Village of Lemont

PLANNING AND ZONING COMMISSION
June 4, 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 2025-09 210 Cass Street Variations

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: June 4, 2025

SUMMARY/BACKGROUND

ANALYSIS

Consistency with Village Policy

STAFF RECOMMENDATION

BOARD ACTION REQUESTED

ATTACHMENTS
Draft May 2025 Mintues

Village of Lemont
Planning and Zoning Commission
Regular Meeting of May 7, 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 6:31 p.m. He then led the Pledge of Allegiance.

B. Verify Quorum

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

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

C. Approval of Minutes

Commissioner McGleam made a motion, seconded by Commissioner Cunningham to approve the minutes from the April 9, 2025, meeting with no changes. A roll call vote was taken:
Ayes: McGleam, Cunningham, Pawlak, Studebaker
Nays: None
Motion passed

II. CHAIRMAN'S COMMENTS

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

III. PUBLIC HEARINGS

A. CASE 2025-05 – 14366 MAIN STREET ANNEXATION & REZONING

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

Commissioner McGleam made a motion, seconded by Commissioner Pawlak to open the public hearing for Case 2025-05. A roll call vote was taken:
Ayes: McGleam, Pawlak, Cunningham, Studebaker
Nays: None
Motion passed

Staff Presentation

Jason Berry, Community Development Director, said William Brennan, owns the property at 14366 Main Street which is under half an acre. He is requesting annexation into the Village and rezoning to R-5, the Single-Family Attached Residential District. The property is currently in Unincorporated Cook County and zoned R-4. The R-5 zoning would allow for a range of residential uses and is consistent with the Franciscan Village property that is south on Main Street.

This is the only property that is being considered for annexation at this time. The Lemont 2030 Comprehensive Plan designates this area as Multi-Family Mid-Rise (MFM). The R-5 zoning is consistent with that, although the property itself is too small to accommodate the scale of development and vision for MFM. On the property, there is an existing one-story bungalow-type home on the lot. The existing home meets the standards of R-5A, which is important for when we consider rezoning with an existing structure. The rezoning meets the LaSalle Factors that are used in the consideration of a rezoning. In conclusion, the property is consistent with Lemont's 2030 Comprehensive Plan. It is compatible with the surrounding land use and Village zoning and is supported by the LaSalle Standards. One recommendation from staff is to add a reversion clause on the rezoning. That may be a consideration or discussion with the applicant.

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

Commissioner McGleam asked if this lot was big enough to accommodate any multi-development.

Mr. Berry stated it could accommodate a duplex. He and Mr. Brennan sat down and looked at some scenarios where you could put like a duplex or a two-flat on it but nothing larger than that.

Commissioner McGleam asked if this property was currently on well and septic.

Mr. Berry said yes it is. There is water that the Village has run all the way down to Walker Road. The only way you could get to that water is to annex into the Village.

Commissioner McGleam asked if the property owner would be forced to connect to Lemont water and sewer.

Mr. Berry stated not the current property owner, but upon redevelopment, as part of the UDO, you would be required to. They would get sewer from across the street at Franciscan and the water is right in the front yard on the north side of Main Street.

Chairman Studebaker asked what the future would be for the property to the east and west of this. He asked if there was any thought of this becoming consolidated.

Mr. Berry said he thinks Mr. Brennan's long-term plans would be to have a single development parcel here.

Village Trustee Stapleton asked if there was a ten-foot easement in the middle of the property.

Applicant Presentation

Mr. Brennan stated what he is planning is a subdivision and dividing it into two lots. He will take out that ten-foot easement. The property to the east is R-6 Multi-Family which is a three to four-story building. Directly east is an old house that needs to be torn down. He is in the process of trying to buy it. To the west are two residential homes that are being rented out. He feels this would fit in with a two flat.

Chairman Studebaker asked what he would be thinking of doing if he was able to consolidate all of this.

Mr. Brennan said R-6.

Chairman Studebaker asked if the property goes all the way to Walker Road.

Mr. Brennan stated it goes to Boyer Street. Currently, that other property is zoned R-6 to Boyer.

Chairman Studebaker asked if he would hold onto this property until he gets everything worked out.

Mr. Brennan said this property would stand alone. The idea would be to put R-5 two-flat on the property.

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

Public Comment

None responded.

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

Commissioner McGleam made a motion, seconded by Commissioner Cunningham to close the public hearing for Case 2025-05. A roll call vote was taken:
Ayes: McGleam, Cunningham, Pawlak, Studebaker
Nays: None
Motion passed

Plan Commission Discussion

Chairman Studebaker asked what the recommendation was for the reversion clause.

Mr. Berry stated it was two years. The applicant can ask for an extension through the Village Board.

Commissioner McGleam asked if there was any risk if they did not add the clause.

Mr. Berry said he is not sure if there is a risk, especially for such a small parcel.

Chairman Studebaker 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 2025-05 – 14633 Main Street Annexation and Rezoning. A roll call vote was taken:
Ayes: McGleam, 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 2025-05 as prepared by staff. A roll call vote was taken:
Ayes: McGleam, Pawlak, Cunningham, Studebaker
Nays: None
Motion passed

B. CASE 2025-08 – UDO AMENDMENTS

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

Commissioner McGleam made a motion, seconded by Commissioner Cunningham to open the public hearing for Case 2025-08. A roll call vote was taken:
Ayes: McGleam, Cunningham, Pawlak, Studebaker
Nays: None
Motion passed

Staff Presentation

Mr. Berry stated there are only a few amendments. It came to staff's attention from a colleague who was researching how other municipalities regulate solar energy that they did not have a definition for solar energy. They also wanted to address wind power in the definitions. It is part of the accessory structures so it is regulated for height and setbacks. The next amendment is for institutional districts. It comes by way of request from the Lemont Township. It would only be for institutional areas and would only apply to the Township, School Districts, or the Village. The current size for a shed is a 160 square feet for the district, which is the size of a residential shed. Given that these institutional properties often have larger mowers and equipment that need to be stored they are proposing an amendment that allows a 320 square foot shed.

Trustee Stapleton asked if this would include religious-zoned properties.

Mr. Berry said if they are zoned institutional but he is not sure if any of them are. Most of the churches are in residential districts. It would be the Township property near I-355 and the school across on 127th Street. There is also the school on State Street and Central School.

Commissioner McGleam asked if they could go back to the solar energy section. He is questioning the "12 feet above the maximum height". He asked if a solar or wind power structure could be 49 feet if the maximum building height was 37 feet.

Mr. Berry stated yes it would.

Commissioner Pawlak said he thinks it is more for the ground wind.

Mr. Berry stated a condition can be added to have staff look at separating these two so that solar power devices are 12 inches above. Since they are doing UDO amendments, they could package that with the definition.

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

Commissioner Pawlak asked with the wording could someone build a separate structure and then just attach it to the house.

Mr. Berry said they could not.

Chairman Studebaker stated since there is no public present for public comment he called for a motion to close the public hearing.

Commissioner McGleam made a motion, seconded by Commission Cunningham to close the public hearing for Case 2025-08. A roll call vote was taken:
Ayes: McGleam, Cunningham, Pawlak, Studebaker
Nays: None
Motion passed

Plan Commission Recommendation

Chairman Studebaker called for a motion for a recommendation.

Commissioner Cunningham made a motion, seconded by Commission McGleam to recommend to the Mayor and Board of Trustees approval of Case 2025-08 – UDO Amendments with the following condition:
1. Clarify the differentiation between wind and solar height.

A roll call vote was taken:
Ayes: Cunningham, McGleam, 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 2025-08 as prepared by staff. A roll call vote was taken:

Ayes: McGleam, Cunningham, Pawlak, Studebaker
Nays: None
Motion passed

IV. ACTION ITEMS

None

V. GENERAL DISCUSSION

Commissioner McGleam asked if staff had any updates on the Sun Hill Plaza.

Mr. Berry said they are still working on getting the medical user for the building in the back. Rich Rymek is the developer and his focus at this time is the big development in New Lenox.

Commissioner Cunningham asked if there was utility work going on at 127th and State Street.

Mr. Berry stated the Village is planning on resurfacing State Street. He is not sure if Public Works has to do something. The equipment there could be related to the demolition of the Century 21 building.

Chairman Studebaker asked if there was any information regarding the trailers on New Avenue.

Mr. Berry said staff is trying to find out more information and is aware of how high they are stacked. The property is unincorporated so they are trying to find out more from the County.

Chairman Studebaker stated they needed to look at the parcels on Main Street near Route 83. The trucks keep getting closer to the road. He asked how they could help that situation.

Mr. Berry said the J B Hunt property was willing to meet the demands for landscape and fencing. If it does get built that is something they could use as an example going forward, but some of those properties have been there a long time.

Discussion continued regarding truck transportation terminals.

Commissioner Cunningham asked about the property just west when you come over the bridge.

Mr. Berry stated that will be a nice project. The developer's wife owns Solana Spa at the Lofts. Her spa will move into the first floor. On the second floor, there will be two apartments on the Main Street side buffered by an office on the Illinois Street side.

Chairman Studebaker asked if there were any plans to redo Illinois Street this year.

Mr. Berry said Illinois Street is IDOT jurisdiction so they should be repairing the road. Staff has been appealing to them that they need their help with repairing that road. In the meantime, there will be patchwork done by the Village.

VI. AUDIENCE PARTICIPATION

None

VII. ADJOURNMENT

Chairman Studebaker called for a motion to adjourn the meeting.

Commissioner Pawlak made a motion, seconded by Commissioner McGleam 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 2025-09 210 Cass Street Variations
DATE: June 4, 2025

SUMMARY/BACKGROUND

ANALYSIS

Consistency with Village Policy

STAFF RECOMMENDATION

BOARD ACTION REQUESTED

ATTACHMENTS
Memo, Analysis and Attachments for Case 2025-09 210 Cass Variations

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

CASE NUMBER & NAME
2025-09 210 Cass Street Variations

APPLICANT & PROPERTY OWNER
Michelle Coco

DATE
June 4, 2025

PROPERTY ADDRESS/LOCATION
210 Cass Street
PIN: 22-20-319-003-0000

BRIEF SUMMARY OF REQUEST

The applicant and property owner, Michelle Coco, has submitted a request for variations to facilitate construction of a new single-family home on the R-4A zoned property at 210 Cass Street. The first request is to allow an attached side-loaded garage with access from Cass Street rather than the alley, while retaining the existing detached garage. The second request is for a reduction in the required side yard setback, from 7.9 feet (12% of the lot width) to five feet, to accommodate the placement of a two-story Craftsman-style residence. The side setback in the R-4A district is 12% of the lot width, or 5 feet, whichever is greater. The proposed home includes a covered front porch, a rear covered patio, and approximately 2,712 square feet of living area, with a 274-square-foot attached garage and the existing 577-square-foot detached garage to remain on site.



MAP SOURCE: COOK COUNTY GIS / parcel shown in **BLUE**

EXISTING ZONING	EXISTING LAND USE	SURROUNDING ZONING & LAND USE	REQUESTED ACTION	SIZE OF PROPERTY
R-4A Single-Family Preservation and Infill District	Vacant residential lot with existing detached garage	The surrounding land use and zoning is detached single family homes in the R-4A District.	Motion to recommend approval of a Variance Ordinance to allow attached garage with detached garage and a reduced side yard setback	8,713 square-feet

PROPERTY HISTORY

The subject property was previously improved with a single-family home and a detached garage. The home, which was the only residence on the block oriented due north (shown on the image to the right), had become overgrown and poorly maintained, changing hands prior to the current owners. The home was demolished before the current owners' purchase in December 2024. The detached garage remains and is proposed to be retained as part of the redevelopment.



The garage is located at the rear of the lot and accessed from the alley. It includes a second-floor loft space with direct alley pedestrian access, while the vehicle storage area is located on the first floor. Due to the grade change across the site, the alley sits approximately eight feet higher than the street level. Although detached garages are permitted in the R-4A district, maintaining this structure in addition to a new attached garage requires a variation.

Alley access along this block is mixed: the two homes to the west of the subject property utilize the alley for garage access, while the immediate homes to the east do not. The lot is part of the N.J. Brown's First Addition subdivision and is similar in size and configuration to surrounding parcels.

COMPATIBILITY with the COMPREHENSIVE PLAN	**COMPATIBILITY** with the UNIFIED DEVELOPMENT ORDINANCE
The subject property is within the Infill Residential (INF) future land use designation.	The proposed new home will meet all requirements of the UDO except those included in the proposed variations.

ATTACHMENTS

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

Attachment 1 – Staff Analysis – 210 Cass Street Variations

Comprehensive Plan. The Lemont 2030 Comprehensive Plan identifies the subject site as Infill Residential (INF). In general, variation requests are beyond the scope of the Comprehensive Plan, but the Comprehensive Plan does encourage investment into existing properties, utilizing established infrastructure and promoting infill development to create a solid core near and in the Downtown.

General Analysis.

The following variations from the Unified Development Ordinance (UDO) are proposed to allow the construction of a new home including an attached garage when a detached garage already exists on the property:

Code Section	UDO Requirement	Proposal
§17.06.030 Accessory Uses	In residential districts (excluding R-1), detached garages shall not be established on lots where an attached garage already exists, and vice versa.	A 577-square-foot detached garage with a second-story loft currently exists. A new 20' x 21' attached garage is proposed as part of the new home.
§17.07.010 and Table 17-07-01	Each side yard must be at least 12% of the lot width or 5 feet, whichever is greater. For a 66-foot wide lot, the minimum required side yard setback is 7.92 feet.	A 5-foot side yard setback is proposed along the eastern property line.
§17.07.020 Standards for the R-4A District	If an alley exists, detached and attached garages are required to be accessed from the alley.	The detached garage will continue to be accessed from Cass Street, while the attached garage will also be accessed from the existing driveway to Cass Street. Both structures will not rely solely on alley access.

STANDARDS FOR VARIATIONS

The attached garage and reduced side yard setback for 210 Cass Street requires variations from the Unified Development Ordinance (UDO). Section 17.04.150.D states that variation requests must be consistent with the following three standards to be approved:

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

Analysis:
The UDO outlines several purposes including promoting public health and welfare, conserving property values, ensuring adequate access to light and air, and protecting the character of established neighborhoods (UDO §17.01.050). The proposed new home and garage meet the majority of applicable zoning requirements, with the exception of the requested variations. The applicant proposes to retain and upgrade the existing detached garage while constructing a new two-story residence with an attached garage. The side yard setback standard is intended to ensure adequate separation between structures, preserve access to light and air, and maintain visual consistency along residential blocks. The proposed 5-foot setback meets the minimum base requirement but falls short of the proportional standard for this lot.

2. **The plight of the owner is due to unique circumstances, and thus strict enforcement of the UDO would result in practical difficulties or impose exceptional hardships due to special and unique conditions not generally found on other properties in the same zoning district.**

   Analysis:
   The subject property exhibits an approximate eight-foot elevation change from front to rear, with the alley at a significantly higher grade than the street. The existing detached garage, positioned into the slope and featuring alley-level access to a second-story loft, was retained following demolition of the prior home. The applicant cites site grading, the existing garage placement, and driveway layout as constraints that informed the proposed home design and side yard setback request. These conditions may not be common to other lots within the R-4A district.

   The proposed 5-foot side yard setback meets the minimum base standard in the R-4A district, though it does not meet the proportional setback required for this lot's width. The proposed attached garage is set back from the front façade and is side-loaded, reducing visibility from the street. No changes are proposed to the use of the existing detached garage beyond exterior improvements. The impact on light, air, congestion, or neighboring property values is not expected to be substantial, though the Commission may consider site-specific context when evaluating this criterion.

   While the decision to construct a new home with an attached garage is made by the current property owner, the site's topographic conditions and garage structure were pre-existing. Whether these factors constitute unique circumstances resulting in practical difficulty is a determination for the PZC.

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

Analysis:

The proposed new home includes materials and design features that are generally consistent with nearby residential development. The property is located mid-block, with homes to the west utilizing alley-access garages and those to the east relying on front-drive configurations. The continued presence of a second garage on site may differ from the typical pattern in the area but is not without precedent on the block. The attached garage would provide off-street parking for two vehicles, and the applicant has indicated the detached structure will be visually upgraded to match the new home. The impact on neighboring properties will depend in part on the visual integration of the garage and overall site design.

CONCLUSIONS & RECOMMENDATIONS

The existing 577 square-foot detached garage includes a second-story loft and is proposed to remain as an accessory structure while a new two-story single-family home with an attached garage is constructed. The applicant has indicated that the exterior of the detached garage will be upgraded to match the design and materials of the new home, contributing to site cohesion. While the UDO does not permit both attached and detached garages on a single lot by right, the existing structure predates the current ownership and is integrated into the site's topography. The proposed side yard setback of five feet meets the district's minimum base standard, though not the proportional standard for lot width.

The Planning & Zoning Commission (PZC) may consider the proposed variations in light of the physical characteristics of the lot, existing conditions, and alignment with the standards set forth in UDO Section 17.04.150.D. If the PZC finds the standards to have been met, the following conditions may be considered:

1. **Detached Garage Use**: The existing detached garage shall not be used for habitation or any commercial activity and shall remain accessory in use.
2. **Architectural Integration**: The detached garage shall be improved with materials and finishes consistent with those used on the new home, as represented in the applicant's submittals.
3. **Landscaping and Tree Preservation.** All mature landscaping and quality trees, especially including parkway trees, shall be maintained, saved and protected during the construction process.
4. **Compliance**: All construction shall comply with applicable building codes, zoning regulations, and permit review requirements.

This information is provided for the Planning & Zoning Commission's consideration in evaluating the requested variations.

Attachment 2 - Site Photographs



Figure 1: Subject property with garage in rear prior to current ownership.



Figure 2: Subject property from Cass Street.



Figure 3: Detached garage from Cass Street.



Figure 4: Aerial image of subject property. Source: Cook County Oblique Aerials.

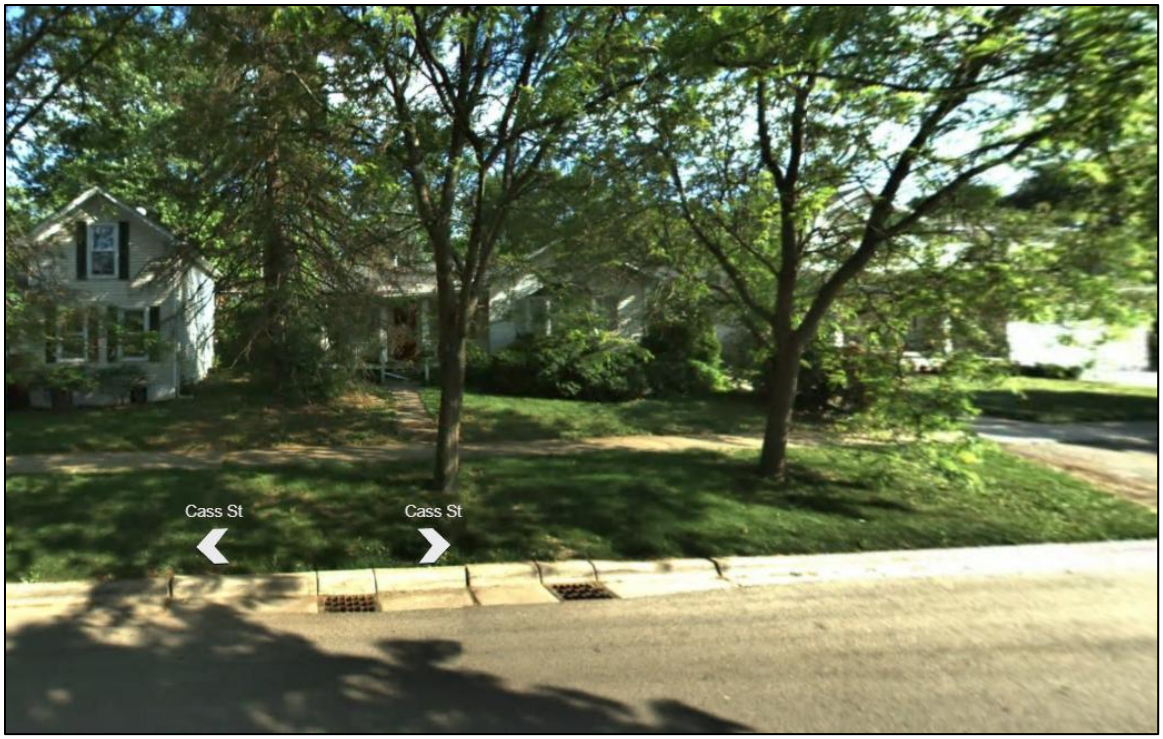


Figure 5: Subject property prior to home demolition.



Figure 6: Subject property prior to home demolition.



Figure 7: View looking northeast at subject property traveling east down alley.



Figure 8: View of existing detached garage from alley.

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

Variation Application Form

APPLICANT INFORMATION

MICHELLE COCO
Applicant Name

Company/Organization

8532 EVERGREEN LANE DARIEN IL. 60561
Applicant Address

312.415-1698
Telephone & Fax

MCOCO69@YAHOO.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.
_____ Applicant is acting on behalf of the owner.

PROPERTY INFORMATON

Address of Subject Property/Properties

210 CASS ST.

Parcel Identification Number of Subject Property/Properties

22-20-319-003-0000

Size of Subject Property/Properties

66 X 132.14 OR 8721.24 SQ.FT.

DESCRIPTION OF REQUEST

CONSTRUCT AN ATTACHED GARAGE TO NEW HOME @
Brief description of the proposed variation

HAVE A 5 FT. SETBACK FROM OUR NEIGHBORS TO THE EAST.

REQUIRED DOCUMENTS

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

FOR OFFICE USE ONLY

Application received on: _____ By: _____

Application deemed complete on: _____ By: _____

Current Zoning: _____

Fee Amount Enclosed: _____ Escrow Amount Enclosed: _____

APPLICATION FEE & ESCROW

Application Fee = $250 (per zoning lot)

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

Required Escrow = $500

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

AFFIRMATION

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

Michelle Coco — 4-30-2025

Signature of Applicant — Date

Illinois — Cook

State — County

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

Emily Angelique Reyes

Notary Signature

Given under my hand and notary seal this 30th day of April A.D. 20 25.

My commission expires this 28th day of March A.D. 20 28.

"OFFICIAL SEAL"
EMILY ANGELIQUE REYES
Notary Public, State Of Illinois
Commission No. 988836
My Commission Expires March 28, 2028

TRUSTEE'S DEED
(ILLINOIS)

Doc#. 2436120332 Fee: $107.00
MONICA GORDON
COOK COUNTY CLERK'S OFFICE
Date 12/26/2024 11:53 AM Pg: 1 of 2

Dec ID 20241201680665
ST/Co Stamp 1-723-868-848 ST Tax $204.50 CO Tax $102.25

CT
10f1
24GNW4 S8140VX

THE GRANTOR, **JULIE CHRISTOPHER, TRUSTEE OF THE JULIE CHRISTOPHER LIVING TRUST DATED MAY 1, 2004**, for and in consideration of TEN AND 00/100 DOLLARS ($10.00), in hand paid, and pursuant to the power and authority vested in the Grantor as Trustee, convey to **MICHELLE COCO and RICHARD. PAULUS**, as Joint Tenants with Rights of Survivorship, all interest in the following described real estate commonly known as 210 Cass Street, Lemont, IL 60439, and legally known as:

LOT 5 IN BLOCK 17 IN N. J. BROWN'S ADDITION TO LEMONT IN SECTION 20, TOWNSHIP 37 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

SUBJECT TO:

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

This deed is executed by the part of the first part, as Trustee, as aforesaid, pursuant to and in the exercise of the power and authority granted to and vested in it by the terms of said Deed or Deeds in Trust and the provisions of said Trust Agreement above mentioned, and of every other power and authority thereunto enabling. This deed is made subject to the liens of all trust deeds and/or mortgages upon said real estate, if any, recorded or registered in said county.

Permanent Real Estate Index Number(s): 22-20-319-003-0000

210 Cass St
Lemont, IL 60439

Dated this 20th day of December, 2024.

Julie Christopher

JULIE CHRISTOPHER, Trustee

STATE OF ILLINOIS)
) **SS,**
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT **Julie Christopher, Trustee** personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that she signed, sealed and delivered in the instrument as her free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and notarial seal, this 20th day of December, 2024.

OFFICIAL SEAL
ILDA HERRERA
Notary Public - State of Illinois
My Commission Expires 02/06/2027

Notary Public

THIS INSTRUMENT PREPARED BY
Richard A. Kocurek
3306 Grove Avenue
Berwyn, IL 60402

MAIL TO:

SEND SUBSEQUENT TAX BILLS TO:
Michelle Coco and Richards Paulus

SEND RECORDED DEED TO:
MICHELLE COCO AND RICHARD PAULUS
5635 S. SAYRE
CHICAGO, IL 60638

LEGAL DESCRIPTION OF 210 CASS STREET, LEMONT, IL 60439:

LOT 5 IN BLOCK 17 IN N.J. BROWN'S ADDITON TO LEMONT IN SECTION 20, 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;

SEE ATTACHED

UDO Section 17.04.150.D.1.b

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

SEE ATTACHED

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.

SEE ATTACHED

UDO Section 17.04.150.D.1.a
UDO Section 17.04.150.D.1.b
UDO Section 17.04.150.D.1.c

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

The property located at 210 Cass Street, Lemont, has been recently purchased in Dec, 2024, by us, Michelle Coco and Richard Paulus.

Prior to our purchasing this property, we confirmed with the Village, the sellers and by the old plot of survey that a house which was previously on the property had been recently taken down after being condemned. However, a garage located on far southwest corner of the lot, which was allegedly hand build by the original owner, was left on the property being in very good condition and contributes to maintaining property value. We also confirmed with the Village, that this garage would not be mandatory to remove and is 'grandfathered' in. Given this information, we decided to purchase the property.

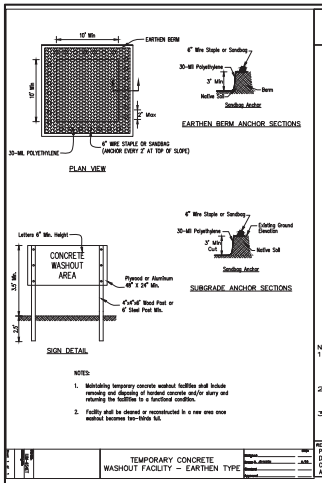
This garage consists of 2 levels; the first is at street level with two overhead garage doors facing Cass Street. The 2nd level is an empty 'loft' type space, not usable to store vehicles, and is horizontal with the current public alleyway with a small ordinary door that gives access to the alley. It is important to note that the physical terrain of the property is consistent with a natural gradual incline from street level to the alley whereas the alley is approximately 8 feet higher than street level. We are not planning on removing this garage as it contributes to the stabilization of the hill terrain and would be extremely costly to remove and/or replace or modify the land without it. This garage also allows Rich to park his large bedded pickup truck in which he uses for work as a union pipefitter.

We are planning on building a new home on this property as soon as possible and would like to build it with an standard sized 20x20 attached garage. The addition of a garage as an attachment to the home would not impair light or air to adjacent properties and would help *to decrease* vehicle congestion on Cass Street and also increase the value in the property. The attached garage would have the necessary electric vehicle outlets as part of the City code and is also necessary for Michelle's vehicle which is an electric plug-in. The existing garage would be made to match the new outside décor of the home, including a new roof, siding and lighting

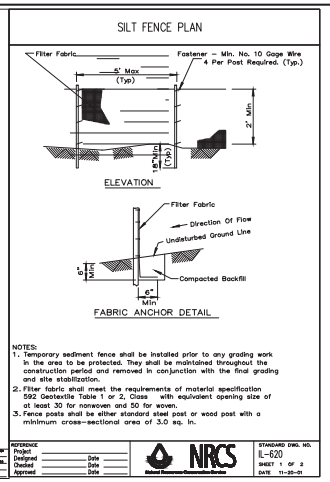
After many meetings with our architect and engineer on this new home build, it was suggested to move the footprint of the home over by 3 feet on the east side and be 5 feet to the west of our property line. This would give us ample space to keep our current driveway and have easy access to the attached garage and, at a minimum, be *15 feet* from our property line at the west of the lot.

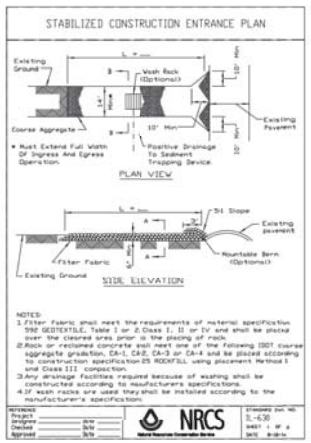
Our neighbors to the west have a *usable* garage in the rear of their property where there is alley access for a vehicle and also have an attached garage. Our neighbors to the east have a structure in the far rear of their lot which is only *one inch* from our property line and they also have a garage next to it with driveway access.

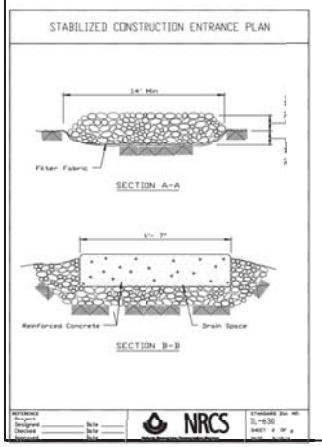
The attached architectural and engineering plans clearly show how nicely this home and its footprint will be on this property. All other zoning criteria have been addresses and adhered to within this plan.



TEMPORARY CONCRETE WASHOUT FACILITY – EARTHEN TYPE







NOTES:
1. Building setback lines (BSL) shown are per Cook County R-3 Residential Zoning District Requirements.
2. All right of way and/or off-site disturbed areas shall be restored to existing conditions or better, if necessary.
3. Building footprint provided by others, and should be checked prior to construction.
4. Building location should be established by measuring from surveyed property lines and checked by measuring distances to opposing property lines.
5. Prior to Excavation call Joint Utilities Location Information for Excavators "J.U.L.I.E." 1-800-892-0123.
6. Side slopes shall be 4:1 or flatter. Seeded areas with slopes steeper than 10 percent shall be covered with a erosion control mat.
7. Cook County Building & Zoning Department shall be notified prior to the start of any construction at (312) 443-5500.
8. Applicable work items shall conform to the latest editions of the Illinois DOT "Standard Specifications for Road and Bridge Construction," and the "Standard Specifications for Water and Sewer Main Construction in Illinois."
9. All window wells shall be set at T/F - 0.3-ft, unless noted otherwise.
10. Tree removals must be approved by Cook County prior to removals, if needed.
11. Contractor must demonstrate compliance with all applicable provisions of the 2012 IECC.
12. Topographic survey data was collected on 8-7-2024 and is based on NAVD 88 datum.
13. All disturbed areas within County ROW shall be restored with 4" topsoil and salt tolerant sod.
14. Trench backfill meeting the requirements of Article 208.02 of the IDOT Standard Specifications are required for any open trenches within County right-of-way (ROW).

LOT COVERAGE

HOUSE & PATIO	=	2,256 SQ.FT.
EX. GARAGE	=	577 SQ.FT.
DRIVEWAY	=	1,675 SQ.FT
TOTAL	=	4,508 SQ.FT.

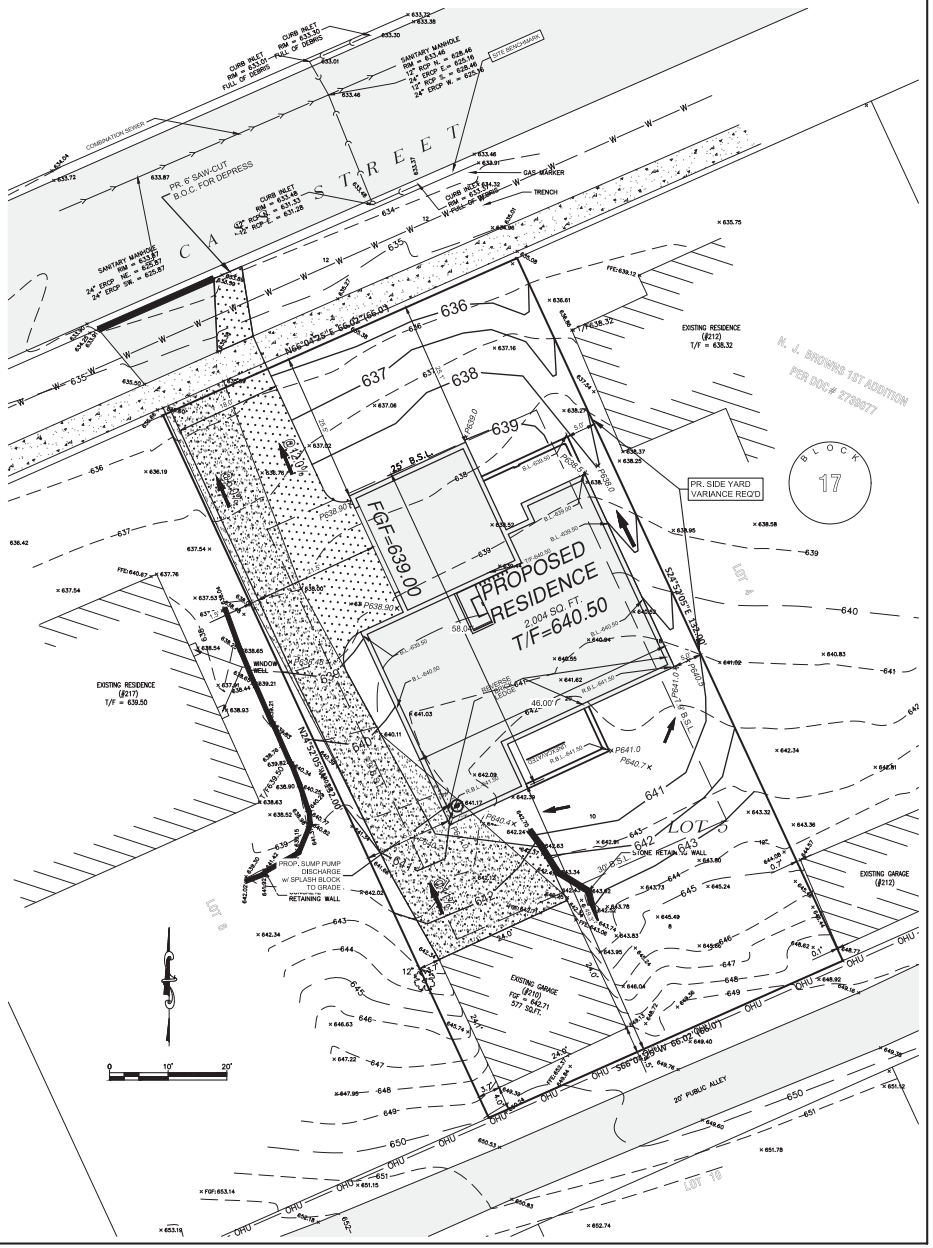
LOT AREA = 8,713 SQ.FT.
LOT COVERAGE = 4,500 / 8,713 = 52%

LEGEND

ASPHALT SURFACE	FOUND IRON PIPE
CONCRETE SURFACE	FOUND IRON ROD
(7.77')	RECORDED DATA
P.U.E.	PUBLIC UTILITY EASEMENT
DRAINAGE FLOW DIRECTION	D.E. DRAINAGE EASEMENT
B.S.L.	BUILDING SETBACK LINE
T/F	TOP OF FOUNDATION
PROPOSED CONCRETE DRIVEWAY FGF	FINISHED GARAGE FLOOR ELEVATION
FFE	FINISHED FLOOR ELEVATION
PROPOSED ASPHALT DRIVEWAY	FLARED END SECTION
	TELEPHONE PEDESTAL
PROPOSED TEMPORARY EROSION CONTROL BLANKET	SEPTIC LID/COVER
	POWER POLE
	GUY WIRE
	CABLE PEDESTAL
OHU	OVERHEAD UTILITY LINE
730	EXISTING GROUND CONTOUR (PRE-CONSTRUCTION)
×###	EXISTING GROUND SPOT ELEVATION
	PROPOSED FLOW DIRECTION ARROW
PXXX.X x	PROPOSED SPOT ELEVATIONS
###	PROPOSED GROUND CONTOUR
FGF-XXX.XX	SUGGESTED FINISHED GARAGE FLOOR ELEVATION
T/F-XXX.XX	SUGGESTED TOP OF FOUNDATION ELEVATION
FBF-XXX.XX	SUGGESTED FINISHED BASEMENT FLOOR ELEVATION
S	PROP. SILT FENCE EROSION CONTROL (SEE DETAIL)
	PROP. OPEN FENCE/HANDRAIL (SEE DETAIL)

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

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



PLAN EDITION MILESTONES		
DATE	BY	DESCRIPTION
04/29/25	BPH	ISSUED FOR PERMIT

CIVIL ENGINEERING
SURVEYING
M GINGERICH GEREAUX & ASSOCIATES
MG2A WEST
Professional Design Firm License # 184.005003
P. 815-478-9680 F. 815-478-9685
25620 S. GOUGAR RD. | MANHATTAN, IL 60442
www.mg2a.com

DESIGN: BPH
DRAWING: MB
CHECKED: BPH
APPROVED: BPH

210 CASS STREET
LEMONT, ILLINOIS

SITE PLAN

SHEET NO. 1 OF 1

JOB NO. 25-033

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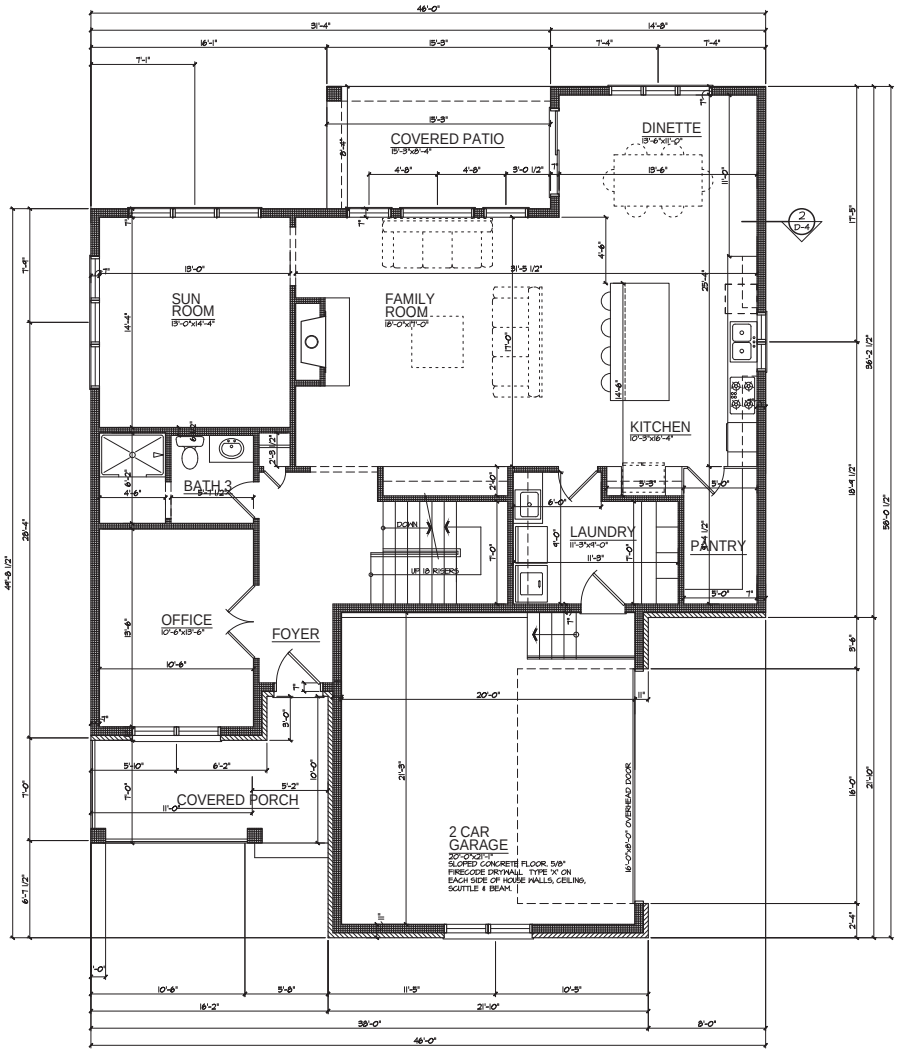


FIRST FLOOR PLAN - 1,525 SF

TOTAL LIVING AREA - 2,712 SF
GARAGE - 279 SF (200 SF)
F.A.R. - 2,991 SF (2,995 ALLOW.)

TOTAL BLDG. COV. - 5,668 SF ALLOW

1st FLOOR - 1,528 SF
GARAGE - 279 SF (479-200)
COV. PORCH - 126 SF
COV. PATIO - 127 SF
EXST. DETACHED GARAGE - 582 SF
TOTAL - 2,645 SF

CAD REF : 325013 - 2056

REVISIONS

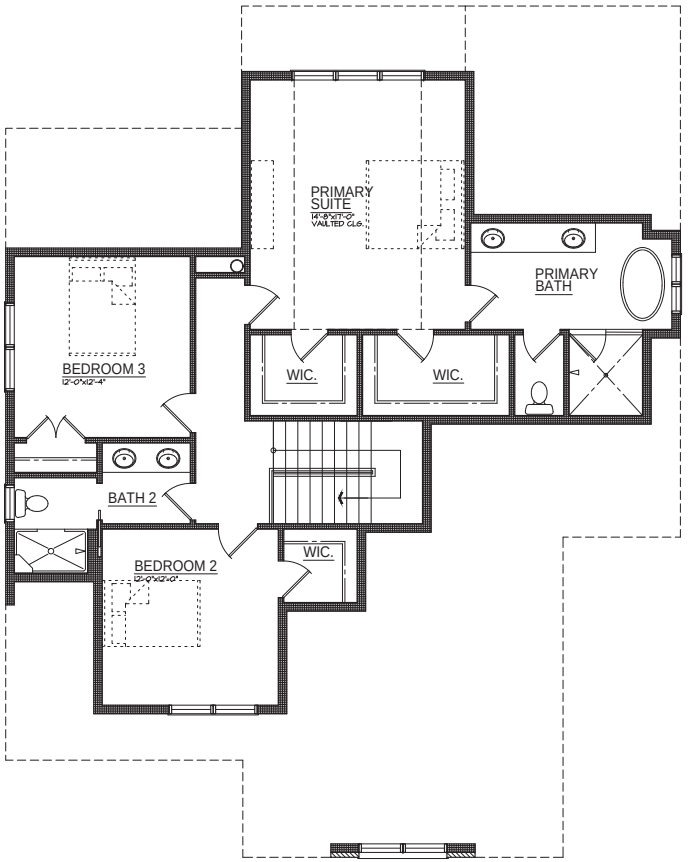
CUSTOM HOME FOR
THE PAJULIS RESIDENCE
210 CASS STREET
LEMONT, ILLINOIS

WKOLSON ARCHITECTS INC.
14834 Town Center Dr.
Homer Glen, Illinois 60491
(708)301 - 6111
Fax (708)301 - 2503
E-mail wkolsonarc@AOL.com

FIRST FLOOR PLAN

APP'D:	WKO
CHECKED:	WKO
DRAWN:	SMB/SEB
DATE:	04/21/25
PROJ NO:	325013
PREV NO:	( )

SHEET NUMBER
A-4
OF 14



SECOND FLOOR PLAN - 1,187 SF

CAD REF : 325013 - 1453

REVISIONS

CUSTOM HOME FOR
THE PAULUS RESIDENCE
210 CASS STREET
LEMONT, ILLINOIS

WKO WILSON ARCHITECTS INC.
14834 Town Center Dr.
Homer Glen, Illinois 60491
(708)301 - 6111
Fax (708)301 - 2503
E-mail wkolsonarc@AOL.com

SECOND
FLOOR PLAN

APP'D:	WKO
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DRAWN:	SMB/SEB
DATE:	04/21/25
PROJ NO:	325013
PREV NO:	( )

SHEET NUMBER
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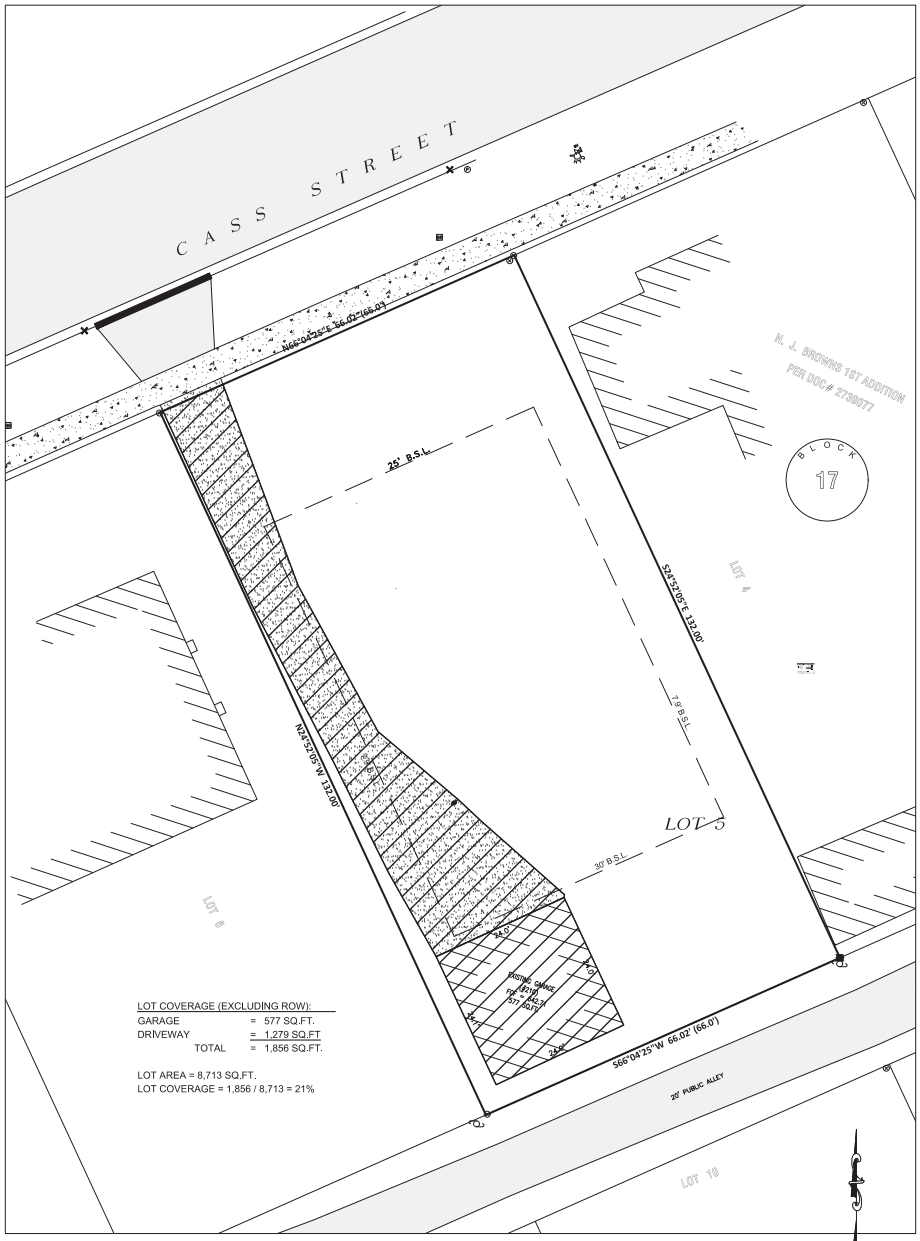
OF 14

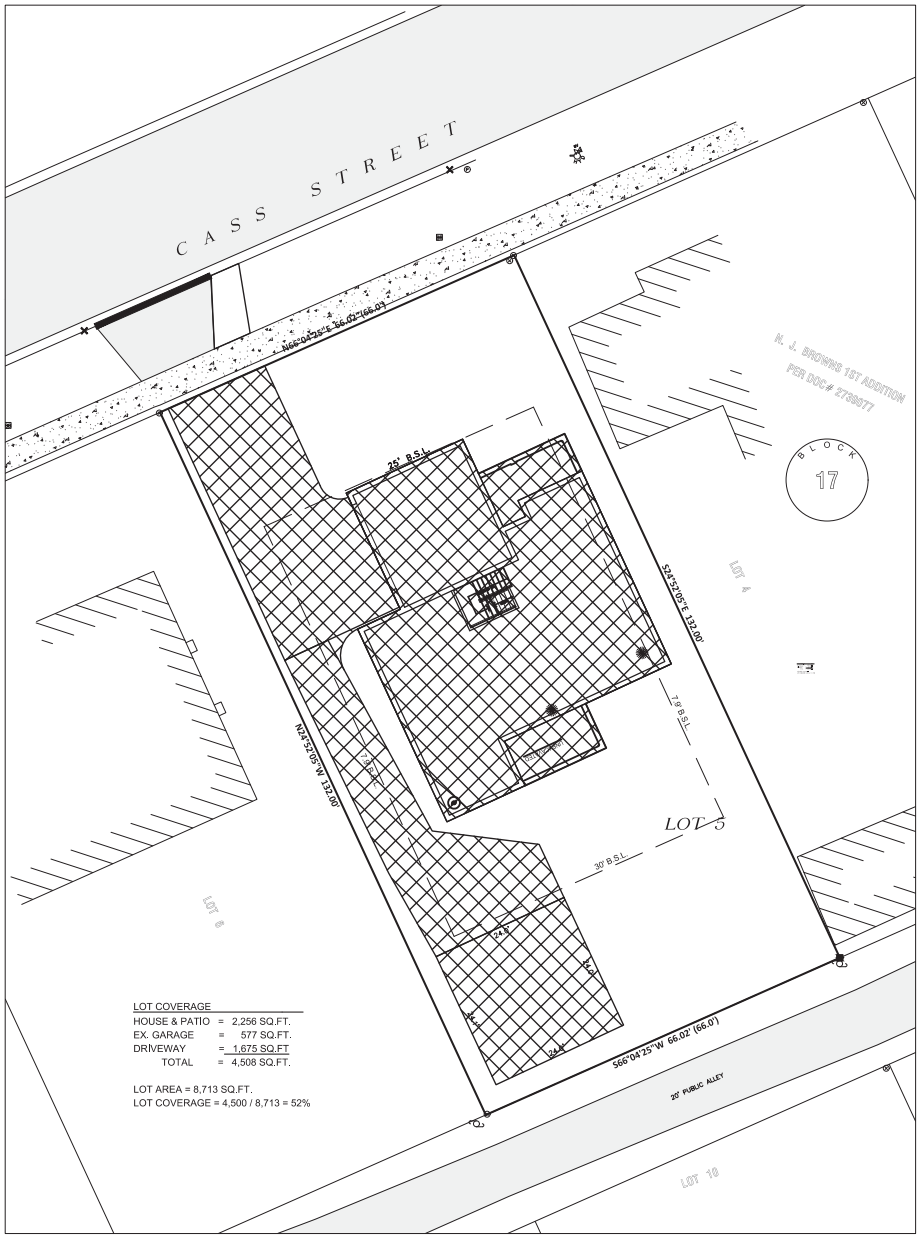


LOT COVERAGE (EXCLUDING ROW):

GARAGE	=	577 SQ.FT.
DRIVEWAY	=	1,279 SQ.FT
TOTAL	=	1,856 SQ.FT.

LOT AREA = 8,713 SQ.FT.
LOT COVERAGE = 1,856 / 8,713 = 21%

EXISTING LOT COVERAGE



LOT COVERAGE

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LOT AREA = 8,713 SQ.FT.
LOT COVERAGE = 4,500 / 8,713 = 52%

PROPOSED LOT COVERAGE

0 10' 20'

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

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210 CASS STREET
LEMONT, ILLINOIS

LOT COVERAGE EXHIBIT

SHEET NO. 1 OF 1

JOB NO. 25-033

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