would be located. It will be perpendicular to 127th Street. The code requires a four-foot setback and it will be located outside of the vision triangle.

Commissioner Pawlak asked since they are putting the new building where the parking lot currently is, do they know how long it will take and where people will park.

Mrs. Tate said she would let the applicant speak in regard to that.

Commissioner McGleam asked if the proposed parking that will remain during construction meets the parking requirement for that facility.

Mrs. Tate stated she would need to look it up. They did not want to have to put parking in and then have to rip it out.

Commissioner McGleam said if they don't have a plan to meet the requirement for parking during construction then that should be a variance. The Fire District should look at and sign off on their construction logistics plan to ensure they have access to the facility during construction. The other question he has is the timing of the certificate of occupancy. He asked when the new building is finished and they secure their certificate of occupancy, will the one for the existing building be canceled so they are not operating two facilities at the same time.

Mrs. Tate stated she would have to talk to the Building Commissioner to find out how the timing would work. The applicant might also be able to answer that question.

Commissioner Zolecki asked where the location of the generator will be and if there will be screening.

Mrs. Tate said she did not have a chance to review the landscape plan.

Commissioner Zolecki asked if the school was informed of this development.

Mrs. Tate stated the school was notified through the public process and she did not receive any comments back from them.

Commissioner Zolecki asked if there is any requirement for generators to have security fencing.

Mrs. Tate said the building might but she is not sure. She does know that equipment like that has to be landscaped.

Trustee Stapleton asked if the parking meets the setback requirements and if there any landscaping planned for the south side of the property.

Mrs. Tate stated there is not a setback for parking but there is landscape requirement screening. She has not reviewed the updated landscaping plan but just looking, it seems to meet the standards. It will have to meet the requirements for parking lot screening.

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

Applicant Presentation

Michael Mutterer, President and CEO of Silver Cross Hospital, said he is very excited to bring this updating project to Lemont. Silver Cross is a 348-bed, acute care facility that is a Level Two trauma center. They are the only one with a Level Three Neonatal Intensive Care Unit (NICU) in Will County currently. There are 14 operating rooms, four interventional labs, and five endoscopy suites. They partner with some of the best economic medical centers in the Chicagoland area. Silver Cross is a hidden gem and there are very few independent hospitals that are left. Even though they are an independent hospital they have been very focused on patient quality and safety. They have been the number-one hospital in Illinois for surgical care two years in a row and have received numerous awards over the years.

As a resident of Lemont, every time he drives by the building on 127th he cringes. It does not meet the brand standard that they have across the market area. Looking at what the community needs from the perspective of healthcare would be access to urgent care. Part of this expansion would be to add that urgent care as well as imaging and lab service which is currently not offered in the existing building. They believe there is an opportunity in the market to add services so there is more than just primary care and immediate care at the location. The building is very similar to the building that they built in Orland Park which opened over a year ago. There are a number of physicians that are needed in this service area. This footprint will allow them to grow and expand at this location.

Mr. Mutterer stated their intent to build the location while their current facility is open. They do not want to close the building and not have access to care for the 100's patients

that come through that building daily and weekly. As they are able to obtain occupancy for the new building they will be closing the old building. They do not want to have two buildings running at the same time. He will now have the architect come up and speak regarding the different phases of the project.

Dave Dastur, Jensen & Halstead Architects, stated when they build the building, the parking lot to the east will go away. Between the two driveways, they will add parking. Kimley-Horn was their civil engineer and they are also their traffic consultant. They did parking counts on what is being used currently at the existing building. Right now that count is below the required standard. There are more parking spaces that are slated for this area than what is currently being used. The plan is to build the parking there and it will be permanent for the new building. Part of the reason for the 20-foot setback on Bulldog Lane is that they are keeping the drive, construction fencing, and construction staging. They needed an extra ten feet for the construction of the building.

As far as the phasing, as soon as the new building is ready to go they will need a weekend to get everyone moved over. In terms of the generator, it is not that big of a unit and it will be screened. The generator is only meant to keep the refrigerators running for the vaccines. They will meet the life safety code with the battery pack lighting. They do not need a generator to run the building.

Commissioner Zolecki asked if they were planning to screen the generator.

Mr. Dastur said yes they will screen the generator. If it is not on the landscape plan then they will update it by the end of the week. This building will model the Orland Park building that they just completed except this will be one-story. The aluminum siding that was mentioned is very thick and is of high quality. The building has a centralized waiting area with easy access to imaging with ultrasound and x-ray. In the future, they are planning on having MRIs available. There will be an urgent care area with five exam rooms. The other side will have a lab area with 22 rooms. They have an area for ten future exam rooms once business picks up. This would conclude their presentation.

Chairman Studebaker asked if they could address the sign variance.

Mr. Mutterer stated it is their brand standard and it is what they used at other locations. Where the building is going to be located on the lot the monument sign is probably the furthest away from the building it could get. The size is so they can see the access to the entrance of the building. They do want to make sure that people understand that it is an urgent care location as well.

Commissioner Pawlak asked what the timing is for the phasing.

Mr. Dastur said that Phase One of the parking will take about eight to 12 weeks. The building itself will take about nine months and then about another two to two and a half months to finish off the rest of the parking. They originally had the amenity space up

front but the landscape architect recommended the northeast side. There is a beautiful old tree there.

Commissioner Pawlak stated it would look better back there with the school there.

Commissioner Zolecki said there will be a lot of rooftop equipment that will be screened. He asked if they would need any variations from screening of that equipment.

Mr. Dastur stated the front two-story piece will hide some of the equipment and after that, they are going to use something called cityscape which attaches right to the equipment. The cityscape keeps it in a little closer and they flip up and out of the way to service the equipment.

Commissioner Zolecki asked if all of the equipment was behind that tower.

Mr. Dastur said no it is not. There will be two large units and for the MRI there will be a separate unit. Those units could be about six to seven feet tall and four feet square.

Commissioner Zolecki stated it would be ideal to have it tucked behind there.

Mr. Dastur said they will have one in there.

Commissioner Zolecki stated about the permit for occupancy he understands that there will be some overlap.

Mr. Dastur said they might need a week or two to make sure everything is out of the old building before it is demolished.

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

Public Comment

Glen Groselak stated he was in the building to the west. There is a swamp and a pond behind there. He wants to make sure that the detention is done timely so he does not have a river going through his parking lot. His parking lot can be filled up with all the doctors at his building. He is glad that the Commission asked about the parking because he does not want it to spill over into his parking lot.

Taylor Eschbach, Kimley-Horn, said this site will be permitted through MWRD so even the interim will have to have stormwater in place. Those basins will be located north of the existing building and will be dug very early in the construction process. They did do a parking study of the existing site. It had a peak count of 22 vehicles in the parking lot at any given time throughout the day. The proposed layout for the interim condition will

have 44 parking spaces. Everyone is confident that the 44 spaces can supply enough parking for that current building.

Commissioner Cunningham asked if they were dry detention basins.

Mr. Eschbach stated they will be naturalized bottom basins and will not hold water. It will draw down after the storm event. They would not want wet ponds next to a school.

Commissioner McGleam asked if he knew if the 44 parking spaces met the Village's requirement for parking spaces.

Mr. Eschbach said that based on the square footage of the existing building it would be less than the code requirement. However, that building has not operated at code volume for a long time.

Mr. Dastur stated being an older design it is not as efficient. If you look at the number of exam rooms per square footage in that building versus what they have in the new building it does not equal the same. The new standard is based on a more modern layout. The requirement for the older buildings would be less.

Commissioner Cunningham asked when there is a heavy rainstorm event, what is the timing on the drainage for the basins. He asked how long would there be standing water.

Mr. Eschbach said there is typically a 72-hour draw-down requirement from MWRD. These basins would be designed to MWRD and the Village of Lemont's requirements. These are shallow basins and there is a shallow side slope. At the peak of the storm event, it would be about three and a half feet.

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

Commissioner McGleam made a motion, seconded by Commissioner O'Connor to close the public hearing for Case #2025-03. A roll call vote was taken:
Ayes: McGleam, O'Connor, Cunningham, Zolecki, Pawlak, Studebaker
Nays: None
Motion passed

Plan Commission Discussion

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

Plan Commission Recommendation

Commissioner McGleam made a motion, seconded by Commission Zolecki to recommend to the Mayor and Board of Trustees approval of Case 2025-03 – Silver Cross

Redevelopment Preliminary Planned Unit Development (PUD) with 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 planter, textured paving, or public art, in accordance with UDO Section 17.21.030H.
2. All mature landscaping should be saved and protected when located outside of the redevelopment area.
3. Applicant should receive a variance for not meeting the minimum parking space requirement during the construction phase only.
4. The Fire Department needs to sign off on the contractor's site logistics plan.
5. The Certificate of Occupancy time will be managed by the Building Permit Department.

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

Commissioner McGleam made a motion, seconded by Commissioner Pawlak to authorize the Chairman to approve the Findings of Fact for Case #2025-03 as prepared by staff. A roll call vote was taken:
Ayes: McGleam, Pawlak, Zolecki, Cunningham, O'Connor, Studebaker
Nays: None
Motion passed

D. CASE 2025-04 – STATE STREET PLANNED UNIT DEVELOPMENT

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

Commissioner O'Connor made a motion, seconded by Commissioner Pawlak to open the public hearing for Case 2025-04. A roll call vote was taken:
Ayes: O'Connor, Pawlak, McGleam, Zolecki, Cunningham, Studebaker
Nays: None
Motion passed

Staff Presentation

Mrs. Tate stated the owner and applicant for the property at 801 State Street has applied for a Final Planned Unit Development (PUD) to allow for the preservation and rehabilitation of the existing mixed-use building. The proposed PUD will allow for the renovation of the existing second-story two-bedroom apartment. It would also allow for the first floor to be restored as an additional apartment unit or a possible small-scale

commercial use that would be compatible with the surrounding neighborhood. The property is zoned R-4A which is the 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 while allowing for restrictions and conditions to ensure compatibility with the surrounding neighborhood.

The proposed improvements include the replacement of the exterior with LP SmartSide and the construction of a new metal staircase that will allow for access to the new upper unit. Interior renovations are proposed for both levels to bring the structure into compliance with modern building codes while maintaining its historic scale appearance. The property is generally surrounded by R-4A single-family infill. To the south is B-1 which is a less intense commercial district. Across the street and to the west there is R-6 which is a multi-family district that allows for single-family homes all the way up to apartments. There is a mix of zoning in this area. The existing building does not fall into any of those zoning districts. Where it does fit in the zoning code would be the downtown district but it could not be rezoned to that due to the location.

Mrs. Tate said the building was constructed in 1885 and was originally a grocery store. The shopkeeper most likely lived upstairs which was the apartment. In 1936, there was a rare addition that was put onto the building that was for a billiards room on the back of the building and is currently labeled as storage. Over the years, the first floor was adapted for professional office uses and was most recently used as a dentist's office while the second floor remained residential. The building has been sitting vacant for many years. Potential reuse was limited due to the R-4A zoning district. The applicant purchased the property in late 2024 and they have the intent to preserve and rehabilitate it.

This is consistent with the Comprehensive Plan and the area is infill residential. Redevelopment in the infill area is considered minimal and should be compatible with the surrounding neighborhood. There are several goals and objectives in the Comprehensive Plan that would be supported by the reuse of this property. It also talks about community character and historic preservation. The building is not located within the historic district so it does not need to go before the HPC for any type of certificate of appropriateness. This is still a significant historic structure in the Village so rehabilitation while maintaining the original structure is a goal of the Comprehensive Plan. Some other goals of the Plan that you will find are supporting community character, investment in the Village, and providing housing variety.

Mrs. Tate stated the access drive aisle is 24 feet wide and extends from State Street to the rear alley. The area acts as a cut-through for residents of the area. There is no clear delineation between property pavements and the driveway to the south. There is no parking lot stripping, direction, or signage. The 2024 plat of survey that the applicant provided did not identify any formal cross-access between the properties. The proposed site plan does show four off-street parking spaces that they intend to improve. Those parking spaces are to the rear of the site. The proposed plan does provide an opportunity to improve the functionality and appearance. Additional landscaping could be provided along the foundation that can soften the impact of the pavement. Some suggestions to help discourage the cut-through traffic can be explored through this process as well.

The UDO requires one and a half parking spaces for all multi-family residential districts so if there were going to be two residential units with this redevelopment then the code would require three parking spaces. With the four spaces they are providing it does meet the intentions and requirements of the UDO. If they are to utilize a space within the first floor for any type of commercial user in the future then they would have to meet the off-street parking for any type of use.

Mrs. Tate said through the PUD process you are allowed flexibility with the zoning code and strict requirements of the underlying district in order to encourage development that is more environmentally sensitive, viable, and aesthetically appropriate. This PUD is unique to Lemont and could not be compared to any other PUD. This building sits in a residential area and does not meet any standards or zoning district so the PUD process was suggested. The Village has tried to get a State Street Overlay and it has not come to fruition. The applicant and other properties in this area are looking to invest in the State Street corridor.

The two exceptions for this development are allowing for multi-family residential in this zoning district. Staff is recommending putting a maximum number of units on the building so if anything changes with that number it would have to come through this process again. Also, allowing for certain non-residential uses for the first floor only that could be limited through the PUD. The potential non-residential uses that would be compatible with the neighborhood that would not require a lot of parking are listed in staff's report. Any non-residential uses would have to meet the parking requirements.

Mrs. Tate stated this is not a typical residential subdivision so a landscaping plan was not provided. Once the PUD was submitted, the code talked about landscape plans being required for site development permits therefore a landscape plan would have to be submitted. In the front, there are opportunities to either remove pavement otherwise they should put planters in and attempt to address the landscape code. There were no

engineering comments at this point for the remodel. The Fire Department will review the remodel permit and they will have their own requirements that would have to be met.

In conclusion, the PUD will allow for the preservation and rehab of a long-standing structure that is generally in line with the Comprehensive Plan. Some potential conditions that could be explored would be to provide a landscape plan, explore traffic calming measures to stop cut-through traffic, placing a maximum number of units to two, limit the number of non-residential users to one and it would be limited to the storefront area and any other conditions discussed at this meeting.

Chairman Studebaker asked if the Commission had any questions for staff.

Commissioner McGleam asked if the applicant was asking for commercial and residential for the first floor separately or concurrently.

Mrs. Tate said she would have the applicant come up and talk about it.

Commissioner O'Connor asked what type of traffic calming measures would be suggested to be put in to stop the cut-through traffic.

Mrs. Tate stated there could be landscaping.

Chairman Studebaker asked for the applicant to come up and make a presentation.

Applicant Presentation

Simon Batistich, the architect for the applicant, said the 872 square feet on the first floor includes the commercial space. The second floor is a nice size unit. On first floor, they are still trying to figure out what to do with that commercial space. They could take that commercial space out and do a small false front, then make a residential unit out of the rest of it. They do want the flexibility to use it as commercial, however the difficulty with the zoning is you are limited.

Chairman Studebaker asked if there was a staircase on the outside.

Mr. Batistich stated there is an existing staircase that they will be removing and put a new staircase on the outside to have a separate entrance.

Commissioner Zolecki asked if they were suggesting that the 872 square feet on the first floor be either residential or commercial.

Mr. Batistich said yes it would be either residential or commercial.

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

Public Comment

Tom Motyka stated he has the property north of this development. He asked if there could be three units of residential. He asked if the first floor could have two areas of residential. He is concerned about the parking. He is excited that something will be done with the building. He asked what they were planning to do with the storage area on the building.

Commissioner McGleam said one of staff's recommendations is that the maximum number of residential units permitted within the existing building shall be limited to two, one unit on the first floor and one unit on the second floor.

Mr. Motyka asked if they could also have the business in the front on the first floor.

Commissioner Zolecki stated that was his question as well. The applicant wants to have the flexibility for the first floor. They can either have one resident upstairs and one resident downstairs or one resident upstairs and a commercial property downstairs.

Dave Valenziano said he is across the street from this property and they are very excited to see it being redeveloped. His concern is the potential for commercial on the first floor and what could be put in there. There is a residential park within a one-block walking distance of this particular site. He asked if the first floor could ever be expanded into the entire first floor to be commercial. He asked if the paved area between the two properties was a municipal easement or was it part of this particular property. He asked if this was used for commercial can the paved part be used as parking.

Mrs. Tate stated it is private property and it could all be used for parking. There is no easement and it's just private property. In the staff report, there is a list of allowable suggested uses which do not include a bar or restaurant.

Lawrence Lehman said he owns the building next door and is glad to see someone interested in this property. The residents in the area use the property as a cut-through. He asked if two residential units only required three parking spots per village code.

Mrs. Tate stated that is correct.

Mr. Lehman said there is a drop of about two feet from the back of his parking lot and the alley that goes through. In the back, there used to be a steel post with cement and one of the residents removed it. His parking lot is full with just their staff. He is concerned about residents being in there and people continuing to use this as a cut-through. It should be a requirement and not a suggestion to help minimize the traffic through there. He wants to confirm that there can only be one residential unit on the first floor. His concern is that the back storage area can be converted into another apartment.

Commissioner Zolecki stated there could only be one unit residential unit on the first floor. To add another unit on the first floor, they would have to come back through this whole process again.

Commissioner McGleam said if they come in for a permit for commercial use then it would be reviewed and that is when parking would be looked at.

Mrs. Tate stated right now they are showing parking for two units and nothing more. If they are not going to do the residential on the first floor then they would have to look at what commercial use was being proposed to determine the number of parking spaces needed. If it is just an office type use it would only be required to have one to three parking spots.

Mr. Lehman asked if there is an intention to use the first floor as a commercial unit would there be another hearing.

Mrs. Tate said this Commission is only a recommending body, so they will recommend either approval or denial of this PUD with the suggested uses to the Village Board. There would not be an additional hearing for the uses that are currently listed.

Mr. Lehman asked how you would address the parking requirement for uses that are listed.

Mrs. Tate stated they would apply through the Village's building department to occupy the space with that particular business. It will then get reviewed and that is when the parking is evaluated.

Commissioner Zolecki said if they could accommodate requirements in the plan then it would not have to come back through this process. However, if they cannot

accommodate the requirements through the code then it will have to come here. If it is an office then they will need one more parking space. If they can add additional parking space to have five then they would not have to come back here. If it is a coffee shop and it requires ten parking spaces and they cannot accommodate it then they would have to come back here.

Mr. Lehman asked if there was a requirement to fence off the alley.

Mrs. Tate stated they could close it off if they wanted to.

Mark Lehman asked if it was a commercial use could they use the entire first floor including the storage area.

Commissioner Zolecki said they could not and it is only for the 872 square feet.

Kim Walter asked if the storage area was up to code at this time.

Commissioner Zolecki stated it would have to meet all the building codes.

Commissioner McGleam said the storage area is not part of the PUD and could not be changed from its current use.

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

Commissioner Pawlak made a motion, seconded by Commissioner McGleam to close the public hearing for Case 2025-04. A roll call vote was taken:
Ayes: Pawlak, McGleam, Zolecki, O'Connor, Cunningham, Studebaker
Nays: None
Motion passed

Plan Commission Discussion

Commissioner Cunningham asked if there is a commercial use that would only require one parking stall.

Mr. Berry stated he was not sure.

Commissioner Zolecki said it would either be commercial or residential. They are currently showing four stalls so if an office goes there the requirement is three stalls. You have taken away the residential so there are currently two parking stalls so they would only have to provide one additional stall. The residential unit upstairs will always require two parking spots. If they decide on a commercial use that could not meet the parking requirement then they would have to come back through this process or decide not to rent it out that way.

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

Plan Commission Recommendation

Commissioner Cunningham made a motion, seconded by Commission O'Connor to recommend to the Mayor and Board of Trustees approval of Case 2025-04 – 801 State Street Planned Unit Development with the following conditions:

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, one unit on first-floor and one unit on the second-floor.
4. The maximum number of non-residential commercial users permitted within the existing building shall be limited to one, on the first-floor only in the front façade storefront area.
5. The 872 square foot is to remain as single usage and could not be split on the first-floor.
6. The Potential Non-Residential Uses that were listed in staff's report be included as part of the PUD.

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

Commissioner McGleam made a motion, seconded by Commissioner Cunningham to authorize the Chairman to approve the Findings of Fact for Case #2025-04 as prepared by staff. A roll call vote was taken:
Ayes: McGleam, Cunningham, O'Connor, Zolecki, Pawlak, Studebaker
Nays: None
Motion passed

IV. ACTION ITEMS

None

V. GENERAL DISCUSSION

None

VI. AUDIENCE PARTICIPATION

Judith Wilson asked what the construction was that was happening at 127th and State Street.

Mr. Berry stated they were able to get the property owner to demolish the old abandoned Century 21 office. There currently is no development plan for that property. There are two different property owners for those parcels,

VII. ADJOURNMENT

Chairman Studebaker called for a motion to adjourn the meeting.

Commissioner Pawlak made a motion, seconded by Commissioner Zolecki 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 2025-05 14366 Main Street Annexation & Rezoning
DATE: May 7, 2025

SUMMARY/BACKGROUND

ANALYSIS

Consistency with Village Policy

STAFF RECOMMENDATION

BOARD ACTION REQUESTED

ATTACHMENTS
PZC Memo, Analysis and Attachments Case 2025-05

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

CASE NUMBER & NAME
2025-05 14633 Main Street Annexation & Rezoning

APPLICANT & PROPERTY OWNER
William Brennan

DATE
May 7, 2025

PROPERTY ADDRESS/LOCATION
14633 Main Street / PINS: 22-21-200-046, 22-21-200-016 & 22-21-200-024

BRIEF SUMMARY OF REQUEST

William Brennan, the property owner, is requesting annexation and rezoning of 0.4938 acres at 14633 Main Street to the R-5, Single-Family Attached Residential District. Annexation would allow the property to connect to Village utilities for the existing home or potential future use. No construction or redevelopment is proposed at this time.

The R-5 District permits a range of residential uses, including single-family homes, two-family detached dwellings, duplexes, and townhomes. Additional permitted uses include bed and breakfasts, parks, playgrounds, and government facilities. Certain uses—such as planned unit developments, assisted living facilities, nursing homes, libraries, lodges, childcare facilities, schools, and places of worship—are classified as special uses. These require a public hearing, review by the Planning and Zoning Commission, and final approval by the Village Board to ensure compatibility with the surrounding area. A complete list of permitted and special uses is provided in the attached Table 17-06-01.



Source: Cook County GIS 2024 Aerial Imagery; Parcels highlighted in RED

EXISTING ZONING	EXISTING LAND USE	SURROUNDING ZONING & LAND USE	REQUESTED ACTIONS	SIZE OF PROPERTY
Unincorporated Cook County R-4, Single-Family Residence District	Detached Single-Family home	**North**: Village of Lemont B-4 (Forge) and Unincorporated I-1, Restricted Industrial District (Canadian National Railroad) **South**: Village of Lemont R-5 / Franciscan Village **East**: Unincorporated Cook County R-4, Single-Family Residence District / Existing detached single-family home **West**: Unincorporated R-4, Single-Family Residence District / Existing detached single-family home	Annexation and Rezoning to R-5	0.4963-acres

PROPERTY HISTORY

The subject property is located on the north side of Main Street, just west of the intersection with Walker Road. It is part of a small group of residential lots situated between Main Street and the Canadian National Railway line. This portion of Main Street features a mix of single-family homes on relatively deep and narrow lots. Improved with a one-story, cottage-style brick home built in 1963, the lot includes mature trees and open lawn space, and the home is consistent in scale and era with nearby residences to the west and east. The home also contains a long driveway, parking area, front walkway, and rear deck. A detached garage previously located at the end of the driveway has been removed.

Directly across Main Street is a senior living community developed under the same R-5 zoning designation. While both sides of the street are residential, the senior community includes independent living, assisted living, nursing care, and rehabilitation services, and is organized as a larger, purpose-built campus, in contrast to the individually developed single-family homes on the north side.

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 Multi-Family Midrise (MFM).	The proposal is compatible with the UDO as there are no improvements planned following annexation and rezoning.

ATTACHMENTS

1. Staff Analysis
2. Site Photographs
3. Plat of Annexation
4. Use Table 17-06-01

Attachment 1 – Staff Analysis – 14633 Annexation & Rezoning

Comprehensive Plan.

The Lemont 2030 Comprehensive Plan identifies the subject property's future land use as Multi-Family Midrise (MFM). This category supports larger-scale residential development, such as apartment complexes and multi-building condominium communities. These developments are generally intended for sites of at least 10 acres and are expected to include shared amenities like clubhouses, pools, and coordinated open spaces.

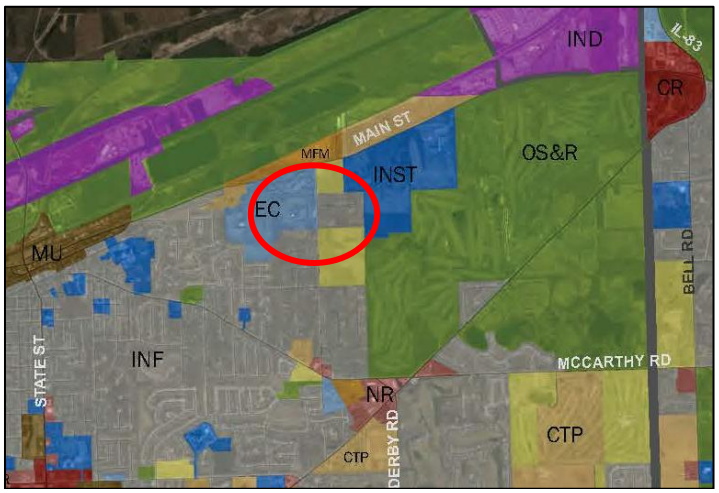


Figure 1: Comp Plan Future Land Use Map

At just under 0.5 acres, the subject property is significantly smaller than what is typically envisioned for MFM development. While the designation reflects a broader vision for this area of Main Street, the size of the parcel limits its ability to support that level of intensity on its own. This context should be considered when evaluating land use and zoning compatibility.

Although no development plan is proposed at this time, annexation and rezoning to R-5 would be generally consistent with the Comprehensive Plan's intent. The Plan emphasizes the importance of expanding the Village's boundaries through strategic annexation and applying appropriate zoning to guide future growth.

REZONING ANALYSIS

Upon annexation, the subject property will automatically be assigned the Village's default R-1, Single-Family Residential zoning designation. The applicant is also requesting rezoning to the R-5, Single-Family Attached Residential District to allow for a broader range of residential options.

The R-5 district is intended to provide medium-density areas for single-family attached dwellings, including duplexes, two-family detached homes, and townhomes. No development proposal is included with this request. However, rezoning to R-5 would offer increased flexibility for future residential reinvestment or small-scale infill. At just under 0.5 acres, the

site is not large enough to support the multi-building development envisioned in the Comprehensive Plan, but it may accommodate modest residential use consistent with R-5 standards. Duplexes and townhomes are permitted by right in the R-5 district, provided all applicable requirements of the Unified Development Ordinance are met.

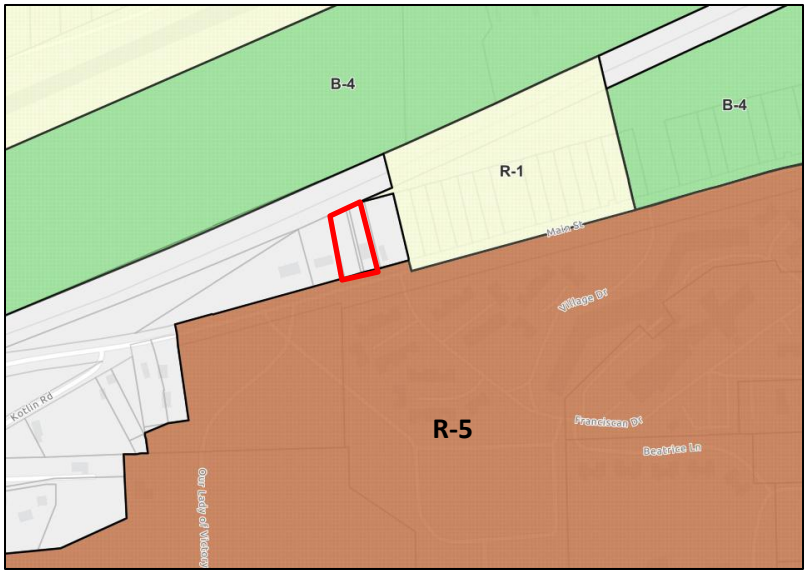


Figure 2: Village of Lemont Surrounding Zoning

The R-5 designation is consistent with zoning applied to other properties along this section of Main Street, including the senior living community directly to the south, and supports a compatible and adaptable residential pattern for the area.

The R-5, Single-Family Attached Residential District includes the following minimum lot and setback standards for residential uses:

- **Minimum lot size**: 10,000 sq. ft.
- **Minimum lot area per dwelling unit**: 3,000 sq. ft.
- **Minimum lot width**: 80 feet
- **Minimum front yard setback**: 25 feet
- **Minimum side yard setback**: 15 feet
- **Minimum corner side yard setback**: 25 feet
- **Minimum rear yard setback**: 30 feet
- **Maximum building height**: 37 feet
- **Maximum lot coverage**: 65%

Based on the Plat of Annexation for 14633 Main Street, the subject property exceeds the 10,000-square-foot minimum lot size and appears to meet the 80-foot minimum lot width. A review of the site and aerial imagery suggests the existing home is sufficiently set back from all lot lines to meet the required front, side, and rear yard setbacks. No zoning relief would be necessary for the existing structure under the R-5 standards. Any future redevelopment or additions would be required to comply with all applicable provisions of the Village's Unified Development Ordinance.

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-5, Single-Family Attached Residential District, is consistent with surrounding land uses and zoning. The property is located along a corridor that includes a mix of residential development, including single-family homes to the north and west and a senior living community zoned R-5 directly across Main Street. Under the existing Cook County R-4 zoning, the property is limited to single-family residential use and is intended to support an urban character without the expectation of individual sewage disposal systems. While this district accommodates smaller lot sizes, it does not provide the flexibility or infrastructure integration that Village zoning supports.

Rezoning to R-5 would allow a broader range of housing types—such as duplexes, two-family detached homes, and townhomes—while remaining residential in character. The shift to Village zoning would enable connection to municipal utilities and open the door to reinvestment options that are consistent with both the physical setting and the Village's broader planning goals. While no specific development is proposed at this time, R-5 zoning creates more opportunity for future residential use, particularly for modest infill on a lot that is otherwise limited under County jurisdiction.

The proposed rezoning supports the public health, safety, and welfare by facilitating the extension of utilities, bringing the parcel under consistent local land use control, and aligning zoning with infrastructure capacity. The gain to the public includes better long-term planning oversight and service provision, while the applicant benefits from greater use flexibility. Although the property is developed and not vacant, it has seen minimal reinvestment in recent years and is currently underutilized compared to adjacent annexed properties. The existing County R-4 zoning does not reflect the property's full potential within the Village context.

Moreover, while the Comprehensive Plan designates the area for Multi-Family Midrise (MFM) development, the subject property—at just under 0.5 acres—is significantly smaller than the 10-acre minimum typically associated with that designation. The proposed R-5 zoning provides a realistic, incremental step that aligns with the broader land use vision, without exceeding what the site can reasonably accommodate. This request reflects a thoughtful application of zoning principles and is consistent with the Village's comprehensive planning and zoning practices.

CONCLUSION

The proposed annexation and rezoning of the subject property at 14633 Main Street would bring the parcel under Village jurisdiction and apply a zoning classification that provides greater flexibility for potential future residential use. While the property is designated Multi-Family Midrise (MFM) in the Lemont 2030 Comprehensive Plan, its limited size—at just under 0.5 acres—makes it unlikely to accommodate development at the scale typically envisioned by that designation. Rezoning to R-5 represents a practical alternative that is compatible with surrounding residential uses and zoning, particularly the senior living community directly across Main Street.

Although no development is currently proposed, the R-5 zoning district allows a range of residential uses that could be appropriate for the site, subject to compliance with the Village's Unified Development Ordinance. Bringing the property into the Village would also enable connection to municipal utilities and ensure any future improvements are reviewed under local regulations.

Given that no development application has been submitted at this time, the Plan Commission may wish to consider including a reversion clause in the rezoning ordinance. This clause would revert the zoning from R-5 back to R-1 if a complete development application is not filed within a specified period (i.e. 12, 18 or 24 months). This approach has been used effectively in similar situations and may help ensure that zoning reflects active development intent while supporting the Village's long-term planning goals.

Attachment 2 - Site Photographs



Figure 1. Subject property looking north from Main Street



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

Associated Surveying Group, LLC
Illinois Prof. Design Firm No. 184-004973
P.O. Box 810 Bolingbrook, IL 60440
PH: 630-759-9205 FAX: 630-759-9291

PLAT OF ANNEXATION

TO

THE VILLAGE OF LEMONT, ILLINOIS

THE WESTERLY 110 FEET OF THE EASTERLY 1450 FEET OF THE SOUTHERLY 200 FEET OF LOT A (AS MEASURED ON THE SOUTHERLY LINE OF LOT A, BEING THE NORTHERLY LINE OF THE CHICAGO AND JOLIET ROAD) IN CONSOLIDATION OF LOTS 3 TO 33 BOTH INCLUSIVE AND LOT 35 IN THE COUNTY CLERK'S DIVISION IN SECTION 21, TOWNSHIP 37 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

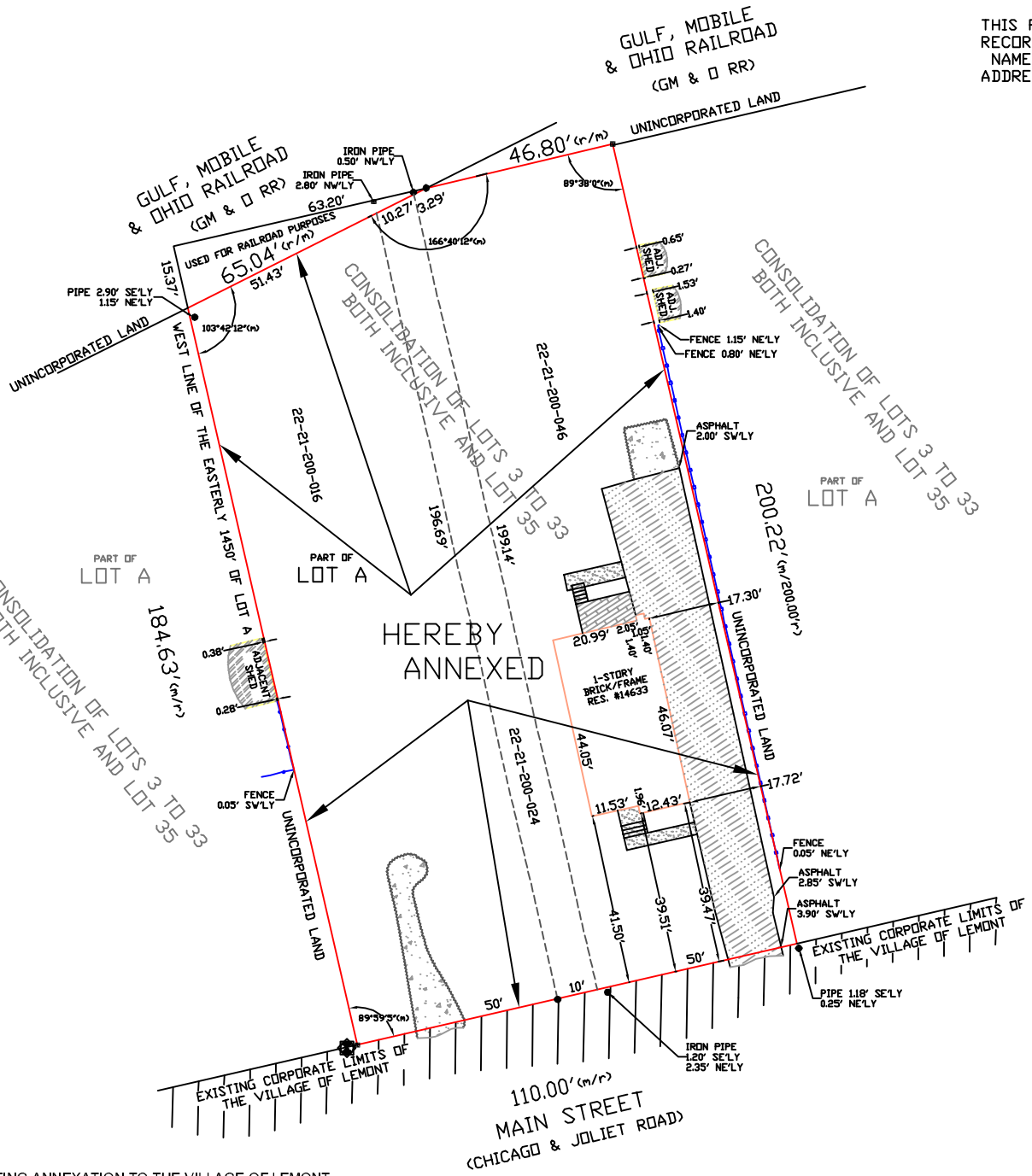
P.I.N.: 22-21-200-016, 22-21-200-024, 22-21-200-046

COMMONLY KNOWN AS: 14633 MAIN STREET, LEMONT, ILLINOIS

(ASSUMED NORTH)
SCALE 1"= 40'
10 0 10 20 30 40
GRAPHIC SCALE
(IN FEET)

THIS PLAT HAS BEEN SUBMITTED FOR RECORDING BY AND RETURN TO:
NAME: VILLAGE OF LEMONT
ADDRESS: 418 MAIN STREET
LEMONT, ILLINOIS 60439

AREA
21510.1773 SQ. FT.
± 0.4938 ACRES



IRREVOCABLE PETITION REQUESTING ANNEXATION TO THE VILLAGE OF LEMONT

STATE OF ILLINOIS } SS
COUNTY OF COOK }

I, THE UNDERSIGNED PETITIONER, OWNER OF RECORD OF ALL OF THE LAND HEREIN REQUESTING TO BE ANNEXED, RESPECTFULLY REPRESENT, UNDER OATH, THAT ALL CONDITIONS REQUIRED FOR ANNEXATION TO THE VILLAGE OF LEMONT PURSUANT TO AND IN ACCORDANCE WITH THE ILLINOIS MUNICIPAL CODE CHAPTER 65 ILLINOIS COMPILED STATUTES SECTION 5/7-1-8 DO HEREBY STATE UNDER OATH TO WIT:

1. THAT THE TERRITORY REQUESTED TO BE ANNEXED IS DESCRIBED AS FOLLOWS: THE WESTERLY 110 FEET OF THE EASTERLY 1450 FEET OF THE SOUTHERLY 200 FEET OF LOT A (AS MEASURED ON THE SOUTHERLY LINE OF LOT A, BEING THE NORTHERLY LINE OF THE CHICAGO AND JOLIET ROAD) IN CONSOLIDATION OF LOTS 3 TO 33 BOTH INCLUSIVE AND LOT 35 IN THE COUNTY CLERK'S DIVISION IN SECTION 21, TOWNSHIP 37 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.
2. THAT THE DESCRIBED TERRITORY IS NOT WITHIN THE CORPORATE LIMITS OF ANY MUNICIPALITY BUT IS CONTIGUOUS WITH THE VILLAGE OF LEMONT, A MUNICIPALITY ORGANIZED AND EXISTING UNDER THE LAWS OF THE STATE OF ILLINOIS.
3. THAT A PLAT OF ANNEXATION SHOWING THE DESCRIBED TERRITORY IS ATTACHED HERETO AND MADE A PART OF THIS PETITION OR WILL BE PROVIDED PRIOR TO ADOPTION OF THE ORDINANCE ANNEXING SAID TERRITORY.
4. THAT THIS PETITION IS SIGNED BY THE OWNER OF RECORD OF ALL LAND IN THE DESCRIBED TERRITORY AND AT LEAST 51% OF THE ELECTORS RESIDING IN THE DESCRIBED TERRITORY.
5. THAT THIS PETITION IS IRREVOCABLE ONCE SIGNED AND SUBMITTED TO THE VILLAGE OF LEMONT BY THE OWNER OF RECORD.

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

NAME
(PRINTED): _____

SIGNATURE: _____

ADDRESS: _____

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS } SS
COUNTY OF WILL }

I, MICHAEL G. HERWY, AN ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035-002900, DO HEREBY CERTIFY THAT I HAVE DRAWN FROM RECORDS THE ABOVE-DESCRIBED PROPERTY, AND THAT IS PLAT WAS PREPARED FOR THE PURPOSES OF ANNEXATION TO THE VILLAGE OF LEMONT, AND THAT IS PLAT OF ANNEXATION ACCURATELY DEPICTS SAID PROPERTY.

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

GIVEN UNDER MY HAND AND SEAL THIS _____ DAY OF _____, A.D., 2025.

FOR REVIEW ONLY

ILLINOIS PROFESSIONAL LAND SURVEYOR
NO. 035-002900 LICENSE EXPIRES: 11/30/26

PRESIDENT & BOARD OF TRUSTEES CERTIFICATE

STATE OF ILLINOIS } SS
COUNTY OF COOK }

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

THIS _____ DAY OF _____, A.D., 20_____.
DATE MONTH

BY: _____
PRESIDENT

ATTEST: _____
VILLAGE CLERK

NOTARY'S CERTIFICATE

STATE OF ILLINOIS } SS
COUNTY OF COOK }

I, _____, A NOTARY PUBLIC IN AND FOR SAID
PRINT NAME
COUNTY, IN THE STATE AFORESAID, DO HEREBY CERTIFY THAT WILLIAM BRENNAN, WHO IS PERSONALLY KNOWN TO ME TO BE THE SAME PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING PETITION FOR ANNEXATION, APPEARED BEFORE ME THIS DAY IN PERSON AND BEING THEREUNTO DULY AUTHORIZED, SIGNED AND DELIVERED THE SAID PETITION FOR ANNEXATION AS HIS OWN FREE AND VOLUNTARY ACT, FOR THE USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS _____ DAY OF
DATE
_____, A.D., 20_____.
MONTH

_____
NOTARY PUBLIC SIGNATURE

MY COMMISSION EXPIRES ON _____ _____, 20_____.
MONTH DATE

ABBREVIATIONS:
N'LY = NORTHERLY
S'LY = SOUTHERLY
E'LY = EASTERLY
W'LY = WESTERLY
(r) = RECORD VALUE
(m) = MEASURED VALUE

LEGEND:
(NOT TO SCALE)
ASPHALT
CONCRETE
IRON PIPE
REBAR/RO
UTILITY POLE
WOOD FENCE
ALL OTHER FENCE TYPES

CLIENT BRENNAN JOB NO. 90320-24

TABLE 17-06-01 Permitted and Special Uses in the Zoning Districts

Use Category	Zoning District																	
	B-1	B-3	B-4	DD	INT	OL	M-1	M-2	M-3	M-4	R-1	R-2	R-3	R-4	R-4A	R-5	R-5A	R-6
RESIDENTIAL	B-1	B-3	B-4	DD	INT	OL	M-1	M-2	M-3	M-4	R-1	R-2	R-3	R-4	R-4A	R-5	R-5A	R-6
Household Living																		
Single-family dwelling	-	-	-	S	-	-	-	-	-	-	P	P	P	P	P	P	P	P
Duplex	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	S	P
Two-family detached dwelling	-	-	-	P	-	-	-	-	-	-	-	-	-	-	-	P	-	P
Town house	-	-	-	P	-	-	-	-	-	-	-	-	-	-	-	P	-	P
Multi-family dwelling	-	-	-	P	-	-	-	-	-	-	-	-	-	-	-	-	-	P
Group Living																		
Assisted living facility	-	-	-	-	S	-	-	-	-	-	S	S	S	-	-	S	S	S
Group home	-	-	-	-	S	-	-	-	-	-	S	S	S	-	-	S	S	S
Nursing home	-	-	-	-	S	-	-	-	-	-	P	S	S	-	-	S	S	S
Transition shelter	-	-	-	-	S	-	-	-	-	-	S	S	S	S	-	S	S	S
Group living not otherwise classified	-	-	-	-	S	-	-	-	-	-	S	S	S	S	S	S	S	S
COMMERCIAL	B-1	B-3	B-4	DD	INT	OL	M-1	M-2	M-3	M-4	R-1	R-2	R-3	R-4	R-4A	R-5	R-5A	R-6
Adult Uses																		
Adult bookstores, video stores, movie theaters	-	-	-	-	-	-	-	-	-	S	-	-	-	-	-	-	-	-
Adult entertainment	-	-	-	-	-	-	-	-	-	S	-	-	-	-	-	-	-	-
Animal Services																		
Animal grooming sales and service	P	P	P	P	-	-	-	-	-		-	-	-	-	-	-	-	-
Animal hospital/veterinarian	-	P	P	P	-	-	-	-	-		-	-	-	-	-	-	-	-
Animal shelter/kennel	-	-	P	-	-	-	-	-	-		-	-	-	-	-	-	-	-
Commercial Recreation																		
Entertainment Complex	S	S	S	S	S	-	-	-	-	-	-	-	-	-	-	-	-	-
Indoor Recreation	P	P	-	P	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Amusement Arcade	P	P	-	P	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Health and sports clubs	S	P	-	S	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Golf Course, Public or Private	-	-	S	-	-	S	-	-	-	-	S	S	S	S	S	S	S	S
Outdoor recreation	-	S	S	-	-	S	-	-	-	-	-	-	-	-	-	-	-	-
Construction Contractor Office/Yard																		
Construction Contractor Office, consistent with the requirements of §17.06.170 of this ordinance.	P	P	-	S	-	-	P	-	-	-	-	-	-	-	-	-	-	-
Construction Contractor Office with Yard	-	P	-	-	-	-	P	P	P	-	-	-	-	-	-	-	-	-
Drive-Through Establishments		S																
Eating and Drinking Establishments (Note: Drive-throughs require special use)																		
Brew-pub/microbrewery	-	P	-	P	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Distillery with tasting room	-	P	-	P	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Café, coffee shop, soda fountain	P	P	-	P	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Nightclub	-	P	-	S	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Outdoor dining as allowed under §17.06.120 of this ordinance	S	S	S	S	-	-	-	-	-	-	-	-	-	-	-	-	-	-

TABLE 17-06-01 Permitted and Special Uses in the Zoning Districts

Use Category	Zoning District																	
	B-1	B-3	B-4	DD	INT	OL	M-1	M-2	M-3	M-4	R-1	R-2	R-3	R-4	R-4A	R-5	R-5A	R-6
Restaurant	P	P	-	P	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Restaurant, formula (fast food)	-	P	-	P	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Specialty food shop/carry-out	P	P	-	P	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Tavern	S	P	-	P	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Financial Services (Note: Drive-throughs, other than ATMs, require special use)																		
Bank, credit union, savings & loan	P	P	-	P	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Brokerage or financial advising	P	P	-	P	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Money exchange or payday loan	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Food and Beverage Retail Sales																		
Convenience store	P	P	-	P	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Grocery store/supermarket	-	P	-	P	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Liquor stsore	P	P	-	P	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Funeral and Internment Services																		
Crematorium	S	S	-	-	-	S	-	-	-	-	-	-	-	-	-	-	-	-
Funeral home	S	S	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Landscaping																		
Garden center	P	P	P	~~P~~ -	-	-	P	-	-	-	-	-	-	-	-	-	-	-
Landscaping/nursery	-	-	-	-	-	-	P	P	P	-	-	-	-	-	-	-	-	-
Lodging																		
Bed and breakfast	P	P	-	P	-	-	-	-	-	-	P	P	P	P	P	P	P	P
Campground	-	-	S	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Hotel/motel	S	P	-	P	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Youth hostel	S	P	-	S	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Short-term rentals	-	-	-	S	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Medical																		
Hospital	-	S	-	S	S	-	-	-	-	-	-	-	-	-	-	-	-	-
Medical clinic or office	P	P	-	P	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Office (except as more specifically regulated)																		
Office with GFA less than/equal to 2,499 sq ft	P	P	-	P	-	-	P	-	-	-	-	-	-	-	-	-	-	-
Office with GFA less than/equal to 7,500 sq ft but greater than/equal to 2,500 sq ft	P	P	-	-	-	-	P	-	-	-	-	-	-	-	-	-	-	-
Office with GFA over 7,500 sq ft	-	P	-	-	-	-	P	-	-	-	-	-	-	-	-	-	-	-
Parking, Commercial																		
Garage as principle use	S	S	S	S	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Non-accessory parking lot	S	S	S	S	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Retail Sales and Service (except as more specifically regulated)																		
Banquet hall	-	S	-	S	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Fortune telling business	-	-	-	-	-	-	P	P	-	-	-	-	-	-	-	-	-	-
Flea market/farmer's market	S	S	-	P	-	-	-	-	-	-	-	-	-	-	-	-	-	-

TABLE 17-06-01 Permitted and Special Uses in the Zoning Districts

Use Category	Zoning District																	
	B-1	B-3	B-4	DD	INT	OL	M-1	M-2	M-3	M-4	R-1	R-2	R-3	R-4	R-4A	R-5	R-5A	R-6
Hardware store/Home improvement center	P	P	-	P	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Lumberyard		S	-	-	-	-	P	P	P	-	-	-	-	-	-	-	-	-
Pawnshop	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Personal services	P	P	-	S	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Retail business with GFA less than 15,000 sq ft	P	P	-	P	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Retail business with GFA 15,000 - 24,999 sq ft	-	S	-	P	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Retail business with GFA 25,000 or more sq ft	-	S	-	S	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Wholesale sales	-	S	-	-	-	-	S	-	-	-	-	-	-	-	-	-	-	-
Smoking, hookah or vape lounge	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Tatoo parlor	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Vehicle-Related Land Uses																		
Auto body and auto repair	S	S	-	S	-	-	P	-	-	-	-	-	-	-	-	-	-	-
Automobile sales and service	-	P	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Auto supply or auto accessory	S	S	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Boat/RV sales,service, or storage	-	S	-		-	-	P	P	P	-	-	-	-	-	-	-	-	-
Car wash	-	P	-	-	-	-	-			-	-	-	-	-	-	-	-	-
Heavy equipment sales or service	-	-	-	-	-	-	-	P	P	-	-	-	-	-	-	-	-	-
Service station	S	P	-	S	-	-	S	-	-	-	-	-	-	-	-	-	-	-
Vehicle storage and towing	-	-	-	-	-	-	-	S	S	-	-	-	-	-	-	-	-	-
INDUSTRIAL	B-1	B-3	B-4	DD	INT	OL	M-1	M-2	M-3	M-4	R-1	R-2	R-3	R-4	R-4A	R-5	R-5A	R-6
Industry and Manufacturing																		
Light industry	-	-	-	-	-	-	P	P	P	-	-	-	-	-	-	-	-	-
Medium industry	-	-	-	-	-	-	S	S	P	-	-	-	-	-	-	-	-	-
Heavy industry	-	-	-	-	-	-	S	S	S	S	-	-	-	-	-	-	-	-
Asphalt manufacture or refining	-	-	-	-	-	-	-	-	S	-	-	-	-	-	-	-	-	-
Chemical manufacturing or storage	-	-	-	-	-	-	-	-	S	-	-	-	-	-	-	-	-	-
Container storage yard	-	-	-	-	-	-	S	S	S	-	-	-	-	-	-	-	-	-
Freight transportation terminal	-	-	-	-	-	-	-	S	P	-	-	-	-	-	-	-	-	-
Outside display/storage not permitted under §17.06.120 of this ordinance	-	-	-	-	S	-	S	S	S	S	-	-	-	-	-	-	-	-
Self-storage facility	-	S	-	-	-	-	P	P	P	P	-	-	-	-	-	-	-	-
PUBLIC, CIVIC, EDUCATIONAL, OTHER	B-1	B-3	B-4	DD	INT	OL	M-1	M-2	M-3	M-4	R-1	R-2	R-3	R-4	R-4A	R-5	R-5A	R-6
Agriculture																		
Agriculture, consistent with §17.06.160 of this ordinance	-	S	-	-	-	P	-	-	-	-	P	P	P	P	-	-	-	-
Farm stand	P	P	-	-	-	S	-	-	-	-	P	P	-	-	-	-	-	-
Greenhouse, commercial	P	P	-	-		-				-	P	P	-	-	-	-	-	-
Roadside market on lots of 5 acres or more	-	P	-	-	-	-	-	-	-	-	P	P	-	-	-	-	-	-
Civic and civic-related																		
Library, public	S	S	-	-	P	-	-	-	-	-	S	S	S	S	S	S	S	S
Lodge, fraternal and civic assembly	S	S	-	P	-	-	-	-	-	-	S	S	S	S	S	S	S	S

TABLE 17-06-01 Permitted and Special Uses in the Zoning Districts

Use Category	Zoning District																	
	B-1	B-3	B-4	DD	INT	OL	M-1	M-2	M-3	M-4	R-1	R-2	R-3	R-4	R-4A	R-5	R-5A	R-6
Government facilities	P	P	-	P	P	S	-	-	-	-	P	P	P	P	P	P	P	P
Parks and playgrounds	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Postal service	S	S	-	P	P	-	-	-	-	-	S	S	S	S	S	S	S	S
Child care facilities																		
Child care facilities other than day care home and foster home	S	S	-	S	-	-	-	-	-	-	S	S	S	S	S	S	S	S
Day care home	P	P	-	P	-	-	-	-	-		P	P	P	P	P	P	P	P
Foster home	-	S	-	-	-	-	-	-	-	-	S	S	S	S	S	S	S	S
Educational facilities																		
College and university	S	S	-	-	S	-	-	-	-	-	-	-	-	-	-	-	-	-
School, K thru high school	-	-	-	S	P	-	-	-	-	-	S	S	S	S	S	S	S	S
Trade school	S	S	-	S	S	-	-	-	-	-	S	S	S	S	S	S	S	S
Religious use																		
Religious assembly	P	P	-	S	P	-	-	-	-	-	P	S	S	S	S	S	S	S
Religious institution	S	S	-	S	P	-	-	-	-	-	P	S	S	S	S	S	S	S
Other																		
Telecommunications tower		S		S	S	S	S	S	S	S	S	S	S	S	S	S	S	S
Small Cell Facility or Small Cell Antenna in Right-of-Way	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Small Cell Facility or Small Cell Antenna in Private Property	P	P	P	S	P	S	P	P	P	P	S	S	S	S	S	S	S	S
Cemetery	S	S	S	-	-	S	-	-	-	-	S	S	S	S	-	S	S	S
Heliport	-	-	-	-	S		-	-	-	S	-	-	-	-	-	-	-	-
Cultivation Center	-	-	-	-	-		-	-	S	S	-	-	-	-	-	-	-	-
Medical Cannabis Dispensing Organization	-	-	-	-	-		-	-	S	S	-	-	-	-	-	-	-	-
Planned unit development	S	S	S	S	S	-	S	S	S	-	S	S	S	S	S	S	S	S
Parking lot as an accessory structure permitted to be located elsewhere than on the same zoning lot for which a primary structure or building is located and served by such parking lot	-	-	-	-	-	-	-	-	-	-	S	S	S	S	S	S	S	S
Railroad rights-of-way, excluding classification yards, terminal facilities, and maintenance facilities	P	P	P	P	-	-	P	P	P	-	-	-	P	P	-	P	P	P
Temporary uses consistent with other permitted uses in the zoning district	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Utilities, as part of subdivision plat	P	P	P	P	P	P	P	P	P	-	P	P	P	P	P	P	P	P
Utilities, not as part of subdivision plat and not regulated more specifically by Ordinance O-94-07, Standards for the Construction of Facilities in the Public Right of Way.	S	S	S	S	S	S	S	S	S		S	S	S	S	S	S	S	S

418 Main Street | Lemont, IL 60439

TO: Planning and Zoning Commission
FROM: Jamie Tate, Community Development
THROUGH:
SUBJECT: Case 2025-08 UDO Amendments
DATE: May 7, 2025

SUMMARY/BACKGROUND

ANALYSIS

Consistency with Village Policy

STAFF RECOMMENDATION

BOARD ACTION REQUESTED

ATTACHMENTS
PZC Memo & Analysis Case 2025-08 UDO Amendments

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

CASE NUMBER & NAME	**APPLICANT**
2025-08 UDO Amendments	Village of Lemont
DATE	**PROPERTY ADDRESS/LOCATION**
May 7, 2025	N/A

BRIEF SUMMARY OF REQUEST

It is appropriate to review and update the Unified Development Ordinance (UDO) periodically to reflect changes in development trends, modernization, policy direction, or to correct errors and omissions. The Lemont 2030 Comprehensive Plan recommends that the Community Development Department and Planning and Zoning Commission (PZC) conduct a review of the UDO at least once annually.

The proposed amendments reflect common requests, prior discussion items from the PZC, issues raised by elected officials, and technical corrections or clarifications identified by staff. Updates currently proposed for consideration include:

- Chapter 17.02 – Definitions
- Chapter 17.06 – Use Regulations
- Other related UDO sections, as appropriate to the discussion

.

EXISTING ZONING	EXISTING LAND USE	SURROUNDING ZONING & LAND USE	REQUESTED ACTIONS	SIZE OF PROPERTY
N/A	N/A	N/A	Discussion & Recommendation to approve UDO Amendments	N/A

COMPATIBILITY with the COMPREHENSIVE PLAN	**COMPATIBILITY** with the UNIFIED DEVELOPMENT ORDINANCE
The proposed UDO amendments are consistent with the Lemont 2030 Comprehensive Plan, which encourages annual review and updates to ensure the UDO remains relevant and effective.	The proposed modifications are compatible with the structure and intent of the UDO and are intended to improve clarity, applicability, and consistency across zoning districts.

STAFF RECOMMENDATION: Staff recommends the Commission discuss the proposed amendments and provide feedback, input, and direction for refinement or advancement to the Village Board..

ATTACHMENTS

1. Staff Analysis

Attachment 1 – Staff Analysis – UDO Amendments

For the purpose of discussion, text that is underlined is proposed to be added to the Unified Development Ordinance (UDO) and text that has a strikethrough is proposed to be eliminated from the UDO.

Chapter 17.02 – Definitions

Online code section found here:
https://library.municode.com/il/lemont/codes/code_of_ordinances?nodeId=TIT17UNDEOR_ARTIGEPR_CH17.02DE

Solar Energy System

The proposed amendment adds a definition for Solar Energy System to Section 17.02.020. Solar devices and structures are currently allowed as accessory uses and are referenced in provisions related to height and setback allowances. However, the term "solar" is not formally defined in the UDO, which may lead to ambiguity in interpretation and enforcement.

Adding this definition will improve clarity and consistency across the ordinance, ensuring that references to solar energy systems are understood to include both ground-mounted and building-mounted configurations.

Proposed Definition:

SOLAR ENERGY SYSTEM. An accessory structure or device designed to collect, convert, store, or distribute solar energy for heating, cooling, lighting, or electrical generation. This includes, but is not limited to, photovoltaic panels, solar thermal collectors, inverters, and mounting systems. Solar energy systems may be ground-mounted or building-mounted and are subject to applicable setback, height, and placement standards in this ordinance.

Note: Solar energy systems are currently referenced in Table 17-06-02 (Accessory Uses): "Solar and wind power devices and structures, providing they are at least 7.5 ft from all lot lines. Such devices may be mounted on any elevation of any building on the zoning lot and may extend up to 12 feet above the maximum height permitted in the zoning district in which the lot is found."

Wind Power Device

The proposed amendment also adds a definition for Wind Power Device to Section 17.02.020. Wind systems are similarly referenced in the ordinance as accessory structures but lack a formal definition.

Proposed Definition:

WIND POWER DEVICE. An accessory structure or system designed to convert wind energy into mechanical or electrical power. This includes wind turbines, towers, blades, generators, and associated equipment. Wind power devices may be mounted on buildings or installed as freestanding structures and are subject to applicable height, setback, and placement standards in this ordinance.

Chapter 17.06.030 Accessory Uses:

Online code section found here:
https://library.municode.com/il/lemont/codes/code_of_ordinances?nodeId=TIT17UNDEOR_ARTIIZOZOOR_CH17.06USRE_17.06.030ACUS

Larger Sheds in INT District

This amendment clarifies that sheds are permitted in the INT (Institutional) zoning district and increases the maximum allowable size to better meet the operational needs of institutional land uses, such as schools, religious institutions, and public facilities.

Currently, the UDO limits sheds to 160 square feet across most zoning districts. While this is a common threshold for residential properties, it may be too restrictive for institutional uses. The proposed amendment allows sheds in the INT district to be up to 320 square feet in area, with a maximum height of 15 feet, subject to existing accessory structure standards for placement, setbacks, and screening.

In institutional settings, a shed in the 200–320 sq ft range (e.g., 10×20 or 16×20) is typical and provides sufficient space for maintenance equipment or event materials without approaching the scale of a garage or permanent structure. For reference, 160 sq ft often corresponds to a large residential shed (e.g., 10×16), and increasing the limit in the INT district offers greater flexibility while maintaining zoning control.

CONCLUSIONS & RECOMMENDATION

The proposed Unified Development Ordinance Amendments are meant for discussion and The proposed amendments to the Unified Development Ordinance are provided for discussion. The Plan Commission may recommend the amendments as proposed, with

modifications, or not recommend adoption. Staff welcomes feedback on both the draft language and the broader direction of each topic.