Village of Lemont

PLANNING AND ZONING COMMISSION
November 5, 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 2025-20 113 Holmes Special Use
- III.B Case 2025-22 Oak Tree HOA Fence Variation
- III.C Case 2024-03 609 Illinois Townhome Preliminary and Final PUD and Plat
- III.D Case 2025-21 700 Czacki Garage Variation
- III.E Case 2025-23 13100 Main Street Annexation & Rezoning

IV. ACTION ITEMS

V. GENERAL DISCUSSION

VI. AUDIENCE PARTICIPATION

VII. ADJOURNMENT

418 Main Street | Lemont, IL 60439

TO: Planning and Zoning Commission
FROM: Jamie Tate, Community Development
THROUGH:
SUBJECT: Approval of Minutes
DATE: November 5, 2025

SUMMARY/BACKGROUND

ANALYSIS

Consistency with Village Policy

STAFF RECOMMENDATION

BOARD ACTION REQUESTED

ATTACHMENTS
October 2025 Lemont Meeting.pdf

Village of Lemont
Planning and Zoning Commission
Regular Meeting of October 1, 2025

A regular meeting of the Plan Commission for the Village of Lemont was held at 6:30 p.m. on Wednesday, October 1, 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, Zolecki, Studebaker
Absent: Pawlak

Community Development Director Jason Berry and Consulting Planner Jamie Tate were also present.

C. Approval of Minutes

Commissioner McGleam made a motion, seconded by Commissioner Cunningham to approve the minutes from the September 3, 2025, meeting with no changes. A roll call vote was taken:
Ayes: O'Connor, Cunningham, McGleam, Studebaker
Nays: None
Abstain: Zolecki
Motion passed

II. CHAIRMAN'S COMMENT

Chairman Studebaker greeted the audience and explained that the public hearing that was scheduled this evening had been cancelled.

III. PUBLIC HEARING

None

IV. ACTION ITEMS

A. Case 2025-03 – Silver Cross Redevelopment Final Planned Unit Development

Staff Presentation

Jamie Tate, Consulting Planner, said the petitioner, Silver Cross Hospital, is requesting their Final Planned Unit Development for the redevelopment of the existing medical office site that is on 127th Street. The Preliminary PUD was approved by the Village Board on April 28th, 2025, and that established the overall site design and conditions for final submittals. The PZC should review the Final PUD to verify conformance with the Preliminary PUD and make sure there are no additional discrepancies or exceptions to the code.

The redevelopment provides for a new 20,608 square foot medical office urgent care building. They will have a reconfigured parking lot, two stormwater basins along the north property line, pedestrian connections, and landscape enhancements. The existing one-story Silver Cross medical building will remain open while the new building is under construction. In the plans, there is an interim site plan that allows for the construction to happen on the new building while the old building is still being used. The preliminary PUD included a reduced corner side setback, increased monument sign height, additional wall signs, and the use of aluminum cladding. There is also the mechanical rooftop screening as proposed, covered by a parapet, and the individual unit screenings.

Mrs. Tate stated the conditions that were found in the Preliminary PUD were that they had to provide additional site line studies for the rooftop screening, which is included in the packet. It shows different angles from 127th Street, from the school, and from Bulldog Drive. It will show what the final design will look like when it is complete. The equipment will be behind that front entry parapet with a kind of metal screening on top. They were required to have a public amenity space that would have at least three qualifying elements, which is a requirement of the B-3 commercial projects. They have provided the amenity area plan that would be included in the Final PUD. It is the area between the school property and the new building. The final landscape plan met all the codes. She showed what the site would look like once everything is completed.

In conclusion, staff did find that the Final PUD is in general conformance with the Preliminary PUD. Staff is recommending the following conditions. The first is addressing any outstanding engineering comments. She did speak with the Village engineer today, and he said the engineering plans are approved, but they are still waiting for MWRD. The applicant will not get site development until those are issued. Lastly, compliance with any final plan reviews prior to permit issuance.

Chairman Studebaker asked if there were any questions from the Commission for staff. None responded. He then asked the applicant to come up to the podium.

Applicant Presentation

Mark Jepson, Vice President of Operations at Silver Cross Hospital, introduced himself and the team that was present this evening.

Commissioner Zolecki said it was mentioned that the sight line studies were provided to give an idea of the views from the points that were selected.

Oscar Hernandez, Jensen & Halstead, LTD, stated he is the architect for the project. It was to show how the equipment would be hidden.

Commissioner Zolecki asked if the view to the north would be from lying on the ground. It is shown right off the base of the building.

Mr. Hernandez said they used the site contours from the surveys and from the online reports.

Commissioner Zolecki stated it does not look correct. It goes from the base of the building as the site line. The contours of that area, which he looked at as well, are pushing five, six, maybe seven feet higher in elevation than the building side.

Mr. Hernandez said he could confirm.

Commissioner Zolecki stated that it is showing like flat earth there, right off the base of the building. That line off the bottom of the building goes straight across to the start of that angle.

Mr. Hernandez said they can take a look.

Commissioner Zolecki stated that every one of them assumes it is a flat earth, and that is not the case, so it is not a true representation. It is disappointing because in the first preliminary review, it was stated that this was going to be just like Orland, but instead of a two-story this would be a one-story. That is not the case at all. The one in Orland is fine because it runs completely east to west to cover, but that is not what is happening here. In Orland, it goes all the way across the building, but here, both ends will be open

for view. This screening does not meet the ordinance. It is disappointing that it was not an exclusion in the Preliminary Plat of survey and the Preliminary PUD.

Mrs. Tate said the intentions are met in how it is worded in the PUD.

Commissioner Zolecki stated that when they approved the Preliminary, there was no roof plan, and it was not clear. It is frustrating that it is not an exclusion. He does not feel it is their duty to find the exclusions. It should be forthcoming and stated that they do not meet the zoning ordinance for mechanical screening.

Mrs. Tate said it was something that had changed over time. It got modified through further planning and by the applicant.

Trustee Stapleton stated he understands that they are going to have to take down quite a few mature oaks. He asked if they could save the large oak in the parking area. They might have to lose a few spaces, but that is the largest one there.

Kayla O'Sullivan, Civil Engineer for the project, said they had a separate tree survey done with a certified surveyor. The tree surveyor gives a rating from one to five of the health of the existing trees. All of the trees that were out there were three or less. Everything except that one tree behind the building is a three or less on the rating scale for health factor. That is the one that they will be protecting and keeping as part of the amenity space.

Trustee Stapleton said that is not the tree he was thinking about. The tree he was talking about is right in front of the existing building.

Ms. O'Sullivan stated they can look at that one again.

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

Plan Commission Recommendation

Commissioner McGleam made a motion, seconded by Commissioner O'Connor to recommend to the Mayor and Board of Trustees approval of the Case 2025-03 – Silver Cross Redevelopment Final PUD. A roll call vote was taken:
Ayes: O'Connor, Cunningham, Zolecki, Studebaker, McGleam
Nays: None
Motion passed

V. GENERAL DISCUSSION

None

VI. AUDIENCE PARTICIPATION

Laura Reigle said she likes how they pay attention and bring up some interesting points. She has a few concerns about some of the recommendations that they give to the Board. This Commission makes a recommendation, and the Village Board approves their recommendation. The recommendations are not necessarily being followed, and the ordinances are not being followed. There are recommendations that this Commission has made that are not being followed in the community. She is present this evening because they have been doing a lot of research about Gas N Wash. They are learning that the residents near the Gas N Wash on Route 83 and Main have been reporting issues and problems to the Village of Lemont for things that are not being followed regarding health and safety issues.

They are calling the police department and getting no response from the police department. They get no help with what is happening to their properties, their health, and their children. This is concerning because it seems like anything that this Commission is saying is not being followed through with by the Board. She thinks this Commission and the community are fully aware of the issues and the problems that have arisen from the past gas stations in this town. This Commission should be highly concerned with anything going forward and should be listening a lot more to the community. There is the concern about the monetary values, the harm and potential harm, and the cost to remediate in fixing those problems.

Ms. Reigle stated they have been learning a lot about how the contaminants for remediation are only so far down. There are still contaminants below that level that exist. It is not all remediated out. Lemont is on shallow wells too, which is no different than the wells over in her community. They need to make sure that they are not contaminating those water sources and making themselves into a third-world country. Going forward with gas stations they need to look at how many, the location, and the need. In their case, they have two gas stations within three-quarters of a mile from their community. There is no need for a third gas station. Residents in Lemont are calling the police, and they won't even come out to help them. Or they are contacting the Village, and it is not being followed up on. The Village is on record as having these problems documented, and no help.

Lauren Cook said her job as a parent is being an advocate for her kids. She is here because she is looking at the health aspect for her children. Her parents just had city water and sewer put in for industrial across the front of their yard. Due to the road construction, her father has had multiple COPD exacerbations because of the air filtration. They have their air conditioners running and furnaces running. They would be looking at potential harm for those elderly neighbors as well, due to the dust component of all the construction. There is a lot of traffic around the area, and the school buses are taking longer in the morning to pick up their children. Trying to get off of Lemont Road and turn into their subdivision is difficult. There have been trucks that are turning down the frontage road because of all the traffic on Lemont Road. She just wants to make sure they are thinking about this from the perspective of their safety and environment.

Carol Levas stated that the proposed gas station and car wash that she has heard about would be right next door to her. This is very concerning for her. She asked if it could be done on a well and septic system.

Chairman Studebaker said they do not have an application for this project.

Ms. Levas asked if the Gas N Wash has come for any zoning changes for the three houses that they purchased south of the bank.

Mrs. Tate stated no.

Ms. Levas asked if Lemont has a five-year plan for that area.

Mrs. Tate said no.

Ms. Levas asked if there was something in the DuPage County rules that could prevent them from moving forward.

Chairman Studebaker stated they do not know.

Ms. Levas asked if she would get notice if they request any zoning changes in the Village.

Chairman Studebaker said yes, she would.

Mrs. Tate stated that the public notice is published in the newspaper. A sign will be posted on the property. Then, public notices are sent by certified mail to anyone within 250 feet of that property.

Mariaelena Cordova-Parduhn said she has been coming here since she found out about the situation with this gas station and the annexation of those properties. At the beginning, she did not believe or even think that her neighbors would do something like this. She has been hearing from some top-level officials from the Lemont village that they do not regard them as neighbors because they are so far away. That kind of hurt, but what matters is the facts. The facts are this, she is pleading again to please not do what everybody else is asking them to do. What she is asking is to do what a few brave men would do and do the right thing for this area. You know what is happening at the gas station on Route 83 and Main. You cannot be ignorant of all the complaints that those neighbors are having. If those concerns are happening, then she believes they will not care about them.

There are enough gas stations. Lemont is very creative and people like the charm of Lemont. She has brought people from different parts of the world to see downtown Lemont, and they are amazed at how nice everything is. They have to maintain that not only for the well water but also for the trees. She is asking that they do the right thing for the people, and not just for Gas N Wash. Whatever goods and blessings they do now will come back to their kids and loved ones. She is a person of faith and believes those good deeds do come back to you. It will be known in the future for doing the right thing or the bad thing.

VII. ADJOURNMENT

Chairman Studebaker called for a motion to adjourn the meeting.

Commissioner McGleam made a motion, seconded by Commissioner Cunningham 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 2025-20 113 Holmes Special Use
DATE: November 5, 2025

SUMMARY/BACKGROUND

ANALYSIS

Consistency with Village Policy

STAFF RECOMMENDATION

BOARD ACTION REQUESTED

ATTACHMENTS
PZC Staff Memo, Analysis and Attachments for Case 2025-20

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

CASE NUMBER & NAME
2025-20 113 Holmes Special Use

APPLICANT
V2 LLC / Elvira Vela

DATE
November 5, 2025

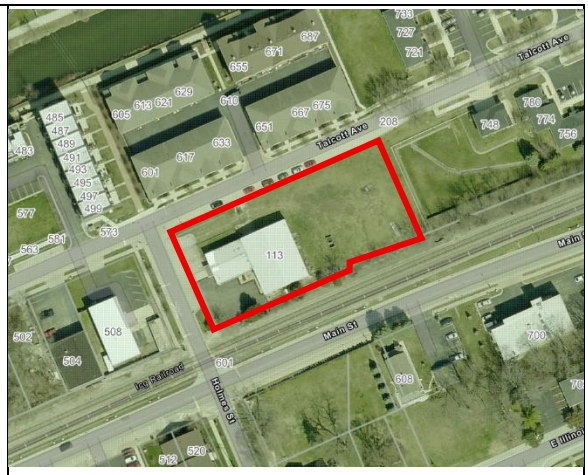
PROPERTY ADDRESS/LOCATION
113 Holmes Street
PIN: 22-20-414-011-0000

BRIEF SUMMARY OF REQUEST

The applicant, Elvira Vela of V2 LLC, is requesting approval of a special use permit to allow for a contractor office and warehouse storage facility at 113 Holmes Street in the D-D Downtown District. A "contractor office" is listed as a special use in the Downtown District under the Village's Unified Development Ordinance (UDO).

The subject property contains a 6,250 square-foot mixed-use building with a 4,400-square-foot warehouse, a 677-square-foot mezzanine, and a 1,050-square-foot office area with a private restroom. A separate two-bedroom residential unit (approximately 1,000 square feet) occupies part of the building but is not included in this request.

V2 LLC has been in business for less than a year and has signed a two-year lease for this location. The proposed use will serve as a logistics dispatch office with indoor storage of light equipment, trailers, and boxes. All vehicles will be dispatched and parked off-site in Indiana. The office area will accommodate administrative staff and daily operations, including dispatch coordination, logistics management, and customer service.



MAP SOURCE: Village of Lemont GIS

EXISTING ZONING	EXISTING LAND USE	SURROUNDING ZONING & LAND USE	REQUESTED ACTIONS	SIZE OF PROPERTY / LEASED SPACE
D-D, Downtown District	Mixed-use residential / office warehouse property	**North**: D-D, Attached townhome development with rear facing garages **South:** D-D, Multi-family building and vacant land across railroad tracks and Main Street **East:** R-3, Single-Family Detached Residential District / Grace View Senior Living **West:** D-D / 508 Talcott (Saban's Carpet Care)	Special Use to allow a Contractor Office in the D-D, Downtown District	Total building: 6,250 square-feet Leased space: 5,450 square-feet 0.76-acre subject property

PROPERTY HISTORY

The existing 6,250-square-foot building was constructed in 1984 and was originally occupied by DuPage Pump, which operated from the site for many years before its business was acquired by K&K Well Drilling. In March 2025, the subject property was purchased by Lemont Luxury Living LLC, who have expressed interest in redeveloping the 0.76-acre site into a multi-story mixed-use development. Following their initial meeting with Village staff, the new owner entered into a one-year lease with a residential tenant for the existing two-bedroom apartment and a two-year lease with the applicant, V2 LLC, for use of the office and warehouse portions of the building. V2 LLC was approached by staff to apply for a business license and occupancy, which resulted in the initiation of the special use process following the zoning review.

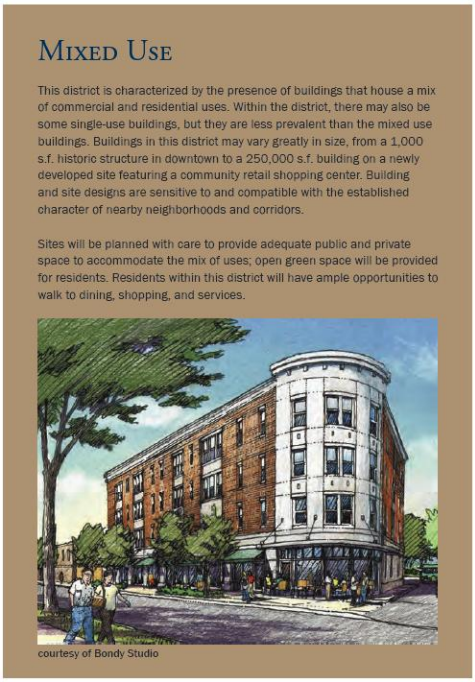
COMPATIBILITY with the COMPREHENSIVE PLAN	**COMPATIBILITY** with the UNIFIED DEVELOPMENT ORDINANCE
The proposal is somewhat compatible with the Lemont 2030 Comprehensive Plan as the future land use map designates the subject property as Mixed Use (MU) land use.	The proposal is a special use in the D-D District in the Unified Development Ordinance (UDO). The purpose of the D-D, Downtown District, is to promote a compatible mixture of commercial, cultural, institutional, governmental and residential uses in a compact and pedestrian-orientated manner.

ATTACHMENTS

1. Staff Analysis
2. Site & Interior Photographs
3. Plat of Survey
4. Application Criteria & Interior Floor Plan

Attachment 1 – Staff Analysis – Special Use for Contractor Office at 113 Holmes

COMPREHENSIVE PLAN



The Lemont 2030 Comprehensive Plan designates the subject property and surrounding downtown area as Mixed Use (MU). The MU district is characterized by a combination of commercial and residential uses, with some stand-alone commercial buildings. The Plan's description emphasizes compatibility with nearby neighborhoods, pedestrian orientation, and design sensitivity.

While the Comprehensive Plan does not identify specific uses by type, it encourages a mix of commercial activities that support a vibrant and walkable downtown. Commercial uses typically include retail, office, and service-oriented businesses that attract residents and visitors.

The proposed logistics transportation dispatch office and associated indoor storage are not conventional retail or professional office uses likely anticipated by the plan. However, it can be accommodated within a commercial environment when designed and operated to:

- **Complement Surrounding Uses**: The dispatch office provides a potential local employment base and supports goods movement that can benefit downtown businesses and residents. Employees of the business may shop and dine in the Downtown, further supporting local establishments.
- **Minimize Off-Site Impacts**: Indoor storage only and off-street parking can mitigate noise, traffic, and visual impacts.
- **Align with Downtown Character**: Building improvements and site enhancements can maintain compatibility with surrounding environment and preserve a pedestrian-friendly streetscape. It's understood the proposed use is temporary, but interim improvements can be facilitated, such as adding seasonal planters and maintaining the outside appearance.

The proposed logistics transportation dispatch office and storage use is anticipated to be temporary, operating only while the new property owner prepares a redevelopment plan for

the site. Under the Village's Unified Development Ordinance (UDO), temporary uses are regulated the same as permanent uses with respect to zoning compliance. However, the special use process provides the Village with an opportunity to:

- **Impose Time Limits**: Approve the use for a defined period (e.g., one or two years) to ensure it remains consistent with the property owner's redevelopment schedule and the long-term vision for Downtown.
- **Add Operational Conditions**: Limit hours of operation, regulate or restrict truck movements, and require screening or buffering measures.
- **Preserve Flexibility**: Allow the Village to revisit the use if conditions change, or if redevelopment occurs sooner than expected.

This approach strikes a balance between allowing a viable interim use and safeguarding the long-term Mixed Use (MU) vision identified in the Lemont 2030 Comprehensive Plan. It also ensures that any potential impacts on surrounding properties are appropriately mitigated during the temporary operation period.

GENERAL ANALYSIS

Per §17.06.010 and Table 17-06-01 in the Unified Development Ordinance (UDO), a Contractor Office is a special use in the D-D, Downtown District. In general, the classification of special uses is established to provide for the location of those uses which are generally compatible with the other land uses permitted in a zoning district but which, because of their unique characteristics or potential impacts on the surrounding neighborhood and the Village as a whole, require individual consideration of their location, design, configuration, and/or operation at the particular location proposed. Such individual consideration may also call for the imposition of personalized conditions in order to ensure that the use is appropriate at a particular location.

The applicant, Elvira Vela of V2 LLC, currently operates a logistics transportation dispatch business that coordinates drivers and manages shipments for customers. The proposed location at 113 Holmes Street will serve as the company's administrative office and provide indoor storage for light equipment, trailers, and boxes, supporting the continued growth of their operations. The applicant has expressed their intent to comply with all Village zoning, building, and property maintenance codes throughout their tenancy.

Parking, Traffic and Noise

Since the subject property is larger than one-half acre, it is subject to the off-street parking requirements of the UDO for the D-D, Downtown District, per Section 17.10.060. Based on the building's gross-floor area, the use is required to provide six off-street parking spaces (one space per 1,000 square feet of gross floor area). While the parking lot is not technically striped to demonstrate the appropriate quantity, there should be plenty of off-street surface area to accommodate employee parking and tenant parking.



Figure 1: Front of building with parking area.

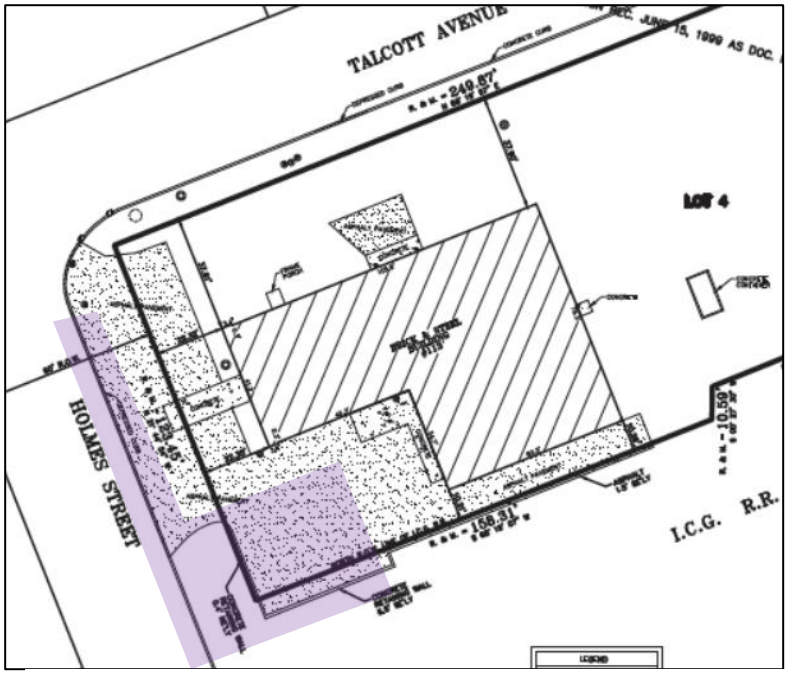


Figure 2: Plat of survey with parking surface area shown (purple).

The nature of the proposed use, as described by the applicant, is primarily administrative. Dispatch operations will occur electronically, and all vehicles are dispatched and parked off-site in Indiana. There will be no trucks stored, loaded, or idling at the property. Based on the applicant's operations, traffic, circulation, and parking demand are expected to be low and should be accommodated within the available paved area at the front of the building. While the UDO requires six off-street parking spaces based on the building's gross floor area, the paved area currently lacks striped stalls. As part of the special use approval, the Village may require the applicant or property owner to stripe and designate at least six parking spaces to clearly identify employee and visitor parking and ensure the area is used efficiently.

The special use process provides an opportunity to ensure that parking remains adequate and that the use continues to operate in a manner compatible with the surrounding Downtown District. Conditions can be imposed to maintain indoor storage, limit outdoor

activity, and ensure the property remains in compliance with Village codes throughout the temporary use period.

STANDARDS FOR A SPECIAL USE

Before making a recommendation, the Planning and Zoning Commission (PZC) must consider the standards set forth in the Unified Development Ordinance for granting a Special Use, as outlined below.

1. Is deemed necessary for the public convenience at that location; and
2. Is so designed, located, and proposed to be operated that the public health, safety, and welfare will be protected; and
3. Will not cause substantial injury to the value of other property in the neighborhood in which it is located; and
4. Shall not create excessive demands on Village service or impair the ability of the Village to maintain the peace and provide adequate protection for its citizens; and
5. Is consistent with standards enumerated elsewhere in this ordinance for the specific use, including planned unit developments; and
6. Meets, as applicable, the standards for planned unit developments found in Chapter 17.08 of this ordinance.

Of these standards, #1, #2, and #3 are the most relevant for this request. The proposed logistics office and warehouse storage use is anticipated to operate primarily indoors with limited public or customer traffic, making it generally compatible with surrounding Downtown development. Parking demand is expected to be low and can be accommodated within the paved area on site. The special use process may ensure that the required six spaces are provided, clearly marked, and maintained, helping to avoid conflicts with adjacent properties.

Because this use is expected to be temporary while the property owner prepares a redevelopment plan, the special use process also provides an opportunity to impose time limits and operational conditions that safeguard the long-term goals of the Downtown District and protect nearby residential uses.

CONCLUSIONS & RECOMMENDATIONS

The Downtown District's purpose is to promote a compatible mix of commercial, cultural, institutional, governmental, and residential uses in a compact, pedestrian-oriented environment while maintaining and enhancing the historic, community, architectural, and aesthetic qualities unique to Lemont's downtown.

The subject property is an older, industrial-style building that does not fully reflect the long-term vision for this area of the Downtown District. The new property owner has previously shared interest in a mixed-use redevelopment concept for the site, which would better align with the goals of the Comprehensive Plan and strengthen the surrounding corridor. In the interim, the property has been leased to a logistics office and warehouse business, and this request seeks to allow that use on a temporary basis.

The special use process allows the Village to accommodate the applicant's operations while also ensuring that the property remains well maintained and compatible with the surrounding Downtown context. Time limits and operational conditions are appropriate to balance the property owner's short-term needs with the Village's long-term goals for this key location.

If the Planning and Zoning Commission is to recommend approval of Case 2025-20, a special use to allow for a contractor office and warehouse storage use at 113 Holmes Street in the D-D Downtown District, staff suggests considering the following conditions:

1. Use Restriction: The special use is granted specifically for V2 LLC. The space shall not be subleased, and the special use approval is non-transferable to another tenant or business without Village review and approval.
2. Parking Compliance: Stripe and maintain a minimum of six off-street parking spaces within the paved area on site in accordance with UDO requirements.
3. Indoor Storage & Operations: All equipment, trailers, and materials shall be stored within the building. No operations associated with the use may be conducted outdoors.
4. Truck Activity: No truck parking, loading, or non-dispatch operations shall occur on-site. Vehicles shall continue to be dispatched and parked off-site as represented in the application.
5. Temporary Approval: Limit the term of the special use approval to the duration of the applicant's lease (two years) or until redevelopment approvals are granted, whichever occurs first. Any request for extension shall require reapplication and review by the Planning and Zoning Commission and Village Board.
6. Property Maintenance: The building and site shall be kept in good repair and free of debris, discarded materials, and miscellaneous outdoor items (e.g. abandoned personal items, material stockpiles) for the duration of the use. Landscaping and paved areas shall be maintained in a neat and orderly condition.

This approach ensures the property remains active and contributes to the Downtown District while preserving the flexibility needed to advance a future redevelopment that fulfills the long-term vision for the site.

Attachment 2 - Site Photographs



Figure 3: View from Talcott. Residential unit outdoor space.



Figure 4: View of rear of building from Talcott looking southwest. Abandoned material piles.



Figure 5: Front of building from Holmes.

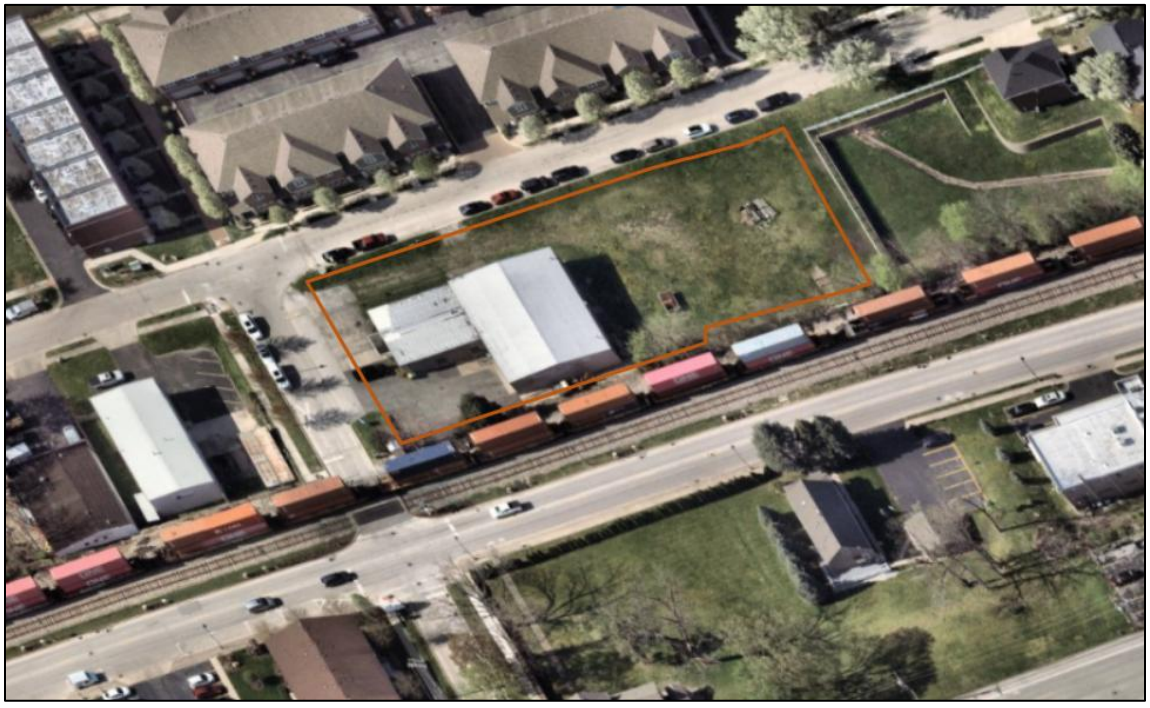


Figure 6: Cook County GIS Oblique Aerial Image from 4-12-2025


EXIT
GRUNDFOS
WaterPRO
GRUNDFOS

EXIT



Attachment 3

ALTA/ NSPS LAND TITLE SURVEY

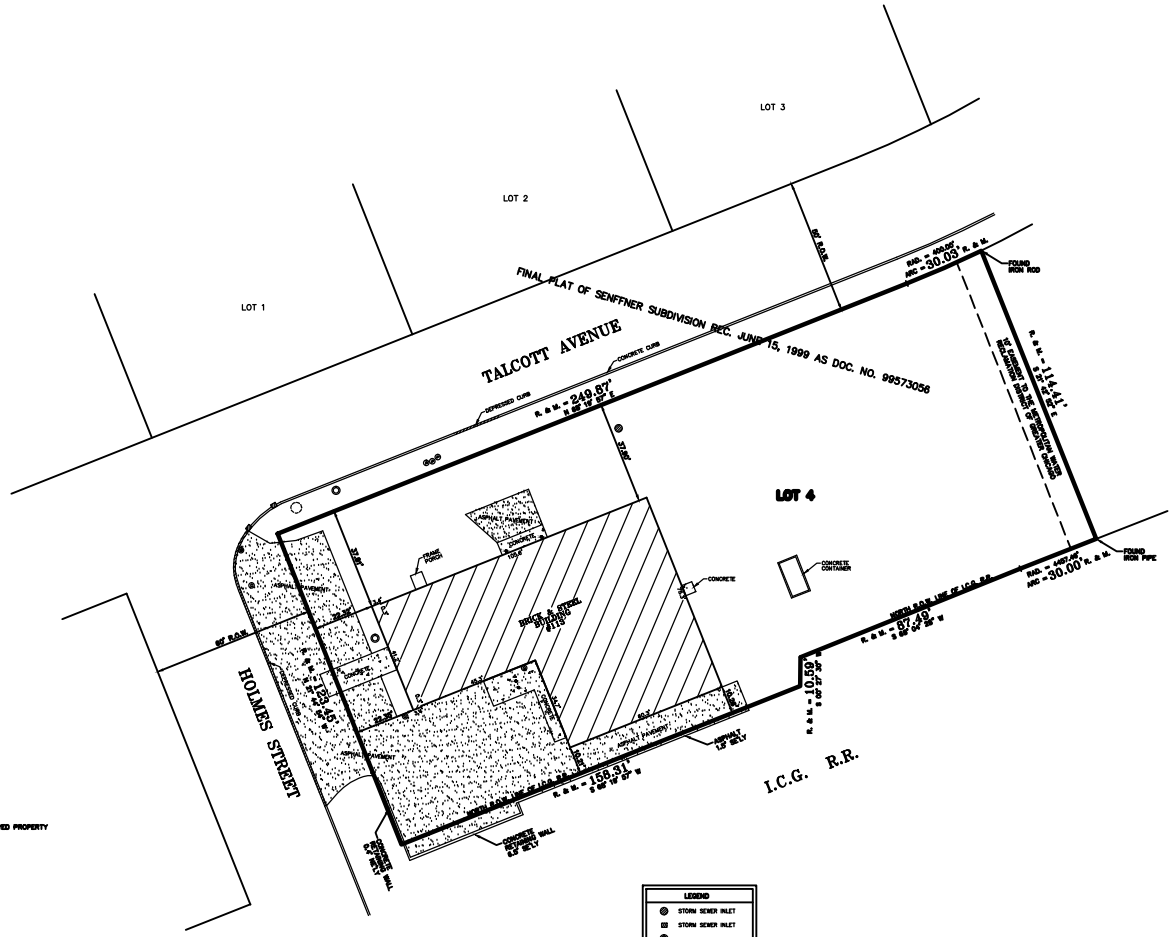
OF

LOT 4 IN SENFTNER SUBDIVISION BEING A SUBDIVISION OF PART OF THE SOUTHEAST QUARTER OF SECTION 20, TOWNSHIP 37 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

NORTH

SCALE: 20'

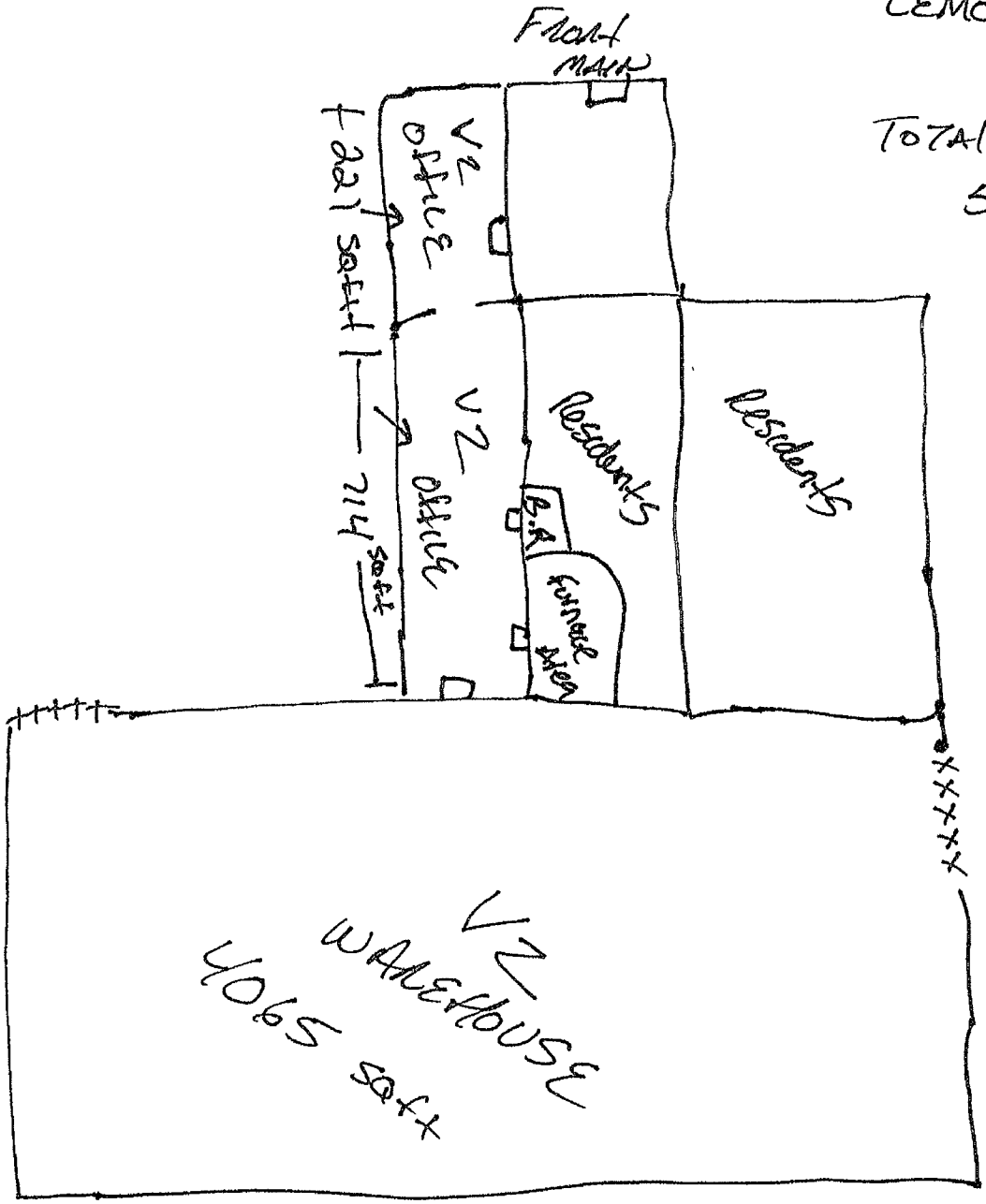
BEARING SYSTEM: ASSUMED FROM PLAT


LOT 1
LOT 2
LOT 3
LOT 4
TALCOTT AVENUE
FINAL PLAT OF SENFTNER SUBDIVISION REC. JUNE 15, 1999 AS DOC. NO. 99573056
R. & M. = 249.87' S 89° 59' 57" E
RAD. = 4061.95' ARC = 30.03' R. & M.
FOUND IRON ROD
R. & M. = 114.41' S 87° 42' 55" E
R. & M. = 87.49' S 89° 59' 57" W
RAD. = 4061.95' ARC = 30.00' R. & M.
FOUND IRON PIPE
R. & M. = 10.59' S 00° 27' 35" W
R. & M. = 158.31' S 89° 59' 57" W
R. & M. = 159.45' N 00° 27' 35" E
HOLMES STREET
I.C.G. R.R.
BRICK & STEEL BUILDING #113
CONCRETE CONTAINER
FRAME PORCH
CONCRETE
ASPHALT PAVEMENT
CONCRETE CURB
DEPRESSED CURB
67' R.O.W.
37.00'
33.00'
30.00'
15.00'
5.00'
5.00'
5

Attachment 4

113 HOLMES ST.
LEMONT IL.
60439

TOTAL SQ FT
5000



2 OFFICE AREAS

1 BATHROOM

1 FURNACE AREA

NO KITCHEN

WAREHOUSE STORAGE ONLY

Letter of Intent:
Proposed Special Use of Property

Administrative Office and Warehouse Facility

with Light Equipment Storage

To Whom It May Concern,

I am writing to provide an overview of our proposed special use for the property, which will serve both administrative office functions and warehouse storage of light equipment, trailers, and boxes.

Overview of Proposed Use

Administrative Office Space

The facility will include dedicated office areas designed to accommodate administrative staff and daily operations. These offices will be used for activities such as managing logistics and handling customer service. The office environment will be professional, secure, and equipped with all necessary amenities to support efficient workflow.

Warehouse Operations

Adjacent to the office space, the warehouse area will be utilized for storage. The warehouse will be well organized, ensuring safe and efficient handling and minimizing disruptions to neighboring properties.

Storage of Light Equipment, Trailers, and Boxes

In addition to standard warehouse items, the facility will include secure storage areas for light equipment, trailers, and boxes. These items will be maintained in a manner that does not interfere with daily activities or the surrounding environment. All equipment and trailers will be regularly inspected and stored according to local safety regulations.

Community Impact

We are committed to ensuring that our proposed use aligns with local zoning requirements and community standards. The combination of administrative offices, warehouse space, and light equipment storage will not have any adverse impact on neighboring properties.

Should you require any further information or have any questions regarding this proposal, please do not hesitate to contact me. We look forward to working with you to ensure a smooth approval process and a successful integration into the community.

Sincerely,

Elvira Vela
President
V2 LLC

Outlook

Re: Fw: [External Sender] Village of Lemont - special use.

Good morning Jamie.

Here are the answers to your questions
Lease 2 years
Employees 3
Business- transportation and logistics
Office use- dispatching and office work only
Deliveries- 2-4 a month for office supplies
Business hours 7am-6pm

I will send you a copy of the lease once I get to the office.

On Wed, Sep 10, 2025 at 8:36 PM Jamie Tate <JTate@lemont.il.us> wrote:

> Hi Elvira,
>
> I'm working on the newspaper notice for the special use request. I googled V2 LLC and cannot find your company. The [attached] application does not explain what your business is - I understand you will be using the location for an office and storage but what does the company do? Also, the special use criteria sheet was left blank, and you'll need to attempt to fill that out please. Also, please answer:
>
> - How long is your lease? Please provide the lease agreement (redact any personal info/bank info/etc.)
> - How many employees are at this location?
> - What are the business hours?
> - Are there deliveries? How many? For example, how many times a day is the storage area accessed?
>
> I always tell applicants, you are 'selling' your use at this location. Why are you locating here rather than in a zoning district that allows this use by right? I need most of this info when drafting the memo and analysis for the public hearing. If you want to take a look at previous meetings, all the agendas, videos and minutes are online for Planning & Zoning Commission Meetings here: Agendas and Minutes Center | Village of Lemont, IL
> - If you click on Planning & Zoning Commission, it drops down dates and years. Thanks in advance.
>
> Thanks,
> Jamie

Jamie Tate, AICP
Consulting Planner

Village of Lemont | 418 Main Street | Lemont, IL 60439
p 630.257.1582 | f 630.257.1598
jtate@lemont.il.us | www.lemont.il.us

From: scanning@lemont.il.us <scanning@lemont.il.us>
Sent: Wednesday, September 10, 2025 3:15 PM
To: Jamie Tate <JTate@lemont.il.us>
Subject: Village of Lemont

This email has been scanned for spam and viruses by Proofpoint Essentials. Click here to report this email as spam.

418 Main Street | Lemont, IL 60439

TO: Planning and Zoning Commission
FROM: Jamie Tate, Community Development
THROUGH:
SUBJECT: Case 2025-22 Oak Tree HOA Fence Variation
DATE: November 5, 2025

SUMMARY/BACKGROUND

ANALYSIS

Consistency with Village Policy

STAFF RECOMMENDATION

BOARD ACTION REQUESTED

ATTACHMENTS
PZC Staff Memo, Analysis and Attachments for Case 2025-22 Oak Tree HOA Variation

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

CASE NUMBER & NAME
2025-22 Oak Tree HOA Fence Variation

APPLICANT
Oak Tree Homeowner Association (HOA)

DATE
November 5, 2025

PROPERTY ADDRESS/LOCATION
Oak Tree Subdivision

BRIEF SUMMARY OF REQUEST

The applicant, Oak Tree Homeowners Association, requests a variation from §17.12.030 (Fences in Residential Districts) of the Village of Lemont Unified Development Ordinance (UDO) to allow an eight-foot-tall privacy fence along the Archer Avenue frontage of the Oak Tree Subdivision. The maximum height allowed in residential zoning districts is 6-feet. The proposed fence would replace the existing six-foot fence within the landscape easement maintained and owned by the HOA extended along the subdivision's Archer Avenue perimeter.

The HOA cites increased traffic, noise, and visibility along Archer Avenue as justification for the additional height and notes that over two-thirds of the membership approved the improvement through a formal vote, as required by their HOA bylaws. The subdivision fence is owned, installed and maintained by the HOA, but located on private property within the 10-foot landscape easement. There are 40 homes and property owners in the Oak Tree Subdivision, and 11 properties are a part of the variance request with rear frontage along Archer Avenue.



MAP SOURCE: Lemont GIS
Oak Tree Subdivision highlighted in RED

EXISTING ZONING	EXISTING LAND USE	SURROUNDING ZONING & LAND USE	REQUESTED ACTION	SIZE OF SUBDIVISION
R-4, Single-Family Detached Residential District	Residential subdivision with detached single-family homes	**North**: Village of Palos Park R-1-A / Cog Hill Golf Course **South:** Unincorporated Cook County R-3, Single-Family Residence District **East:** Unincorporated Cook County R-3, Single-Family Residence District **West**: Village of Palos Park R-1-A / Cog Hill Golf Course & Village of Lemont R-1	Variance from allowing an 8-foot-high fence in a residential zoning district	40 detached single-family homes

PROPERTY HISTORY

The Oak Tree Subdivision is a single-family residential development located along the north side of Archer Avenue, just west of then entrance into Cog Hill Golf Course, and zoned R-4, Detached Single-Family Residential District. The subdivision was platted in 1996 and includes a landscape easement along Archer Avenue that serves as a buffer between the residential lots and the roadway. The Oak Tree Homeowners Association (HOA) is responsible for maintaining this easement, including the existing six-foot wood privacy fence and associated landscaping.

In 2022, the HOA amended its Declaration of Restrictions and Conditions to clarify its role as the Design Review authority for exterior improvements within the subdivision. The existing fence along Archer Avenue has been in place since the subdivision's original construction and it is proposed to be replaced with a new eight-foot red cedar fence in the same location.

COMPATIBILITY with the COMPREHENSIVE PLAN	**COMPATIBILITY** with the UNIFIED DEVELOPMENT ORDINANCE
The subject property is within the Infill Residential (INF) future land use designation.	The proposal meets all aspects of the Village's UDO except the requested variation from maximum allowed height of a fence in a residential district.

ATTACHMENTS

1. Staff Analysis
2. Site Photographs
3. Applicant's Variation Narrative
4. Plat of Subdivision with approximate fence location
5. Oak Tree Subdivision HOA Declarations

Attachment 1 – Analysis – Oak Tree HOA Fence Variation

Comprehensive Plan.

The Lemont 2030 Comprehensive Plan identifies the subject area as *Infill Residential (INF)*, which consists of established residential neighborhoods where limited new development or site improvements may occur, provided they maintain the existing neighborhood character. In general, variation requests fall outside the scope of the Comprehensive Plan. However, the proposed eight-foot fence may be consistent with the plan's broader goals of preserving the character and livability of existing residential areas.

The request represents a minor site improvement rather than redevelopment and is intended to enhance privacy and reduce the impacts of the adjacent corridor. Since the additional fence height should not alter the established character of the subdivision or be visible from public viewpoints, the proposal aligns with the INF designation's emphasis on maintaining neighborhood stability while allowing context-sensitive improvements within existing residential areas.

General Analysis.

Section 17.12.030 C. of the Unified Development Ordinance (UDO) establishes a maximum fence height of six (6) feet within residential zoning districts. This limitation reflects the UDO's intent to balance privacy, aesthetics, and neighborhood character while preventing the creation of overly tall or imposing barriers between adjacent residential properties. The six-foot standard is generally sufficient to provide privacy screening under typical residential conditions.

In this case, the request is for an eight (8) foot fence along the rear lot line abutting a busy corridor. Although the proposed height exceeds the maximum allowed by the UDO, the property's context and existing conditions distinguish it from a standard residential setting. The rear yard is heavily landscaped, with mature vegetation that effectively screens the existing fence from public view. The additional height may therefore have little to no visual impact on the corridor or surrounding properties, while providing improved noise and privacy buffering for the residents.

The following specific variation from the Unified Development Ordinance (UDO) is a part of the request, only applying to the addresses and PINS listed:

Code Section	UDO Requirement	Proposal
§17.12.030 C.	Fences in R districts shall not exceed six (6) feet in height.	Rear fences adjacent to Archer Avenue within the Oak Tree Subdivision may be up to eight (8) feet in height for the following addresses:

		12176 Oak Tree Lane 12137 Oak Tree Lane 12115 Oak Tree Lane 13701 Oak Tree Lane 13752 Oak Tree Lane 11995 Holly Court 12003 Holly Court 12031 Holly Court 12047 Holly Court 12059 Holly Court 12073 Holly Court

Several nearby municipalities allow residential fences up to eight (8) feet where lots abut higher-intensity edges, such as busy corridors or non-residential districts, including Batavia (along Strategic Regional Arterial streets) and Downers Grove (where residential lots abut non-residential zoning), subject to applicable placement and design standards. Other communities, like Lemont, manage fence height requests on a case-by-case basis through variations or special conditions.

Standards for Variations.

In order for a residential fence to be 8-feet in height along Archer Avenue as requested by the Oak Tree HOA, a variation to the UDO's maximum height allowed for fences in residential zoning districts is necessary. Section 17.04.150.D states that variation requests must be consistent with the following three standards (**bolded**) to be approved:

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

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

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

According to the HOA's application, the requested variation to allow an eight-foot fence along the property's rear lot line is in harmony with the general purpose and intent of the Unified Development Ordinance as outlined in Section 17.01.050. The UDO seeks to promote public health, safety, and general welfare, ensure adequate privacy, and protect the character of established residential neighborhoods.

In this case, the increased fence height serves to enhance privacy and may reduce noise and visual impacts associated with the adjacent high-traffic corridor. The proposed fence should not adversely affect light, air, or access, nor would it alter the established character of the neighborhood due to the extensive existing landscaping that effectively screens the fence from public view.

Since the height increase is limited to a location where it will have negligible visual impact and will help maintain the comfort and livability of the affected residential property, the variation can be considered consistent with the broader purposes of the UDO to protect neighborhood character, promote welfare, and conserve property values within the Village.

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

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

The subdivision's location along a heavily traveled corridor represents a unique circumstance not always found among other residential lots in the same zoning district. The proximity to high traffic volumes, vehicle noise, and headlight glare creates conditions that diminish residential privacy and quiet enjoyment of the property to a degree not typically experienced within the Village. These conditions are inherent to the site's location and not self-created by the HOA.

Strict enforcement of the six-foot fence height limit may impose a practical difficulty by preventing the group of owners from achieving reasonable noise and visual screening from the adjacent roadway. The proposed eight-foot fence may help to alleviate these impacts without producing adverse effects on surrounding properties. The existing mature landscaping substantially screens the fence from public view, ensuring that the increased

height should not be detrimental to the public welfare, impair light or air to adjoining lots, or alter neighborhood character.

Given the property's unique adjacency to a major corridor and the extensive landscape buffer already in place, the requested variation represents a reasonable and minimal response to site-specific conditions rather than a request for convenience or aesthetic preference. The circumstances warrant relief that would may not be broadly applicable to other residential properties within the same zoning district.

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

The proposed eight-foot fence should not alter the essential character of the locality or negatively affect adjacent properties. The property is located along a busy corridor where a higher level of screening may be more appropriate and contextually consistent with the transition between residential and roadway environments. The additional fence height should be limited to the rear lot line and will not be visible from most neighboring properties due to the substantial existing landscaping that already obscures the fence from public view.

Because of this screening, the increased height should have no discernible impact on the visual appearance of the corridor or the surrounding residential area. The variation will not result in any reduction of light, air, or openness to adjacent lots, nor will it create a visual or physical detriment to adjoining properties.

Given these factors, the proposed variation should maintain compatibility with the existing residential context and uphold the overall aesthetic and functional character of the area, reflecting the HOA's intent to improve livability.

CONCLUSIONS & RECOMMENDATIONS

The requested variation to allow an eight (8) foot fence along the property's rear lot line adjacent to Archer Avenue appears consistent with the intent of the Unified Development Ordinance and may be considered reasonable given the site's unique context. The increased height responds directly to the unique site conditions created by the property's adjacency to a high-traffic corridor and will improve privacy and livability for the residents without altering the established residential character or creating adverse visual impacts. The extensive existing landscaping effectively screens the fence from public view, ensuring that the proposed height will not be detrimental to surrounding properties or the streetscape.

Staff understands that not all residents within the Oak Tree Subdivision are in favor of the proposed fence height variation and that questions have been raised regarding the HOA's authority to submit the request. The Village Attorney was consulted and advised that as long as the HOA obtained a favorable vote in accordance with its bylaws, it may act as the authorized applicant for the variation request. The Planning and Zoning Commission's role is limited to evaluating the request under the standards of the Unified Development

Ordinance (UDO); the Village does not administer or enforce HOA governance procedures. Approval of the variation, if granted, would authorize, but not require, installation of an eight-foot fence along Archer Avenue.

If the Planning and Zoning Commission recommends approval of Case 2025-22, the following conditions should be considered, in addition to any discussion or conditions resulting from the public hearing for the variation:

1. The height of eight (8) feet shall apply only to the portion of the fence located along the rear property line adjacent to Archer Avenue. Any other fencing on the property shall comply with the maximum six (6) foot height limit and all other applicable provisions of the Unified Development Ordinance.

2. The existing vegetation along the Archer Avenue frontage shall be maintained in its current condition to preserve the established visual buffer and soften the appearance of the fence. Removal or significant thinning of the landscape screen should not occur unless replacement plantings are provided to maintain comparable coverage and screening value.

Next Steps

The variation request will be discussed at an upcoming Committee of the Whole (COW) meeting with the Village Board, following the recommendation from the Planning and Zoning Commission. No formal action will be taken at the COW meeting; the purpose of the discussion is to review the requested variation, consider the analysis and public comment, and provide direction regarding the appropriateness of allowing an eight-foot fence along the Archer Avenue frontage. Following Board discussion at the COW meeting, staff may prepare any necessary follow-up materials or a draft ordinance for consideration at a future Village Board meeting should the Board express support for the request.

Attachment 2 - Site Photographs



Figure 1: Aerial view of Oak Tree Subdivision (Cook County Oblique aerials)

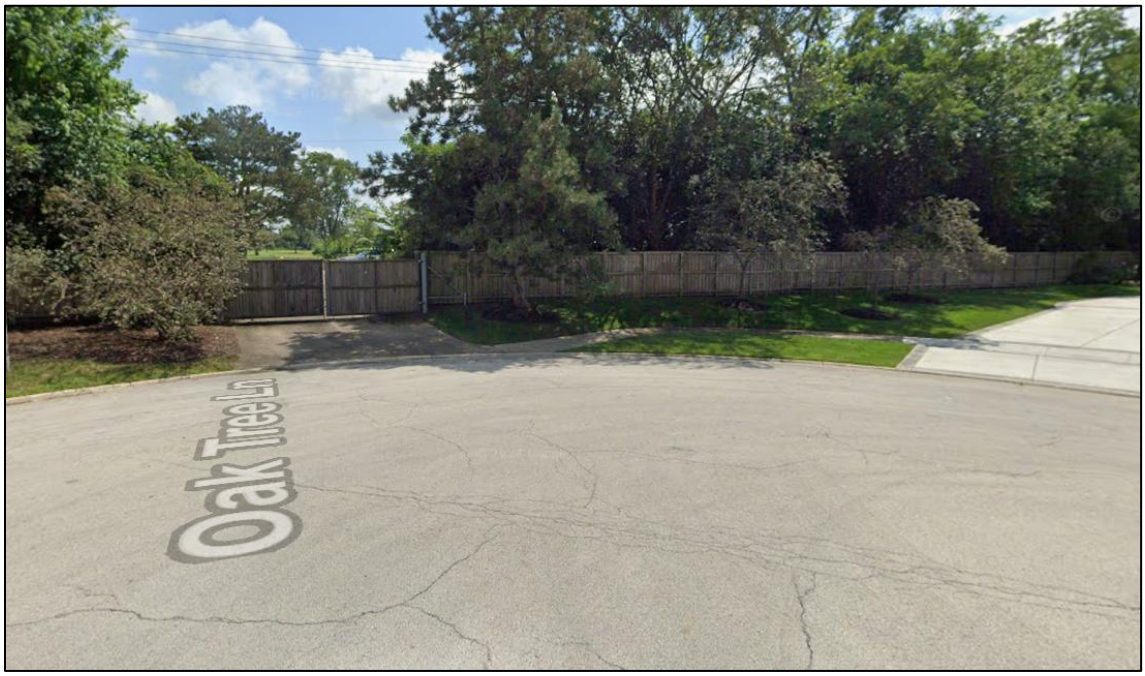


Figure 2: View of existing fence from end of Oak Tree Lane.



Figure 3: View of start of existing fence along Archer Avenue on Lot 40, after Outlot D (lift station).

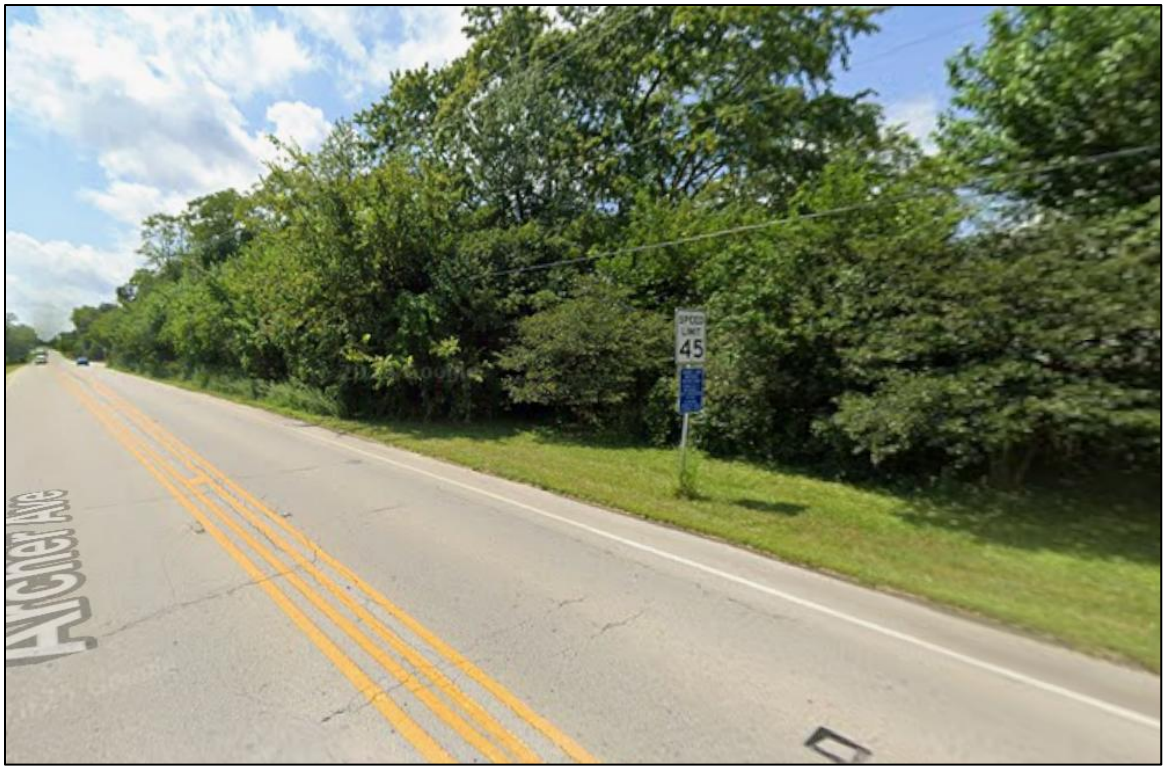


Figure 4: View looking southwest from Archer Avenue with Oak Tree on the right.



Figure 5: View of existing fence from entrance to Cog Hill Golf Course looking southwest.

Attachment 3

PROPERTY INFORMATION

Address of Subject Property/Properties

12176 Oak Tree Lane	22-27-204-001-0000
12137 Oak Tree Lane	22-27-205-007-0000
12115 Oak Tree Lane	22-27-205-020-0000
13701 Oak Tree Lane	22-27-204-019-0000
13752 Oak Tree Lane	22-27-205-001-0000
11995 Holly Court	22-27-205-003-0000
12003 Holly Court	22-27-205-004-0000
12031 Holly Court	22-27-205-005-0000
12047 Holly Court	22-27-205-006-0000
12059 Holly Court	22-27-205-007-0000
12073 Holly Court	22-27-205-008-0000

Each of the above properties are within Oak Tree subdivision and the subject barrier fence is generally contiguously located on a landscape easement across these properties.

Parcel Identification Number of Subject Property/Properties

See above

Size of Subject Property/Properties

N.A.

DESCRIPTION OF REQUEST

The Oak Tree Homeowners Association wishes to remove its existing six (6) foot high barrier fence and replace it with an eight (8) foot high red cedar fence. The members of the association have approved this Variation Application by a 2/3 majority vote as required by the Association's bylaws.

The planned fence is described in the agreement (included here) between Oak Tree Homeowners Association and America's Backyard for the removal of the existing 1,726 foot long six (6) foot high barrier fence along Archer Avenue and replace it with an eight (8) foot high red cedar fence in the late fall of 2025.

copy -

Oak Tree Homeowners Association

Replacement of the Archer Avenue fence – Fall of 2025

1) Take down all 1726' of existing 6' red cedar fence and haul away.

2) Drill 48" deep holes, 8' on center and haul extra dirt away.

3) Provide and install 12' 16ga. Galvanized steel posts in cement. Post Master or comparable.

4) Provide and install 1726' of red cedar fencing.

5) Provide and install 4-2x4-8' cross bracing for each section, 6"x 8' red cedar board on board fencing; privacy traditional style including 4" x 8' top cap.

6) Provide and install a 20' x 8' steel-framed emergency gate with heavy duty hinges and drop rods. Using same 6" x 8' red cedar pickets. Posts for gate to be 6x6-12' galvanized square steel cemented at least 48" in the ground.

7) America's Backyard to obtain building permit from village of Lemont. Any associated fees to be paid by the OTHA.

8) OTHA will provide Plat of Survey, if needed.

9) OTHA will obtain variance from The Village of Lemont for installation of an 8-foot-high fence. **Pending contingency: Assurance from Lemont Village Zoning Officials that the variance will be approved.**

10) The agreed upon price for the fence described above Is: $ 80,588 for 8-foot-high fence described above. $ 65,588 if a 6-foot-high fence is installed because the variance request is not approved.

OTHA board members:

Steve Foli _____

Chris Foli _____ 9-25-25

Don Wesolowski _____

America's Backyard

Jim Keefe _____

PROOF OF OWNERSHIP

The Oak Tree Homeowners Association Declaration and bylaws is included in providing proof of ownership of the subject fence.

The document is duly registered with Cook County as is noted on the face page. Pages 11 and 12 of the Declaration and specifically to:

Article IV Homeowners Association

Section 4.05 b) 3) Powers of the Association

Sub-section 4.05 b) describes the Association's power "To maintain and make necessary repairs as my be authorized from time to time by the affirmative vote of two-thirds of the members of het Association acting in accordance with its constitution and bylaws:....."

Sub-section 4.05 b) 3) To the subdivision fencing and landscaping, both within the ten (10) foot landscape easement along Archer Avenue (Lots 1, Outlot D, 40,39,27,26,25,24,23,22,20, and 19)."

This is what determines that the fence is owned by the Association, which in turn is comprised of 40 property owners.

Variation Criteria Worksheet

The Unified Development Ordinance has adequately provided needed noise abatement for the members of the Oak Tree Subdivision for many years, however, today the physical surroundings at this location result in a specific hardship. The automobile traffic, large truck traffic, and the speeds used by all vehicles along this section of Archer Avenue have increased in recent years to the detriment of the families living in the subdivision. Of note, enjoyment in the use of outdoor spaces has deteriorated significantly.

The conditions upon which the petition for variation is based would not be applicable, generally, to other property as this major thoroughfare is managed differently than it, and other similar roadways, are managed elsewhere in Lemont. These hardships have not been created by the members of the Oak Tree Homeowners Association, rather they have been created by population growth and increased economic activity in Lemont and in the area around Lemont, and decisions made by governmental authorities to allow the types of vehicles and the speeds they use at this location.

The granting of the variation for the higher fence height 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. The subject fence is not adjacent to the property of the associations only neighbor, Cog Hill Golf Course, and is visible for approximately 80 feet only, at the west side of the Cog Hill main entrance from Archer Avenue. A large percentage of the fence is not visible from the Archer Avenue side due to the large amount of vegetation in the space between the north-west side of the roadway and the Landscape Easement where the fence resides.

The variation will not impair an adequate supply of light and air to adjacent properties, or increase the congestion in the public streets, or increase the danger of fire, or endanger the public safety, or diminish or impair property values withing the neighborhood. The Lemont Township Assessors' office has

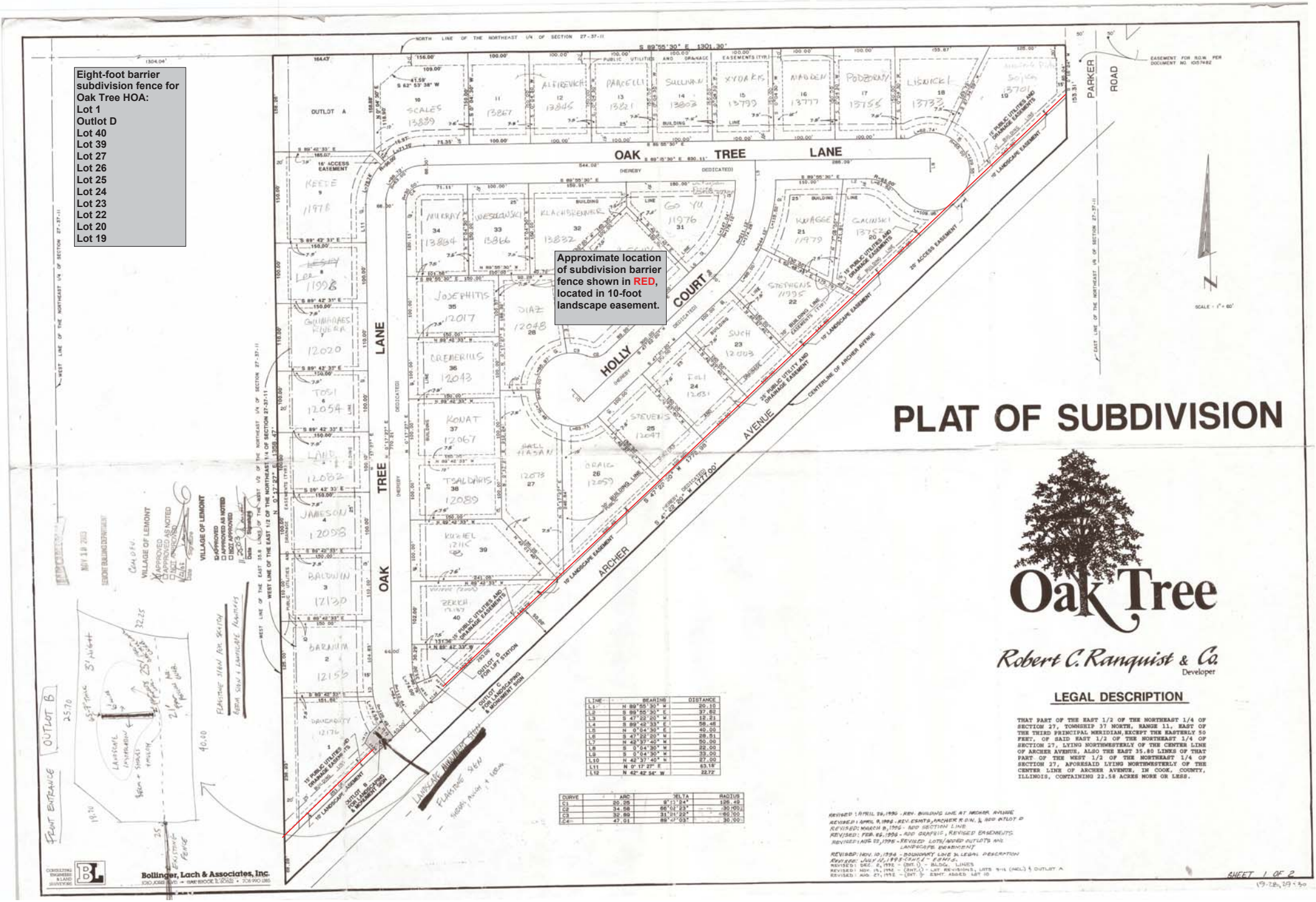
informed the Association that fences or changes to fences do not factor into a given property assessed valuation.

Regarding UDO Section 17.04.150.D.1.a - The requested variation is in harmony with the general purpose and intent of the Unified Development Ordinance. The higher fence will be of the same construction and quality as that of the current fence. The additional two feet of height will be similar in appearance while providing needed additional noise abatement capability.

Regarding UDO Section 17.04.150.D.1.b - Archer Avenue is a high traffic thoroughfare, with what is one of the highest, if not the highest, speed limits next to a Lemont residential neighborhood. This makes the plight of the owners 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.

Regarding UDO Section 17.04.150.D.1.c - As the planned fence will be almost completely hidden from view by vegetation from people passing by on Archer Avenue and hidden by plantings on Oak Tree resident property the variation will not alter the essential character of the locality and will not be a detriment to adjacent property.

Attachment 4


Eight-foot barrier subdivision fence for Oak Tree HOA:
Lot 1
Outlot D
Lot 40
Lot 39
Lot 27
Lot 26
Lot 25
Lot 24
Lot 23
Lot 22
Lot 20
Lot 19
Approximate location of subdivision barrier fence shown in RED, located in 10-foot landscape easement.
PLAT OF SUBDIVISION
Oak Tree
Robert C. Ranquist & Co.
Developer
LEGAL DESCRIPTION
THAT PART OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 27, TOWNSHIP 37 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, EXCEPT THE EASTERLY 50 FEET, OF SAID EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 27, LYING NORTHWESTERLY OF THE CENTER LINE OF ARCHER AVENUE, ALSO THE EAST 35.80 LINKS OF THAT PART OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 27, AFORESAID LYING NORTHWESTERLY OF THE CENTER LINE OF ARCHER AVENUE, IN COOK, COUNTY, ILLINOIS, CONTAINING 23.58 ACRES MORE OR LESS.
OAK TREE LANE
HOLLY COURT
OAK TREE LANE
ARCHER AVENUE
PARKER ROAD
OUTLOT A
OUTLOT B
OUTLOT C
OUTLOT D
Bollinger, Lach & Associates, Inc.
SHEET 1 OF 2

Attachment 5

96676230

COOK COUNTY
RECORDER
JESSE WHITE
BRIDGEVIEW OFFICE

0001
RECFILIN 4 91.00
MAIL 4 0.50
96676230 #
SUBTOTAL 91.50
CHECK 91.50

2 PURC CTR
08/27/96 0019 MCH 14:34

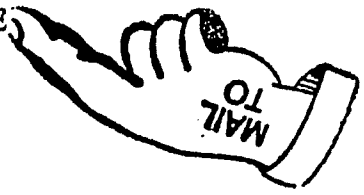
FOR RECORDER'S USE ONLY

OAK TREE SUBDIVISION, LEMONT, COOK COUNTY, ILLINOIS

DECLARATION OF RESTRICTIONS AND CONDITIONS

PIN: 22-27-200-008-0000 / VOL. 062

Prepared by and Return to:
Donald E. Ralph
RCR/Oak Tree Associates, Inc.
15750 S. Bell Road, Suite 2E
Lockport, IL 60441



96676230

CLEARFIELD CO. RECORDER

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DECLARATION OF RESTRICTIONS AND CONDITIONS FOR THE OAK TREE SUBDIVISION

PALOS BANK & TRUST COMPANY, as Trustee under Trust Agreement dated January 31, 1995 and known as Trust No. 1-3728, ("Declarant") being the owner of the real estate described as follows:

SEE ATTACHED EXHIBIT A

does hereby declare that all future conveyances of such real estate or any part thereof shall be made upon and subject to this Declaration of Restrictions and Conditions, said Declaration being for the purpose of preserving the general welfare, health, safety, and beauty of the land and of the real estate thereon adjoining presently owned by the undersigned and for the purposes of creating high property values. The Declarant does hereby further declare that the following covenants, conditions, restrictions, easements, reservations, liens, charges, rights, benefits, privileges, burdens, uses, charges and liens which are granted, created, reserved or declared by this Declaration shall: (1) exist at all time hereafter amongst all Parties having or acquired right, title or interest in any portions of the real estate; (2) be binding upon and inure to the benefit of each Owner, as hereinafter defined; and (3) run with the land subjected to this Declaration, to be held, sold and conveyed subject thereto.

ARTICLE I

DEFINITIONS

The following terms when used in this Declaration shall have the following meanings:

1.01 Approval or Approved shall mean the written consent or approval by the party required or permitted to give such approval.

1.02 Association shall mean an Illinois not-for-profit corporation to be known as "Oak Tree Homeowners Association" or such other name as may be selected by Developer which shall be formed by the Developer. The purpose of the Association shall be to insure high standards of maintenance and operation of all property in Oak Tree Subdivision reserved or dedicated by Developer for the common use of all the residents and Owners of property therein.

1.03 Building Site shall mean any lot or parcel within Oak Tree Subdivision hereafter designated by Developer in a document as a building site upon which a building may be erected.

1.04 Common Area shall mean all real property owned by the Association for the common use and enjoyment of all members of the Association and such uses thereto by way of easement or other grant from Declarant, the Association or others as may be granted to or by the Association for the common use and enjoyment of the Owners. The Common Area to be conveyed to and owned by the Association is hereinafter legally described in Exhibit "B" attached hereto and by this

reference made a part hereof and such additions thereto as may hereafter be brought within the jurisdiction of or conveyed to the Association. The Common Area includes a ten (10) foot landscape easement along Archer Avenue.

1.05 Developed Building Site shall mean any building site upon which the construction, installation or erection of improvements, other than utilities or streets, has commenced.

1.06 Declarant shall mean PALOS BANK & TRUST COMPANY, as Trustee under Trust Agreement dated January 31, 1995 and known as Trust No. 1-3728.

1.07 Developer shall mean RCR/OAK TREE ASSOCIATES, INC., an Illinois Corporation, its successors and assigns and thereafter such other party or parties as shall be designated in a document executed by it or if it dissolves, then such party or parties as shall be designated in a document executed by its legal representative appointed by a court of competent jurisdiction.

1.08 Document shall mean a written, signed and acknowledged instrument which has been recorded in the office of the Recorder of Deed of Cook County, Illinois.

1.09 Front Yard shall mean the area between the front wall of any building and the adjacent street within Oak Tree Subdivision. Building sites which are located on a corner of two streets with Oak Tree Subdivision shall be considered to have two front yards.

1.10 Laws shall mean all present and future applicable laws, ordinances, rules, regulations, and orders of the United States Government, the State of Illinois, the County of Cook, the Village of Lemont, and any other applicable political subdivision, and any applicable administrative agency of any of the foregoing, subject to such variances and waivers which may lawfully have been obtained.

1.11 Owner shall mean the person, persons, entity or entities holding title to a building site and as used in the context of this Declaration; if there is more than one owner of any building site, all of said owners are herein collectively called "Owner". Owner shall not mean or refer to the holder of a mortgage on such building site unless and until such mortgagee has acquired title to such building site pursuant to foreclosure or any proceeding or transfer in lieu of foreclosure.

1.12 Premises shall mean the real estate which is legally described in Exhibit A hereto and all improvements thereon and rights appurtenant thereto.

1.13 Protective Covenants shall mean the protective covenants, conditions, restrictions, reservations, terms and easements set forth in this Declaration.

1.14 Street shall mean any highway, street or road for vehicular and/or pedestrian traffic (whether or not dedicated to a governmental authority) which is for the common and nonexclusive

use of the owners or tenants of two or more building sites and/or others.

1.15 Turnover Date shall mean the date on which the rights of the Declarant to designate the members of the Board are terminated. These rights shall terminate on the first to occur of *(a)* upon the sale and conveyance of 75% of the lots within Oak Tree Subdivision, *(b)* the giving of written notice by Declarant to the Association of Declarant's election to terminate such rights, or *(c)* five (5) years from the date of Recording hereof.

1.16 Village shall mean the Village of Lemont.

ARTICLE II

GOAL OF DEVELOPMENT

2.01 The real property described above is subject to the covenants hereby declared to insure proper use and appropriate development and improvements of Oak Tree Subdivision and every part thereof; to protect the Owners of the property therein against such improper use of surrounding lots as may depreciate the value of their property; to insure adequate and reasonable development of said property; to encourage the erection of attractive improvements therein with appropriate locations of inharmonious improvements; to secure and maintain proper setbacks from streets, and adequate free spaces between structures; to insure desired high standards of maintenance and operation of community facilities and services for the benefit and convenience of all Owners of property and the residents and in general to provide adequately for a residential subdivision of the highest quality and character.

ARTICLE III

GENERAL COVENANTS

3.01 Design Review Committee. The Developer shall establish the Design Review Committee which shall consist of up to three members, one of which shall be the Developer or his successor. Any member appointed by the Developer may be removed by the Developer with or without cause at any time by written notice to such appointee, and a successor or successors appointed to fill such vacancy. The Design Review Committee is authorized to retain the services of consulting architects, landscape architects, urban designers, engineers, inspectors, and/or attorneys in order to advise and assist the Design Review Committee in performing its functions set forth herein.

3.02 Architectural Approval.

a) To preserve the architectural and aesthetic appearance of Oak Tree Subdivision and the natural beauty of the land, no construction of improvements of any nature whatsoever shall be commenced or maintained by any Owner other than the Developer, with respect

to the construction or affecting the exterior appearance of any dwelling or with respect to any other portion of Oak Tree Subdivision, including, without limitation, the construction or installation of sidewalks, driveways, mail boxes, decks, patios, courtyards, swimming pools, tennis courts, greenhouses, playhouses, awnings, walls, fences, exterior lights, garages, or other outbuildings, nor shall any exterior addition to or change or alteration therein be made unless and until two (2) copies of the plans and specifications and related data showing the nature, color, type, shape, height, materials, and location of the same shall have been submitted to and approved in writing by the Design Review Committee. One copy of such plans, specifications and related data so submitted shall be retained in the records of the Design Review Committee, and the other copy shall be returned to the Owner marked "approved", "approved as noted", or "disapproved". The Design Review Committee shall have sole discretion to determine whether plans and specifications submitted for approval are acceptable.

b) The Design Review Committee shall establish a fee of $100.00 for the review of plans and specifications for the construction of any residence building, in part to cover the expense of retaining any architects, engineers, inspectors or attorneys necessary for such review. For reviewing any plans and specifications hereunder, except for construction of a residence building, the Design Review Committee waives any fee, but may charge the applicant as a cost of review any fees incurred by the Design Review Committee as an out-of-pocket expense for retaining consultants or attorneys as identified above.

c) Approval of plans and specifications and publication of the Standards shall in no event be construed as representing or guaranteeing that any home or other improvement built in accordance therewith will be built in a good and workmanlike manner or in compliance with applicable governmental ordinances and regulations. None of the Declarant, the Developer, the Design Review Committee, the Association or Board members of the Association shall be responsible or liable for any defects in any plans or specifications submitted, revised, or approved pursuant to the terms of this Article, any loss or damages to any person arising out of the approval or disapproval of any plans or specifications, any loss or damage arising from the noncompliance of such plans and specifications with any governmental ordinances and regulations, or any defects in construction undertaken pursuant to such plans and specifications.

d) Notwithstanding the foregoing, an Owner may make interior improvements and alterations within his dwelling that do not affect the exterior appearance without the necessity of approval or review by the Design Review Committee.

e) In the event the Design Review Committee fails to approve or disapprove in writing any proposed plans or specifications within thirty (30) days after such plans or specifications shall have been submitted, such plans and specifications will be deemed to have been expressly approved, provided the proposed improvements are general in harmony with the scheme of Oak Tree Subdivision as set forth in this Declaration. Upon approval of plans and specifications, no further approval under this Article III shall be required with respect thereto, unless such construction has not substantially commenced within six months of the approval of such plans and specifications

(e.g., clearing and grading, pouring of footings, etc.) or unless such plans and specifications are materially altered or changed.

3.03 Permitted Improvements: Standards and Guidelines.

a) No improvements of any nature whatsoever shall be constructed, altered, added to or maintained upon any part of Oak Tree Subdivision, except (1) for dwellings and other improvements which are constructed by Developer; (2) such improvements as are approved by the Design Review Committee in accordance with this Article III; or (3) improvements which pursuant to this Article III do not require the consent of the Design Review Committee.

b) The Design Review Committee is hereby authorized to promulgate from time to time written architectural standards, policies, and guidelines (the "Standards and Guidelines") governing the construction, location, landscaping, and design of improvement, the contents of submissions of plans and specifications, and other information requires to evidence compliance with and obtain approval pursuant to Sections hereof. Any such Standards and Guidelines published by the Design Review Committee shall be binding and enforceable on all Owners with respect to all improvements in Oak Tree Subdivision requiring the approval of the Design Review Committee.

c) No improvements of any nature whatsoever shall be commenced, constructed, altered, added to or maintained upon any part of Oak Tree Subdivision (except for dwellings and other improvements which are constructed by Developer and for improvements which pursuant to this Article III do not require the consent of the Design Review Committee) unless and until the Design Review Committee has approved in writing the proposed architect and builder of any such improvements.

3.04 Construction of Improvements.

a) All improvements constructed hereon shall consist solely of single family residences and ancillary buildings or miscellaneous improvements related to or useful for single family residential purposes.

b) Dwellings may not be temporarily or permanently occupied until the exteriors thereof have been completed and an Occupancy Permit has been issued by the Village. All landscaping must be completed and all driveways must be paved with a hard surface within 90 days of the issuance of the occupancy permit unless weather conditions prohibit immediate completion. No temporary house, shack, tent, barn or other outbuilding shall be permitted at any time, except for temporary structures for social functions, nor shall any stable, poultry house or yard, rabbit hut or other similar yard structure be constructed or allowed to remain on any lot. Construction of all dwellings shall be completed within 200 days of the commencement date of said construction. During the continuance of construction by an Owner, such Owner shall require its contractors to maintain the lot in a reasonably clean and uncluttered condition and, to the extent possible, all construction trash and debris shall be kept within refuse containers. Upon completion of

COUNTY RECORDING

construction, such Owner shall cause its contractors to immediately remove all equipment, tools, and construction material and debris from the lot on which such construction has been completed.

3.05 Building Restrictions.

a) All dwellings and other structures shall be constructed in compliance with any and all applicable state, county, and municipal zoning and building restrictions and any applicable governmental agencies. Maximum building height shall not exceed that which is currently allowed by the Village of Lemont. The ground floor area of the dwelling exclusive of attached garage, carports, terraces, and breezeways shall be:

1) for one story dwelling - not less than 2,200 square feet;

2) for dwellings of more than one story - minimum of 2,500 square feet.

b) Even though a proposed building complies with these minimum height and size restrictions, the Design Review Committee retains sole discretion to determine whether the plans and specifications are to be approved.

c) No exterior portion of any building, structure or other improvement (except driveways) located on or with respect to any lot shall be located other than as by the applicable setback line restrictions as set forth on the plat or herein provided that the Design Review Committee, if it has the authority, shall be empowered to grant variances with respect to such setback line restrictions in its sole and absolute discretion. To assure that dwellings and other structures will be located so that the maximum view, privacy, and breeze will be available to each dwelling or structure, dwellings and structures shall take into consideration the location of trees and vegetation and other aesthetic and environmental considerations, as well as the precise site and location of any dwelling or structures within Oak Tree Subdivision, and the Design Review Committee shall have the authority to determine such locations for dwellings and structures. In addition, all residential structures constructed on a lot shall: (1) have a minimum first floor elevation the level of the 100-year flood as designated on official flood plain maps, and (2) be designed and constructed in compliance with the requirements of any building code related to construction in flood hazard areas, if any are applicable.

3.06 Landscaping Approval. To preserve the aesthetic appearance of Oak Tree Subdivision, no landscaping, grading, excavation or filling of any nature whatsoever shall be implemented and installed by any Owner other than the Developer, unless and until the plans therefor have been submitted to and approved in writing to the Design Review Committee. Furthermore, no hedge or shrubbery planting or tree which obstructs sight-lines of streets and roadways within Oak Tree Subdivision shall be placed or permitted to remain on any lot where such hedge, shrubbery or tree interferes with traffic sight-line, including sight-lines at the intersection of a driveways and a road or street in Oak Tree Subdivision. No Owner other than the Developer shall be entitled to cut, remove or mutilate any trees, shrubs, bushes or other vegetation having a trunk

diameter of six inches or more at a point of four feet above ground level, without obtaining the prior approval of the Design Review Committee, except as set forth in the preceding sentence and provided further that dead or diseased trees as well as other dead or diseased shrubs, bushes or other vegetation, shall be cut and removed promptly. Every lot Owner must sod the parkway within 30 days of the issuance of any occupancy permit, as well as plant trees as required by the Design Review Committee.

3.07 Construction Damage Liability.

a) The Owner of each Lot shall be responsible for the cost of repairing any damage caused to any portion of the Premises as a result of construction activities by the Owner or the Owner's contractors, employees or agents. Said damage ("Construction Damage") shall include, without limitation, any and all construction material and debris left remaining on the Premises upon completion of construction, and additionally, damage to public improvements during construction. Public improvements include, but are not limited to, sidewalks, curbs, B-boxes, valves on water mains, driveways in the right of way, utilities in the right of way which are public and street lights.

b) The Developer may require Owners to post a deposit or obtain a bond in a reasonable amount as determined by the Developer as security for payment for any Construction Damage. The deposit or bond shall be returned to the Owner upon completion of construction at such time as the Developer determines that no Construction Damage has been caused to the Premises. In the event the Developer determines that Construction Damage has resulted to the Premises due to the actions of the Owner or any of the Owner's contractors, subcontractors, employees or agents, the Developer shall have the right to spend such amounts of the deposit or bond as it deems necessary to repair or restore the damaged area to its condition prior to the beginning of construction. Any amount of the deposit or bond not used for the repair of the damaged areas shall be returned to the Owner upon completion of restoration. An Owner's liability hereunder for Construction Damages shall not be limited by the amount of the deposit or bond.

c) In the event of the failure of the Lot Owner to make the necessary repairs to the public improvements, the Developer shall have the right to file a lien for any costs of repairs the Developer incurs, including legal fees necessary to enforce said lien.

3.08 Enforcement.

a) Following approval of any plans and specification by the Design Review Committee or representatives of the Design Review Committee shall have the right during reasonable hours to enter upon and inspect any Lot and Home, or other improvements which are being constructed to determine whether or not the plans and specifications therefor have been approved are being complied with. In the event the Design Review Committee shall determine that such plans and specifications have not been approved or are not being complied with or that construction has commenced without prior approval from the Design Review Committee, the Design Review Committee shall be entitled to recommend to the Developer or Declarant to take any of the following actions:

1) Require the Owner to remove the construction, addition, alteration or improvement and restore the Lot, Home or Home Exterior to its condition prior to any such work, all at the Owner's expense and if the Owner fails or refuses to comply with any such requirement, the Developer or Declarant shall have the right and power to seek injunctive relief from a court of competent jurisdiction; or,

2) If the Owner refuses or fails to properly perform the work required under (1), the Developer or Declarant may cause such work to be done and may charge the Owner for the cost thereof as determined by the Developer or Declarant, which charge until paid shall be a continuing lien upon the Owner's Lot; or,

3) Ratify the action taken by the Owner, and the Developer or Declarant may (but shall not be required to) condition such ratification upon the same conditions which the Developer or Declarant may impose upon the giving of its prior consent under this Section.

3.09 Service Yards. Each Owner of a lot shall provide visually-screened areas to serve as service yards in which garbage receptacles, fuel tanks, wood piles, gas and electric meters, and air conditioning equipment are located. Vehicles, materials, supplies, and equipment which are stored outside must be placed or stored in order to conceal them from view from roads and adjacent lots. Any such visual barrier shall be at least 4 feet high and may consist of either fencing or landscaping and planting which is approved by the Design Review Committee in accordance with the terms of this Article III.

3.10 Use of Lots and Dwellings. Each lot shall be used for residential purposes only, and no trade or business of any kind may be carried on therein. No more than one dwelling shall be located on any lot. The use of a portion of a dwelling as an office by an Owner or his tenant shall not be considered to be in violation of this covenant if such use does not create regular customer, client or employee traffic. The use of a dwelling or a portion thereof for business meetings, entertainment or the enjoyment or business of the Owner's employees, trustees, agents, clients or customers shall not be considered to be a violation of this covenant if such use does not create regular customer, client or employee traffic. Lease or rental of a dwelling for residential purposes shall also not be considered to be a violation of this covenant so long as the lease *(a)* is for not less than the entire dwelling and all the improvements thereon, *(b)* is for the term of at least six months, and *(c)* is otherwise in compliance with rules and regulations as may be promulgated and published from time to time by the Design Review Committee.

3.11 Exterior Appearance. No Owner may install any fencing or fencing material along or adjacent to the perimeter or lot lines without the Design Review Committee's approval of the type and height of the fencing. Outside clotheslines or other outside facilities for drying or airing clothes are specifically prohibited and shall not be erected, placed or maintained, nor shall any hedge or wall. When not in use, all garage doors shall be kept closed. No projections of any type shall be

placed or permitted to remain above the roof of any improvements, except approved chimneys or vent stacks. Similar building elevations shall not be repeated on adjoining lots. The home color scheme shall be varying so as to avoid the appearance of monotony.

3.12 Signs. Except as may be required by legal proceedings, no signs or advertising posters of any kind shall be maintained or permitted within any windows, on the exterior of any improvements located within Oak Tree Subdivision without the express written permission of the Design Review Committee and may be arbitrarily withheld.

3.13 Antennas. Satellite dishes or other radio or television transmitters or receivers (except for television antenna) must be screened in order to conceal them from view from roads and adjacent lots in accordance with the provisions of Paragraph 3.09. Radio or television signals or any other form of electromagnetic radiation shall not be permitted to originate from any lot which may unreasonable interfere with the reception of television or radio signals within Oak Tree Subdivision. Only small, DSS size satellite dishes will be permitted.

3.14 Pets. No animals, livestock, birds, or poultry of any kind shall be raised, bred or kept by any Owner upon any portion of Oak Tree Subdivision, provided that generally recognized house pets may be kept in dwellings or in properly fenced in areas, and further provided that such pet or pets are kept or maintained solely as domestic pets and not for any commercial purpose. No pet shall be allowed to make an unreasonable amount of noise or to become a nuisance.

3.15 Nuisances. No rubbish or debris of any kind shall be dumped, placed or permitted to accumulate upon any porion of Oak Tree Subdivision, nor shall any nuisance or odors be permitted to exist or operate upon or arise from Oak Tree Subdivision so as to render any portion thereof unsanitary, unsightly, offensive or detrimental to persons using or occupying any other portions of the Oak Tree Subdivision. Noxious or offensive activities shall not be carried on in any lot or dwelling or in any part of Oak Tree Subdivision, and each Owner, his family, tenants, guests, invitees, servants, and agents shall refrain from any act or use of a lot or dwelling of Oak Tree Subdivision which could cause disorderly, unsightly or unkempt conditions or which could cause embarrassment, discomfort, annoyance or nuisance to the occupants of other portions of Oak Tree Subdivision, or which could result in a cancellation of any insurance for any portion of Oak Tree Subdivision, or which could be in violation of any law, governmental code or regulation.

3.16 Motor Vehicles, Trailers, Boats, Etc. Each Owner shall provide for parking of at least two automobiles in garages. All automobiles owned or used by Owners or occupants other than temporary guests and visitors shall be parked in garages to the extent that garage space is available. The outside storage or parking of any mobile home, trailer (either with or without wheels), motor home, tractor, truck (other than pickup trucks), commercial vehicles of any type, camper, motorized camper or trailer, boat or other watercraft, boat trailer, motor cycle, motorized bicycle, motorized go-cart or any other related forms of transportation devices are expressly prohibited. No Owners or other occupants of any portion of the Oak Tree Subdivision shall repair or restore any vehicle of any kind upon or within any lot, except *(a)* within enclosed garages or workshops or *(b)* for emergency

repairs, and then only to the extent necessary to enable the movement thereof to a proper repair facility. No unregistered motor vehicles or unlicensed drivers may operate or be used within the Oak Tree Subdivision.

3.17 Sales and Construction Activities. Notwithstanding any provisions or restrictions contained in this Declaration to the contrary, it shall be expressly permissible for the Developer or its agents, employees, successors, and assigns to maintain and carry on such facilities and activities as may be reasonably required, convenient or incidental to the completion, improvement, and sale of lots or the developing of lots, including, without limitation, the installation and operation of sales and construction trailers and offices, signs, and model dwellings.

3.18 Multiple Ownership. No lots or dwellings may be sold under any timesharing, time-interval or similar right-to-use programs.

3.19 Developer's Right to Vary. Developer or Declarant shall have the right, at its option and discretion and without regard to any prior construction or development of any building site, to alter, vary and/or waive any of the requirements, restrictions or other provisions set forth in Article III with respect to any building site; and no Owner of a building site with respect to which such alteration, variance and/or waiver was not granted shall have any claim or cause of action against the Developer or Declarant by reason of the granting of such alteration, variance and/or waiver.

3.20 Developer's Control of Design Review Committee. Developer's right to establish the Design Review Committee, appoint the members of the Design Review Committee and all other rights and powers granted under this Article III shall continue until the Declarant no longer holds or controls title to any part of the Premises. After that point in time, all rights and powers vested in the Developer or Declarant in this Article III shall be assumed by the Association.

ARTICLE IV

HOMEOWNERS' ASSOCIATION

4.01 Creation and Purposes. Developer shall form an Illinois not-for-profit corporation to be known as "Oak Tree Homeowners Association" or such other name as may be selected by Developer that is acceptable to the Secretary of State of the State of Illinois which shall hereinafter be referred to as "The Association." The purpose of the Association shall be to insure high standards of maintenance and operation of all property in Oak Tree Subdivision reserved or dedicated by Developer or Declarant for the common use of all the residents and Owners of property therein and such properties as may be deeded to the Association by the Developer or Declarant and for the maintenance of all easements reserved by the Developer or Declarant and common areas and to insure the provision of service and facilities of common benefit, and in general to maintain and promote the desired character of Oak Tree Subdivision. The Association shall be the governing body for all of the Owners for the administration and operation of the Common Areas and landscape easement.

4.02 Membership. Every record Owner of a fee simple interest in Oak Tree Subdivision shall become and be a member of the Association, including the Declarant. There shall be one membership per Lot. Membership shall be appurtenant to and may not be separated from ownership of a Lot. Ownership of a Lot shall be the sole qualification for membership. The Association shall be given written notice for the change of ownership of a Lot within 10 days after such change.

4.03 Board. Subject to the rights retained by the Declarant under Section V, the Board shall consist of that number of members determined under the Bylaws, each of whom shall be an Owner or Voting Member.

4.04 Voting Rights. All of the voting rights at any meeting of the Association shall be vested in the Voting Members and each Voting Member shall have one vote; provided, that, prior to the Turnover Date all voting rights in the Association shall be vested in the Declarant and the Voting Members shall have no voting rights. From and after the Turnover Date any action may be taken by the Voting Members at any meeting at which a quorum is present (as provided in the Bylaws - See Exhibit C) upon an affirmative vote of a majority by the Voting Members present at such meeting, except as otherwise provided herein or in the Bylaws. The voting rights of the Association are subject to the provisions of Article V.

4.05 Powers of the Association. The Association shall have the following powers:

a) To the extent such services are not provided by any governmental body:

1) to care for, spray, trim, protect, and replant trees on all streets, parkways, greenways, parks, and in other public places where trees have once been planted, and to care for, protect, and replant shrubbery and grass in the side strips which are in the streets and set aside for the general use of residents and Owners of property in Oak Tree Subdivision;

2) to spray and to take other measures for mosquito and fly abatement within Oak Tree Subdivision;

3) to employ duly qualified peace officers for the purpose of providing such police protection as the Association may deem necessary or desirable in addition to that provided by any governmental body;

4) to pay electric charges for lighting, including the Oak Tree Lane front entrance and detention areas.

b) To maintain and make necessary repairs as may be authorized from time to time by the affirmative vote of two-thirds of the members of the Association acting in accordance with its constitution and bylaws:

1) to the entrance way, including monument signs on outlots B and C, from Archer Avenue;

2) to the detention area (Outlot A);

3) and to the subdivision fencing and landscaping, both within the ten (10) foot landscape easement along Archer Avenue (Lots 1, Outlot D, 40, 39, 27, 26, 25, 24, 23, 22, 20, and 19);

c) To mow, care for, and maintain vacant unimproved property and remove rubbish from same and to do any other things necessary or desirable in the judgment of the officers of the Association to keep any vacant and unimproved property and side strips in front of any property in Oak Tree Subdivision neat in appearance and in good order. All Owners of vacant lots are required to maintain their lots, and if not, the Association shall hire the necessary work to be done and charge the lot Owner accordingly.

d) To provide for the maintenance of facilities in any public street, park, entrance ways or on any land set aside for the general use of the property Owners and residents in Oak Tree Subdivision.

e) To own or lease such real estate as may be reasonably necessary in order to carry out the purposes of the Association.

g) To make such improvements to the entrance ways to Oak Tree Subdivision and side strips within streets in Oak Tree Subdivision and provide such other facilities and services as may be authorized from time to time by the affirmative vote of two-thirds of the members of the Association acting in accordance with its constitution and bylaws; provided, however, that any such action so authorized shall always be for the express purpose of keeping Oak Tree Subdivision a highly desirable and exclusive residential community.

h) To exercise all other powers and duties vested in the Board by the Bylaws.

4.06 Method of Providing General Funds.

a) For the purpose of providing a general fund to enable the Association to exercise the powers, make, and maintain the improvements and render the services herein provided for, the Board of the Association shall determine for each year the total amount required of such fund for such year and may levy an annual assessment uniformly against each lot in Oak Tree Subdivision. The initial annual rate of assessment will be $120.00 per year per lot. The annual rate of assessment may be increased when approved by the affirmative vote of a majority of the Board members.

b) It is expressly provided that lots owned by Declarant or Developer are exempt

from such charges until such lots are sold or conveyed to third party grantees.

c) In the event of failure of any Owner to pay any assessment on or before 30 days following notice to such Owner of such assessment or the scheduled due date thereof, if later, then such assessment shall become delinquent and shall bear interest at the rate of 9% per annum from the due date thereof to the date of payment, and the Association shall have a lien on each lot against which such assessment is levied to secure payment thereof, plus interest. When delinquent, payment of both principal and interest may thereafter by enforced against the Owner personally or as a lien on said real estate. It shall be the duty of the Association to bring suits to enforce such liens before the expiration thereof. The Association may, at its discretion, file certificates of nonpayment of assessments in the office of the Recorder of Deed whenever any such assessments are delinquent. For each certificate so filed, the Association shall be entitled to collect from the Owner or Owners of the real property described therein a fee of $25.00 which fee is hereby declared to be a lien upon the real estate so described in the same manner as the original assessments provided herein and in addition to the interest and principal due thereon.

d) The liens herein provided shall be subject and subordinate to the lien of any valid mortgage or deed of trust made by any commercial lender at a bona fide arms length transaction now existing or which may hereafter be placed on said real property at any time. Any and every deed of foreclosure or deed of trust or in lieu of such foreclosure pursuant to the above described mortgage financing shall be free and clear from any liens herein provided which accrue prior to the recording of such deed.

e) Such liens shall continue for a period of five years from the date of delinquency and no longer, unless within such time suit shall have been filed for the collection of the assessment, in which case the lien shall continue until the termination of the suit and until the sale of the property under execution of the judgment in such suit.

4.07 Expenditures Limited to Assessments for Current Year. The Association shall not expend more money within any one year than the total amount of the assessment for that particular year, plus any surplus which it may have on hand from previous assessments; nor shall said Association enter into any contract binding the assessment of any future year, except for contracts for utilities or snow removal and no such contract shall be valid or enforceable against the Association.

4.08 Managing Agent. The Association may employ a managing agent to assist the Board in administering the affairs of the Association. Any management agreement entered into by the Association prior to the Turnover Date shall have a term of not more than two years and shall be terminable without cause or payment of a termination fee by either party on 90 days written notice. Prior to the Turnover Date, the Association may enter into a management agreement with the Declarant's beneficiary or an affiliate of Declarant's beneficiary.

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ARTICLE V

DECLARANT'S RESERVED RIGHTS AND SPECIAL PROVISIONS COVERING DEVELOPMENT PERIOD

5.01 In General. In addition to any rights or powers reserved to the Declarant under the provisions of this Declaration or the Bylaws, the Declarant shall have the rights and powers set forth in this Article. Anything in this Declaration or the Bylaws to the contrary notwithstanding, the provisions set forth in this Article shall govern. If not soon terminated as provided in this Article, the provisions of this Article shall terminate and be of no further force and effect from and after such time as the Declarant or Declarant's beneficiary is no longer vested with or controls title to any part of the Premises.

5.02 Construction on Premises. The Declarant hereby reserves the right and power to make such improvements (including landscaping) to the Common Areas and the landscape easement as the Declarant deems to be necessary or appropriate. In connection with the rights provided in this Section, the Declarant, the Developer and their respective agents and contractors, shall have the right of ingress, egress and parking on the Common Areas and the right to store dirt, construction equipment and materials on the Common Areas without the payment of any fee or charge whatsoever.

5.03 Grant of Easements and Dedications. Declarant shall have the right to dedicate portions of the Common Areas to the County, the Municipality or any municipality or other governmental authority which has jurisdiction over such real estate. Declarant shall also have the right to reserve or grant easements over the Common Areas to any governmental authority, public utility or private utility for the installation and maintenance of electrical and telephone conduit and lines, gas, sewer or water lines, or any other utility services serving any portion of the Premises.

5.04 Declarant Control of Association. The first and all subsequent Boards shall consist of that number of persons from time to time designated by the Declarant, which persons may, but need not, be Voting Members under Article IV. Declarant's rights under this Section to designate the members of the board shall terminate on the first to occur of *(a)* upon the sale and conveyance of 75% of the lots within Oak Tree Subdivision, *(b)* the giving of written notice by Declarant to the Association of Declarant's election to terminate such rights, or *(c)* five (5) years from the date of Recording hereof. The date on which the Declarant's rights under this Section shall terminate shall be referred to as the "Turnover Date." Prior to the Turnover Date, the Voting Members may elect that number of non-voting counselors to the Board as the Declarant may, in its sole discretion, permit. From and after the Turnover date, the Board shall be constituted and elected as provided in the Bylaws. Prior to the Turnover Date all of the voting rights at each meeting the Owners shall be vested exclusively in the Declarant and the Owners shall have no voting rights.

5.05 Other Rights. The Declarant shall have the right and power to execute all documents and do all other acts and things affecting the Premises which, Declarant determines are necessary

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or desirable in connection with rights of Declarant under this Declaration.

ARTICLE VI

DURATION OF RESTRICTIONS

6.01 The conditions, covenants, reservations, easements, restrictions, liens, and charges, which are granted, created, reserved or declared by this Declaration shall be appurtenant to and shall run with and bind the land and be enforceable by the Association, the Village, the Owner of any Lot subject to this Declaration, their respective legal representatives, heirs, successors, and assigns, for a period of forty (40) years from the date of recording of this Declaration and for successive periods of ten (10) years each unless revoked, changed or amended in whole or in part by a recorded instrument executed by the Owners of not less than three-fourths (3/4) of the Lots.

ARTICLE VII

AMENDMENTS

7.01 The provisions of this Declaration may be amended, abolished, modified, enlarged, or otherwise changed in whole or in part by the affirmative vote of Voting Members representing at least seventy-five percent (75%) of the total votes or by an instrument executed by Owners of at least seventy-five percent (75%) of the Lots; except, that *(a)* the provisions of this Article may be amended only by an instrument executed by all of the Owners and all First Mortgagees, and *(b)* Article V or any other provisions relating to the rights of the Declarant may be amended only with the written consent of the Declarant. No amendment shall become effective until properly recorded.

ARTICLE VIII

MISCELLANEOUS

8.01 Partial Invalidity. Invalidation of any of this Declaration or any part thereof by judgment or court order shall in no way affect any of the other provisions, all of which shall remain in full force and effect.

8.02 Successors and Assigns. Subject to the rights of Developer and Declarant set forth herein this Declaration, including, without limitation, the rights of Developer to grant approvals, to enforce this Declaration, to waive enforcement of this Declaration, to add or remove land from this Declaration, this Declaration shall be binding upon and shall inure to the benefit of the Owners and their respective heirs, executors, personal representatives, successors, and assigns; and shall be binding upon (but shall not be for the benefit of or enforceable by) the tenants.

8.03 Interpretation. Any discrepancy, conflict or ambiguity which may be found herein shall be resolved and determined by Developer and, in the absence of an adjudication by a

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court of competent jurisdiction to the contrary, such resolution and determination shall be final.

8.04 Captions. The captions and organizational numbers and letters appearing in this Declaration are inserted only as a matter of convenience and neither in any way define, limit, construe nor describe the scope or intent of this Declaration nor in any way modify or affect this Declaration.

8.05 Governing Law. This Declaration and the rights of the Owners shall be governed by the laws of the State of Illinois.

8.06 Notices. Any notice or other communication required to be sent to any Owner under the provisions of this instrument shall be deemed to have properly sent when mailed, postage paid, to the last known address of the person who appears as Owner on the records of the Developer at the time of such mailing. Notice to the Developer shall be sent in the same manner addressed to Developer at such address of which Developer shall have notified the Owners in the aforesaid manner.

8.07 Perpetuities and Other Invalidity. If any of the options, privileges, covenants or rights created by this Declaration would otherwise be unlawful or void for violation of *(a)* the rule against perpetuities or some analogous statutory provision, *(b)* the rule restricting restraints on alienation, or *(c)* any other statutory or common law rules imposing time limits, then such provisions shall continue only until twenty-one (21) years after the death of the survivor of the now living lawful descendants of the President of the United States at the time this Declaration is recorded.

THIS DECLARATION is executed by Palos Bank and Trust Company, as Trustee aforesaid, in the exercise of the power and authority conferred upon and vested in it as such Trustee (and warrants that it possesses full power and authority to execute this instrument). It is expressly understood and agreed by every person, firm or corporation hereafter claiming any interest under this Declaration that the Palos Bank and Trust Company, as Trustee as aforesaid, and not personally, has joined in the execution of this Declaration for the sole purpose of subjecting the title holding interest and the trust estate under said Trust No. 1-3728 to the terms of this Declaration; that any and all obligations, duties, covenants and agreements of every nature herein set forth by Palos Bank and Trust Company as Trustee aforesaid, to be kept and performed, are intended to be kept, performed and discharged by the beneficiaries under said Trust No. 1-3728 or their successors, and not by Palos Bank and Trust Company, personally; and further, that no duty shall rest upon Palos Bank and Trust Company, either personally or as such Trustee, to sequester trust assets, rental, avails or proceeds of any kind, or otherwise to see to the fulfillment or discharge of any obligation, express or implied, arising under the terms of this Declaration, except where said Trust No. 1-3728 and after the Trustee has first been supplied with funds required for the purpose. In the event of conflict between the terms of this paragraph and of the remainder of the Declaration on any questions in apparent liability or obligation resting upon said Trustees, the exculpatory provision hereof shall be controlling.

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IN WITNESS WHEREOF, the PALOS BANK & TRUST COMPANY, Trustee under the provisions of a Trust Agreement dated January 31, 1995 and known as Trust No. 1-3728, have caused this Declaration to be executed by its Trust Officer and attested to by its Trust officer this 26th day of August, 1996.

PALOS BANK & TRUST COMPANY,
as Trustee under Trust Agreement dated
January 31, 1995 and known as Trust No.
1-3728

By: Mary Kay Burke
Trust Officer
Mary Kay Burke, Land Trust Officer

ATTEST:

By: James J. Martin, Jr.
James J. Martin, Jr.
Trust Officer

otdeclar.v4.08/20/96

Prepared by and Return to:
Donald E. Ralph
RCR/Oak Tree Associates, Inc.
15750 S. Bell Road, Suite 2E
Lockport, IL 60441

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CONSENT OF MORTGAGEE

Southwest Federal Savings and Loan Association of Chicago, holder of a Mortgage on the property legally described on Exhibit A attached hereto, hereby consents to the execution and recording of the within DECLARATION OF RESTRICTIONS AND CONDITIONS FOR THE OAK TREE SUBDIVISION and agrees that said Mortgage is subject thereto.

IN WITNESS WHEREOF, the said Southwest Federal Savings and Loan Association has caused this instrument to be signed by its duly authorized officers on its behalf; all done at HOMETOWN, Illinois, on this 23RD day of AUGUST, 1996.

Southwest Federal Savings and Loan Association of Chicago

By: Michael J Gembara
Its: VICE PRESIDENT

ATTEST: Mary A McNally
Its SECRETARY

STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

I, CYNTHIA BEILKE, a Notary Public in and for County and State aforesaid, do hereby certify that MICHAEL J. GEMBARA, as VICE PRESIDENT of Southwest Federal Savings and Loan Association of Chicago and MARY A. MENALLY as SECRETARY, thereof, personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such VICE PRESIDENT and SECRETARY respectively, appeared before me this day in person and acknowledged that the signed and delivered the said instrument as their own free and voluntary act, and as the free and voluntary act of said Savings, the uses and purposes therein set forth; and the said SECRETARY did also then and there acknowledge that he, as custodian of the Corporate Seal of said Savings, did affix the said Corporate Seal of said Savings to said instrument as his own free and voluntary act, and as the free and voluntary act of said Savings, for the uses and purposes therein set forth.

Given under my hand and Notarial seal this 23RD day of AUGUST, 1996.

"OFFICIAL SEAL"
Cynthia Beilke
Notary Public, State of Illinois
My Commission Expires 4/26/97

Cynthia Beilke
NOTARY PUBLIC

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STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

I, Julie Winistorfer, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT Mary Kay Burke, the Land Trust Officer of PALOS BANK & TRUST COMPANY, an Illinois Corporation, and James J. Martin, Jr. the Trust Officer, thereof, personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such Land Trust Officer and Trust Officer, respectively, appeared before me this day in person and acknowledged that they signed and delivered the said instrument as their own free and voluntary act, and as the free and voluntary act of said Bank, for the uses and purposes therein set forth; and the said Land Trust Officer did also then and there acknowledge that he, as custodian of the corporate seal of said Bank, did affix the said corporate seal of said Bank to said instrument as his own free and voluntary act, and as the free and voluntary act of said Bank for the uses and purposes therein set forth.

GIVEN under my hand and Notarial Seal this 26th day of August, 1996.

NOTARY PUBLIC

OFFICIAL SEAL
JULIE ANN WINISTORFER
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES 6-6-2000

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CONSENT OF JUNIOR MORTGAGEE

Southwest Bancshares, Inc., holder of a Junior Mortgage on the property legally described on Exhibit A attached hereto, hereby consents to the execution and recording of the within DECLARATION OF RESTRICTIONS AND CONDITIONS FOR THE OAK TREE SUBDIVISION and agrees that said Junior Mortgage is subject thereto.

IN WITNESS WHEREOF, the said Southwest Bancshares, Inc. has caused this instrument to be signed by its duly authorized officers on its behalf; all done at HOMETOWN, Illinois, on this 23rd day of AUGUST, 1996.

Southwest Bancshares, Inc.

By: Michael J. Gembara
Its: VICE PRESIDENT

ATTEST:
Mary A. McNally
Its SECRETARY

STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

I, CYNTHIA BEILKE, a Notary Public in and for County and State aforesaid, do hereby certify that MICHAEL J. GEMBARA, as VICE PRESIDENT of Southwest Bancshares, Inc. and MARY A. MENALLY as SECRETARY, thereof, personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such VICE PRESIDENT and SECRETARY respectively, appeared before me this day in person and acknowledged that the signed and delivered the said instrument as their own free and voluntary act, and as the free and voluntary act of said Entity, the uses and purposes therein set forth; and the said SECRETARY did also then and there acknowledge that he, as custodian of the Corporate Seal of said Entity, did affix the said Corporate Seal of said Entity to said instrument as his own free and voluntary act, and as the free and voluntary act of said Entity, for the uses and purposes therein set forth.

Given under my hand and Notarial seal this 23rd day of AUGUST, 1996.

"OFFICIAL SEAL"
Cynthia Beilke
Notary Public, State of Illinois
My Commission Expires 4/26/97

Cynthia Beilke
NOTARY PUBLIC

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EXHIBIT A

THE PREMISES

ALL LOTS CONTAINED WITHIN THE OAK TREE SUBDIVISION, BEING A SUBDIVISION IN THAT PART OF THE EAST ½ OF THE NORTHEAST ¼ OF SECTION 27, TOWNSHIP 37 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, EXCEPT THE EASTERLY 50 FEET, OF SAID EAST ½ OF THE NORTHEAST ¼ OF SECTION 27, LYING NORTHWESTERLY OF THE CENTER LINE OF ARCHER AVENUE, ALSO THE EAST 35.80 LINKS OF THAT PART OF THE WEST ½ OF THE NORTHEAST ¼ OF SECTION 27, AFORESAID LYING NORTHWESTERLY OF THE CENTER LINE OF ARCHER AVENUE, IN COOK COUNTY, ILLINOIS, CONTAINING 22.58 ACRES MORE OR LESS, ACCORDING TO THE PLAT OF SUBDIVISION THEREOF RECORDED IN THE OFFICE OF THE RECORDER OF COOK COUNTY, ILLINOIS AS DOCUMENT NO. 96580451.

PIN: 22-27-200-008-0000 / VOL. 062

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EXHIBIT B

THE COMMON AREAS

OUTLOTS A, B, C AND D, ALL CONTAINED WITHIN OAK TREE SUBDIVISION, BEING A SUBDIVISION IN THAT PART OF THE EAST ½ OF THE NORTHEAST ¼ OF SECTION 27, TOWNSHIP 37 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, EXCEPT THE EASTERLY 50 FEET, OF SAID EAST ½ OF THE NORTHEAST ¼ OF SECTION 27, LYING NORTHWESTERLY OF THE CENTER LINE OF ARCHER AVENUE, ALSO THE EAST 35.80 LINKS OF THAT PART OF THE WEST ½ OF THE NORTHEAST ¼ OF SECTION 27, AFORESAID LYING NORTHWESTERLY OF THE CENTER LINE OF ARCHER AVENUE, IN COOK COUNTY, ILLINOIS, CONTAINING 22.58 ACRES MORE OR LESS, ACCORDING TO THE PLAT OF SUBDIVISION THEREOF RECORDED IN THE OFFICE OF THE RECORDER OF COOK COUNTY, ILLINOIS AS DOCUMENT NO. 96580451.

EXHIBIT C

BYLAWS OF OAK TREE HOMEOWNERS' ASSOCIATION

ARTICLE I
PURPOSES AND POWERS

The Association shall be responsible for the general management and supervision of the Property and the ownership of the Common Area and the maintenance of the landscape easement and shall have all of the powers to perform, and shall be responsible to perform, all of the obligations provided in the declaration. Further, the Association shall have all powers now or hereafter granted by the General Not For Profit Corporation Act of the State of Illinois which shall be consistent with the purposes specified herein and in the Declaration.

ARTICLE II
OFFICES

2.01 **Registered Office.** The Association shall have and continuously maintain in this State a Registered Office and a Registered Agent whose office shall be identical with such Registered Office. The Association may have other offices within or without the State of Illinois as the Board of Directors may from time to time determine.

2.02 **Principal Office.** The principal office of the Association shall be maintained in Lemont, Illinois.

ARTICLE III
MEMBERSHIP

3.01 **Membership.** Every record Owner of a fee simple interest in Oak Tree Subdivision shall become and be a member of the Association, including the Declarant. There shall be one membership per Lot. Membership shall be appurtenant to and may not be separated from ownership of a Lot. Ownership of a Lot shall be the sole qualification for membership. The Association shall be given written notice for the change of ownership of a Lot within 10 days after such change.

3.02 **Voting Rights.** All of the voting rights at any meeting of the Association shall be vested in the Voting Members and each Voting Member shall have one vote; provided, that, prior to the Turnover Date all voting rights in the Association shall be vested in the Declarant and the Voting Members shall have no voting rights. From and after the Turnover date any action may be taken by the Voting Members at any meeting at which a quorum is present (as provided in these Bylaws) upon an affirmative vote of a majority by the Voting Members present at such meeting, except as otherwise provided herein or in the Bylaws. The voting rights of the Association are subject to the provisions of Article V of the Declaration.

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3.03 **Meetings.**

a) **Quorum; Procedure.** Meetings of the Members shall be held at the principal office of the Association or at such other place in Cook County, Illinois as may be designated in any notice of a meeting. The presence at any meeting, in person or by proxy of a majority of the total votes determined pursuant to Section 3.02 above shall constitute a quorum. Unless otherwise expressly provided herein or in the Declaration, any action may be taken at a meeting of the Members at which a quorum is present upon the affirmative vote of the members having a majority of the total votes present at such meeting. Any Member in writing may waive notice of a meeting, or consent to any action of the Association without a meeting.

b) **Initial and Annual Meeting.** The initial meeting of the Members shall be held at such time as may be designated upon thirty (30) days written notice given by the Declarant, provided that such initial meeting shall be held no later than the first to happen of *1)* upon the sale and conveyance of 75% of the lots within Oak Tree Subdivision, *2)* the giving of written notice by Declarant to the Association of Declarant's election to terminate such rights, or *3)* five (5) years from the date of Recording of the Declaration. For purposes of Section 3.03(b), the term "Lot" shall include all platted lots contained within the Property, except lots A, B, C and D. Thereafter, there shall be an annual meeting of the Members on the first Tuesday of May of each succeeding year, at 7:30 P.M. If the date for the annual meeting of the Members is a legal holiday, the meeting will be held at the same hour on the first day succeeding such date which is not a legal holiday.

c) **Special Meetings.** Special meetings of the Members may be called at any time for the purpose of considering matters which, by the terms of the Declaration of these Bylaws, require the approval of all or some of the Members, or for any other reasonable purposes. Said meetings shall be called by written notice, authorized by a majority of the Board or by the Members having one-half (½) of the total votes entitled to be cast by Members as provided in Section 3.02 above, and delivered not less than five (5) days prior to the date fixed for said meeting. The notices shall specify the date, time and place of the meeting and the matters to be considered.

3.04 **Notices of Meetings.** Notices of meetings required to be given herein may be delivered either personally or by mail to the persons entitled to vote thereat, addressed to each such person at the address given by him to the Board for the purpose of service of such notice, or to the Lot address of the Owner with respect to which such voting right appertains, if no address has been given to the Board. The notices required herein shall state the specific purpose and the nature of the business for which the meeting is called. At any meeting, no business may be transacted other than that specified in the notice.

3.05 **Proxies.** At any meeting of Members, a Member entitled to vote may either vote in person or by proxy executed in writing by the Member or by his duly authorized attorney-in-fact. No proxy shall be valid after eleven (11) months from the date of its execution unless otherwise provided in the proxy.

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4.04 **Compensation.** Members of the Board shall receive no compensation for their services, unless expressly allowed by the Board at the direction of the Members having two-thirds (2/3) of the total votes. However, any director may be reimbursed for reasonable expenses incurred in the performances of his duties.

4.05 **Vacancies in the Board.** Vacancies in the Board, other than as a result of removal pursuant to Paragraph 4.07 hereof, including vacancies due to any increase in the number of persons on the Board, shall be filled by the remaining members of the Board or by the Members present at the next annual meeting or at a special meeting of the Members called for such purpose.

4.06 **Election of Officers.** The Board shall elect from among its members a President who shall preside over both its meetings and those of the Members, and who shall be the chief executive officer of the Board and Association, a Secretary who will keep the minutes of all meetings of the Members and of the Board who shall, in general, perform all the duties incident to the office of Secretary, and a Treasurer to keep the financial records and books of account, and such additional officers as the Board shall see fit to elect. All officer shall be elected at each annual meeting of the Board and shall hold office at the pleasure of the Board.

4.07 **Removal of Board Members.** Any Board member may be removed from office by affirmative vote of the Members having at least two-thirds (2/3) of the total votes, at any special meeting called for the purpose in the manner aforesaid. A successor to fill the unexpired term of a Board member removed may be elected by the Members at the same meeting or any subsequent meeting called for that purpose.

4.08 **Meeting of Board.** The initial meeting of the Board shall be held immediately following the initial meeting of the Members and at the same place. At such meeting the Board shall elect its officers to serve until the first annual meeting of the board which shall be held immediately following the first annual meeting of the Members and at the same place. All subsequent annual meetings of the Board shall be held, without other notice than the Bylaws, immediately after and at the same place, or other place, as the annual meeting of Members. Special meetings of the Board shall be held upon call by the President of by a majority of the Board on not less than forty-eight (48) hours notice in writing to each Board member, delivered personally or by mail or telegram. Any Board member may in writing waive notice of a meeting, or consent to the holding of a meeting without notice, or consent to any action of the Board without a meeting. A majority of the number of Board members shall constitute a quorum for the transaction of business. Unless otherwise expressly provided herein, any action may be taken by the Board upon the affirmative vote of those present at its meetings when a quorum is present.

4.09 **Execution of Investments.** All agreements, contracts, deeds, leases, vouchers for payment of expenditures, and other instruments shall be signed by such officer or officers, agent or agents of the board and in such manner as from time to time shall be determined by written resolution of the Board. In the absence of such determination by the Board, such documents shall be signed by the President and countersigned by the Secretary.

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ARTICLE IV
BOARD OF DIRECTORS

4.01 **Board of Directors.** The direction and administration of the Property in accordance with the provisions of the Declaration shall be vested in the Board of Directors, consisting of five (5) persons who shall be elected in the manner hereinafter provided, except for the first Board of Directors appointed by the Declarant which shall be three (3) in number. The Members having at least two-thirds (2/3) of the total votes may from time to time increase or decrease the number and term of the office of the Board members at any annual meeting, provided that such number shall not be less than five (5), and that the terms of least two-fifths (2/5) of the persons on the Board shall expire annually. Each member of the Board, with the exception of the Board members initially appointed by the Declarant (or its designee) shall be one of the Owners (including the Declarant); provided, however, that in the event an Owner is a corporation, partnership, trust or other legal entity other than a natural person or persons, then any director or officer of such corporation, partner of such partnership, individual trustee or beneficiary of such trust, or manager of such legal entity, shall be eligible to serve as a member of the Board and provided further that in the event a member of the Board has entered into a contract to sell his Lot and vacates the Lot prior to the consummation of that transaction, such member shall no longer be eligible to serve on the Board and his term of office shall be deemed terminated.

4.02 **Determination of Board to be Binding.** All matters of dispute or disagreement between Owners with respect to interpretation or application of the provisions of the Declaration or these Bylaws shall be determined by the Board as hereinafter provided, which determination shall be final and binding on the Association and on all Owners subject, however, to the jurisdiction of any applicable court of law.

4.03 **Election of Board Members.** At the initial meetings of the Members and at all subsequent annual meetings of the Board, each Member shall be entitled to vote on a non-cumulative basis and the candidates receiving the highest number of votes with respect to the number of offices to be filled shall be deemed to be elected. The initial Board of Directors designated by the Declarant pursuant to Section 4.01 hereof shall serve for a period commencing on the date the Declaration is executed and ending upon the qualification of the directors elected at the initial meeting of Members held as provided in Section 3.03(b) hereof. Members of the Board elected at the initial meeting shall serve until the first annual meeting. Five (5) Board Members shall be elected at the initial meeting. The three (3) persons receiving the highest number of votes at the first annual meeting shall be elected to the board for a term of two (2) years and the two (2) persons receiving the next highest number of votes shall be elected to the Board for a term of one (1) year. In the event of a tie vote, the members of the Board shall determine which members shall have the two (2) year term of office of the Board members so elected at the initial meeting and thereafter, successors shall be elected for a term of two (2) years each. Notwithstanding the aforesaid election procedure, the Declarant or its designee or beneficiaries may appoint a Board which shall have the same powers and authority as given to the Board generally, as provided hereinafter, and such appointed Board shall function until such time as the initial meeting of the Members is held.

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ARTICLE V
POWERS OF THE BOARD

5.01 **General Powers of the Board.** Without limiting the general powers which may be provided by law, the Declaration or these Bylaws, the Board shall have the following general powers and duties:

a) to elect the officers of the Association as herein above provided;

b) to administer the affairs of the Association and the Property;

c) subject to Section 5.04(b) below, to engage the services of a manager or managing agent who shall manage and operate the Property, the Common Area and the landscape easement thereof;

d) to formulate policies for the administration, management and operation of the Property, the Common Area and the landscape easement thereof;

e) to adopt administrative rules and regulations governing the administration, management, operation and use of the Property, the Common Area and the landscape easement, and to amend such rules and regulations from time to time;

f) to provide for the maintenance, repair and replacement of the Common Area and landscape easement and to approve payment vouchers or to delegate such approval to the officers or the manager or managing agent;

g) to provide for the designation, hiring and removal of employees and other personnel, including accountants and legal counsel, and to engage or contract for the services of others, and to make purchases for the maintenance, repair, replacement, administration, management and operation of the Common Area and the landscape easement and to delegate any such powers to the manager or managing agent (and any such employees or other personnel as may be the employees of the managing agent);

h) to estimate the amount of the annual budget, and to provide the manner of assessing and collecting from the Owners their respective shares of such estimated expenses, as hereinafter provided;

i) to dedicate or transfer all or any part of the Common Area to any public agency, authority or utility or to mortgage the Common Area or any portion for such purposes and subject to such conditions as may be agreed to by the Members. No such dedication, transfer or mortgage shall be effective unless an instrument signed by Owners entitled to cast two-thirds (2/3) of the votes of the membership, has been recorded, agreeing to such mortgage dedication or transfer.

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j) to exercise all other powers and duties vested in or delegated to the Association, and not specifically reserved to the Owners by the Articles of Incorporation, the Declaration or these Bylaws.

5.02 **Capital Additions and Improvements.** The Board's powers hereinabove enumerated shall be limited in that the Board shall have no authority to acquire and pay for out the maintenance fund any structural alterations, capital additions or capital improvements to the Common Area (other than purposes of replacing or restoring portions of the Common Area, subject to all the provisions of the Declaration) having a total cost in excess of Five Thousand Dollars ($5,000.00) without in each case the prior approval of the Owners holding two-thirds (2/3) of the total votes.

5.03 **Tax Relief.** In connection with the Common Area, the Board shall have the power to seek relief from or in connection with the assessment or levy of any real property taxes, special assessments and any other special taxes or charges of the State of Illinois or any political subdivision thereof, or any other lawful taxing or assessing body, which are authorized by law to be assessed and levied on real property and to charge all expenses incurred in connection therewith to the maintenance fund.

5.04 **Rules and Regulations: Management.**

a) **Rules.** The Board may adopt such reasonable rules and regulations as it may deem advisable for the maintenance, conservation and beautification of the Property, and for the health, comfort, safety and general welfare of the Owners and Occupants, and the entire property shall at all times be maintained subject to such rules and regulations.

b) **Management.** The Declarant or the Board shall engage the initial management organization under contracts expiring not later than ninety (90) days after the date the initial meeting of Members is held. Thereafter, the Board may engage the services of an agent to manage the Property to the extent deemed advisable by the Board provided however, that if the Association, Declarant or Board shall enter into an agreement or agreements for the professional management of the Property before the Transfer Date, such agreement or agreements shall be terminable by the Association without cause at any time after the Transfer Date and shall not require the payment of any penalty by the Association and shall not require advance notice of termination of more than ninety (90) days. Any management fees incurred pursuant to this Section 5.04(b) shall be paid from the assessments collected pursuant to Article I hereof.

c) Nothing hereinabove contained shall be construed to give the Board authority to conduct an active business for profit on behalf of all of the Owners or any of them.

5.05 **Liability of the Board of Directors.** The members of the Board and the officers of the Association shall not be personally liable to the Owners or others for any mistake of judgment or for any acts or omissions made in good faith by such officers or Board members. The

Owners shall indemnify and hold harmless each of the members of the Board and each of the officers against all contractual liability to others arising out of contracts made by the Board or officers on behalf of the Owners unless any such contract shall have been made in bad faith or contrary to the provisions of the Declaration. The liability of any Owner arising out of any such contract made by the Board or officers or out of the aforesaid indemnity in favor of the members of the Board or officers, to the extent not covered by insurance, shall be limited to his proportionate share of the total liability thereunder.

ARTICLE VI
ASSESSMENTS - MAINTENANCE FUND

6.01 **Preparation of Estimated Budget.** Each year or before wages, materials, taxes, insurance, services and supplies which will be required during the ensuing calendar year for the rendering of all services authorized by the Board, together with a reasonable amount considered by the Board to be necessary for a reserve for contingencies and replacements, and shall, on or before December 15, notify each Owner in writing as to the amount of such estimate ("Estimated Cash Requirement"), with reasonable itemization thereof. The Estimated Cash Requirement shall be assessed equally among all of the owners other than the Declarant as provided in Section 4.06 of the Declaration. On or before January 1 of the ensuing calendar year, each Owner, other than Declarant, shall be obligated to pay to the Board, or as it may direct, the assessment made pursuant to this Section 6.01. On or before the date of the annual meeting of each calendar year, the Board shall supply to all Owners an itemized account, for the maintenance expenses for the preceding fiscal year actually itemized account, for the maintenance expenses for the preceding fiscal year actually incurred and paid, together with a tabulation of the amounts collected from the Owners pursuant to assessments made during such year (including amounts collected from Declarant) and showing the net amount over or short of the actual expenditures, plus reserves. The Board shall upon demand at any time furnish a certificate in writing signed by an officer or agent of the Association, setting forth whether the assessments on a specified Lot have been paid. Such certificates shall be conclusive evidence of payment of any assessment therein.

6.02 **Extraordinary Expenditures.** The Board shall build and maintain a reasonable reserve fund for authorized capital expenditures, contingencies, replacements and deficits in the Association's operating account ("Extraordinary Expenditures") not originally included in the annual estimate. Extraordinary Expenditures which may become necessary during the year shall be charged against such reserve fund. If such reserve fund proves inadequate for any reason, including nonpayment of any Owner's assessment, the Board may, at any time, levy a further assessment, which shall be divided pro rata among the remaining installments for such fiscal year and assessed equally among the Owners. In the event, however, that the Board determines that there exists a surplus in the reserve for Extraordinary Expenditures, the Board shall have the authority to transfer such funds in the operating account to fund any deficit in said account. The Board shall serve notice of further assessment on all such Owners by a statement in writing giving the amount and reasons therefor, and such further assessment shall become effective with the yearly maintenance payment which is due more than ten (10) days after the delivery or mailing of such notice of further

DWD-1669

assessment. All such Owners shall be obligated to pay the adjusted yearly amount. At the time of closing of the sale of each Lot by the Declarant, the Owner shall pay (in addition to the yearly assessment) to the Association, or as otherwise directed by the Board, an amount equal to the current yearly assessment for such Owner, which amount shall be used and applied for start-up costs and as a working capital fund in connection with initial operating expenses for the Common Area held for future working capital needs.

6.03 **Budget for First Year.** When the first Board elected hereunder (or appointed by the Declarant) takes office, it shall determine the Estimated Cash Requirement, as hereinabove defined, for the period commencing on the first day of the month following the conveyance of the first Lot and ending on December 31 of the calendar year following said conveyance. The initial Estimated Cash Requirement shall be divided among the remaining months of such calendar year and assessed equally to all Owners, other than the Declarant.

6.04 **Failure to Prepare Annual Budget.** The failure or delay of the Board to prepare or serve the annual or adjusted estimate on an Owner shall not constitute a waiver or release in any manner of such Owner's obligation to pay the maintenance costs and necessary reserves, as herein provided, whenever the same shall be determined, and, in the absence of any annual estimate or adjusted estimate, the Owner shall continue to pay the yearly maintenance charge at the then existing yearly rate established for the previous period until the yearly maintenance payment which is due more than ten (10) days after such new annual or adjusted estimate shall have been mailed or delivered.

6.05 **Books and Records.** The Board shall keep full and correct books of account in chronological order of the receipts and expenditures affecting the Common Area, specifying and itemizing the maintenance and repair expenses of the Common Area and any other expenses incurred. Such records and the vouchers authorizing the payments shall be available for inspection by any Owner or any representative of an Owner duly authorized in writing or any hold, insurer or guarantor of a first mortgage secured by any portion of the Property at such reasonable time or times during normal business hours as may be requested by such Owner or his representative shall be furnished a statement of his account, setting forth the amount of any unpaid assessment or other charges due and owing from such Owner. In addition, the Board shall provide for the preceding fiscal year upon the written request of any holder, insurer or guarantor of a first mortgage secured by any portion of the Property any annual audited or unaudited financial statements which are prepared and distributed by the Association to the Owners at the end of each of its respective fiscal years, provided, however, that in the event an audited financial statement is not available, 50% or more of the First Mortgagees (by number) shall upon request, be entitled to have such an audited statement prepared at their expenses.

6.06 **Status of Collected Funds.** All funds collected hereunder shall be held and expended for the purposes designated herein, and (expect for such special assessments as may be levied hereunder against less than all the Owners and for such adjustments as may be required to reflect delinquent or prepaid assessments) shall be deemed to be held in trust for the benefit, use and

account of all the Owners, other than the Declarant. All funds not otherwise employed shall be deposited from the time to time to the credit of the Association in such banks, trust companies or other depositories as the Board may select.

6.07 **Remedies for Failure to Pay Assessments.** In the event of failure of any Owner to pay any assessment on or before 30 days following notice to such Owner of such assessment or the scheduled due date thereof, if later, then such assessment shall become delinquent and shall bear interest at the rate of 9% per annum from the due date thereof to the date of payment, and the Association shall have a lien on each lot against which such assessment is levied to secure payment thereof, plus interest. When delinquent, payment of both principal and interest may thereafter by enforced against the Owner personally or as a lien on said real estate. It shall be the duty of the Association to bring suits to enforce such liens before the expiration thereof. The Association may, at its discretion, file certificates of nonpayment of assessments in the office of the Recorder of Deed whenever any such assessments are delinquent. For each certificate so filed, the Association shall be entitled to collect from the Owner or Owners of the real property described therein a fee of $25.00 which fee is hereby declared to be a lien upon the real estate so described in the same manner as the original assessments provided herein and in addition to the interest and principal due thereon. The liens herein provided shall be subject and subordinate to the lien of any valid mortgage or deed of trust made by any commercial lender at a bona fide arms length transaction now existing or which may hereafter be placed on said real property at any time. Any and every deed of foreclosure or deed of trust or in lieu of such foreclosure pursuant to the above described mortgage financing shall be free and clear from any liens herein provided which accrue prior to the recording of such deed. Such liens shall continue for a period of five years from the date of delinquency and no longer, unless within such time suit shall have been filed for the collection of the assessment, in which case the lien shall continue until the termination of the suit and until the sale of the property under execution of the judgment in such suit.

6.08 **Exempt Lots.** It is expressly provided that lots owned by Declarant or Developer are exempt from such charges until such lots are sold or conveyed to third party grantees.

ARTICLE VII
COVENANTS AND RESTRICTIONS AS TO USE AND OCCUPANCY

All Owners shall maintain, occupy and use their Lot and the Common Area only in accordance with the terms of the Declaration and any additional rules and regulations adopted by the Board or by the Members. The Board shall have full authority to enforce all such rules and regulations by taking all actions as may be necessary.

ARTICLE VIII
COMMITTEES

8.01 **Board Committees.** The Board, by resolution adopted by a majority of the

directors in office, may designate one (1) or more committees, each of which consists of one (1) or more directors; and said committees, to the extent consistent with law and as provided in said resolution, shall have and exercise the authority of the Board in the management of the Association; but the designation of such committees and delegation thereof of authority shall not operate to relieve the Board, or any individual director, of any responsibility imposed upon it or him by law.

8.02 **Special Committees.** Other committees not having and exercising the authority of the Board in the management of the Association may be designated by a resolution adopted by a majority of the directors present at a meeting at which a quorum is present. Except as otherwise provided in such resolution, members of each such committee shall be Members, and the President of the Association shall appoint the members thereof. Any member thereof may be removed whenever in the Board's judgment the best interests of the Association shall be served by such removal.

8.03 **Term.** Each member of the committee shall continue as such until the next annual meeting of the Board and until his successor is appointed and shall have qualified, unless the committee shall be sooner terminated, or unless such member shall cease to qualify as a member thereof.

8.04 **Chairman.** One (1) member of each committee shall be appointed chairman.

8.05 **Vacancies.** Vacancies in the membership of any committee may be filled by appointment made in the same manner as provided in the case of the original appointments.

8.06 **Quorum.** Unless otherwise provided in the resolution of the Board designating a committee, a majority of the whole committee shall constitute a quorum and the act of a majority of the members present at a meeting at which a quorum is present shall be the act of the committee.

8.07 **Rules.** Each committee may adopt rules for its own government consistent with these Bylaws or with rules adopted by the Board.

ARTICLE IX
INTERIM PROCEDURE

Until the Turnover Date, the Declarant (or its designee) shall appoint the Board which shall have the same powers and authority as given to the Board generally.

ARTICLE X
AMENDMENTS

These Bylaws may be amended or modified from time to time in accordance with the provisions of Article VII of the Declaration. Such amendments shall be recorded in the Office of the Recorder of Deed of Cook County, Illinois.

96676230

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ARTICLE XI
DEFINITION OF TERMS

The terms used in these Bylaws shall have the same definition as set forth in the Declaration to which these Bylaws are attached to the extent such terms are defined therein. The term the "Property" used in these Bylaws shall have the same meaning as the "Premises" as that term is defined in the Declaration.

otbylaws.v1/08.22.96

Prepared by and Return to:
Donald E. Ralph
RCR/Oak Tree Associates, Inc.
15750 S. Bell Road, Suite 2E
Lockport, IL 60441

96676230

2221317025

Doc# 2221317025 Fee $65.00

RHSP FEE:$9.00 RPRF FEE: $1.00

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 08/01/2022 02:12 PM PG: 1 OF 8

FIRST AMENDMENT TO THE DECLARATION OF RESTRICTIONS AND CONDITIONS FOR THE OAK TREE SUBDIVISION

This instrument is recorded for the purpose of amending the Declaration of Restrictions and Conditions for the Oak Tree Subdivision (hereinafter referred to as "Declaration"), which was recorded on August 27, 1996 as document number 96676230 with the Recorder of Deeds of Cook County, Illinois.

This Amendment is adopted pursuant to the provisions of Article VII, Section 7.01 of said Declaration. Article VII, Section 7.01 of the Declaration provides that the Declaration may be amended by the affirmative vote of Voting Members representing at least seventy-five percent (75%) of the total votes or by an instrument executed by Owners of at least seventy-five percent (75%) of the Lots. This Amendment, the text of which is set forth below, shall become effective upon recordation in the Office of the Cook County Clerk's Recording Division.

PREAMBLE

WHEREAS, the Declaration was recorded on August 27, 1996 as document number 96676230 with the Recorder of Deeds of Cook County, Illinois;

WHEREAS, the Board of Directors for the Oak Tree Homeowners Association ("Association") and the Owners desire to amend the Declaration in the manner outlined within this Amendment;

WHEREAS, this Amendment has been approved by the affirmative vote of Voting Members representing at least seventy-five percent (75%) of the total votes or by an instrument executed by Owners of at least seventy-five percent (75%) of the Lots;

WHEREAS, this Amendment shall take effect when it is recorded with the Office of the Cook County Clerk's Recording Division.

NOW THEREFORE, the Declaration is hereby amended in accordance with the text that follows:

AMENDMENT

1. The current language in Article III "General Covenants", Section 3.01 "Design Review Committee" of the Declaration shall be deleted in its entirety and shall be replaced with the following language:

   "*The Board of Directors shall comprise the Design Review Committee. The Design Review Committee is authorized to retain the services of consulting architects, landscape architects, urban designers, engineers, inspectors, and/or attorneys in order to advise and assist the Design Review Committee in performing its functions set forth herein.*"

2. The current language in Article III "General Covenants", Section 3.02 "Architectural Approval", paragraph (b) of the Declaration shall be deleted in its entirety and shall be replaced with the following language:

   "*b) There shall be no fee charged by the Design Review Committee to an applicant for reviewing any plans and specifications hereunder, except for construction of a new residence. However, the Design Review Committee may charge the applicant as a cost of review any fees incurred by the Design Review Committee as an out-of-pocket expense for retaining consultants and/or attorneys as identified above.*"

3. The current language in Article III "General Covenants", Section 3.10 "Use of Lots and Dwellings" of the Declaration shall be deleted in its entirety and shall be replaced with the following language:

   "*Each lot shall be used for residential purposes only, and no trade or business of any kind may be carried on therein. No more than one dwelling shall be located on any lot. The use of a portion of a dwelling as an office by an Owner shall not be considered to be in violation of this covenant if such use does not create regular customer, client or employee traffic. The use of a dwelling or a portion thereof for business meetings, entertainment, or the enjoyment of the business of the Owner's employees, trustees, agents, clients, or customers shall not be considered to be a violation of this covenant if such use does not create regular customer, client or employee traffic.*"

4. The current language in Article III "General Covenants", Section 3.14 "Pets" of the Declaration shall be deleted in its entirety and shall be replaced with the following language:

"No animals, livestock, birds, or poultry of any kind shall be raised, bred, or kept by any Owner upon any portion of Oak Tree subdivision. However, homeowners are allowed pets, with the understanding that the animal, including service and support animals, does not pose a direct threat to the health or safety of others. Owners of pets are required to follow all Village ordinances. Suspected violations of Village ordinances should be directed to the Village or Cook County Animal Control."

5. Article III "General Covenants" of the Declaration shall be amended by adding a new Section 3.21 "Leasing of Dwellings" containing the following language:

(a) *Except as otherwise specifically provided in this Section, each Owner shall occupy and use his/her dwelling and lot as a private dwelling. Rental or leasing of the dwellings and lots is prohibited, except as otherwise specifically provided in this Section. For purposes of this Section, rentals or leasing to a member of the Owner's immediate family members, including, children, grandchildren, siblings or parents shall not be prohibited or restricted by the Association; provided, that, the Board may require documentation and/or other evidence satisfactory to the Board to verify the familial relationship between the Owner and dwelling occupant.*

(b) *All dwellings that are not Owner occupied or occupied by a member of the Owner's immediate family (as defined herein in paragraph (a)) at the time of passage of this Amendment, may continue to be leased to the current tenant(s) only for a period not to exceed twelve (12) months from the date this Amendment is recorded with the Cook County Recorder of Deeds; provided, that, no such leases shall be renewed upon their termination and any lease entered into by an Owner shall not, by its terms, permit a tenant to reside in the dwelling in excess of twelve (12) months from the date this Amendment is recorded with the Cook County Recorder of Deeds. Upon expiration of the twelve (12) month period following recording of this Amendment, all dwellings and lots in the Association shall be Owner occupied or occupied by a member of the Owner's immediate family as defined in paragraph (a) herein. Any individuals residing in dwellings at the Association that are not Owners or members of the Owner's immediate family upon expiration of the twelve (12) month period following recording of this Amendment shall be in violation of this Amendment and the Declaration, and shall be subject to the remedies available to the Association to cure such violation as more fully described herein and, in the Declaration, and By-Laws.*

(c) *The Association shall be exempt from any lease restrictions provided in this Section for any lots owned by the Association or for lots leased by the Association pursuant to the Illinois Eviction Act (735 ILCS 5/9-101 et. seq.) for the purposes of collecting delinquent assessments, costs, fees and other properly assessed expenses to the lot.*

(d) *All Owners leasing their dwellings shall deliver a copy of the signed lease to the Board no later than the date of occupancy or ten (10) days after the lease is signed, whichever comes first. All leases of dwellings shall be in writing. Any Owner leasing his or her dwelling shall not lease less than his or her entire dwelling and shall not lease his or her dwelling for other than housing or residential purposes. No subleasing shall be allowed. No dwelling shall be leased for transient or hotel purposes or for terms less than six (6) months. In the event that an Owner fails to comply with any leasing requirements set forth in this Declaration, the By-Laws, or rules and regulations of the Association, the Association may seek to evict a tenant from the dwelling under Article IX of the Code of Civil Procedure, as well as pursue any and all other legal and/or equitable remedies available to the Association as to the Owner. Furthermore, all provisions of this Declaration, the By-Laws and rules and regulations shall be applicable to any person leasing a dwelling and shall be deemed to be incorporated in any lease executed or renewed. The Board may proceed directly against a tenant, at law or in equity under the provisions of Article IX of the Code of Civil Procedure, for any other breach by tenant of any of the provisions of this Declaration, the By-Laws or rules and regulations. The Owner leasing his or her dwelling shall not be relieved thereby from any of the Owner's obligations under this Declaration, the By-Laws, rules and regulations or otherwise provided by law. The Board may also from time to time adopt rules and regulations pertaining to the leasing of dwellings, including policies and procedures to further the goals and objectives of this Section."*

6. The current language in Article IV "Homeowners' Association", Section 4.05 "Powers of the Association", paragraph (c) of the Declaration shall be deleted in its entirety and shall be replaced with the following language:

"*c) It is the responsibility of each Owner to maintain their lawns and landscape so that the appearance is neat, free of weeds, clean and in good order. It is the responsibility of all Owners to maintain their lots and the outside appearance of their homes in a neat, clean and sightly manner. In the event an Owner, in the opinion of the Board, fails to properly maintain the Owner's lot and/or home, the Association shall notify the Owner, in writing, of the work that needs to be performed and a deadline to perform the work. If the Owner fails to perform the necessary work by the deadline stated in such notice, the Association may hire a contractor to perform the necessary work and all costs incurred by the Association shall be charged to the Owner of the lot and be such Owner's responsibility and the failure of the Owner to pay such charges shall give the Association all potential remedies the Association would have in the event of an Owner's failure to pay assessments when due.*"

7. The terms used herein, if not otherwise defined, shall have the same meaning described to them in the Declaration.

8. The language of this Amendment shall govern any conflicts between this document and the prior Declaration.

9. Except as to the extent expressly set forth herein above, and as amended, the Declaration and all exhibits thereto shall continue in full force and effect without change.

END OF TEXT OF AMENDMENT

This instrument was prepared by, and upon recording return to:

Keith R. Jones
Costello Sury & Rooney, P.C.
One Lincoln Centre, Suite 1670
Oakbrook Terrace, Illinois 60181
(630-690-6446)

STATE OF ILLINOIS)
)ss
COUNTY OF Cook)

The undersigned is the President of the Board of Directors of the Oak Tree Homeowners Association, and by my signature below, do hereby certify that the foregoing First Amendment to the Declaration of Restrictions and Conditions for the Oak Tree Subdivision has been approved by the affirmative vote of Voting Members representing at least seventy-five percent (75%) of the total votes or by an instrument executed by Owners of at least seventy-five percent (75%) of the Lots.

EXECUTED this 23rd day of July, 2022

Michl Cremelius
Printed Name

Signature, as President of the Board of Directors of the Oak Tree Homeowners Association

I, Dusanka Ivosevic, a Notary Public, hereby certify that on the above date, the above member of the Board of Directors of Oak Tree Homeowners Association, which Board member is personally known to me, appeared before me and acknowledged that, as such Board member, he/she signed this instrument as his/her free and voluntary act of said Board for the uses and purposes therein set forth.

BY: Dusanka Ivosevic

"OFFICIAL SEAL"
DUSANKA IVOSEVIC
Notary Public, State Of Illinois
My Commission Expires 01/25/2023
Commission No. 888879

EXHIBIT "A"

LEGAL DESCRIPTION

ALL LOTS CONTAINED WITHIN THE OAK TREE SUBDIVISION, BEING A SUBDIVISION IN THAT PART OF THE EAST ½ OF THE NORTHEAST ¼ OF SECTION 27, TOWNSHIP 37 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, EXCEPT THE EASTERLY 50 FEET, OF SAID EAST ½ OF THE NORTHEAST ¼ OF SECTION 27, LYING NORTHWESTERLY OF THE CENTER LINE OF ARCHER AVENUE, ALSO THE EAST 35.80 LINKS OF THAT PART OF THE WEST ½ OF THE NORTHEAST ¼ OF SECTION 27, AFORESAID LYING NORTHWESTERLY OF THE CENTER LINE OF ARCHER AVENUE, IN COOK COUNTY, ILLINOIS, CONTAINING 22.58 ACRES MORE OR LESS, ACCORDING TO THE PLAT OF SUBDIVISION THEREOF RECORDED IN THE OFFICE OF THE RECORDER OF COOK COUNTY, ILLINOIS AS DOCUMENT NO. 96580451.

Address	PIN#
13845 Oak Tree Lane	22-27-204-012-0000
13867 Oak Tree Lane	22-27-204-011-0000
12130 Oak Tree Lane	22-27-204-003-0000
12156 Oak Tree Lane	22-27-204-002-0000
11996 Oak Tree Lane	22-27-204-008-0000
12059 Holly Court	22-27-205-007-0000
12043 Oak Tree Lane	22-27-205-017-0000
12034 Holly Court	22-27-205-010-0000
12176 Oak Tree Lane	22-27-204-001-0000
12048 Holly Court	22-27-205-009-0000
12031 Holly Court	22-27-205-005-0000
13752 Oak Tree Lane	22-27-205-001-0000
12020 Oak Tree Lane	22-27-204-007-0000
12073 Holly Court	22-27-205-008-0000
12098 Oak Tree Lane	22-27-204-004-0000
12017 Oak Tree Lane	22-27-205-016-0000
13832 Oak Tree Lane	22-27-205-013-0000
11978 Oak Tree Lane	22-27-204-009-0000
11979 Holly Court	22-27-205-002-0000
12067 Oak Tree Lane	22-27-205-018-0000
12115 Oak Tree Lane	22-27-205-020-0000
12082 Oak Tree Lane	22-27-204-005-0000
13733 Oak Tree Lane	22-27-204-018-0000
11998 Holly Court	22-27-205-011-0000
13777 Oak Tree Lane	22-27-204-016-0000
13884 Oak Tree Lane	22-27-205-015-0000
13821 Oak Tree Lane	22-27-204-013-0000
13755 Oak Tree Lane	22-27-204-017-0000
13889 Oak Tree Lane	22-27-204-010-0000

Address	PIN#
11995 Holly Court	22-27-205-003-0000
12047 Holly Court	22-27-205-006-0000
12003 Holly Court	22-27-205-004-0000
13803 Oak Tree Lane	22-27-204-014-0000
13701 Oak Tree Lane	22-27-204-019-0000
12054 Oak Tree Lane	22-27-204-006-0000
12089 Oak Tree Lane	22-27-205-019-0000
11976 Holly Court	22-27-205-012-0000
13866 Oak Tree Lane	22-27-205-014-0000
13799 Oak Tree Lane	22-27-204-015-0000
12137 Oak Tree Lane	22-27-205-021-0000

All Lots located in Lemont, Illinois 60439

418 Main Street | Lemont, IL 60439

TO: Planning and Zoning Commission
FROM: Jamie Tate, Community Development
THROUGH:
SUBJECT: Case 2024-03 609 Illinois Townhome Preliminary and Final PUD and Plat
DATE: November 5, 2025

SUMMARY/BACKGROUND

ANALYSIS

Consistency with Village Policy

STAFF RECOMMENDATION

BOARD ACTION REQUESTED

ATTACHMENTS
PZC Staff Memo, Analysis and Attachments for Case 2024-03 609 IL PUD.pdf

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

CASE NUMBER & NAME
2024-03 609 Illinois Townhome PUD

APPLICANT & PROPERTY OWNER
John Grele

DATE:
November 5, 2025

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

BRIEF SUMMARY OF REQUEST

The applicant, John Grele represented by architect Simon Batistich, requests reapproval of Preliminary and Final Planned Unit Development (PUD) and Final Plat of Subdivision for the property located at 609 Illinois Street in the Downtown District (D-D). The project consists of a four-unit townhome development on a 10,485 square foot parcel situated between Main Street and Illinois Street and includes a Final Plat of Subdivision.

The proposal was previously reviewed and approved by the Plan Commission and Village Board in June 2024 (Ordinance No. O-29-24); however, the approval has since expired. The applicant is resubmitting the same plans for consideration, with no changes to building design, site layout, or landscaping. Since the previous approval, the applicant has obtained Illinois Department of Transportation (IDOT) approval for access along Illinois Street.

Reapproval will reinstate the previously approved Preliminary entitlements in conjunction with the Final PUD, allowing the project to move forward to Site Development permit, building permit and construction following compliance with staff comments and conditions outlined in the comment letter dated October 30, 2025, provided in Attachment 7.



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

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

PROPERTY HISTORY

The site is located one block north of Main Street, at the intersection of Illinois Street and Grant Street. The surrounding area consists of a mix of mostly residential uses but also commercial and civic uses typical of the Downtown. The site is bordered by established single-family homes to the south and multi-family residential to the north and east.

The original PUD approval allowed development of four attached townhome units across a duplex-style building with shared driveways fronting Illinois Street. The Plan Commission previously recommended approval of the development with conditions and Village Board approved the project in 2024. The applicant is now seeking reapproval of the same Preliminary PUD and Final PUD plans and plat. No modifications have been made to the site or building design.

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

ATTACHMENTS

1. Staff Analysis
2. Site Photographs
3. Final Plat
4. Final Engineering
5. Final Landscape Plan
6. Final Building Elevations
7. Comment Letter dated October 30, 2025
8. Ordinance for Preliminary PUD for 609 Illinois O-29-24
9. COW Memo from May 20, 2024 (includes previous public comment)
10. Topographic Survey

Attachment 1 - Staff Analysis – 609 Illinois Townhome Preliminary and Final Planned Unit Development (PUD) and Final Plat

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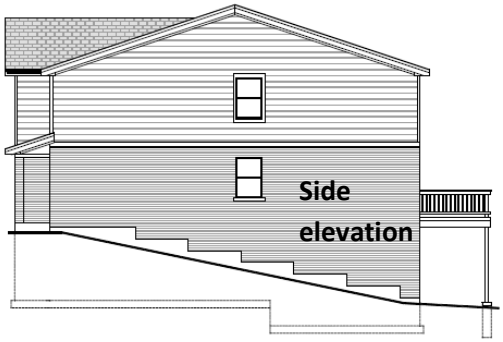
The proposed townhome development remains consistent with the project previously approved under Ordinance No. O-29-24, granting Preliminary Planned Unit Development (PUD) in June 2024. The current submittal includes identical building elevations, site design, and layout, with the addition of IDOT approval for access along Illinois Street, which was a pending requirement at the time of the original approval.

The subject property is zoned Downtown District (D-D) and is designated Mixed Use (MU) on the Lemont 2030 Comprehensive Plan Future Land Use Map. The D-D District supports a blend of residential, commercial, and civic uses in a compact, pedestrian-oriented pattern consistent with Lemont's historic downtown.

Townhomes are a permitted residential use in the D-D; however, the PUD process was required because the site exceeds 10,000 square feet and includes code deviations from the Unified Development Ordinance (UDO).

Site Design and Architecture

The design proposes a two-story brick and siding townhome building with four attached units fronting Illinois Street. Each unit includes a two-car, front-loaded garage accessed via two shared driveways. The architecture includes a combination of masonry and siding with rear decks and walk-out basements due to the site's grade change toward Main Street.




FRONT (SOUTH) ELEVATION

While this layout was approved as part of the prior PUD, the front-loaded garage configuration and direct driveway access onto Illinois Street deviate from the intent of the Downtown District's Urban Design Standards (§17.09.070). The Downtown code and design objectives emphasize rear or alley-loaded parking to reinforce a pedestrian-oriented streetscape and minimize vehicular conflicts. The subject site's existing topography

presents design challenges; however, the resulting configuration deviates from the Village's preferred design pattern for downtown infill development.



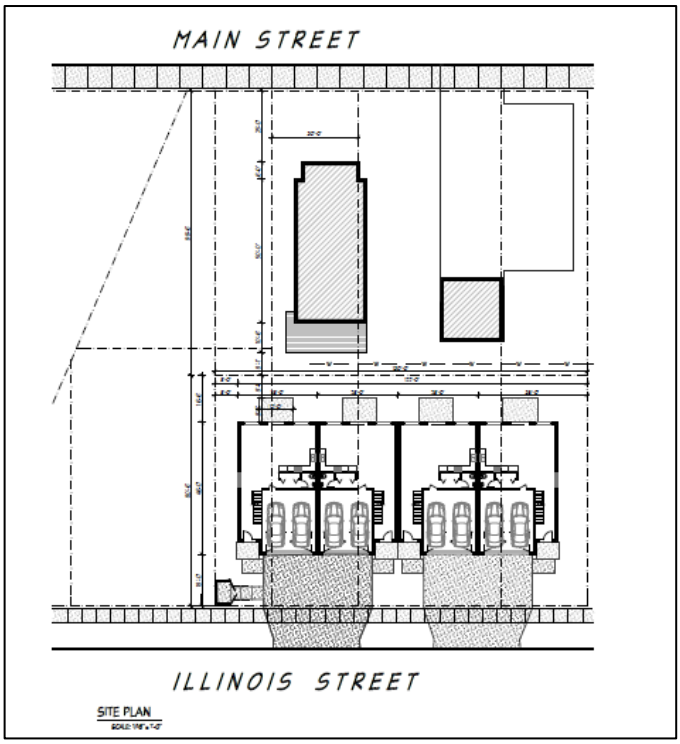
Rear of Townhome units, view from Main Street.

At the time of final permitting, staff encourages continued attention to façade details to maintain compatibility with Downtown development, found in Section 17.09.080 and Table 17-09-01: https://library.municode.com/il/lemont/codes/code_of_ordinances?nodeId=TIT17UNDEOR_ARTIIZOZOOR_CH17.09DODI_17.09.080ARST.

While the proposal was previously approved, the design approach does not align with the Downtown's preferred form and should not be considered a precedent for future infill projects.

Access, Circulation, and Parking

Two shared driveways from Illinois Street provide vehicular access to the units. Each pair of townhomes shares a driveway leading to front-loaded garages, with driveways approximately 18–19 feet deep. The Illinois Department of Transportation (IDOT) has approved the proposed curb cuts and sidewalk modifications, satisfying a prior condition of the 2024 approval.



While the site meets the minimum parking requirements through garage and driveway spaces, the limited driveway depth presents a functional challenge in a pedestrian-oriented setting. Vehicles parked in driveways may obstruct access or encroach into the sidewalk area, reducing pedestrian safety and available on-street parking. Shifting the building slightly to the north could help alleviate this condition.

This configuration reflects the site's physical limitations, such as the absence of alley access and grade change, while highlighting how such conditions can limit full compliance with the Downtown District's Urban Design Standards and Comprehensive Plan design objectives.

Future downtown infill should continue to prioritize consolidated or rear access solutions that align with the Village's adopted planning and design policies.

CONSISTENCY WITH COMPREHENSIVE PLAN

The project is consistent with the Lemont 2030 Comprehensive Plan objective of promoting infill housing within the Downtown area. The development advances the Village's goal of creating a more vibrant, mixed-use core while utilizing existing infrastructure and walkable access to Downtown. While the proposal supports these broader land use goals, its layout and access configuration do not fully align with the Downtown's design framework, which emphasizes pedestrian scale, active frontages, and rear-loaded parking where feasible.

Planned Unit Developments (PUDs) & UDO Deviations.

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

The following (8) deviations from the UDO were included in the Preliminary PUD approved as O-29-24:

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

§17.09.070 Urban Design Standards in the D-D District	New development shall create new alleys. Alleys may be incorporated into parking lots as drive aisles or fire lanes.	There is not an existing alley and there is not a proposed new alley.
§17.09.070 Urban Design Standards in the D-D District	Alleys shall be the primary means of access to off-street parking.	There are no alleys.
§17.09.070 Urban Design Standards in the D-D District	Off-street parking shall be behind the principal building rather than on the side or front.	Off-street parking is in the front of the building.
§17.09.070 Urban Design Standards in the D-D District	In all instances off-street parking shall be at least 10 feet from a public right of way, excluding alleys	Off-street parking is at the property line.
§17.09.090 Street Types and Table 17-09-02 Village Street Standards	Front setback shall be between 0 and 10 feet.	The front setback is at 18-feet, to accommodate driveways.
Engineering Detail LS-6	Driveways at the property line shall be no greater than 22-feet wide.	The driveways are each 38-feet at the property line.
Engineering Detail LS-6	Driveway aprons are a maximum of 24-feet.	The driveway aprons are 40-feet.

The identified deviations are reviewed within the framework of the Village's Planned Unit Development standards and objectives. The following analysis addresses each applicable objective listed in UDO Section 17.08.010.C:

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

2. *To provide a more desirable living environment by preserving and integrating the natural environment and landscape features of the property into land development.* While no natural features remain to be preserved, new landscaping consistent with Village standards will be required. Additional plantings along Illinois Street can help reestablish greenery on the site and contribute to the Downtown streetscape.

3. *To stimulate creative approaches to the residential, commercial and industrial development of land.* While there may be more creative design alternatives that achieve compliance with Village standards, these would likely require additional engineering and investment to address the site's grade and access constraints.

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

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

6. *To provide useable open space areas within a reasonable distance of all dwelling units.* Each townhome includes a private deck that provides individual outdoor space for residents. In addition, several public open space amenities are located within walking distance, including Athens Park, the Village Green—which hosts the Farmers Market during the summer—and the new open space areas planned as part of the Marbella development. Collectively, these features ensure adequate access to nearby and functional open space for future residents.

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

8. *To encourage patterns of and uses that decrease trip lengths and increase the use of modes of transportation other than a private vehicle.* The proposed residential development within the Downtown supports the Village's goal of promoting walkability and reducing reliance on private vehicles. Residents will have convenient pedestrian access to nearby shops, restaurants, and services, reducing the need for short vehicle trips. The planned sidewalk extension will further enhance pedestrian connectivity for both new and existing residents.

9. *To reduce energy demand and consumption.* While no specific sustainability measures are proposed, the project's infill location within the Downtown supports energy efficiency by utilizing existing infrastructure and reducing vehicle travel distances for daily needs. Future opportunities to incorporate energy-efficient building systems or materials can further advance this objective.

10. *To encourage the introduction of related and complementary land uses*. The proposed townhome development is related and complementary to the surrounding mixed-use downtown uses.

11. *To allow a clustering of residential uses on smaller lots to conserve or create open space.* The proposed townhome development appropriately clusters residential units on a smaller lot within the Downtown, where higher density is encouraged. This development pattern supports efficient land use, preserves larger open spaces

elsewhere in the community, and aligns with the Downtown District's intent to accommodate compact residential forms in walkable areas.

Reviews and Process.

Technical Review Committee (TRC). The proposal was reviewed by the TRC in January 2024. The applicant was provided with feedback and comments. The applicant did not modify the plans following this meeting or provide a written response to the comments with any future submittal.

April 3, 2024 PZC Meeting – The applicant installed the required public notice sign on the property and mailed notices prior to completing the Preliminary PUD application. As a result, the public hearing was continued to May 1, 2024 to fully complete the application and provide all required documentation.

May 1, 2024 PZC Meeting – The Planning & Zoning Commission (PZC) held the public hearing for the Preliminary Planned Unit Development. The PZC recommended approval of the Preliminary PUD for 609 Illinois with the following conditions:

1. Provide an exhibit demonstrating the full capacity of vehicles parked in the driveways. For example, there are two 38-foot-wide driveways, there can be up to four cars parked in one drive and the same in the other. Demonstrate there is adequate visibility for pedestrians walking by and for vehicles on Illinois Street when vehicles need to enter/exit driveways.
2. Provide a narrative of how the proposal meets the PUD objectives and the explanations for not meeting the UDO standards. Exceptions within PUDs do not need to meet the Variation Standards, but they are typically granted in return for exceptional site design or public amenities, as further clarified in Section 17.08.010.
3. Incorporate parkway trees in the front of the property.
4. Any other condition or comment determined at the public hearing by the PZC or as a result of public comment.

May 20, 2024 COW Meeting – Following the public hearing at the PZC, the Committee of the Whole (COW) discussed the Preliminary PUD for 609 Illinois Street. The meeting memo is included in the attachments and summarizes the request at that time along with minutes from the May 1, 2024, PZC meeting.

June 24, 2024 – An Ordinance Granting a Special Use for a Preliminary Planned Unit Development (PUD) and Plat for a 4-Unit Townhome Development in the D-D Zoning District for 609 Illinois Street was approved by the Village Board. This document is provided in the attachments, O-29-24.

According to O-29-24, the applicant must file a Final PUD application within one year of approval (6/24/25) to continue the entitlement process. The applicant did not file a Final PUD application within this time frame and the Preliminary PUD expired. The applicant approached the Village requesting addressing in September 2025 and the situation and status was explained to Mr. Grele. He then applied for Preliminary and Final PUD together to continue the entitlement process and proceed with the development.

Consulting Planner Review. Comments from the Unified Development Ordinance and outstanding conditions from O-29-24 have been detailed in the Comment Letter dated 10/30/2025. A response to this letter should be provided with the next submittal. All comments will need to be addressed and remediated prior to Final Planned Unit Development (PUD) approval.

Engineering Comments. The Village Engineer comments have been provided and incorporated into the comment letter dated 10/30/2025. This letter is included in the Attachments.

Landscaping. A Final Landscape plan should be included in the next submittal. The applicant provided a Preliminary Landscape plan that was a part of O-29-24. Details needed in the final landscape plan have been provided to the applicant in the letter dated 10/30/2025.

Fire District Comments. Per local ordinance NFPA 13D: An approved NFPA 13D sprinkler system shall be permitted in accordance with subsection 903.3.1.3. Automatic sprinkler systems shall be installed in all new multiple family dwellings including townhomes. Lemont Fire Protection District Ordinance #17-05 Section 903.2.1.1. This comment was included in the letter dated 10/30/2025.

CONCLUSIONS & RECOMMENDATIONS

The proposal for 609 Illinois Street represents a request to reauthorize the Preliminary PUD in addition to granting Final Planned Unit Development (PUD) for a four-unit townhome project originally approved in June 2024 under Ordinance No. O-29-24.

If the Planning and Zoning Commission were to recommend approval of Case 2024-03 for both a Preliminary and Final Planned Unit Development and Final Plat for 609 Illinois, staff suggests consideration of the following conditions:

1. All outstanding technical, planning, and engineering comments identified in the October 30, 2025 Comment Letter shall be addressed prior to Village Board consideration.

2. A Final Landscape Plan shall be submitted with the next application and shall include parkway trees and plantings consistent with Village standards.

3. All required permits from IDOT, MWRD, and IEPA shall be obtained prior to site development permit or building permit issuance.

Next Steps

The Planning and Zoning Commission's recommendation will be forwarded to the Village Board of Trustees for final consideration and first discussed at a Committee of the Whole (COW) meeting. If approved, the applicant may proceed with addressing outstanding technical comments, submitting the Final Landscape Plan, and obtaining all required agency permits prior to site development or building permit issuance.

Attachment 2

Site Photos



Figure 1: Aerial view of property.



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



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



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



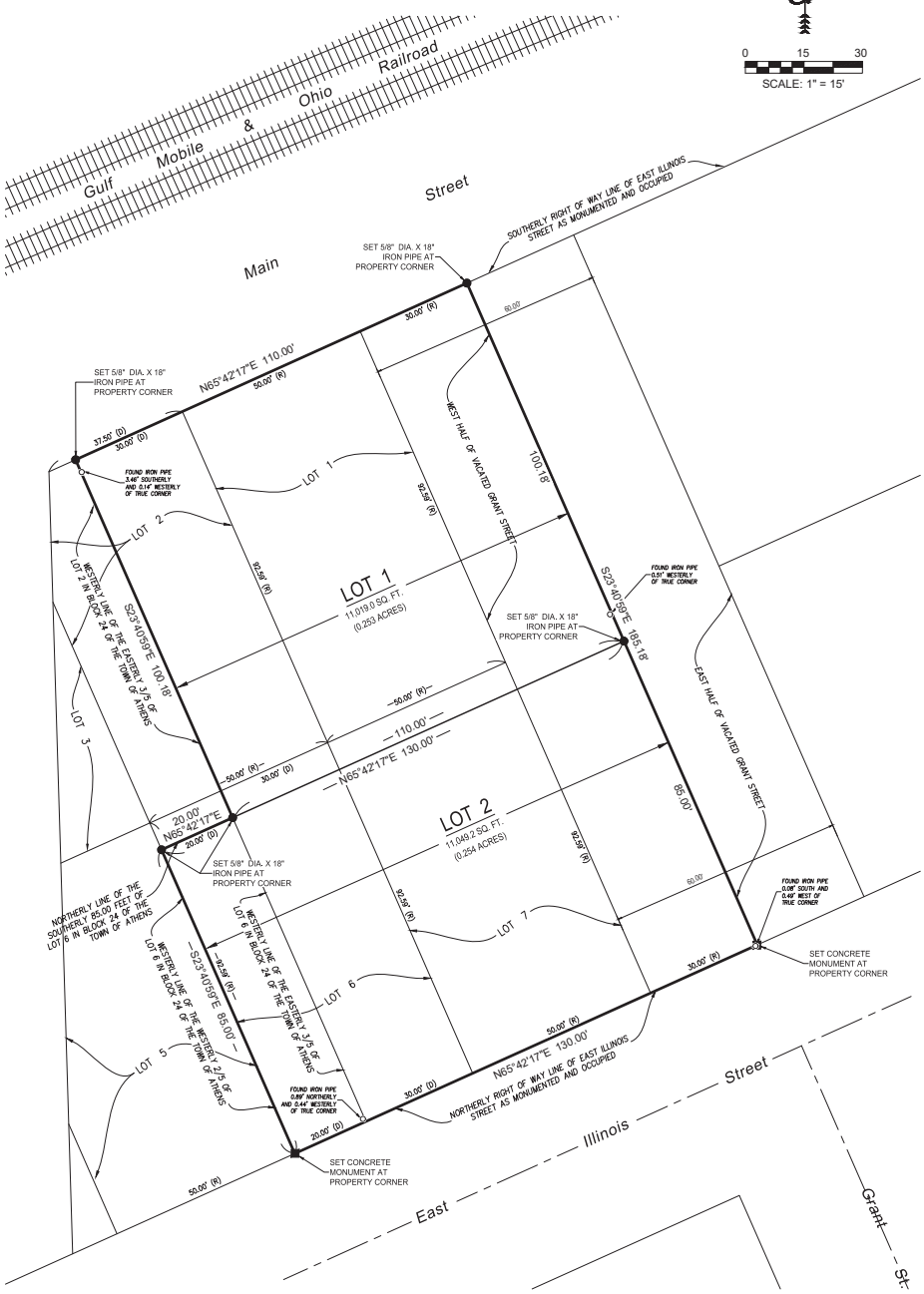
Figure 5: View looking east down Illinois Street with subject property on the left. Grant street is ahead to the right.

Attachment 3

PARCEL NUMBER:
P.I.N. 22-20-422-013

608 Main Street Resubdivision

BEING A RESUBDIVISION OF LOTS 1 AND 7, TOGETHER WITH THE EASTERLY 3/5 OF LOTS 2 AND 6, TOGETHER WITH THE NORTHERLY 85.00 FEET OF THE WESTERLY 2/5 FEET OF SAID LOT 6, TOGETHER WITH THE WEST HALF OF VACATED GRANT STREET LYING EAST OF AND ADJOINING LOTS 1 AND 7 AFORESAID, ALL THE IN THE TOWN OF ATHENS, SECTION 20, TOWNSHIP 37 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.



OWNERS CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, JOHN GRELE AND SOPHIE GRELE, DO HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE PROPERTY DESCRIBED IN THE CAPTION TO THE PLAT HEREON DRAWN AND AS SUCH OWNERS, WE HAVE CAUSED SAID PROPERTY TO BE SURVEYED AND RESUBDIVIDED AS HEREON SHOWN, AS OUR OWN FREE AND VOLUNTARY ACT AND DEED.

WE HEREBY DEDICATE FOR PUBLIC USE THE LANDS SHOWN ON THIS PLAT, INCLUDING BUT NOT LIMITED TO, THOROUGHFARES, STREETS, ALLEYS, WALKWAYS AND PUBLIC SERVICES; GRANT THE TELEPHONE, GAS, ELECTRIC AND ANY OTHER PUBLIC OR PRIVATE UTILITY EASEMENTS AS STATED AND SHOWN ON THIS PLAT; AND GRANT AND DECLARE THE STORM WATER DRAINAGE AND DETENTION EASEMENTS AS STATED AND SHOWN ON THIS PLAT.

WE FURTHER CERTIFY THAT THERE ARE NO UNPAID DEFERRED INSTALLMENTS OF OUTSTANDING UNPAID SPECIAL ASSESSMENTS AFFECTING THE LAND DESCRIBED AND SHOWN ON THIS PLANNED DEVELOPMENT PLAT OR, IF ANY OF SAID INSTALLMENTS ARE NOT PAID, THEN SUCH INSTALLMENTS HAVE BEEN DIVIDED IN ACCORDANCE WITH THE PLANNED DEVELOPMENT AND APPROVED BY THE COURT WHICH CONFIRMED THE SPECIAL ASSESSMENT AND THE PROPER COLLECTOR OF ANY SUCH SPECIAL ASSESSMENT HAS SO CERTIFIED SUCH DIVISION ON THE FACE OF THIS SUBDIVISION PLAT.

DATED THIS _____ DAY OF _____, 2024.

OWNER:_____

OWNER: _____

OWNER'S NOTARY CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, _____, A NOTARY PUBLIC IN AND FOR SAID COUNTY IN THE STATE AFORESAID, DO HEREBY CERTIFY THAT JOHNE GRELE AND SOPHIE GRELE, PERSONALLY KNOWN TO ME TO BE THE SAME PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT AS SUCH OWNERS, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT THEY SIGNED THE SAID INSTRUMENT AS THEIR OWN FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTARIAL SEAL:

DATED THIS _____ DAY OF _____, 2024

BY:_____
NOTARY PUBLIC

SCHOOL DISTRICT CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

THIS IS TO CERTIFY THAT TO THE BEST OF MY KNOWLEDGE, WE AS OWNERS OF THE PROPERTY, WHICH WILL BE KNOWN AS 608 MAIN STREET RESUBDIVISION, IS LOCATED WITHIN THE BOUNDARIES OF:

ELEMENTARY SCHOOL DISTRICT:_____

HIGH SCHOOL DISTRICT: _____

JUNIOR COLLEGE DISTRICT: _____

IN COOK COUNTY, ILLINOIS.

DATED THIS _____DAY OF _____, 2024

BY:_____
OWNERS

BY:_____
OWNERS

SCHOOL DISTRICT NOTARY CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, _____, A NOTARY PUBLIC IN AND FOR SAID COUNTY, IN THE STATE AFORESAID, DO HEREBY CERTIFY

THAT _____

AND _____.

PERSONALLY KNOWN TO ME TO BE THE SAME PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT AS SUCH OWNERS APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT THEY SIGNED THE RESUBDIVISION PLAT AS THEIR OWN FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTARIAL SEAL:

THIS _____DAY OF _____, 2024

BY:_____
NOTARY PUBLIC

SURFACE WATER STATEMENT

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

TO THE BEST OF OUR KNOWLEDGE AND BELIEF, THE DRAINAGE OF SURFACE WATERS WILL NOT BE CHANGED BY THE CONSTRUCTION OF SUCH SUBDIVISION OR ANY PART THEREOF, OR, THAT IF SUCH SURFACE WATER DRAINAGE WILL BE CHANGED, REASONABLE PROVISION HAS BEEN MADE FOR COLLECTION AND DIVERSION OF SUCH SURFACE WATERS INTO PUBLIC AREAS, OR DRAINS WHICH THE SUBDIVIDER HAS A RIGHT TO USE, AND THAT SUCH SURFACE WATERS WILL BE PLANNED FOR IN ACCORDANCE WITH GENERALLY ACCEPTED ENGINEERING PRACTICES SO AS TO REDUCE THE LIKELIHOOD OF DAMAMGE TO THE ADJOINING PROPERTY BECAUSE OF THE CONSTRUCTION OF THE RESUBDIVISION.

DATED THIS _____ DAY OF _____ A.D, 20_____.

BY: _____
OWNERS OR DULY AUTHORIZED ATTORNEY

ENGINEER'S CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, _____, VILLAGE ENGINEER OF THE VILLAGE OF LEMONT, COOK, WILL, AND DUPAGE COUNTIES, ILLINOIS, HEREBY CERTIFY THAT THE LAND IMPROVEMENTS IN THIS RESUBDIVISION, AS SHOWN BY THE PLANS AND SPECIFICATIONS THEREFORE, MEET THE MINIMUM REQUIREMENTS OF SAID VILLAGE AND HAVE BEEN APPROVED BY ALL PUBLIC AUTHORITIES HAVING JURISDICTION THEREOF.

DATED THIS _____ DAY OF _____ 2024.

BY: _____
VILLAGE ENGINEER

VILLAGE TREASURER'S CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, _____, VILLAGE TREASURE OF THE VILLAGE OF LEMONT, COOK, WILL, AND DUPAGE COUNTIES, ILLINOIS, DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT OR UNPAID CURRENT OR FORFEITED SPECIAL ASSESSMENTS, OR ANY DEFERRED INSTALLMENTS OF ANY OUTSTANDING UNPAID SPECIAL ASSESSMENTS WHICH HAVE NOT BEEN DIVIDED IN ACCORDANCE WITH THE PROPOSED SUBDIVISION AND DULY APPROVED BY THE COURT THAT CONFIRMED THE SPECIAL ASSESSMENT.

DATED AT LEMONT, COOK COUNTY, ILLINOIS THIS _____DAY OF

_____, 2024.

BY:_____
VILLAGE TREASURER

PRESIDENT & BOARD OF TRUSTEES CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF _____)

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 _____ 2024.

BY:_____
PRESIDENT

ATTEST:_____
VILLAGE CLERK

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF DUPAGE)

I, KRZYSZTOF BLANDO, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT I HAVE SURVEYED AND RESUBDIVIDED THE PROPERTY HEREON DESCRIBED IN THE CAPTION TO THE PLAT HEREON DRAWN AND THAT THE SAID PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE SAME. ALL DIMENSIONS ARE IN FEET AND DECIMAL PARTS OF A FOOT AND ARE CORRECT AT A TEMPERATURE OF 68 DEGREES FARENHEIT.

I FURTHER CERTIFY THAT BASED ON EXAMINATION OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP FOR COOK COUNTY, ILLINOIS, PANEL NUMBER 170117 0586 J, EFFECTIVE DATE OF NOVEMBER 6, 2000, THAT THE PARCEL INCLUDED IN THIS RECORD OF DEED IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA.

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

DATED THIS 19TH DAY OF MAY A.D. 2024.

K. Blando

KRZYSZTOF BLANDO,
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035-003705
LICENSE EXPIRES NOVEMBER 30, 2024

PREPARED FOR:
PLAT OF SUBDIVISION FOR
JOHN AND SOPHIA GRELE
PROPERTY ADDRESS: 608 Main Street
Lemont, Illinois 60439

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

REVISIONS		
NO.	DATE:	DESCRIPTION

BOOK:	
DRAWN:	ERP
CHECKED:	KB
FIELD DATE:	04-17-2024
PROJECT NO.	2024-034

Attachment 4

EXISTING CONDITIONS & REMOVAL PLAN

LEGAL DESCRIPTION

LOT 3 IN FRANK M. GIEREKS DIANE OAK WOODS, A SUBDIVISION OF THE WEST ONE-THIRD OF THE NORTH 10 ACRES OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 25, TOWNSHIP 37 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

ADDRESS

609 ILLINOIS STREET
LEMONT, IL

PARCEL IDENTIFICATION NUMBER

23-25-204-006-0000

AREA

10,049 SQ. FT OR 0.231 ACRE

SURVEYOR

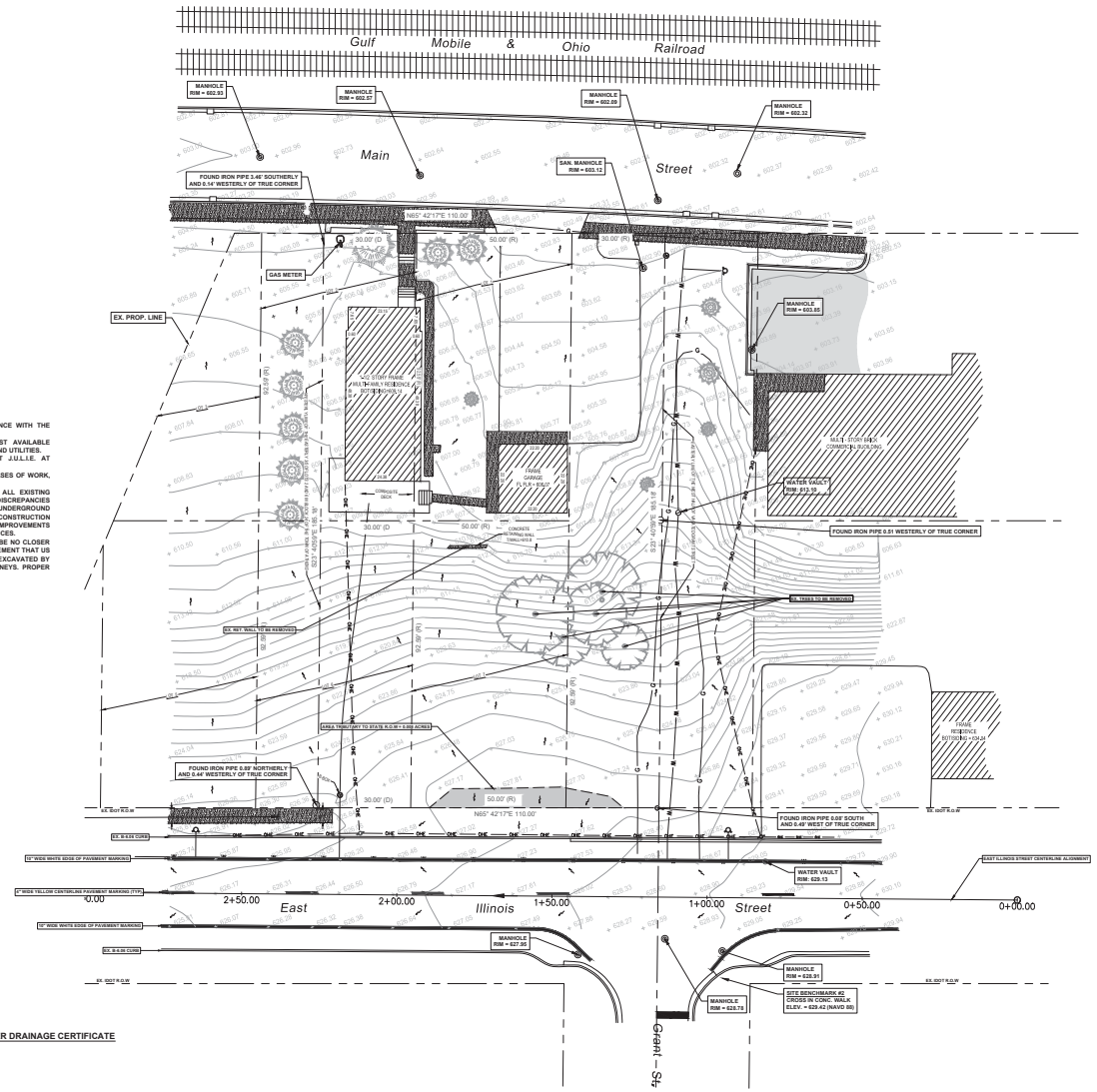
ACORN CONSULTANTS, LTD.
1340 GIESE ROAD
BATAVIA, ILLINOIS
KBLANDO@COMCAST.NET

CIVIL ENGINEER

KRYSTIAN USTUPSKI P.E.
13389 MCCARTHY ROAD
LEMONT, ILLINOIS
KUSTUPSK@GMAIL.COM

GENERAL NOTES

1. ALL WORK PERFORMED UNDER THIS CONTRACT SHALL BE IN ACCORDANCE WITH THE VILLAGE OF LEMONT ORDINANCES AND STANDARDS.
2. UTILITY INFORMATION IS BASED UPON FIELD MEASUREMENTS AND BEST AVAILABLE RECORDS. THIS DOES NOT PRECLUDE THE EXISTENCE OF OTHER UNDERGROUND UTILITIES.
3. THE CONTRACTOR PERFORMING UNDERGROUND WORK SHALL CONTACT J.U.L.I.E. AT 1-800-892-0123 AT LEAST 48 HOURS PRIOR TO START OF WORK.
4. AT LEAST TWO WORKING DAYS PRIOR TO THE COMMENCEMENT OF ALL PHASES OF WORK, THE CONTRACTOR SHALL NOTIFY THE VILLAGE OF LEMONT.
5. THE CONTRACTOR SHALL VERIFY THE ELEVATIONS AND LOCATIONS OF ALL EXISTING INFORMATION AS SHOWN ON THE PLANS AND NOTIFY THE ENGINEER OF ALL DISCREPANCIES IN WRITING, PRIOR TO THE COMMENCEMENT OF THE WORK. EXISTING UNDERGROUND UTILITIES SHALL BE EXPOSED BY THE CONTRACTOR PRIOR TO THE START OF CONSTRUCTION TO DETERMINE IF A PROBLEM OR CONFLICT EXISTS WITH THE PROPOSED IMPROVEMENTS AND TO AVOID DELAYS IN THE PROGRESS OF THE WORK ONCE WORK COMMENCES.
6. THE EXCAVATION OF THE FOUNDATION OF THE PRINCIPAL STRUCTURE MAY BE NO CLOSER THAN TWO FEET TO ANY LOT LINE. THE EXCAVATION OF ANY FOUNDATION ELEMENT THAT US PERMITTED TO ENCROACH LESS THAN 5 FEET FROM A LOT LINE SHALL BE EXCAVATED BY HAND. THIS INCLUDES BUT IS NOT LIMITED TO, WINDOW WELLS AND CHIMNEYS. PROPER STABILIZATION OF THE EXCAVATION SHALL BE REQUIRED.



SURFACE WATER DRAINAGE CERTIFICATE

STATE OF ILLINOIS
COUNTY OF COOK

TO THE BEST OF OUR KNOWLEDGE AND BELIEF THE DRAINAGE OF SURFACE WATERS WILL NOT BE CHANGED BY THE CONSTRUCTION OF THESE LOT IMPROVEMENTS OR ANY PART THEREOF, OR THAT IF SUCH SURFACE WATER DRAINAGE WILL BE CHANGED, REASONABLE PROVISIONS HAVE BEEN MADE FOR THE COLLECTION AND DIVERSION OF SUCH WATERS INTO PUBLIC AREAS OR DRAINS WHICH THE OWNER HAS A RIGHT TO USE, AND THAT SUCH SURFACE WATERS WILL BE PLANNED FOR IN ACCORDANCE WITH GENERALLY ACCEPTED ENGINEERING PRACTICES SO AS TO REDUCE THE LIKELIHOOD OF DAMAGE TO THE ADJOINING PROPERTIES BECAUSE OF THE CONSTRUCTION OF THESE LOT IMPROVEMENTS.

DATED 12TH DAY OF MAY, 2024

LEGEND

EXISTING		PROPOSED
	STORM SEWER	
	SANITARY SEWER	
	WATER LINE	
	ELECTRIC LINE	
	GAS LINE	
	FIBER OPTIC	
	OVERHEAD LINE	
	FENCE	
722	CONTOUR	722
	SANITARY MANHOLE	
	INLET	
	CURB INLET	
	CATCH BASIN	
	STORM MANHOLE	
	CULVERT END SECTION	
	FIRE HYDRANT	
	WATER VALVE VAULT	
	WATER VALVE BOX	
	B-BOX	
	THRUST BLOCK	
	TREE	
	DRAINAGE DIRECTION	
	DRAINAGE SUMMIT	
	BENCHMARK	
XXX.XX	PROPOSED GRADE	

0 40 80 Feet

INDEX OF SHEETS

1. EXISTING CONDITIONS & REMOVAL PLAN
2. PROPOSED GEOMETRY PLAN
3. PROPOSED UTILITY PLAN
4. PROPOSED GRADING PLAN
5. SOIL EROSION & SEDIMENT CONTROL PLAN
6. CONSTRUCTION DETAILS
7. CONSTRUCTION DETAILS
8. AUTOTURN EXHIBIT

ORIGINAL ISSUE DATE: 07-01-2024

NO.	DATE	DESCRIPTION
1	11/1/24	IDOT COMMENTS 1
2	2/25/25	IDOT COMMENTS 2

CLIENT: JOHN GRELE

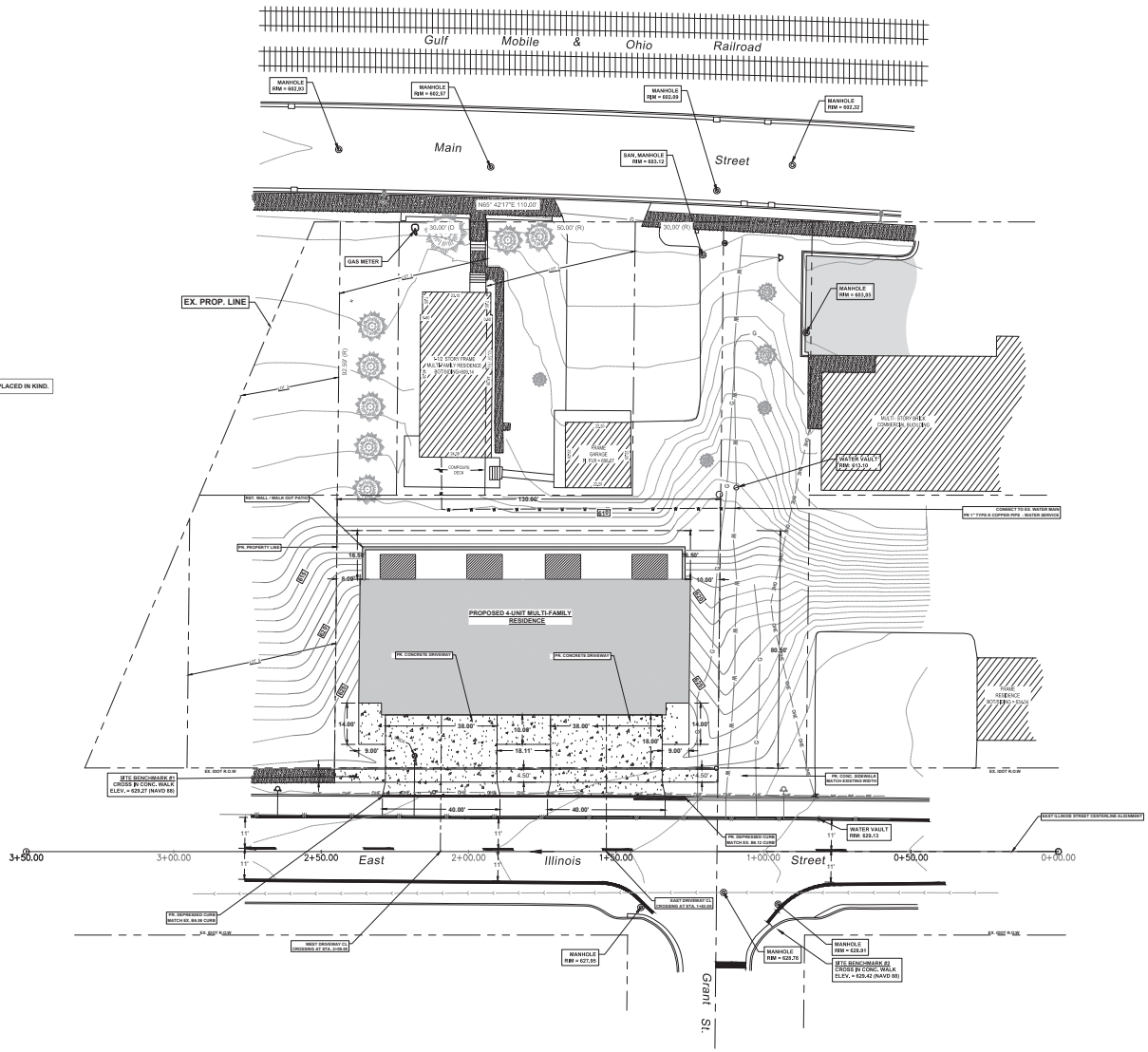
EXPIRES: 11/30/2025

EXISTING CONDITIONS
609 ILLINOIS STREET, LEMONT, IL

JOB NO:	24-04
DESIGN BY:	KU
DRAWN BY:	KU
SCALE:	1" = 20'

E:\24-01 Lemont (609 Illinois St)\CAD\Model\C-1 (Existing).dwg 2/27/2025

PROPOSED GEOMETRIC PLAN



0 40 80 Feet

PAVEMENT MARKINGS IMPACTED BY CONSTRUCTION SHALL BE REPLACED IN KIND.

ORIGINAL ISSUE DATE: 07-01-2024

NO.	DATE	DESCRIPTION
1	11/1/24	IDOT COMMENTS 1
2	2/25/25	IDOT COMMENTS 2

CLIENT: JOHN GRELE

EXPIRES: 11/30/2025

PROPOSED GEOMETRIC PLAN

609 ILLINOIS STREET, LEMONT, IL

JOB NO:	24-04
DESIGN BY:	KU
DRAWN BY:	KU
SCALE:	1" = 20'

E:\24-01 Lemont (609 Illinois St)\CAD\Model\C-2 (Proposed Geometry).dwg 2/27/2025

PROPOSED UTILITY PLAN

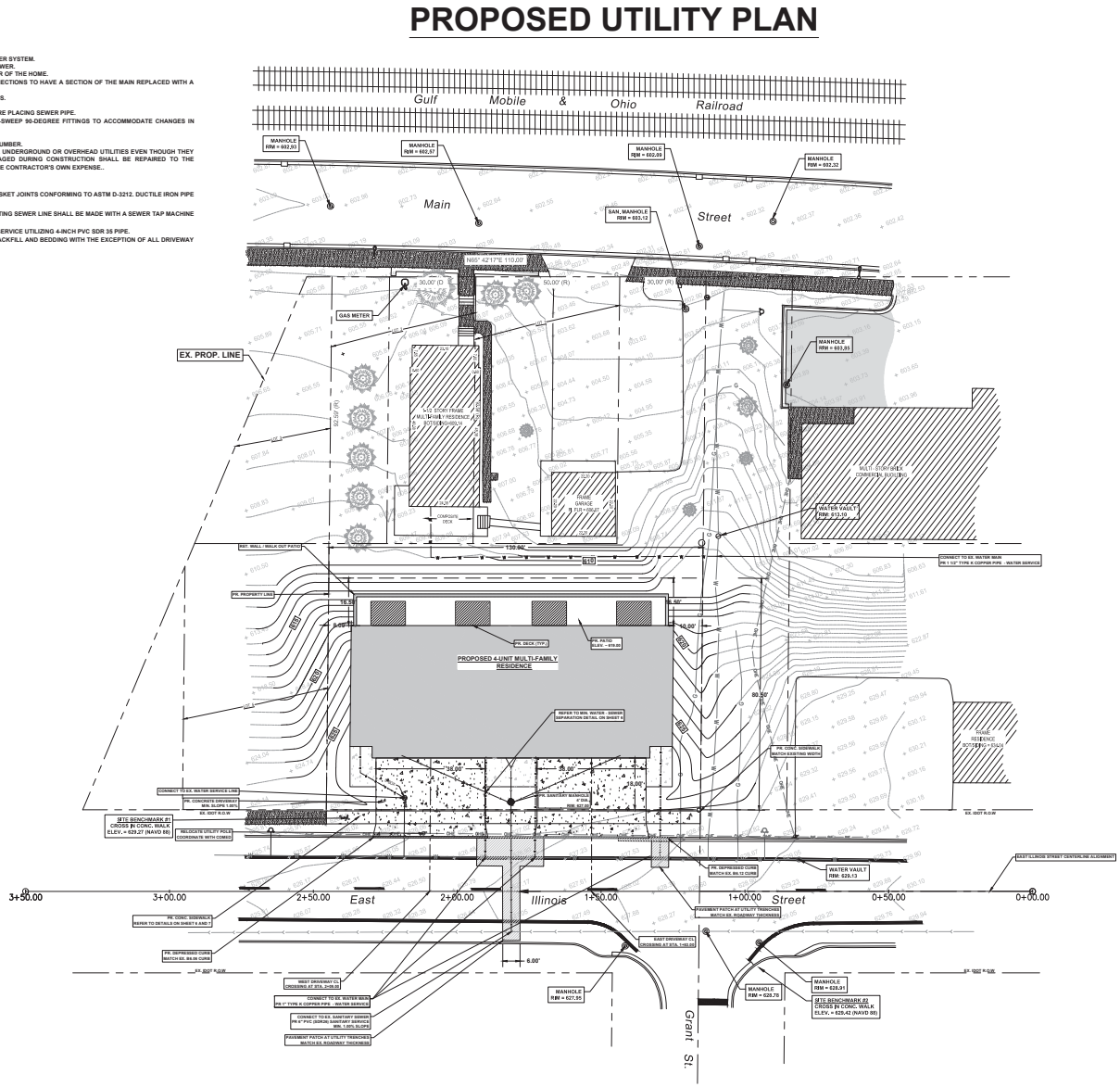
UTILITY NOTES

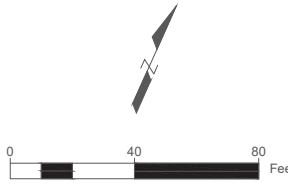
1. ALL BASEMENTS MUST HAVE A SEWER EJECTOR AND OVERHEAD SEWER SYSTEM.
2. FOOTING DRAINS CONNECT TO SUMP THAT DISCHARGES TO STORM SEWER.
3. DOWNSPOUTS TO SPLASH TO GRADE. BE DIRECTED TOWARD THE REAR OF THE HOME.
4. INSTALL TIE-INS TO SATISFACTION OF VILLAGE. ALL PROPOSED CONNECTIONS TO HAVE A SECTION OF THE MAIN REPLACED WITH A WYE SECTION.
5. MINIMUM 10' DISTANCE BETWEEN NEW SANITARY AND WATER SERVICES.
6. INSTALL FIRST SANITARY CLEANOUT WITHIN 10 FEET OF HOUSE.
7. PLUMBER TO VERIFY TIE-IN INVERTS FOR STORM AND SANITARY BEFORE PLACING SEWER PIPE.
8. ALL SEWER LINES SHALL UTILIZE 22-DEGREE, 45-DEGREE, OR LONG-SWEEP 90-DEGREE FITTINGS TO ACCOMMODATE CHANGES IN DIRECTION.
9. ALL NEW PLUMBING MUST MEET ILLINOIS PLUMBING CODE.
10. WATER & SANITARY SERVICES MUST BE INSTALLED BY A LICENSED PLUMBER.
11. CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UNDERGROUND OR OVERHEAD UTILITIES EVEN THOUGH THEY MAY NOT BE SHOWN ON THE PLANS. ANY UTILITY THAT IS DAMAGED DURING CONSTRUCTION SHALL BE REPAIRED TO THE SATISFACTION OF THE VILLAGE AND THE OWNER, OR REPLACED AT THE CONTRACTOR'S OWN EXPENSE..
12. UTILITY SERVICES SHALL BE AS FOLLOWS:

12.1. WATER - TYPE "K" COPPER

12.2. SANITARY - PVC SDR 26 PIPE CONFORMING TO ASTM D-3034 WITH GASKET JOINTS CONFORMING TO ASTM D-3212. DUCTILE IRON PIPE PAST FOUNDATION OVERDIG.

13. THE PROPOSED STORM/SANITARY SERVICE CONNECTION TO THE EXISTING SEWER LINE SHALL BE MADE WITH A SEWER TAP MACHINE WITH HUB AND STAINLESS STEEL SADDLE.
14. SUMP PUMP IS TO BE CONNECTED TO THE PROPOSED STORM SEWER SERVICE UTILIZING 4-INCH PVC SDR 35 PIPE.
15. TO PREVENT "FLOATING" OF PVC PIPING, ONLY USE SELECT EARTH BACKFILL AND BEDDING WITH THE EXCEPTION OF ALL DRIVEWAY LOCATIONS WHERE FULL DEPTH CA-6 IS REQUIRED.





ORIGINAL ISSUE DATE: 07-01-2024

NO.	DATE	DESCRIPTION
1	11/1/24	IDOT COMMENTS 1
2	2/25/25	IDOT COMMENTS 2

CLIENT: JOHN GRELLE

EXPIRES: 11/30/2025

PROPOSED UTILITY PLAN

609 ILLINOIS STREET, LEMONT, IL

JOB NO:	24-04
DESIGN BY:	KU
DRAWN BY:	KU
SCALE:	1" = 20'

E:\24-01 Lemont (609 Illinois St)\CAD\Model\C-3 (Proposed Utility).dwg 2/27/2025

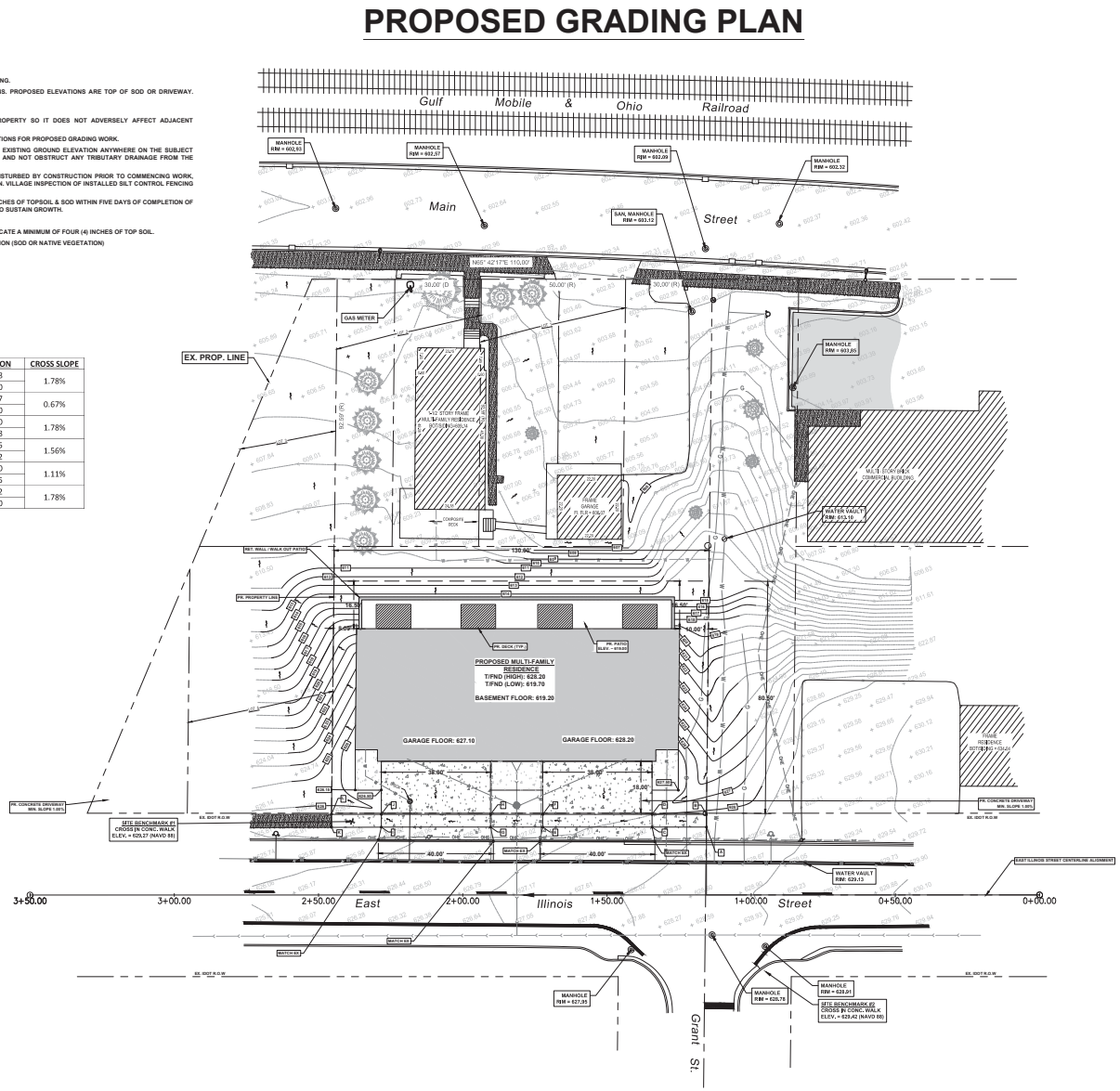
PROPOSED GRADING PLAN

GRADING NOTES

1. CALL J.U.L.I.E. FOR UTILITY LOCATIONS BEFORE DIGGING OR TREE PLANTING.
2. PROPOSED GROUND ELEVATION AT FOUNDATIONS AS NOTED ON PLANS. PROPOSED ELEVATIONS ARE TOP OF SOD OR DRIVEWAY. FINISHED DIRT GRADE IN LAWN AREAS SHALL BE 2" BELOW TOP OF SOD.
3. NO WOOD CHIPS OR MULCH IN SIDEYARD DRAINAGE SWALE AREAS.
4. ALL STORM DRAINAGE SHALL BE CONVEYED TOWARD REAR OF PROPERTY SO IT DOES NOT ADVERSELY AFFECT ADJACENT PROPERTIES.
5. CONTRACTOR MUST CONTACT THE CITY / VILLAGE TO SCHEDULE INSPECTIONS FOR PROPOSED GRADING WORK.
6. EXCEPT AS NOTED ON THE PLAN, THERE IS TO BE NO ALTERATION OF EXISTING GROUND ELEVATION ANYWHERE ON THE SUBJECT PROPERTY IN ORDER TO MAINTAIN THE EXISTING DRAINAGE PATTERN AND NOT OBSTRUCT ANY TRIBUTARY DRAINAGE FROM THE SURROUNDING PROPERTIES.
7. INSTALL SILT CONTROL FENCING AROUND ALL AREAS THAT WILL BE DISTURBED BY CONSTRUCTION PRIOR TO COMMENCING WORK, REFER TO THE DETAIL SHEET FOR SILT CONTROL FENCING INSTALLATION. VILLAGE INSPECTION OF INSTALLED SILT CONTROL FENCING WILL BE REQUIRED PRIOR TO THE ISSUANCE OF THE BUILDING PERMIT.
8. ALL DISTURBED PARKWAY LAWN AREAS WILL BE RESTORED WITH SIX-INCHES OF TOPSOIL & SOD WITHIN FIVE DAYS OF COMPLETION OF PERTINENT WORK, WEATHER PERMITTING. ALL SOD MUST BE WATERED TO SUSTAIN GROWTH.
9. GRADE SHALL BE MATCHED AT ALL NEIGHBORING PROPERTY LINES.
10. AREAS TO BE GRADED AND PREPARED FOR SEEDING OR SOD SHALL INDICATE A MINIMUM OF FOUR (4) INCHES OF TOP SOIL.
11. DRAINAGE SWALES SHALL BE CONSTRUCTED OF ESTABLISHED VEGETATION (SOD OR NATIVE VEGETATION)

SIDEWALK DETAILS

	STATION	OFFSET	ELEVATION	CROSS SLOPE
A	1+15.70	23.43' RT	628.28	1.78%
B	1+15.70	27.93' RT	628.20	
C	1+34.57	23.43' RT	627.97	0.67%
D	1+34.57	27.93' RT	628.00	
E	1+72.44	23.43' RT	627.20	1.78%
F	1+72.44	27.93' RT	627.28	
G	1+90.55	23.43' RT	626.85	1.56%
H	1+90.55	27.93' RT	626.92	
I	2+28.50	23.43' RT	626.10	1.11%
J	2+28.50	27.93' RT	626.05	
K	2+45.65	23.43' RT	626.22	1.78%
L	2+45.65	27.93' RT	626.30	



ORIGINAL ISSUE DATE: 07-01-2024		
NO.	DATE	DESCRIPTION
1	11/1/24	IDOT COMMENTS 1
2	2/25/25	IDOT COMMENTS 2

CLIENT: JOHN GRELE

LICENSED PROFESSIONAL ENGINEER — CHRISTINA KAY HOSPERS — EXPIRES: 11/30/2025

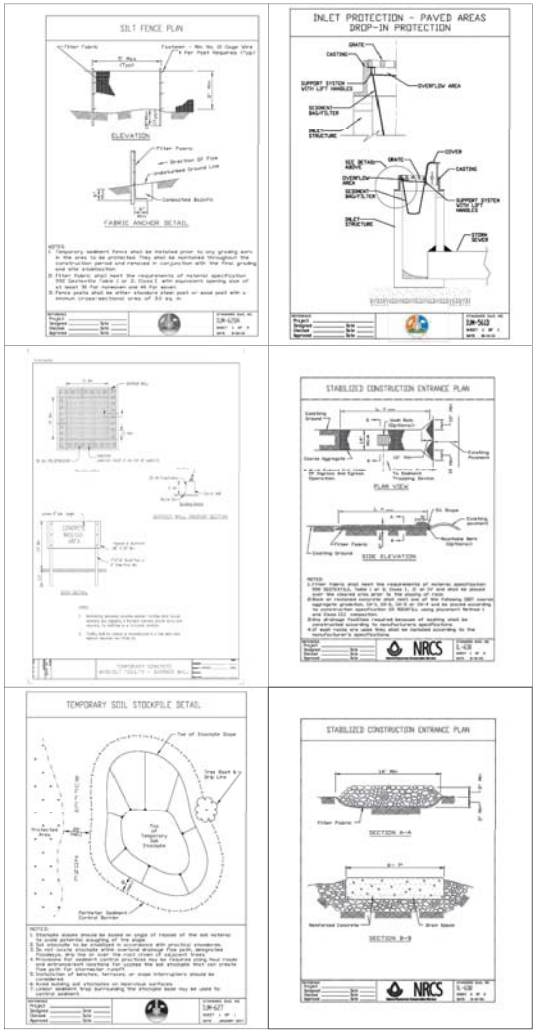
PROPOSED GRADING PLAN

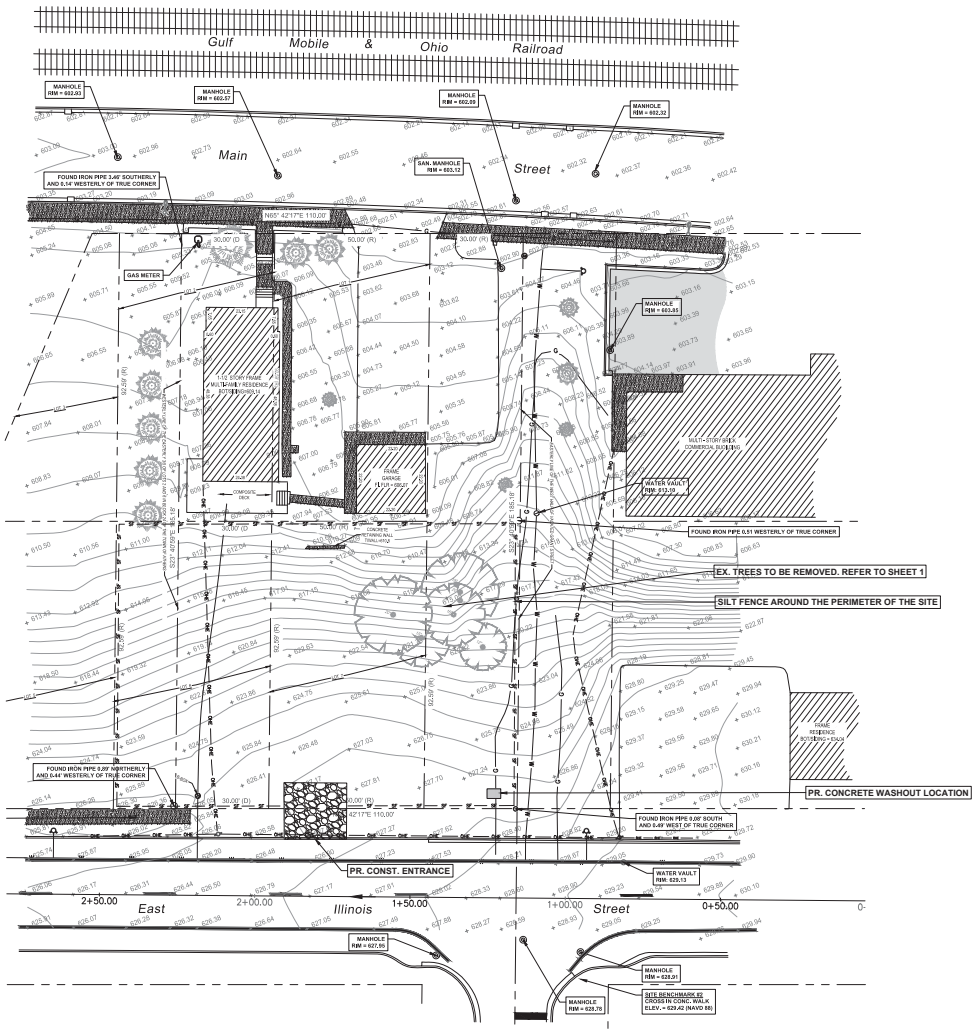
609 ILLINOIS STREET, LEMONT, IL

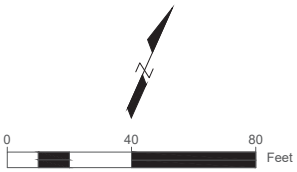
JOB NO:	24-04
DESIGN BY:	KU
DRAWN BY:	KU
SCALE:	1" = 20'

E:\24-01 Lemont (609 Illinois St)\CAD\Model\C-4 (Proposed Grading).dwg 2/27/2025

SESC DETAILS







SESC LEGEND

— SF — **SILT FENCE**

— x — **TREE PROTECTION FENCE**

NOTES

1. ALL EROSION AND SEDIMENT CONTROL PRACTICES SHALL BE CONSTRUCTED ACCORDING TO MINIMUM STANDARDS AND SPECIFICATIONS OF THE ILLINOIS URBAN MANUAL, LATEST EDITION, AND ALL OTHER AUTHORITIES HAVING JURISDICTION AND THE VILLAGE OF LEMONT.
2. SOIL DISTURBANCE SHALL BE CONDUCTED IN SUCH MANNER AS TO MINIMIZE EROSION. SOIL STABILIZATION MEASURES SHALL CONSIDER THE TIME OF THE YEAR, SITE CONDITIONS AND USE OF TEMPORARY OR PERMANENT MEASURES.
3. SOIL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE CONSTRUCTED BEFORE ANY WORK BEGINS ON SITE.
4. THE GENERAL CONTRACTOR SHALL INSPECT THE SOIL EROSION AND SEDIMENTATION CONTROL MEASURES EVERY 7 DAYS AND AFTER 0.5" OR MORE RAINFALL.
5. ALL STORM SEWERS THAT ARE OR WILL BE FUNCTIONING DURING CONSTRUCTION SHALL BE PROTECTED BY AN APPROPRIATE SEDIMENT CONTROL MEASURE.
6. ALL TEMPORARY AND PERMANENT EROSION CONTROL MEASURES SHALL BE REMOVED WITHIN 30 DAYS AFTER FINAL SITE STABILIZATION IS ACHIEVED OR AFTER THE TEMPORARY MEASURES ARE NO LONGER NEEDED.
7. ALL TEMPORARY AND PERMANENT EROSION CONTROL MEASURES MUST BE MAINTAINED AND REPAIRED AS NEEDED. THE GENERAL CONTRACTOR SHALL BE ULTIMATELY RESPONSIBLE FOR THE MAINTENANCE AND REPAIR.
8. ALL CONSTRUCTION TRAFFIC SHALL ENTER THE SITE ONLY AT PROPOSED CONSTRUCTION ENTRANCE(S) AS SHOWN ON PLANS.
9. ALL DIRT, MUD, OR DEBRIS THAT REACHES THE PUBLIC ROADS SHALL BE IMMEDIATELY CLEANED BY THE CONTRACTOR.
10. STOCKPILES SHALL NOT BE LOCATED IN A FLOOD PRONE AREA OR A DESIGNATED BUFFER PROTECTING WATERS OF THE UNITED STATES.
11. IF A TOPSOIL STOCKPILE IS TO REMAIN IN PLACE FOR MORE THAN 3 DAYS, IT MUST BE ENCLOSED BY SILT FENCE.
12. ALL TREES THAT ARE NOT TO BE REMOVED SHALL BE PROTECTED AS NEEDED. SEE TREE PROTECTION DETAIL.
13. A CONCRETE WASHOUT AREA SHALL BE PROVIDED ON-SITE. CONCRETE CANNOT BE WASHED OUT INTO THE PUBLIC RIGHT-OF-WAY OR SEWER SYSTEM.
14. SUBMERSIBLE PUMPS USED DURING CONSTRUCTION MUST DISCHARGE ONTO A STABILIZED SURFACE AND HAVE AN APPROVED SEDIMENT FILTER BAG CONNECTED TO THE DISCHARGE HOSE.

ORIGINAL ISSUE DATE: 07-01-2024

NO.	DATE	DESCRIPTION
1	11/1/24	IDOT COMMENTS 1
2	2/25/25	IDOT COMMENTS 2

CLIENT: JOHN GRELLE

EXPIRES: 11/30/2025

SESC PLAN

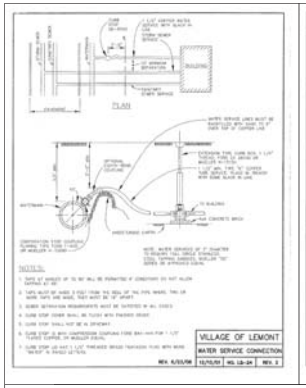
609 ILLINOIS STREET, LEMONT, IL

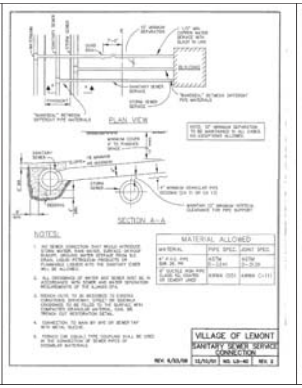
JOB NO:	24-04
DESIGN BY:	KU
DRAWN BY:	KU
SCALE:	1" = 20'

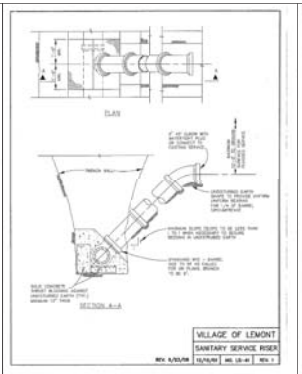
5 OF 8

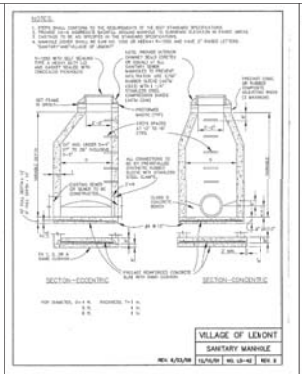
E:\24-01 Lemont (609 Illinois St)\CAD\Model\C-5 (SESC).dwg 2/27/2025

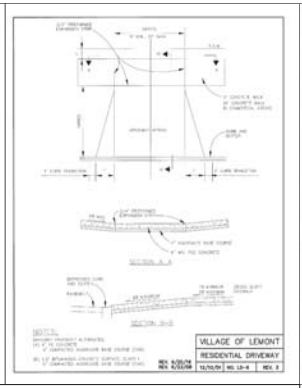
CONSTRUCTION DETAILS

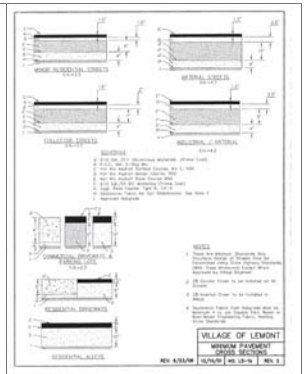


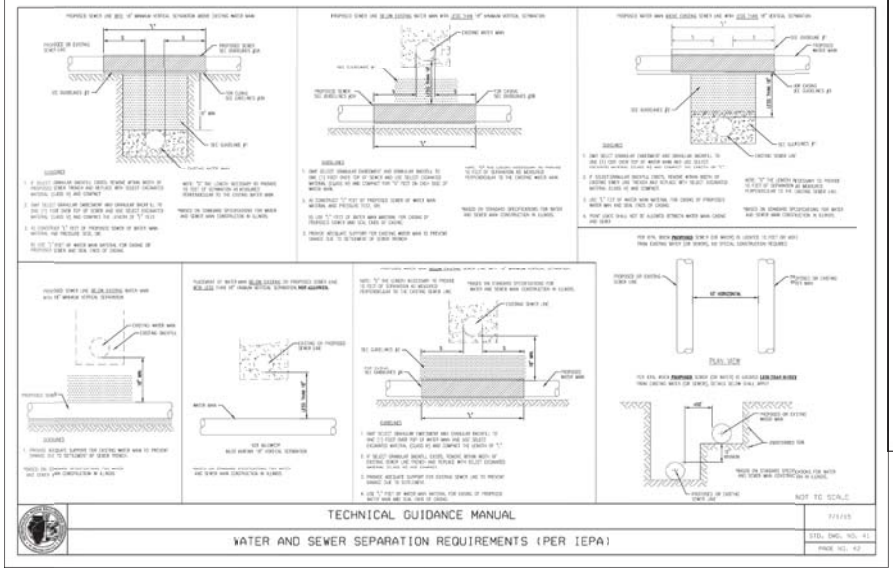


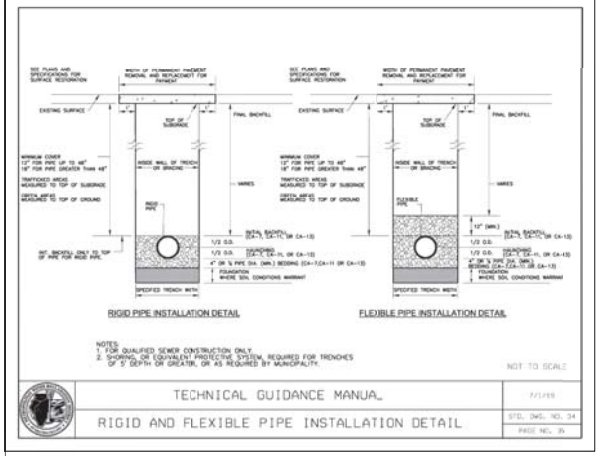












ORIGINAL ISSUE DATE: 07-01-2024

NO.	DATE	DESCRIPTION
1	11/1/24	IDOT COMMENTS 1
2	2/25/25	IDOT COMMENTS 2

CLIENT: JOHN GRELE

EXPIRES: 11/30/2025

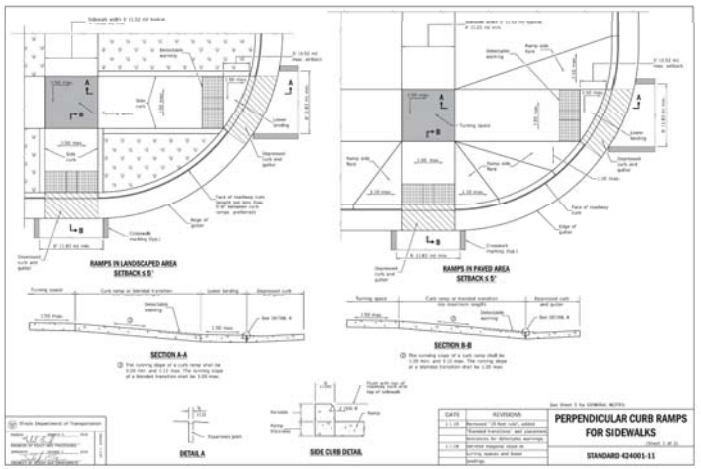
CONSTRUCTION DETAILS

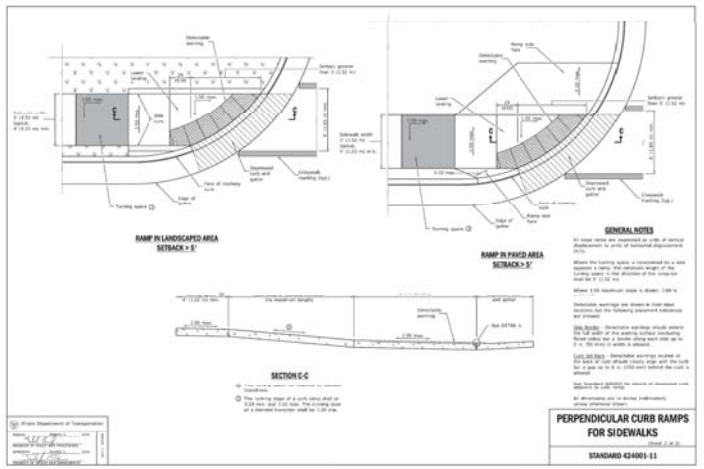
609 ILLINOIS STREET, LEMONT, IL

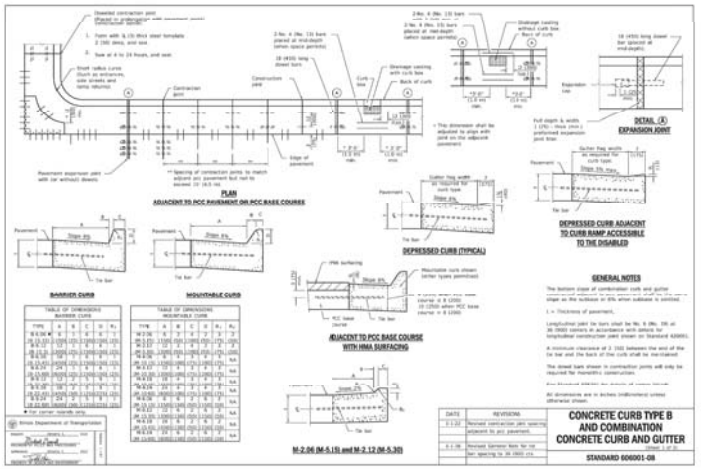
JOB NO:	24-04
DESIGN BY:	KU
DRAWN BY:	KU
SCALE:	N.T.S.

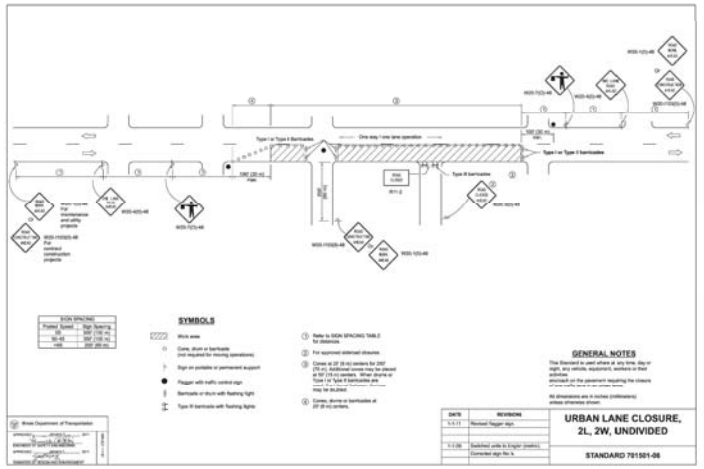
E:\24-01 Lemont (609 Illinois St)\CAD\Model\C-6 (Details).dwg 2/27/2025

CONSTRUCTION DETAILS









ORIGINAL ISSUE DATE: 07-01-2024

NO.	DATE	DESCRIPTION
1	11/1/24	IDOT COMMENTS 1
2	2/25/25	IDOT COMMENTS 2

CLIENT: JOHN GRELE

EXPIRES: 11/30/2025

CONSTRUCTION DETAILS

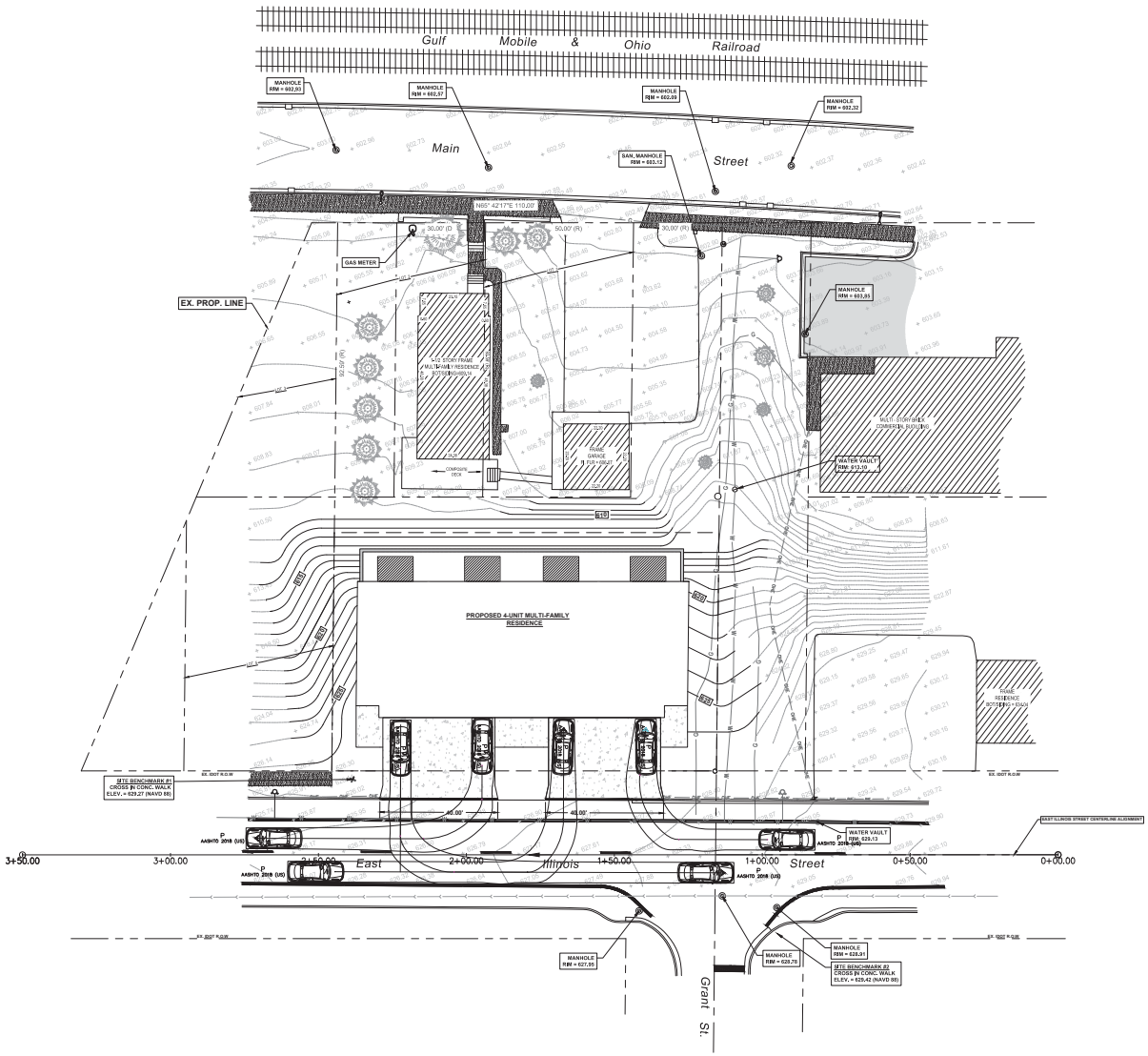
609 ILLINOIS STREET, LEMONT, IL

JOB NO:	24-04
DESIGN BY:	KU
DRAWN BY:	KU
SCALE:	N.T.S

7 OF 8

E:\24-01 Lemont (609 Illinois St)\CAD\Model\C-7 (Details).dwg 2/27/2025

AUTOTURN EXHIBIT



0 40 80 Feet

ORIGINAL ISSUE DATE: 07-01-2024

NO.	DATE	DESCRIPTION
1	11/1/24	IDOT COMMENTS 1
2	2/25/25	IDOT COMMENTS 2

CLIENT: JOHN GRELE

EXPIRES - 11/30/2025

AUTOTRUN EXHIBIT

609 ILLINOIS STREET, LEMONT, IL

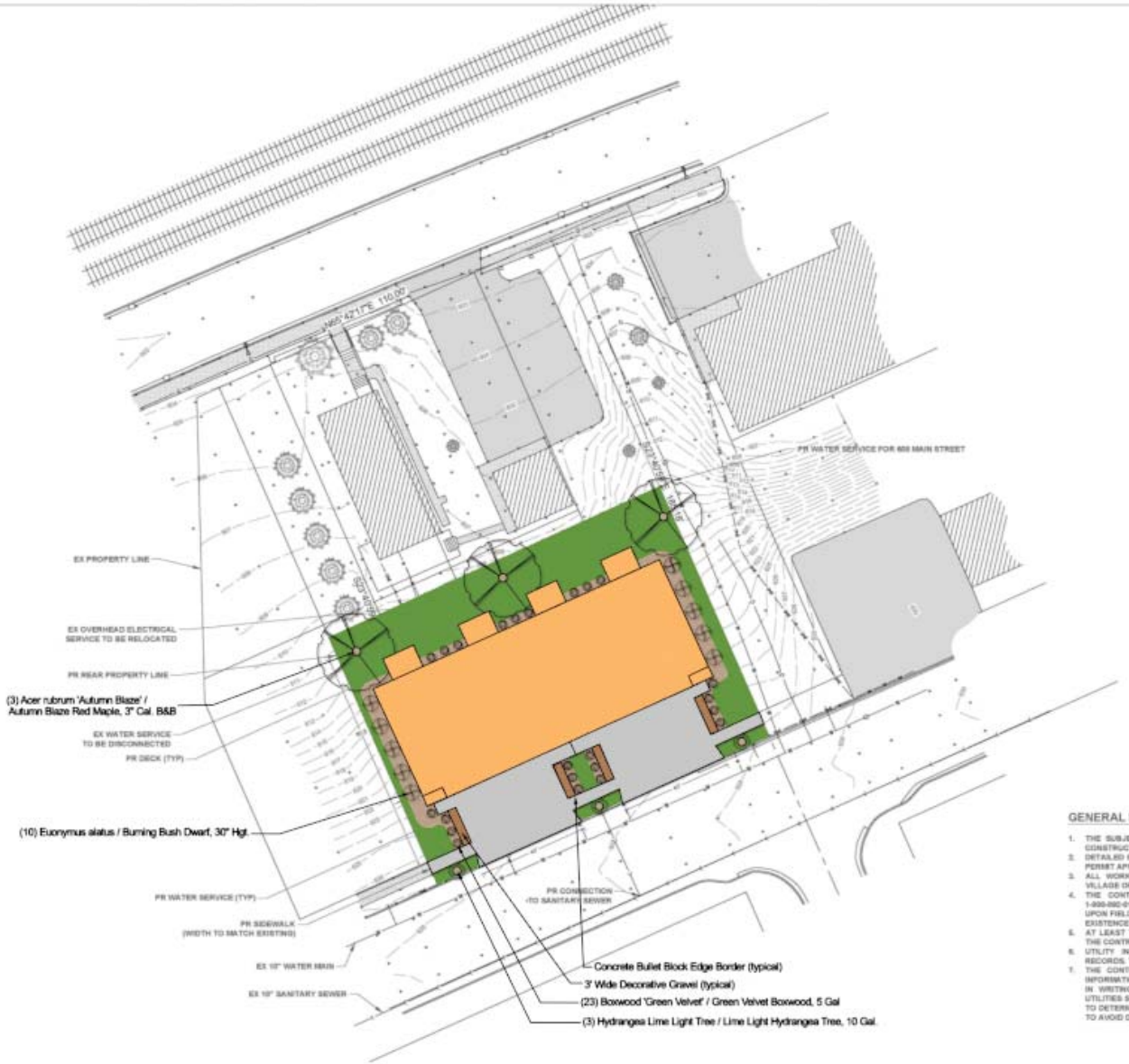
JOB NO:	24-04
DESIGN BY:	KU
DRAWN BY:	KU
SCALE:	1" = 20'

8 OF 8

E:\24-01 Lemont (609 Illinois St)\CAD\Model\C-8 AutoTurn.dwg 2/27/2025

Attachment 5

PRELIMINARY LANDSCAPE PLAN



SCALE 1" = 40'-0"

SITE DATA TABLE:

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

GENERAL NOTES

1. THE SUBJECT EXHIBIT IS FOR THE TECHNICAL REVIEW COMMITTEE ONLY, AND NOT FOR CONSTRUCTION.
2. DETAILED ENGINEERING AND GRADING PLANS WILL BE SUBMITTED AS PART OF THE FUTURE PERMIT APPLICATION.
3. ALL WORK PERFORMED UNDER THIS CONTRACT SHALL BE IN ACCORDANCE WITH THE VILLAGE OF LEMONT ORDINANCES AND STANDARDS.
4. THE CONTRACTOR PERFORMING UNDERGROUND WORK SHALL CONTACT J.U.L.I.E. AT 1-800-892-0123 AT LEAST 48 HOURS PRIOR TO START OF WORK. UTILITY INFORMATION IS BASED UPON FIELD MEASUREMENTS AND BEST AVAILABLE RECORDS. THIS DOES NOT PRECLUDE THE EXISTENCE OF OTHER UNDERGROUND UTILITIES.
5. AT LEAST TWO WORKING DAYS PRIOR TO THE COMMENCEMENT OF ALL PHASES OF WORK, THE CONTRACTOR SHALL NOTIFY THE VILLAGE OF LEMONT: (630) 257-1660.
6. UTILITY INFORMATION IS BASED UPON FIELD MEASUREMENTS AND BEST AVAILABLE RECORDS. THIS DOES NOT PRECLUDE THE EXISTENCE OF OTHER UNDERGROUND UTILITIES.
7. THE CONTRACTOR SHALL VERIFY THE ELEVATIONS AND LOCATIONS OF ALL EXISTING INFORMATION AS SHOWN ON THE PLANS AND NOTIFY THE ENGINEER OF ALL DISCREPANCIES IN WRITING, PRIOR TO THE COMMENCEMENT OF THE WORK. EXISTING UNDERGROUND UTILITIES SHALL BE EXPOSED BY THE CONTRACTOR PRIOR TO THE START OF CONSTRUCTION TO DETERMINE IF A PROBLEM OR CONFLICT EXISTS WITH THE PROPOSED IMPROVEMENTS AND TO AVOID DELAYS IN THE PROGRESS OF THE WORK ONCE WORK COMMENCES.

a touch of green
Landscape Design, Installation & Garden Center

PH: (708) 301-2090

12720 W. 159TH ST.
HOMER GLEN, IL. 60491

PROPOSED RESIDENTIAL BUILDING

609 ILLINOIS STREET
LEMONT, IL

DATE ISSUED: APRIL 9, 2024

DESIGNED BY: GS

LICENSED LANDSCAPE ARCHITECT
Gregory B. Stevens
157001001
STATE OF ILLINOIS

EXPIRATION DATE: 08/31/2025

GREG STEVENS, PLA
ILLINOIS REG. NO. LA157001001
(FOR THE FIRM)

SHEET TITLE:

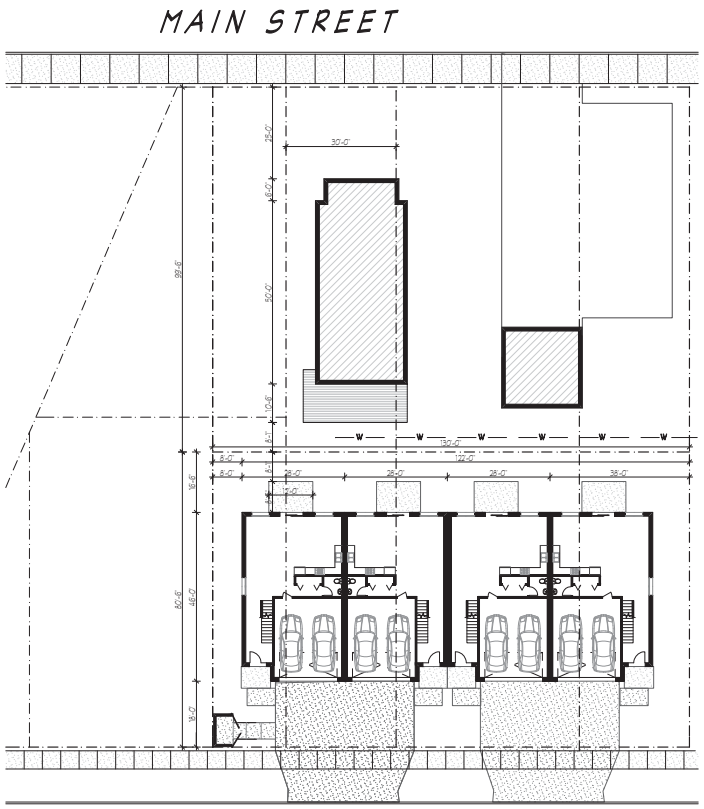
PRELIMINARY LANDSCAPE PLAN

SHEET NUMBER:

LP-101

Attachment 6

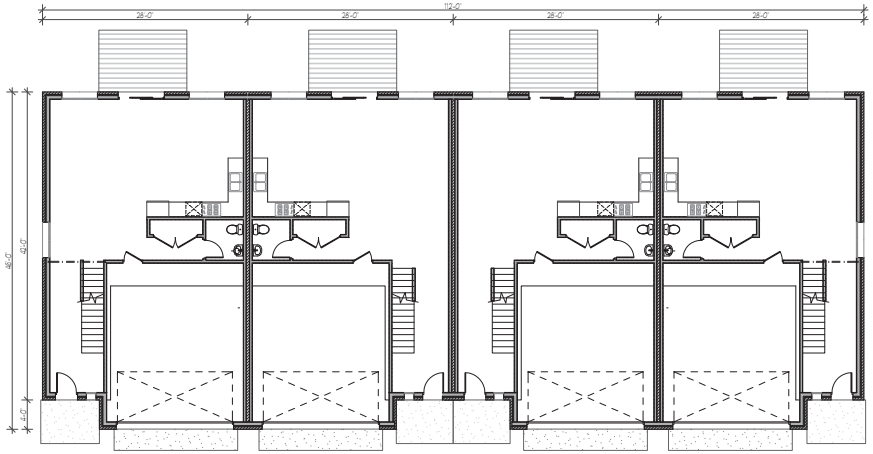
608 ILLINOIS STREET
LEMONT, ILLINOIS



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



FRONT (SOUTH) ELEVATION



OVERALL GROUND FLOOR PLAN

n. batistich, architects
MEADOWBROOK OFFICE CENTER
16W475 S. FRONTAGE RD., SUITE 201
BURR RIDGE, IL 60527 (630) 986-1773
IL. DESIGN FIRM LIC. NO: 184.004693

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

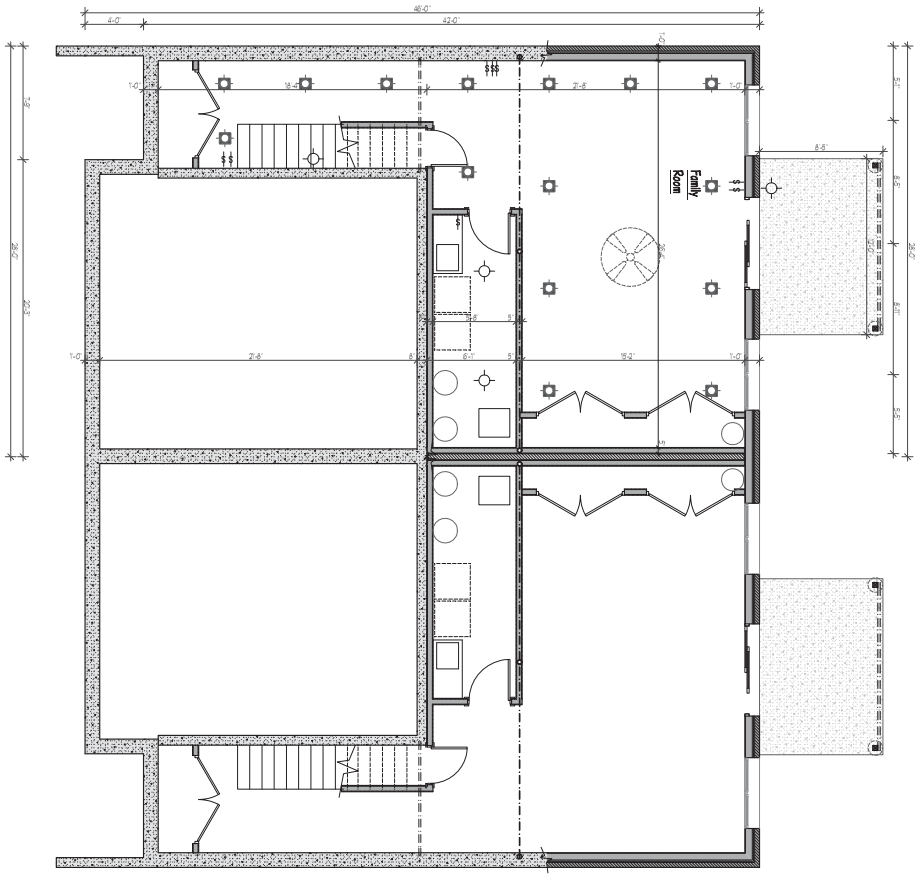
DO NOT SCALE DRAWINGS

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

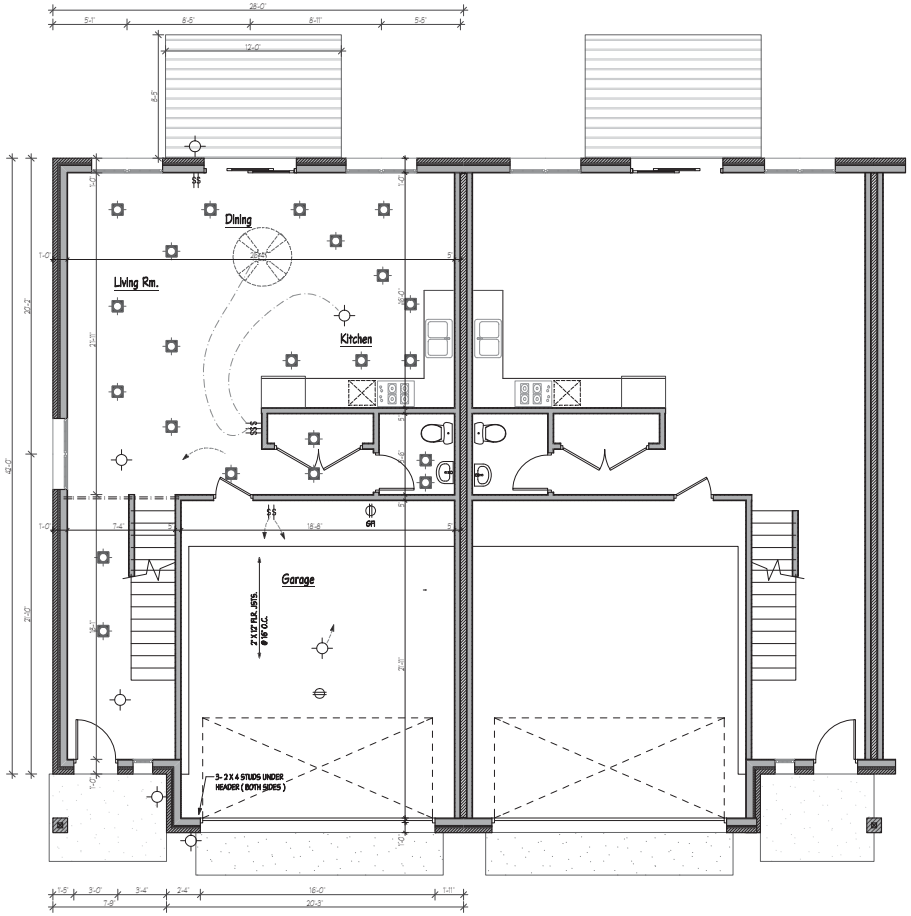
PLAN No.	REVISIONS	DATE: 09-01-2023
SHEET No.		DRAWN BY:
		SCALE:
		APPROVED BY:

FOUNDATION PLAN

SCALE: 1/4"=1'-0"

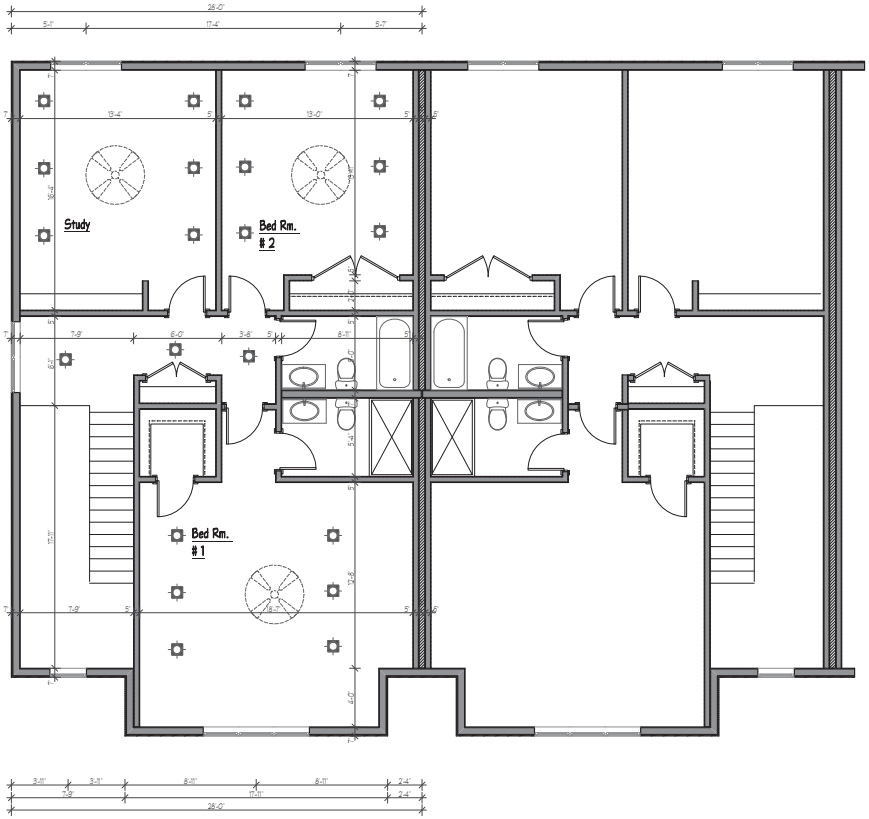


PLAN No. .	REVISIONS	DATE: 09-01-2023	DO NOT SCALE DRAWINGS CONTRACTOR SHALL VERIFY ALL PLAN AND DIMENSIONS AND CONDITIONS ON THE JOB AND SHALL IMMEDIATELY NOTIFY THE ARCHITECTS, IN WRITING, OF ANY DISCREPANCIES BEFORE PROCEEDING WITH WORK OR BE RESPONSIBLE FOR SAME.		I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED BY ME OR UNDER MY SUPERVISION AND THAT THEY COMPLY TO THE BEST OF MY KNOWLEDGE AND BELIEF WITH THE REQUIREMENTS OF THE APPLICABLE BUILDING CODES	n. batistich, architects MEADOWBROOK OFFICE CENTER 16W475 S. FRONTAGE RD., SUITE 201 BURR RIDGE, IL 60527 (630) 986-1775 IL. DESIGN FIRM LIC. NO. 184.004493
SHEET No.		DRAWN BY:				
		SCALE:				
		APPROVED BY:				



FIRST FLOOR PLAN

SCALE 1/4" - 1'-0"



SECOND FLOOR PLAN

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

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

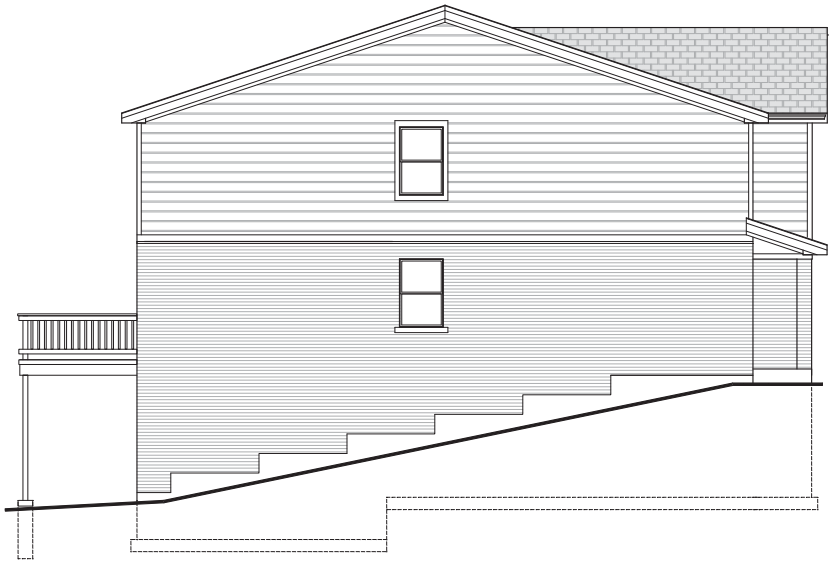
PLAN No. .

SHEET No.

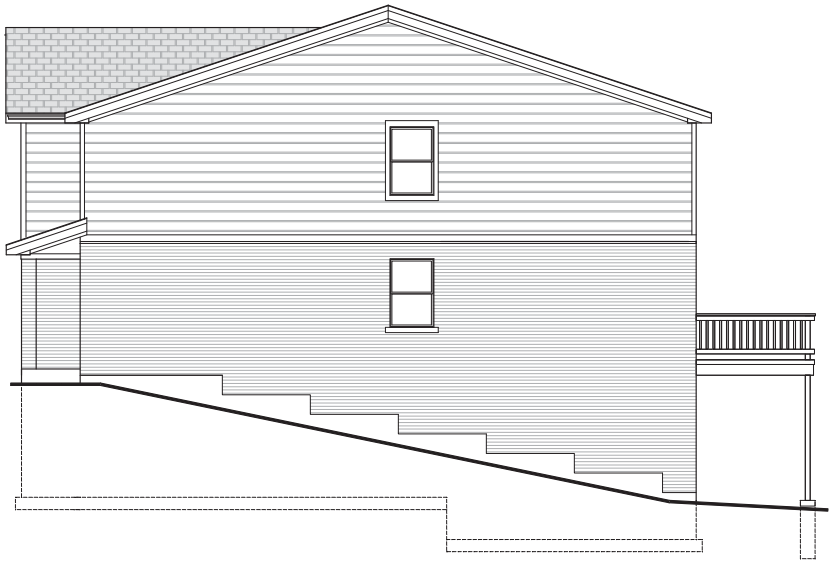
REVISIONS	DATE: 09-01-2025
	DRAWN BY:
	SCALE:
	APPROVED BY:

DO NOT SCALE DRAWINGS

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



LEFT (WEST) ELEVATION



RIGHT (EAST) ELEVATION



FRONT (SOUTH) ELEVATION



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

I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED BY ME OR UNDER MY SUPERVISION AND THAT I AM DULY LICENSED BY THE STATE OF ILLINOIS AS AN ARCHITECT AND THAT THEY COMPLY TO THE BEST OF MY KNOWLEDGE WITH THE REQUIREMENTS OF THE APPLICABLE BUILDING CODES

PLAN No.: -
SHEET No.:

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

DO NOT SCALE DRAWINGS

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

Attachment 7

VILLAGE OF LEMONT

www.lemont.il.us

John Grele
1295 119th Street
Lemont, IL 60439

October 30, 2025

RE: Case 2024-03 609 Illinois Townhome Planned Unit Development

The Village has received the following plans and documents for Preliminary and Final Planned Unit Development:

1. Final PUD Application signed by applicant on 10/9/2025
2. Final Plat by Acorn Consultants dated 4/17/2024
3. Final Engineering by Krystian Ustupski dated 7/1/2024 with revision date of 2/25/25
4. Final Building Elevations by n.batistich, architects dated 9/1/2023.

The following Development Process was provided in TRC Comment letter dated 1/25/2024 and still applies:

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

Unified Development Ordinance Comments

1. The following fee is required with the Final Planned Unit Development Application:
    a. Application fee: $400
2. §17.08.040 allows for Permitted Deviations from Village Ordinances for PUDs. Modifications that deviate from the bulk, density, and design provision of the Village Ordinances are privileges

and will be considered by the Village only in direct response to tangible community benefits received from the PUD. These benefits shall be in the form of exceptional amenities, such as outstanding architecture, the design and amount of open space, the quantity and quality of landscaping, sensitivity to existing topography or drainage, preservation of existing mature trees of exceptional quality, or similar traits.

3. The following [eight] deviations were approved in O-29-24:
    a. §17.09.070 – Attached and detached garages shall be accessed from the alley. Where no alley exists, access may be from the street. When access is from the street, the garage door shall be placed at least 20-feet behind the principal plane of the primary structure on the lot. Attached garages accessed from the street shall have garage doors no wider than 10-feet. The attached garage are not accessed from alley, and setback 0-feet from principal plane of primary structure with garage doors wider than 10-feet.
    b. §17.09.070 Urban Design Standards in the D-D District. New development shall create new alleys. Alleys may be incorporated into parking lots ass drive aisles or fire lanes. There are no alleys proposed with the development.
    c. §17.09.070 Urban Design Standards in the D-D District. Alleys shall be the primary means of access to off-street parking. There are no alleys proposed in the development.
    d. §17.09.070 Urban Design Standards in the D-D District. Off-street parking shall be behind the principal building rather than on the side or front. Off-street parking is located on the driveway in front of the building.
    e. §17.09.070 Urban Design Standards in the D-D District. In all instances, off-street parking shall be at least 10-feet from a public right-of-way, excluding alleys. Off street parking is 0-feet from the public right-of-way.
    f. §17.09.080 and Table 17-09-01 Architectural Standards for the D-D District. Front setback shall be between 0 and 10 feet. The front setback is 18-feet.
    g. Engineering Detail LS-6. Driveways at the property line shall be no greater than 22-feet wide. The driveways are each 38-feet wide at the property line.
    h. Engineering Detail LS-6. Driveway aprons are a maximum of 24-feet. The driveway aprons are 40-feet wide.
4. **The following conditions were included in O-29-24 and should still be addressed:**
    a. Provide exhibit demonstrating the full capacity of vehicles parked in the driveways to verify adequate visibility for both vehicles and pedestrians with a sight line study or traffic study; and
    b. Provide a narrative addressing the PUD Objectives and statements of UDO exceptions as clarified in Section 17.08.010; and
    c. Provide parkway trees meeting the UDO along Illinois Street; and
    d. Per §17.09.080 and Table 17-09-01 Architectural Standards for the D-D District, pedestrian scale elements shall be included in the façade on any building elevation fronting a public right-of-way other than an alley.
    e. Per §17.09.080 and Table 17-09-01 Architectural Standards for the D-D District, provide a header and sill for all windows surrounded by masonry. Provide trim around windows on all other façades.
    f. Per §17.09.080 and Table 17-09-01 Architectural Standards for the D-D District, provide expression lines. Such expression lines shall either be a molding extending horizontally a

minimum of two-inches, or a jog of two or more inches in the surface plane of the building.

g. Obtain IDOT (Illinois Department of Transportation) and any other outside jurisdictional approval prior to Final PUD approval. ✓ **Noted: IDOT approval sheet provided to Village.**
h. Address any outstanding issues as noted and forthcoming by Village Staff and Consultants.

5. Show the pedestrian sidewalk on sheet 8 of Final Engineering plans for the autoturn exhibit. Clarify if the vehicles overhang onto the pedestrian pathway. It appears the vehicles will block the pedestrian pathway along Illinois Street. Consider shifting the building farther back to create a longer driveway so there is more room for pedestrians. In particular, the pathway should be ADA Accessible.
6. **Repeat Comment:** Clarify location of loading and garbage pickup. All garbage facilities shall be enclosed.
7. The landscape plan submitted states "Preliminary" and it should be a Final Landscape Plan. Please address all the landscaping comments prior to providing an updated Final Landscape Plan. Per 17.20.030: For all PUDs, landscape plans shall be prepared by a Registered Landscape Architect. In such cases, the seal, signature, and license number of the RLA shall be shown on the plan.
8. Verify all plans are in agreement. The pavement area in front of the entryways appears to be greater on the Final Engineering plans versus the Preliminary Landscape plan.
9. **Standard Comment**: The development is required to meet the Land/Cash Contributions within §17.18.
10. **Repeat Comment**: See §17.20.090 for landscape standards for multi-family buildings. For example, foundation landscaping is required associated with the townhome building. Parkway trees are required along Illinois Street. It is noted that foundation landscaping appears on the Preliminary Landscape Plan.
11. Provide the type and size of the trees that have been removed. The Final Engineering plans state 'trees to be removed' and the trees have already been removed. A tree survey and tree preservation plan is typically a part of a Planned Unit Development plan.
12. Decorative stone (stated on Preliminary Landscape Plan) can be used in landscape beds but mulch is required to be used around trees and shrubs at a 3-inch depth. All perennial, annual and ground cover beds shall be mulched at a 2-inch depth. See Section 17.20.040 of UDO.
13. **Repeat Comment**. Provide mailbox detail and anticipated mail delivery service. Will there be a community mail box? Involve the post office in the planning process. If the post office has been notified, please provide an update. The Village assigns the addresses but the post office decides the structure and type of delivery (i.e. communal mail box versus individual mail box). The addresses will be 609, 611, 613 and 615 Illinois and will be assigned following Final PUD approval and prior to Site Development Permit issuance.

Engineering Comments

1. Information on stormwater is missing from the plans. Here are items that are missing:
    a. No detention
    b. No volume control

    c. No consideration for neighbors' properties that will additional stormwater heading their way because this property is higher than the rest.
    d. Are there downspouts? Where are they sending water to? Need for rear yard storm sewer?
2. IDOT Permit for Driveway Entrances is needed. **Received** ✓
3. IDOT Permit for Utility Connection in IDOT ROW is needed
4. IDOT approval of patching cross section is needed (will be part of utility connection permit)
5. IDOT Permit for Sidewalk Installation is needed (might be included in the Driveway Entrance permit). **Included in Driveway permit, received.** ✓
6. MWRD permit for sanitary is needed.
7. IEPA NOI permit is likely needed.
8. Need clarification of the vacation of Grant Street. Cook County Viewer does not show any distinction there. Here is likely what is needed:
    a. If Cook County Viewer is correct, then Village water main is on private property (neighbor to the east) and an easement would be needed for this site to connect to the water main.
9. There is also Nicor that is running on the proposed site. An easement will be needed here as well.
10. B-boxes needed for all water service connections. Public services are typically 1.5", can be reduced to 1" at the b-box.
11. One proposed (?) b-box shown needs to be on public ROW or shown in an easement for the Village to be able to access.
12. Comments on the Final Plat document will be provided separately. Once the final plat is agreed upon, a mylar should be provided to the Village to be recorded following Final PUD and Final Plat approval.

Lemont Fire District

1. Per local ordinance NFPA 13D: An approved NFPA 13D sprinkler system shall be permitted in accordance with subsection 903.3.1.3. Automatic sprinkler systems shall be installed in all new multiple family dwellings including townhomes. Lemont Fire Protection District Ordinance #17-05 Section 903.2.1.1.

Please provide a response to these comments at the next submittal.

Sincerely,

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

Attachment 8

VILLAGE OF LEMONT

0-29-24

418 Main Street | Lemont, IL 60439

TO: Village Board Meeting
FROM: Jamie Tate, Community Development
THROUGH: Jason Berry, CEcD, AICP, Economic & Community Development Director
SUBJECT: An Ordinance Granting a Special Use for a Preliminary Planned Unit Development (PUD) and Plat for a 4-Unit Townhome Development in the D-D District at the Northwest Corner of Grant and Illinois Street in Lemont, IL (609 Illinois Street)
DATE: June 24, 2024

SUMMARY/BACKGROUND

John Grele is requesting approval of a Preliminary Planned Unit Development (PUD) with the creation of a new lot to allow a 4-unit townhome on vacant land located approximately at 609 Illinois Street, the northwest corner of Grant and Illinois Streets in the D-D, Downtown District. Townhomes are an allowed use in the D-D, but the new lot created for development is greater than 10,000 square-feet, requiring a PUD and there are several departures from the zoning standards within the PUD.

ANALYSIS

Comprehensive Plan

The future land use map in the Lemont 2030 Comprehensive Plan designates the subject property as Mixed Use (MU).

Planning & Zoning Commission (PZC)

A public hearing to discuss the matter was held at the regularly scheduled meeting on April 3, 2024 and continued to the regularly scheduled PZC meeting on May 1, 2024. The PZC failed to recommend Case 2024-03 609 Illinois PUD with a 2-4 vote at the PZC meeting. The failed recommendation requires a favorable vote of two thirds of the members of the Village Board.

Commitee of the Whole (COW)

The COW discussed the proposed PUD and Preliminary Plat for 609 Illinois at the regularly scheduled meeting on May 20, 2024.

Consistency with Village Policy

Lemont 2030 Comprehensive Plan

STAFF RECOMMENDATION

Consideration of the attached item.

BOARD ACTION REQUESTED

A motion to approve the attached item.

ATTACHMENTS

Ordinance Granting a Special Use for a PUD for a 4-Unit Townhome at the Northwest Corner of Grant and Illinois Street in Lemont IL (609 Illinois)

VILLAGE OF LEMONT

ORDINANCE NO. O-29-24

AN ORDINANCE GRANTING A SPECIAL USE FOR A PRELIMINARY PLANNED UNIT DEVELOPMENT (PUD) AND PLAT FOR 4-UNIT TOWNHOME DEVELOPMENT IN THE D-D ZONING DISTRICT AT THE NORTHWEST CORNER OF GRANT AND ILLINOIS STREET IN LEMONT, IL

(609 Illinois Street)

ADOPTED BY THE
PRESIDENT AND BOARD OF TRUSTEES
OF THE VILLAGE OF LEMONT
THIS 24th DAY OF JUNE, 2024

Published in pamphlet form by
Authority of the President and
Board of Trustees of the Village of
Lemont, Counties of Cook, Will and
DuPage, Illinois, this 24th day of June, 2024.

ORDINANCE NO. 0-29-24

AN ORDINANCE GRANTING A SPECIAL USE FOR A PRELIMINARY PLANNED UNIT DEVELOPMENT (PUD) AND PLAT FOR 4-UNIT TOWNHOME DEVELOPMENT IN THE D-D ZONING DISTRICT AT THE NORTHWEST CORNER OF GRANT AND ILLINOIS STREET IN LEMONT, IL

(609 Illinois Street)

WHEREAS, John Grele (hereinafter referred to as "the Petitioner") is the owner of the property at 608 Main Street (PIN#22-20-422-013-0000) (hereinafter referred to as the "Subject Property"), legally described and depicted in Exhibit A; and

WHEREAS, the Petitioner requests to divide the subject property to create a lot for the development along Illinois Street utilizing the rear portion of the existing property at 608 Main Street; and

WHEREAS, the Petitioner applied pursuant to the provisions of the Lemont, Illinois Municipal Code, Title 17 Unified Development Ordinance ("UDO") seeking a special use for a preliminary planned unit development and preliminary plat, consisting of the following (hereinafter referred to as "609 Illinois PUD"):

1. Preliminary Plat of Subdivision for 608 Main Street Resubdivision by Acorn Consultants, Ltd. dated 4/17/2024, attached hereto and incorporated herein as Exhibit B; and
2. Preliminary Site Plan by Krystian Ustupski dated 3/20/2024, attached hereto and incorporated herein as Exhibit C; and
3. Topographic Survey by Acorn Consultants, Ltd. dated 3/16/2024, attached hereto and incorporated herein as Exhibit D; and
4. Preliminary Landscape Plan by A Touch of Green dated 4/9/2024, attached hereto and incorporated herein as Exhibit E; and
5. Plat of Survey with Existing Conditions by Acorn Consultants, Ltd. dated 3/16/2024, attached hereto and incorporated herein as Exhibit F; and
6. Preliminary Sketches for 609 Illinois Street by n. batistich, architects dated 9/1/2023, attached hereto and incorporated herein as Exhibit G; and

WHEREAS, the new lot created for the townhome development is greater than 10,000 square-feet requiring a Planned Unit Development in the D-D, Downtown District; and

WHEREAS, the following 8 zoning departures from UDO standards are a part of this PUD within this Ordinance:

1. §17.09.070 Urban Design Standards in the D-D District. Attached and detached garages shall be accessed from the alley. Where no alley exists, access may be from the street.

When access is from the street, the garage door shall be placed at least 20-feet behind the principal plane of the primary structure on the lot. Attached garages accessed from the street shall have garage doors no wider than 10-feet. The townhome's attached garages are not accessed from an alley, and setback 0-feet from the principal plane of the primary structure with garage doors are wider than 10-feet.

2. §17.09.070 Urban Design Standards in the D-D District. New development shall create new alleys. Alleys may be incorporated into parking lots ass drive aisles or fire lanes. There are no alleys proposed with the development.
3. §17.09.070 Urban Design Standards in the D-D District. Alleys shall be the primary means of access to off-street parking. There are no alleys proposed in the development.
4. §17.09.070 Urban Design Standards in the D-D District. Off-street parking shall be behind the principal building rather than on the side or front. Off-street parking is located in the driveway in front of the building.
5. §17.09.070 Urban Design Standards in the D-D District. In all instances, off-street parking shall be at least 10-feet from a public right-of-way, excluding alleys. Off street parking is 0-feet from the public right-of-way.
6. §17.09.080 and Table 17-09-01 Architectural Standards for the D-D District. Front setback shall be between 0 and 10 feet. The front setback is 18-feet.
7. Engineering Detail LS-6. Driveways at the property line shall be no greater than 22-feet wide. The driveways are each 38-feet wide at the property line.
8. Engineering Detail LS-6. Driveway aprons are a maximum of 24-feet. The driveway aprons are 40-feet.

WHEREAS, the Planning and Zoning Commission of the Village of Lemont, Illinois conducted a public hearing on April 3, 2024, then continued to May 1, 2024, for the preliminary PUD and Plat request and voted 2-4, in a failed recommendation of approval for the 609 Illinois Street Preliminary Planned Unit Development (PUD) with conditions that have been incorporated into this Ordinance; and

WHEREAS, a notice of the aforesaid public hearing was made in the manner provided by law and was published in the *Daily Southtown*, a newspaper of general circulation within the Village; and

WHEREAS, the failed recommendation from the Planning and Zoning Commission requires a favorable vote of two-thirds of all the Trustees of the Village board to approve the special use; and

WHEREAS, the President and Board of Trustees of the Village have reviewed the matter herein and have determined that the requested PUD is in the best interest of public health, safety, and welfare of the residents of the Village of Lemont, and hereby adopts the finding of facts as set forth in Exhibit H.

NOW, THEREFORE BE IT ORDAINED by the Village President and Board of Trustees of the Village of Lemont, Counties of Cook, DuPage, and Will, Illinois as follows:

SECTION ONE: Incorporation of Recitals. The foregoing findings and recitals are hereby adopted as Section 1 of this Ordinance and are incorporated by reference as if set forth verbatim herein.

SECTION TWO: Special Use. A special use for a planned unit development is granted as provided and conditioned in this Ordinance.

SECTION THREE: Conditions. The special use for a planned unit development shall have the following conditions:

1. **General Conditions**. Unless otherwise approved by the Village Board the Subject Property shall be developed and maintained in accordance with Village Code and this ordinance.

2. Prior to final PUD approval the following plans/permits shall be applied for and submitted for approval to the Village:

    a) Final PUD Plat/Plan Application
    b) Final plat of subdivision
    c) Final engineering plan
    d) Final landscape plan

3. **Specific Conditions**. The following specific conditions shall apply:

    a) Provide exhibit demonstrating the full capacity of vehicles parked in the driveways to verify adequate visibility for both vehicles and pedestrians with a sight line study or traffic study; and
    b) Provide a narrative addressing the PUD Objectives and statements of UDO exceptions as clarified in Section 17.08.010; and
    c) Provide parkway trees meeting the UDO along Illinois Street; and
    d) Per §17.09.080 and Table 17-09-01 Architectural Standards for the D-D District, pedestrian scale elements shall be included in the façade on any building elevation fronting a public right-of-way other than an alley.
    e) Per §17.09.080 and Table 17-09-01 Architectural Standards for the D-D District, provide a header and sill for all windows surrounded by masonry. Provide trim around windows on all other façades.
    f) Per §17.09.080 and Table 17-09-01 Architectural Standards for the D-D District, provide expression lines. Such expression lines shall either be a molding extending horizontally a minimum of two-inches, or a jog of two or more inches in the surface plane of the building.
    g) Obtain IDOT (Illinois Department of Transportation) and any other outside jurisdictional approval prior to Final PUD approval.
    h) Address any outstanding issues as noted and forthcoming by Village Staff and Consultants.

SECTION FOUR: The planned unit development approval shall lapse in the event the Petitioner

does not file a complete application for Final PUD approval within one (1) year of the effective date of this ordinance, unless otherwise extended by the President and Board of Trustees of the Village.

SECTION FIVE: That the Village Clerk of the Village of Lemont be and is directed hereby to publish this Ordinance in pamphlet form, pursuant to the Statutes of the State of Illinois, made and provided.

SECTION SIX: That this Ordinance shall be in full force and effect from and after its passage, approval and publication as provided by law.

ADOPTED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF LEMONT, COUNTIES OF COOK, WILL, AND DuPAGE, ILLINOIS, on this 24th day of June, 2024.

PRESIDENT AND VILLAGE BOARD MEMBERS:

	AYES:	NAYS:	ABSENT:	ABSTAIN
Janelle Kittridge	✓			
Dave Maher	✓			
Ken McClafferty			✓	
Kevin Shaughnessy	✓			
Rick Sniegowski	✓			
Ron Stapleton	✓			

JOHN EGOSKE, Village President

Attest:

CHARLENE M. SMOLLEN, Village Clerk

VILLAGE OF LEMONT SEAL ILLINOIS

EXHIBIT A

Legal Description of Subject Property

Russell Schomig PLS # 2446
William Schomig

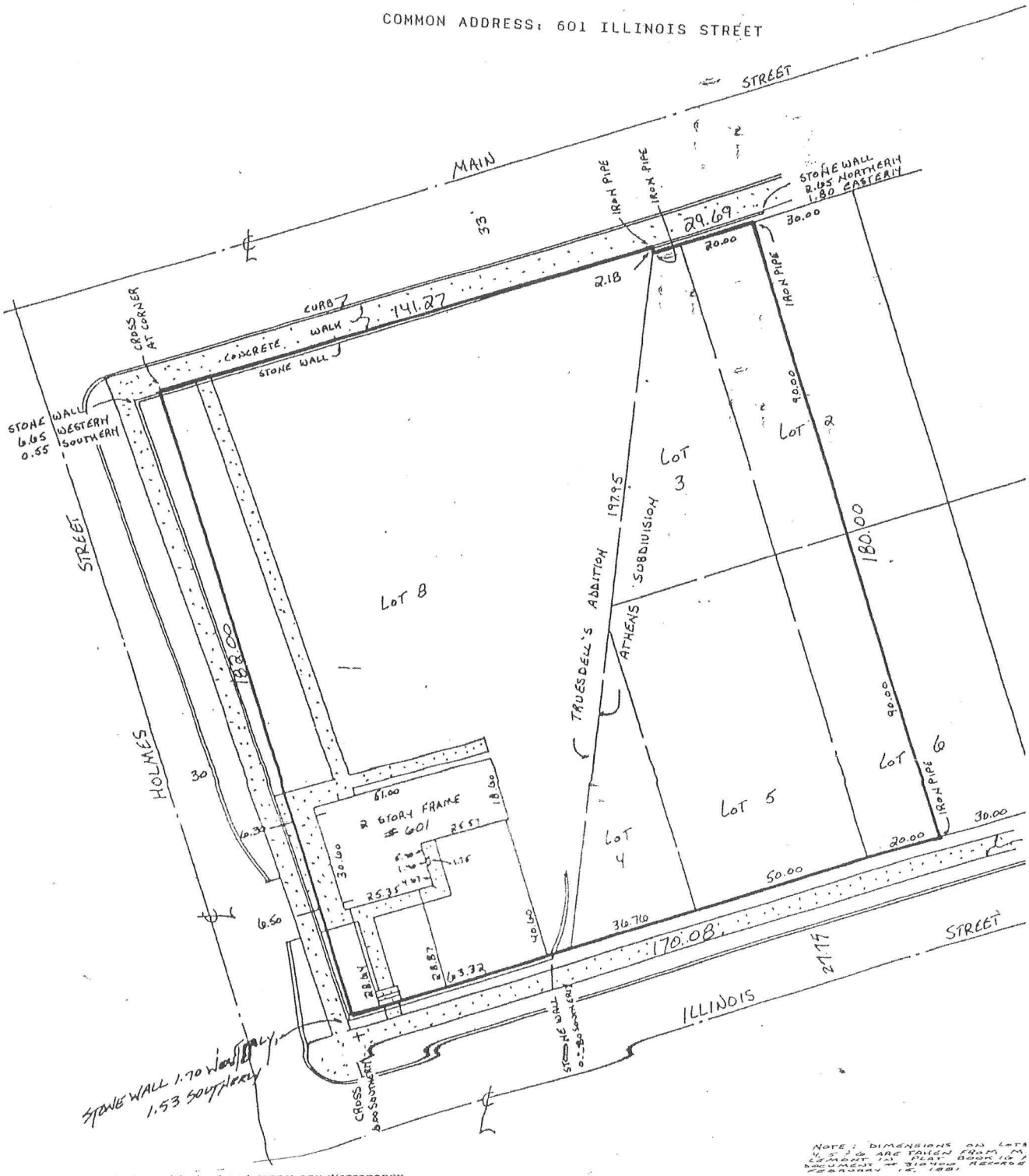
SCHOMIG LAND SURVEYORS, LTD.

Plat of Survey

1915
LaGrange
Offic
Fax

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

COMMON ADDRESS: 601 ILLINOIS STREET

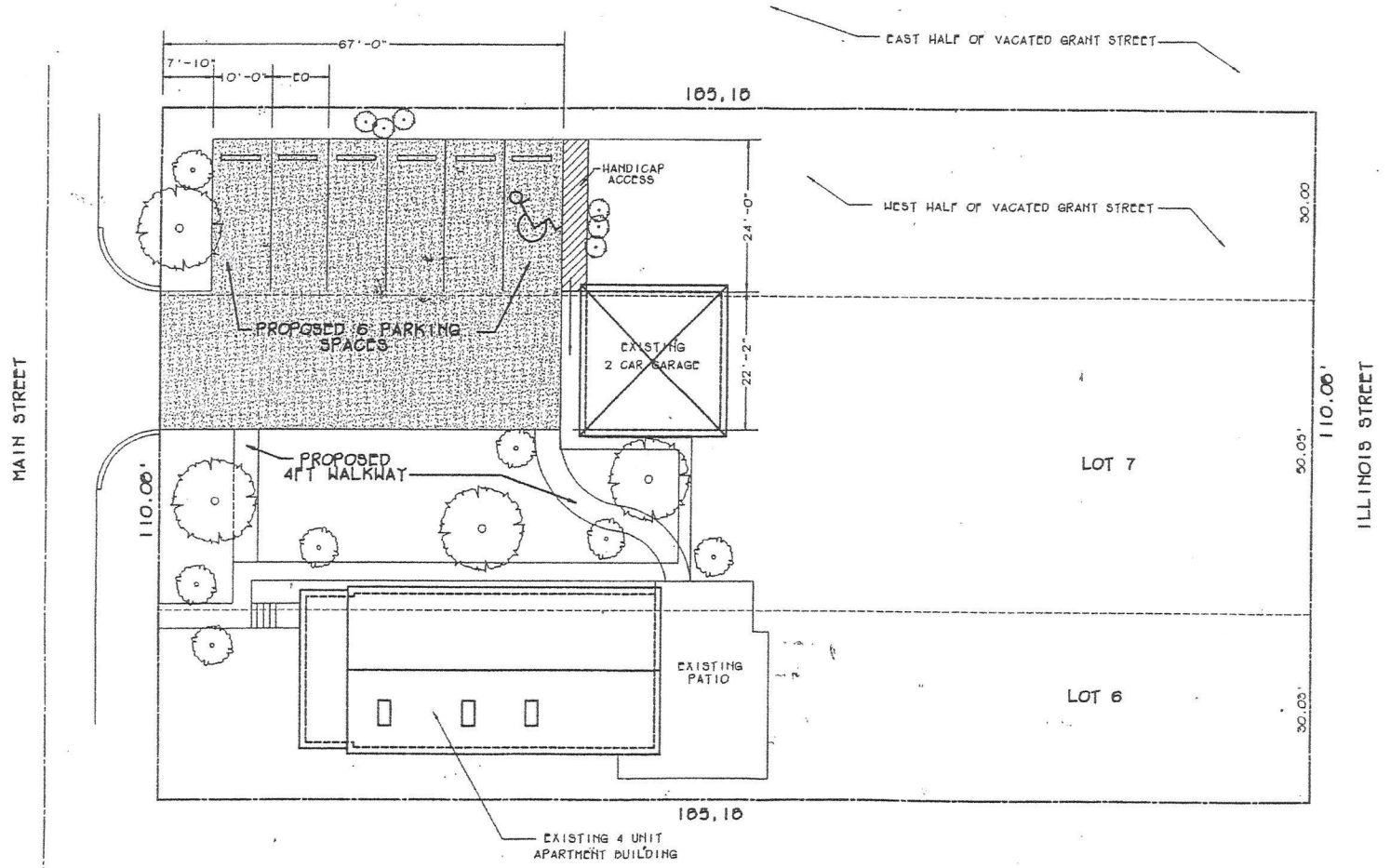


Note: DIMENSIONS ON LOTS 1, 2 & 3 ARE TAKEN FROM M. LEMONT 1st PLAT, BOOK 101 DOCUMENT # 3134700, RECORDED FEBRUARY 15, 1961.

Compare legal description with deed and report any discrepancy immediately. A title commitment was not furnished for use in preparation of this Survey. If a title commitment was not furnished, there may be easements, building lines or other restrictions not shown on this plat. This plat does not show building restrictions established by local ordinances. Local authorities must be consulted before erecting any restrictions. Do not scale dimensions from this plat.

STATE OF ILLINOIS }
COUNTY OF COOK }

We, SCHOMIG LAND SURVEYORS, LTD. an Illinois Licensed Profes



AXIS

Consultants

Versailles Business, Inc.

Project:

JOHN GRELE
600 MAIN STREET
LEMONT, IL 60439

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

Certifications

Sheet Title:

PROPOSED
SITE
PLAN

Scale: AS NOTED

Job No: 95364

Drawn By: MJ

Checked By: SS

Approved:

A-1

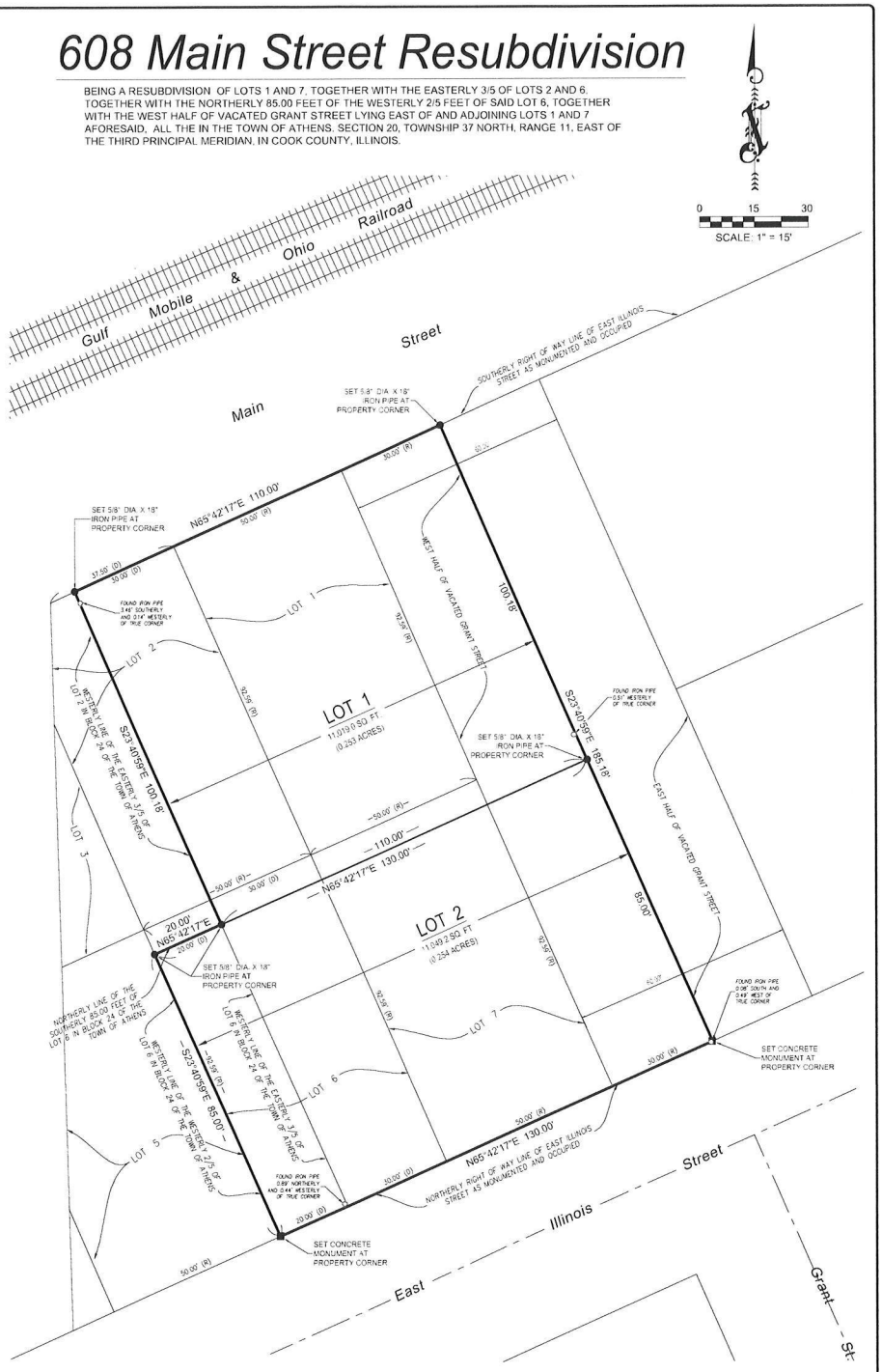
EXHIBIT B

Preliminary Plat

PARCEL NUMBER:
P.I.N. 22-20-422-013

608 Main Street Resubdivision

BEING A RESUBDIVISION OF LOTS 1 AND 7, TOGETHER WITH THE EASTERLY 3/5 OF LOTS 2 AND 6, TOGETHER WITH THE NORTHERLY 85.00 FEET OF THE WESTERLY 2/5 FEET OF SAID LOT 6, TOGETHER WITH THE WEST HALF OF VACATED GRANT STREET LYING EAST OF AND ADJOINING LOTS 1 AND 7 AFORESAID, ALL THE IN THE TOWN OF ATHENS, SECTION 20, TOWNSHIP 37 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.



OWNERS CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, JOHN GRELE AND SOPHIE GRELE, DO HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE PROPERTY DESCRIBED IN THE CAPTION TO THE PLAT HEREON DRAWN AND AS SUCH OWNERS, WE HAVE CAUSED SAID PROPERTY TO BE SURVEYED AND RESUBDIVIDED AS HEREON SHOWN, AS OUR OWN FREE AND VOLUNTARY ACT AND DEED.

WE HEREBY DEDICATE FOR PUBLIC USE THE LANDS SHOWN ON THIS PLAT, INCLUDING BUT NOT LIMITED TO, THOROUGHFARES, STREETS, ALLEYS, WALKWAYS AND PUBLIC SERVICES. GRANT THE TELEPHONE, GAS, ELECTRIC AND ANY OTHER PUBLIC OR PRIVATE UTILITY EASEMENTS AS STATED AND SHOWN ON THIS PLAT, AND GRANT AND DECLARE THE STORM WATER DRAINAGE AND DETENTION EASEMENTS AS STATED AND SHOWN ON THIS PLAT.

WE FURTHER CERTIFY THAT THERE ARE NO UNPAID DEFERRED INSTALLMENTS OF OUTSTANDING UNPAID SPECIAL ASSESSMENTS AFFECTING THE LAND DESCRIBED AND SHOWN ON THIS PLANNED DEVELOPMENT PLAT OR, IF ANY OF SAID INSTALLMENTS ARE NOT PAID, THEN SUCH INSTALLMENTS HAVE BEEN DIVIDED IN ACCORDANCE WITH THE PLANNED DEVELOPMENT AND APPROVED BY THE COURT WHICH CONFIRMED THE SPECIAL ASSESSMENT AND THE PROPER COLLECTOR OF ANY SUCH SPECIAL ASSESSMENT HAS SO CERTIFIED SUCH DIVISION ON THE FACE OF THIS SUBDIVISION PLAT.

DATED THIS _____ DAY OF _____, 2024.

OWNER _____

OWNER _____

OWNER'S NOTARY CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I _____, A NOTARY PUBLIC IN AND FOR SAID COUNTY IN THE STATE AFORESAID, DO HEREBY CERTIFY THAT JOHN GRELE AND SOPHIE GRELE, PERSONALLY KNOWN TO ME TO BE THE SAME PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT AS SUCH OWNERS, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT THEY SIGNED THE SAID INSTRUMENT AS THEIR OWN FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTARIAL SEAL

DATED THIS _____ DAY OF _____, 2021

BY _____
NOTARY PUBLIC

SCHOOL DISTRICT CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

THIS IS TO CERTIFY THAT TO THE BEST OF MY KNOWLEDGE, WE AS OWNERS OF THE PROPERTY, WHICH WILL BE KNOWN AS 608 MAIN STREET RESUBDIVISION IS LOCATED WITHIN THE BOUNDARIES OF

ELEMENTARY SCHOOL DISTRICT: _____

HIGH SCHOOL DISTRICT _____

JUNIOR COLLEGE DISTRICT _____

IN COOK COUNTY, ILLINOIS.

DATED THIS _____ DAY OF _____, 2024

BY _____
OWNERS

BY _____
OWNERS

SCHOOL DISTRICT NOTARY CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I _____, A NOTARY PUBLIC IN AND FOR SAID COUNTY, IN THE STATE AFORESAID, DO HEREBY CERTIFY

THAT _____

AND _____,

PERSONALLY KNOWN TO ME TO BE THE SAME PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT AS SUCH OWNERS APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT THEY SIGNED THE RESUBDIVISION PLAT AS THEIR OWN FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTARIAL SEAL

THIS _____ DAY OF _____, 2024

BY _____
NOTARY PUBLIC

SURFACE WATER STATEMENT

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

TO THE BEST OF OUR KNOWLEDGE AND BELIEF, THE DRAINAGE OF SURFACE WATERS WILL NOT BE CHANGED BY THE CONSTRUCTION OF SUCH SUBDIVISION, OR ANY PART THEREOF, OR, THAT IF SUCH SURFACE WATER DRAINAGE WILL BE CHANGED, REASONABLE PROVISION HAS BEEN MADE FOR COLLECTION AND DIVERSION OF SUCH SURFACE WATERS INTO PUBLIC AREAS, OR DRAINS WHICH THE SUBDIVIDER HAS A RIGHT TO USE, AND THAT SUCH SURFACE WATERS WILL BE PLANNED FOR IN ACCORDANCE WITH GENERALLY ACCEPTED ENGINEERING PRACTICES SO AS TO REDUCE THE LIKELIHOOD OF DAMAGE TO THE ADJOINING PROPERTY BECAUSE OF THE CONSTRUCTION OF THE RESUBDIVISION.

DATED THIS _____ DAY OF _____, A.D. 20_____.

BY _____
OWNERS OR DULY AUTHORIZED ATTORNEY

ENGINEER'S CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I _____, VILLAGE ENGINEER OF THE VILLAGE OF LEMONT, COOK, WILL AND DUPAGE COUNTIES, ILLINOIS, HEREBY CERTIFY THAT THE LAND IMPROVEMENTS IN THIS RESUBDIVISION, AS SHOWN BY THE PLANS AND SPECIFICATIONS THEREFORE, MEET THE MINIMUM REQUIREMENTS OF SAID VILLAGE AND HAVE BEEN APPROVED BY ALL PUBLIC AUTHORITIES HAVING JURISDICTION THEREOF.

DATED THIS _____ DAY OF _____, 2024.

BY _____
VILLAGE ENGINEER

VILLAGE TREASURER'S CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, _____, VILLAGE TREASURER OF THE VILLAGE OF LEMONT, COOK, WILL, AND DUPAGE COUNTIES, ILLINOIS, DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT OR UNPAID CURRENT OR FORFEITED SPECIAL ASSESSMENTS, OR ANY DEFERRED INSTALLMENTS OF ANY OUTSTANDING UNPAID SPECIAL ASSESSMENTS WHICH HAVE NOT BEEN DIVIDED IN ACCORDANCE WITH THE PROPOSED SUBDIVISION AND DULY APPROVED BY THE COURT THAT CONFIRMED THE SPECIAL ASSESSMENT.

DATED AT LEMONT, COOK COUNTY, ILLINOIS THIS _____ DAY OF

_____, 2024.

BY _____
VILLAGE TREASURER

PRESIDENT & BOARD OF TRUSTEES CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF _____)

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 _____, 2024.

BY _____
PRESIDENT

ATTEST _____
VILLAGE CLERK

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF DUPAGE)

I, KRZYSZTOF BLANDO, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT I HAVE SURVEYED AND RESUBDIVIDED THE PROPERTY HEREON DESCRIBED IN THE CAPTION TO THE PLAT HEREON DRAWN AND THAT THE SAID PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE SAME. ALL DIMENSIONS ARE IN FEET AND DECIMAL PARTS OF A FOOT AND ARE CORRECT AT A TEMPERATURE OF 68 DEGREES FARENHEIT.

I FURTHER CERTIFY THAT BASED ON EXAMINATION OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP FOR COOK COUNTY, ILLINOIS PANEL NUMBER 17031 0586 J, EFFECTIVE DATE OF NOVEMBER 6, 2000, THAT THE PARCEL INCLUDED IN THIS RECORD OF DEED IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA.

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

DATED THIS _____ DAY OF MAY A.D. 2024.

_____
KRZYSZTOF BLANDO
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035-003705
LICENSE EXPIRES NOVEMBER 30, 2024

PREPARED FOR
PROPERTY ADDRESS

PLAT OF SUBDIVISION FOR
JOHN AND SOPHIA GRELE
608 Main Street
Lemont, Illinois 60439

ACORN CONSULTANTS, LTD.
1349 GESE ROAD
BATAVIA, ILLINOIS 60510
TEL: (630) 301-1215
kblando@sbcglobal.net

REVISIONS

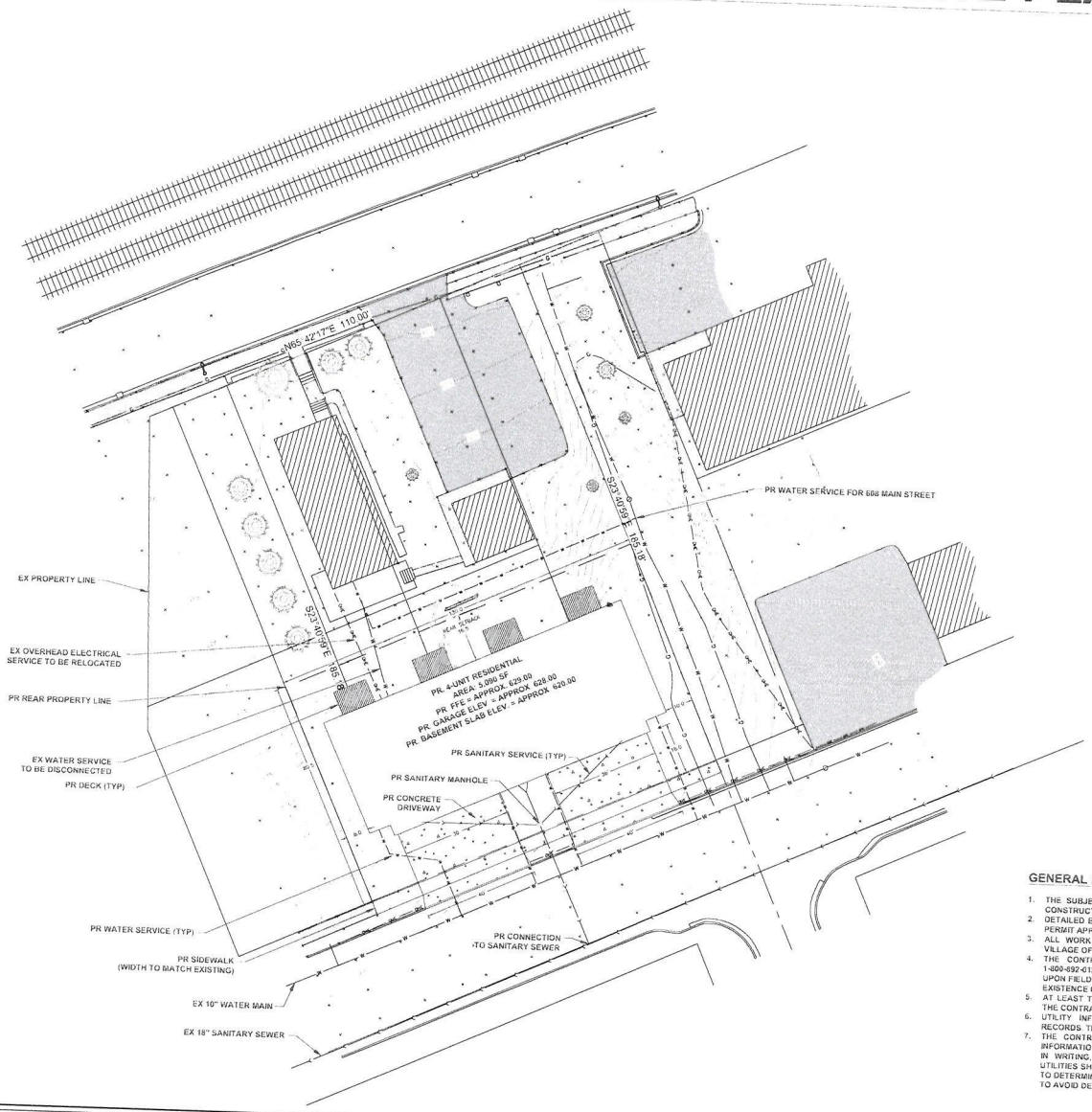
NO	DATE	DESCRIPTION

BOOK	
DRAWN	KRP
CHECKED	KB
FIELD DATE	04-17-2024
PROJECT NO	2024-034

EXHIBIT C

Preliminary Site Plan

PRELIMINARY SITE PLAN



SITE DATA TABLE:

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

GENERAL NOTES

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

N

ORIGINAL ISSUE DATE: 03-20-2024

NO	DATE	DESCRIPTION

PREPARED FOR:
JOHN GRELE

PRELIMINARY SITE PLAN
609 Illinois Street, Lemont, IL

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

1 OF 1

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

EXHIBIT D

Topographic Survey

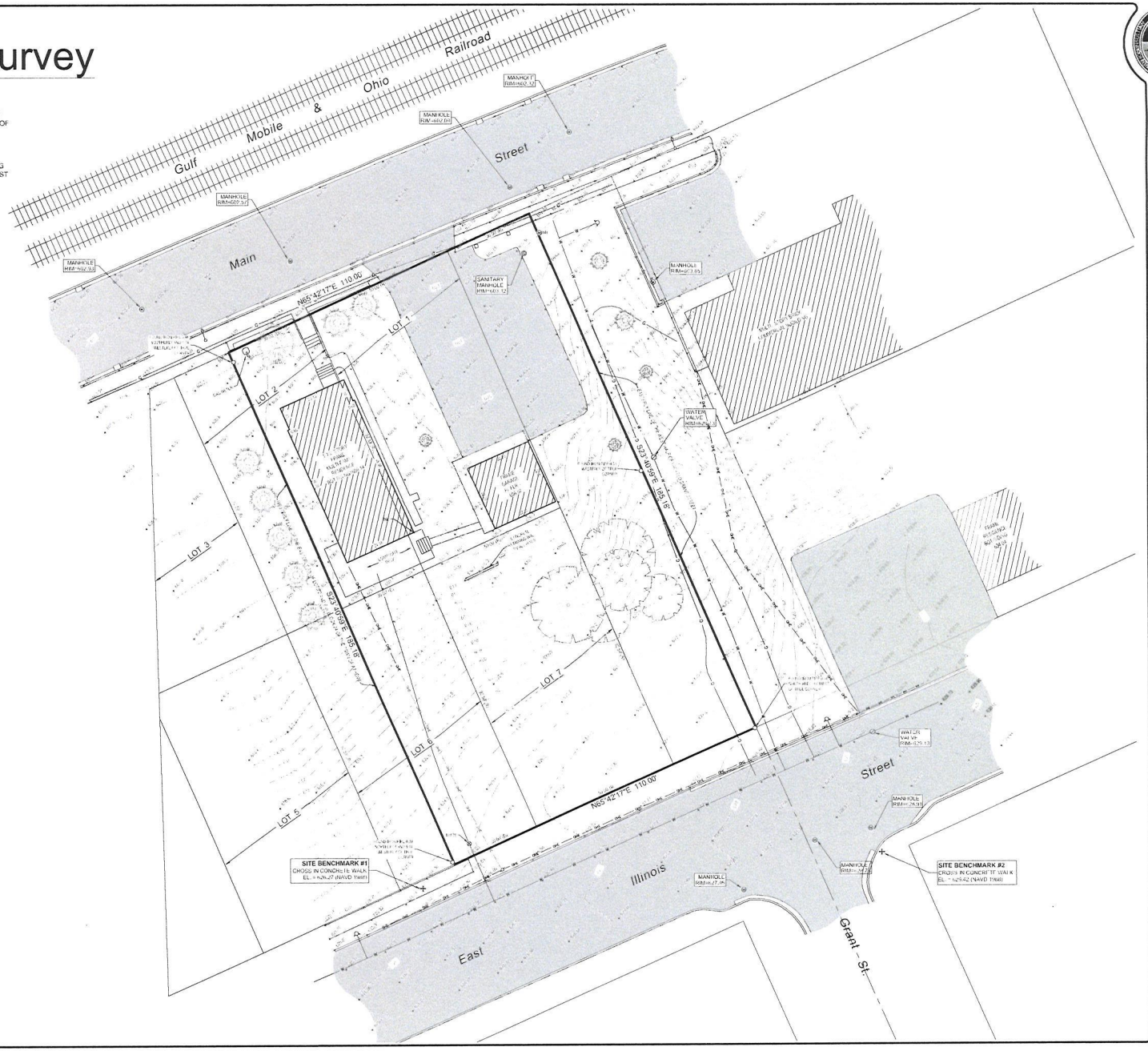
Topographic Survey

PARCEL 1:

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

PARCEL 2:

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



LEGEND

- FOUND IRON STAKE
- EXISTING SPOT ELEVATION
- ELECTRIC METER
- SANITARY MANHOLE
- STORM MANHOLE
- STORM INLET
- FIRE HYDRANT
- B-BOX
- WATER VALVE BOX
- UTILITY POLE
- LIGHT POLE
- SANITARY SEWER
- STORM SEWER
- WATER LINE
- PROPERTY LINE
- CONTOUR LINE
- CHAIN LINK FENCE LINE
- WOOD FENCE LINE
- UNDERGROUND GAS LINE
- OVERHEAD ELECTRIC LINE
- DECIDUOUS TREE
- CONIFEROUS TREE
- CONCRETE SURFACE
- ASPHALT SURFACE

SITE BENCMARK NO. 1:

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

ELEVATION = 626.27 (NAVD 88)

SITE BENCMARK NO. 2:

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

ELEVATION = 629.42 (NAVD 88)

CERTIFICATION

STATE OF ILLINOIS)
COUNTY OF DUPAGE)

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

GIVEN UNDER MY HAND AND SEAL THIS ___ th DAY OF _____ A.D. 2024.

PRELIMINARY

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

BOOK
DRAWN RAP
CHECKED KB
FIELD DATE 10/5/2024
PROJECT NO 2024-010

NO DATE DESCRIPTION

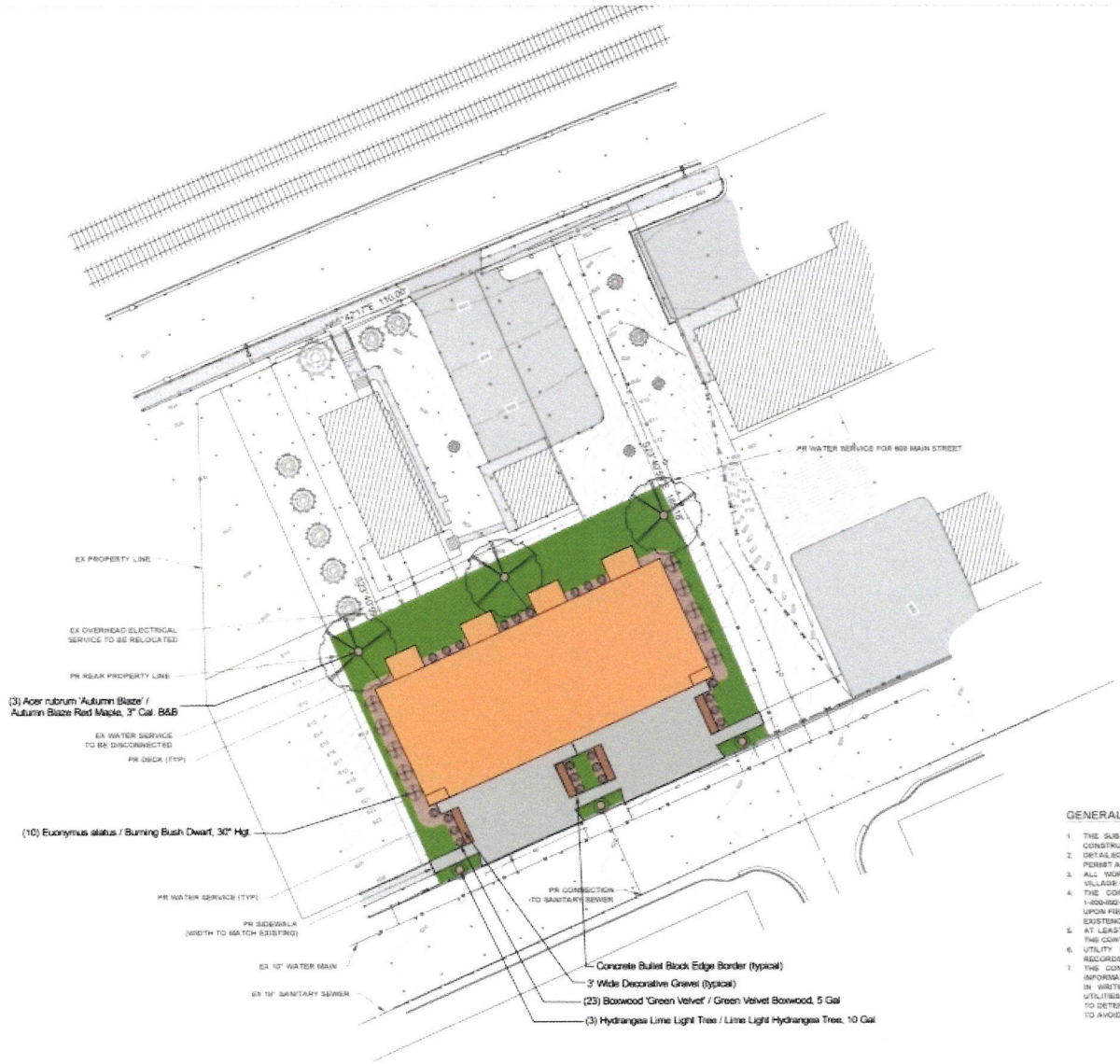
ACORN CONSULTANTS, LTD
340 OSHEA ROAD
BATAVIA, ILLINOIS 60510
TEL (630) 201-7475
kblando@comcast.net

PREPARED FOR
PROPERTY ADDRESS
608 Main Street
Lemont, Illinois 60439
John Grele

EXHIBIT E

Preliminary Landscape Plan

PRELIMINARY LANDSCAPE PLAN



SCALE 1" = 40'-0"

SITE DATA TABLE:

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

GENERAL NOTES

1. THE SUBJECT EXHIBIT IS FOR THE TECHNICAL REVIEW COMMITTEE ONLY, AND NOT FOR CONSTRUCTION.
2. DETAILED ENGINEERING AND GRADING PLANS WILL BE SUBMITTED AS PART OF THE FUTURE PERMIT APPLICATION.
3. ALL WORK PERFORMED UNDER THIS CONTRACT SHALL BE IN ACCORDANCE WITH THE VILLAGE OF LEMONT ORDINANCES AND STANDARDS.
4. THE CONTRACTOR PERFORMING UNDERGROUND WORK SHALL CONTACT J.U.L.I.E. AT 1-800-892-0123 AT LEAST 48 HOURS PRIOR TO START OF WORK. UTILITY INFORMATION IS BASED UPON FIELD MEASUREMENTS AND BEST AVAILABLE RECORDS. THIS DOES NOT PRECLUDE THE EXISTENCE OF OTHER UNDERGROUND UTILITIES.
5. AT LEAST TWO WORKING DAYS PRIOR TO THE COMMENCEMENT OF ALL PHASES OF WORK, THE CONTRACTOR SHALL NOTIFY THE VILLAGE OF LEMONT (630) 257-1166.
6. UTILITY INFORMATION IS BASED UPON FIELD MEASUREMENTS AND BEST AVAILABLE RECORDS. THIS DOES NOT PRECLUDE THE EXISTENCE OF OTHER UNDERGROUND UTILITIES.
7. THE CONTRACTOR SHALL VERIFY THE ELEVATIONS AND LOCATIONS OF ALL EXISTING INFORMATION AS SHOWN ON THE PLANS AND NOTIFY THE ENGINEER OF ALL DISCREPANCIES IN WRITING, PRIOR TO THE COMMENCEMENT OF THE WORK. EXISTING UNDERGROUND UTILITIES SHALL BE EXPOSED BY THE CONTRACTOR PRIOR TO THE START OF CONSTRUCTION TO DETERMINE IF A PROBLEM OR CONFLICT EXISTS WITH THE PROPOSED IMPROVEMENTS AND TO AVOID DELAYS IN THE PROGRESS OF THE WORK ONCE WORK COMMENCES.

a touch of green
Landscape Design, Installation & Garden Center
PH: (708) 301-2090
12720 W. 159TH ST.
HOMER GLEN, IL. 60491

PROPOSED RESIDENTIAL BUILDING
609 ILLINOIS STREET
LEMONT, IL

DATE ISSUED: APRIL 9, 2024
DESIGNED BY: GS

EXPIRATION DATE: 08/31/2025
GREG STEVENS, PLA
ILLINOIS REG. NO. LA157001001
(FOR THE FIRM)

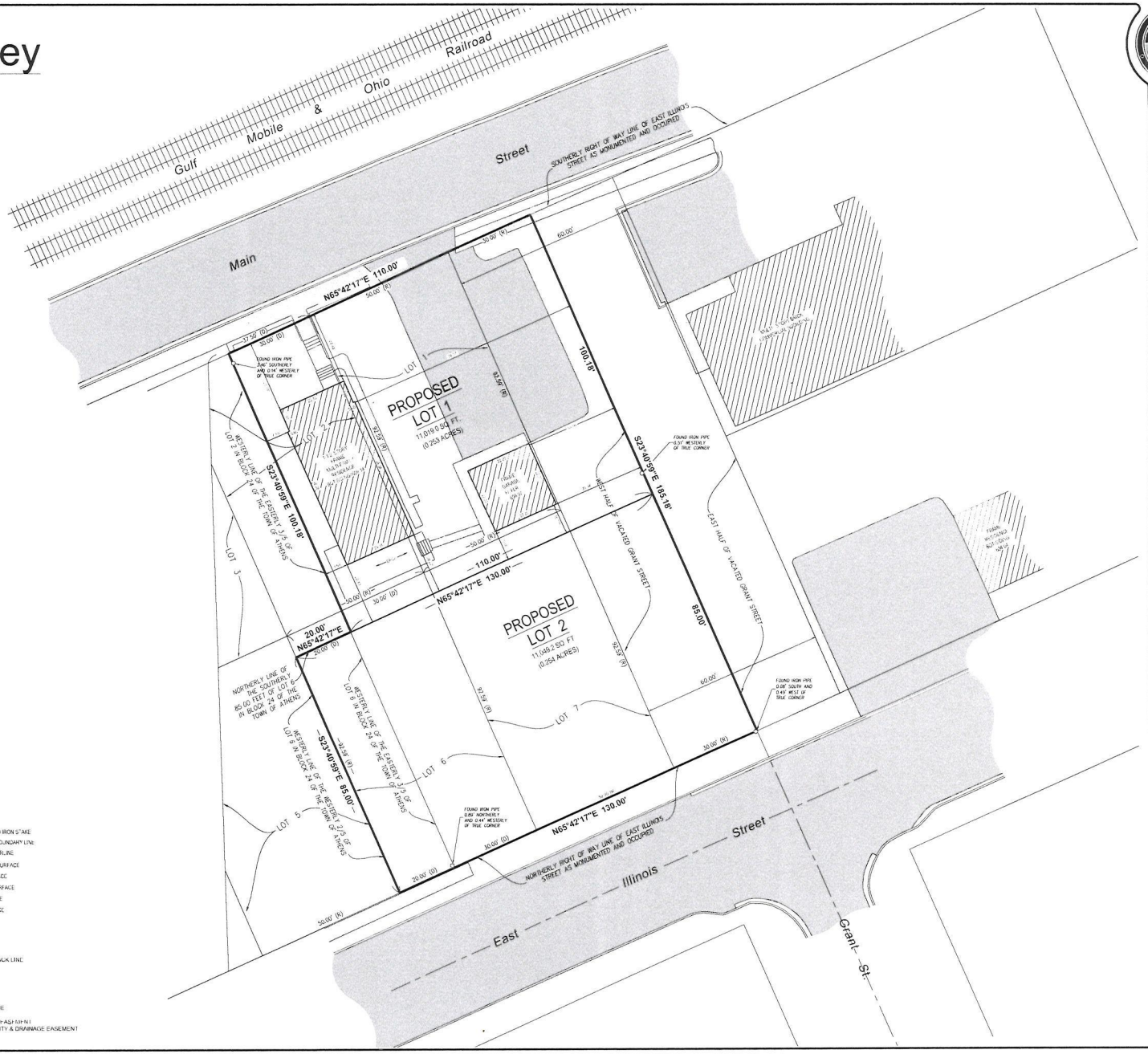
SHEET TITLE:
PRELIMINARY LANDSCAPE PLAN

SHEET NUMBER:
LP-101

EXHIBIT F

Plat of Survey with Existing Conditions

Plat of Survey



PROPERTY DESCRIPTION:

PARCEL 1:

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

PARCEL 2:

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

PARCEL 3:

THE WESTERLY 2/5 OF THE SOUTHERLY 85 FEET OF LOT 6 IN BLOCK 24 IN THE TOWN OF ATHENS, IN SECTION 20, TOWNSHIP 37 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

LEGEND:

- FOUND IRON STAKE
- SITE BOUNDARY LINE
- CENTERLINE
- BITUMINOUS SURFACE
- GRAVEL SURFACE
- CONCRETE SURFACE
- BRICK SURFACE
- STONE SURFACE

ABBREVIATIONS:

B.S.L. - BUILDING SETBACK LINE
A = ARC LENGTH
R = RADIUS
R.O.W. = RIGHT OF WAY
CH - CHORD LENGTH
(M) = MEASURED VALUE
(C) = CALCULATED VALUE
(D) = DEED VALUE
P.U.E. = PUBLIC UTILITY EASEMENT
P.U.&D.E. = PUBLIC UTILITY & DRAINAGE EASEMENT

CERTIFICATION

STATE OF ILLINOIS)
COUNTY OF DU PAGE)

THIS IS TO CERTIFY THAT THE PLAT SHOWN HEREON IS A CORRECT REPRESENTATION OF A SURVEY PERFORMED AT AND UNDER MY DIRECTION. THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY. ALL DIMENSIONS SHOWN ARE IN FEET AND DECIMAL PARTS THEREOF.

GIVEN UNDER MY HAND AND SEAL THIS 25TH DAY OF APRIL A.D. 2024.

KRZYSZTOF BLONDO
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3765
LICENSE EXPIRES 11/30/2024

LICENSE EXPIRES 11/30/2024

BOOK	
DRAWN	FNP
CHECKED	KB
FIELD WORK	4/18/2024
PROJECT NO.	2024-010

NO	DATE	DESCRIPTION

ACORN CONSULTANTS, LTD
340 GILES ROAD
BATAVIA, ILLINOIS 60510
TEL: (630) 761-1515
acornltd@comcast.net

PREPARED FOR:

608 Main Street
Lemont, Illinois 60439

John Grele

PROPERTY ADDRESS:

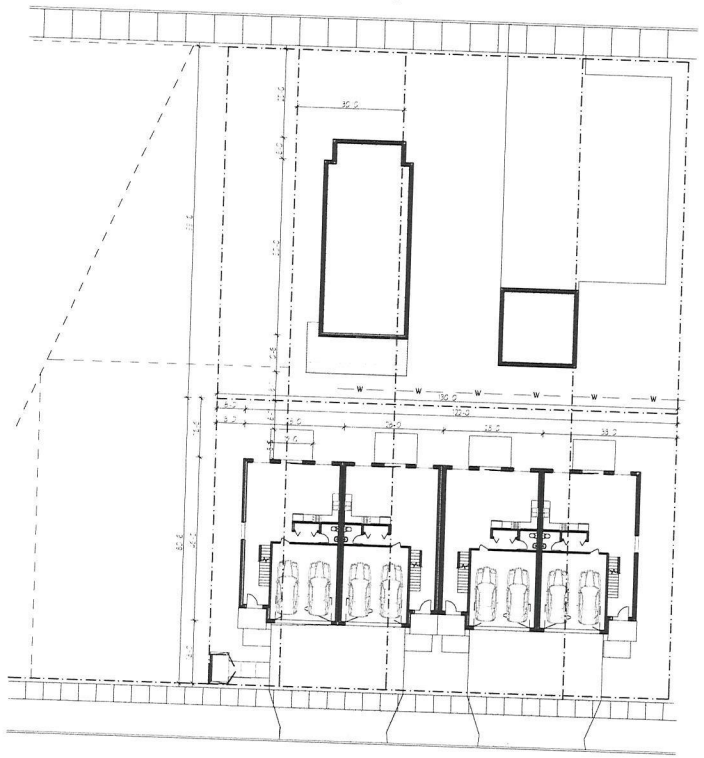
EXHIBIT G

Preliminary Sketches

PRELIMINARY SKETCHES

609 ILLINOIS STREET

LEMONT, ILLINOIS

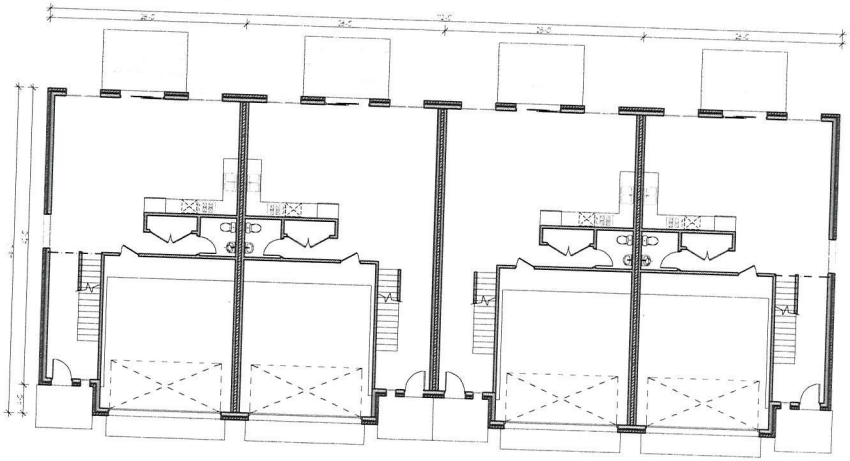


SITE PLAN

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



FRONT (SOUTH) ELEVATION



OVERALL GROUND FLOOR PLAN

n. batistich, architects
16W475 S. FRONTAGE RD., SUITE 201
BURR RIDGE IL 60527 (630) 986-1775
IL DESIGN FIRM LIC NO: 184.000493

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

PLAN No.

SHEET No.

REVISIONS

DATE 09-01-2023

DRAWN BY

SCALE

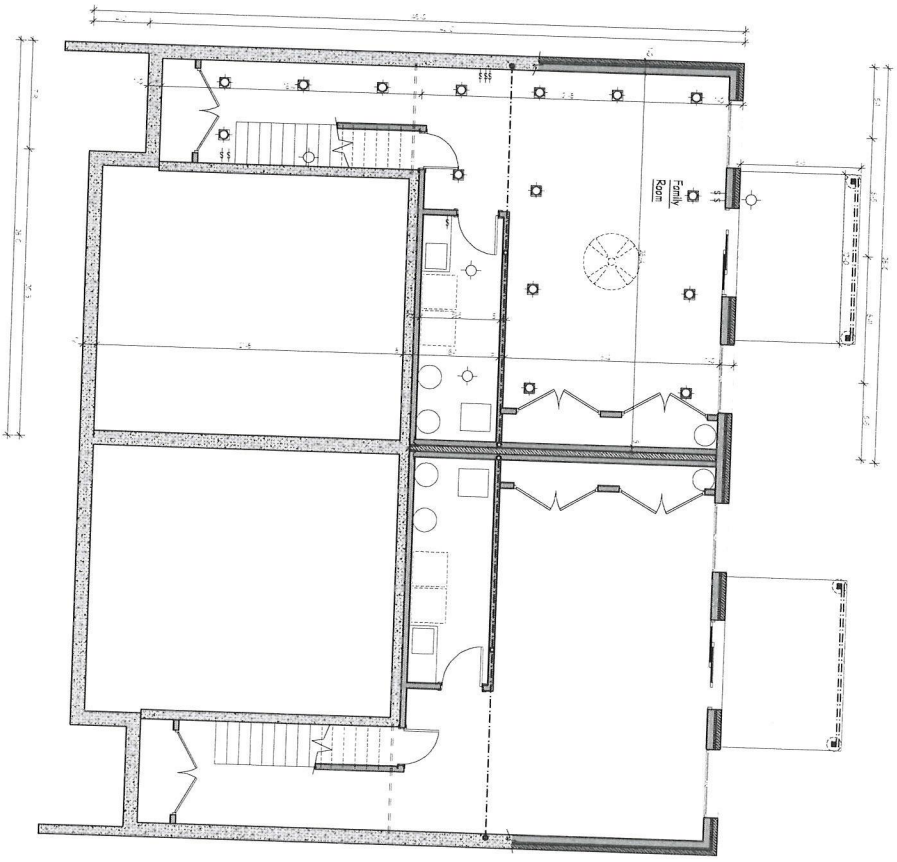
APPROVED BY

20' 10" SCALE DRAWINGS

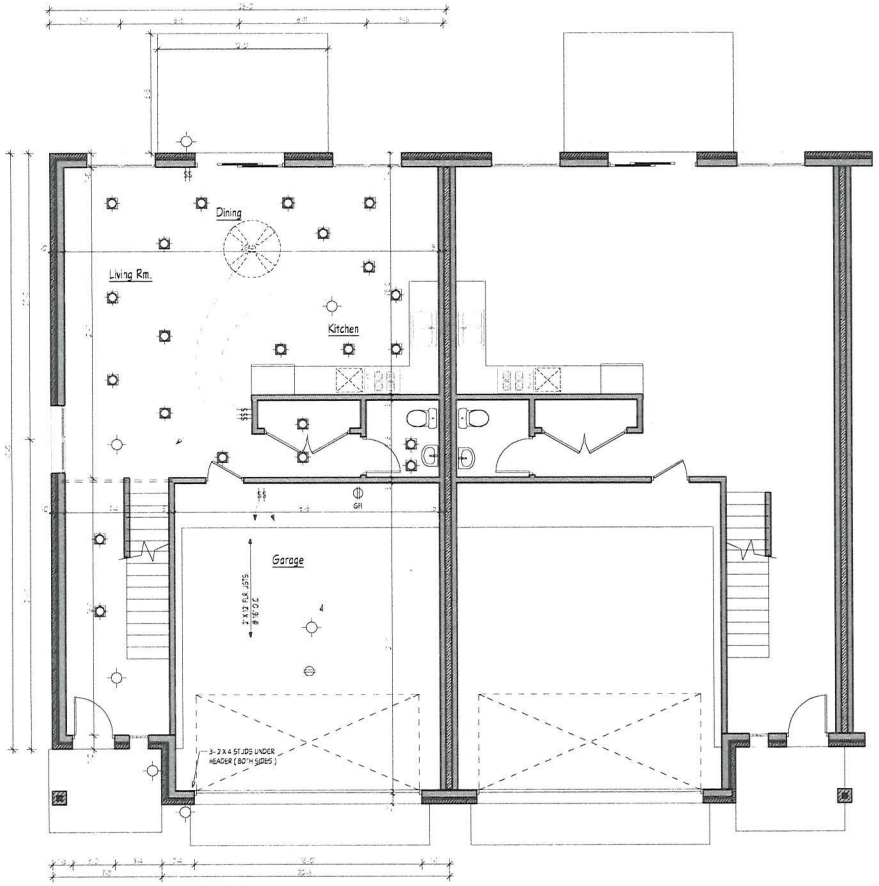
CONTRACTOR SHALL VERIFY ALL PLAN AND FIELD CONDITIONS AND REPORT ANY DISCREPANCIES TO THE ARCHITECT IN WRITING BEFORE ANY CONSTRUCTION WORK PROCEEDS. DO NOT SCALE DRAWINGS

FOUNDATION PLAN

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

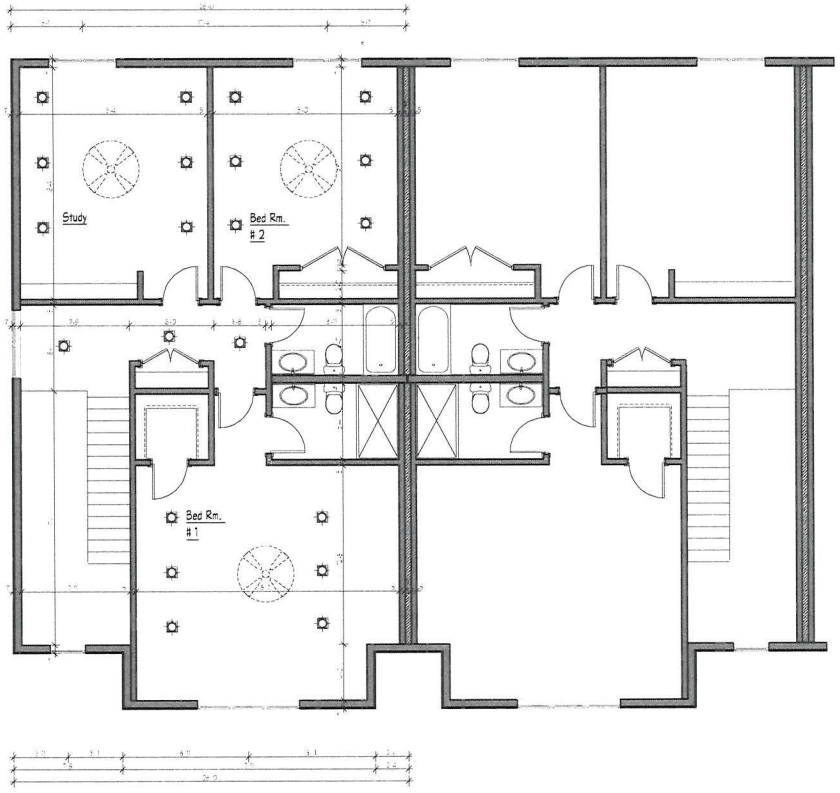


PLAN No:	REVISIONS	DATE: 09-01-2023	DO NOT SCALE DRAWINGS		I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED BY ME OR UNDER MY SUPERVISION AND THAT THEY COMPLY TO THE BEST OF MY KNOWLEDGE AND BELIEF WITH THE REQUIREMENTS OF THE APPLICABLE BUILDING CODES.	n. batistich, architects MEADOWBROOK OFFICE CENTER 16W475 S. FRONTAGE RD., SUITE 201 BURR RIDGE, IL 60527 (630) 986-1775 IL. DESIGN FIRM LIC. NO. 184.001493
SHEET No:		DRAWN BY:	CONTRACTOR SHALL VERIFY ALL PLAN AND DIMENSIONS AND CONDITIONS ON THE JOB AND SHALL IMMEDIATELY NOTIFY THE ARCHITECTS IN WRITING OF ANY DISCREPANCIES BEFORE PROCEEDING WITH WORK OR BE RESPONSIBLE FOR SAME			
		SCALE:				
		APPROVED BY:				



FIRST FLOOR PLAN

SCALE 1/4" - 1'-0"



SECOND FLOOR PLAN

NORTH

n. batistich, architects

VENCON DESIGN OFFICE CENTER

18W175 S. FRONTAGE RD., SUITE 247

BURR RIDGE, ILLINOIS 60527 (630) 986-1775

IL DESIGN FIRM LIC. NO. 184.004489

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

PLAN No

SHEET No

REVISIONS

DATE 09-01-2023

DRAWN BY

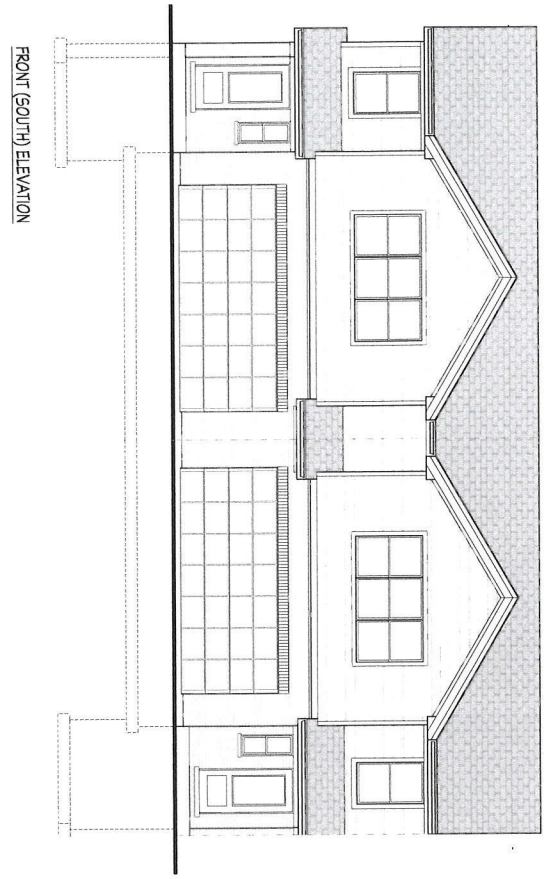
SCALE

APPROVED BY

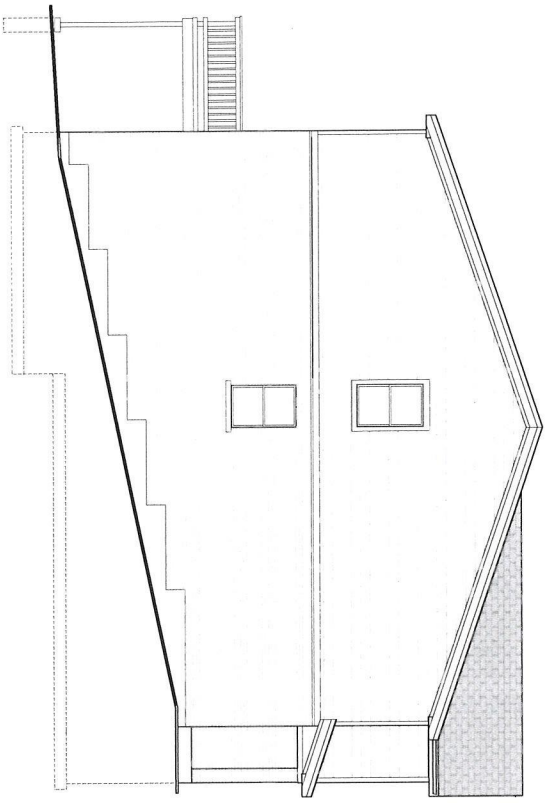
DO NOT SCALE DRAWINGS

CONTRACTOR SHALL VERIFY ALL PLAN AND FIELD CONDITIONS ON THE JOB SITE PRIOR TO THE START OF CONSTRUCTION. ANY DISCREPANCIES MUST BE BROUGHT TO THE ATTENTION OF THE ARCHITECT BEFORE PROCEEDING. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE BUILDING CODES AND REGULATIONS.

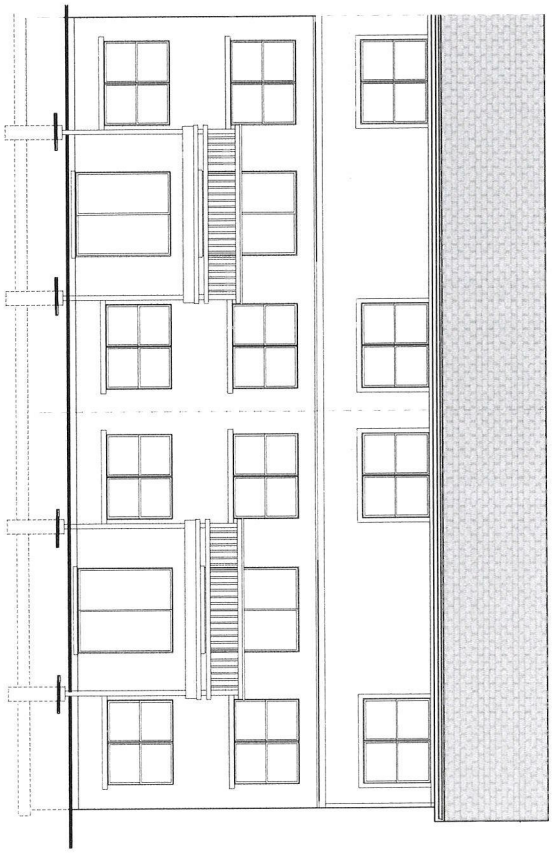
FRONT (SOUTH) ELEVATION

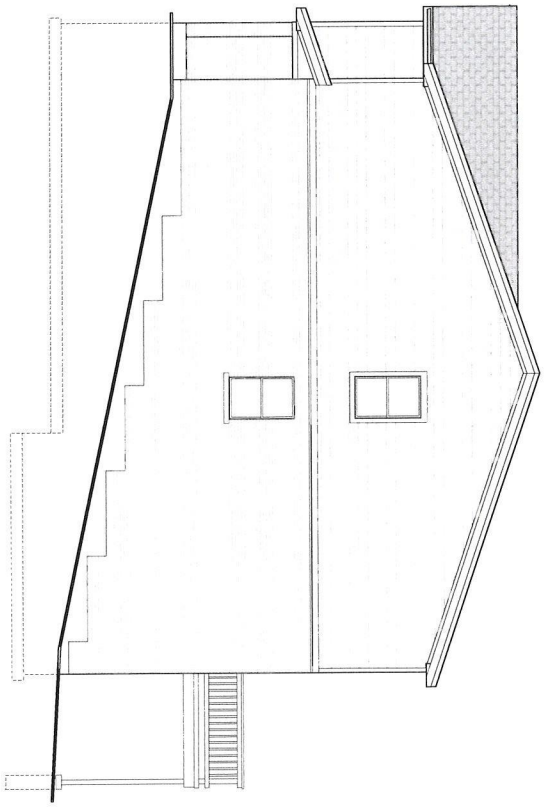


LEFT (WEST) ELEVATION



RIGHT (EAST) ELEVATION





PLAN No:	REVISIONS	DATE	DO NOT SCALE DRAWINGS
SHEET No.		08-01-2023	CONTRACTOR SHALL VERIFY ALL PLAN AND EXISTING SITE CONDITIONS ON THE JOB AND SHALL IMMEDIATELY NOTIFY THE ARCHITECTS IN WRITING OF ANY DISCREPANCIES BEFORE PROCEEDING WITH WORK OR BE RESPONSIBLE FOR SAME
		DRAWN BY	
		SCALE	
		APPROVED BY	

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

n. batistich, architects
MEADOWBROOK OFFICE CENTER
16W675 S. FRONTAGE RD., SUITE 201
BURR RIDGE, IL 60527 (630) 986-1773
IL. DESIGN FIRM LIC. NO. 184.004493

EXHIBIT H

FINDINGS. Based upon the evidence and testimony presented during the public hearing, the Lemont Village Board of Trustees finds the following:

1. The Lemont 2030 Comprehensive Plan's future land use map designates the subject site Mixed Use (MU)
2. The subject property does achieve the goals of the Lemont 2030 Comprehensive plan.
3. The Planned Unit Development (PUD) is within the D-D, Downtown District.

Attachment 9

Attachment 9

418 Main Street | Lemont, IL 60439

TO:	Village Board Committee of the Whole Meeting
FROM:	Jamie Tate, Community Development
THROUGH:	Jason Berry, CEcD, AICP, Economic & Community Development Director
SUBJECT:	A Discussion of Case 2024-03 609 Illinois Street Preliminary Planned Unit Development
DATE:	May 20, 2024

SUMMARY/BACKGROUND

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

Townhomes are an allowed use in the D-D, but other factors trigger the PUD process for this request, such as deviations from the Unified Development Ordinance (UDO) and development on a lot greater than 10,000 square-feet in the D-D (the new lot is 10,465 square-feet).

The proposed townhomes face Illinois Street with driveways and front loaded 2-car garages for each unit. The elevation decline toward Main Street allows for walk-out basements and rear 1st floor decks on each of the units. The site plan shows two 40-foot curb cuts on Illinois Street to allow for shared 19-foot-long driveways between 2 units. The access and curb cuts require IDOT (Illinois Department of Transportation) review and approval, which has not yet been obtained. Several deviations from the Village's Unified Development Ordinance are necessary to proceed with the development as proposed, such as:

- Front facing garages in the Downtown District; and
- Greater front yard setback; and
- Driveways greater than 22-feet wide (they are 38-feet wide); and
- Driveway aprons greater than 24-feet.

The proposed deviations are discussed in further detail in the summary of the Planning & Zoning Commission meeting.

Property History

The property is vacant land in the Downtown District (D-D) and currently the rear yard of the converted apartments and parking lot located at 608 Main Street. Mr. Grele also owns the vacant property to the west, the apartment building at 609 Illinois Street and the parking lot and apartment building at 608 Main Street. Ownership of the subject property and surrounding land provides a unique opportunity to potentially develop this area wholistically and more in line with the Village's established codes, policies and standards.

ANALYSIS

Comprehensive Plan

The future land use map in the Lemont 2030 Comprehensive Plan designates the subject property as Mixed Use (MU). Further analysis surrounding the plan's goals and objectives can be found in the April PZC Staff Memo in the attachments.

Planning & Zoning Commission (PZC)

A public hearing was held at the regularly scheduled PZC meeting on April 3, 2024 to discuss the proposal. Following staff presentation, the applicant's architect Simon Batistich, addressed the Commission. He stated there are two parcels that make up 608 Main Street going up to Illinois Street and then there is a narrow 30-foot-wide piece that is off of Illinois. They are planning to divide the property at 608 Main Street and then add that small piece. There are a lot of challenges on this lot with the grading. They are trying to use the building itself as a retaining wall. The units will be rental, so the intent is not to break it up further into smaller lots. For the applicant, it is not feasible to come off of Main Street.

The Chairman asked if there was an opportunity to put in an alley. Mr. Batistich responded that he is not sure where it would go and there is quite a bit of grade. A Commissioner followed up by stating the topography is steep and asked the applicant's willingness to meet some of the setback requirements. Mr. Batistich stated it would be difficult to bring the building forward and he is not sure what they would gain by doing that. The smaller details of the UDO they would be happy to meet like the architectural design features. Even though parking is not required, they prefer to have parking.

Two members of the audience addressed the Commission regarding the proposed townhome development. Parking on Illinois Street is a huge concern. While driveway space for tenants is a bonus, they will be losing over 100-feet of parking on Illinois Street. People park on Illinois Street for summer concerts downtown and when there are activities at the High School. There is a fire hydrant about 30 feet past the lot line so that eliminates even more on-street parking. They are open to having townhomes and feel it will be very nice, but she agrees having the garages on the rear side would be a benefit. If the driveways do go in, she would recommend having a traffic study completed. There have been more than four accidents on Illinois Street mostly due to reckless driving and there are no stop signs in the whole stretch from the High School to downtown. She understands that this is an IDOT road, but she feels having a stop sign in between may slow some of that traffic down.

Another neighbor that spoke to the Commission questioned if the cars were going to have room to turn around to exit onto Illinois Street. The visibility along Illinois Street is very difficult because there is a lower elevation. He would like everything kept on Main Street and it would be better for the people living there. Illinois Street does get more traffic than Main Street.

A Commissioner asked about 851 Illinois Street where there are townhomes with front facing garages. There is a greater setback and a half-circle drive. He questioned if there is an opportunity to modify the design and do something similar here. Staff did review the file for the "Sullivan" townhomes and Callahan Plumbing approved in 2004. The lots are different, and the design of the Sullivan development changed after IDOT review only allowing one curb cut.

The applicant, John Grele, addressed the Commission. He stated that he has had this property for over 20 years and could not afford at that time to build anything. At the Sullivan property, you are turning into the traffic and at this property you have a little bit of room. The

issue with accessing off Main Street is that the hill is so high, and it is solid rock there. Mr. Batistich stated there is an eight-foot drop back there. Nothing is impossible, but it's not easy. Mr. Grele stated he cannot afford to knock the garage down on Main Street so he can build it up.

A discussion surrounding the application being incomplete began and it was suggested by a Commissioner to continue the public hearing until all the information is provided and received. A motion was made and approved to continue Case 2024-03 to the next meeting on May 1, 2024.

At the May 1st meeting, staff provided the PZC with an update to the application and the documents that had been received, including:

- Landscape Plan; and
- Preliminary Plat of Subdivision to show the existing conditions and how they are planning to divide the lots.

The applicant did not modify the plans or provide a response to public and staff comments. Staff went through the assumed UDO exception requests that include:

- §17.09.070 Urban Design Standards in the D-D District.
    1. Garages for Residential Land Uses. Attached and detached garages shall be accessed from the alley. Where no alley exists, access may be from the street. When access is from the street, the garage door, whether to a detached or attached garage, shall be placed at least 20 feet behind the principal plane of the primary structure on the lot. Attached garages accessed from the street shall have garage doors no wider than 10 feet.
    2. New development shall create new alleys. Alleys may be incorporated into parking lots as drive aisles or fire lanes.
    3. Alleys shall be the primary means of access to off-street parking.
    4. Off-street parking shall be behind the principal building rather than on the side or front.
    5. In all instances off-street parking shall be at least 10 feet from a public right of way, excluding alleys.
- §17.09.080 and Table 17-09-01 Architectural Standards for the D-D District.
    1. Pedestrian Scale elements shall be included in the façade or any building elevation fronting a public right-of-way other than an alley. Examples of such pedestrian scale elements are sconces, goose-neck lighting, planters, or awnings.
    2. Multi-story buildings, except single-family homes, shall have expression lines. Such expression lines shall be either a molding extending horizontally a minimum of two inches, or a jog of two or more inches in the surface plane of the building.
    3. On a masonry building, a header and sill are required for all windows. On wood or stucco buildings, windows shall have trim on all four sides.
    4. Front setback shall be between 0 and 10 feet. The front setback is 18-feet.
- Engineering Detail LS-6
    1. Driveways at the property line shall be no greater than 22-feet wide. The driveways are 38-feet wide at the property line.
    2. Driveway aprons are a maximum of 24-feet. The driveway aprons are shown at 40-feet.

A Commissioner went over the topographic survey with staff to consider the feasibility of a driveway from the north elevation down to the existing parking lot. He determined the slope of a potential driveway would be approximately 28% and not likely feasible. Another Commissioner asked staff if the exception considerations were presented to the applicant prior than this meeting. Staff confirmed the applicant was aware of suggestions prior to this meeting. Another Commissioner asked if any changes were made from what was previously presented. Staff confirmed there were no changes to the site plan, elevations or plans. A Commissioner questioned staff if there is a requirement for two garage spaces per townhome unit. Staff responded there are no parking requirements for this development in the Downtown.

Mr. Batistich addressed the Commission. He stated they have been working on this for the past few years. It is a challenging site because of the grade. The owner intends to maintain single ownership, and these will be rentals. They did try different ways to meet the parking and even considered not having parking since it is not required. This plan will get parking off of Illinois Street and onto the property itself. As far as the design of the building or landscaping, they are willing to work with staff.

A member of the audience asked about a landscaping wall for the green area (shown on the landscape plan). Mr. Batistich responded that this is why the garages are on the high end and then to the back it is a walk-out.

Trustee Stapleton stated it is required to have the rain gutters go out to the rear of the property. He asked if this would cause a problem for the other parcel. Mr. Batistich stated there is a swale on the north going to the east side. Nothing is changing on the property besides falling naturally and running across. There were no other questions from the Commission or public.

The public hearing was closed and the PZC had little discussion. A Commissioner stated his disappointment in the lack of demonstrating what ideas work and don't work. He appreciates the Commission's research about the grade of a potential driveway but feels the applicant's engineer should explain so they can understand what would work. With the applicant set on the design there is no reason for commentary. The motion to recommend Case 2024-03 609 Illinois Street Preliminary Planned Unit Development failed (2-4).

Without a positive recommendation, the conditions below are not attached to a motion but are suggested and also concerns as the project is continued to be discussed. The possible suggested conditions from staff included:

1. Provide an exhibit demonstrating the full capacity of vehicles parked in the driveways. For example, there are two 38-foot-wide driveways, there can be up to 4 cars parked in a row in one drive and the same in the other. Demonstrate there is adequate visibility for pedestrians walking by and for vehicles on Illinois Street when vehicles need to enter/exit driveways. A sight-line study or traffic study may be warranted.
2. Provide a narrative of how the proposal meets the PUD objectives and the explanations for not meeting the UDO standards. Exceptions within PUDs do not need to meet the Variation Standards, but they are typically granted in return for exceptional site design or public amenities, as further clarified in Section 17.08.010.
3. Incorporate parkway trees in the front of the property.
4. Any other condition or comment determined at the public hearing by the PZC or as a

result of public comment.

Certain standards are incorporated into the UDO specifically in the D-D, to protect on-street parking and allow for uses in the D-D to not require off-street parking. The UDO standards to discourage front-facing garages and driveways in the D-D maintains on-street public parking. As noted by a member of the audience at the first public hearing, it is a concern to remove 100-feet of on-street parking along Illinois Street for the purpose of adding more residential units and vehicles. As the D-D continues to successfully develop, the on-street parking should be protected as uses fill in without the requirement to add their own parking. All of the D-D's standards work together and have a purpose in order to allow for flexibility in development.

Consistency with Village Policy
Lemont 2030 Comprehensive Plan

STAFF RECOMMENDATION
Staff is recommending discussion of the item.

BOARD ACTION REQUESTED
Discussion of the item.

ATTACHMENTS
Building Elevations
Topographic Survey
April PZC Minutes Excerpt
608 Main Street Existing Conditions on Proposed Plat
May DRAFT PZC Minutes Excerpt
PZC Memo from May 1st PZC Meeting
PZC Memo from April 3rd PZC Meeting
Preliminary Landscape Plan
608 Main Street Lemont Plat of Subdivision
UDO Review Comments 609 Illinois Final

Attachment 10

Topographic Survey

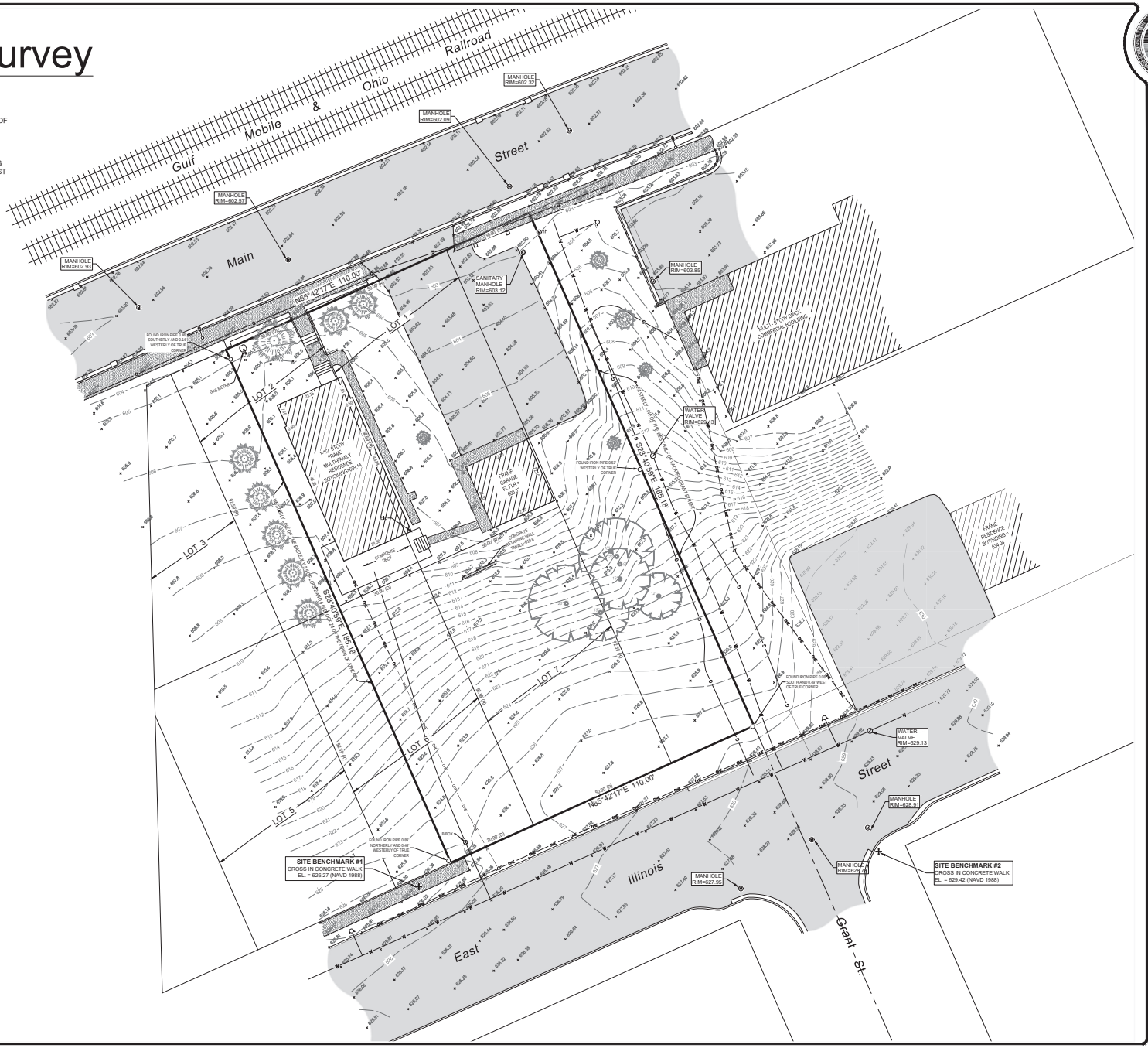
SCALE: 1" = 15'

PARCEL 1:

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

PARCEL 2I:

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


Gulf Mobile & Ohio Railroad
Main Street
Illinois Street
Grant St
East
N65°42'17"E 110.00'
S23°40'09"E 165.18'
LOT 1
LOT 2
LOT 3
LOT 5
LOT 6
LOT 7
MANHOLE RIM=602.93
MANHOLE RIM=602.57
MANHOLE RIM=602.09
MANHOLE RIM=602.32
SANITARY MANHOLE RIM=603.12
MANHOLE RIM=603.85
WATER VALVE RIM=629.13
MANHOLE RIM=628.91
MANHOLE RIM=627.95
MANHOLE RIM=627.78
SITE BENCHMARK #1
CROSS IN CONCRETE WALK
EL. = 626.27 (NAVD 1988)
SITE BENCHMARK #2
CROSS IN CONCRETE WALK
EL. = 629.42 (NAVD 1988)
1-1/2 STORY FRAME MULTI-FAMILY RESIDENCE BUILDING=651.1
FRAME GARAGE
FRAME RESIDENCE BUILDING
MULTI-STORY BRICK COMMERCIAL BUILDING
CONCRETE COMMERCIAL BUILDING
CONCRETE PORCH
STONE WALL
CHIMNEY
BRICK
FOUND IRON PIPE 2.46' SOUTHERLY AND 0.34' WESTERLY OF TRUE CORNER
FOUND IRON PIPE 0.55' NORTHERLY AND 0.46' WESTERLY OF TRUE CORNER
FOUND IRON PIPE 0.55' SOUTH AND 0.46' WEST OF TRUE CORNER
SET IRON PIPE
SET MAG NAIL
SET CUT CROSS
SET CHISEL MARK
SET CUT CROSS IN CONCRETE WALK
SET CHISEL MARK IN CONCRETE WALK
SET CHISEL MARK IN CONCRETE WALK
SET CHISEL MARK

418 Main Street | Lemont, IL 60439

TO: Planning and Zoning Commission
FROM: Jamie Tate, Community Development
THROUGH:
SUBJECT: Case 2025-21 700 Czacki Garage Variation
DATE: November 5, 2025

SUMMARY/BACKGROUND

ANALYSIS

Consistency with Village Policy

STAFF RECOMMENDATION

BOARD ACTION REQUESTED

ATTACHMENTS
PZC Staff Memo, Analysis and Attachments for Case 2025-21 700 Czacki

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

CASE NUMBER & NAME 2025-21 700 Czacki Street Variation	**APPLICANT & PROPERTY OWNER** Martin McDonnell & Ann Bell of Castletown Homes
DATE November 5, 2025	**PROPERTY ADDRESS/LOCATION** 700 Czacki Street / Southwest corner of Czacki & Logan Streets / PIN: 22-29-204-014-0000

BRIEF SUMMARY OF REQUEST

The applicant and property owner, Castletown Homes, has applied for a variation to allow a detached garage in the R-4A Single-Family Residential District property at 700 Czacki Street to be accessed from Logan Street rather than the existing public alley. The subject lot is currently vacant and proposed to be developed with a new spec single-family home and detached garage located near the rear of the lot.

Section 17.07.020(F)(2) of the Village's Unified Development Ordinance (UDO) states that, "If an existing alley provides access to the lot in question, then detached and attached garages shall be accessed from the alley." Because an alley exists along the rear of the property, the applicant is requesting a variance from this requirement to permit street access to the proposed garage.

The garage will be approximately 24 feet by 22 feet (528 square feet), located toward the rear of the lot and accessed via a driveway from Logan Street utilizing the existing curb cut. The garage will feature architectural materials matching the principal residence, including horizontal siding and asphalt shingles, and will maintain the required setbacks for detached structures in the R-4A District.



MAP SOURCE: Lemont GIS powered by ESRI

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	The surrounding land use and zoning is detached single family homes in the R-4A District.	Variance Ordinance to allow detached garage to be accessed from Logan Street	6,600 square-feet

PROPERTY HISTORY

The subject property at 700 Czacki Street is a vacant residential lot within the Jasnagora Subdivision, located at the southwest corner of Czacki Street and East Logan Street in the R-4A Single-Family Infill and Preservation District. The lot measures approximately 50 feet by 132 feet and includes an existing paved alley along the rear property line.

The site was previously improved with a detached single-family home, visible in historic imagery, featuring a gravel driveway extending from Logan Street to the rear yard. The previous home, a one-story structure with a raised deck, was demolished in 2023, and the property has remained vacant since that time. Aerial imagery dating back to 1998 shows the same driveway alignment, though no garage structure appears to have been present and likely the existing curb cut along Logan remains from that prior driveway use.

COMPATIBILITY with the COMPREHENSIVE PLAN	**COMPATIBILITY** with the UNIFIED DEVELOPMENT ORDINANCE
The subject property is within the Infill Residential (INF) future land use designation.	The detached garage will meet all requirements of the UDO with granting of the requested variation.

ATTACHMENTS

1. Staff Analysis
2. Site Photographs
3. Criteria Worksheet & Applicant analysis
4. Preliminary Grading/Site Plans
5. Preliminary Architectural Plans

Attachment 1 – Staff Analysis – 700 Czacki Street Garage Variation

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Comprehensive Plan. The Lemont 2030 Comprehensive Plan identifies the subject site as Infill Residential (INF). The Plan supports reinvestment in established neighborhoods and encourages new housing construction that utilizes existing infrastructure and complements the surrounding development pattern. The Comprehensive Plan does not specifically address variation requests.

General Analysis.

The applicant requests a variation from §17.07.020(F)(2) of the Unified Development Ordinance (UDO) to permit a detached garage to be accessed from Logan Street rather than the existing alley at the rear of the property. The variation is sought to accommodate the design of a new single-family residence on the vacant lot at 700 Czacki Street.

The applicant states that the lot's grade change, along with an existing curb cut on Logan Street, presents a more practical option for access from the street. The applicant and their engineer have provided three different options of placement for a detached garage toward the rear of the lot, but with the preferred option of Logan access rather than the alley. However, both alley and street access would require construction of retaining walls, and the design as proposed locates the detached garage adjacent to the alley while introducing an improved driveway and curb cut along Logan Street.

The intent of UDO §17.07.020(F)(2) is to promote neighborhood consistency, minimize driveway interruptions along the street edge, and direct garage access to alleys where available. The property to the west, 406 Logan Street, received a variation in 2020 for a side-loaded attached garage, which was integrated into the principal structure and preserved existing mature trees. In contrast, the proposed detached, Logan Street–loaded garage at 700 Czacki would maintain a secondary structure at the rear of the lot while upgrading the street access, resulting in a less cohesive frontage treatment.

There has been longstanding interest in this lot, with staff consistently advising prospective purchasers of the R-4A District requirements. The current applicant, Castletown Homes, ultimately proceeded with the purchase and request a variation. While the surrounding neighborhood includes a mix of alley- and street-accessed garages, the proposed layout—though compliant with lot coverage and setback standards—introduces an enhanced curb cut and driveway segment that could be avoided through an alternative site design.

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

Code Section	UDO Requirement	Proposal
§17.07.020 Standards for the R-4A District	If an existing alley provides access to the lot in question, then detached and attached garages shall be accessed from the alley.	The new, larger detached garage will have access from Custer Street.

STANDARDS FOR VARIATIONS

The proposed new detached garage with street access from Logan Street rather than the adjacent alley requires relief from the Unified Development Ordinance (UDO). Section 17.04.150.D states that variation requests must be consistent with the following standards to be approved. The applicant has provided a written response to the Variation Standards, which are included in the attachments. The discussion below is based on the facts of the proposal and the applicant's response to each criterion.

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

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

   Comment:

   The proposed garage is not expected to significantly alter the established residential character of the neighborhood. It utilizes an existing driveway and maintains a similar placement on the lot to the previous structure. While the UDO encourages separation of pedestrian and vehicular circulation when feasible, garage access patterns in this area vary and do not follow a uniform orientation.

   The applicant notes that the variation would maintain visual consistency within the block, citing a mix of garage styles, rooflines, and entry orientations along Logan Street. However, the design continues an existing nonconforming access condition rather than aligning with the intent of the UDO provision to direct access from alleys where available.

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

   Comment:

   - **Physical surroundings or conditions cause hardship beyond a mere inconvenience.** The applicant's engineer notes that the grade difference between the

rear alley and the proposed garage location would require substantial excavation and retaining wall construction to achieve functional alley access. While these conditions create design challenges, alley access remains technically feasible and similar conditions exist on nearby lots that utilize the alley.

- **The conditions upon which the petition is based are not generally applicable to other properties in the same district.** Several properties within the R-4A District face similar elevation and grading conditions, which are common throughout Lemont, but continue to utilize alley access or have pursued alternative design solutions through previous variations. The circumstances described in this petition are therefore not necessarily unique within the district.
- **The alleged difficulty or hardship has not been created by any person presently having an interest in the property.** The difficulty is partially attributable to existing grade conditions; however, the decision to construct a detached garage adjacent to the alley while maintaining street access reflects a design choice by the applicant and developer. The property has been evaluated by other potential purchasers in prior years, each made aware of the R-4A District requirements and associated site constraints.
- **The granting of the variation will not be detrimental to the public welfare or injurious to other property or improvements in the neighborhood.** The proposed configuration is not expected to adversely affect surrounding properties or public safety. Sight distance at the driveway is adequate, and traffic impacts are minimal.
- **The variation will not impair an adequate supply of light and air to adjacent properties or substantially increase congestion in the public street or increase the danger of fire or endanger the public safety or substantially diminish or impair property values within the neighborhood.** The proposal does not alter building placement or massing and will not reduce access to light or air for adjacent lots. While alley access would reduce curb cuts and potential pedestrian conflicts, the variation is unlikely to create significant congestion or safety concerns.

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

   Comment:
   The surrounding neighborhood includes a mix of alley- and street-accessed garages, resulting in varied access patterns and frontage treatments. The proposed detached garage and driveway will maintain a similar residential character and scale to nearby properties. While alley access would provide a more consistent frontage pattern, the requested variation is not expected to substantially alter the character of the area or negatively affect adjacent properties.

CONCLUSIONS & RECOMMENDATIONS

The applicant requests a variation to allow a detached garage on the property at 700 Czacki Street to be accessed from Logan Street rather than the existing rear alley. The applicant's engineer notes that grade differences between the alley and the buildable area would require additional excavation and retaining walls to achieve alley access. While these conditions present design challenges, alley access remains technically feasible and consistent with the intent of UDO §17.07.020(F)(2) to limit new curb cuts and maintain a consistent access pattern within the R-4A District.

The proposed garage and driveway configuration would not significantly alter the established residential character of the neighborhood, which includes a mix of alley- and street-accessed garages. The project meets all other applicable setback, lot coverage, and design requirements of the UDO. The variation request reflects a design preference to utilize the existing curb cut and simplify site grading rather than a unique physical hardship.

If the Planning and Zoning Commission recommends approval of Case 2025-21, the following conditions should be considered:

1. All final plans shall comply with the R-4A District and applicable provisions of the Unified Development Ordinance, except as modified by the approved variation.
2. Provide foundation landscaping and consider further enhancement of the Logan facing façade.
3. Engineering Review: Preliminary grading, retaining wall, and drainage plans shall be reviewed and approved by the Village Engineer prior to variance ordinance.

The Planning and Zoning Commission's recommendation on Case No. 2025-21 will be forwarded to the Village Board for discussion at an upcoming Committee of the Whole (COW) meeting. The COW meeting will provide an opportunity for the Board to review the request, discuss the findings, public comment, and provide direction prior to formal consideration of an ordinance.

Attachment 2 - Site Photographs



Figure 1: View of subject property from Czacki looking west.



Figure 2: View from corner of Logan & Czacki looking southwest onto subject property.



Figure 3: View from corner of Logan and Czacki looking southwest onto subject property in 2013.



Figure 3: View of alley with existing curb cut and ‘driveway’ from Logan.



Figure 4: View from Logan Street looking southeast at subject property.

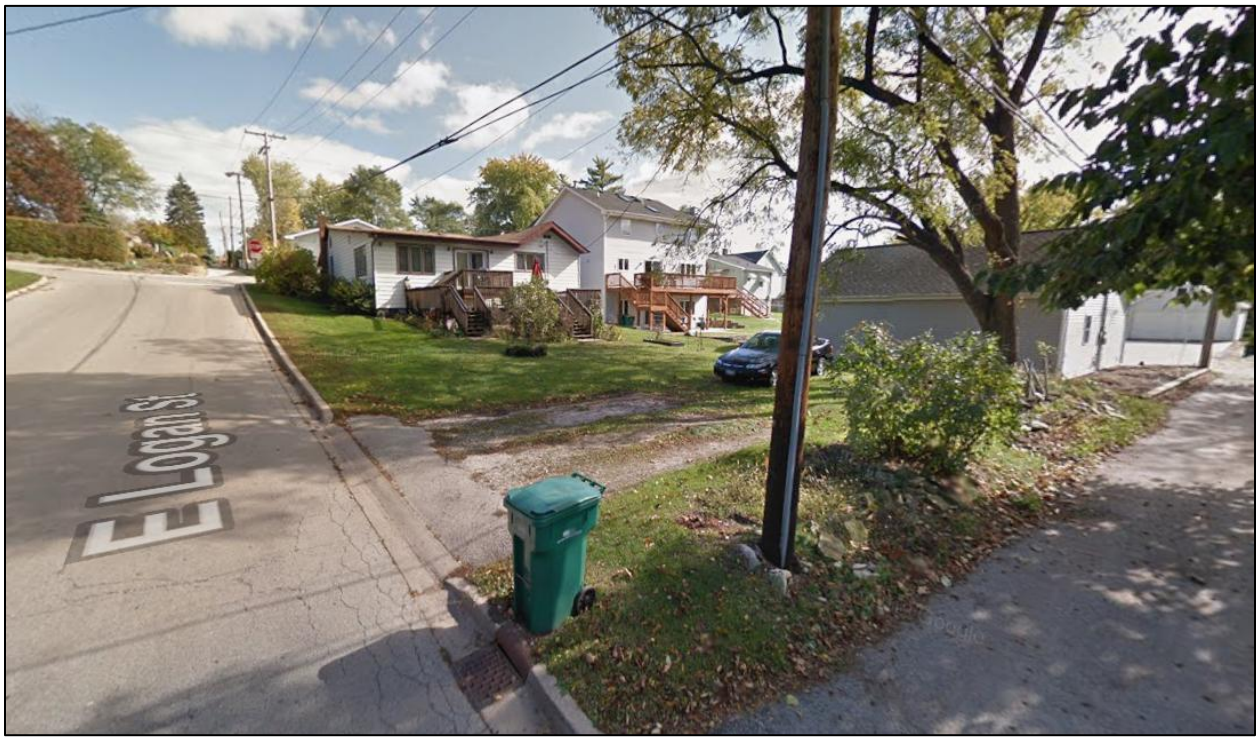


Figure 5: View of subject property from 2013 with previous home – Google Streetview.



Figure 6: Oblique Aerial from Cook County GIS systems – Subject property highlighted in Orange.

Attachment 3

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;

agreed - as similar to neighboring home.

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

Driveway on to Logan vs alley
Because of the grading the
Backyard

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.

Similar to the neighbor
to the west on Logan

Outlook

[External Sender] 700 Czacki St., Lot 45 Jasnagora, SE corner of Czacki and Logan extended.

From Matthew Dunn <mattdunnpepls@yahoo.com>
Date Tue 10/7/2025 4:49 PM
To Jamie Tate <JTate@lemont.il.us>; Jason Berry <JBerry@lemont.il.us>; Bruce Hill <bruce.hill@hrgreen.com>
Cc Ann Bell <castletownhomes@sbcglobal.net>; Marty McDonnel <martymac62@yahoo.com>

3 attachments (1 MB)
Castletown 700 Czacki PRE SGP REV 9-4-25 PLAN 1.pdf; Castletown 700 Czacki TGSP REV 9-28-25 PLAN 2.pdf; Castletown 700 Czacki- TGSP REV 10-6-25 PLAN 3.pdf;

All:

Attached are 3 iterations of proposed new home and garage configurations for the above site. The first was done to see if we could fit a normal R4-A setup on the site. Marty McDonnel Sr., and I met with Bruce Hill at the site to address the need for a walk on Logan and to ask about other grading issues.

We all recognized at that time that Logan is substandard in street slope and right-of-way width opposite this site and that achieving a public walk on our side in itself is a hardship because we really have no choice than to fit steps along the entire side of our site to keep the walk under the 8% ADA standard. This appears to be the only place on Logan that the width of the right-of-way is only 50 feet (It grows to 60 feet to the west and ends to the east) and therefore a standard 5 foot wide walk placed the standard 1 foot north of the right-of-way will only be 1.65 to 2.73 feet from the existing back of curb. Not ideal for pedestrians traversing steps on a public walk, but better that a carriage walk along the curb with these steps. This first plan also demonstrated to us in the field that in order to have an alley entrance garage, it would have to be in the northwest corner of the site in order to avoid the garage entrance being opposite a very close fence on the other side of the alley right-of-way. While a 3 point turn backing into the alley should be able to be accomplished, we try to recognize that the short drive would have to be at the steepest grade we could afford in order to make our rear yard usable for normal family activities. Last, the site has a power pole on ground that is near our northwest corner and the ground it sits in is about 2.5 to 3 feet above the alley edge of pavement. We are also of the opinion that the alley pavement appears to be shifted to the west side of the alley in order to accommodate the same slope up to the grade at our side of the alley throughout most of the length of our alley frontage.

For all these reasons, it was suggested that perhaps we ought to apply for a variance to let us use the existing curb depression along Logan where we think there must have been a garage in the past, but we are not certain. There are remnants of a drive there as well.

The next attached plan 2 that was turned in with our application now shows the neighboring fence across the alley that we did not get on the first plan. (The fence is there in line with the south edge of the plan 1 drive, we just did not have the paper space for a field sized drawing). We also showed the drive across Logan from our existing Curb cut and the continuation of the Alley north next to that drive. We prepared to turn this plan in with 2 driveway parking spaces off this existing curb cut and move the

Garage further south to accommodate said drive. It is the opinion of this office that this lot in the R4-A zoning district could use to have some added off street parking as parking on Logan opposite our site will be dangerous in slippery conditions for both cars and pedestrians getting in and out of parked cars. Parking could be done on Logan, but it is also a narrow street and there is a retaining wall and railing along the walk on our side of said street. People parking on Logan to visit address 700 would have to walk to the corner to traverse existing stairs to the front entrance, or if allowed, we could cut a break in said railing and construct more direct stairs to the front entrance of the proposed home. Logan however is a fairly narrow street as well and parking already appears to be at a premium on this street already. For this reason we feel that the Physical conditions are enough of a hardship to allow a garage with private parking to Logan where it appears that there was such work previously. Also, placing a drive from this existing curb cut at a code allowed slope would leave the power pole off the northwest corner of the site to only need a retaining wall for a walk to reach the alley and not for the garage on the south side of said pole like shown on the first plan. (the first plan did not indicate a wall on both sides of this pole, but that is what would likely be needed to get the walk to step down to the alley)

The latest plan I have attached pushes the garage further south so we might offer a side load garage entrance off the alley, possibly not needing a variance. In our opinion, this plan can work, but it too would need retaining walls on both sides of the power pole mentioned above and the garage would not be able to be set quite as high up as the alley is so much lower and closer to the garage entrance than if we were to enter from the existing Logan curb cut. This plan also creates a steeper rear yard for family activity, but not as steep as if we had to lower the garage and enter directly off the alley. We feel that offering some parking off the garage would be offering a better product all around as there are drawbacks to parking on both Logan and Czacki.

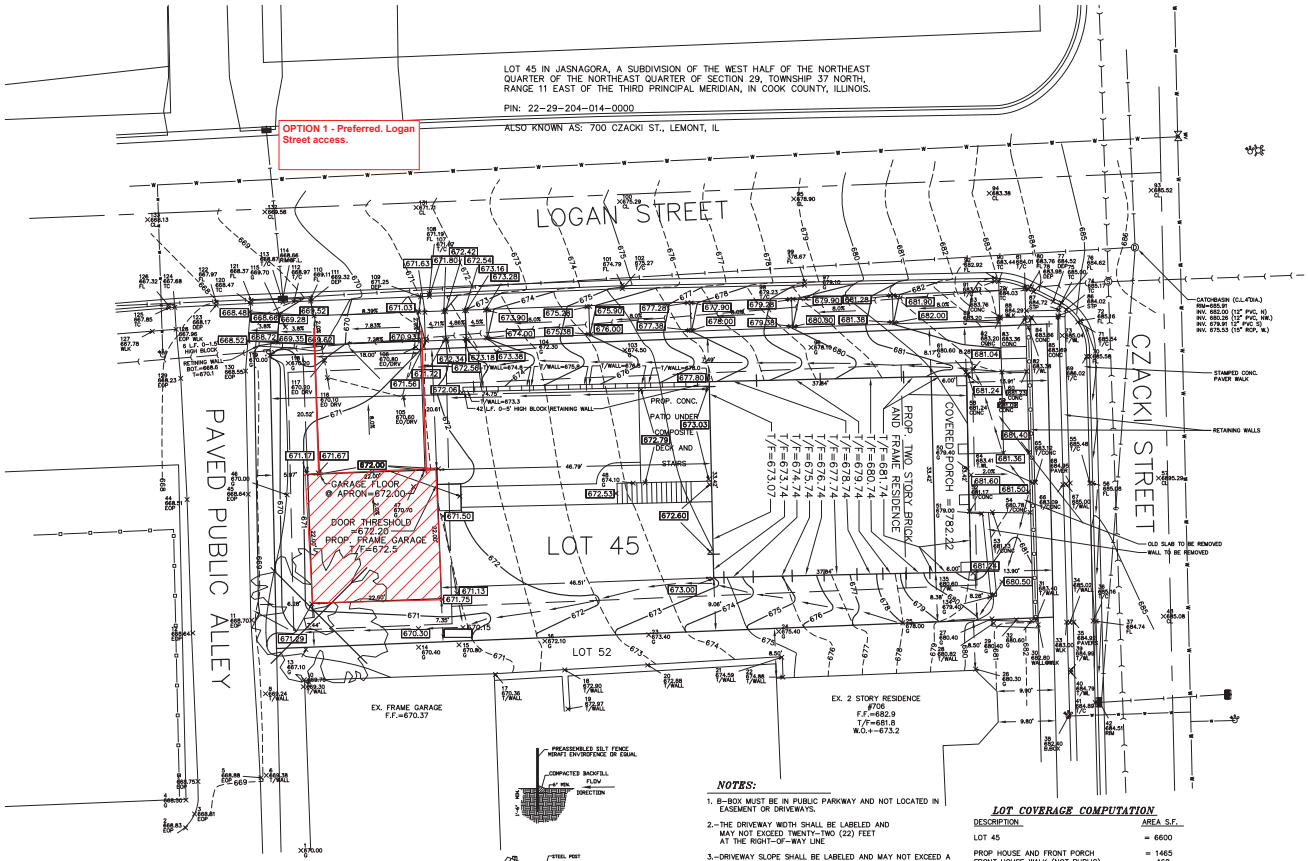
If Planning does not think these are big enough hardships or public safety issues, then we would like to withdraw a Variance application and go with the third plan with the curved drive to the Alley. If planning and engineering think there is merit to our safety concerns, then we are willing to apply to go with the second plan as we think this offers the best possible product for a possible buyer.

Please let us know your thoughts. If a variance is preferred, please use these attachments as our application as we would like to get on the Novermber hearing and go with minimal delay, yes or no.

Thanks

Matthew Dunn P.E., P.L.S.
Lincolnway Engineering and Land Surveying Ltd
(630) 301-1325a

Attachment 4



NOTES: WATER SERVICE TO BE MIN. 1" TYPE K COPPER SANITARY SERVICE TO BE 6" DIA. AT 1.00% MIN. SLOPE. MATERIAL PER VILLAGE CODE.

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

JOB NO._____ ORDERED BY: CASTLETOWN HOMES

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

6-10-24
_____ DATED _____ CORP. LIC.#184.006823
BY ILLINOIS LICENSED PROFESSIONAL ENGINEER, MATTHEW D. DUNN
ILLINOIS PROFESSIONAL ENGINEER # 47326, MY LICENSE EXPIRES 11/30/2025

LEGEND

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

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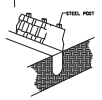
- SECTION & 1/4 SECTION NO.
OR
- COUNTY, TOWNSHIP
- SECTION & 1/4 SECTION NO.
- CALLERS NAME AND FIRM
- FIRM ADDRESS
- CAN BE REACHED PHONE NO.
- BEST TIME TO CALL
- DESCRIPTION OF PROPOSED EXCAVATION
- TYPE AND EXTENT OF WORK
- STARTING TIME AND DATE



SILT FENCE DETAIL

(1). SILT FENCE SHALL BE INSTALLED PRIOR TO SITE DISTURBANCE.
(2). DEPENDING UPON CONFIGURATION ATTACH FABRIC TO WIRE MESH WITH HOG RINGS, STEEL OSTS WITH TIE WIRES, WOOD POSTS WITH NAILS.
(3). PREFABRICATED SILT FENCE MAY BE USED, UNITS BY GEOFAB OR ENVIROFENCE.
(4). MAXIMUM POST/ STAKE SEPERATION: 10 FEET CENTER TO CENTER.

NOTES:

1. B-BOX MUST BE IN PUBLIC PARKWAY AND NOT LOCATED IN EASEMENT OR DRIVEWAYS.
2. THE DRIVEWAY WIDTH SHALL BE LABELED AND MAY NOT EXCEED TWENTY-TWO (22) FEET AT THE RIGHT-OF-WAY LINE
3. DRIVEWAY SLOPE SHALL BE LABELED AND MAY NOT EXCEED A MAXIMUM 8% GRADE.
4. WATER SERVICE AND SANITARY SERVICE LINES SHALL BE LABELED AND A TEN (10) FOOT MINIMUM SEPARATION IS REQUIERED.
5. T/F GRADES MAY BE SUBSTITUTED WITH SIDING PLACED TO WITHIN 2 INCHES (USUALLY BELOW) THE PROPOSED T/F GRADE. (SUBSTITUTING FOR BRICK WHERE THE BUILDING WILL NOT BE SIDED WITH FACE BRICK).
6. WHERE SIDING FALLS MORE THAN 2" BELOW TOP OF FOUNDATION, THE FOUNDATION CONCRETE SHALL BE EMBEDDED WITH FIR STRIPS ON OUTSIDE TO ATTACH SIDING AT A LEVEL WITHIN 6" OF PROPOSED GROUND GRADE.
7. SIDEWALK SHALL BE FIVE INCHES THICK, ON TWO INCHES COMPACTED STONE BASE.
8. SIDEWALK SHALL HAVE 2% MAX CROSS PITCH TOWARDS STREET.

LOT COVERAGE COMPUTATION

DESCRIPTION	AREA S.F.
LOT 45	= 6600
PROP HOUSE AND FRONT PORCH	= 1465
FRONT HOUSE WALK (NOT PUBLIC)	= 168
REAR WALK, STOOP, PATIO, DECK AND STAIRS	= 385
ASPHALT OR CONC. DRIVE	= 378
GARAGE	= 484
BLOCK RETAINING WALLS	= 85
TOTAL HARD SURFACE	= 2965/6600x100=44.9%

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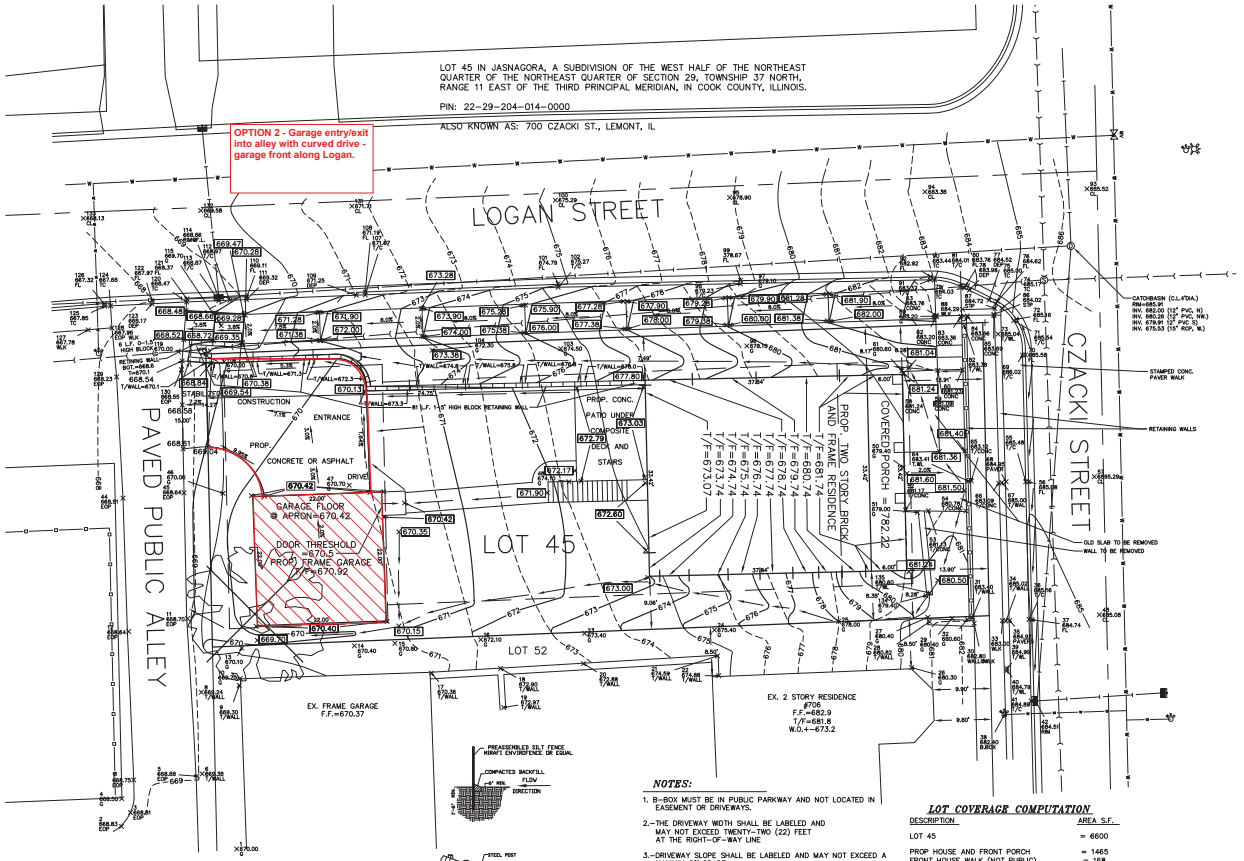
846 REGENT STREET, NEW LENOX, IL 60451
PHONE (630)301-1325

SITE ENGINEERING PLAN
PROPOSED GRADING PLAN
700 CZACKI ST.
LEMONT, ILLINOIS

PREPARED FOR:
CASTLETOWN HOMES

SHEET
1 OF 1
DATE: 09-28-25

JOB NUMBER
250911



PREASSEMBLED SILT FENCE MIRAFI ENVIROFENCE OR EQUAL

COMPACTED BACKFILL 6" MIN.

FLOW DIRECTION

STEEL POST

SILT FENCE DETAIL

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

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

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- COUNTY, TOWNSHIP SECTION & 1/4 SECTION NO.
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- BEST TIME TO CALL
- LOCATION OF PROPOSED EXCAVATION
- TYPE AND EXTENT OF WORK
- STARTING TIME AND DATE

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1. B-BOX MUST BE IN PUBLIC PARKWAY AND NOT LOCATED IN EASEMENT OR DRIVEWAYS.
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LOT COVERAGE COMPUTATION

DESCRIPTION	AREA S.F.
LOT 45	= 6600
PROP HOUSE AND FRONT PORCH	= 1465
FRONT HOUSE WALK (NOT PUBLIC)	= 168
REAR WALK, STOOP, PATIO, DECK AND STAIRS	= 385
ASPHALT OR CONC. DRIVE	= 561
GARAGE	= 484
BLOCK RETAINING WALLS	= 61
TOTAL HARD SURFACE	= 3124/6600x100=47.3%

NOTES: WATER SERVICE TO BE MIN. 1" TYPE K COPPER SANITARY SERVICE TO BE 6" DIA. AT 1.00% MIN. SLOPE. MATERIAL PER VILLAGE CODE.

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

JOB NO. 250911 ORDERED BY: CASTLETOWN HOMES

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LINCOLNWAY ENGINEERING AND LAND SURVEYING CORPORATE LICENSURE EXPIRES APRIL 30, 2027.

10-6-25
DATED: CORP. LIC.#184.006823

BY ILLINOIS LICENSED PROFESSIONAL ENGINEER, MATTHEW D. DUNN
ILLINOIS PROFESSIONAL ENGINEER # 47326, MY LICENSE EXPIRES 11/30/2025

LEGEND

- EXISTING CONTOURS
- PROPOSED CONTOURS
- XXX.XX = EXISTING GRADES
- XXX.00 = PROPOSED GRADES
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- PROP. WATER SERVICE
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PHONE (630)301-1325

SHEET
1 OF 1
DATE: 10-6-25

SITE ENGINEERING PLAN
PROPOSED GRADING PLAN #2
700 CZACKI ST.
LEMONT, ILLINOIS

PREPARED FOR:
CASTLETOWN HOMES

JOB NUMBER
250911

OPTION 3 - Garage entry/exit into alley.

LOGAN STREET

CZACKI STREET

PAVED PUBLIC ALLEY

PROP. FRAME GARAGE
T/F=669.3
GARAGE FLOOR @ APRON = 670.00
DOOR THRESHHOLD =669.74

PROP. TWO STORY BRICK AND FRAME RESIDENCE
T/F=673.07
T/F=673.74
T/F=674.74
T/F=675.74
T/F=676.74
T/F=677.74
T/F=678.74
T/F=679.74
T/F=680.74
T/F=681.74

COVERED PORCH = 782.22

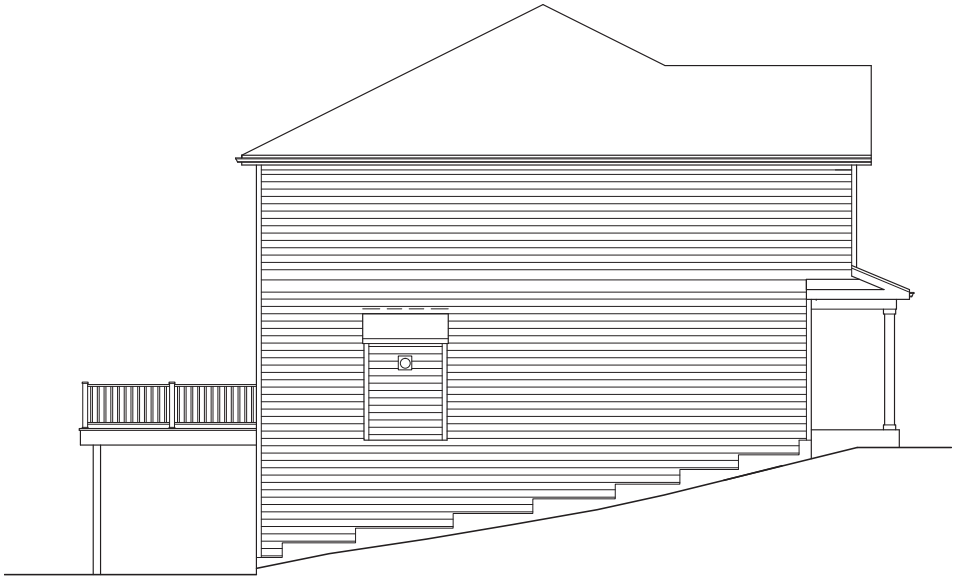
EX. FRAME GARAGE
F.F.=670.37

EX. 2 STORY RESIDENCE
#706
F.F.=682.9
T/F=681.8
W.O.+-673.2

OLD SLAB
WALL TO BE

Attachment 5


12
10



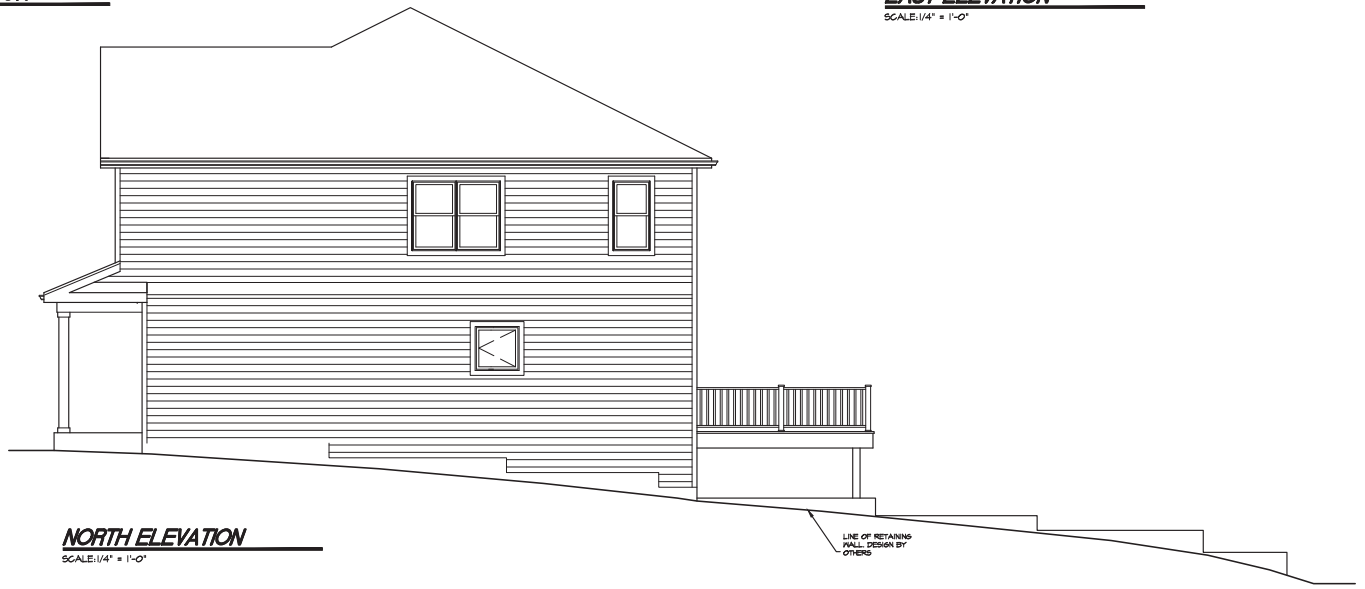
SOUTH ELEVATION

SCALE: 1/4" = 1'-0"



EAST ELEVATION

SCALE: 1/4" = 1'-0"



NORTH ELEVATION

SCALE: 1/4" = 1'-0"

KIRK DESIGN INC.
• ARCHITECTS •
Phone 630-334-7779
jenkokal@comcast.net

A NEW HOME FOR
Castletown Homes
1025 Walter St.
Lot 13
Lemont, IL

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LICENSED ARCHITECT
JENNIFER E. KOKAL
001-020704
STATE OF ILLINOIS

EXPIRES: 11/30/2026

REVISIONS:

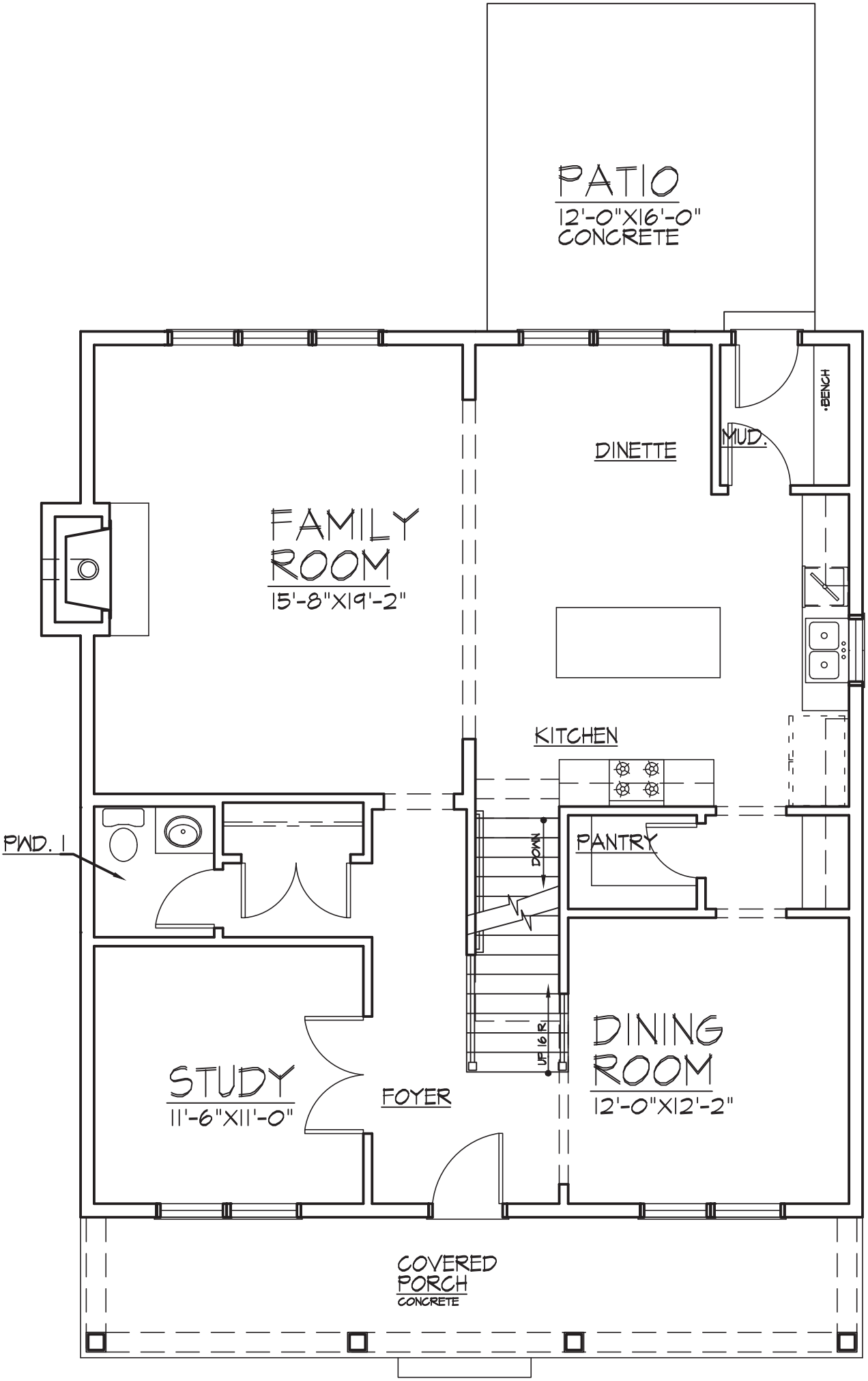
TITLE: ELEVATIONS

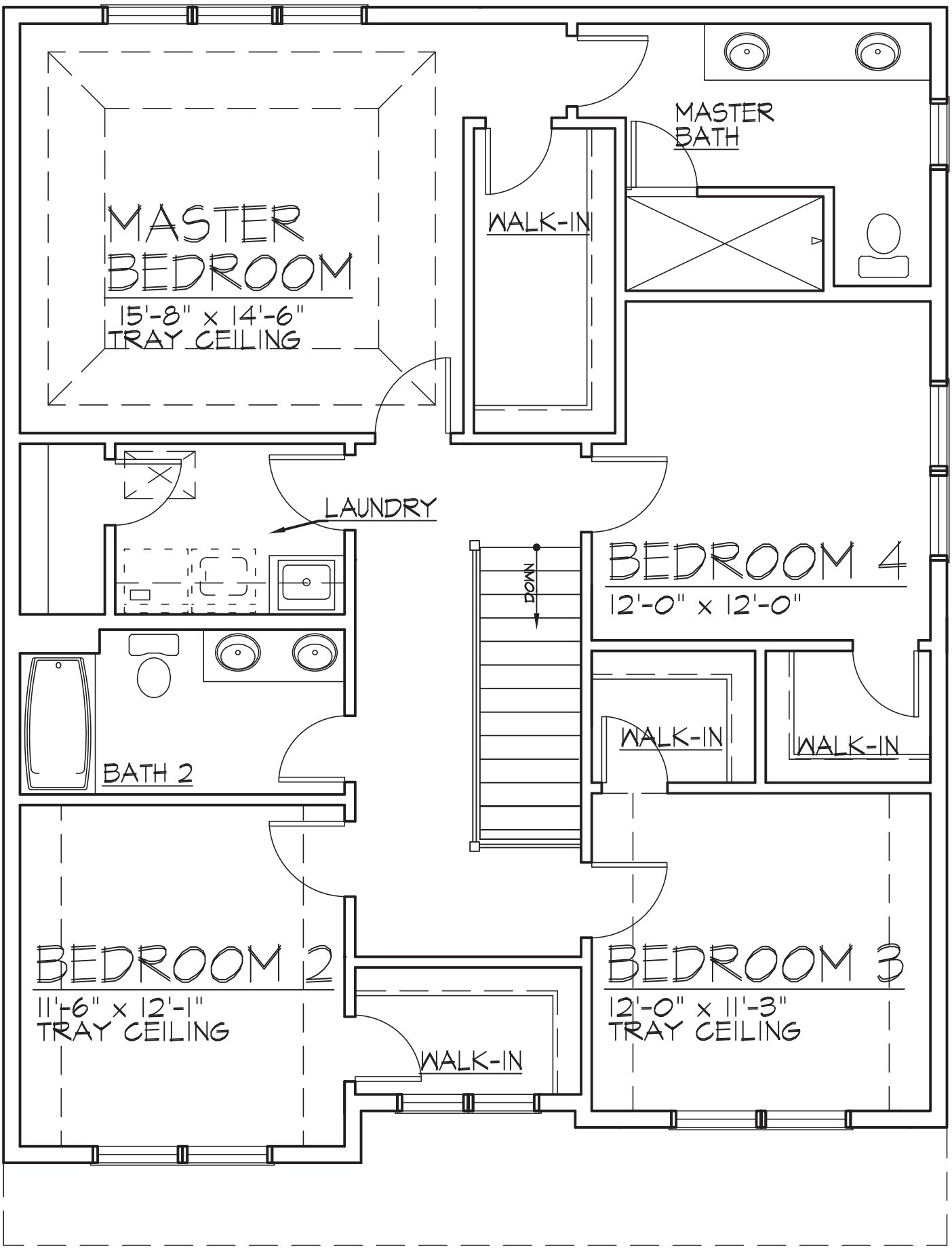
DRAWN:	CHECKED:
JK	JK

DATE ISSUED: 10/10/25

PROJECT NUMBER: 2025-056

SHEET NUMBER: A-2


PATIO
12'-0"X16'-0"
CONCRETE
BENCH
MUD.
DINETTE
FAMILY
ROOM
15'-8"X19'-2"
KITCHEN
PWD. 1
DOWN
PANTRY
UP 16 R.
DINING
ROOM
12'-0"X12'-2"
STUDY
11'-6"X11'-0"
FOYER
COVERED
PORCH
CONCRETE


MASTER BEDROOM
15'-8" x 14'-6"
TRAY CEILING
WALK-IN
MASTER BATH
LAUNDRY
DOWN
BEDROOM 4
12'-0" x 12'-0"
WALK-IN
WALK-IN
BATH 2
BEDROOM 2
11'-6" x 12'-1"
TRAY CEILING
WALK-IN
BEDROOM 3
12'-0" x 11'-3"
TRAY CEILING

418 Main Street | Lemont, IL 60439

TO: Planning and Zoning Commission
FROM: Jamie Tate, Community Development
THROUGH:
SUBJECT: Case 2025-23 13100 Main Street Annexation & Rezoning
DATE: November 5, 2025

SUMMARY/BACKGROUND

ANALYSIS

Consistency with Village Policy

STAFF RECOMMENDATION

BOARD ACTION REQUESTED

ATTACHMENTS
PZC Staff Memo, Analysis and Attachments for Case 2025-23.pdf

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

CASE NUMBER & NAME	**APPLICANT**
2025-23 13100 Main Street Annexation & Rezoning	Albany Bank & Trust Company as Trust No. 11-6498
DATE	**PROPERTY ADDRESS/LOCATION**
November 5, 2025	13100 Main Street & 12294 Archer Avenue

BRIEF SUMMARY OF REQUEST

Cook Golf Properties, Inc., beneficiary under Land Trust No. 11-6498 (Albany Bank & Trust Company, Trustee), is requesting annexation of approximately 28.799 acres into the Village of Lemont, with rezoning to the M-2 General Manufacturing District. There is no development plan associated with the request at this time.

The property currently consists of undeveloped land; however, the owner intends to improve the property with the eventual construction of a warehouse, using the site for industrial purposes. If the property is annexed and subsequently developed, it would proceed as a Planned Unit Development (PUD), meeting the threshold requirement for development of 20 or more acres. PUDs are processed, reviewed, and approved in three steps: (1) pre-application review by the Technical Review Committee (TRC); (2) public hearing before the Planning and Zoning Commission with a recommendation; and (3) Village Board review, discussion, and vote. The PUD process will allow for future comment, review and input once a development plan is proposed.

Annexation ensures Village land use control and the application of zoning and development standards to future site improvements.



Source: Cook County GIS
Subject property highlighed in **RED**.
PIN: 22-31-301-006-0000

EXISTING ZONING	EXISTING LAND USE	SURROUNDING ZONING & LAND USE	REQUESTED ACTIONS	SIZE OF PROPERTY
Unincorporated Cook County	Vacant land	**North**: M-2, General Manufacturing District / Vacant Land **South:** Village of Palos Park R-1 / Cog Hill Golf Course & Existing residential home **East:** Village of Lemont R-1, Detached Single-Family Residential District (default district following annexation) **West:** M-3 Heavy Manufacturing District / JB Hunt (under construction)	Annexation into Village of Lemont and Rezoning to M-2	Approximately 28.799-acres

PROPERTY HISTORY

The subject property consists of vacant land located in unincorporated Cook County. Prior to its current unincorporated status, the property was within the municipal limits of the Village of Palos Park but disconnected from Palos in January 2023. Included in Palos Park's Western Growth Area Master Plan, adopted in 2020, the site was identified as an "industrial land use opportunity."

The property owner's intent has consistently been to annex the land into the Village of Lemont with an industrial zoning classification following its disconnection from Palos Park, eventually connecting to Lemont's municipal utility system to support future development.

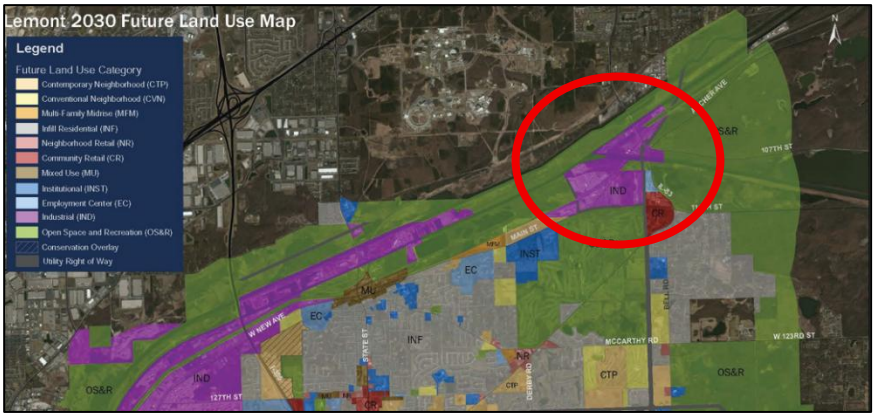
COMPATIBILITY with the COMPREHENSIVE PLAN	**COMPATIBILITY** with the UNIFIED DEVELOPMENT ORDINANCE
The Lemont 2030 Comprehensive Plan's future land use map designates the subject property as Industrial (IND).	The proposal is compatible with the UDO, having followed the process for annexation and rezoning. Any future development must adhere to the UDO and is not proposed at this time.

ATTACHMENTS

1. Staff Analysis
2. Site Photographs
3. Summary
4. Plat of Annexation

Attachment 1 – Staff Analysis – 13100 Main Street Annexation and Rezoning

Comprehensive Plan. The Lemont 2030 Comprehensive Plan identifies the subject property's future land use as Industrial (IND). The district in the plan is described as follows:



"The industrial district is characterized by a wide range of industrial and manufacturing uses. New development in this district will be characterized by well-designed sites that include suitable buildings with modern functional features, screening for outdoor storage and equipment, and landscaping to create street-side curb appeal. Since industrial and manufacturing uses are often local employment centers, new development in this district will provide non-motorized access for local employees who wish to bike or walk to work. Buildings in this district will vary widely in size and may include features such as docking bays for semi-tractors. Sites in this district will also vary widely in size."

Within the plan, the Maley Road Industrial Park area is identified as an Economic Activity Center intended to preserve and support target industries such as manufacturing, transportation, and wholesale trade. The Comprehensive Plan directs the Village to maintain existing industrial zoning with very limited expansion, and to ensure that any new industrial development meets the Village's high standards for site design and aesthetics.

An additional initiative in the plan emphasizes the development of inviting gateways into Lemont. Gateways—major corridors and points of entry—are key to establishing a positive first impression of the community. The plan calls for private development at these gateways to reinforce public improvements and enhance corridor aesthetics. As the Route 83 and Main Street area continues to develop and redevelop, enhancements should extend toward Downtown Lemont to maintain visual continuity and quality. Annexation into the Village will ensure adherence to the Comprehensive Plan.

The full Lemont 2030 Comprehensive Plan and Future Land Use Map can be found here: Lemont 2030 Comprehensive Plan

REZONING ANALYSIS

The purpose of the M-2, General Manufacturing District in the UDO is the following:

"This district is designed to accommodate those industrial activities that have moderate land use intensity and are located in areas relatively remote from residential and prime retail development."

The zoning map image demonstrates the Village's existing zoning network with the unincorporated subject property shown to better understand the mix of jurisdictions in the area. The Cog Hill golf course is to the south across Main Street within the Palos Park municipal limits. The corridor is generally zoned and maintained with industrial land use, with the exception of adjacent R-1 zoning to the east. The R-1 zoning is the Village's default zoning district following annexation without rezoning.

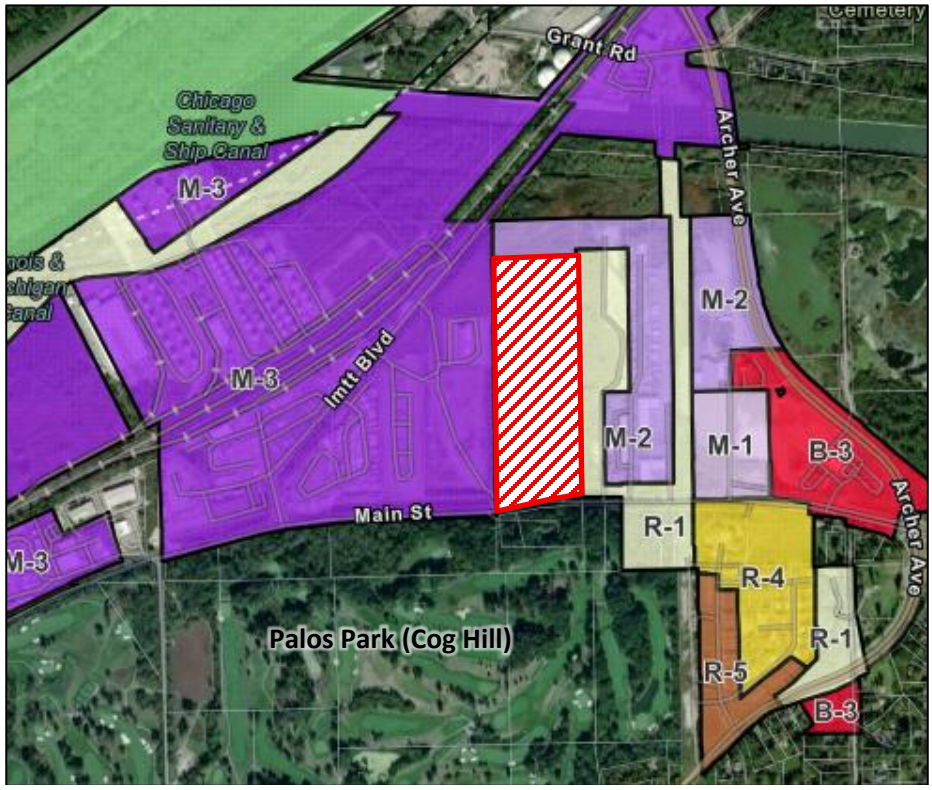


Figure 1: *Lemont Zoning Map with unincorporated subject property [hatched in red] included. Full Zoning Map online: [Interactive Zoning Map | Village of Lemont, IL]*

STANDARDS FOR REZONING (LASALLE FACTORS)

Illinois courts have established a standard set of criteria, known as the LaSalle Factors, to evaluate the validity of zoning changes. These factors consider the relationship between a proposed zoning change, surrounding land uses, public benefit, and the municipality's overall planning objectives.

The subject property is located in unincorporated Cook County and is currently vacant. It was previously within the Village of Palos Park and identified for future industrial use in both the Palos Park Western Growth Area Master Plan (2020) and the Lemont 2030

Comprehensive Plan. Upon annexation into Lemont, the default zoning would be R-1 Single-Family Detached Residential, and the applicant requests rezoning to M-2 General Manufacturing District.

1. **Compatibility with the existing use and zoning of nearby property.**
   Analysis: The surrounding area is generally industrial in character, with additional industrial zoning and uses located to the west. To the south, across Main Street, is a golf course property that is heavily wooded and provides substantial natural screening. Given the property's proximity to existing industrial uses and its separation from residential areas by natural and built buffers, the proposed M-2 zoning is compatible with the surrounding land use pattern.

2. **Extent to which property values are diminished by existing zoning restrictions.**
   Analysis: The property currently lacks a Cook County zoning designation following its disconnection from Palos Park. Annexation into Lemont with a default R-1 zoning would not reflect the property's intended or most suitable use. Rezoning to M-2 aligns with long-standing land use intentions for industrial development and would allow the site to realize its economic potential.

3. **Extent to which the proposed amendment promotes public health, safety, and welfare.**
   Analysis: Annexation will place the property under Village jurisdiction, ensuring that any future development is reviewed for compliance with the Village's Unified Development Ordinance. Industrial zoning at this location, subject to Lemont's standards for access, utilities, stormwater management, and site design, would promote orderly and well-regulated growth.

4. **Relative gain to the public as compared to hardship upon the applicant.**
   Analysis: Annexation and rezoning provide the Village with land use control, infrastructure coordination, and potential tax base expansion, while enabling the applicant to develop the property consistent with its planned purpose. The public benefit of managed industrial development outweighs any hardship that would result from maintaining a residential classification.

5. **Suitability of the subject property for its present zoning.**
   Analysis: The default R-1 zoning would not be suitable for this site given its location near established industrial uses and limited residential infrastructure. The site's access, size, and its adjacency to other industrial properties make it appropriate for future industrial use under M-2 zoning.

6. **Length of time the property has been vacant, as presently zoned.**
   Analysis: The property has remained vacant for many years under prior Palos Park and unincorporated zoning conditions.

7. **Public need for the proposed use.**
   Analysis: The Lemont 2030 Comprehensive Plan identifies the area as part of the Maley Road Industrial Park Economic Activity Center, supporting manufacturing, transportation, and wholesale industries. Rezoning to M-2 would contribute to the Village's goals of supporting industrial employment and economic activity.

8. **Thoroughness with which the municipality has planned and zoned its land use.**
   Analysis: The Lemont 2030 Comprehensive Plan designates this property for industrial land use and emphasizes high standards for site design and aesthetics. The proposed annexation and rezoning are consistent with the Village's planning framework and long-range land use objectives.

The proposed M-2 zoning is compatible with surrounding land uses and consistent with the Village's Comprehensive Plan, promoting orderly development and continued economic growth. Annexation and rezoning will ensure future site development is subject to Village review through the Planned Unit Development (PUD) process, providing for appropriate design, buffering, and community input.

CONCLUSIONS & RECOMMENDATIONS

The request for annexation and rezoning to the M-2 General Manufacturing District is consistent with the Village's long-range planning objectives and the Lemont 2030 Comprehensive Plan, which designates the subject property for industrial use. The site's location near existing industrial areas and transportation corridors supports its suitability for future industrial development, and annexation will allow the Village to regulate development standards, design, and land use compatibility.

While no specific development proposal has been submitted at this time, the applicant has indicated an intent to construct a warehouse use in the future. Any development proposal will be required to proceed through the Planned Unit Development (PUD) process, providing detailed review by the Technical Review Committee, the Planning and Zoning Commission, and the Village Board, with opportunities for public comment. This process ensures that future development will include appropriate buffering, access management, and adherence to the Village's architectural and design standards.

If the PZC is to recommend rezoning to M-2 following annexation into the Village of Lemont for Case 2025-23, the following conditions can be considered:

1. Compliance with the Village's Planned Unit Development (PUD) process for any future development proposal; and
2. Consideration of a sunset clause providing that, if a PUD application consistent with M-2 zoning is not submitted within one (1) year of annexation, the zoning of the

property shall revert to R-1 Single-Family Detached Residential District, the Village's default annexation classification.

Attachment 2 – Site Photos



Figure 1: Cook County Oblique Aerial dated 4/12/2025



Figure 2: View from Main Street looking north.

Attachment 3

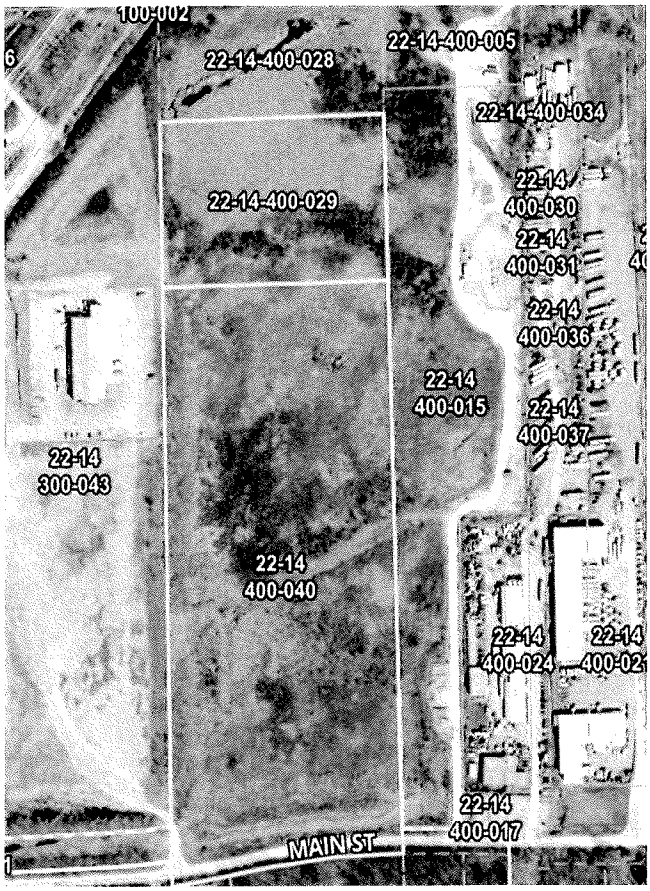
ANNEXATION AND REZONING OF

12294 Archer Avenue & 13100 Main Street, Lemont, IL 60439

PROJECT SUMMARY:

Cook Golf Properties, Inc., an Illinois Corporation ("Owner"), is coordinating the submission of an Annexation Application with Rezoning (the "Application") with the Village of Lemont (the "Village"). Owner is the beneficiary under a land trust with respect to two (2) parcels of land, totaling approximately 27.67 acres (the "Property"). The Application is being submitted by Albany Bank & Trust Company, National Association, the trustee under such land trust. The Property constitutes the area for annexation and is depicted on the Proposed Annexation Aerial (below) and on the Plat of Annexation to be included in connection with the Application (the "Plat"). Said Plat details a singular annexation proceeding for the two (2) parcels constituting the Property. The Property currently consists of undeveloped land, however following the successful annexation and rezoning of the Property, Owner intends to improve the Property with the construction of a warehouse and use the property for other industrial purposes as discussed below.

Proposed Annexation Aerial



Annexation Statistics:

The two (2) parcels that are the subject of this application are recognized as Cook County parcel numbers:

22-14-400-040-0000 – **13100 Main Street, Lemont, IL 60439**

- Consists of 22.21 Acres (967,768 Land Sq. Ft.)
- Parcel currently contains no structures or other improvements.
- Parcel currently contains no roadways, but is adjacent to Main Street, which is a public right-of-way.
- Parcel currently contains no off street parking spaces.

22-14-400-029-0000 — **12294 Archer Avenue, Lemont, IL 60439**

- Consists of 5.45 Acres (237,402 Land Sq. Ft.)
- Parcel currently contains no structures or other improvements.
- Parcel currently contains no roadways.
- Parcel currently contains no off street parking spaces

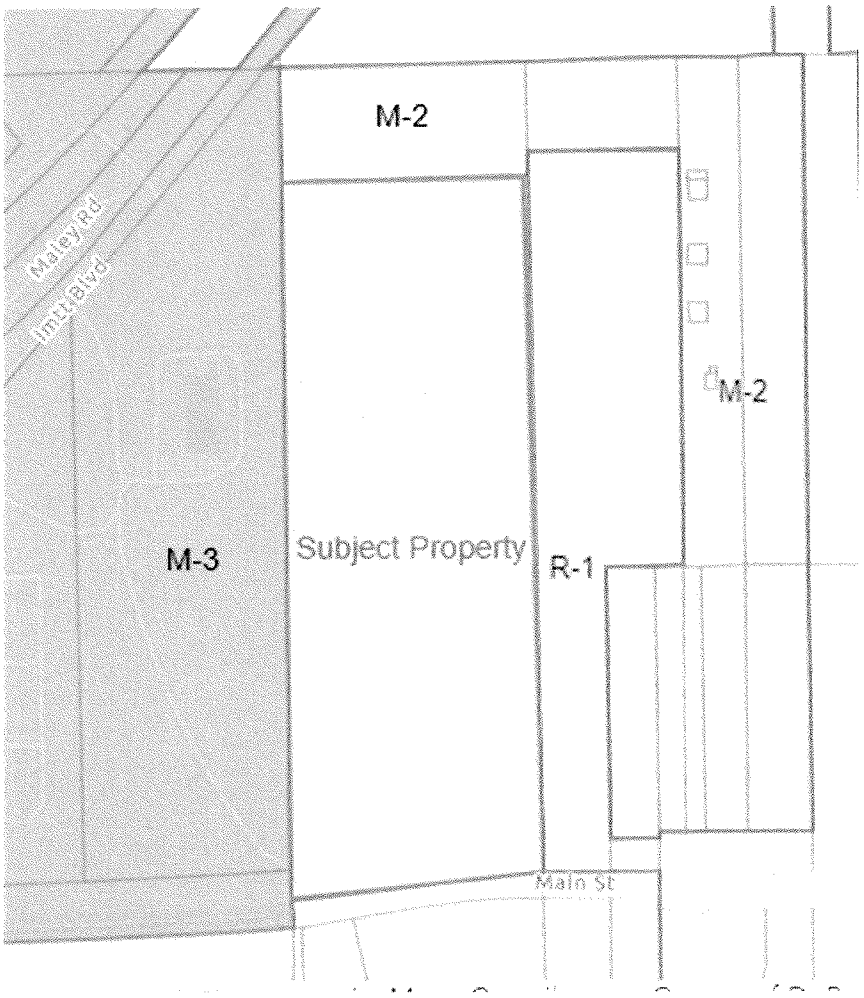
REZONING:

Proposed Zoning Designation

M-2 General Manufacturing District

Per the Village's Annexation Application, all land annexed into the Village will be zoned R-1 unless a rezoning is processed. Accordingly, Owner is requesting that the Property's zoning district be rezoned to be designated as M-2 for General Manufacturing. Owner anticipates constructing an industrial warehouse on the Property with potential uses for cold storage. As depicted in the proposed zoning aerial below, such rezoning would align with other industrial activities in the surrounding area.

Proposed Zoning Aerial



Attachments to Submittal Packet:

1. **Plat of Annexation**
2. **Legal Description**
3. **Warranty Deed in Trust for the Property**

Attachment 4

PLAT OF ANNEXATION

GRAPHIC SCALE

250 0 125 250

(IN FEET)
1" = 250'

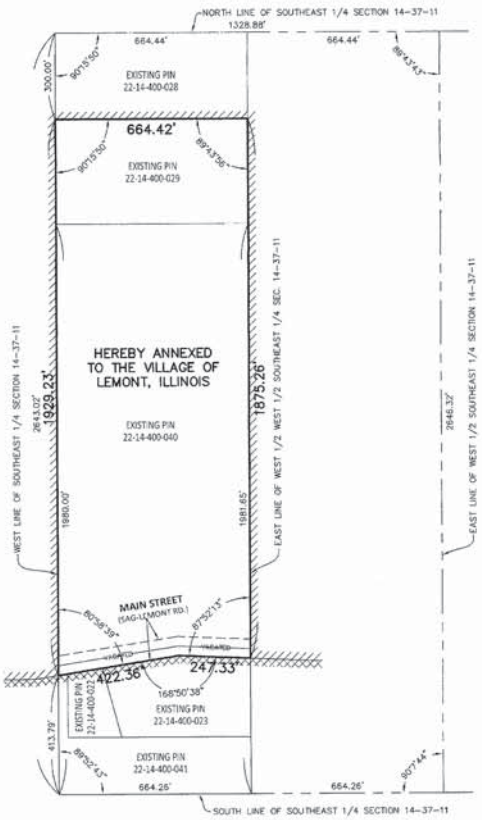
THE WEST HALF OF THE WEST HALF (EXCEPT THE NORTH 300 FEET THEREOF) OF THE SOUTHEAST QUARTER OF SECTION 14, TOWNSHIP 37 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTH OF THE SOUTH LINE OF MAIN STREET (SAG-LEMONT ROAD), IN COOK COUNTY, ILLINOIS.

CONTAINING 1,253,652 SQUARE FEET OR 28.799 ACRES MORE OR LESS.

LEGEND OF EXISTING MUNICIPAL LIMITS

VILLAGE OF PALOS PARK, ILLINOIS

VILLAGE OF LEMONT, ILLINOIS



STATE OF ILLINOIS)
)SS
COUNTY OF COOK)

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

THIS _____ DAY OF _____, 20___.

BY: _____
PRESIDENT

ATTEST: _____
VILLAGE CLERK

State of Illinois)
County of Cook)

Albany Bank & Trust Company N.A. as Trustee of Land Trust #11-6498, pursuant to the Trust Agreement dated February 11, 2019 does hereby certify that it is as such trustee, the owner of the property described hereon and hereby approves such Plat of Annexation.

Dated _____, A. D. 20_____.

By: _____ Attest: _____

State of Illinois)
County of Cook)

I, _____, a Notary Public in and for the county in the state aforesaid, do hereby certify that _____, and _____ of said Albany Bank & Trust Company N.A., personally known to me to be the same persons whose names are subscribed to the foregoing instrument appeared before me this day in person and acknowledged that they signed and delivered the said instrument as their own free and voluntary act and as the free and voluntary act of said Albany Bank & Trust Company N.A. for the uses and purposes therein set forth. Given under my hand and notarial seal this _____ day of _____, A.D. 20_____.

_____
Notary Public

STATE OF ILLINOIS)
)SS
COUNTY OF COOK)

I, ROBERT G. BIEDERMANN, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THE PLAT AS HEREON DRAWN IS AN ACCURATE REPRESENTATION OF THE PROPERTY DESCRIBED IN THE FOREGOING CAPTION.

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

DATED THIS 26TH DAY OF SEPTEMBER, 2025.

BY: _____

PROFESSIONAL ILLINOIS LAND SURVEYOR NO. 2802
MY LICENSE EXPIRES NOVEMBER 30, 2026

ROBERT G. BIEDERMANN 2802 PROFESSIONAL LAND SURVEYOR STATE OF ILLINOIS

UPDATED SEPTEMBER 26, 2025 PER ORDER #2025-33170
REVISED APRIL 27, 2022
REVISED MARCH 4, 2022 PER EMAIL DATED MARCH 3, 2022

PREPARED BY: ROCK FUSCO & CONNELLY, LLC | CHECKED: | DRAWN: KJT

GREMLEY & BIEDERMANN
PLES Corporation
License No. 184.001007
Northwest Office
4505 West Eisenhower Avenue, Chicago, IL 60630
Telephone: (773) 583-5900 Email: info@GBLS-Surveyors.com

ORDER NO. 2022-29775-002 | DATE: FEBRUARY 8, 2022 | SCALE: 1" = 250' Feet | PAGE NO. 1 of 1

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PLAT NOTES:

Distances are marked in feet and decimal parts thereof.

NO dimensions shall be assumed by scale measurement upon this plat.

Unless otherwise noted hereon the Bearing Basis, Elevation Datum and Coordinate Datum if used is ASSUMED.

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