
Village of Lemont

UNIFIED DEVELOPMENT ORDINANCE

including regulations on:

**Zoning
Signs
Historic Preservation
Subdivision
Flood Hazard Areas
Design Guidelines
Landscaping
Tree Preservation
Impact Fees
Engineering Specifications**

The Lemont Unified Development Ordinance

Ordinance # O-7-08

adopted by the Village Board of Trustees
on February 25, 2008

with an effective date of March 15, 2008

Amended:

Ordinance O-36-08, June 23, 2008
Ordinance O-09-09, January 12, 2009
Ordinance O-54-09, July 27, 2009
Ordinance O-70-09, November 23, 2009
Ordinance O-41-10, June 28, 2010
Ordinance O-65-11, October 24, 2011
Ordinance O-38-12, May 14 2012
Ordinance O-66-12, October 22, 2012
Ordinance O-69-12, November 26, 2012
Ordinance O-11-13, February 11, 2013
Ordinance O-23-13, May 13, 2013
Ordinance O-10-14, February 10, 2014
Ordinance O-23-15, July 27, 2015
Ordinance O-29-15, September 14, 2015

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Title 17

Unified Development Ordinance

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Article I

General Provisions

CHAPTER 17.01

INTRODUCTORY PROVISIONS

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17.01.020	Effective Date and Transition
17.01.030	Authority
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17.01.010 REPEAL, ADOPTION, AND TITLE

- A. Repeal of Lemont Zoning Ordinance of 1999.** Ordinance No. 0-25-99, including its subsequent amendments, commonly known as the Lemont Zoning Ordinance, is hereby repealed.
- B. Repeal of Additional Ordinances.** Additionally, the following ordinances and chapters and sections of the Municipal Code, including all subsequent amendments, are hereby repealed:
1. Ordinance O-01-02, “Standard Specifications for the Design and Construction of Public Improvements and Private Site Improvements”
 2. Ordinance No. 791, “Appearance Code”

3. Ordinance No. 456, “Subdivision Regulations of the Municipal Code”
4. Ordinance No. 789 , “Tree Preservation”
5. Ordinance No. 790, “Trees and Shrubs”
6. Ordinance No. 793, “Soil Erosion and Sedimentation Control”
7. Ordinance No. 801, “Decorative Fences”
8. Ordinance No. 879, “Sewer Use”
9. Ordinance No. 955, “Amendment to Flood Plain Regulations”
10. Ordinance No. O-60-99, “Paved Driveways”
11. Ordinance No. O-61-99, “Sodding of Detention Basins”
12. Ordinance No. O-104-99, “Public Sidewalk Width”
13. Ordinance No. O-58-00, “Amendment to Flood Plain Regulations”
14. Ordinance No. O-07-01, “Historic Preservation Ordinance”
15. Ordinance No. O-31-01, “Structures in Easements”
16. Ordinance No. O-39-01, “Amendment to Building Code”
17. Ordinance No. O-52-01, “Design Guidelines for the Lemont Historic District
18. Ordinance No. O-42-06, “Public Safety Impact Fees”
19. Chapter 12.12, “Overhanging Signs and Awnings,” of the Municipal Code
20. Chapter 12.12, “Overhanging Signs and Awnings,” of the Municipal Code
21. Chapter 12.14, “Temporary Sign Placement,” of the

Municipal Code

22. Section 15.02.075, "Site Development Fees," of the Municipal Code
 23. Chapter 15.28, "Floodplain Management," of the Municipal Code
 24. Chapter 15.29, "Soil Erosion and Sedimentation Control," of the Municipal Code
 25. Chapter 15.42, "Historic Preservation," of the Municipal Code
- C. Adoption and Title.** The repealed Ordinance No. 0-25-99 and the additional ordinances and sections listed in paragraph B of this section shall be succeeded by this ordinance. This entire ordinance and its subsequent amendments shall be officially known as the "Lemont Unified Development Ordinance of 2008." Articles I and II of this Unified Development Ordinance shall be known and referred to as the "Lemont Zoning Ordinance."

17.01.020 EFFECTIVE DATE AND TRANSITION

- A. Effective Date.** Unless otherwise expressly indicated herein, the provisions of this Unified Development Ordinance become effective **March 15, 2008.**
- B. Pending Applications.** Complete applications for structures or land use that were submitted and pending approval prior to the effective date of this ordinance will be reviewed under the provisions of the zoning ordinance that was in effect on the date the completed application was submitted. Any re-application for an expired permit or other expired approval must meet the standards of this ordinance.
- C. Violations Continue.** Any violation of the previously effective ordinances listed in §17.01.01 above will continue to be a violation under this Unified Development Ordinance and be subject to penalties and enforcement provisions of this ordinance and the Lemont Municipal Code. If the use, development, construction or other activity that was a violation under the previous ordinance complies with the express terms of this Unified Development Ordinance, enforcement action will cease, except to the extent of collecting penalties for violations that occurred before the effective date of this

ordinance. The adoption of this Unified Development Ordinance neither prevents nor affects any pending or future prosecution of, or action to abate, violations of the previously effective ordinances that occurred before the effective date of this ordinance.

17.01.030 AUTHORITY

This Unified Development Ordinance is adopted pursuant to the powers granted and the limitations imposed by state law.

17.01.040 APPLICABILITY AND SCOPE

- A. Applicability.** Unless otherwise expressly exempted, this Unified Development Ordinance applies to all land use, structures and development within the Village's corporate boundaries and extending beyond the corporate limits as allowed by state law.
- B. Scope.** Nothing contained in this ordinance is to be construed as a consent, license, or permit to use any property, or to locate, construct or maintain any building, structure or facility, or to carry on any trade, industry, occupation, or activity. The provisions of this ordinance are cumulative and pose limitations and requirements in addition to all other applicable laws and ordinances.

17.01.050 PURPOSES

This ordinance is adopted for the purpose of:

- A.** Promoting and protecting the public health, safety, and general welfare;
- B.** Ensuring adequate natural light, air, privacy, and access to property;
- C.** Avoiding or mitigating the hazards to persons and property resulting from accumulation of runoff or flood waters;
- D.** Protecting the character of established residential neighborhoods;
- E.** Maintaining and promoting economically vibrant and attractive commercial areas;
- F.** Establishing clear and efficient development review and approval procedures; and

- G. Conserving the value of land and buildings throughout the Village;
- H. Accommodating development and growth that is consistent with the preceding stated purposes.

17.01.060 INTERPRETATION

- A. **Numbering Style.** The first two numerals in a section number, i.e. “17,” correspond to the title of the Municipal Code in which the section is located. The chapter number is indicated by the two numerals between the periods. The three numerals at the end identify the section. Thus “17.03.070” identifies Title 17, Chapter 3, Section 070. Paragraphs within sections are identified by capital letters, and sub-paragraphs are identified by numerals.
- B. **Section and Paragraph Headings.** Section and paragraph headings are provided for reference and convenience and do not necessarily define the scope or limit of any of the provisions of this Unified Development Ordinance. If there is a difference in meaning or implication between the text of this Ordinance and any heading, the text shall govern.
- C. **Meaning and Intent**
 - 1. Words used in the present tense shall include the future tense. The reverse is also true.
 - 2. Words in the singular shall include the plural. The reverse is also true.
 - 3. The words “shall,” “will,” “must” indicate compliance is mandatory.
 - 4. The words “may” and “should” indicate compliance is permissible, but not mandatory.
 - 5. Within a series of provisions the word “and” indicates that all such provisions apply. Within a series of provisions the word “or” indicates that both a single provision and a combination of provisions may apply.
 - 6. Unless otherwise expressly stated, a list or series of examples that uses “including,” “such as,” or similar wording shall not be construed as exhaustive.

7. Words that are not defined have the meaning given in the latest edition of Merriam Webster's Collegiate Dictionary.

D. Fractions

1. When a regulation is expressed in terms of minimum requirements, any fractional result of a calculation will be rounded up to the nearest whole number.
2. When a regulation is expressed in terms of a maximum requirement, any fractional result of a calculation will be rounded down to the nearest whole number.

E. Conflict with Other Regulations. Where the conditions imposed by any provision of this Unified Development Ordinance are inconsistent with the provisions of a federal, state or county law or other Village ordinance or resolution, the provisions which are more restrictive or which impose higher standards or requirements shall apply.

F. Conflict with Easements or Agreements. This ordinance is not intended to abrogate any easement, covenant, deed restriction, or other agreement between private parties. If the provisions of this Zoning Ordinance impose a greater restriction than imposed by a private agreement, the provisions of this Unified Development Ordinance shall apply. If the provisions of a valid, enforceable private agreement impose a greater restriction than this Ordinance, the provisions of the private agreement shall apply. The Village neither enforces nor maintains a record of private agreements.

G. Conflict with Text and Tables or Illustrations. This Unified Development Ordinance contains tables and illustrations. In some cases the tables and illustrations are used in lieu of text; in other cases the tables and illustrations are intended to clarify the meaning of the text. In cases where there is a conflict between the text and a table or illustration, the provisions as expressed in the text shall apply.

H. References to Other Regulations. All references in this Unified Development Ordinance to other Village, county, state, or federal regulations:

1. Are for informational purposes only, and do not constitute a

complete list of such regulations. These references do not imply any responsibility by the Village for enforcement of county, state, or federal regulations.

2. Refer to the most current version and citation for those regulations, unless expressly indicated otherwise. When the referenced regulations have been repealed and not replaced by other regulations, this Ordinance's requirements for compliance are no longer in effect.

- I. **Delegation of Authority.** Whenever a provision appears requiring the head of a department or another officer or employee of the Village to perform an act or duty, that provision will be construed as authorizing the department head or officer to delegate that responsibility to others over whom they have authority. Delegation of authority is not allowed when the provisions of this ordinance expressly prohibit such delegation.

17.01.070 VIOLATIONS, PENALTIES AND ENFORCEMENT

- A. **Responsibility for Enforcement.** The Planning and Economic Development Director shall be responsible for enforcing the provisions of this ordinance, unless otherwise stated. However, it shall also be the duty of all officers and employees of the Village, particularly members of the Police Department and the Building Department, to assist in the reporting of any new construction, reconstruction, improved land uses, or upon seeing any violation.
- B. **Violations.** Unless otherwise expressly allowed by this ordinance or state law, any violation of this ordinance, including but not limited to the following, shall be subject to the remedies and penalties provided for in this ordinance:
 1. To use land or structures in any way not consistent with the requirements of this ordinance; or
 2. To erect a building or other structure in any way not consistent with the requirements of this ordinance; or
 3. To engage in the development or subdivision of land in any way not consistent with this ordinance; or
 4. To transfer title to any lots or parts of a development unless the land development plan or subdivision has received all

approvals required under this ordinance and an approved plan or plat, if required, has been filed in the appropriate county office; or

5. To submit for recording with a county office any subdivision plat, land division or other land development plan that has not been approved in accordance with the requirements of this ordinance or that does not qualify for an exemption under the Plat Act; or
 6. To install or use a sign in any way inconsistent with the requirements of this ordinance; or
 7. To engage in the use of a building or land, the use or installation of a sign, the subdivision or development of land or any other activity requiring a permit under this ordinance in any way inconsistent with any such permit or approval or any conditions imposed thereon; or
 8. To violate the terms of any permit or approval granted under this ordinance or any condition imposed on such permit or approval; or
 9. To demolish or to cause the demolition or removal of a structure that is either a historic landmark or within a historic district without a Certificate of Appropriateness; or
 10. To obscure, obstruct or destroy any notice required to be posted or otherwise given under this ordinance; or
 11. To violate any lawful order issued by any person or entity under this ordinance; or
 12. To continue any violation as defined above, with each day of continued violation to be considered a separate violation for purposes of computing cumulative civil or criminal penalties.
- C. Continuing Violations.** Each day that a violation remains uncorrected after receiving notice of a violation from the Village shall constitute a separate violation to this ordinance.
- D. Remedies and Enforcement Powers.** The Village shall have the following remedies and enforcement powers, any combination of

which may be imposed for a each separate violation of this ordinance:

1. Any person, firm or corporation who violates, disobeys, omits, neglects, refuses to comply with, or who resists enforcement of any of the provisions of this Ordinance shall upon conviction be fined not less than \$25 nor more than \$750 for each separate violation of this ordinance.
2. Any person, firm or corporation who undertakes or causes the demolition or removal of a structure within a designated historic district without a Certificate of Appropriateness as required by Article III of this ordinance shall be guilty of a misdemeanor and upon conviction thereof shall be punished by a fine of not less than \$50 nor more than \$750 dollars. Each day such violation shall continue to exist shall constitute a separate violation until the Certificate of Appropriateness process has been completed and the Historic Preservation Commission either issues or denies such certificate. The Historic Preservation Commission may institute any appropriate action or proceeding in the name of the Village to enjoin, correct, or abate any violation of Article III of this ordinance.
3. Any person, firm, or corporation who removes or damages a tree marked for preservation on a tree preservation plan submitted for approval as a requirement of this ordinance shall be guilty of a misdemeanor and fined up to \$250 per diameter breast height (DBH) as indicated on the tree preservation plan, per damaged or removed tree.
4. The Planning and Economic Development Director and/or Building Official may deny or withhold all permits, certificates or other forms of authorization on any land or structure or improvements of land or structures upon which there is an uncorrected violation of a provision of this ordinance or of a condition or qualification of a permit, certificate, approval, or other authorization previously granted by the Village. This enforcement provision shall apply regardless of whether the current owner or applicant is responsible for the violation in question.
5. The Planning and Economic Development Director and/or Building Official may deny or withhold all permits, certificates or other forms of authorization on any land

or structure or improvements of land or structures owned or being developed by a person who owns, developed or otherwise caused an uncorrected violation of a provision of this ordinance or of a condition or qualification of a permit, certificate, approval or other authorization previously granted by the Village. This provision shall apply regardless of whether the property for which the permit or other approval is sought is the property in violation.

6. The Planning and Economic Development Director and/or Building Official may deny or withhold temporary use permits on any land or structure or improvements owned or being developed by a person who owns, developed or otherwise caused a violation of a previous temporary use permit. This provision shall apply regardless of whether the property for which the temporary use permits sought is for the property on which the previous violation occurred.
7. Instead of withholding or denying a permit or other authorization, the Planning and Economic Development Director may grant such authorization subject to the condition that the violation be corrected.
8. Any development permit or other form of authorization required under this ordinance may be revoked by the Planning and Economic Development Director upon determination by the Planning and Economic Development Director that:
 - a. There is a departure from the plans, specifications, or conditions as required under terms of this permit; or
 - b. The development permit was procured by false representation or was issued by mistake; or
 - c. Any of the provisions of this ordinance are being violated.
9. With or without revoking permits, the Planning and Economic Development Director and/or Building Official may stop work on any building or structure on any land on which there is an uncorrected violation of a provision of this ordinance or a permit or other form of authorization issued under authority of this ordinance.

10. Any sign installed or placed on public property, except in compliance with the provisions of this ordinance, shall be forfeited to the public and subject to confiscation. In addition to other remedies and penalties of this section, the Village shall have the right to recover from the sign owner or person who placed the sign, the full costs of sign removal and disposal.

E. Continuation of Previous Enforcement Actions. Nothing in this ordinance shall prohibit the continuation of previous enforcement actions, undertaken by the Village pursuant to previous and valid ordinances and laws.

F. Remedies Cumulative. The remedies and enforcement powers established in this ordinance shall be cumulative, and the Village may exercise them in any order.

G. Persons Subject to Penalties. The owner or tenant of any building, structure, lot, or part thereof, and any architect, builder, contractor, or agent, or other person who commits, participates in, assists in, or maintains such violations may each be found guilty of a separate offence and be subject to the above actions.

17.01.080 CONSENT FOR INSPECTIONS

All work for which a permit is required under this ordinance shall be subject to inspection by the Planning and Economic Development Director or duly authorized representative. It shall be unlawful to refuse to permit the Planning and Economic Development Director or the representative to enter such premises or structure at any reasonable time to make an inspection. It shall be unlawful to interfere with or hinder the Planning and Economic Development Director or the representative when in the performance of their duties.

17.01.090 SEPARABILITY

If any provision, clause, sentence, paragraph, section, or part of this Zoning Ordinance, or application thereof to any person, firm, corporation, public agency or circumstances, is, for any reason, adjudged by a court of competent jurisdiction to be unconstitutional or invalid, said judgment will not affect, impair or invalidate the remainder of this Unified Development Ordinance and the applicant of such provision to other persons, firms, corporations, public agencies, or circumstances, but will be confined in its operation to

the provision, clause, sentence, paragraph, section, or part thereof directly involved in the controversy that was the subject of the judgment and to the person, firm, corporation, public agency, or circumstances involved.

CHAPTER 17.02

DEFINITIONS

ACCESSORY BUILDING or ACCESSORY STRUCTURE A structure which: is subordinate to and serves a principal structure or use, and: contributes to the convenience, comfort, or necessity of occupants of the principal building or principal use served, with the single exception of any accessory off-street parking facility permitted to locate elsewhere than on the same zoning lot with the building or use served. An accessory structure includes but is not necessarily limited to: children’s playhouses, garden houses, garages, sheds, structures for storage incidental to the permitted use.

ACCESSORY STRUCTURE See ACCESSORY BUILDING.” Also see distinction between “BUILDING” and “STRUCTURE”.

ADDITION Any act or process which changes one or more of the exterior architectural features of a structure designated for preservation by adding to, joining with, or increasing the size or capacity of the structure.

ADULT USE The term *adult use* means adult book stores, adult motion picture theaters, adult mini motion picture theaters, adult *entertainment cabarets*, or similar establishments.

1. An adult book store is an establishment having as a substantial or significant portion of its sales or stock in trade, books, magazines, films for sale or viewing on premises by use of motion picture devices or any other coin-operated means, and other periodicals which are distinguished or characterized by their emphasis on matter depicting, describing or relating to specified sexual activities, or specified anatomical areas or an establishment with a segment or section devoted to the sale or display of such material, or an establishment that holds itself out to the public as a purveyor of such materials based upon its signage, advertising, displays, actual sales, presence of video preview or coin-operated booths, the exclusion of minors from the establishment’s premises, or any other factors showing that the establishment’s primary purpose is to purvey such material.
2. An adult motion picture theater is an enclosed building with a capacity of 50 or more persons used regularly and routinely for presenting material having as a dominant theme material distinguished or characterized by an emphasis on matter depicting, describing or relating to specified sexual activities or specified anatomical areas, for observations by patrons therein.
3. An adult mini motion picture theater is an enclosed building with a capacity for less than 50 persons used for presenting material distinguished or characterized by an emphasis on matter depicting, describing or relating to specified sexual activities or specified anatomical areas, for observation by patrons therein.
4. An adult *entertainment cabaret* is a public or private establishment which (i) features topless dancers, strippers, male or female impersonators, (ii) not infrequently features entertainers who display specified anatomical areas; or (iii) features entertainers who by reason of their appearance of conduct perform in a manner which is designed primarily to appeal to the prurient interest of the patron or entertainers who engage in, or engage in explicit simulation of, specified sexual activities.

5. The phrase specified sexual activities in connection with *adult uses* means:
 - a. Human genitals in the state of sexual stimulation or arousal;
 - b. Acts of human masturbation, sexual intercourse or sodomy;
 - c. Fondling or other erotic touching of human genitals, pubic region, buttock or female breast;
6. The phrase specified anatomical areas in connection with *adult uses* means:
 - a. Less than completely and opaquely covered:
 - (1) human genitals, pubic region,
 - (2) buttock and
 - (3) female breast below a point, immediately above the top of the areola; and
 - b. Human male genitals in a discernibly turgid state, even if completely and opaquely covered.

AGRICULTURE: Land; or land, buildings, and structures, the principal uses of which are raising of farm or truck garden crops and one or more of the following: dairying, pasturage, apiculture, horticulture, floriculture, viticulture, or animal and poultry husbandry, and accessory uses customarily incidental to agricultural activities including but not limited to the farm dwelling, dwellings for tenants and full-time hired farm workers and dwellings or lodging rooms for seasonal workers on a lot not less than 10 acres in area.

AIRPORT Any area of land or water which is used, or intended, for the landing and take-off of aircraft, together with all attendant structures.

ALLEY A public or private right-of-way primarily designed to serve as secondary access to the side or rear of those properties whose principal frontage is on some other street.

ALTERATION Any act or process that changes one or more of the exterior architectural features of a structure, including but not limited to the erection, construction, reconstruction, or removal of any structure. See also "EXTERIOR ARCHITECTURAL FEATURE."

ANIMAL GROOMING SERVICE An establishment or place where domestic animals are bathed, clipped, or combed for the purpose of enhancing their aesthetic value and/or health and for which a fee is charged.

ANIMAL HOSPITAL/VETERINARIAN A facility where animals receive medical or surgical treatment and are cared for during the time of such treatment. An animal hospital may be used as a kennel if such use is limited to short-time boarding or where such kennel usage is incidental to medical or surgical treatment. See also "KENNEL," and "ANIMAL SHELTER."

ANIMAL SHELTER A facility used to house or contain stray, homeless, abandoned or unwanted animals and that is owned, operated, or maintained by a public entity, an established humane society, animal welfare society, society for the prevention of cruelty to animals, or other bona fide non-profit organization devoted to the welfare, protection, and humane treatment of animals.

APPURTENANCES Architectural features typically not used for human occupancy, consisting of awning, marquees, balconies, turrets, cupolas, colonnades, arcades, spires, belfries, dormers, and chimneys.

ASSISTED LIVING FACILITY A building where sleeping accommodations are provided for at least three unrelated adults, at least 80 percent of whom are 55 years of age or older, and where the following are provided:

1. Community-based residential care for persons who need assistance with activities of daily living, including personal, supportive, and intermittent health-related services available 24 hours per day, if needed, to meet the scheduled and unscheduled needs of a resident; and
2. Mandatory services, whether provided directly by the facility or by another entity arranged for by the facility, with the consent of the resident or the resident's representative; and
3. A physical environment that is a homelike setting including individual living units and common space that permits individual and group activities.

“Assisted living facility” does not mean a hospital, sanitarium, or other institution, the principal activity or business of which is the diagnosis, care, and treatment of illnesses.

AUTO BODY AND AUTO REPAIR A building, structure or land used for the repair and maintenance of automobiles and light trucks including but not limited to collision repair, painting, muffler, upholstery work, oil change and lubrication, tire service, installation of stereo equipment, and periodic or scheduled maintenance.

AUTOMOBILE SALES AND SERVICE The use of any building or portion of a building, or other premises or portion thereof, for the display, sale, rental, or lease of new or used automobiles, light trucks or motorcycles, and any warranty repair work and other repair service conducted as an accessory use.

AUTO SUPPLY OR AUTO ACCESSORY The use of any land area or building for the display and sale of new or used parts for automobiles, light trucks or vans, trailers, or recreational vehicles.

AWNING A temporary or permanent shelter supported entirely from the exterior wall of a building which extends over a doorway or window.

BALCONY An open habitable portion of an upper floor extending beyond a building's exterior wall that is not supported from below by vertical columns or piers but is instead supported by either a cantilever or brackets.

BALUSTRADE A railing together with its supporting balusters or posts, often used at the front of a parapet.

BANK, CREDIT UNION, SAVINGS & LOAN Any financial institution that is open to the public and engaged in deposit banking, and performs closely related functions such as making loans, investments, or fiduciary activities. See also “MONEY EXCHANGE or PAYDAY LOAN.”

BANQUET HALL An establishment which is rented by individuals or groups to accommodate private functions such as weddings, anniversaries, business promotional events, and similar celebrations. Such a use may include: kitchen facilities for the preparation or catering of food; the sale of alcoholic beverages for on-premises consumption; and outdoor gardens or reception facilities.

BED AND BREAKFAST An operator-occupied residence providing accommodations for a charge to the public with no more than 5 guest rooms for rent, in operation for more than ten nights in a twelve-month period. Breakfast may be provided to the guests only. Bed and breakfast establishments shall not include motels, hotels, boarding houses, or food service establishments. (Ord O-54-09)

BIOSWALE A channel vegetated with native mesic and wet plant communities that is used for the storage and temporary run-off of storm water. (Ord O-36-08)

BLOCK An area of land bounded by streets, or by a combination of streets, public parks, railroad rights-of-way, or other lines of demarcation.

BLOCK FACE All of the lots abutting one side of a street between two intersecting streets.

BOARDING HOUSE A residential building, or portion thereof - other than a motel, apartment hotel, or hotel -containing lodging rooms for accommodation of three (3), but not more than ten (10) persons who are not members of the keeper's family and where lodging or meals or both are provided.

BOAT/RV SALES, SERVICE, OR STORAGE A facility in which (1) boats 16 feet or more in length are sold, rented, serviced, or stored, or (2) recreational vehicles are sold, serviced or stored.

BREW PUB/MICROBREWERY A facility for the production and packaging of malt beverages of alcoholic content for distribution, retail or wholesale, on or off premise, with a capacity of not more than 15,000 barrels per year. The facility may include other uses such as a restaurant or bar as permitted by the Lemont Liquor Commission.

BROKERAGE OR FINANCIAL ADVISING An establishment where the principal business is the selling of stocks, bonds, securities, commodities, and/or offering clients advice on investments or financial planning.

BUILDING A structure, having a roof and which is permanently affixed to the land, and built for the enclosure, shelter, or protection of persons, animals, chattels, or movable property of any kind. Buildings are separated on all sides from other structures by yards or by walls in which there are no communicating doors, windows, and other openings.

BUILDING, ACCESSORY See "ACCESSORY BUILDING" or "ACCESSORY STRUCTURE"

BUILDING, DETACHED A building surrounded by open space on the same lot.

BUILDING FRONTAGE Any elevation of a building facing a public street or private street.

BUILDING HEIGHT The vertical distance from the average finished grade of all building corners facing a street to the highest point of the coping of a flat roof or to the deck line of a mansard roof, or to the ridge for gable, hip or gambrel roofs.

BUILDING OFFICIAL The Building Commissioner or other person, regardless of title, who supervises and manages the activities of the department that administers and enforces the provisions of the Building Code, and that person's designees.

BUILDING LINE A line established by the face of the building and extending beyond the building to the lot lines.

BUILD-TO-LINE The precise distance that a building must be from the street right-of-way.

BUILD-TO-ZONE The range of allowable distances from a street right-of-way that a building may be built.

BUS A motorized vehicle designed and constructed to be operated by a driver and carry more than nine passengers. (Ord O-11-13)

CABANA An accessory structure composed of a rigid framework to support a loose membrane or fabric covering, which provides a weather barrier. (O-29-15)

CAFÉ/COFFEE HOUSE/SODA FOUNTAIN An establishment selling predominately coffee, tea, and similar drinks and/or ice cream and related desserts, for either on-site or off-site consumption. Full meals or snacks, if offered, are secondary in emphasis and sales to the previously-mentioned items.

CAMPGROUND Any area that is occupied or intended or designed or improved for occupancy by transients using recreational vehicles, motor homes, camping trailers, tents or similar movable or temporary sleeping quarters.

CARPORT A permanent, roofed structure, permanently open on at least two sides, designed for or occupied by private passenger vehicles.

CARWASH Mechanical facilities for the washing or waxing of private automobiles, light trucks and vans, but not commercial fleets.

CEMETERY A place used for or intended for the interment of human or animal remains or cremated remains, including a burial park for earth interments, mausoleums, and columbariums or a combination thereof.

CHANGEABLE COPY CENTER That portion of a sign on which copy is changed manually in the field, e.g. reader boards with changeable letters.

CHANNEL LETTER, SYMBOL OR GRAPHIC. A fabricated or formed three-dimensional letter, symbol or graphic that is capable of accommodating an internal light source. Includes open and reverse channel letters in addition to standard channel letters. See also OPEN CHANNEL LETTER , REVERSE CHANNEL LETTER and STANDARD CHANNEL LETTER (Ord O-65-11: Ord O-66-12)

CLEARING Any activity which removes vegetative groundcover.

CLUB OR LODGE, PRIVATE An association whose facilities are restricted to persons who are bona fide members and their guests. Food and alcoholic beverages may be served on its premises provided they are secondary and incidental to the principal use.

COLLEGE/UNIVERSITY An institution other than a trade school that provides full- or part-time education beyond high school and that grants associate and bachelor degrees and may offer research facilities and confer post-graduate degrees. See also “TRADE SCHOOL.”

COMMERCIAL DRIVER’S LICENSE (CDL) A license issued by a state or other jurisdiction, in accordance with the standards contained in 49 C.F.R. Part 383, to an individual which authorizes the individual to operate a class of a commercial motor vehicle. (Ord O-11-13)

CONSTRUCTION CONTRACTOR An individual or business engaged in the conduct of any building trades, building craft, or road construction. (Ord. O-10-14)

CONSTRUCTION CONTRACTOR YARD Any land used primarily for the storage of equipment, vehicles, machinery (new or used), building materials, paints, pipe, lumber or electrical components used by the owner or occupant of the premises in the conduct of any building trades, building craft, or road construction. (O-10-14)

CONSTRUCTION EQUIPMENT A self-propelled motorized vehicle not designed or used primarily for the transportation of persons or property and only incidentally operated or moved over a roadway, and designed and manufactured for the roadway construction, building construction, forestry and landscaping industries. “Construction equipment” includes but is not limited to: skid loaders, bucket loaders, ditchers,



FIGURE 17-02-01 Example of dry detention basin



**FIGURE 17-02-02
Example of naturalized detention basin**



**FIGURE 17-02-03
Example of wet detention basin**

excavators, forklifts, backhoes, dozers, and commercial lawn care equipment. The term does not include equipment designed for personal residential use such as riding lawn mowers and snow blowers. (Ord O-11-13)

CONTAINER, CARGO An industrial, standardized reusable vessel that:

1. Originally, specifically, or formerly designed for or used in the packing, shipping, movement or transportation of freight, articles, goods or commodities; and/or
2. Was designed for or is capable of being mounted or moved on a rail car; and/or,
3. Was designed for or is capable of being mounted on a chassis or bogie for movement by truck trailer or loaded on a ship; and/or
4. Is typically delivered or removed from site by truck, truck trailer, rail, or ship. (Ord O-54-09; O-10-14)

CONTAINER, SELF-STORAGE A portable storage unit designed and used exclusively for the storage of personal property which is designed to be delivered to a customer's house for on location packing and subsequent pick-up and delivery to a storage facility. (O-10-14)

CONTAINER STORAGE YARD A facility for the parking and/or storage of containers or trailers where the parking areas are not attendant to the operation of a specific freight transportation terminal. See also: "FREIGHT TRANSPORTATION TERMINAL."

CONVENIENCE STORE A small retail establishment, usually less than 2,500 square feet, that offers for sale a limited line of groceries and household items. Does not include service stations.

CREMATORIUM A location containing apparatus intended for the use of cremating human remains.

CUL-DE-SAC A local street having one end open to vehicular traffic and the other end permanently closed with an area, usually circular in nature, for vehicle turn-around.

CULTIVATION CENTER A facility operated by an organization or business that is registered by the Department of Agriculture to perform necessary activities to provide only registered medical cannabis dispensing organizations with usable medical cannabis. (O-10-14)

DAY CARE CENTER Any child care facility which regularly provides day care for less than 24 hours per day for more than eight children in a family home, or more than three children in a facility other than a family home, including senior citizen buildings.

DAY CARE HOME A family home that receives more than three and up to a maximum of 12 children for less than 24 hours per day..

DECK A platform, either freestanding or attached to a building, without a roof, that is held above grade by vertical supports.

DEMOLITION Any deliberate act or process that destroys in part or in whole a structure.

DETENTION BASIN or DETENTION POND A depressed area of land used for the temporary storage of water run-off and which provides for the controlled release of such waters.

DETENTION BASIN, DRY A detention basin covered with sod or turf grass, and intended to remain dry except for intermittent periods immediately following storm events when water is accumulated and temporarily stored before release. See Figure 17-02-01.

DETENTION BASIN, NATURALIZED A detention basin designed to emulate natural lake or wetland systems by using native plants along the water's edge and on side slopes. The design generally incorporates flat slopes at the edge of the water or wetland, shallow zones of emergent vegetation at the edge of basin, and a combination of vegetated and open water areas in the wetland basin. Naturalized detention is designed to prevent flooding by temporarily storing storm water runoff and releasing it gradually to the downstream drainage system. In addition to this flood prevention function, naturalized detention basins are intended provide for pollutant removal and, where appropriate, the creation of wildlife habitat. See Figure 17-02-02.

DETENTION BASIN, WET A detention basin designed with the intention of holding water on a permanent or nearly permanent basis. Unlike naturalized detention basins, wet detention basins have generally steeper slopes, usually employ riprap for erosion control, and generally do not incorporate emergent vegetation at the edge of the basin, and do not incorporate a combination of vegetated and open waters in the basin area. See

“DETENTION BASIN, NATURALIZED.” Also see Figure 17-02-03.

DEVELOPER The owner of land proposed to be subdivided or its representative who is responsible for any undertaking defined as development.

DEVELOPMENT Any man-made change to real estate, including:

1. Construction, reconstruction, or placement of a structure or any addition to a structure valued at more than \$1,000; or
2. Installation of utilities, construction of roads, or similar projects; or
3. Construction or erection of levees, walls, fences, bridges, or culverts; or
4. Drilling, mining, filling, dredging, grading, excavating, or other nonagricultural alterations of the ground surface; or
5. Storage of materials; or
6. Any activity that might change the direction, height, or velocity of flood or surface waters.

DRIVE-THROUGH ESTABLISHMENT An establishment or facility which contains a building opening or mechanical device through which occupants of a motor vehicle receive a product or service.

DUPLEX A building containing exclusively two dwelling units, each of which has direct access to the outside and where the dwelling units are situated side by side rather than one atop the other. See also “DWELLING, TWO-FAMILY DETACHED.”

DWELLING A building or portion of a building used for residential occupancy, including single-family detached dwellings, two-family dwellings, duplexes, multi-family dwellings, boarding and rooming houses, dormitories, manufactured housing, mobile homes, and apartment hotels, but not including recreational vehicles, trailers, or hotels and motels.

DWELLING, ATTACHED A dwelling joined to two other dwellings by party walls, or vertical cavity walls, and above ground physically unifying horizontal structural elements.

DWELLING, DETACHED A dwelling which is surrounded on all sides by open space on the same lot.

DWELLING, MULTI-FAMILY A building or portion of a building, containing three or more dwelling units, excluding townhouses (which are considered attached single-family dwellings).

DWELLING, SEMI-DETACHED A dwelling joined to one other dwelling by a party wall, or vertical cavity wall, and above-ground physically unifying horizontal structural elements.

DWELLING, SINGLE-FAMILY A dwelling containing one dwelling unit.

DWELLING, SINGLE FAMILY ATTACHED A building containing two or more dwelling units where no part of any dwelling unit is above any part of another dwelling unit. The term single-family attached dwelling or single-family attached housing includes housing products that are generally referred to as “duplexes” or “town houses.”

DWELLING, SINGLE FAMILY DETACHED A building containing exclusively one dwelling unit, detached from all other dwellings and surrounded by open space, but not including manufactured homes or mobile homes.

DWELLING, TWO-FAMILY DETACHED A building containing exclusively two dwelling units where one dwelling unit is atop the other rather than two dwelling units situated side by side. See also “DUPLEX.”

DWELLING UNIT A room or group of rooms providing complete, independent living facilities for one or more persons, including permanent provisions for living, sleeping, eating, cooking, and sanitation. A single-family home is one dwelling unit; each apartment within a multi-family residential building is a separate and distinct dwelling unit.

EASEMENT An interest in real property generally established in a real estate document or on a recorded plat to reserve, convey, or dedicate the use of the land for a specialized or dedicated purpose without the transfer of fee title. Such specified uses may include, but are not limited to utilities, transportation facilities, or storm water drainage.

EFFICIENCY UNIT A dwelling unit consisting of one principal room, exclusive of bathroom, kitchen, hallway, closets, or dining alcove directly off the principal room.

ELECTRONIC MESSAGE CENTER The portion of a sign which uses changing lights to form a sign message or messages wherein the sequence of messages and the rate of change is electronically programmed and may be modified by electronic processes.

ELEVATION (1) The entire area of building facing or side extending from the roof or parapet to the ground and from one corner of the building to another but does not include any structural or nonstructural elements which extend beyond the roof of a building. See also “FAÇADE.”

ELEVATION (2) The altitude above mean sea level.

ENTERTAINMENT COMPLEX A facility for the presentation of the performing arts including indoor movie theater, indoor stage performances, and indoor or outdoor concert halls. “Entertainment complex” includes restaurants or other eating establishments as an accessory use. “Entertainment complex” does not include adult motion picture or burlesque shows.

ESTABLISHMENT A structure, or lot used in whole or in part as a place of business, the ownership of management of which is separate and distinct from the ownership or management of any other place of business located on the same or other lot.

EXCAVATION Any act by which organic matter, earth, sand, gravel, rock or any other similar material is cut into, dug, quarried, uncovered, removed, displaced, relocated or bulldozed and shall include the conditions resulting therefrom.

EXPRESSION LINE A horizontal line, the full length of a building elevation, that delineates the transition between floor levels, and is expressed by a material change or by a continuous projection, such as a molding or cornice.

EXTERIOR ARCHITECTURAL FEATURE The architectural and general composition of the exterior of a structure, including, but not limited to the kind, color, and texture of the building material and the type, design and character of all windows, doors, light fixtures, signs and appurtenances.

FAÇADE That exterior side of a building that faces and is most closely parallel to a public or private street; the exterior side of a building that is primarily oriented toward the public street by means of the main entrance, fenestration, and architectural features. The façade includes the entire building walls, wall faces, parapets dormers, fascia, windows, doors, and canopies of one complete elevation. In instances where there is no clear indication of street orientation, the side to which the building is addressed shall determine the façade. See also “ELEVATION.” (Ord. O-65-11)

FAMILY Two or more persons related to each other by blood, marriage, or legal adoption living together as a single housekeeping unit; or a group of not more than four persons who need not be related by blood, marriage or legal adoption, living together as a single housekeeping unit and occupying a single dwelling unit.

FARM STAND A small, often open-air structure, situated at the side of the road, in which agricultural products are publicly displayed and offered for sale. Its use is generally seasonal. See also “ROADSIDE MARKET.”

FENCE An enclosure or barrier, such as wooden posts, wire or masonry, used as a boundary, for screening, privacy, confinement, or decoration, but not including hedges, shrubs, trees, or other vegetation.

FILL Any act by which earth, sand, gravel, rock or any other material is deposited, placed, replaced, pushed, dumped, pulled, transported or moved by man to a new location and conditions resulting from such actions.

FLEA MARKET/FARMER’S MARKET An occasional or periodic market held in an open area where goods are offered for sale to the general public by individual sellers from open or semi-open facilities or temporary shelters such as tents.

FLOOD A general and temporary condition of inundation of normally dry land from the overflow, the unusual and rapid accumulation, or the runoff of surface waters from any source.

FLOOD, BASE The flood having a one-percent probability of being equaled or exceeded in any given year. The base flood is also known as the 100-year flood.

FLOOD PROTECTION ELEVATION (FPE) The elevation of the base flood plus one foot at any given location in the SFHA.

FLOODWAY That portion of the SFHA required to store and convey the base flood.

FLOOD -CREST ELEVATION The elevation of the highest flood level that has been or may be subsequently designated by the Village Engineer. The flood-crest elevation designated by the Village Engineer shall be based upon a Storm Water Drainage Map showing flood-crest elevations of appropriate locations as approved by the Village Board.

FLOOD PLAIN AREA That continuous area adjacent to a stream or stream bed, or any storm water retention area and its tributaries, whose elevation is equal to or lower than the flood-crest elevation including also land having an elevation higher than flood-crest elevation but less than 10 acres in area and surrounded by land in a flood-plain area or an area of such elevation secured by land fill projecting into a flood-plain area. Any point shall be deemed to be within the flood-plain area if it falls below the elevation of a high-water mark, as the elevation of the mark is projected in horizontal directions perpendicular to the flow of the stream and thence to intersections at an equal elevation with the land on either side of the stream. Any point between the afore described projections of any two high-water marks shall be deemed within the flood-plain area if it is at an elevation equal to or lower than similar projections of the interpolated flood-crest elevation. The interpolated flood-crest elevation is the calculated elevation of the flood crest at the center line of the stream between two known flood crests of the nearest upstream and downstream high-water marks; and the difference in elevation between the flood-crest at this location and at either of the high-water mark projections is directly proportional to the difference in stream center line distance between the two high-water mark projections.

FLOOR AREA The sum of the gross horizontal area of all floors in the building measured from the exterior faces of the exterior walls or from the center line of walls separating two buildings. The “floor area” of a building expressly includes the following:

1. The areas on each floor occupied by elevator shafts, stairwells, or other areas where an floor does not extend from one exterior wall to another exterior wall on each floor; and
2. Floor area used for mechanical equipment, except equipment located on the roof; and
3. Those portions of an attic or story having clear height (head-room) of six feet, six inches or more (see illustration below); and
4. Mezzanines; and
5. Enclosed porches and attached accessory structures; and
6. The area of any floor located below grade or partially below grade when the side of the house that faces the street to which the house is addressed has more than three feet six inches of the floor-to-ceiling height if such floor is above grade; and
7. Attached garages in excess of 200 square feet; and For example, an attached garage is 360 square feet. Therefore, 200 square feet of the garage space would not count toward the floor area; the remaining 160 square feet would be included in the floor area calculation.

FLOOR AREA RATIO The floor area of a building divided by the total gross area of the zoning lot up on which the building is located.

FORTUNE TELLING BUSINESS A use involving the foretelling of the future in exchange for financial or other valuable consideration. Fortune telling includes instances where the fortune is told through astrology, augury, card or tea reading, cartomancy, clairvoyance, clairaudience, crystal gazing, divination, magic mediumship, necromancy, palmistry, psychometry, phrenology, prophecy, spiritual reading or any similar means. Fortune telling does not include forecasting based on historical trends or patterns or based on religious dogma.

FOSTER HOME As defined by Illinois state statute.

FPE see “FLOOD PROTECTION ELEVATION”

FREIGHT TRANSPORTATION TERMINAL A facility that (1) includes buildings for the storage, transfer, or transshipment of freight, AND (2) is used by a commercial establishment primarily engaged in the movement of freight, mail, or packages. This definition includes accessory parking areas attendant to the operation of the transportation service, i.e. parking areas provided for the overnight or temporary storage of truck tractors and trailers. See also “CONTAINER STORAGE YARD.”

FRONTAGE ROAD A minor street which is parallel to and either adjacent to or within the right-of-way of a thoroughfare and provides access to abutting properties.

FUNERAL HOME A building or part of a building used for human funeral services and the performance of other services used in the preparation of the dead for burial, or used for the storage of caskets, funeral urns, and other related funeral supplies.

GARAGE A building or part of a building used or designed to be used for the parking and storage of vehicles. See also “CARPORT.”

GARDEN CENTER A place of business where retail and wholesale products and produce are sold to the consumer. These centers, which may include a nursery and/or greenhouses as secondary uses, import most of the items sold, and may include plants, nursery stock, potting soil, hardware, power equipment and machinery, hoes, rakes, shovels, and other such garden and farm variety tools.

GAZEBO A freestanding, roofed, accessory building that is intended for recreational use only and not for habitation.
(O-29-15)

GOVERNMENT FACILITY A structure or land use operated by the federal, state, or local government or by a local taxing body, e.g. Lemont Township, for the accomplishment of government services.

GRADE The elevation of the ground surface, or any paving built upon it.

GRADE, EXISTING The vertical location of the existing ground surface prior to excavation or filling.

GRADE, FINISHED The final elevation of the ground surface after man-made alterations that conforms to an approved plan.

GRADING The excavation and/or fill, and the conditions resulting from any excavation or fill.

GREENHOUSE, COMMERCIAL A structure, covered with transparent material that uses solar radiant energy to grow plants intended for retail or wholesale distribution. The structure may have heating and ventilating equipment for the purpose of optimum temperature control.

GROCERY STORE/SUPERMARKET A retail establishment with the primary business of selling foodstuffs, to include fruits and vegetables. See also "CONVENIENCE STORE."

GROSS DENSITY The ratio between total number of dwelling units on a lot and total lot area in acres. The area is to include local streets, school and park sites, and is computed at 130 percent of the land actually dedicated to residential use.

GROSS FLOORAREA (GFA) The sum of the gross horizontal areas of the floor of the building measured from the exterior faces of the exterior walls or from the centerline of walls separating two buildings.

GROUP HOME A dwelling or facility used to provide a socially dependent family environment for developmentally or mentally disabled patients, as specified in the 1988 Fair Housing Act Amendments of the Civil Rights Act of 1968. For purposes of this ordinance, this definition shall not include "halfway houses," uses for the recovering chemically dependent, prison work release programs, or any use that does not house solely the developmentally or mentally disabled.

GROUP LIVING A group of five or more persons, not related by blood, marriage, legal adoption, or foster care status residing in a single dwelling unit or facility. Examples of group living arrangements include fraternity houses, halfway houses, and transitional shelters. Also see "FAMILY" and "GROUP HOME".

GUEST, PERMANENT A person who occupies or has the right to occupy a lodging house, rooming house, boarding house, hotel, apartment hotel, or motel accommodation as his domicile and place of permanent residence.

HALFWAY HOUSE A licensed home for inmates on release from more restrictive custodial confinement or initially placed in lieu of such more restrictive custodial confinement, where supervision, rehabilitation, and counseling are provided to bring residents into the mainstream of society.

HARDWARE STORE/HOME IMPROVEMENT CENTER A facility primarily engaged in the retail sale of various basic hardware lines, such as tools, plumbing, electrical supplies, paint, house wares, household appliances, garden and landscaping supplies, nursery items, and lumber.

HEALTH AND SPORTS CLUB A facility where members or nonmembers use equipment or space for the purpose of physical exercise. The facility may also offer sauna, massage, or spa services, but does not include “ADULT USE, MASSAGE PARLOR”.

HEAVY EQUIPMENT SALES OR SERVICE The use of any building or portion of a building, or other premises or portion thereof, for the display, sale, rental, or lease of heavy construction or farm equipment including cranes, earth moving or grading equipment, heavy trucks, tractors, and any warranty repair work and other repair service conducted as an accessory use.

HELIPORT An area providing for the take-off and landing of helicopters including operations facilities such as maintenance, fueling, loading, unloading, or terminal facilities. (Ord O-54-09)

HISTORIC DISTRICT An area designated as such by the Village, state, or federal government that may contain within definable geographic boundaries one or more landmarks and which may have within its boundaries other properties or structures that, while not of such historic and/or architectural significance to be designated as landmarks, nevertheless contribute to the visual character and historic significance of the district as a whole.

HOME OCCUPATION Any gainful business, occupation, or profession conducted within a dwelling unit by a member of the family residing in the dwelling unit which is incidental and secondary to the use of the dwelling unit for dwelling purposes.

HOSPITAL Facilities for the diagnosis, treatment, medical care, or surgical care of persons suffering from illness, disease, injury, deformity or other abnormal physical condition and which permits overnight lodging for patients.

HOTEL An establishment containing lodging rooms, for occupancy by transient guests in contradistinction to a lodging house, boarding house, or a rooming house, and which provides customary hotel services such as: maid, telephone and secretarial, bellboy and desk services; and the use and upkeep of furnishings and laundry of linens.

IMPERVIOUS SURFACE Any hard-surfaced, man-made area that does not readily absorb water, i.e. surfaces that prohibit or inhibit the movement of water from the land surface into the underlying soil, including, but not limited to: building roofs, parking and driveway areas, sidewalks, swimming pools and paved recreation areas.

INDOOR RECREATION A indoor place or facility where pinball, computer games, or other similar electronic games are played for amusement only. Other indoor recreational activities such as practice apparatus and activities for sports are also included in this category. “Amusement arcade” does not include bingo games or gambling devices or any other device prohibited by law.

INDUSTRY, LIGHT Enterprises engaged in the processing, manufacturing, compounding, assembly, packaging, treatment, or fabrication of materials and products, from processed or previously manufactured materials. Light industry operates in such a manner as to control the external effects of the manufacturing process, such as smoke, noise, soot, dirt, vibration, or odor. A machine shop, and contractor and construction offices are included in this category.

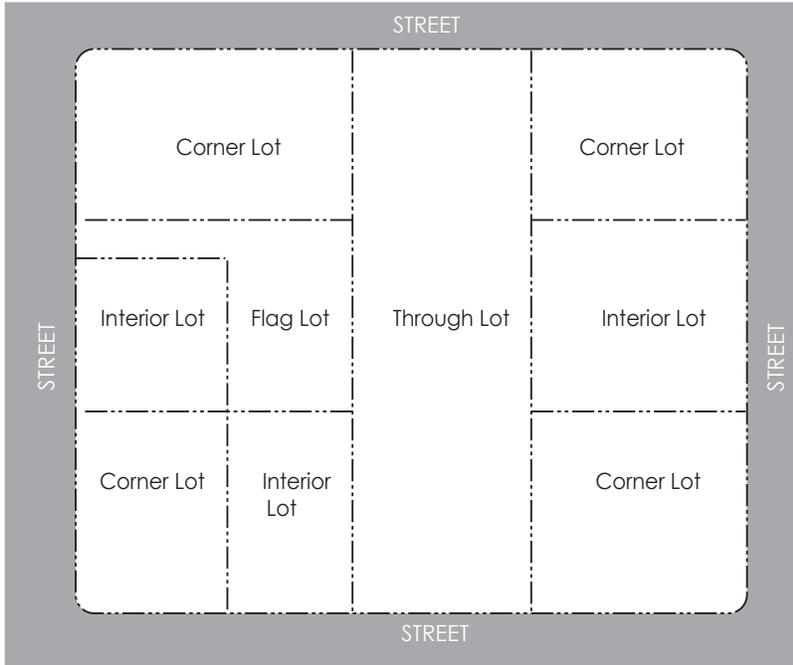


FIGURE 17-02-04 Types of Lots

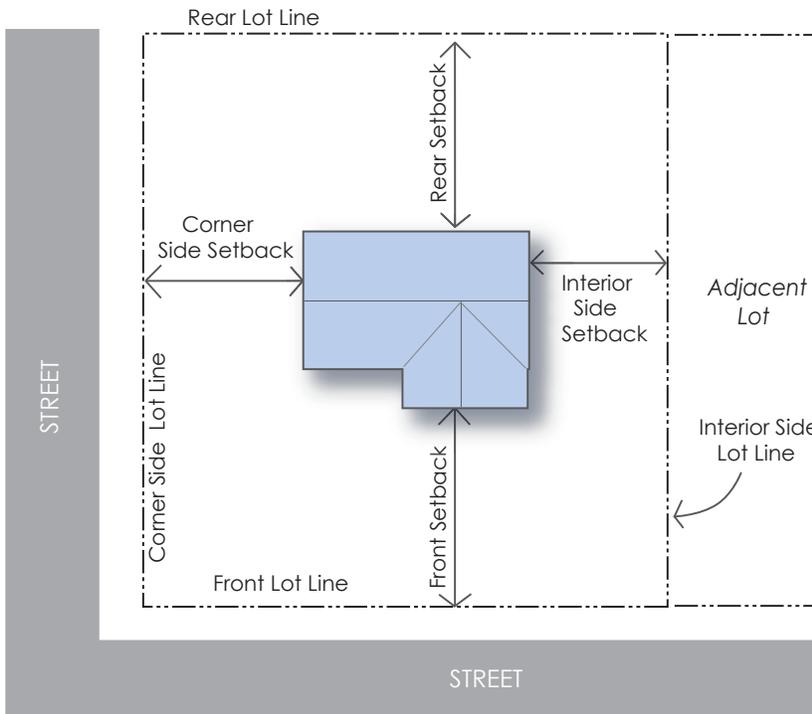


FIGURE 17-02-05 Lot Lines and Setbacks on a Corner Lot

INDUSTRY, HEAVY Enterprises in which goods are generally mass produced from raw materials on a large scale through use of an assembly line or similar process. Heavy industry produces significant external effects—such as smoke, noise, soot, dirt, vibration, or odor. Heavy industry may also pose substantial risks due to the involvement with explosives, radioactive materials, poisons, pesticides, herbicides, or other hazardous materials used in the manufacturing process.

INDUSTRY, MEDIUM Enterprises in which goods are generally mass produced from raw materials on a large scale through use of an assembly line or similar process. Medium industry produces moderate external effects such as smoke, noise, soot dirt vibration, or odor.

JUNKYARD Any space for storage, abandonment, or sale of junk, scarp material or similar waste, including the dismantling, demolition or abandonment of vehicles, machinery, or parts. “Junkyard” shall be synonymous with salvage yard or wrecking yard.

KENNEL A facility for the keeping, boarding, raising or training of four or more dogs, cats, or other household pets more of any age not owned by the owner or occupant of the premises, except for pet shops and animal hospitals, or any premise or portion of a premise where more than three dogs, cats, or other household domestic animals over one year of age are maintained, boarded, bred, or cared for in return for remuneration or are kept for the purpose of sale or breeding.

LABORATORY See “RESEARCH LABORATORY”

LAND IMPROVEMENT Any sanitary sewerage system, storm sewer system, water supply and distribution systems, roadway, side-strip, sidewalk, pedestrian way, no-access strip, off-street parking area, lot grading, or other improvement which the Village of Lemont may require under this ordinance.

LANDMARK Any building, structure or site which has been so designated by the Village, state, or federal government.

LANDSCAPING/NURSERY An establishment or use of land primarily for the cultivation, propagation and/or storage of garden plants, shrubs, trees. While retail sales may occur on site, the plant material is primarily sold and distributed wholesale. See also “GARDEN CENTER.”

LIQUOR STORE Establishments engaged in the sale of alcoholic beverages for off-premises consumption.

LODGE, FRATERNAL

1. A membership organization that holds, in general, regular meetings, and that may--subject to other regulations--maintain dining facilities, serve alcohol, or engage entertainment for the enjoyment of dues-paying members and their guests. There are no sleeping facilities. This definition does not include college fraternities or sororities.
2. The building that houses the fraternal lodge.

LODGING HOUSE See “BOARDING HOUSE”.

LODGING ROOM A room or group of rooms intended as a single unit that is within a boarding house.

LOT A zoning lot unless the context clearly indicates a lot of record. The term “lot” will be construed to include the terms “site,” “parcel,” and any other similar undefined term. See also “LOT OF RECORD” and “LOT, ZONING.”

LOT AREA The area of horizontal plane bounded by lot lines.

LOT, CORNER A lot of which at least two adjacent sides abut for their full length upon streets, provided that the interior angle at the intersection of such two sides is less than 135 degrees.

LOT COVERAGE The horizontal or generally horizontal surface of a lot that has an impervious surface. See “IMPERVIOUS SURFACE”.

LOT DEPTH The mean horizontal distance between the front lot line and the rear lot line of a lot measured within the lot boundaries.

LOT, FLAG A lot that has access to a public right-of-way by means of a narrow strip of land. See Figure 17-02-04.

LOT, INTERIOR A lot that is not a corner lot. See Figure 17-02-04.

LOT LINE The property line bounding a lot.

LOT LINE, FRONT The boundary of a lot abutting a street. On a corner lot the front lot line shall be that lot line that more closely parallels the façade of the primary structure on the lot. (Ord O-65-11)

LOT LINE, INTERIOR A lot line which does not abut a street.

LOT LINE, REAR An interior lot line which is most distant from and is almost parallel to the front lot line.

LOT LINE, SIDE Any boundary of a lot which is not a front lot line or a rear lot line.

LOT OF RECORD A lot of record is:

1. An area of land designated as a lot on a plat of subdivision recorded or registered, pursuant to state statute, with the Recorder of Deeds of the applicable county; or
2. Any lot created prior to November 11, 1964 that is not designated on recorded plat of subdivision, but was created in conformance with the Illinois Plat Act; or
3. Any lot created on or after November 11, 1964 that is not designated on a recorded plat of subdivision, but was created in conformance with the subdivision regulations of the Municipal Code of the Village of Lemont in effect at the time of the creation of the lot.

LOT, REVERSED CORNER A corner lot, the street side lot line of which is substantially a continuation of the front lot line of the first lot to its rear.

LOT, THROUGH A lot having a pair of opposite lot lines along two more or less parallel streets, and which is not a corner lot.

LOT WIDTH The minimum horizontal distance between the side lot lines of a lot measured at the front yard line.

LOT, ZONING A single track of land located within a single block, that (at the time of filing for a building permit) is designated by its owner or developer as a tract to be used, developed, or built upon as a unit, under single ownership or control.

LUMBERYARD A facility where building materials such as lumber, plywood, drywall, paneling, cement blocks and other cement products, and other building products are stored and sold. Lumberyards may also process lumber by performing millwork, planing, cutting, and other customizing processes. Lumberyards may provide for the sale of associated products including tools and fasteners. This definition does not include facilities where a lumberyard is an accessory use or ancillary to other uses, such as a retail home improvement center.

MANUFACTURED HOME A dwelling unit fabricated in an off-site manufacturing facility, designed to be a permanent residence, and built after the enactment of the Federal Manufactured Home Construction Safety Standards. See also “MOBILE HOME.”

MARQUEE OR CANOPY Roof-like structure of a permanent nature which projects from the wall of a building.

MASSAGE THERAPIST A person who is licensed by the Illinois Department of Professional Regulation and administers massage for compensation.

MEDICAL CANNABIS DISPENSING ORGANIZATION A facility operated by an organization or business that is registered by the Department of Financial Aid and Professional Regulation to acquire medical cannabis from a registered cultivation center for the purpose of dispensing cannabis, paraphernalia, or related supplies and educational materials to registered qualifying patients. Also referred to as a “dispensing organization,” or “dispensary organization.” (O-10-14)

MEDICAL CANNABIS ORGANIZATION A Medical Cannabis Dispensing Organization or Cultivation Center.
(O-10-14)

MEDICAL CLINIC or MEDICAL OFFICE A facility for providing medical, psychiatric, surgical, dental, or optometric services on an out-patient basis, including emergency treatment, diagnostic services, training, administration, and services to outpatients, employees, or visitors.

MOBILE HOME A dwelling unit that was fabricated in an off-site manufacturing facility, designed to be a permanent residence, and built prior to enactment of the Federal Manufactured Home Construction and Safety Standards. See also “MANUFACTURED HOME.”

Commentary: As defined by this Ordinance, mobile home means a dwelling unit; it is not intended to include trailers or similar structures with uses that are limited or temporary in nature, such as a recreational trailer or a trailer on a construction site.

MONEY EXCHANGE or PAYDAY LOAN An establishment that exchanges common currencies, sells money orders or cashiers checks, and cashes checks as its principal business activity. This definition does not include banks, savings and loans, or credit unions.

MOTEL An establishment consisting of a group of attached or detached lodging rooms with bathrooms, and where more than fifty percent (50%) of the lodging rooms are occupied or designed for occupancy by transient automobile tourists. A “motel” furnishes customary hotel services such as maid service and laundering of linen, telephone, secretarial and desk service, and the use and upkeep of furniture. One dwelling unit may be included for occupancy by the owner or manager of the motel.

MOTOR FREIGHT TERMINAL A facility that includes a building in which freight brought by motor truck is assembled or stored for routing in intra-state or inter-state shipment by motor truck. Temporary storage of semi-trailers or tractors is an accessory use of a “motor freight terminal.”

MOTOR VEHICLE A passenger vehicle, truck, truck-trailer, trailer, or semi-trailer propelled or drawn by mechanical power.

NAMEPLATE A sign attached to a door or side of a building that indicates the address and/or occupant of the premises.

NATURAL DRAINAGE Channels formed in the existing surface topography of the earth prior to changes made by unnatural causes.

NIGHTCLUB A commercial establishment dispensing alcoholic beverages for consumption on the premises and where the design and method of operation is primarily aimed at providing dancing and musical entertainment, either live or recorded. "This use is separate from and does not include "ADULT USES".

NON-CONFORMING BUILDING OR STRUCTURE Any building or structure lawfully established which does not comply with all the regulations of this ordinance or of any amendment hereto governing bulk of the district in which such building or structure is located.

NON-CONFORMING LOT Any lot of record which does not comply with all the regulations of this ordinance or of any amendment hereto governing lot dimensional standards.

NON-CONFORMING USE Any use of land, building or structure lawfully established but which does not comply with all the regulations of this ordinance or of any amendment hereto governing the use of land. .

NOXIOUS MATTER OR MATERIAL A material which is capable of causing injury to living organisms by chemical reaction, or is capable of causing detrimental effects of the physical or economic well-being of individuals.

NURSERY SCHOOL An establishment for the part-time care of five or more children of pre-elementary school age in addition to the members of the family residing therein.

NURSING HOME A skilled nursing or long-term care facility that is subject to licensure by the Illinois Department of Public Health under the Nursing Home Care Act. The term "nursing home" does not include hospitals, clinics, or similar institutions devoted primarily to the diagnosis and treatment of disease or injury, maternity cases, or mental illness.

OFFICE A room or suite of rooms used for the practice of a profession or for the conduct of a business that involves the accessory sale of goods from the premises.

OFF-STREET PARKING AREA OR LOT Land which is improved and used, or a structure which is designed and used exclusively for the storage of passenger motor vehicles, either for accessory off-street parking spaces or commercial off-street parking spaces when permitted herein by district regulations.

OPEN CHANNEL LETTER, SYMBOL OR GRAPHIC A channel letter, symbol or graphic that has no face or a clear face. If illuminated by an internal light source, the light source is visible. See also REVERSE CHANNEL LETTER (O-66-12)

OPEN SALES LOT Land used or occupied for the purpose of buying, selling, orienting merchandise stored or displayed out-of-doors prior to sale. Such merchandise includes automobiles, trucks, motor scooters, motorcycles, boats, or similar commodities.

ORIEL A window area, projecting from the wall of a building, and supported from below by a corbel or bracket. An oriel differs from a bay window in that the oriel does not extend to the ground.

OUTDOOR DINING AND DRINKING AREA An area used for the sale, service, or consumption of food and beverages that is located outdoors on private property of any type of eating or drinking establishment and which is either partially or wholly outside the walls of a building, with or without a solid roof cover. (Ord O-65-11)

OUTDOOR RECREATION Commercial premises where the primary use is predominately participant activities conducted in open or partially screened enclosures. Typical facilities include driving ranges, miniature golf, swimming pools, tennis courts, paint ball fields and woodlands, motorbike trails.

OUTDOOR SALES DISPLAY An outdoor arrangement of objects, items, products, or other materials, typically in a fixed position and capable of rearrangement, designed and used for the purpose of advertising or identifying a business, product, or service.

OUTDOOR STORAGE The keeping of personal or business property, motor vehicles, or items for sale in a required open parking space or any other areas outside of a building for a period exceeding 72 consecutive hours.

OUTDOOR STORAGE FACILITY Any unscreened accessory structure or container that is not permanently affixed to the ground or to a principal structure, not including solid waste and landscape waste containers, which is used to store any personal property or scrap or recyclable material not generated as a result of construction, demolition, or related activities.

OUTDOOR STORAGE, SEASONAL Temporary outdoor retail operations or displays of plants, fruits and vegetables that are, by their nature, sold during a specific or peak season, including such items as Christmas trees, pumpkins, watermelons, sweet corn, and bedding plants.

PARAPET That portion of a wall that extends above a roof line. A “corniced parapet” is a parapet that includes a projecting crown.

PARCEL A piece of created by a partition, subdivision, deed, or other instrument recorded with the appropriate recorder.

PARKS and PLAYGROUNDS Land and facilities, operated by the Village, Lemont Park District, and county state, or federal government for recreation or an open space, and all attendant structures; e.g. bleachers and rest rooms, provided by the operator for the enjoyment or comfort of individuals using the land or facilities. Playground or recreational facilities owned and operated by a school district are considered accessory uses to the school.

PARKING LOT An open, off-street, ground-level, surfaced area for the temporary storage of five or more motor vehicles

PARKING SPACE An area, enclosed in a building or unenclosed, reserved for the parking of one motor vehicle and which is accessible to and from a street or alley.

PARTY WALL An interior wall of adjoining structures extending from its footing to the underside of the roof, and which separates and is in common use by such adjoining structures.

PATIO A generally level area at grade surfaced with stone, brick, or other masonry product, without a roof and intended for outdoor lounging, dining, and the like. See also “DECK” and “PORCH.”

PAWN SHOP An establishment that, in whole or in part, loans money on deposit of personal property or deals in the purchase or possession of personal property on condition of selling the same back again to the

pledger or depositor, or loans or advances money on personal property by taking chattel mortgage security thereon, and takes or receives such personal property.

PEDESTRIAN WAY A right-of-way across or within a block designated for pedestrian use.

PERGOLA An accessory structure composed of horizontal cross beams or open lattice, supported by vertical posts.
(O-29-15)

PERSON Any individual, firm or corporate, public or private, the state of agencies and instrumentalities, and any agent, servant, offer or employee of any of the foregoing.

PERSONAL SERVICES An establishment offering specialized services and related merchandise for the fulfillment of frequent or reoccurring personal needs. "Personal services" includes barber shops, hair salons, spas, massage services by masseurs or masseuses licensed by the State of Illinois, shoe repair and tailor shops. "Personal services" does not include tattoo parlors or fortune telling businesses, which are more specifically defined by this ordinance.

PLANNED UNIT DEVELOPMENT (PUD) A parcel or tract of land, initially under single ownership or control, which contains two or more principal buildings and one or more principal uses, planned and constructed as a unified development, and where certain regulations of this ordinance for the district where it is located are modified.

PORCH A roofed structure, at an entrance to a building, not more than 75 percent enclosed by walls and attached to the building for the purpose of shelter from sun and weather, exclusive of structures used primarily to store or shelter vehicles.

PRINCIPAL STRUCTURE or PRINCIPAL BUILDING A structure in which the primary use of the lot where the structure is located is conducted.

PUBLIC OPEN SPACE Any publicly-owned open area; including, but not limited to, the following: parks, playgrounds, forest preserves, waterways, parkways, and streets.

RECREATION, COMMERCIAL Any establishment whose main purpose is to provide the general public with an amusing or entertaining activity and where tickets are sold or fees are collected for the activity. Includes, but is not limited to, skating rinks, water slides, miniature golf courses, arcades, bowling alleys, and billiard halls, but not movie theaters.

RECREATIONAL VEHICLE (RV) Any building, structure, or vehicle designed and/or used for living, sleeping, or recreational purposes and equipped with wheels to facilitate movement and including pick-up coaches, campers, motorized homes, boats, trailers, and camping trailers not meeting the federal specifications required for manufactured home or mobile home.

REFUSE All waste products resulting from human habitation, except sewage.

REHABILITATION The process of returning a property to a state of utility, through repair or alteration, which makes possible an efficient contemporary use while preserving those portions and features of the property which are significant to its historic, architectural and cultural values.

RELIGIOUS ASSEMBLY A use located in a permanent building providing regular organized religious worship and related incidental activities, except primary or secondary schools and non-residential child care facilities. A rectory or parsonage may be located on the same lot and in addition to the permanent building that provides the place for worship.

RELIGIOUS INSTITUTION A place of worship or religious assembly with related facilities such as: private school, meeting hall, offices for administration of the institution, licensed child or adult care, playground, cemetery.

RETENTION POND OR BASIN A depressed area of land for the permanent on-site maintenance of storm water.

RESTAURANT An establishment where food and drink are prepared, served, and consumed and whose design or principal method of operation is characterized by customers being provided with an individual menu and being served their food and drink by a restaurant employee at the same table or counter at which said items are consumed. See also “RESTAURANT, FORMULA” and “SPECIALITY FOOD SHOP/CARRY OUT.”

RESTAURANT, FORMULA An establishment where food and drink are prepared, served, and consumed and whose design or principal method of operation is characterized by customers selecting their food and drink from a walk-up counter or drive-up window and then either being served the ordered items from the walk-up counter or drive-through window, or being served by a restaurant employee delivering to a table. Food may be consumed on or off the premises. See also “RESTAURANT” and “SPECIALITY FOOD SHOP/CARRY OUT.”

RETAIL BUSINESS A commercial establishment, not more precisely defined by this ordinance, which provides for the purchase, sale, lease, or exchange of goods, and/or the provision of services.

REVERSE CHANNEL LETTER, SYMBOL OR GRAPHIC A channel letter, symbol or graphic that has an opaque face and side walls and an open or translucent back. If illuminated by an internal light source, light is directed against the surface behind the letter, symbol or graphic, producing a halo lighting effect around the letter, symbol or graphic. Also known as a halo letter, symbol or graphic. See also OPEN CHANNEL LETTER (O-66-12)

RIGHT-OF-WAY A public or private area that allows for the passage of people or goods. Right-of-way includes passageways such as streets, bike paths, alleys, and sidewalks. A public right-of-way is a right of way dedicated or deeded to the public for public use and under the control of a public agency.

RIVERINE SFHA Any SFHA (Special Flood Hazard Area) subject to flooding from a river, creek, intermittent stream, ditch or any other identified channel. This term does not include areas subject to flooding from lakes (except public bodies of water), pending areas, areas of sheet flow, or other areas not subject to over bank flooding.

ROADSIDE MARKET A building, generally used year-round, in which fruits, vegetables and handicrafts are offered for sale. See also “FARM STAND.”

ROADWAY That portion of a street which is used or intended to be used for the travel of motor vehicles.

ROW HOUSE Six or more dwelling units that are attached to each other by vertical party walls, and where the party walls extend from the uppermost ceiling or roof to the ground, or to the roof of a common garage if one is located below the units. The front and rear walls are typically perpendicular to the party walls, are totally exposed to the outside, provide direct access to the outside, and provide light and ventilation. See also “TOWN HOUSE” (Ord O-65-11)

SCHOOL A public, private, or parochial education facility offering instruction at the pre-k, kindergarten, elementary, junior, and/or senior high school levels in the branches of learning and study required to be taught in public schools by the State of Illinois.

SELF-STORAGE FACILITY A building consisting of self-contained units that are leased or rented on an individual basis for the storage of personal property and/or household goods. Unlike sheds, a self-storage facility's primary use is not for the storage of items concomitant with the operations or maintenance of land uses on the lot. Storage containers or pre-fabricated kits for smaller structures are not considered self-storage facilities.

SERVICE STATION Any building or land used primarily for the dispersal, sale, or offering for sale of automotive fuels, oils or accessories, including lubrication of automobiles and replacement of minor parts and accessories, but not including major repair work such as motor replacement or rebuilding, body and fender repair, or painting. Service stations may also offer a limited line of groceries, tobacco, periodicals, and other household goods (i.e. a convenience store), and may include a car wash as an accessory use.

SETBACK The minimum distance by which any building, structure, or obstruction is separated from a lot line, as measured from the lot line to the closest point of the building, structure, or obstruction, excluding open stairs or stoops. Where lot lines extend into the public right-of-way, setbacks shall be measured from the right-of-way. See Figure 17-02-05.

SETBACK, CORNER SIDE YARD A setback measured from the corner side lot line. See Figure 17-02-05.

SETBACK, FRONT A setback measured from the front lot line. See Figure 17-02-05.

SETBACK LINE A line generally parallel to and equidistant from the relevant lot line (front, side, back) and forming the minimum distance from that lot line to the building as prescribed by this ordinance or the Lemont Zoning Code.

SETBACK, SIDE A setback measured from an interior side lot line. See Figure 17-02-05.

SETBACK, REAR A setback measured from the rear lot line. See Figure 17-02-05.

SFHA see "SPECIAL FLOOD HAZARD AREA"

SHED An accessory building used for storage of items concomitant with the operations or maintenance of land uses on the lot. Sheds are often purchased pre-built or in a kit in pre-fabricated sections. A shed can be attached or unattached to a foundation or footing, and distinct from a storage container. (Ord O-54-09)

SHOPPING CENTER A building or group of buildings sharing customer parking areas, regardless of whether said stores and/or establishments occupy separate structures or are under separate ownerships. At least two buildings shall be considered a Shopping Center.

SIDEWALK A paved surface adjacent or parallel to a street and set apart by curbs, barriers, markings, or in any other way delineated from the street, and intended for pedestrian use. (Ord O-65-11)

SIGN A symbol, lettering, pictorial representation, or combination thereof, attached to fixed property, buildings, structures readily visible from public property and used for information, identification, or directional purposes or to sell or advertise products, services, activities, or events.

SIGN, ABANDONED A sign which for a period of at least 180 consecutive days no longer advertises or identifies a legal business establishment, product, service, idea or activity conducted on the premises on which the sign is located. (O-65-11)

SIGN, AWNING A sign incorporated into or attached to an awning.

SIGN, BILLBOARD A board, panel, or tablet used for the display of posters, printed, painted, or electronic advertising matter, that directs attention to goods, entertainment, or service offered elsewhere than on the premises where the sign is located.

SIGN, BALLOON A sign that is inflated by cold air, hot air, or other inflatable gas.

SIGN, CABINET A sign structure consisting of a sign frame and sign face(s) filling the sign frame. Sign faces are typically flat, acrylic sheets but may be embossed or debossed and/or made of other materials, such as aluminum. Cabinet signs are capable of accommodating an internal light source. (Ord O-65-11; Ord O-66-12)

SIGN, CONSTRUCTION A temporary sign used to advertise or identify the company or companies involved in the construction of a specific structure or development.

SIGN, DEVELOPMENT A temporary, on-site sign used to advertise an approved development or announcing a future occupant at a particular location still under construction.

SIGN, DIMENSIONAL A sign consisting of 1) letters, symbols, graphics or borders routed into a sign board, 2) three dimensional letters, symbols, graphics, or borders mounted onto a sign board or 3) letters, symbols, graphics, or borders projecting from a sign board that has recessed by sandblasting or a similar process. (Ord O-65-11)

SIGN, FLASHING A sign that contains an intermittent or sequential flashing light source or a sign that contains changing graphics, animation, moving or rotating elements or devices which otherwise create the illusion of movement.

SIGN, MONUMENT A freestanding sign supported primarily by an internal structural framework or integrated into the landscaping or other solid structural features other than support poles.

SIGN, MURAL A sign painted directly on a wall.

SIGN, NON-COMMERCIAL A sign that does not contain information or advertising for any business, commodity, service, entertainment, product, or other attraction.

SIGN, PAN FACE A plastic sign face molded into a three-dimensional shape. Includes smooth, embossed, and debossed sign faces. (Ord O-65-11)

SIGN, PENNANT Any sign printed or displayed upon cloth or other flexible material, with or without frames. This includes a group of signs displayed which are attached on a string or cord.

SIGN, POLE A freestanding sign that is affixed, attached, or erected on a pole or poles and that is not itself an integral part of or attached to a building or structure.

SIGN, POLITICAL CAMPAIGN A temporary sign identifying a political candidate, political party, or issue for an upcoming election.

SIGN, PORTABLE A sign designed to be moved from place to place.

SIGN, PROJECTING A sign attached to a building or other structure and extending in whole or in part more than 12 inches beyond the structure.

SIGN, PUBLIC INFORMATION Signs identifying the telephone, restrooms, and similar facilities, providing no advertising matter accompanies the sign.

SIGN, REAL ESTATE Signs advertising the sale, lease, or rent of property.

SIGN, ROOF: A sign erected, maintained, or displayed above the parapet or placed or mounted on any roof surface.

SIGN, SANDWICH A temporary sign placed near the sidewalk in front of a business that is used to advertise the business

SIGN, TEMPORARY A sign installed, affixed, or maintained on a premises for a short, fixed, period of time.

SIGN, WALL A sign which is affixed to an exterior wall of a building in a plane parallel to that of the supporting wall.

SIGN, WINDOW A sign installed inside a window for purposes of viewing from the outside of the premises. This term does not include merchandise or displays located in the window.

SIDEWALK That portion of the street designated for pedestrian use.

SIDE-STRIP The unpaved strip of land within a street right-of-way parallel to the roadway. Sometimes referred to as the “parkway.”

SITE DEVELOPMENT The alteration of terrain and/or vegetation or the construction of improvements on a parcel.

SITE DEVELOPMENT PERMIT Authorization granted by the Village for the construction or alteration of ground improvements and structures for the control of erosion, runoff and grading.

SMOKING LOUNGE An establishment that caters to smokers of tobacco or and allows the smoking of water pipes, hookahs, nargiles or other such devices.

SPECIAL FLOOD HAZARD AREA (SFHA) Those lands within the jurisdiction of the Village that are subject to inundation by the base flood. The SFHAs of the Village are generally identified as such on the Flood Insurance Rate Map of the Village prepared by the Federal Emergency Management Agency and dated August 4, 1988. The SFHAs of those parts of unincorporated Cook County and DuPage County that are within the extraterritorial jurisdiction of the Village or that may be annexed into the Village are generally identified as such on the Flood Insurance Rate Map prepared for Cook County and DuPage County by the Federal Emergency Management Agency.

SPECIALITY FOOD SHOP/CARRY-OUT An establishment (1) whose primary business is the sale of a single specialty type of food or beverage; and/or (2) whose primary business is the sale of food or beverages from a counter for consumption off the premises.

STABLE A building where animals are kept for remuneration, hire, or sale.

STANDARD CHANNEL LETTER, SYMBOL OR GRAPHIC A channel letter, symbol or graphic that has an opaque back and side walls and a translucent face. If illuminated by an internal light source, light is directed through the translucent face; the light source is not visible. (O-66-12)

STAND, ROADSIDE A structure for the display and sale of only farm products which are produced on the premises.

STOREFRONT The portion of a building at the first floor of a retail frontage that is made available for retail use.

STREET A right-of-way which affords primary means of access by pedestrian and vehicles to abutting properties, whether designated as a street, avenue, highway, road, boulevard, easement, or however otherwise designated.

STREET, ARTERIAL Part of a hierarchy of street types, fitting above collector streets. Arterial streets are relatively high volume, medium to high-speed streets that provide transportation circulation within and between communities. Such streets typically have at-grade intersections and such intersections are normally controlled by traffic signs and signals. (O-69-12)

STREET, COLLECTOR Part of a hierarchy of street types, fitting between local streets and arterial streets. Collector streets are relatively low-volume, low-speed streets that provide transportation circulation within and between neighborhoods. Such streets are also intended for collecting traffic from local streets and directing it to the arterial network.

STREET, LOCAL A street used primarily for access to abutting property, providing for minimum speeds and traffic volumes.

STREET WIDTH The distance from the back of curbs on opposite sides of street, or, where no curbs exist, from pavement edge to pavement edge.

STRUCTURE Anything constructed or erected, the use of which requires more or less permanent location on the ground or attached to something having a permanent location on the ground, including, but without limiting the generality of the foregoing, advertising signs, back stops for tennis courts, pergolas, and swimming pools.

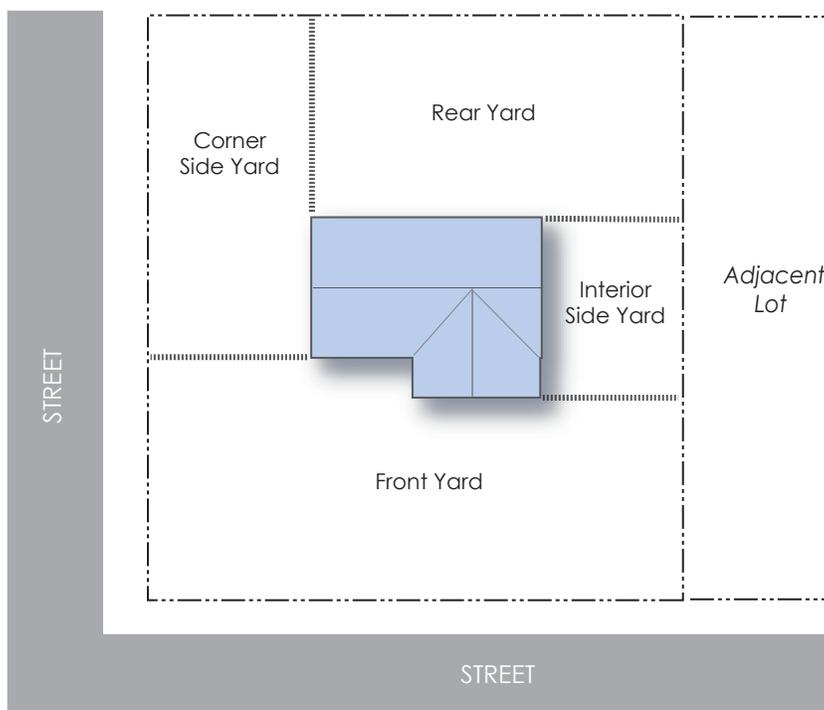


FIGURE 17-02-06 Yards on a Corner Lot

STRUCTURE, MEMBRANE A nonpressurized structure composed of a rigid framework to support a tensioned membrane which provides a weather barrier. (Ord O-54-09)

STRUCTURE, TEMPORARY A structure that is readily moveable and used, manufactured, or intended to be used for limited periods of time, and usually lacking a permanent foundation. (Ord O-54-09)

STRUCTURAL CHANGE Any change or repair in the supporting members of a building, structure, roof or exterior walls which would expand the building in height, width or bulk of the building.

SUBDIVISION The division of a lot, tract, or parcel of land into two or more lots or other divisions of land for the purpose, whether immediate or future, of transfer of ownership or building development. The dedication of streets, ways, or other areas for use of the public shall also be considered a subdivision. The term subdivision includes resubdivision, and where appropriate to the context, relates to the process of subdividing or the land subdivided. For the purposes of this ordinance, the following cases shall not constitute a subdivision: a) the division of land into parcels or lots of more than 5 acres, when such division does not involve any new street; or b) the division of land for the purpose of transfer of ownership between adjoining property owners, when such division does not create an additional lot or lots; or c) the conveyance of parcels of land or interests therein for use as right-of-way for railroads or other public utility facilities and other pipelines, when such conveyance does not involve any new street or easement of access. (O-36-08)

TATOO PARLOR Any establishment, room, or space where tattooing is performed for compensation. Tattooing means a placement in human tissue of any indelible design, letter, scroll, figure, symbol or other mark placed with the aid of needles or other instruments; or any design, letter, scroll, figure, or symbol done by scarring upon or under the skin.

TAVERN A business establishment where liquors are sold to be consumed on the premises but not including restaurants where the principal business is the serving of food.

TELECOMMUNICATIONS TOWER A tower, pole, or similar structure that supports a telecommunications antenna in a fixed location, freestanding, guyed, or on a building or other structure. This definition also includes structures supporting such equipment and attendant parking.

TOWN HOUSE OR TOWN HOME Three to five dwelling units that are attached to each other by vertical party walls, and where the party walls extend from the uppermost ceiling or roof to the ground, or to the roof of a common garage if one is located below the units. The front and rear walls are typically perpendicular to the party walls, are totally exposed to the outside, provide direct access to the outside, and provide light and ventilation. See also "ROW HOUSE".

TRACTOR A motorized vehicle designed and constructed to pull other vehicles, including, but not limited to trailers, semi-trailers, farm equipment or construction equipment. (Ord O-11-13)

TRADE SCHOOL An institution that provides instruction in clerical, managerial, industrial, artistic or other such skills and does not grant associate and bachelor degrees. See also "COLLEGE/UNIVERSITY."

TRAILER A trailer is:

1. A vehicle so designed and constructed as to not move under its own power, but rather to be pulled by a powered vehicle such as an automobile, bus, tractor or truck. This definition of "trailer" also includes "semi-trailer." A "semi-trailer" is a type of trailer without a front axle and/or where a portion of the weight of the trailer is supported by a dolly, landing gear apparatus, tail of another trailer, or by the fifth wheel or other portion of a tractor; or

2. Any vehicle or portable structure constructed so as to permit occupancy thereof for lodging or dwelling purposes or for the use as an accessory building or structure in the conduct of business, trade, or occupation. (Ord. O-11-13)

TRANSITION SHELTER A residential facility providing short-term (120 days or less) room and board in a supervised living environment and generally integrated with counseling and rehabilitation services to assist in the transition to self sufficiency through the acquisition of a stable income and permanent housing.

TREE, CANOPY Any self-supporting, leafy, woody plant of a species that normally attains a full height at maturity of 30 feet or more. (Ord O-65-11)

TREE, ORNAMENTAL Any self-supporting, leafy, woody plant of a species that normally attains a full height at maturity of less than 30 feet. (Ord O-65-11)

TRIP A one-way movement from an origin to a destination.

TRIP, VEHICLE A trip made by a vehicle. The number of persons occupying the vehicle is irrelevant.

TRUCK SALES AND SERVICE The use of any building or portion of a building, or other premises or portion thereof, for the display, sale, rental, or lease of new or used trucks, and any warranty repair work and other repair service conducted as an accessory use. Note: the sales and service of light trucks is permitted under ‘AUTOMOBILE SALES AND SERVICE.’

TWO-FLAT A dwelling containing two dwelling units only, one above the other.

USE The purpose or activity for which the land, or building thereon, is designed, arranged, or intended, or for which it is occupied or maintained, and include any manner of performance of such activity with respect to the performance standards of this Ordinance.

USE, ACCESSORY A use which is incidental to the dominant, or principal, use of the premises.

USE, TEMPORARY The use of land or a structure, consistent with uses allowed by this ordinance, established for a fixed period of time with the intent that such use will terminate automatically upon expiration of the fixed time period. Examples of temporary uses are Halloween costume stores or markets.

UTILITIES All lines and facilities related to the provision, distribution, collection, transmission, or disposal of water, storm and sanitary sewage, oil, gas, power, information, telecommunication and telephone cable, and including facilities for the generation of electricity, except as more specifically defined by this ordinance.

WETLANDS Areas that are inundated or saturated by surface water or groundwater at a frequency and duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions.

YARD An open space at grade between a building and the adjoining lot lines, unoccupied and unobstructed by any portion of a structure, except as otherwise provided in this zoning ordinance. See Figure 17-02-03 for an illustration.

YARD, CORNER SIDE A side yard located immediately adjacent to a street, occupying an area that extends from the front yard the length of the street to the rear lot line. See Figure 17-02-06 for an illustration.

YARD, FRONT A yard extending across the full length of the front lot line and between (1) the front lot line and the façade of the primary structure on the lot, and (2) the side lot lines. See Figure 17-02-06 for an illustration.

YARD, INTERIOR SIDE A side yard located immediately adjacent to another lot or to an alley or public right-of-way other than a street and extending from the side lot line to the primary building on the lot and from the front yard to the rear yard.

YARD LINE A line in a lot that is parallel to the lot line along which the applicable yard extends and which is not nearer to such lot line at any point than the required depth or width of the applicable yard. A building, structure, or other obstruction shall not encroach into the area between the “yard line” and such adjacent lot line, except for such permitted obstructions in yards as are set forth in this ordinance.

YARD LINE, FRONT A line within a lot extending from one side yard to the other side yard, parallel to the front lot line, and a distance from the front lot line that is equal to the minimum front yard depth as proscribed by this ordinance. The front yard line may or may not be the same distance as the building setback line.

YARD, REAR A yard extending across the full length of the rear lot line between the side lot lines and between the rear lot line and the primary building on the lot, except on corner lots, where the rear yard’s width extends from the interior side lot line to a line extending from the corners of the building nearest the street and continuing to the rear lot line. See Figure 17-02-06 for an illustration.

YARD, SIDE A yard extending along a side lot line. There are two types of side yards: “CORNER SIDE YARDS” and “INTERIOR SIDE YARDS”. See Figure 17-02-06 for an illustration.

YOUTH HOSTEL A place where travelers may stay for a limited duration, as recognized by the International Hostel Association.

VEHICLE STORAGE AND TOWING An establishment, facility, or land area for the removal and temporary storage of vehicles but does not include disposal, permanent disassembly, salvage, or accessory storage of inoperable vehicles.

CHAPTER 17.03

REVIEW AND DECISION-MAKING OFFICIALS

Sections

17.03.010	Planning and Zoning Commission
17.03.020	Planning and Economic Development Director
17.03.030	Zoning Hearing Officer
17.03.040	Technical Review Committee
17.03.050	Historic Preservation Commission

17.03.010 PLANNING AND ZONING COMMISSION

- A. Establishment.** The Planning and Zoning Commission (“P&Z”) as referred to in this ordinance is the same body as previously created by Ordinance No. 0-39-06 and as described in Title 2 of the Village.
- B. Duties.** The P&Z shall have all of the duties specifically assigned in this ordinance and Title 2 of the Village Code, including:
1. To hear and decide an appeal from any order, requirement, decision, or determination made by the Planning and Economic Development Director or other authorized appointed official of the Village having jurisdiction under this ordinance;
 2. To hear applications for variations from the terms provided in this ordinance in the manner and subject to the standards set forth in this ordinance and Title 2 of the Village Code;
 3. To hear all applications for special use approval in the manner and subject to the standards set forth in this ordinance and Title 2 of the Village Code;
 4. To hold public hearings and submit recommendations and findings of fact as required by this ordinance;

5. To initiate, direct, and review, from time to time, a study of the provisions of the text and map of this ordinance, and to make reports of its recommendations to the Village Board;
6. To hear and decide on amendments or additions to the Village Comprehensive Plan, Bicycle and Pedestrian Plan, and other specialized plans that have been adopted by the Village Board;
7. To hear all applications for plats of subdivision in the manner and subject to the standards of this ordinance and Title 2 of the Village Code;
8. To hear and decide upon matters referred to it upon which it is required to pass under this ordinance, in accordance with applicable Illinois Statutes.

17.03.020 PLANNING AND ECONOMIC DEVELOPMENT DIRECTOR

- A. Duties.** The Planning and Economic Development Director shall administer and enforce this ordinance, and shall have all of the duties specifically assigned to the office in this ordinance, including:
1. Determine conformance of applications for zoning certificates with the provisions of this ordinance;
 2. Issue zoning certificates, following approval as required by this ordinance, and maintain records of such approvals and certificates;
 3. Conduct inspections of buildings, structures, and uses of land to determine compliance with the provisions of this ordinance;
 4. Receive initial inquires with respect to applications for variations, special uses, amendments, planned unit developments, and matters on which the P&Z is required to act under this ordinance;
 5. Provide information, forms, and other documents for the filing of applications to interested parties;
 6. Maintain records of the administration and enforcement of this ordinance;

7. Upon approval by the appropriate authority, issue permits and certificates regulating uses in conformance with all other ordinances and codes of the Village;
8. Initiate, direct, and review, from time to time, a study of the provisions of this ordinance, and make reports of recommendations to the Village Board or committees and commissions;
9. Serve as the Zoning Hearing Officer in accordance with the provisions of this ordinance (see §17.03.030 and §17.04.150);
10. Approve minor changes to approved planned unit developments when such changes do not affect the intent, bulk, or use of the planned unit development;

B. Zoning Administrator. The Planning and Economic Development Director shall also serve as the Zoning Administrator.

C. Delegation of Duties. The Planning and Economic Development Director may delegate to Village staff any authorized duty unless specifically prohibited by this ordinance, and in such instances of delegation decisions made by the staff shall be construed to have been decisions of the Planning and Economic Development Director.

17.03.030 ZONING HEARING OFFICER

The Planning and Economic Development Director is hereby designated as the Zoning Hearing Officer, and the Village Planner shall serve as the alternate Zoning Hearing Officer in the absence of the Planning and Economic Development Director. See §17.04.150 of this ordinance for the authorized authority and responsibilities of the Zoning Hearing Officer.

17.03.040 THE TECHNICAL REVIEW COMMITTEE

A. Composition. The Technical Review Committee (“TRC”) is comprised of the Planning and Economic Development Director or his or her designee, Building Commissioner or his or her designee, the Village Administrator or his or her designee, Public Works Director or his or her designee, Village Engineer or his or her designee, Village Attorney or his or her designee, the Fire Marshal or his or her designee, and one representative from Lemont Township, Lemont Public Library, Lemont School District, and the Lemont Park District. (O-29-15)

- B. Purpose.** The TRC reviews concept plans or proposed plans for projects. The offers a pre-submittal design and code review intended to help developers better understand the requirements and issues a project would raise if formally submitted for land use approval. The TRC is advisory in nature; its recommendations are compiled by the Planning and Economic Development Department and, upon submission of the land use application, are communicated to the Planning and Zoning Commission. (O-29-15)

17.03.050 HISTORIC PRESERVATION COMMISSION

- A. Composition.** The Lemont Historic Preservation Commission (“HPC”) as referred to in this ordinance is the same body as previously created by Ordinance 0-7-01 on February 12, 2001. The HPC consists of seven voting members, all of whom shall be either residents of the Village, the Township of Lemont, or are owners of property within the boundaries of a historic district in the Village. The members shall be appointed by the President of the Board of Trustees and approved by the Village Board.
- B. Qualifications.** The membership of the HPC shall exhibit interest and expertise n the areas of architectural history, building construction, engineering, finance, local history, historical and architectural preservation, community organizations, urban planning, or real estate.
- C. Terms.** Members of the HPC shall serve a three-year term without compensation. There is no limit to the number of terms a member may serve.
- D. Officers.** Officers shall consist of a chairman appointed by the President of the Board of Trustees and a vice-chairman and secretary elected by the HPC. The vice-chairman and secretary shall serve a term of one year and shall be eligible for re-election, but no member shall serve as the same officer for more than two consecutive years. The chairman shall preside over meetings. In the absence of the chairman, the vice-chairman shall perform the duties of the chairman. If both are absent, a temporary chairman shall be elected by those present.
- E. Meetings**
 - 1. A quorum shall consist of a majority of members. All decisions or actions of the HPC shall be made by a majority

vote of those members present and voting at any meeting where a quorum exists. Meetings shall be held at regularly scheduled times to be established by resolution of the HPC at the beginning of each calendar year or at any time upon the call of the chairman. There shall be a minimum of four meetings per year and as necessary to review applications.

2. No member of the HPC shall vote on any matter that may materially or apparently affect the property, income or business interest of that member or give the appearance of that interest. No action shall be taken by the HPC that could in any manner deprive or restrict the owner of property in its use, modification, maintenance, disposition, or demolition until such owner shall first have had the opportunity to be heard at a public meeting of the HPC as provided for in this ordinance. The chairman may administer oaths and compel the attendance of witnesses. All meetings of the HPC shall be open to the public.
3. The HPC shall keep minutes of its proceedings, showing the vote, indicating such fact, and shall keep records of its examinations and other official actions, all of which shall be immediately filed in the office of the HPC and shall be public record.

F. Powers and Duties. The HPC has the authority to:

1. Adopt its own procedural regulations; and
2. Conduct an ongoing survey to identify historically and architecturally significant properties, structures and areas; and
3. Investigate and recommend to the Village Board the adoption of ordinances designating properties or structures having special historic, community, or architectural value as “landmarks”; and
4. Investigate and recommend to the Village Board the adoption of ordinances designating properties or structures having special historic, community or architectural value as “historic districts”; and

5. Keep a register of all properties and structures that have been designated as landmarks or historic districts, including all information required for each designation; and
6. Determine an appropriate system of markers and make recommendations for the design and implementation of specific markings for the streets and routs leading from one landmark or historic district to another; and
7. Advise owners of landmarks and property or structures with historic districts on physical and financial aspects of preservation, renovation, rehabilitation, and re-use, and on procedures for inclusion on the Illinois or National Register of Historic Places; and
8. Inform and educate the public concerning the architectural heritage of the Village by publishing appropriate maps, newsletters, brochures, and pamphlets, and by holding programs and seminars; and
9. Hold public hearings and to review applications for construction, alteration, removal or demolition affecting proposed or designated landmarks or structures or historic districts and approve or deny Certificates of Appropriateness for such actions.
10. Develop specific guidelines for the alteration, demolition, construction, or removal of landmarks or property and structures within historic districts; and
11. Review of proposed land use applications affecting historic districts, and
12. Testify before boards and commissions on matters affecting historically or architecturally significant properties, and to periodically review the Unified Development Ordinance and make recommendations for the protection and continued use of landmarks or properties and structures within historic districts.

CHAPTER 17.04
REVIEW AND APPROVAL
OF LAND USE AND DEVELOPMENT

Sections

17.04.010	Purpose and Applicability
17.04.020	Applications
17.04.030	Burden of Proof
17.04.040	Public Hearings and Approval
17.04.050	Public Notice
17.04.060	Administrative Approval of Land Use Actions
17.04.070	Zoning Certificate
17.04.080	Certificate of Occupancy
17.04.090	Certificate of Appropriateness
17.04.100	Site Development Permit
17.04.110	Subdivision of Land and Final Plats
17.04.120	Lot Consolidation
17.04.130	Vacating of Plats and Right-of-Ways
17.04.140	Special Uses
17.04.150	Variations
17.04.160	Demolition of Structures
17.04.170	Appeals
17.04.180	Amendments

17.04.010 PURPOSE AND APPLICABILITY

This chapter establishes standard decision-making procedures that will enable the Village, applicants, and the public to reasonably review applications and participate in the local decision-making process in a timely and effective manner. The provisions of this chapter apply to all applications under this Unified Development Ordinance unless otherwise expressly stated.

17.04.020 APPLICATIONS

A. Initiation of Applications. Unless otherwise indicated in this

ordinance, all applications may be made by any governmental office, department, board, bureau, or commission, or by an person, firm, or corporation having a freehold interest, a possessory interest entitled to exclusive possession, a contractual interest which may become freehold interest, an option to purchase, or any exclusive possessory interest applicable to the land or land and improvements described in the application for a variation.

B. Forms. All applications required under this ordinance shall be submitted in a form and in such numbers as specified by the official responsible for accepting the application. Such official shall maintain a list specifying the materials and information to be submitted with each application filed. The list must be made available to all applicants and to any other person who requests a copy.

C. Materials and Fees. All applications must be accompanied by the materials and information required on the date the application is filed. Unless otherwise stated in this ordinance, materials required shall be those deemed by the approval authority as necessary to determine compliance with and provide for enforcement of this ordinance. Additionally, the application shall be filed with any fee amount established by the Village.

D. Application Completeness

1. An application will be considered complete and ready for processing only if it is submitted in the required number and form, includes all required information and is accompanied by the established fees. The official responsible for accepting the application has the authority to determine whether the application is complete.

2. If an application is deemed incomplete, written notice must be provided to the applicant. The notice must include an explanation of the application's deficiencies.

3. No further processing of incomplete applications will occur until the deficiencies are corrected. If the deficiencies are not corrected by the applicant within 90 days, the application may be considered withdrawn.

E. Voiding of Application. An application shall be considered void if, upon timely review by the Village, the applicant fails to respond to the review comments within one year of the date of notification of

the review. (para added by Ord O-36-08; amended by Ord O-54-09)

- F. Costs.** The applicant shall be responsible for the payment of the Village's direct costs associated with review and processing of the land use application, including, but not limited to: public notice costs, fees of consultants hired by the Village to evaluate the application, recordation and preparation of the public record, services of a court reporter, and removal of the public notice sign. In order to ensure payment, the applicant shall be required to establish with the Village an escrow account upon application. Action on the application may be withheld pending establishment of the account, replenishment of the escrow account, or reimbursement of the Village's direct costs. The escrow account requirement may be waived by the Planning and Economic Development Director. (Ord O-36-08; O-10-14)

17.04.030 BURDEN OF PROOF

The burden of demonstrating that an application complies with applicable review and approval criteria is on the applicant. The burden is not on the Village or other parties to show that the criteria have not been met.

17.04.040 PUBLIC HEARINGS AND APPROVAL

- A. Record of Testimony.** The review body or person responsible for conducting public hearings on the applications required under this ordinance shall make an accurate and complete record of all testimony and exhibits presented during the hearing. The Planning and Economic Development Director shall provide staff support for this responsibility.
- B. Findings of Fact.** After conclusion of the public hearing, the hearing body or person shall prepare a recommendation including findings of fact based on a review of the hearing record. The Planning and Economic Development Director shall provide staff support for this responsibility.
- C. Continuance of Public Hearings.** At the discretion of the hearing body or person, a public hearing may be continued. For public notice requirements in conjunction with continuances, see §17.04.050 of this ordinance.
- D. Relay to Village Board.** The Planning and Economic Development Director shall relay the recommendation and findings of the hearing body or person to the Village Board without delay.

- G. Village Board Action.** The Village Board shall act on the application within 90 days following the receipt of the recommendation of the hearing body or person, unless the petitioner agrees to an extension. The Village Board may grant or deny the application or grant with modification, or may refer the application back to the hearing body for further consideration.
- H. Costs.** The applicant shall be responsible for the Village's costs associated with the public hearing, including public notice, consultant fees, recordation and preparation of the public hearing record, and services of a court reporter. In order to ensure payment, the Planning & Economic Development Department shall require the establishment of an escrow account prior to the public hearing. The escrow amount shall be based on anticipated costs associated with the application. Action on the application may be withheld pending establishment of the account or reimbursement of Village costs associated with the public hearing. The escrow account requirement may be waived by the Planning and Economic Development Director. (O-10-14)

17.04.050 PUBLIC NOTICE

- A.** Unless otherwise expressly stated, whenever the provisions of this ordinance require that "public notice" be provided, such notice shall include written notice, notice by sign, newspaper notice, and posting of agenda. A public hearing for which proper notice was given may be continued or resumed at a later date without providing additional notice as long as the continuance is set for a specified date and time, and providing that specified date and time are announced at the time of the continuance. If a public hearing is tabled, continued, or postponed more than 12 months from the date of the originally scheduled public hearing, new public notice must be given, in accordance with the provisions of this section, before the rescheduled public hearing occurs.
- B. Written Notice.** The applicant shall, not less than 15 days and not more than 30 days prior to the scheduled date for the hearing, serve written notice in person or by register mail, return receipt requested, to the property owners of the subject property and to the property owners of all property within 250 feet of the property lines of the subject property.

 - 1. The property owners shall be those as recorded in the

authentic tax records in the relevant county's Office of the Recorder of Deeds.

2. Land occupied by public roads, streets, alleys and other public ways shall be excluded in computing the 250 feet requirement.
3. A copy of the notice with a copy of the list of addresses shall be provided to the Planning and Economic Development Director at the time notice is given to the property owners.
4. The written notice shall contain:
 - a. The common street address of the subject property; and
 - b. The scheduled time, date, and venue of the public hearing; and
 - c. A description of the nature, scope, and purpose of the application or proposal; and
 - d. The name and address of the applicant; and
 - e. A statement that additional information concerning the hearing or application can be obtained from the Community Development Department, and the address and contact information for the department.
5. If, after a bona fide effort to provide written notice, the property owner of the property on which notice is served cannot be found at their last known address, or the mailed notice is returned because the property owner cannot be found at their last known address, the written notice requirements of this section will be deemed satisfied.

B. Notice by Sign. The applicant shall, not less than 15 days and not more than 30 days prior to the scheduled date of the public hearing, continuously post a readable sign on the subject property. This sign shall be placed near the public right of way and shall be visible from the public right of way. If no public right of way exists, the sign shall be placed on the subject property where it will receive the maximum exposure to neighboring residents and passersby. (Figure 17-04-01 is an example of such a notice sign.)

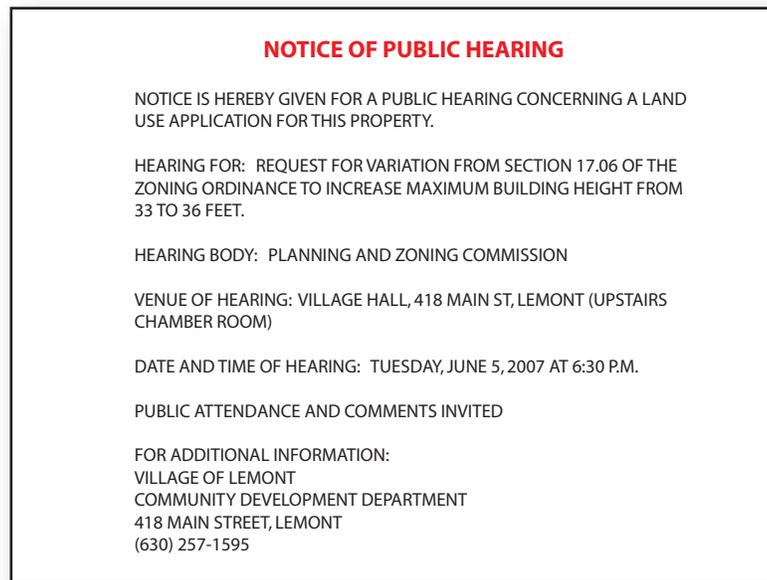


Figure 17-04-01 Public Hearing Sign. Above is an example of a sign giving notice for a public hearing. Applicants should review content of sign with the Community Development Department staff before posting.

1. The sign shall have a face at least 36 inches in height and 48 inches in length.
2. The sign shall have a white background with 1.5-inch high black block letters, except that the words “NOTICE OF PUBLIC HEARING” shall be in three-inch high red capital block letters. See Figure 17-04-01 for an example of the sign.
3. The sign shall contain the following information:
 - a. The scheduled time, date, and venue of the public hearing; and
 - b. A description of the nature, scope, and purpose of the application or proposal; and
 - c. A statement that additional information concerning the hearing or application can be obtained from the Community Development Department, and the address and contact information for the department.

4. All costs associated with the sign shall be borne by the applicant.
 5. The sign shall be removed by the applicant no later than ten days after the completion of the public hearing. Should the applicant fail to comply with this regulation, the Village may remove the sign and charge the applicant for such removal or deduct the cost of the removal from the applicant's escrow account.
- C. Certification of Notice.** The applicant shall furnish, prior to the opening of the public hearing, a notarized affidavit certifying compliance with the written notice and notice-by-sign requirements of this section.
- D. Newspaper Notice.** Not less than 15 days and not more than 30 days prior to the scheduled public hearing, the Community Development Department shall cause to be published in a local newspaper a notice announcing the public hearing. Such notice shall contain the information required for written notification. (See paragraph A of this section for such information.)
- E. Posting of Agenda.** The Community Development Department shall ensure inclusion of the scheduled public hearing on the hearing body's or position's agenda, and ensure the agenda is posted in the Village Hall and on the Village's website in accordance with Illinois state statute.

17.04.060 ADMINISTRATIVE APPROVAL OF LAND USE ACTIONS

- A. General.** Administrative approval shall be made by the Planning and Economic Development Director without public notice and without public hearing. Administrative approval is granted when there are clear and objective approval criteria and when applying Village standards requires no use of discretion. Administrative approval applies to the following:
1. Zoning Certificates (see §17.04.070 of this ordinance).
 2. Certificates of Occupancy (see §17.04.080 of this ordinance and §15.00.110 of the Municipal Code).
 3. Site development permits (see Chapter 17.23 of this ordinance).

4. Sign permits (see Chapter 17.11 of this ordinance), except signs proposed within a historic district, which must be approved by the Historic Preservation Commission.

B. Administrative Decision Requirements. The Planning and Economic Development Director shall address all of the approval criteria. Based on the criteria and the facts contained within the record, the Planning and Economic Development Director shall approve or deny the requested permit or action. A written record of the decision shall be provided to the applicant and kept on file at Village Hall.

C. Final Decision. Administrative decisions may be appealed to the Planning and Zoning Commission.

17.04.070 ZONING CERTIFICATE

A. General. No permit pertaining to the use of land, buildings, or structures shall be issued by any officer, department, or employee of the Village, unless the application for such permit has been examined by the Planning and Economic Development Director, and has affixed to it a certificate of that the proposed use, building, or structure complies with all the provisions of this ordinance. Any permit or certificate issued in conflict with the provisions of this ordinance shall be null and void.

B. Residential Buildings. When a building permit application for the repair, remodeling and/or alteration of residential buildings or buildings of mixed residential occupancy that contain two or more dwelling units is filed with the Community Development Department, the permit application shall be accompanied by such documents and be in such form as prescribed by the Zoning Administrator to substantiate the lawful existence of dwelling units in the building. Such documents may include, but not be limited to, affidavits, leases, utility records, or any other instruments deemed necessary by the Planning and Economic Development Director to make a determination of authorized nonconformity.

C. Performance Bonds. At the time the issuance of a zoning certificate for a land use, building or parking lot that requires the submission of a landscape plan or the planting of street trees, the applicant shall post a performance bond or other form of financial security. The bond or other form of financial security must be in a form and amount as deemed adequate by the Planning and

Economic Development Director to ensure the required landscape materials will be installed within six months or the next planting season. (See Chapter 17.23 of this ordinance for similar or other requirements regarding financial guarantees for the completion of site development work.)

17.04.080 CERTIFICATE OF OCCUPANCY

Upon completion of any building or other structure in accordance with applicable building permit requirements and prior to occupancy, a Certificate of Occupancy is required for the use originally designated. No land or building shall be occupied or used in whole or in part for any use whatsoever until a Certificate of Occupancy has been issued by the Building Official, indicating that the building or use complies with all requirements of this ordinance. For additional provisions and requirements concerning Certificates of Occupancy, see Title 15 of the Municipal Code.

17.04.090 CERTIFICATE OF APPROPRIATENESS

A Certificate of Appropriateness shall be approved by the Historic Preservation Commission prior to starting restoration or preservation work, new construction, alteration, or demolition of properties within the Historic District or for any designated national, state, or Village landmarks or for any structure on the National Register of Historic Places. For application and approval procedures, see Chapter 17.16 of this ordinance.

17.04.100 SITE DEVELOPMENT PERMIT

Chapter 17.23 of this ordinance contains provisions regarding site development permits.

17.04.110 SUBDIVISION OF LAND AND FINAL PLATS

Overview. A certified plat of subdivision shall be required for all subdivisions within the corporate limits of the Village and within one and one-half miles of the corporate limits of the Village.

- A.** The Final Plat of Subdivision shall be in conformance with applicable lot standards of this ordinance unless a variation is granted by the Village Board. Subdivision of land requires a land/cash contribution in accordance with Chapter 17.18 of this ordinance. Platting shall follow accepted engineering and planning standards, to include the avoidance of flag lots, lots that are not generally rectilinear in shape, or lots that are not readily accessible

to public rights of way. There are two different approval processes for the subdivision of land:

1. Subdivision in conjunction with a PUD application shall be approved in accordance with Chapter 17.08 of this ordinance.
2. Subdivision of land not in conjunction with a PUD application shall be approved in conjunction with the provisions of this section. (Ordinance O-36-08)

B. Preliminary Plat Review and Approval. Approval of a preliminary plat shall not constitute approval of the final plat, nor qualify a plat for recording with the appropriate county. Rather, it shall be deemed a guide for the preparation of the final plat and final development plans. Furthermore, the approval of a preliminary plat shall vest no rights to the applicants other than the right to submit a final plat. The procedure for approval is:

1. The applicant, or those considering applying for a subdivision of land, shall schedule a review by the Technical Review Committee with the Planning and Economic Development Director. This review by the TRC may occur before or after a formal application has been received. The Planning and Economic Development Director shall schedule a meeting of the Technical Review Committee and distribute copies of the application materials to the Technical Review Committee for review. (O-10-14)
2. Upon meeting, the Technical Review Committee shall provide comment on the application to the petitioner, and these comments shall be forwarded by the Planning and Economic Development Director to the Planning and Zoning Commission.
3. As soon as possible after the review by the Technical Review Committee and after submittal of a complete application, the preliminary plat application shall be placed on the agenda of the Planning and Zoning Commission for review and recommendation. Based upon comments from the Technical Review Committee (e.g., errors on the plat of survey), the Planning and Economic Development Director may delay placement of the application on the Planning and Zoning Commission's agenda until the comments are

addressed by the applicant.

4. The Planning and Zoning Commission shall review the application and staff comments. In recommending approval of the preliminary plat application, the Planning and Zoning Commission shall consider the following:
 - a. The proposed subdivision's design in relation to the layout of lots, outlots, access, street network, length of any cul-de-sacs, and open space; and
 - b. The proposed subdivision's impact on traffic, storm water management, and applicable standards of this ordinance.
 - c. The proposed subdivision's compliance with the Village's comprehensive plan.
 - d. Comment from other governmental bodies or the public.
5. The Planning and Zoning Commission shall make a recommendation on the application to the Village Board. Findings of fact shall be included with the recommendation. Additionally, five copies of the plat for processing and signature shall be forwarded with the application and recommendation. The Village Board shall review the Planning and Zoning Commission's recommendation and findings, and following such review may approve, deny, or approve with modification the preliminary plat.
6. (deleted, Ord O-54-09)

C. Final Plat Requirements. Final Plat applications shall be submitted to the Community Development Department on forms available from the department. The application shall be submitted in-person. A check-in of all documents required in the Final Plat stage of the approval process may occur at one time or separately. Final Plat applications shall include:

1. The signed Final Plat Mylar (applicant may submit paper copy first; then upon staff approval, submit Mylar); See Appendix D for sample certificates that must be affixed to the plat. (O-10-14)

2. The executed covenants and restrictions, if any;
3. All executed agreements, if any;
4. The executed performance assurance, if any;
5. Required donations (i.e. impact fees) and annexation fees, if any.

D. Final Plat Approval. Within one year of approval of the preliminary plat, the applicant shall file for approval of final plat covering all or part of the approved preliminary plat. No final plat application shall be forwarded for review and approval unless it includes the required certificates. (See Appendix D for final plat certificates.) The final plan/plat shall be in substantial compliance with the preliminary plan/plat, i.e., the number of dwelling units has not been increased, height of buildings has not been increased, building materials are the same or of equal quality, and the general quantities and quality of the landscaping material is the same, and any changes to the final engineering plans do not alter the general design characteristics of the preliminary plan/plat. (Ordinance O-36-08; O-10-14)

1. The application for final plat shall be made to the Planning and Economic Development Director, who upon confirmation of the application's completeness, shall forward the application to the Village Engineer for review. The application for final plat shall not be considered complete until all appropriate certificates and signatures from non-Village officials have been affixed.
2. Upon satisfactory review by the Village Engineer, the Planning and Economic Development Director shall place the application on the agenda of the Planning and Zoning Commission for review and recommendation and findings.
3. The Village Board shall review the Planning and Zoning Commission's recommendation and findings, and

following such review may approve, deny, or approve with modification the final plat.

- E. Recording of Approved Plats.** Upon the approval of the final plat by the Village Board, the following actions shall be taken:
1. The Village Clerk shall certify such approval and affix the corporate seal of the Village on the final plat and all copies.
 2. The final plat and all copies shall be distributed to the appropriate Village officials for certification.
 3. The final plat and all copies be filed for record by the Village in the Recorder of Deeds Office in the appropriate county. Fees and costs associated with this filing shall be paid by the applicant. No other land use actions, administrative approvals, or building permits for the subject lots shall be granted until the recorded plat is filed and returned. (O-29-15)
- F. Issuance of Site Development Permits.** See §17.23.020 for information on the issuance of site development permits.

17.04.120 LOT CONSOLIDATION

- A. Administrative Review and Recommendation.** Applicants for lot consolidation shall submit all required documents to the Planning and Economic Development Director. Within 60 days of receiving a complete application, the Planning and Economic Development Director shall review it and forward the application to the Village Board with recommendation for approval or denial of the request.
- B. Approval.** Upon receiving the recommendation from the Planning and Economic Development Director, the Village Board shall consider the lot consolidation and approve or deny the application. The lot consolidation shall be approved by a simple majority of the corporate authorities. (Ordinance O-36-08)

17.04.130 OTHER PLATS

Applications for vacations of rights of way, or instruments relating to the vacation of land impressed with a public use, plats of dedication and plats of easement shall be made to the Planning and Economic Development Director. Upon review and recommendation by the Planning and Economic

Development Director, Public Works Director, and the Village Engineer, the application shall be forwarded to the Village Board of Trustees for approval. (Ord O-54-09)

17.04.140 SPECIAL USES

- A. Purpose.** The formulation and enactment of this ordinance is based on the division of the Village into zoning districts within which the use of land and the bulk and location of buildings and structures in relation to the land are substantially uniform. While certain uses may be necessary or desirable within a given district, these certain uses, because of their potential influence upon neighboring uses or public facilities, need to be carefully regulated with respect to location or operation. Such uses are classified as “special uses.” Case-by-case review of special uses is intended to ensure consideration of the particular special use’s anticipated land use, site design, and impacts.
- B. Public Hearing.** The Planning and Zoning Commission shall conduct a public hearing on all special use applications except as otherwise noted in this ordinance. The provisions for the conduct and notice of public hearings in this ordinance shall apply (see §17.04.050 of this ordinance).
- C. Standards for a Special Use.** No special use shall be recommended by the Planning and Zoning Commission unless the special use:
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.
 6. Meets, as applicable, the standards for planned unit

developments found in Chapter 17.08 of this ordinance.

- D. Conditions for Special Use Approval.** The Planning and Zoning Commission may recommend and the Village Board may provide such conditions and restrictions upon the construction, location, and operation of a special use as may be deemed necessary to promote the objectives of this ordinance or mitigate potential adverse impacts of the special use.
- E. Lapse of Special Use Approval.** Under certain circumstances special use approval may become null and void. In such cases, reinstatement or re-establishment of the special use will require approval pursuant to the provisions of this section. Unless otherwise stated in the ordinance approving the special use, approval of a special use shall become null and void in the event of the following:
1. A complete building permit application has not been received by the Village for construction, installation, or relocation within one year after the effective date of the ordinance granting the special use; or
 2. A building permit has been issued within one year of the effective date of the special use, but such construction, installation, or relocation has not commenced within one year after the issuance of the building permit.
 3. The special use is discontinued for a period of six months.
- F. Change to an Approved Special Use.** A change in the intensity of use of an existing special use, or a change to the conditions of approval of a special use shall be deemed the same as a new special use and shall require approval pursuant to the provisions of this section.

17.04.150 VARIATIONS

- A. Intent.** A variation is a grant of relief to a property owner from the requirements of this Unified Development Ordinance where literal adherence would cause undue hardship. Additionally, a variation is intended to provide relief where the requirements of this ordinance would render the land difficult to use because of some unique physical attribute of the property itself or some other factor unique to the property for which the variation is requested. A variation is

not intended merely to remove an inconvenience or financial burden that the requirements of this ordinance may impose. A variation is not intended to allow the establishment of a use that is otherwise prohibited in a zoning district or that would change the zoning district classification, and a variation should not be granted where a special use approval or amendment to the Unified Development Ordinance would be more appropriate.

B. Public Hearing for Variations. The Planning and Zoning Commission shall conduct a public hearing on variation requests. Under certain conditions, the Zoning Hearing Officer may conduct public hearings for variation requests—see paragraph C of this section. The provisions of this section on the conduct and notice of public hearings shall apply (see §17.04.050 of this ordinance).

C. Zoning Hearing Officer’s Authority

1. The Zoning Hearing Officer may conduct public hearings on the following variation requests and recommend to the Village Board either approval or denial of the requests. This authority to conduct public hearings and make recommendations is limited to the following:

- a. A variation request to reduce off-street parking or off-street loading requirements for non-residential uses by not more than 20%; and
- b. A variation request to increase the floor area ratio by not more than five percent; and
- c. A variation request to decrease the setback of a primary structure by not more than 20%; and
- d. A variation request to decrease the setback of an accessory structure or obstruction in a required yard by not more than 20%; and
- e. A variation request to increase the building height by not more than 10%.

2. Prior to the public hearing and public notice, and at the Zoning Hearing Officer’s discretion, any variation request may be forwarded to the Planning and Zoning Commission for fulfillment of the public hearing and recommendation requirements.

3. Within 30 days upon the conclusion of a public hearing by the Zoning Hearing Officer, he or she shall recommend to the Village Board approval or denial of the variation request. The Zoning Hearing Officer shall include findings of fact with the recommendations.

D. Standards for Variations

1. Neither the Planning and Zoning Commission nor the Zoning Hearing Officer shall recommend a variation from the regulations of this ordinance unless the Planning and Zoning Commission or the Zoning Hearing Officer makes findings of fact based upon the evidence presented in each specific case that:
 - a. The variation is in harmony with the general purpose and intent of this Unified Development Ordinance; and
 - 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
 - c. The variation will not alter the essential character of the locality and will not be a substantial detriment to adjacent property. (Ordinance O-36-08, 2008)
2. In making a determination whether there are unique circumstances, practical difficulties, or particular hardships, the Planning and Zoning Commission or the Zoning Hearing Officer shall take into consideration the extent to which the following facts favorable to the applicant have been established by the evidence:
 - a. 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 this Unified

Development Ordinance were fulfilled; and

- b. The conditions upon which the petition for variation is based would not be applicable, generally, to other property within the same zoning classification; and
 - c. The alleged difficulty or hardship has not been created by any person presently having an interest in the property; and
 - d. 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
 - e. 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.
3. The Planning and Zoning Commission or the Zoning Hearing Officer may recommend and the Village Board may require such conditions and restrictions upon the subject property as may be necessary to comply with the intent and standards as set forth in this section. In the event that the Planning and Zoning Commission does not recommend approval of the variation, a super majority of the Village Board shall be required for the approval of the variation. In the event that either the Zoning Hearing Officer does not recommend approval of the variation, a simple majority of the Village Board shall be required for the approval of the variation.

E. Lapse of Variation. Under certain circumstances approval of a variation may become null and void. In such cases, reinstatement or re-establishment of the variation will require approval pursuant to the provisions of this section. A variation shall lapse in the event of the following:

1. A building permit has not been issued by the Village for such construction, installation, or relocation within one year after the effective date of the ordinance granting the variation; or

2. A building permit has been issued, but such construction, installation, or relocation has not been initiated within one year after the effective date of the ordinance granting said variation; or
3. If construction, installation, or relocation has been initiated but not been completed, and two years have passed since the issuance of the building permit, and the applicant is not diligently pursuing the completion of the construction, installation, or relocation.

17.04.160 DEMOLITION OF STRUCTURES

Title 15 of the Municipal Code governs demolition of structures. Additionally, Article III (Historic Preservation) of this ordinance governs demolition of buildings that have been dedicated as federal, state, or Village landmarks, or structures within a Village historic district.

17.04.170 APPEALS

- A. Right to Appeal.** An appeal to the Zoning and Planning Commission may be taken by any person aggrieved by any order, requirement, decision, or determination made by an administrative official charged with the enforcement of this ordinance.
- B. Procedure for Appeals.** The appeal shall be filed, in writing with the Planning and Economic Development Director within 45 days of the action complained of by filing. The Planning and Economic Development Director shall transmit all documents constituting the record upon which the action appealed from was taken to the Planning and Zoning Commission for processing in accordance with the Illinois Compiled Statutes as amended.
- C. Decisions.** The Planning and Zoning Commission may reverse or affirm, wholly or partly, or may modify the order, requirement, decision, or determination as in its opinion ought to be made in the premises and to that end has all the powers of the officer from whom the appeal is taken. All decisions of the Planning and Zoning Commission on appeals shall, in all instances, be final administrative determinations and shall be subject to judicial review only in accordance with the Illinois Compiled Statutes as amended.

17.04.180 AMENDMENTS

- A. General.** The regulations imposed and the districts created under the authority of this ordinance may be amended, from time to time, by the Village Board, but no such amendment shall be made without a hearing before the Planning and Zoning Commission or other commission designated by the Village Board. The Village Board may conduct public hearings for any application which includes a zoning map amendment in conjunction with an annexation agreement. For each proposed amendment, the Planning and Economic Development Director shall forward a recommendation to the Planning and Zoning Commission and/or Village Board prior to the public hearing. Public hearings before the Planning and Zoning Commission or other commission shall be conducted in accordance with §17.04.040 of this ordinance. The following portions of this Unified Development Ordinance are exempt from the public hearing requirement of this section and shall be amended by ordinance as approved by the Village Board:
1. All chapters contained in Article IV – Site Development
 2. All appendices
- B. Text Amendments.** Text amendments may be proposed by the Village President, the Village Board, Planning and Zoning Commission, Planning and Economic Development Director, or other commission designated by the Village Board. Notice shall be given of the time and place of the public hearing, not more than 30 nor less than 15 days before the hearing, by publishing a notice at least once in one or more newspapers with a general circulation within the Village.
- C. Zoning Map Amendments (Rezoning).** Zoning Map amendments may be proposed by the Village President, the Village Board, Planning and Zoning Commission, the Planning and Economic Development Director, other commission designated by the Village Board, or by the property owner of the subject property. Notice of the public hearings shall be as follows:
1. Notice of public hearings for zoning map amendments done in conjunction with comprehensive updates or comprehensive text changes to the Zoning Ordinance shall be given not more than 30 nor less than 15 days before the hearing, by publishing a notice at least once in one or more newspapers with a general circulation within the municipality.
 2. Notice for public hearings for zoning map amendments

not done in conjunction with comprehensive updates or comprehensive text changes to the Zoning Ordinance shall be accomplished in accordance with the provisions of §17.04.050 of this ordinance.

Article II

Zoning (“Zoning Ordinance”)

CHAPTER 17.05

ZONING DISTRICTS

Sections

17.05.010	Establishment and Purposes of Districts
17.05.020	The Zoning Map
17.05.030	Zoning of Annexed and Unclassified Lands

17.05.010 ESTABLISHMENT AND PURPOSES OF DISTRICTS

In order to carry out the purposes and provisions of this ordinance, the Village of Lemont is hereby divided into the following districts:

- A. Residential Districts.** The residential districts (“R districts”) are primarily for residential land uses and for other selected uses that are deemed compatible with residential environments. The R districts are intended to maintain and promote a variety of housing types within the Village.
- 1. R-1 Single-Family Detached Residential District.* This district is intended to provide very low density areas for relatively large single-family detached homes on lot sizes of three acres or more.
 - 2. R-2 Single-Family Detached Residential District.* This district is intended to provide areas of very low density and low density, with single-family detached dwellings on lot sizes of 40,000 square feet or more.
 - 3. R-3 Single-Family Detached Residential District.* This

district is intended to provide areas for low-density, single-family detached dwellings on lot sizes between 20,000 and 40,000 square feet.

4. *R-4 Single-Family Detached Residential District.* This district is intended to provide regulations for both some of the older established areas of the Village and the majority of newer areas annexed into the Village, and to provide areas for low- and medium-density, single-family detached dwellings on lot sizes of 12,500 square feet or more.
5. *R-4A Single-Family Preservation and Infill District.* This district is intended to regulate the height, building coverage, and impervious surface coverage of residential dwelling units in the older established neighborhoods of the Village. Specifically, the district's restrictions are intended to prevent the overcrowding of land, ensure proper living conditions, assure the adequate provision of light, air and open spaces, and to foster and preserve the nature, character, and quality of existing neighborhoods, while providing property owners opportunities for infill development on vacant lots or re-development of lots with existing structures. In particular this district is intended to prevent the further proliferation of structures that do not conform to the general height, bulk, and scale of existing structures.
6. *R-5 Single-Family Attached Residential District.* This district is intended to provide medium-density areas for single-family attached dwellings, i.e. duplexes, two-family detached dwellings, and town homes.
7. *R-6 Multi-Family Residential District.* This district is intended to provide medium- and high-density areas for single-family attached and multi-family dwellings: duplexes, two-family detached dwellings, town homes, apartment buildings and condominium buildings.

- B. Business Districts.** The various business districts ("B districts) are intended to maintain and promote a variety of commercial activity within the Village. The district formerly known as B-2 Historic Central Business District has been superseded by the downtown district, and the provisions for this district have been placed in a separate chapter of this ordinance—see chapter 17.09.

1. *B-1 Office/Retail Transitional District.* This district is intended to provide an environment suitable for retail, service, and office establishments. The intensity of the uses is less than the B-3, and site layout is less oriented toward the automobile than the B-3.
 2. *B-3 Arterial Commercial District.* This district is intended to accommodate a wide range of retail, service, and commercial uses where patrons arrive by vehicle rather than other modes of transportation. This district is meant for the highest intensities of commercial use.
 3. *B-4 Commercial Recreation.* The B-4 regulations are intended to provide for the orderly, compatible development of land and the maximum recreational potential of the land.
- C. Manufacturing Districts.** The manufacturing districts (“M districts”) are designed to provide for the establishment of a full range of industrial and allied activities, and to mitigate any negative effects of these activities on other land uses.
1. *M-1 Light Manufacturing District.* This district is intended to provide an environment suitable for industrial activities that require a pleasant and nuisance-free environment and be compatible with adjacent land uses. Additionally, the M-1 district is intended to provide an environment suitable for certain office and research activities that do not create appreciable nuisances or hazards. This district may be located adjacent to R districts, and thus its provisions include special yard setbacks and screening requirements.
 2. *M-2 General Manufacturing District.* 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.
 3. *M-3 Heavy Manufacturing District.* This district is designed to accommodate relatively large, self-contained and isolated areas intended to be used for industrial activities having potentially moderate to high land use intensity.
 4. *M-4 Mineral Extraction District.* This district is designed to regulate the conservation, development, management and appropriate use of all the natural resources of such areas for

compatible multiple purposes, and protecting the health, safety and general welfare of the people, as well as the natural beauty and aesthetic values, in the affected areas. Within the Township there are many valuable mineral deposits that must be protected against the premature encroachment of urban development. These natural resources, including deposits of sand, gravel, stone, clay, coal, and other minerals represent an important consideration in the economic and physical development of the Township. Because of the unique aspects involved, in the mineral operations and the potential reuse of the land once the minerals are extracted, a separate zoning classification is established.

D. Other Districts

1. *DD Downtown District.* The downtown district (“DD district”) is established to promote a compatible mixture of commercial, cultural, institutional, governmental, and residential uses in a compact, pedestrian-oriented, traditional village center consistent with the Comprehensive Plan and other documents, such as the Downtown Master Plan, that the Village may adopt from time to time. Additionally, the DD district is intended to maintain and enhance the historic, community, architectural, and aesthetic qualities unique to the downtown area.
2. *INT Institutional District.* The institutional district (“INT district”) is designed to provide an environment for land uses of a civic, educational, governmental, recreational, and religious nature. It is also intended to provide an environment for institutional group living.

17.05.020 THE ZONING MAP

- A. Adoption.** The locations and boundaries of the zoning districts established by this Zoning Ordinance are shown on the Village of Lemont Zoning Map (“the Zoning Map”), which—together with all notations, references and other information shown on the map—is hereby adopted and incorporated into this Zoning Ordinance.
- B. Maintenance.** The Village of Lemont Zoning Map is maintained by the Planning and Economic Development Director. In case of any dispute regarding the zoning classification of any property subject to this ordinance, the Zoning Map maintained by the Planning and

Economic Development Director governs.

C. Zoning District Boundaries. Where uncertainty exists with respect to boundaries of the various zoning districts as shown on the Zoning Map, the following rules apply:

1. Where zoning district boundaries are indicated as following streets, alleys, railroad right-of-ways, bodies of water or extensions thereof, such boundary lines are to be construed as center lines of the streets, alleys, railroad right-of-ways, bodies of water or extensions.
2. Unless otherwise dimensioned, boundaries are construed to follow lot lines.
3. Streets, alleys, or other public right-of-ways that have been vacated will be construed to fall in the same zoning district as the lots abutting both sides of the street, alley or right-of-way involved. If the lots abutting each side of the street, alley or right-of-way were classified in different zoning districts before the vacation, the center line of the street, alley, or right-of-way shall be construed as the boundary between the zoning districts.

17.05.030 ZONING OF ANNEXED AND UNCLASSIFIED LANDS

Unless otherwise provided for in an annexation agreement, all land annexed to the Village shall automatically be classified in the R-1 district. In the event the zoning classification of any land within the Village corporate limits is not depicted on the Zoning Map, such land shall be considered zoned as R-1.

CHAPTER 17.06

USE REGULATIONS

Sections

- 17.06.010** **Uses of Land**
- 17.06.020** **Permitted and Special Uses**
- 17.06.030** **Accessory Uses**
- 17.06.040** **Number of Buildings on a Lot**
- 17.06.050** **Building Height**
- 17.06.060** **Manufactured Homes, Trailers, Tents, and Boats**
- 17.06.070** **Model Homes and Sales Trailers**
- 17.06.080** **Home Occupations**
- 17.06.090** **Bed and Breakfasts**
- 17.06.100** **Group Homes**
- 17.06.110** **Adult Uses**
- 17.06.120** **Outdoor Operations**
- 17.06.130** **Canal Overlay District**
- 17.06.140** **Business Licenses and Regulations**
- 17.06.150** **Temporary Buildings, Structures, and Uses**
- 17.06.160** **Agriculture**
- 17.06.170** **Outdoor Dining and Drinking**
- 17.06.180** **Construction Contractor Office**
- 17.06.190** **Medical Cannabis Organizations**

17.06.010 **USES OF LAND**

A. **Existing Uses**

1. No building, structure, or use not lawfully existing at the time of the adoption of this ordinance shall become or be made lawful solely by reason of the adoption of this ordinance.
2. When a use classified as a special use under this ordinance exists as a special use on the effective date of this ordinance, such use will be considered a legal special use except as otherwise expressly provided in this section.

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

Use Category	Zoning District															
	B-1	B-3	B-4	DD	INT	M-1	M-2	M-3	M-4	R-1	R-2	R-3	R-4	R-4A	R-5	R-6
RESIDENTIAL	B-1	B-3	B-4	DD	INT	M-1	M-2	M-3	M-4	R-1	R-2	R-3	R-4	R-4A	R-5	R-6
Household Living																
Single-family dwelling	-	-	-	P	-	-	-	-	-	P	P	P	P	P	P	P
Duplex, Two-family detached dwelling	-	-	-	P	-	-	-	-	-	-	-	-	-	-	P	P
Town house	-	-	-	P	-	-	-	-	-	-	-	-	-	-	P	P
Multi-family dwelling	-	-	-	P	-	-	-	-	-	-	-	-	-	-	-	P
Group Living																
Assisted living facility	-	-	-	-	S	-	-	-	-	S	S	S	-	-	S	S
Group home	-	-	-	-	S	-	-	-	-	S	S	S	-	-	S	S
Nursing home	-	-	-	-	S	-	-	-	-	P	S	S	-	-	S	S
Transition shelter	-	-	-	-	S	-	-	-	-	S	S	S	S	-	S	S
Group living not otherwise classified	-	-	-	-	S	-	-	-	-	S	S	S	S	S	S	S
COMMERCIAL	B-1	B-3	B-4	DD	INT	M-1	M-2	M-3	M-4	R-1	R-2	R-3	R-4	R-4A	R-5	R-6
Adult Uses																
Adult bookstores, video stores, movie theaters	-	-	-	-	-	-	-	-	S	-	-	-	-	-	-	-
Adult entertainment	-	-	-	-	-	-	-	-	S	-	-	-	-	-	-	-
Animal Services																
Animal grooming sales and service	P	P	P	P	-	-	-	-	-	-	-	-	-	-	-	-
Animal hospital/veterinarian	-	P	P	P	-	-	-	-	-	-	-	-	-	-	-	-
Animal shelter/kennel	-	-	P	-	-	-	-	-	-	-	-	-	-	-	-	-
Commercial Recreation																
Indoor Recreation	P	P	-	P	-	-	-	-	-	-	-	-	-	-	-	-
Amusement Arcade	P	P	-	P	-	-	-	-	-	-	-	-	-	-	-	-
Health and sports clubs	S	P	-	S	-	-	-	-	-	-	-	-	-	-	-	-
Outdoor recreation	-	S	S	-	-	-	-	-	-	-	-	-	-	-	-	-
Construction Contractor Office/Yard																
Construction Contractor Office, consistent with the requirements of §17.06.180 of this ordinance.	P	P	-	P	-	P	-	-	-	-	-	-	-	-	-	-
Construction Contractor Office with Yard	-	P	-	-	-	P	P	P	-	-	-	-	-	-	-	-
Drive-Through Establishments		S														
Eating and Drinking Establishments (Note: Drive-throughs require special use)																
Brew-pub/microbrewery	-	P	-	P	-	-	-	-	-	-	-	-	-	-	-	-
Café, coffee shop, soda fountain	P	P	-	P	-	-	-	-	-	-	-	-	-	-	-	-
Nightclub	-	P	-	P	-	-	-	-	-	-	-	-	-	-	-	-
Outdoor dining as allowed under §17.06.170 of this ordinance	S	S	S	S	-	-	-	-	-	-	-	-	-	-	-	-
Restaurant	P	P	-	P	-	-	-	-	-	-	-	-	-	-	-	-
Restaurant, formula (fast food)	-	P	-	P	-	-	-	-	-	-	-	-	-	-	-	-
Specialty food shop/carry-out	P	P	-	P	-	-	-	-	-	-	-	-	-	-	-	-
Tavern	S	P	-	P	-	-	-	-	-	-	-	-	-	-	-	-
Financial Services (Note: Drive-throughs, other than ATMs, require special use)																
Bank, credit union, savings & loan	P	P	-	P	-	-	-	-	-	-	-	-	-	-	-	-

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

Use Category	Zoning District															
	B-1	B-3	B-4	DD	INT	M-1	M-2	M-3	M-4	R-1	R-2	R-3	R-4	R-4A	R-5	R-6
Brokerage or financial advising	P	P	-	P	-	-	-	-	-	-	-	-	-	-	-	-
Money exchange or payday loan	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Food and Beverage Retail Sales																
Convenience store	P	P	-	P	-	-	-	-	-	-	-	-	-	-	-	-
Grocery store/supermarket	-	P	-	P	-	-	-	-	-	-	-	-	-	-	-	-
Liquor store	P	P	-	P	-	-	-	-	-	-	-	-	-	-	-	-
Funeral and Internment Services																
Crematorium	S	S	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Funeral home	S	S	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Landscaping																
Garden center	P	P	P	P	-	P	-	-	-	-	-	-	-	-	-	-
Landscaping/nursery	-	-	-	-	-	P	P	P	-	-	-	-	-	-	-	-
Lodging																
Bed and breakfast	P	P	-	P	-	-	-	-	-	P	P	P	P	P	P	P
Campground	-	-	S	-	-	-	-	-	-	-	-	-	-	-	-	-
Hotel/motel	S	P	-	P	-	-	-	-	-	-	-	-	-	-	-	-
Youth hostel	S	P	-	S	-	-	-	-	-	-	-	-	-	-	-	-
Entertainment Complex	S	S	S	S	S											
Medical																
Hospital	-	S	-	S	S	-	-	-	-	-	-	-	-	-	-	-
Medical clinic or office	P	P	-	P	-	-	-	-	-	-	-	-	-	-	-	-
Office (except as more specifically regulated)																
Office with GFA less than/equal to 7,500 sq ft	P	P	-	P	-	P	-	-	-	-	-	-	-	-	-	-
Office with GFA over 7,500 sq ft	-	P	-	P	-	P	-	-	-	-	-	-	-	-	-	-
Parking, Commercial																
Garage as principle use	S	S	S	-	-	-	-	-	-	-	-	-	-	-	-	-
Non-accessory parking lot	S	S	S	-	-	-	-	-	-	-	-	-	-	-	-	-
Retail Sales and Service (except as more specifically regulated)																
Banquet hall	-	S	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Fortune telling business	-	-	-	-	-	P	P	-	-	-	-	-	-	-	-	-
Flea market/farmer's market	S	S	-	P	-	-	-	-	-	-	-	-	-	-	-	-
Hardware store/Home improvement center	P	P	-	P	-	-	-	-	-	-	-	-	-	-	-	-
Lumberyard		S	-	-	-	P	P	P	-	-	-	-	-	-	-	-
Pawnshop	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Personal services	P	P	-	P	-	-	-	-	-	-	-	-	-	-	-	-
Retail business with GFA less than 15,000 sq ft	P	P	-	P	-	-	-	-	-	-	-	-	-	-	-	-
Retail business with GFA 15,000 - 24,999 sq ft	-	S	-	P	-	-	-	-	-	-	-	-	-	-	-	-
Retail business with GFA 25,000 or more sq ft	-	S	-	S	-	-	-	-	-	-	-	-	-	-	-	-

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

Use Category	Zoning District															
	B-1	B-3	B-4	DD	INT	M-1	M-2	M-3	M-4	R-1	R-2	R-3	R-4	R-4A	R-5	R-6
Smoking lounge	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Tattoo parlor	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Vehicle-Related Land Uses																
Auto body and auto repair	S	P	-	P	-	-	-	-	-	-	-	-	-	-	-	-
Automobile sales and service	-	P	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Auto supply or auto accessory	S	P	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Boat/RV sales, service, or storage	-	P	-	-	-	P	P	-	-	-	-	-	-	-	-	-
Car wash	-	P	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Heavy equipment sales or service	-	P	-	-	-	P	P	-	-	-	-	-	-	-	-	-
Service station	S	P	-	S	-	S	-	-	-	-	-	-	-	-	-	-
Vehicle storage and towing	-	S	-	-	-	S	S	-	-	-	-	-	-	-	-	-
Wholesale sales		S				S										
INDUSTRIAL	B-1	B-3	B-4	DD	INT	M-1	M-2	M-3	M-4	R-1	R-2	R-3	R-4	R-4A	R-5	R-6
Industry and Manufacturing																
Light industry	-	-	-	-	-	P	P	P	-	-	-	-	-	-	-	-
Medium industry	-	-	-	-	-	S	S	P	-	-	-	-	-	-	-	-
Heavy industry	-	-	-	-	-	S	S	S	S	-	-	-	-	-	-	-
Asphalt manufacture or refining	-	-	-	-	-	-	-	S	-	-	-	-	-	-	-	-
Chemical manufacturing or storage	-	-	-	-	-	-	-	S	-	-	-	-	-	-	-	-
Container storage yard	-	-	-	-	-	S	S	S	-	-	-	-	-	-	-	-
Freight transportation terminal	-	-	-	-	-	S	-	P	-	-	-	-	-	-	-	-
Outside display/storage not permitted under	-	-	-	-	S	S	S	S	S	-	-	-	-	-	-	-
Self-storage facility	-	S	-	-	-	P	P	P	P	-	-	-	-	-	-	-
PUBLIC, CIVIC, EDUCATIONAL, OTHER	B-1	B-3	B-4	DD	INT	M-1	M-2	M-3	M-4	R-1	R-2	R-3	R-4	R-4A	R-5	R-6
Agriculture																
Agriculture, consistent with §17.06.160 of this ordinance	-	S	-	-	-	-	-	-	-	P	P	P	P	-	-	-
Farm stand	P	P	-	-	-	-	-	-	-	P	P	-	-	-	-	-
Greenhouse, commercial	P	P	-	-	-	-	-	-	-	P	P	-	-	-	-	-
Roadside market on lots of 5 acres or more	-	P	-	-	-	-	-	-	-	P	P	-	-	-	-	-
Civic and civic-related																
Library, public	S	S	-	-	P	-	-	-	-	S	S	S	S	S	S	S
Lodge, fraternal and civic assembly	S	S	-	P	-	-	-	-	-	S	S	S	S	S	S	S
Government facilities	P	P	-	P	P	-	-	-	-	P	P	P	P	P	P	P
Parks and playgrounds	P	P	P	-	P	P	P	P	P	P	P	P	P	P	P	P
Postal service	S	S	-	P	P	-	-	-	-	S	S	S	S	S	S	S
Child care facilities																
Child care facilities other than day care	S	S	-	P	-	-	-	-	-	S	S	S	S	S	S	S
Day care home	P	P	-	P	-	-	-	-	-	P	P	P	P	P	P	P
Foster home	-	S	-	-	-	-	-	-	-	S	S	S	S	S	S	S
Educational facilities																
College and university	S	S	-	-	S	-	-	-	-	-	-	-	-	-	-	-
School, K thru high school	-	-	-	S	P	-	-	-	-	S	S	S	S	S	S	S

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

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

3. When any amendment to this ordinance changes the classification of a permitted use to a special use, any use legally established before such amendment will be considered a special use after the effective date of such amendment.
4. A lawfully established, existing use that is not allowed as a special use or permitted use in the district in which the use is now located will be considered a nonconforming use and will be subject to the provisions of Chapter 17.13 of this ordinance.

B. Unlisted Uses. Any use not specifically listed in a given zoning district with either a permitted or special use is prohibited.

17.06.020 PERMITTED AND SPECIAL USES

Table 17-06-01 of this chapter defines the permitted and special uses allowed in each zoning district.

- A. **Permitted Uses.** A “P” in Table 17-06-01 indicates that the use is permitted as of right in the zoning district. These permitted uses are subject to all other applicable regulations of this ordinance.
- B. **Special Uses.** An “S” in Table 17-06-01 indicates that the use is reviewed and approved in accordance with the “special use” procedures of this ordinance. See §17.04.140 for these procedures. Special uses are subject to all other applicable regulations of this ordinance.
- C. **Prohibited Uses.** A blank cell or a cell with a “-“ in Table 17-06-01 indicates that the use is not allowed in the zoning district.

17.06.030 ACCESSORY USES

- A. **Accessory Use Table.** Table 17-06-02 of this chapter contains the standards for permitted obstructions and accessory uses in various yards. All accessory buildings, structures, and uses shall comply with the height limits of the zoning district in which they are located unless otherwise provided for in this table. Accessory uses are subject to all other applicable regulations of this ordinance.
- B. **Compatibility and Date of Establishment.** Accessory buildings, structures, and uses shall be compatible with the principal use and shall not be established or erected prior to the establishment or construction of the principal use.
- C. **Keeping of Animals.** Except as permitted in this ordinance, accessory structures shall not be used for the keeping of livestock, horses, poultry, rabbits, exotic animals and/or the breeding of animals whether or not for profit unless:
 - 1. The lot area is at least one acre; and
 - 2. The structure is located at least 150 feet from the side and rear lot lines; and
 - 3. The structure is located at least 200 feet from any residence on another lot; and

4. The number of livestock is limited to one per 20,000 square feet of lot area.

D. Location. The location of accessory structures shall be governed by:

1. Table 17-06-02; and
2. Paragraph E of this section; and
3. §17.07.02 of this ordinance, which covers standards for the R-4A district, and Chapter 17.09 of this ordinance, which covers standards for the DD district. (Ord O-65-11)

E. Detached Garages and Sheds

1. In R districts, detached garages and sheds shall be accessory uses only; they shall not be constructed prior to the establishment of a permitted principal use on the lot.
2. Detached garages and sheds shall be built at least three feet from all lot lines, unless specifically allowed otherwise by this ordinance. Additionally, detached garages and sheds shall be at least 10 feet from the principal structure unless the detached garage or shed meets or exceeds the Village building code standards for attached garages concerning fire protection rating, footing, and foundation.
3. Detached garages and sheds in R districts and detached garages and sheds that are accessory to residential uses shall have a maximum height of 15 feet. Parking structures in the Downtown District are subject to the height limits of the zoning district. Detached garages and sheds in all other districts shall have a maximum height of 30 feet.
4. In R-districts detached garages shall not be established on lots where an attached garage already exists. Similarly, attached garages shall not be established where a detached garage already exists. Only one detached garage shall be allowed per zoning lot, and the area of a detached garage shall not exceed 660 square feet. (O-38-12) (O-29-15) _

Table 17-06-02 Permitted Accessory Uses and Obstructions in Yards

Projection, Obstruction, or Accessory Use with Limitations	Yard			
	Front	Rear	Side	Corner Side
Air conditioning units, window, provided they do not extend more than three ft. from window	P	P	P	P
Air conditioning units and equipment, other than window installed, provided they are at least four feet from all property lines	-	P	P	P
Antenna, dish, pole, or tower, provided they are at least 5 feet from all property lines, and, if mounted on a structure, are on the roof or rear of the structure	-	P	-	-
Awnings and canopies, provided they: are at least 7 feet above grade; and, in R districts, are 5 feet from lot lines	P	P	P	P
Balconies, open	P	P	P	P
Basketball goal on non-recreation land use, limited to one pole- or garage-mounted goal and shall be at least five feet from all lot lines	P	P	P	P
Chimneys, attached, provided they project not more than 2 feet into a yard and at least 3 feet from lot lines	P	P	P	P
Compost bins	-	P	-	-
Decks and terraces in a residential district, DD, or INT district, provided they are: at least 15 ft from all lot lines in districts R-1, R-2, and R-3; and in districts DD, INT, R-4A, R-5, and R-6 at least 10 ft from all lot lines or equal to the setback of a conforming principal structure, whichever is less. In R-4, decks and terraces shall be at least 15 ft from all lot lines or equal to the setback of a conforming principle structure, whichever is less. (Ord O-36-08; O-69-12; O-10-14)	-	P	P	-
Dog runs, enclosed, provided that the minimum distance to any and all property lines is at least 10 ft	-	P	P	-
Fences	See Chapter 17.12			
Fire escapes, open or closed, or fire towers, provided they project not more than 5 feet into a yard adjoining a street or 3.5 ft into an interior side yard or rear yard	P	P	P	P
Fireplaces, outdoor, provided they are at least 10 feet from all lot lines	-	P	-	-
Firewood/woodpiles (residential), provided they do not exceed 4 ft in height and 4 ft in width	-	P	P	-
Flagpoles: maximum height is 20 ft in R district and 40 ft in other districts; pole must be 10 ft from lot lines	P	P	P	P
Garages, detached, or carports	-	P	P	-
Gardens, vegetable	-	P	P	-

Table 17-06-02 Permitted Accessory Uses and Obstructions in Yards

Projection, Obstruction, or Accessory Use with Limitations	Yard			
	Front	Rear	Side	Corner Side
Gazebos, pergolas, and similar structures, provided they are at least 10 ft from all lot lines or equal to the setback of a conforming principal structure, whichever is less.	-	P	P	P
Generators, electric, permanently installed, provided they are at least 4 feet from all lot lines.	-	P	P	-
Landscaping features, e.g. raised planter beds, retaining walls	P	P	P	P
Laundry drying equipment	-	P	-	-
Lawn furniture, e.g. benches, sun dials, bird baths	P	P	P	P
Light standards, ornamental	P	P	P	P
Patios, providing they are at least 5 feet from all lot lines	-	P	P	P
Permanently installed playground equipment, providing it is at least 5 ft from all lot lines	-	P	P	P
Public art, pursuant to Paragraph V.G.5 of this ordinance	P	P	P	P
Oriels, provided they project no greater than 2 ft from side of the building and are at least 3 feet from all lot lines	P	P	P	P
Sheds, in DD, INT, and all R districts, up to a maximum of 160 sq ft (Ord O-54-09; O-69-12)	-	P	P	-
Solar and wind power devices and structures, providing they are at least 7.5 ft from all lot lines. Such devices may be mounted on any elevation of any building on the zoning lot and may extend up to 12 feet above the maximum height permitted in the zoning district in which the lot is found.	P	P	P	P
Steps, open without roof, provided they are at least 3 feet from all property lines	P	P	P	P
Swimming pool, private, providing all parts of pool, including, but not limited to underground wall supports, decking, patios, filters and slides are a minimum of 7.5 ft from all lot lines. This minimum of 7.5 ft shall apply to all swimming pools, regardless of whether they are above-ground pools or at grade.	-	P	-	-
Volleyball, basketball, shuffleboard, and other courts, provided they are at least 10 feet from any property line.	-	P	-	-
Wing walls, providing they do not extend more than 4 feet from primary structure, and are less than 4 feet in height, and are at least 5 ft from all lot lines, and do not occupy drainage or other easements.	P	P	P	P

F. Public Art. The Village of Lemont Art & Culture Commission may, pursuant to approval by the Village Board, place public art on property so long as:

1. Neither the work of art itself nor its particular placement on a site interferes with traffic or pedestrian safety; and
2. The height of the public art complies with the height limits for structures in the zoning district in which the public art is placed; and
3. The property owner has granted consent.

G. Dumpster Enclosures Required

1. All dumpsters for solid waste shall be stored within an enclosure of sufficient size, five to six feet in height, to completely screen such dumpsters from view. When the enclosure is designed to serve a new or reconstructed principal building, the enclosure shall be constructed of wood or masonry using materials, colors and patterns similar to the exterior of the principal building. Enclosures shall not be constructed of chain link.
2. Certain lots within the Village, in particular lots in the downtown area, may lack sufficient space for such enclosures. In cases where there are unique circumstances that make the installation impractical, including but not limited to the lack of usable area on the zoning lot, the Community Development Director may grant a waiver of the requirement upon receipt of the owner's written request and explanation of the particular hardship. Prior to the granting of such a waiver, the Community Development Director shall determine that all reasonably feasible measures have been taken to mitigate any negative impacts caused by the placement of dumpsters, recycling bins, containers or any other solid waste receptacles.

H. Lot Coverage. The combined square footage of all accessory structures, driveways, sidewalks, to include the surface area of swimming pools and all types of pavers or paving brick, or other areas with an impervious surface shall not exceed 36% of the area of a required front or rear yard except:

1. As provided for in §17.07.02 of this ordinance, which covers specific standards for the R-4A zoning district; and

2. All non-R districts (Ord O-36-08, 2008; Ord O-65-11)

17.06.040 NUMBER OF BUILDINGS ON A LOT

No more than one principal detached residential building may be located on a zoning lot, and a principal detached residential building may not be located on a zoning lot that contains any other principal building. This limitation on the number of buildings on a zoning lot does not apply to planned unit developments.

17.06.050 BUILDING HEIGHT

No building shall be erected, converted, enlarged, reconstructed, or structurally altered to exceed the height limit established by this ordinance for the district in which the building is located, except for roof structures for the housing of elevators, stairways, tanks, ventilation fans, or similar equipment required to operate and maintain the building, fire or parapet walls, skylight, towers, steeples, flagpoles, chimneys, smokestacks, household radio and television aerials, wireless masts, water tanks, silos, storage hoppers, elevators, or similar structures.

17.06.060 MANUFACTURED HOMES, TRAILERS, TENTS, AND BOATS

- A. **Use as Dwelling.** Manufactured homes, mobile homes, trailers, tents, recreational vehicles, and boats shall not be occupied for dwelling purposes.
- B. **Waiver.** The President of the Board of Trustees may waive the requirements of this section in cases of natural disasters or other emergencies where temporary housing is required. Such waivers may be in effect for an initial period of six months and may be extended by the President of the Board of Trustees for three-month durations thereafter.
- C. **Manufactured Homes, Trailers, and Boats.** In the B-4 zoning district, manufactured homes and trailers may be used to provide office space and employee break facilities only. The structures shall be for employee use only and shall not permit any overnight accommodations. (O-65-11)

17.06.070 MODEL HOMES AND SALES TRAILERS

Model homes shall be used primarily to offer for sale or for rental dwelling

units located within the same subdivision or planned unit development in which the model home is located. Sales trailers are prohibited unless expressly allowed by the ordinance approving a planned unit development or an annexation agreement. When allowed, sales trailers shall be landscaped in accordance with Chapter 17.20 of this ordinance. The following provisions shall govern the operation of model homes:

- A. Status.** Upon request by the Village, the owners of the property shall provide information relating to the use of the model home, including but not necessarily limited to, a record of sales or rentals made from the model home. If no sales or rental activities have occurred within the preceding 12 months, the Village may terminate the property's status.
- B. Uses of a Model Home.** Sales offices, rental offices, and construction offices may be located in a model home, provided that the appearance of the model home is not substantially different from that of the other dwelling units in the subdivision or planned unit development. Marketing of units shall be limited to only those units which are within the subdivision or planned unit development. Building materials may be stored within the garage of the model home, provided that the external appearance of the model home is not affected by such storage.
- C. Parking.** A temporary off-street parking lot located on the same lot as the model home is permitted so long as any impervious surface area requirements are met. The parking lot and all items pertaining to the temporary parking lot, e.g. signage, shall be removed upon cessation of the model home activities.
- D. Illumination.** The model home may be illuminated, provide that the illumination does not adversely affect traffic or adjacent residents and is otherwise in compliance with this ordinance.
- E. Permitting.** The Village may, from time to time and as it sees appropriate, impose permitting requirements on model homes. The Village's grading, landscaping, and building requirements for residential construction shall apply.

17.06.080 HOME OCCUPATIONS

The standards for home occupations are intended to ensure compatibility with other the permitted uses in the zoning district where they are found, maintain the residential character of surrounding areas, and limit adverse impacts on surrounding residents.

- A. Location.** The location of home occupations shall be limited to any dwelling unit or any building or structure that is accessory to the dwelling unit in any zoning district in which dwelling units are permitted. Outside storage, display, or use of land is prohibited. The building in which the home occupation is located shall be subject to the regulations of the zoning district in which it is located.
- B. Operation.** Home occupations shall be conducted only by residents of the subject property.
- C. Nuisance.** The home occupation shall not generate noise, vibration, glare, fumes, odors, electrical interference, or garbage beyond which normally occurs in the zoning district or planned unit development in which the home occupation is located.
- D. Signage.** Signage or other external indication of the home occupation shall be limited to one nameplate, not more than 72 square inches and containing only the name of the occupant of the dwelling and the home occupation. Such a nameplate shall be attached to the dwelling unit and illumination shall be limited to one incandescent light bulb.
- E. Traffic, Deliveries, and Parking**
1. The home occupation shall not generate traffic beyond what is normally expected in the zoning district or planned unit development in which it is located. In no case shall traffic volume created by the home occupation exceed 20 vehicle trips per day, including deliveries. State-licensed day care homes and day care facilities are exempt from this provision.
 2. Deliveries to home occupations shall not exceed two per day. This does not include US Postal Service mail delivery.
 3. The presence of a home occupation and the resident's and/or property owner's attendant parking space desires for the home occupation shall not be grounds for granting a variation to deviate from impervious surface, lot coverage, or driveway width requirements.
- F. Prohibited Activities.** The following activities are expressly prohibited as home occupations:

1. Animal hospitals (animal grooming services are permitted);
2. Kennels;
3. Medical and dental clinics;
4. Eating and drinking establishments;
5. Jobbing, wholesale, or retail business, unless it is conducted entirely by mail, parcel post service, or telephone and does not involve the receipt, sale, shipment, delivery or storage of merchandise on or from the premises, provided, however, that articles produced by members of the family residing on the premises may be sold from and stored upon the premises;
6. Undertaking establishments and funeral parlors;
7. Repair or maintenance of motor vehicles, to include trucks and motorcycles.

G. Permitted Home Occupations. This ordinance does not attempt to define or list all permitted home occupations. However, the following activities and uses are expressly permitted, provided that the other provisions of this section are met:

1. Barber/beauty shop;
2. Animal grooming service;
3. Baby-sitting services and day care activities that do not meet state law thresholds for licensing and regulation.
4. State-licensed day care homes;
5. Instruction in music, dance, home crafts and arts, provided that the total class size does not exceed four students at any time;
6. Offices of architects, brokers, engineers, insurance agents, lawyers, real estate agents, urban planners, landscape architects, accountants, and secretarial services;
7. Offices of ministers, priests, rabbis, or other leaders of religious congregations;

8. Workrooms of dressmakers, seamstresses, and tailors;
9. Workrooms for home crafts, such as model making, rug weaving, or cabinet making providing noise levels and other nuisances are not above what normally occurs in the neighborhood.

17.06.090 BED AND BREAKFASTS

In the furtherance of promoting Lemont as a tourist destination and the support of commerce, bed and breakfasts are allowed to operate in single-family detached dwelling units in any district, providing the following provisions are met:

A. Criteria.

1. The dwelling unit in which the bed and breakfast operation occurs shall be the principal residence of the operator/owner.
2. The operator/owner shall live on the premises when the bed and breakfast operates. No additional dwelling units above and beyond the principal dwelling unit may be occupied on the site.
3. The building shall remain a single-family residential structure. Bed and breakfast establishments shall not be permitted in townhouses, row houses, duplexes, multi-family buildings, or mixed-use buildings.
4. The bed and breakfast shall provide at least two exits to the outdoors, and every guest room shall have at least one unobstructed means of egress that leads to a public street or alley, either directly or through a court or yard. Passage to exits shall not lead through any other bedroom or guest room or through a space that can be locked by anyone who is not a member of the operator/owner's family.
5. Rooms used for guest sleeping shall be at least 100 square feet.
6. Each room used for guest sleeping shall be equipped with a smoke detector alarm. The alarm shall be a direct wired type with battery back up.

7. Lavatories and bathing facilities shall be available to all persons using the bed and breakfast. Access to a bathroom shall not require passage through another bedroom.
8. Cooking facilities in the guest rooms are prohibited.
9. Bed and breakfasts shall not offer restaurant or meal service to the general public.
10. The Community Development Director, Building Official, or the Fire Marshall or Fire Inspector of the Lemont Fire Protection District may require other safety devices or modifications deemed necessary to protect and preserve the public health, safety, and welfare.
11. Identifying signs shall be in conformance with Chapter 17.11 of this ordinance.
12. Parking in excess of the requirements for single-family homes shall not be mandatory; however, any off-street parking spaces provided for guest parking shall be paved, and guest parking in excess of two spaces shall be screened from adjacent residences with landscaping and fencing. This screening may be accomplished by fence, wall, or plants. If plants are used, they shall be of a type that reaches at least four feet at maturity, and the amount of plants shall be provide a year-round screen of at least 75% of the linear distance of the parking area.
13. The owner/operator shall keep a list of the names of all persons staying at the bed and breakfast. This list shall be available for inspection by Village officials at any time.
14. All requirements of the Illinois “Bed and Breakfast Act” (50 ILCS 820/) shall apply.

B. Applications and Licensing. It shall be unlawful for any person to operate a bed and breakfast without a Village business license. To obtain or renew a license, the following information is required:

1. A site plan indicating parking locations and landscaping. For a license renewal, no site plan is required unless there have been changes to parking spaces, locations, or landscaping.

2. A floor plan indicating guest room sizes, bathroom location, and exits. For a license renewal, no floor plan is required unless there have been changes to guest room size, bathroom locations, or exits.
 3. Proof of liability insurance (required upon initial application and renewal).
- C. Inspections.** Bed and breakfast establishments are subject to annual building, health, and fire safety inspections.
- D. Revocation of License.** The Community Development Director may revoke a license for a bed and breakfast for repeated nuisances, failure to maintain the premises in a clean, safe, orderly manner, or for lack of compliance with any of the provisions of this section.

17.06.100 GROUP HOMES

The special needs and requirements of group homes should be accommodated while minimizing the impacts on surrounding residential areas and the community as a whole. Therefore, the following criteria shall apply:

- A. Scale.** The scale and character of the building shall be compatible with the surrounding residential properties; and
- B. Location.** No new facility shall be located any closer than 1,000 feet from another existing group home.

17.06.110 ADULT USES

Based on experiences and studies prepared by numerous municipalities and organizations, the Village has determined that adult uses have adverse secondary effects, impact on crime, property values, and neighborhood quality. Said studies include: *Report To: The American Center for Law and Justice on the Secondary Impacts of Sex Oriented Businesses*, Peter R. Hecht (1996); *Effects of Adult Entertainment Businesses on Residential Neighborhoods*, City of El Paso (1986); *NLC Summaries of "SOB Land Use" Studies: Crime Impact Studies By Municipal and State Governments on Harmful Secondary Effects of Sexually Oriented Businesses*, National Law Center for Children and Families (2000). In a desire to minimize such harmful secondary effects, the Village finds it desirable to regulate adult uses while maintaining reasonably available options for their location within the Village. Therefore, adult uses shall be regulated as follows:

- A. Location Restrictions.** An Adult use shall be permitted only within the M-4 district provided that the adult use is:
1. Not within 1,000 feet of a property boundary of any school, day care center, cemetery, public park, forest preserve, public housing, and place of public worship; and
 2. Not within 500 feet of the boundary of any parcel in the DD district.
- B. Method of Measurement.** Measurement of the location restrictions described in paragraph A of this section shall be made in a straight line, without regard to intervening structures or objects, from the nearest lot line of the lot where the adult use is to be located, to the nearest lot line of the other specified use.
- C. Exterior Display.** No adult use shall be conducted in any manner that permits the observation of any material depicting, describing or relating to specified sexual activities or specified anatomical areas from any other property, public or private. This provision shall apply to any display, sign, window or other opening. All entries, windows or other openings for adult uses shall be covered or screened in a manner that prevents a view into the interior from any public way.

17.06.120 OUTDOOR OPERATIONS

- A. Outdoor Operations.** All commercial activities must be conducted within completely enclosed buildings unless otherwise expressly allowed by this ordinance. This requirement does not apply to automated teller machines, off-street parking or loading, or drive-through operations as otherwise permitted by this ordinance. This provision also does not apply to activities in conjunction with special events or promotions as allowed by the Village. See Chapter 8.33 of the Lemont Municipal Code for regulations on the outdoor storage of combustible or explosive materials.
- B. Outdoor Dining and Drinking.** Outdoor dining and drinking areas on public property or a public right of way may be allowed as an accessory use, so long as the establishment complies with any permitting requirements that the Village may ordain or adopt. Outdoor dining and drinking areas on private property shall be approved as a special use in accordance with §17.06.170 of this ordinance. (Ord O-65-11)

- C. Outdoor Sales Display and/or Storage.** Outdoor sales display and/or storage is prohibited except as follows:
1. As approved by the Village as a special use; or
 2. Seasonal outdoor storage as defined by this ordinance, provided that if the storage includes a temporary structure, the provisions of 17.06.150 are met; or (Ord O-54-09)
 3. Temporary sidewalk displays that are licensed by the Village in accordance with Title 5 of the Municipal Code and are removed from the sidewalk at the end of each business day; or
 4. Items displayed under a permanent overhead structure such as an arcade or canopy. For this provision, awnings and extended eaves do not constitute a “permanent overhead structure;” or
 5. On-site display and/or storage of products at establishments with a primary use of:
 - a. Auto/light truck sales and service; and
 - b. Boat/RV sales and service; and
 - c. Heavy equipment sales and service; and
 - d. Motorcycle sales and service; and
 - e. Flea market or farmer’s market; and
 - f. Garden center; and
 - g. Landscaping/nursery provided mulch, either piled or in bags, is screened; and
 - h. Lumberyard; and
 - i. Freight transportation terminal; and
 - j. Hardware store/home improvement center when limited to seasonal items and lumber.

17.06.130 CANAL OVERLAY DISTRICT

- A. Purpose.** The Canal Overlay District is intended to provide supplementary land use regulations for areas that have frontage on Sanitary and Ship Canal.
- B. Permitted Uses.** The following uses are permitted within the Canal Overlay District:
1. All permitted uses of the underlying zoning district; and
 2. Boat and barge service and repair; and
 3. Ship building.
- C. Special Uses.** Within the Canal Overlay District, the following land uses listed in this paragraph are allowed only as reviewed and approved in accordance with the “special use” procedures of this ordinance. See §17.04.140 for these procedures. Special uses are subject to all other applicable regulations of this ordinance.
1. All special uses of the underlying zoning district; and
 2. Outdoor storage and transshipment of water-borne bulk materials; and
 3. Recreational marinas; and
- D. Material Stockpiles.** Material stockpiles within the Canal Overlay District shall be authorized only by special use when related to the loading and off-loading of bulk materials to/from vessels on the Sanitary and Ship Canal. Material stockpiles shall comply in full with the standards of Chapter 8.33 of the Lemont Municipal Code. An application for the special use of material stockpiles shall include:
1. A site plan indicating the area to be occupied by the stockpile; and
 2. A description of the type of product to be stockpiled; and
 3. The maximum height that the material will be stockpiled; and

4. Methods of containment and stabilization of the stockpiled material.

17.06.140 BUSINESS LICENSES AND REGULATIONS

In addition to the provisions of this Unified Development Ordinance, certain commercial uses may also be subject to the licensing requirements and other regulations found in Title 5 of the Lemont Municipal Code.

17.06.150 TEMPORARY BUILDINGS, STRUCTURES, AND USES

A. Authorization. Except where stated otherwise in this section, temporary uses, buildings and structures may be placed on a lot or parcel only when:

1. In compliance with the provisions of this section; and
2. The Village has issued a permit or license, or with the express written consent of the Community Development Director.

B. Permitted Temporary Uses, Buildings, or Structures. Only the following temporary uses, buildings or structures are permitted:

1. A temporary building or structure for use as temporary housing in accordance with the provisions of 17.06.060.
2. Temporary buildings and structures incidental to construction work, except those related to construction of single-family dwellings, provided they are placed on the developing tract or parcel. No cooking accommodations shall be maintained and the temporary building or structure shall not be used for dwelling purposes. The temporary building or structure shall be removed within 15 days after construction is complete.
3. Temporary classrooms for public or private schools with expansion needs. Such temporary classrooms shall be placed a minimum of 250 feet from any adjacent R-zoned property. Temporary classrooms shall not be allowed more than 18 months; the 18-month period shall commence with zoning approval by the Zoning Administrator. At the applicant's request, the Community Development Director may, at his/her discretion, extend the 18-month period for a maximum of six months.

4. Tents or membrane structures 150 square feet or less for periods of less than 120 days in all zoning districts.
5. Tents or membrane structures in excess of 150 square feet in the B-4, M-1, M-2, and M-3 zoning districts.
6. Tents or membrane structures in excess of 150 square feet as a special use in the B-3 zoning district.
7. Temporary real estate offices in accordance with the provisions of 17.06.070.
8. Temporary uses and structures, associated with bona fide special events, as approved through the Village's special events approval procedure, for the tenure of the special event only.
9. Temporary buildings or structures which are part of a movie production project per agreement between the Village and the production company.
10. Temporary buildings or structures and tents or membrane structures in any B or M zoning district associated with seasonal outdoor storage, as defined by this ordinance. The temporary building, structure, tent, or membrane structure shall only be allowed for the duration of the seasonal outdoor sales operations. (Ord O-70-09)
11. Self-storage containers in any residential zoning district, for periods of less than 15 days. The self-storage container must be placed on the property's driveway, if a driveway is available. If a driveway is not available, the container must be placed at least five feet from the property line. (O-10-14)

C. Performance Guarantee. The Community Development Director may require a performance guarantee in an amount equal to the estimated cost of removing the requested temporary structure.

1. The applicant shall sign an affidavit holding the Village harmless against any claim for damages if the Village were to use the performance guarantee to remove the temporary structure after its authorized period has expired. Further, the applicant shall consent in writing to special assessment of any Village expenditure in excess of the performance

guarantee or deposit to compete removal or cure.

2. In the event the temporary structure is not removed in accordance with the time limits of this section or conditions of the Village use, permit or license approval, the Village may use the performance guarantee to remove the temporary structure.
3. The performance guarantee shall be returned when all the terms and conditions of the temporary approval have been met. (§17.06.150 added by Ord O-54-09)

17.06.160 AGRICULTURE (O-41-10)

- A. Agriculture in R-1 and R-2 Districts.** In the R-1 and R-2 zoning districts, agriculture is permitted only on lots of 10 acres or more.
- B. Agriculture in R-3 and R-4 Districts.** In the R-3 or R-4 zoning districts, agriculture is permitted only on lots of 10 acres or more. Livestock operations are prohibited. All crops must be planted at least 200 feet from the nearest residential property.
- C. Agriculture in the B-3 District.** In the B-3 zoning district, livestock operations are prohibited.

17.06.170 OUTDOOR DINING AND DRINKING (O-65-11)

Special Use Approval. Outdoor dining and drinking areas on private property shall be a special use. Licensing regulations that the Village may from time to time adopt shall also apply to the approval of outdoor dining areas. (See Chapter 5 of the Municipal Code for licensing requirements.)

17.06.180 CONSTRUCTION CONTRACTOR OFFICE (O-10-14)

- A. Offices in the DD and B-1 Districts.** Construction Contractor Offices in the DD and B-1 zoning districts shall comply with the following requirements:
1. The building is primarily used for office and/or retail showroom space; warehousing or other storage is limited to less than 50% of the gross floor area. However, area inside the principal structure that is used for the parking of company vehicles with a “B” license plate shall not be considered warehousing/storage space for the purpose of this calculation.

2. No outdoor storage is permitted.
3. Trucks and other commercial vehicles with “C” through “Z” license plates, construction equipment, tractors, trailers, and boats may not be parked on the property unless within a fully enclosed structure that substantially conceals them from view.
4. No fabrication is allowed on the property.

B. Offices in Other Districts.

1. No outdoor storage is permitted.
2. Fabrication is only permitted in manufacturing zoning districts.

17.06.190 MEDICAL CANNABIS ORGANIZATIONS (O-10-14)

Cultivation centers and registered medical cannabis dispensing organizations, together known as “Medical Cannabis Organizations” for purposes of this section, shall be regulated as follows:

A. Location Restrictions. Medical Cannabis Organizations may only be considered as a special use within the M-4 district provided that:

1. A cultivation center shall not be located within 2,500 feet of the property line of a pre-existing public or private preschool or elementary or secondary school or day care center, day care home, group day care home, part day child care facility, or an area zoned for residential use;
2. A dispensing organization shall not be located within 1,000 feet of the property line of a pre-existing public or private preschool or elementary or secondary school or day care center, day care home, group day care home, or part day child care facility, and may not be located in a house, apartment, condominium, or an area zoned for residential use;
3. Medical Cannabis Organizations shall not be located within 1,000 feet of a property boundary of any cemetery, public park, forest preserve, public housing, or place of public worship; and
4. Medical Cannabis Organizations shall not be located within 500 feet of the boundary of any parcel in the DD district.

B. Method of Measurement. Measurement of the location restrictions described in paragraph A of this section shall be made in a straight line, without regard to intervening structures or objects, from the nearest lot line of the lot where the medical cannabis organization is located, to the nearest lot line of the other specified use.

C. Compliance with State Requirements. In addition to the regulations set forth in the Lemont, Illinois Municipal Code, all Medical Cannabis Organizations shall comply with all regulations provided in the Compassionate Use of Medical Cannabis Pilot Program Act, as enacted by the State of Illinois, effective January 1, 2014, as may be amended from time to time (hereinafter referred to as the “Act”) and any administrative rules promulgated and duly adopted by the various State of Illinois departments authorized to enforce the Act.

CHAPTER 17.07

LOT AND DIMENSIONAL STANDARDS

Sections

17.07.010	Standards for All Districts
17.07.020	Standards for the R-4A District
17.07.030	Transition Yards
17.07.040	Driveways in R Zoning Districts

17.07.010 STANDARDS FOR ALL DISTRICTS

Tables 17-07-01 through 17-07-03 of this chapter promulgate the lot and dimensional standards for all districts except the DD District. For DD District standards see Chapter 17.09 of this ordinance. Transition yard standards may also apply—see §17.07.030 below. Minimum lot sizes and dimensional standards for Park District or Village-owned recreational land uses shall not apply.

17.07.020 STANDARDS FOR THE R-4A DISTRICT

- A. Applicability.** The regulations contained in this section shall apply to the R-4A zoning district and all construction, remodeling, additions, enlargements, or alterations within that district for which a building permit application is accepted as complete by the Village after the effective date of this ordinance. The provisions of this section do not apply to interior remodeling or alterations.
- B. Purpose.** These specific regulations for the R-4A district are promulgated in order to:
1. Protect the unique aspects of each neighborhood and street within the district; and
 2. Maintain a diversity of lot sizes and house sizes; and
 3. Encourage the maintenance and rehabilitation of existing houses; and

TABLE 17-07-01 Lot and Dimensional Standards for the R Districts

Standards	Zoning District						
	R-1	R-2	R-3	R-4	R-4A	R-5	R-6
Minimum Lot Size (in sq ft)							
Residential uses	130,680	40,000	20,000	12,500	Note 1	10,000	10,000
Other uses (See Note 4)	130,680	60,000	40,000	12,500	7,260	10,000	10,000
Minimum Lot Area per Unit (in sq ft)							
Residential uses	130,680	40,000	20,000	12,500	5,000	3,000	2,500
Other uses	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Minimum Lot Width (in ft)							
Residential uses	150	125	95	90	Note 1	80	80
Other uses	150	125	95	90	50	80	80
Minimum Front Yard Setback (in ft)							
All uses	50	50	40	25	Note 2	25	25
Minimum Side Yard Setback (in ft)							
Residential uses	50	25	30	Note 3	Note 4	15	15
Other uses	60	25	30	Note 3	Note 4	15	15
Minimum Corner Side Yard Setback (in ft)							
Residential uses	50	50	40	25	Note 4	25	25
Other uses	60	50	40	25	Note 4	25	25
Minimum Rear Yard Setback (in ft)							
All uses	50	50	40	30	30	30	30
Maximum Building Height (in ft)							
Residential uses	37	37	37	37	33	37	37
Other uses	37	37	37	37	37	37	37
Maximum Lot Coverage (as a percentage of total lot area)							
Residential uses	25%	35%	45%	55%	65%	65%	65%
Other uses	25%	35%	50%	60%	70%	70%	70%

Note 1: Minimum lot size is 5,000 sq ft and minimum lot width is 45 feet. However, the provisions of §17.07.020.C of this ordinance concerning lot subdivision shall apply.

Note 2: Setback shall be 25 ft, unless subject lot is part of a block face where at least 50% of the lots are improved with principal buildings having a front yard depth of less than 25 ft, the minimum setback shall be the average of principal buildings on adjacent lots. The burden of proof for determining the 50% requirement and providing information for the average shall be on the applicant. (O-10-14)

Note 3: Minimum side yard depth in the R-4 zoning district shall be based on the width of the lot as follows:

If the lot width is 80 feet or greater, the minimum depth of each side yard shall be 15 feet;

If the lot width is less than 80 feet but greater than 55 feet, the minimum depth of each side yard shall be 16.5% of the lot width;

If the lot width is 55 feet or less, the minimum depth of each side yard shall be 12% of lot width or five feet, whichever is greater.

Note 4: Each side yard shall be at least 12% of lot width or five feet, whichever is greater.

TABLE 17-07-2 Lot and Building Standards for the B Districts and INT District

Standards	Zoning District			
	B-1	B-3	B-4	INT
Lot Standards				
Minimum Lot Size (in sq ft)	None	None	None	None
Minimum Lot Width (in ft)	25	90	90	None
Maximum lot coverage (as pct of lot)	80%	80%	80%	None
Setback Standards (See also §17.07.02)				
Minimum Front Setback (in ft)	20	20	50	20
Minimum side yard setback (in ft)	20	25	25	30
Minimum Corner Side Setback (in ft)	30	30	50	30
Minimum Rear Setback (in ft)	20	25	25	30
Structure Standards				
Maximum Building Height (in ft)	35	35	35	35
Maximum Floor Area Ratio	None	None	None	2.0

TABLE 17-07-03 Lot and Dimension Standards for the M Districts

Standards	Zoning District			
	M-1	M-2	M-3	M-4
Lot Standards				
Minimum lot area (sq ft)	None	None	None	None
Minimum lot width (in ft)	None	None	90	None
Maximum lot coverage (as pct of lot)	80%	80%	70%	70%
Setback Standards (Also see §17.07.02)				
Minimum front yard setback (in ft)	30	40	40	40
Minimum side yard depth (in ft)	15	15	15	15
Minimum corner side yard setback (in ft)	25	50	50	50
Minimum rear yard setback (in ft)	25	25	25	5
Structure Standards				
Maximum building height (in ft)	35	35	35	35
Maximum floor area Ratio	0.6	0.65	0.8	0.4

4. Discourage the demolition of existing residences and their replacement with structures that are out of scale with the surrounding neighborhood;
 5. Ensure adequate green space and limit storm water runoff.
- C. Lot Subdivisions in the R-4A District.** A lot within the R-4A district may only be subdivided if:
1. The lot subdivision results in a maximum of two lots, i.e. one additional lot; and
 2. Both of the lots resulting from the subdivision have a front lot line of at least 50 feet; and
 3. Both of the lots resulting from the subdivision have a lot area of at least 6,250 square feet; and
 4. The lot to be subdivided is located along a block face where the mode of all front lot lines abutting the block face is 51 feet or less.
- D. Lot Consolidations in the R-4A District.** Lot consolidations shall not result in a lot that has a lot area exceeding 12,500 square feet.
- E. Maximum Floor Area Allowance.** Each primary structure within the R-4A shall conform to a maximum floor area allowance. The maximum floor area allowance is determined as follows:
- (lot area square footage x 0.16) + 1,600 = maximum floor area
- See the definition of “floor area” in Chapter 17.02 of this ordinance for additional guidance on computing the maximum floor area allowance.
- F. Garages and Other Accessory Structures in the R-4A District.** If the provisions of this paragraph F conflict with other paragraphs of this ordinance, this paragraph shall govern. The following provisions apply:
1. For attached garages, the total width of all garage doors shall not exceed 22 feet or 58% of the dwelling’s street-side elevation, which ever is less.

2. If an existing alley provides access to the lot in question, then detached and attached garages shall be accessed from the alley.
3. Detached garage height shall not exceed a midpoint height of 15 feet and shall not exceed a peak height of 20 feet.
4. Accessory structures including detached garages shall not have a combined total area that exceeds 10% of the lot area.
5. Detached garages shall be at least seven feet from the principal structure.
6. Detached garages shall be at least three feet from the rear property line and at least three feet from all side property lines. (O-65-11)
7. The area of attached garages shall not exceed 10% of the lot area.
8. Driveway width shall not exceed 22 feet.

17.07.030 TRANSITION YARDS

Where a B-, INT-, or M-zoned lot abuts a residentially zoned lot, a transition yard shall be maintained. Transition yards are intended to ensure an adequate buffer between commercial and residential land uses, and are required in addition to the minimum setback requirements of Table 17-07-02. Transition yards shall meet the following requirements:

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

- D. **Exceptions.** In cases where a lot adjacent to a lot B-, INT- or M-zoned lot is re-zoned to residential or annexed to the Village, such B-, INT- or M-zoned lots are exempt from the requirements of this paragraph until such time that a site development permit is required for changes to such B-, INT-, or M-zoned lots.

17.07.040 DRIVEWAYS IN R ZONING DISTRICTS

- A. **Applicability.** The provisions of this section shall apply to all residential land uses in all R zoning districts except for the R-4A zoning. See §17.07.020 of this ordinance for provisions governing driveways in the R-4A zoning district.
- B. **Driveway width.** Driveway width shall not exceed 22 feet at the lot line. From the lot line, driveway width may gradually be increased to accommodate entry into garages. Where the driveway meets the garage door(s), the width of the driveway may extend no more than 2 ft from the outside edge of the garage door(s) (the 2 ft limit does not apply between garage doors). In no case shall driveway width exceed 32 feet. (O-29-15)
- C. **Existing Driveways.** Driveways existing at the time of approval of the adoption of this section that exceed the standards of paragraph B above shall be allowed to be repaired or replaced, so long as the width of the driveway is not increased. Service walks adjacent to driveways existing at the time of approval of the adoption of this section shall not be included in the calculation of the existing driveway width. (O-29-15)
- D. **Driveway setbacks.** Driveways shall be located at least 1 foot from any side lot line. (O-29-15)

CHAPTER 17.08

PLANNED UNIT DEVELOPMENTS

Sections

17.08.010	Purpose
17.08.020	Thresholds
17.08.030	General Requirements
17.08.040	Permitted Variations from Village Ordinances
17.08.050	PUD Approval Process
17.08.060	Pre-Application Review
17.08.070	PUD Preliminary Plan/Plat
17.08.080	PUD Final Plan/Plat
17.08.090	Changes to Approved Plans/Plats

17.08.010 PURPOSE

- A. Background.** A planned unit development (PUD) is generally intended for a project incorporating a single type of use or a variety of related and complementary uses which is planned and developed as a unit. Such development may provide for a wide range of development techniques and ownership methods. The entire development shall be controlled by means of an ordinance granting the planned unit development as a special use. 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.
- B. Compliance with the Comprehensive Plan.** The Comprehensive Plan is a non-binding policy statement on future development within and near the Village. While adherence to the Comprehensive Plan is not mandatory, PUDs should nevertheless remain in substantial compliance with the 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.

- C. Objectives.** Specific objectives shall be achieved, where applicable, through the planned unit development procedure. These specific objectives are:
1. To ensure that the future growth and development which occurs is in accordance with policies and goals of the Village; and
 2. To provide a more desirable living environment by preserving and integrating the natural environmental and landscape features of the property into land development; and
 3. To stimulate creative approaches to the residential, commercial, and industrial development of land; and
 4. To encourage and stimulate economic development within the Village; and
 5. To preserve or enhance natural features of the site; and
 6. To provide usable open space areas within a reasonable distance of all dwelling units; and
 7. To facilitate, in a cost effective manner, the development and maintenance of adequate public services; and
 8. To encourage patterns of use that decrease trip lengths and increase the use of modes of transportation other than private vehicle; and
 9. To reduce energy demand and consumption; and
 10. To encourage the introduction of related and complementary land uses; and
 11. To allow a clustering of residential uses on smaller lots to conserve or create open space.

17.08.020 THRESHOLDS

- A. Mandatory.** Development of land that includes more than one type of land use on a single zoning lot shall be approved as a PUD. Additionally, all development that meets one or more of the following shall be approved as a PUD:

1. Development of land totaling 20 or more acres; or
 2. Development of land including 40 or more dwelling units.
 3. Development of land including more than one principal building on the lot of record.
- B. Elective.** Any owner of property who wishes to develop his or her property as a PUD may voluntarily petition for such approval under the provisions of this ordinance.
- C. Exempt Development.** Development of land within the DD district has unique thresholds for PUDs, and therefore the mandatory provisions of paragraph A of this section do not apply to development within the DD district; see Chapter 17.09 of this ordinance for development in the DD district.
- D. Review of Commercial Projects.** All commercial projects, whether PUDs or not, are subject to the commercial design standards of Chapter 17.21 of this ordinance.

17.08.030 GENERAL REQUIREMENTS

In recommending or granting approval of PUDs, the Planning and Zoning Commission and the Village Board of Trustees shall ensure that the proposed PUD meets the following standards:

- A. Ownership.** The land intended for the PUD shall be under single ownership and/or unified control at the time of filing the application.
- B. Public Improvements.** All public improvements shall be constructed in accordance with existing ordinances and regulations of the Village. All internal roadways shall be built to public standards following public procurement procedures and dedicated to the Village as public roadways unless otherwise approved by the Village Board.
- C. Land Designations.** PUDs containing dwelling units shall provide for the dedication or reservation of land for common open space, parks, schools, or cash payment in lieu of actual and dedication, or a combination of land and cash in accordance with the Village Code.
- D. Open Space Requirement.** Each PUD not located in the DD district and with a residential component should consist of at least

15% open space. This open space is intended to be in addition to land designated to fulfill the requirements of paragraph C of this section shall meet the following standards:

1. For trails, the open space width shall be a minimum of 20 feet.
2. Each area must be accessible to all the residents of the proposed PUD. Sidewalks, bike trails, or pedestrian paths must link separate open space areas.
3. Land dedicated to the Lemont Park District may be included in the calculation of open space.
4. Open space shall not include:
 - a. Areas reserved for the exclusive use or benefit of an individual tenant or owner; and
 - b. Dedicated streets and alleys; and
 - c. Required detention/retention areas, floodplains, floodways, or wetlands, unless the Village Board determines that natural features, such as a creek or grove of trees will be a substantial amenity for the development; and
 - d. Irregular or narrow strips of land less than 30 feet wide, unless containing a trail for bicycles or pedestrians; and
 - e. Existing permanent utility easements.

D. Open space ownership and maintenance. The public or private ownership for all open space and its maintenance shall be proposed by the developer and approved as part of the ordinance authorizing the PUD. All open space should be platted as separate outlots. Restrictive covenants running with the land shall guarantee that open space shall be properly cared for and used only for the purposes designated in the PUD's approving ordinance. The developer shall submit a plan describing the method and schedule of maintenance.

E. Special Service Area. A special service area may be required to ensure adequate property maintenance. This special service area

shall be created at the time of annexation (or final platting of the first phase of the PUD if annexation is not necessary), and shall include all phases of the PUD. In the event the entity that has ownership and maintenance responsibilities fails to adequately manage the open space, the Village may assume maintenance responsibilities until such time as that or another appropriate entity can manage the open space. The Village may tax the property of those within the special service area for the Village's prior and estimated future costs of maintaining the open space.

F. Timing of Improvements.

1. Construction of recreational facilities, and other improvements to open spaces, e.g. parks and trails, serving the PUD shall commence and be completed in accordance with the approved PUD ordinance. At a minimum, such improvements shall commence prior to the completion of not more than 20% of the dwelling units in the development or prior to the completion of the first 50 dwelling units, whichever comes first. For this provision, issuance of a certificate of occupancy, including temporary certificates, shall be deemed "completion" of a dwelling unit.
2. Recreation facilities and other improvements to open spaces shall be completed prior to the issuance of building permits for the last 25% of the dwelling units.
3. In PUDs with two or more phases, construction of recreational facilities and other improvements to open space shall be completed prior to the issuance of building permits for the next phase.

G. Development Standards. PUDs shall adhere to the development standards contained in Article IV of this ordinance.

H. Additional Conditions. To meet the unique circumstances presented by each PUD, and to protect the health, safety, and general welfare of existing Village residents and the future residents and users of the proposed development, the Village Board may attach any other condition it deems necessary, but not specifically provided for in this ordinance, to the approval of the PUD. Such conditions may include more stringent requirements for construction, design, materials, phasing, and revocation.

17.08.040 PERMITTED DEVIATIONS FROM VILLAGE ORDINANCES

Except as specifically provided otherwise in this chapter, planned unit developments shall be developed in conformity with this Unified Development Ordinance. Modifications that deviate from the bulk, density, and design provisions of this ordinance are privileges and will be considered by the Village only in direct response to tangible community benefits received from the PUD. These benefits shall be in the form of exceptional amenities, such as outstanding architecture, the design and amount of open space, the quantity and quality of landscaping, sensitivity to existing topography or drainage, preservation of existing mature trees of exceptional quality, or other similar traits.

17.08.050 PUD APPROVAL PROCESS

A PUD shall be granted as a special use to the zoning district in which it is located. The Village Board is the final decision-making body. PUDs shall be processed, reviewed and approved in three steps: pre-application review by the Technical Review Committee, PUD preliminary plan/plat, and PUD final plan/plat. The preliminary plan/plat and the final plan/plat may be filed and approved simultaneously provided all public hearing requirements are met.

17.08.060 PRE-APPLICATION REVIEW

A. Submission and Distribution of Plans. Prior to filing a formal application for approval of a PUD, the developer shall request on forms available from the Community Development Department a concept plan review by the Technical Review Committee (TRC). Upon receipt of a complete application for TRC review, the Community Development Department shall distribute copies of the application to the TRC members and schedule a meeting of the TRC. Unless agreed upon by the applicant, this meeting shall be no later than 45 days after submission of the complete application. At a minimum, the application for concept plan review shall include:

1. Map showing the location of the proposed development and surrounding land uses; and
2. Concept site plan showing locations of streets, buildings, and any subdivision of land; and
3. Information regarding site topography, drainage, and intentions for storm water management and extension/hook-

up of water and sewer lines and utilities.

4. A concept landscape plan depicting location of existing vegetation and general location and type of intended landscaping.
5. Building elevations with proposed materials.

B. Technical Review Committee Meeting. The TRC is advisory only. Nothing offered or said by the Village staff or TRC members shall be construed as an approval of the project or approval of any particular element of the project. All advice and recommendations are subject to modification during later stages of the approval process. The purposes of the TRC meeting are to help the applicant determine whether:

1. The concept plan appears to be in conformity with the land-use policies and objectives of the Village; and
2. The concept plan appears to be in compliance with the provisions of this ordinance and all other applicable Village standards; and
3. Any other governmental body has objections or suggestions concerning the proposal.

C. Post-Meeting Report. Each member of the TRC will be given an opportunity to present recommendations on the concept plan, and the Planning and Economic Development Director shall provide a written report to the applicant containing a summary of the TRC members' recommendations.

17.08.070 PUD PRELIMINARY PLAN/PLAT

A. Overview. Upon completion of the pre-application stage of the PUD process, the applicant shall prepare and submit a preliminary plan/plat for the proposed development. The purpose of the PUD preliminary plan/plat is for the applicant to obtain preliminary approval by the Village Board that the intended development is acceptable and that the applicant can reasonably proceed with the preparation of detailed site, architecture, engineering, and landscaping plans.

B. Pre-Hearing Actions.

1. The applicant shall submit an application for PUD preliminary plan/plat approval for the proposed development. The PUD preliminary plan/plat shall be processed concurrently with any required annexation, annexation agreements, Zoning Map amendments, or variation approvals. All PUD preliminary plan/plats shall require review and recommendation by the Planning and Zoning Commission except for those PUDs located entirely or partially within the DD District, which shall be reviewed directly by the Village Board. (O-10-14)
2. The Planning and Economic Development Director shall review each PUD preliminary plan/plat application for completeness and, if the application is complete, schedule a public hearing before the appropriate body. The hearing shall be no later than 90 days after the submission of a complete application unless the petitioner agrees otherwise.
3. Public notice for the hearing shall be posted in accordance with §17.04.050 of this ordinance.
4. Prior to the scheduled public hearing the Planning and Economic Development Director shall review the PUD Preliminary plan/plat application for compliance with the objectives and adopted land use plans and the regulations of this ordinance and forward a report of the review with recommendations to the appropriate hearing body.

C. Public Hearings. The hearing body shall conduct a public hearing on the PUD preliminary plan/plat and shall preserve a record of the public hearing.

1. If the hearing is before the Planning and Zoning Commission, that body shall either recommend approval, approval with conditions, or denial of the application. The recommendation shall be forwarded with findings of fact to the Village Board. The recommendation with findings shall be forwarded to the Village Board for consideration within 90 days of the conclusion of the public hearing, unless a delay is agreed upon by the petitioner.
2. If the hearing is before the Village Board, the Board shall, upon completion of the public hearing, direct the Community

Development Department to prepare the appropriate ordinances and resolutions with suitable findings of fact.

- D. Preliminary Plan/Plat Approval.** The Village Board shall accept or reject the preliminary plan/plat within 60 days after its next regular meeting following the receipt of the written recommendations of the Planning and Zoning Commission, or, if the Village Board conducted the hearing, within 90 days of the conclusion of the hearing. The Village Board may require such special conditions in the approval of the preliminary plan/plat as it may deem necessary to insure conformity with the intent and goals of this ordinance. Upon approval by the Village Board a record shall be prepared including findings of fact and setting forth the terms of relief and/or variances granted from existing ordinances.
- E. Effect of Approval.** Once a PUD preliminary plan/plat is approved, applicants shall proceed to the final plan/plat stage of the development review and approval process. Approval of the PUD preliminary plan/plat shall not constitute approval of the final plan/plat. Rather it shall be deemed an expression of the approval of the layout submitted on the preliminary plan or plans.
- F. Lapse of Approval.** A PUD preliminary plan/plat shall lapse and be of no further effect if a complete PUD final plan/plat application has not been submitted to the Community Development Department within 12 months of the date of the PUD preliminary plan/plat approval. The Village Board may, at its sole discretion, grant extensions of this 12-month period.

17.08.080 PUD FINAL PLAN/PLAT

- A. Overview.** Upon completion of the PUD preliminary plan/plat stage of the PUD process, the applicant shall prepare and submit a final plan/plat for the proposed development. The application for approval of the final development plan of a PUD may be submitted in phases.
- B. PUD Final Plan/Plat Approval.** Within one year of approval of the PUD Preliminary Plan/Plat, the applicant shall file for approval a PUD Final Plan/Plat covering all or part of the approved PUD Preliminary Plan/Plat. The PUD Final Plan/Plat shall be in substantial compliance with the PUD Preliminary Plan/Plat, i.e., the number of dwelling units has not been increased, the height of the buildings has not been increased, building materials are the same or of equal

quality, and the general quantities and quality of the landscaping material is the same, and any changes to the final engineering do not alter the general design characteristics of the PUD Preliminary Plan/Plat.

1. The application for PUD Final Plan/Plat shall be made to the Planning and Economic Development Director, who upon confirmation of the application's completeness, shall forward it to other appropriate Village staff for review and comment. The Final Plan/Plat with staff comments shall be reviewed by the Planning & Zoning Commission. The Planning & Zoning Commission shall determine whether the PUD Final Plan/Plat is in substantial conformance with the PUD Preliminary Plan/Plat, and forward its determination to the Village Board.
2. The Village Board, upon receiving the determination from the Planning & Zoning Commission shall vote to either approve or disapprove the PUD Final Plan/Plat. (Ord O-54-09)

C. Lapse of Approval. A PUD final plan/plat shall lapse and be of no further effect if site development does not commence within 12 months of the date of final plan/plat approval. The Village Board may, at its sole discretion, grant extensions of this 12-month period.

D. Recording of Plats. Recording of plats shall be accomplished in accordance with §17.04.110 of this ordinance.

17.08.090 CHANGES TO APPROVED PLANS/PLATS

Changes to approved PUD final plans/plats may be modified only in accordance with the provisions of this section. Likewise, any change of a final plan/plat from an approved preliminary plan/plat shall be modified only in accordance with the provisions of this section. The requirements of this section are intended to ensure that significant changes to plans/plats do not occur without the opportunity for public input at a hearing.

A. Major Modification of Plans. Major modifications of plans shall require re-review and re-approval in accordance with the provisions of 17.08.070 of this ordinance. A "major modification" to an approved PUD plan/plat is any modification that meets any of the following thresholds: (O-29-15)

1. Increases the number of dwelling units; or
2. Increases the height of any structure; or
3. Increases the non-residential floor area by more than 5%; or
4. Increases the impervious surface coverage by more than 2.5%; or
5. Decreases storm water detention or otherwise significantly alters the storm water management for the site; or
6. Reduces the amount of open space; or
7. Reduces the amount of landscaping plant material by more than 5%; or
8. Significantly alters the appearance of structures or signs; or
9. Replaces approved exterior materials with materials generally considered to be inferior products; or
10. Otherwise represents a change to the overall character of the previously approved plan/plat.

B. Minor Modifications of Plans. Minor modifications of plans shall be approved by the Planning and Economic Development Director upon consultation with the President of the Board of Trustees and the Chairman of the Planning and Zoning Commission. A “minor modification” to an approved plan is any change that does not meet the thresholds in paragraph A of this section.

CHAPTER 17.09

DOWNTOWN DISTRICT

Sections:

17.09.010	Purpose and Applicability
17.09.020	Precedence of DD District Provisions
17.09.030	Land Uses in the DD District
17.09.040	Review and Approval
17.09.050	Type I Review and Approval
17.09.060	Type II Review and Approval
17.09.070	Urban Design Standards
17.09.080	Architectural Standards
17.09.090	Street Types

17.09.010 PURPOSE AND APPLICABILITY

A. Purpose. This chapter establishes standards for development and development approval in the downtown (DD) district. The DD district is established to promote a compatible mixture of commercial, cultural, institutional, governmental, and residential uses in a compact, pedestrian-oriented, traditional village center generally consistent with the Comprehensive Plan and other documents, such as the Downtown Master Plan, that the Village may adopt from time to time. Additionally, the DD district is intended to maintain and enhance the historic, community, architectural, and aesthetic qualities unique to the downtown area. Design objectives for development within the DD district are to enhance and produce a downtown with:

1. Generally rectilinear patterns of connected streets and blocks; and
2. Dwellings, shops, and workplaces generally located within close proximity to one another; and
3. Well configured open spaces and landscaped public areas

woven into the pattern of the district and dedicated to collective social activity, recreation, and visual enjoyment; and

4. A combination of on-street parking and centralized parking facilities and lots to collectively support commercial and residential uses within the district; and
5. Civic buildings that serve as landmarks, symbols, and activity centers for the community.

B. Applicability. All construction of new structures within the DD district shall be approved in accordance with this chapter. All major remodeling or reconstruction of an existing structure, except those structures used as a single-family residence, shall be approved in accordance with this chapter. Additionally, new construction, reconstruction, or remodeling may be subject to the provisions of Article III (Historic Preservation) of this ordinance. Major remodeling or reconstruction is:

1. A change in the height of a structure; or
2. A change in the footprint of a structure; or
3. A change in the materials used on the elevations; or
4. A change in the site layout (e.g. a reconfiguration of parking; a reduction in the amount or type of landscaping); or
5. Any other work beyond re-painting of exterior or interior, or work undertaken to maintain the structure in good repair (e.g. replacement of gutters, tuck pointing).

17.09.020 PRECEDENCE OF DD DISTRICT PROVISIONS

If the provisions of this chapter conflict with provisions of other provisions of this ordinance, the provisions of this chapter shall govern.

17.09.030 LAND USES IN THE DD DISTRICT

See Chapter 17.06 of this ordinance for regulations governing land uses within the DD district.

17.09.040 REVIEW AND APPROVAL

- A. Review Standards.** In addition to all applicable provisions of this ordinance, development in the DD District shall conform to:
1. The urban design standards found in §17.09.070; and
 2. The architectural standards found in §17.09.080; and
 3. The standards for the specific street types identified in §17.09.090 and its attendant figures and tables.
- B. Type I and Type II Approvals.** There are two types of development review and approval procedures, Type I and Type II. Type I review and approval is for situations where the proposed size, height, or density and attendant potential impacts of the development on surrounding areas will be relatively minor. Type II review and approval is for situations where the proposed size, height, or density and attendant potential impacts of the development on surrounding areas is deemed much greater and therefore a discretionary review is warranted.

17.09.050 TYPE I REVIEW AND APPROVAL

- A. Type I Thresholds.** New construction, or any remodeling or reconstruction of an existing which meets one or more of the following criteria shall be subject to Type I review and approval if:
1. It is to occur on lots not adjacent to the I&M Canal; or
 2. It is to occur on lots less than 10,000 square feet; or
 3. Fifteen or less dwelling units will be constructed; or
 4. Less than 7,500 square feet of commercial gross floor area will be constructed.
 5. The building will be less than three stories or less than 35 feet in height.
- B. Applications.** For Type I review and approval, applicants shall submit building permit applications to the Building Official for review. The standards for applications found in §17.04.020 of this ordinance shall apply.

- C. **Administrative Review.** The Building Official shall forward the application to the Planning and Economic Development Director, who shall review the application for completeness and adherence to the standards of this chapter. Within 15 days of filing of a complete application, the Planning and Economic Development Director shall render a written decision on whether the application meets the criteria and standards of this chapter. Upon determination by the Planning and Economic Development Director that the application meets the criteria, the application shall be forwarded to the Historic Preservation Commission. If the Planning and Economic Development Director does not concur, the application shall be considered denied and the applicant may appeal the decision in accordance with §17.04.170 of this ordinance.

- D. **Certificate of Appropriateness.** Within six weeks of receipt of the Planning and Economic Development Director's written concurrence or successful appeal of the Planning and Economic Development Director's denial of approval, the Historic Preservation Commission shall review the application in accordance with the provisions of Chapter 17.16 of this ordinance and either issue or deny a Certificate of Appropriateness for the application. Upon issuance of a Certificate of Appropriateness, the application shall be forwarded to the Building Official for review of compliance with building codes and ultimate approval of the application.

- E. **Building Code Review.** The Building Official shall review the application for adherence to all applicable building and fire codes. Additionally, if the proposed development meets the standards for site development permits, the application shall be forwarded to the Village Engineer for review and approval.

- F. **Permit Issuance.** Upon satisfactory building code and engineering review, the Building Official shall issue the appropriate permits for construction.

17.09.060 TYPE II REVIEW AND APPROVAL

- A. **Type II Thresholds.** New construction, or any remodeling or reconstruction of an existing building which meets one or more of the following criteria shall be subject to Type II review and approval if:
 - 1. It is to occur on lots adjacent to the I&M Canal or the Canal Reserve Strip; or

2. It is to occur on lots 10,000 square feet or more; or
3. The development will include more than 20 dwelling units; or
4. The development will include 7,500 square feet or more of commercial gross floor area; or
5. The building will be 35 feet or more in height or more than three stories tall. (Ord O-65-11)

B. Historic Preservation Commission Review. For Type II review, the petitioner shall file an application with the Planning and Economic Development Director, who, within 15 days, shall verify the completeness of the application and forward it to the Historic Preservation Commission. The following documents shall be submitted for review:

1. Building elevations;
2. Sample materials;
3. A brief description of the proposal that includes at a minimum the intended land uses, number of units, and size of parcel.
4. Other appropriate documents as determined by the Planning and Economic Development Director necessary to provide a full understanding of the scope of nature of the proposed project.

C. Certificate of Appropriateness. The Historic Preservation Commission shall review the application in accordance with the provisions of Chapter 17.16 of this ordinance and either issue or deny a Certificate of Appropriateness for the application. Upon issuance of a Certificate of Appropriateness, the application shall be forwarded to the Village Board. If the issuance of a certificate of appropriateness is denied, the applicant may appeal such decision to the Village Board.

D. Planned Unit Development Approval. The Village Board application shall be reviewed in accordance with the provisions of Chapter 17.08 of this ordinance, with the exception that the Village Board shall conduct the public hearing instead of the Planning and Zoning Commission. The Village Board may:

1. Approve the proposal. Such approval shall be deemed to include

approval of the Certificate of Appropriateness.

2. Approve the proposal with conditions. The Village Board may attach conditions aimed at achieving the goals of this ordinance and the policies and plans of the Village.
3. Deny approval of the proposal.
4. Remand the proposal to either the Historic Preservation Commission for an attempt to resolve the issues that resulted in the denial of the Certificate of Appropriateness.

E. Building Permits. Building permits shall be issued only after:

1. Planned unit development approval by the Village Board and fulfillment of any conditions the Village Board attached to the approval; and
2. Approval of the Village Engineer and all outside agency review; and
3. Submission of all applicable building plans to the Community Development Department and their satisfactory review of the plans.

17.09.070 URBAN DESIGN STANDARDS

Unless otherwise expressly stated, development within the DD district shall conform to the standards of this section.

- A. Alleys.** New development shall maintain existing alleys or create new alleys. Alley location and dimensions should be based on the alley's intended purpose. Alleys may be incorporated into parking lots as drive aisles or fire lanes.
- B. Corner Radii.** Corner curb radii shall be between 9 and 15 feet.
- C. First Floor Height for Residential.** Residential uses on the first story shall have finished floor height raised a minimum of two feet above the sidewalk grade. In instances where the ground floor of a mixed-use building is intended for residential space to be converted to retail or office space, the Planning and Economic Development Director may waive this requirement.

- D. Drive-Thru Windows.** Drive-through windows, where allowed within the DD district, shall be in the rear yard of properties and accessed from an alley at mid-block. There shall be no stacking requirements for vehicles.
- E. Fences.** Fences shall be a minimum of 25% opaque. Fences shall be constructed of materials that continue the architecture of the building that it abuts. Fences made of chain-link are prohibited along right-of-ways abutting streets.
- F. Off-Street Parking and Loading Standards.** These parking and loading regulations are intended to encourage a balance between compact pedestrian-oriented development and necessary car storage. Loading docks and service areas shall not face streets, parks, the I&M Canal, squares, or significant pedestrian spaces. Off-Street parking standards for the DD district are contained in §§17.10.06-07. Also, see Chapter 17.20 for landscaping requirements for off-street parking.
- G. Parking Space Dimensions.** For head-in or diagonal parking, stalls shall be a minimum of 9 x 18 feet. For parallel parking, stalls shall be a minimum of 8 x 22 feet.
- H. Off-Street Parking Placement and Access.** The following provisions apply to off-street parking not located within a parking structure:
1. In no case shall an off-street parking be located in between the principal building on a lot and the street or between the principal building and the I&M Canal.
 2. Whenever possible, off-street parking shall be behind the principal building rather than to the side of the building.
 3. In all instances off-street parking shall be at least 10 feet from a public right of way, excluding alleys.
 4. Alleys shall be the primary means of access to off-street parking.
 5. Off-street parking areas shall be landscaped in accordance with the provisions of Chapter 17.20 of this ordinance.

- I. **Parking Structures.** Parking structures shall be placed internally on lots and be, in general, concealed from view from public streets by buildings between the parking structure and the streets. The building concealing the parking structure shall be at least three stories in height and at least 20 feet in depth. The concealing building may be attached or detached to the parking structure.

- J. **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.

17.09.080 ARCHITECTURAL STANDARDS

The provisions of this section apply to all development in the DD district.

- A. **Rehabilitation and Restoration.** Rehabilitation and/or restoration of existing buildings shall conform to the design guidelines found in Article III (Historic Preservation).

- B. **New Construction.** New construction for all structures in the DD district other than detached single-family homes shall be in accordance with the provisions of Table 17-09-01, Architectural Standards.

17.09.090 STREET TYPES

- A. **General.** In addition to the urban design standards and architectural standards found above, development under this chapter is regulated by street type.
 - 1. The street type hierarchy is identified in Figure 17-09-01. Figure 17-09-02, the Regulating Plan, indicates the locations of the various street types. Tables 17-09-02 through 17-09-07 promulgate standards for the buildings located along the various street types.

 - 2. When streets intersect, the street type highest in the hierarchy shall govern, and the façade of the building and its main entrance

must face this street.

3. Where a street does not exist, the right of way shall be built to the cross-sectional requirements in the corresponding street type section.

B. Structures on Through Lots. Some lots extend between two parallel streets. If an applicant proposes more than one building on such a lot, then each building shall adhere to its corresponding street type requirements. If one building on the lot is proposed, then the street type requirements for each of the streets shall apply to the elevations facing the street, and each street-facing elevation shall be considered a façade. In such situations rear setbacks shall not apply. Changes in building height shall occur at or near the mid-point of the lot depth, but no closer than 50 feet from either of the two building frontages. All buildings, regardless of depth, shall have two facades, one facing each of the fronted streets.

Table 17-09-01 Architectural Standards for the DD District

BUILDING ELEVATIONS - applies to all buildings, except attached and detached single-family residences

Building Articulation	Building facades shall not be flat or devoid of articulation. Facades shall incorporate such elements as projections, recesses, and offsets in order to divide flat expanses of buildings. Uninterrupted facades, i.e. facades devoid of articulation, more than 90 horizontal feet shall be prohibited.
Façades - Permitted Materials	Over 70 percent of each elevation (excluding windows) shall be of brick, limestone, wood, or cement fiber board. The use of concrete block, metal siding, vinyl siding or EIFS is prohibited. The painting of brick, limestone, or other natural stone is prohibited; such materials shall retain their natural colors. Other accent materials may be considered on a case-by-case basis; when used, they shall be compatible with other materials used on the building and consistent with the architectural style of the building.
Façades - Prohibited Items	The following items are prohibited on façades: window and wall air conditioning units, air conditioning compressors, irrigation and pool pumps, utility meters, and mansard roofs that are not an integral part of the structure, i.e., "tacked-on" mansard roofs.
Side and Rear Elevations	Shall be any of the materials listed under "Façade Materials," or may be painted or split-face block.
Awnings	Awnings shall not be backlit or finished with glossy colors. Awnings shall provide a clearance above the sidewalk of at least 8 ft. For properties subject to the Esplanade Street standards (Table 17-09-03), awnings shall project a minimum of 5 ft from the building. For all other properties, awnings shall project a minimum of 3 ft from the building.
Shutters	Shutters, if used, shall be sized and mounted properly for the window, i.e., shall be large enough to cover the window opening. Plastic or inoperable shutters are prohibited.
Glass	Reflective and/or tinted glass is discouraged. Windows shall not be composed of, covered by, or treated with a material that has a light transmittance of less than 50%. See additional requirements for windows and storefronts below.
Decorative windows	Stained glass or leaded art glass windows are permitted. They may total up to 30% of the entire window area.

Table 17-09-01 Architectural Standards for the DD District

Exposed Foundations	Exposed foundation walls shall be either painted concrete, stuccoed C.B.S., brick, natural stone, or manufactured stone. Lemont Limestone is recommended.
Details	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.
Chimneys	Chimneys shall be finished with either brick, stucco, natural stone, or manufactured stone
Expression Line	Multi-story buildings, except single-family homes, shall have <i>expression lines</i> . 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.
Cornice	Cornices are required on flat-roofed buildings. They shall be a minimum of two ft in height.
FENESTRATION AND DOORS	
Window and Door Proportions	Window and door openings shall be taller than they are wide. Individual windows, however, may be grouped horizontally. Windows may be rectangular, octagonal, round, or semi-circular. Round windows shall have a maximum outer diameter of 18 inches. Rectangular windows should be restricted to a few related proportions, such as 1:1.6 or 1.2.
Window Elements	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.
Window Materials	Windows and skylights shall be of either wood, wood composite, aluminum, copper, steel, or clad wood.
Window Operation	Windows may be casement, single- or double-hung, industrial, or fixed frame. If fixed frame, they shall be no greater than 36 square feet in size.
Window Accessories	The following window accessories are permitted: shutters, window boxes, mullions, awnings of fabric or metal.
Opacity	Each floor of any building elevation facing a park, square or street shall contain transparent windows covering from 15 to 70 percent of the wall area.
Skylights	Skylights shall be flat to the pitch of the roof.
Door Materials	Doors shall be either wood or metal.

Table 17-09-01 Architectural Standards for the DD District

Door Operation	Doors shall be either casement or French. Sliding doors are permitted on upper floors and in the rear of buildings.
Green Building Materials	The use of green building materials, such as wood/composite windows, finger-jointed wood windows, and reconstituted or recycled-content doors, is preferred.

PERMITTED OVERHANGS

Balconies and oriels	Balconies and oriels may extend over a sidewalk by a maximum of 48 inches.
Turrets and eaves	Turrets and eaves may extend over a sidewalk by maximum of 48 inches.

STOREFRONTS - Provisions apply to all commercial uses

Doors and Entrances	Storefront doors or entrances providing public access shall be provided at intervals no greater than 50 feet. Public entrances shall be articulated with portals that are recessed into the building. Such recesses shall be not extend deeper than four feet behind the shop-front windows.
Fenestration	Storefront ground-floor facades shall have between 60 and 90 percent fenestration; This fenestration shall be between two and ten feet above the sidewalk.
Ground-Floor Windows	Storefront ground-floor window shall not be made opaque by any window treatment and shall provide pedestrians views of a minimum of 10 feet into the interior of the building.
All Windows	Storefront windows should incorporate muntins, or multiple divisions in the glass.

GARDEN WALLS AND FENCES

Location	Fences, garden walls, or hedges are encouraged and, if installed, should be located along all unbuilt rights-of-way which abut streets and alleys.
Height	In front yards, height of fences and garden walls shall be a maximum of 4 ft; pillars and posts may extend an additional 6 inches. In side and rear yards, height of fences and garden walls shall be a maximum of 6 ft; pillars and posts may extend an additional 6 inches.
Permitted Materials	Wood, painted or sealed unpainted; concrete masonry units with stucco; reinforced concrete with stucco; wrought iron, brick, stone.

COLUMNS, ARCHES, PIERS, AND PORCHES

Column and Pier Spacing	Columns and piers shall be spaced no farther apart than they are tall. Generally, columns and piers should be equi-distant from one another.
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Table 17-09-01 Architectural Standards for the DD District

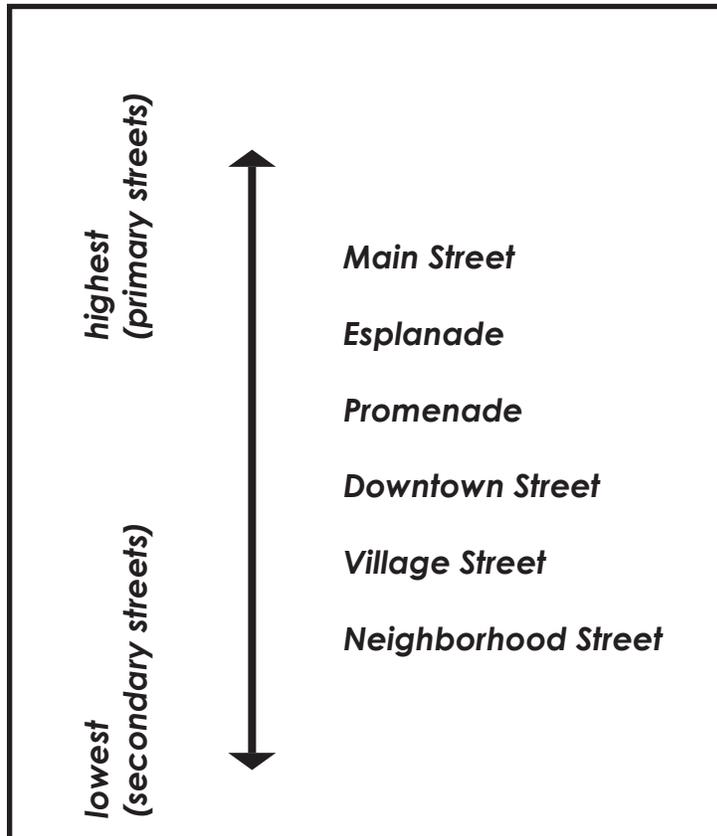
Finish Materials for Columns	The following finish materials are allowed on columns: finished wood, cement fiber board, cast iron, concrete with a smooth finish, brick, natural or manufactured stone (Lemont Limestone is preferred).
Finish Materials for Arches	The following finish materials are allowed on arches: finished wood, cement fiber board, stucco, brick, natural or manufactured stone. Lemont Limestone is preferred.
Finish Materials for Piers	The following finish materials are allowed on piers: Finished wood, cement fiber board, stocco, brick, natural or manufactured stone. Lemont Limestone is preferred.
Finish Materials for Railings and Balustrades	The following finish materials are allowed for railings and balustrades: wood, wrought iron, natural or manufactured stone. Lemont Limestone is preferred.

ROOFS AND GUTTERS

Roof Types	Flat, gabled, hipped, shed, barrel vaulted, mansard, and domed roof types are allowed. Flat and shed roofs shall be concealed with parapets along the street frontage.
Permitted Roof Materials	Roofs shall be of one or more of the following materials: galvanized metal, copper, aluminum, zinc-aluminum, fiberglass or metal singles, slate singles, composite slate singles, cedar shake singles, clay tile, terra cotta tile, concrete tile.
Permitted Gutter and Downspout Materials	Gutters and downspouts shall be of one of the following materials: copper, aluminum, galvanized steel.

Note 1: EIFS or fiberglass may be used as accent material provided that: (1) it is employed above the expression line between the ground and first floor, and (2) it has a hand-trowled appearance. The expression line between the ground floor and first floor shall not be of EIFS or fiberglass.

FIGURE 17-09-01 Street Hierarchy



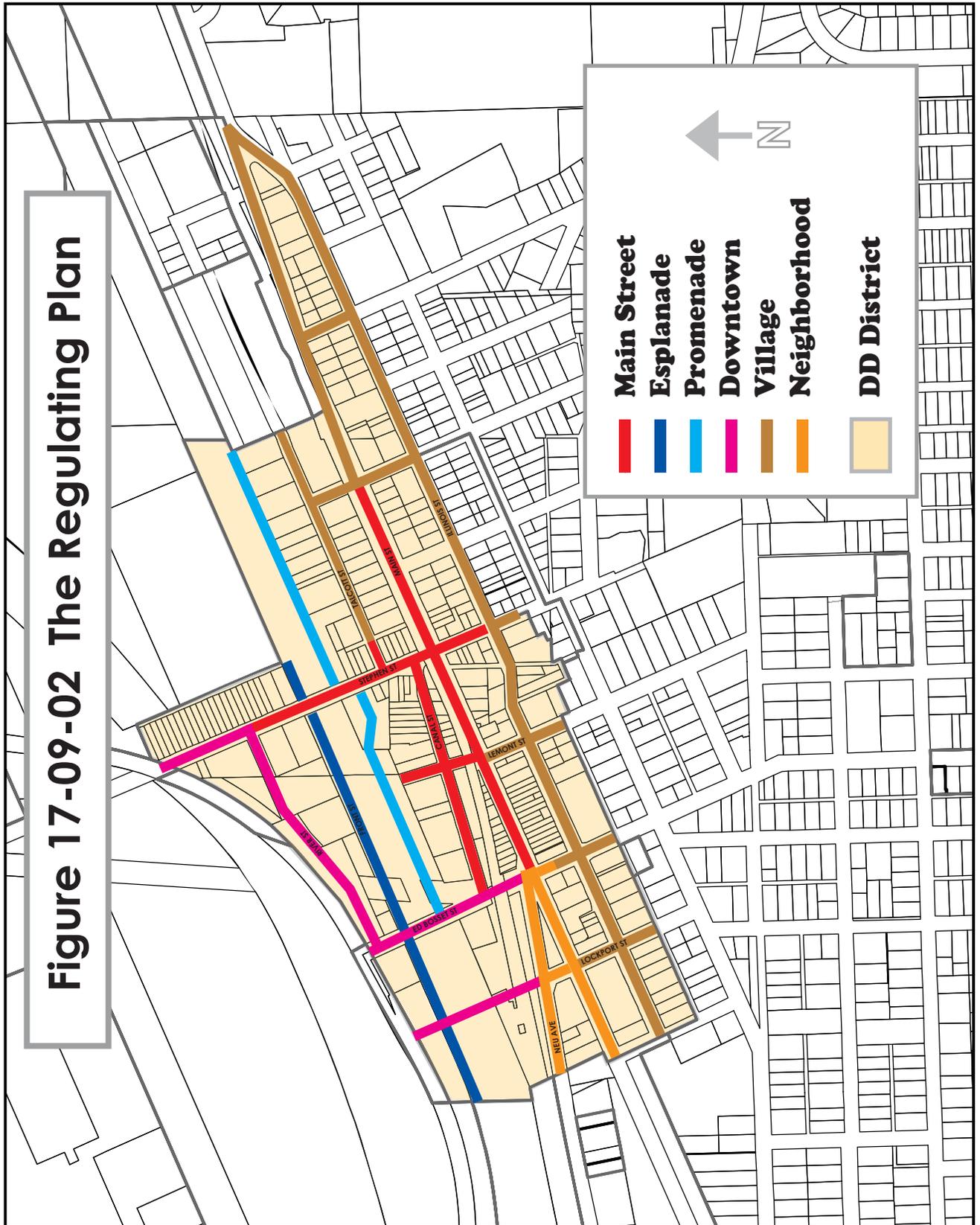


Table 17-09-02 Main Street Standards

Description and Purpose

Main Street is at the top of the street hierarchy. The streets within this category reflect the character of the historic central business district, and the buildings are some of the oldest in Lemont. The buildings are mixed-use and have doors and windows facing the street. This street type is intended to preserve and enhance the historic character of the downtown. See PHOTOS 17-09-01 and 17-09-02 for examples of existing Main Street development that should be emulated.

Building Placement

Front setback: Buildings must be set back from the front property line a distance equal to the average front yard depth that exists on the nearest two lots on either side of the subject lot or 5 feet, whichever is less. If one or more of the lots required in the averaging calculation is vacant, such vacant lots will be deemed to have a front yard depth of 5 feet.

Other setbacks: There are no minimum rear or side setback standards.

Building Volume

Building width: Maximum of 160 ft wide and a minimum of 16 ft wide.

Building height: On street corner locations, maximum height may be 3 stories, but not to exceed 37 ft. On sites not on a street corner, building height shall be limited to 2 stories, but not too exceed 33 ft.

Minimum building height on all sites shall be 2 stories.

Lot Coverage: Maximum of 80% and a minimum of 60%.

Other Requirements

Building fronts shall provide shelter to the sidewalk by means of at least one of the following: arcade, colonnade, marquee, awning, or second-floor balcony. Residential uses are prohibited on the first floor, and commercial uses shall not be above residential uses.

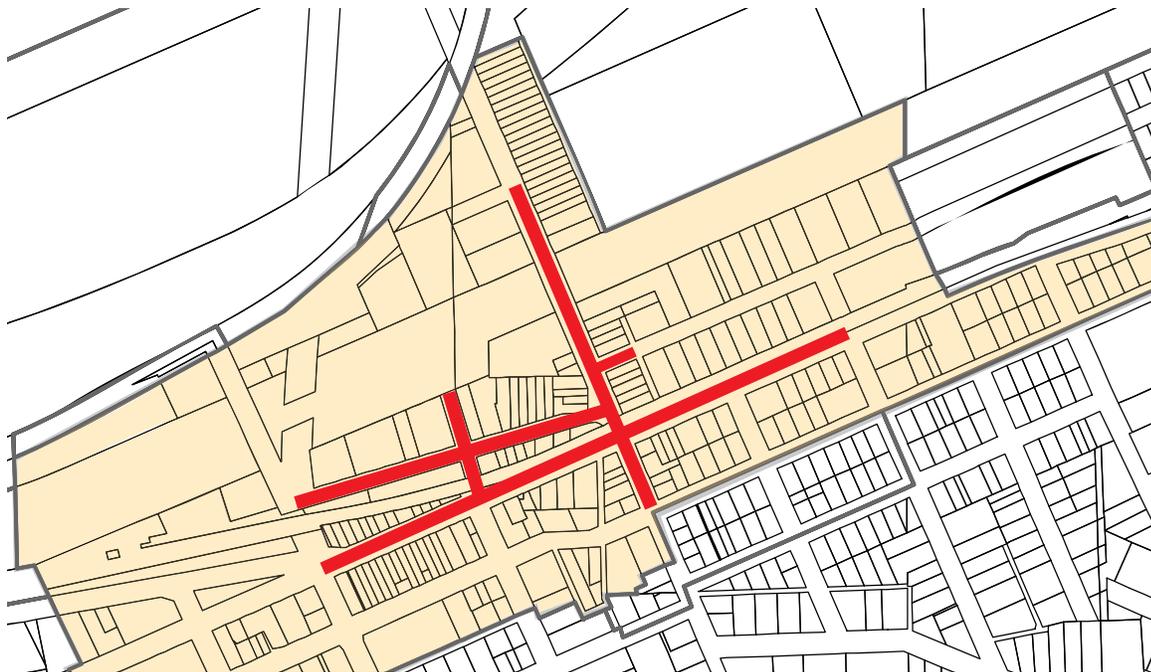




PHOTO 17-09-01



PHOTO 17-09-02

PHOTO 17-9-01 and PHOTO 17-9-02 illustrate the type of development for the Main Street street type: relatively uniform in height, uniform setbacks near the sidewalks, commercial uses on the first floor.

Table 17-09-03 Esplanade Standards

Description and Purpose

The esplanade is a walkway or street and right-of-way providing an enhanced pedestrian environment. Such streets should be treaded like a pedestrian plaza, easily closed for special events. Buildings along the esplanade are more urban in character, yet are mixed-use like the Main Street type.

Building Placement

Front setback: Buildings must be set back from the front property line a distance equal to the average front yard depth that exists on the nearest two lots on either side of the subject lot or 5 feet, whichever is less. If one or more of the lots required in the averaging calculation are vacant, such vacant lots will be deemed to have a front yard depth of 10 feet.

Other setbacks: Minimum side setback is 15 ft; no minimum rear setback.

Building Volume

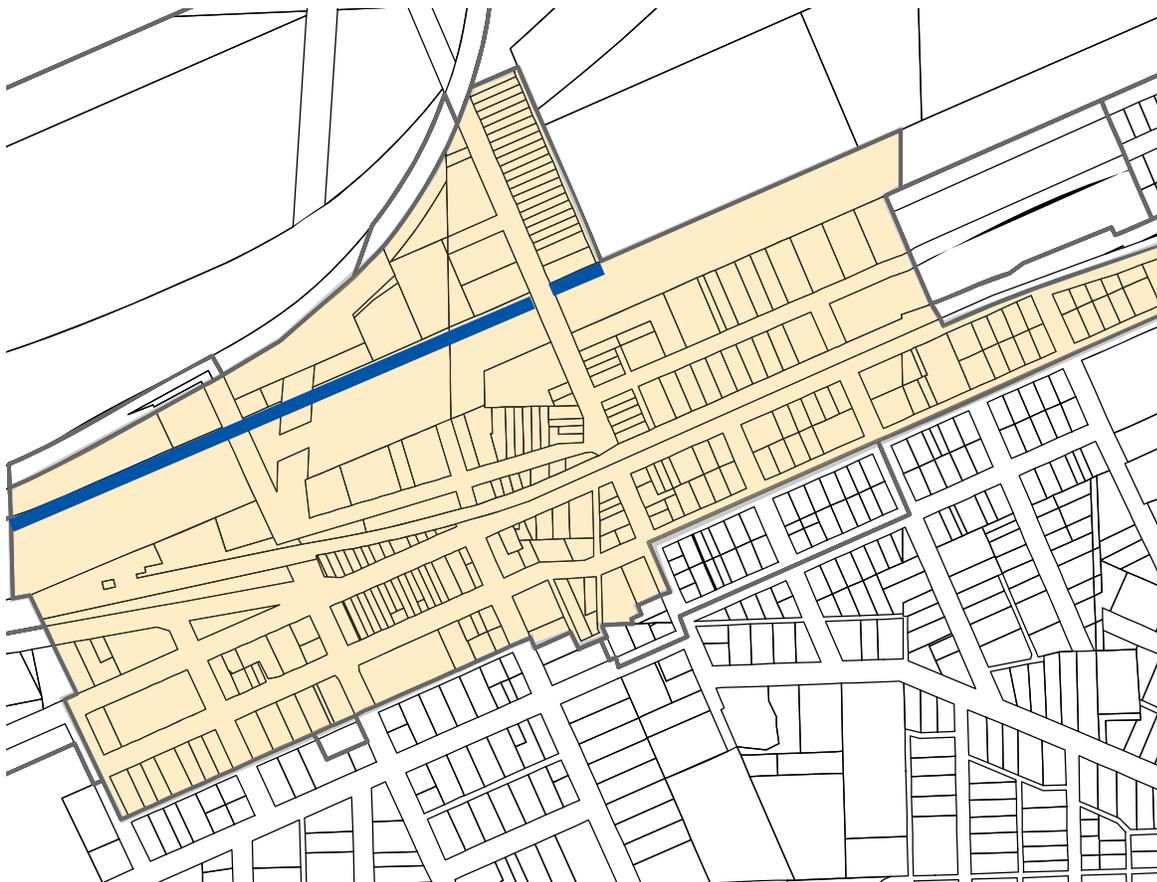
Building width: Maximum of 160 ft wide and a minimum of 16 ft wide

Building height: Maximum of 5 stories, but not to exceed 57.5 ft
Minimum of 2 stories.

Lot Coverage: Maximum of 80% and a minimum of 50%.

Other Requirements

Building fronts shall provide shelter to the sidewalk by means of at least one of the following: arcade, colonnade, marquee, awning, or second-floor balcony. Residential uses are prohibited on the first floor, and commercial uses shall not be above residential uses.



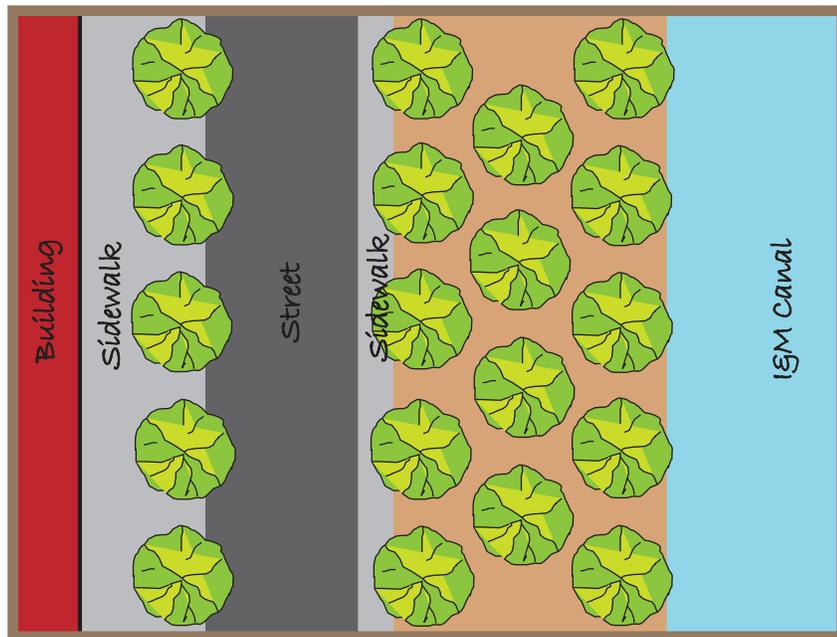
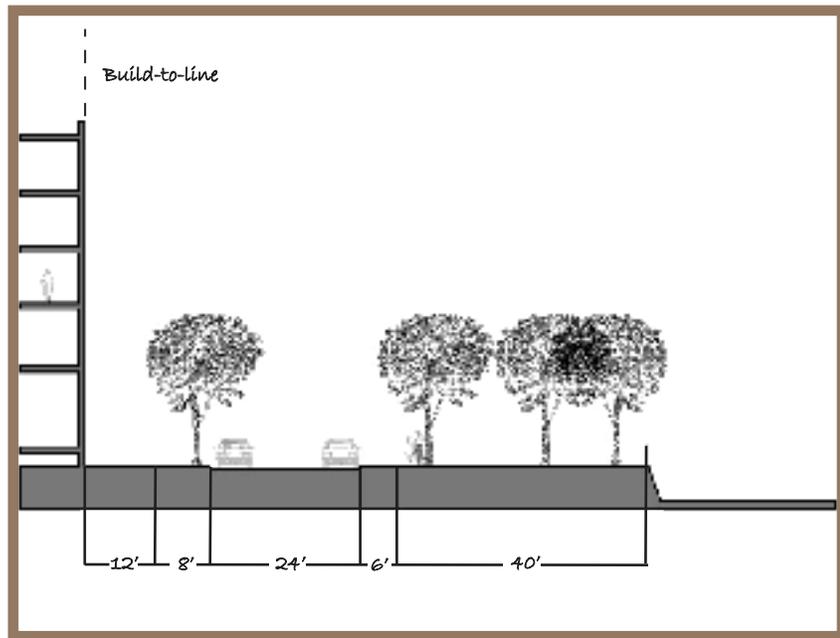


Table 17-09-04 Promenade Standards

Description and Purpose

The promenade is a pedestrian-only zone located along the south side of the I&M Canal that consists of a walking path and green areas. While a variety of buildings may be located along this street type, it is also intended to provide places for recreational activities and community gatherings.

Building Placement

Front setback: Buildings must be set back from the front property line a distance equal to the average front yard depth that exists on the nearest two lots on either side of the subject lot or 5 feet, whichever is less. If one or more of the lots required in the averaging calculation are vacant, such vacant lots will be deemed to have a front yard depth of 10 feet.

Other setbacks: Minimum side setback is 15 ft; no minimum rear setback.

Building Volume

Building width: Maximum of 160 ft wide and a minimum of 16 ft wide

Building height: Maximum of 3 stories, but not to exceed 37.5 ft.
Minimum of 2 stories.

Lot Coverage: Maximum of 80% and a minimum of 50%.

Other Requirements

Building fronts shall provide shelter to the sidewalk by means of at least one of the following: arcade, colonnade, marquee, awning, or second-floor balcony. All permitted uses are allowed on all floors; commercial uses shall not be above residential uses.

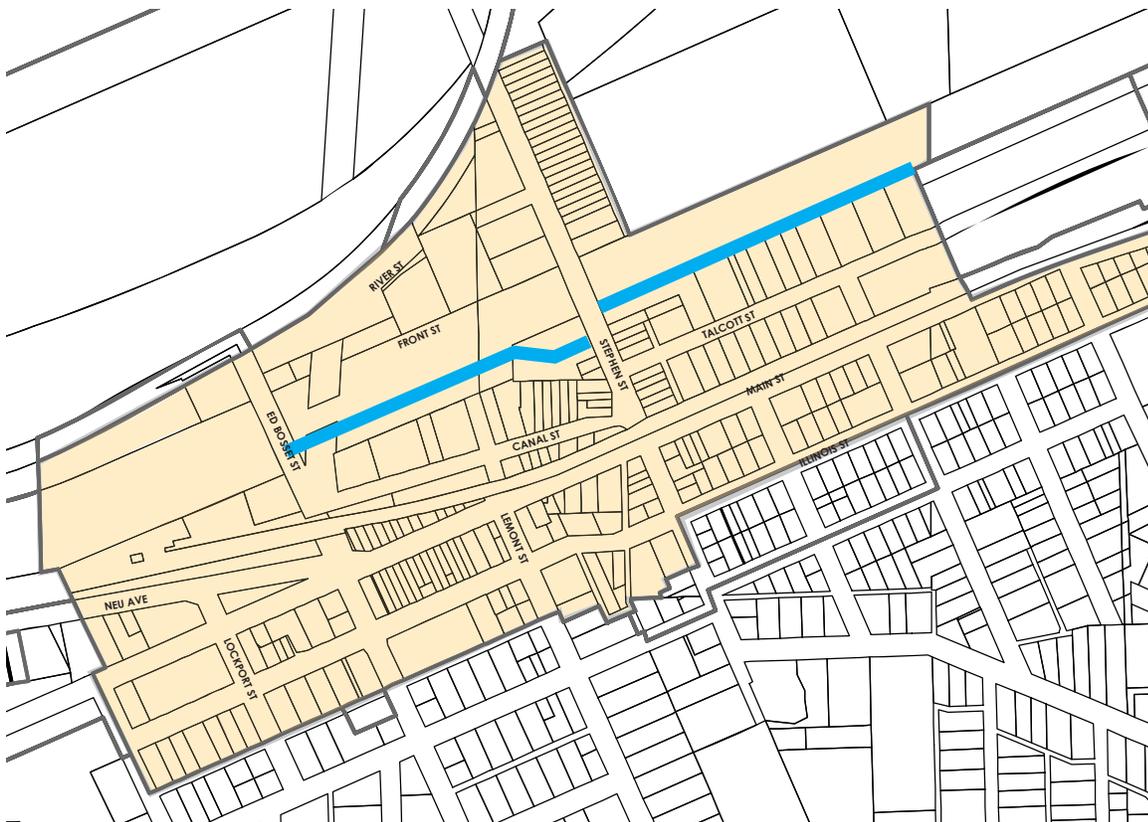


Table 17-09-05 Downtown Street Standards

Description and Purpose

The downtown street type is intended primarily for relatively high residential densities. Such streets are envisioned as having the highest concentrations of dwelling units in the historic downtown area.

Building Placement

Front setback: Buildings must be set back from the front property line a distance equal to the average front yard depth that exists on the nearest two lots on either side of the subject lot or 5 feet, whichever is less. If one or more of the lots required in the averaging calculation are vacant, such vacant lots will be deemed to have a front yard depth of 10 feet.

Other setbacks: Minimum side setback is 15 ft; no minimum rear setback.

Building Volume

Building width: Maximum of 160 ft wide and a minimum of 16 ft wide

Building height: Maximum of 5 stories, but not to exceed 57.5 ft.
Minimum of 2 stories.

Lot Coverage: Maximum of 80% and a minimum of 50%.

Other Requirements

Building fronts shall provide shelter to the sidewalk by means of at least one of the following: arcade, colonnade, marquee, awning, or second-floor balcony. Residential uses are prohibited on the first floor, and commercial uses shall not be above residential uses.

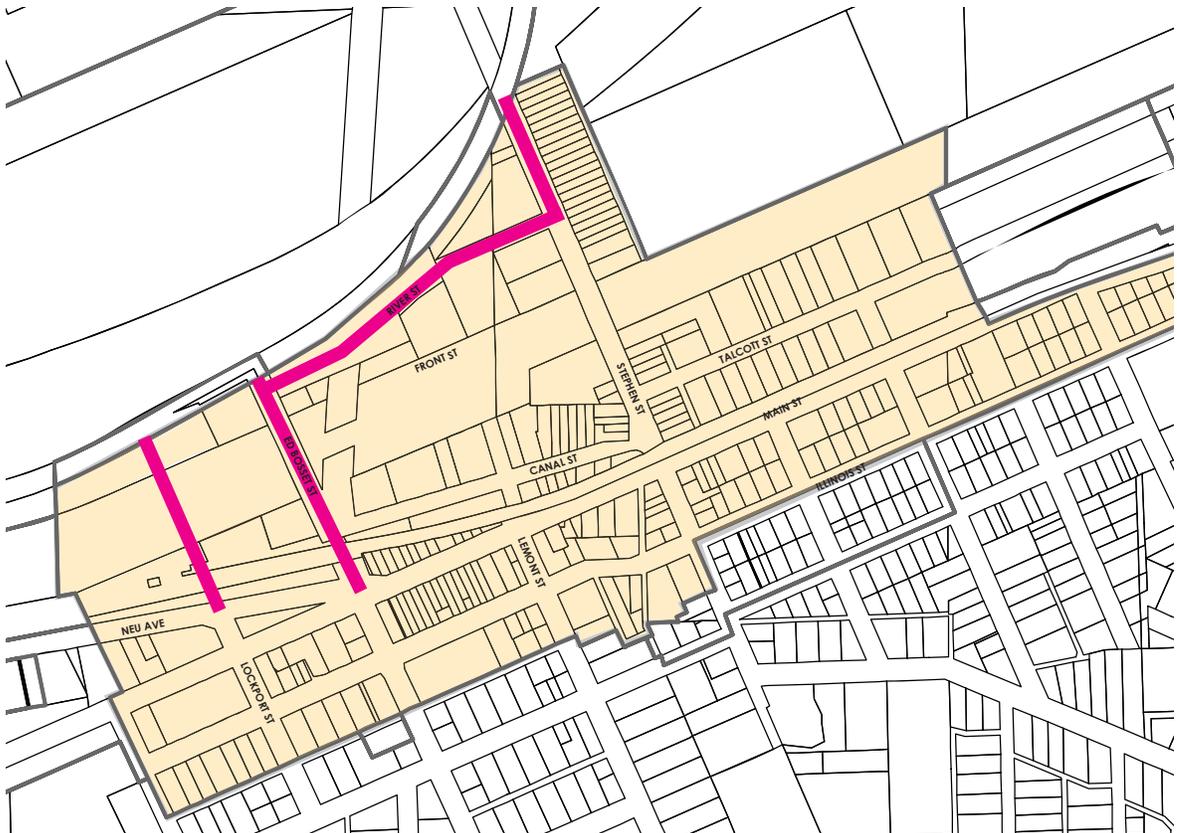


Table 17-09-06 Village Street Standards

Description and Purpose

The streets in the village street type, although pedestrian friendly, primarily serve to circulate vehicular traffic in the historic downtown area. The buildings lining such streets currently exhibit varied front setbacks and a wide range of uses.

Building Placement

Front setback: Front setback shall be between 0 and 10 feet.
Other setbacks: Rear setback shall be a minimum of 5 feet; no minimum side yard setback.

Building Volume

Building width: 16 - 160 ft
Building height: Maximum of 3 stories, but not to exceed 37.5 ft.
Minimum of 2 stories.
Lot Coverage: 60 - 80 %

Other Requirements

Permitted and special uses allowed on all floors, provided that commercial uses are not be above residential uses.

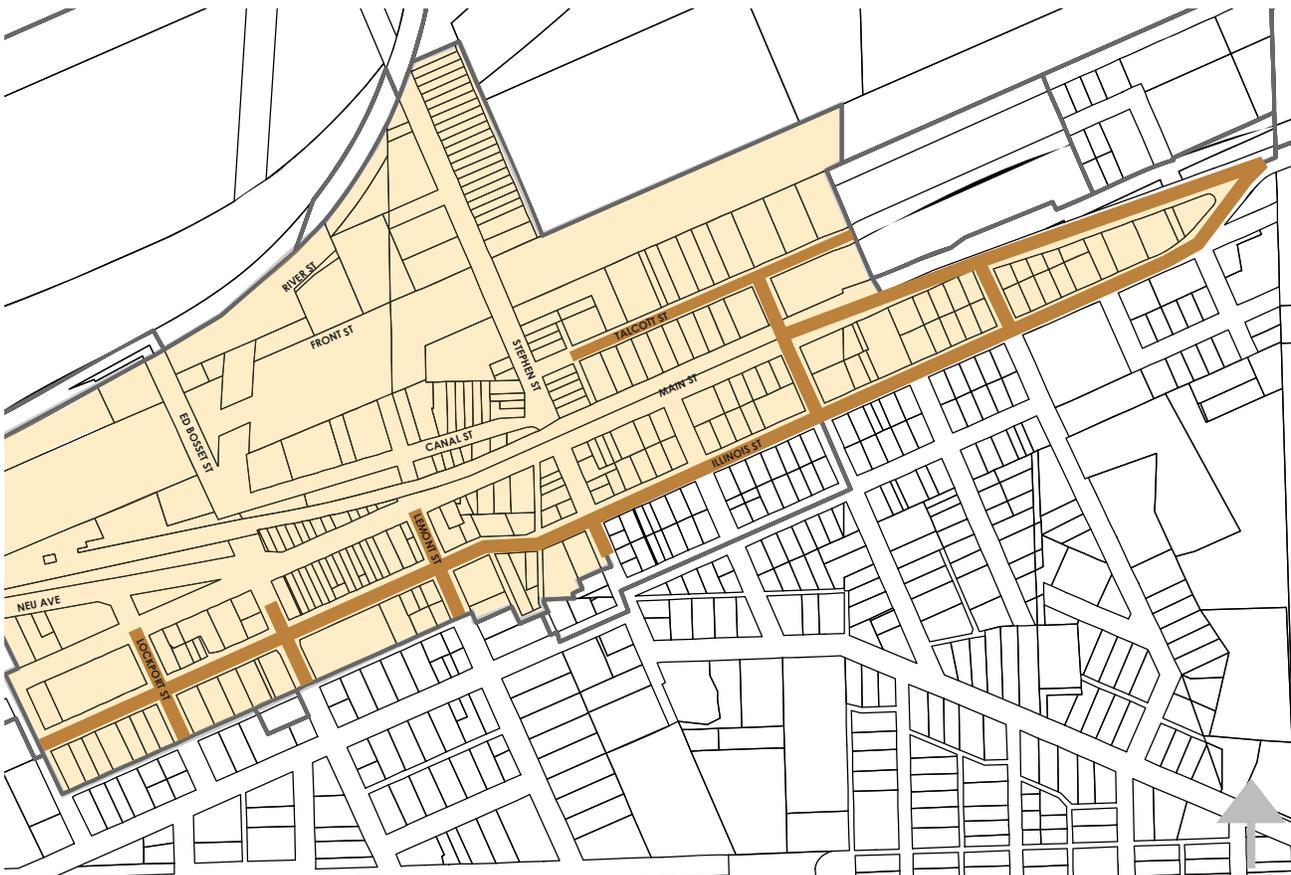


Table 17-09-07 Neighborhood Street Standards

Description and Purpose

The Neighborhood Street type presents a mix of traditional building types that offers a range of urban living options. Such building types include loft apartments, townhouses, and smaller detached homes. Front setbacks are varied.

Building Placement

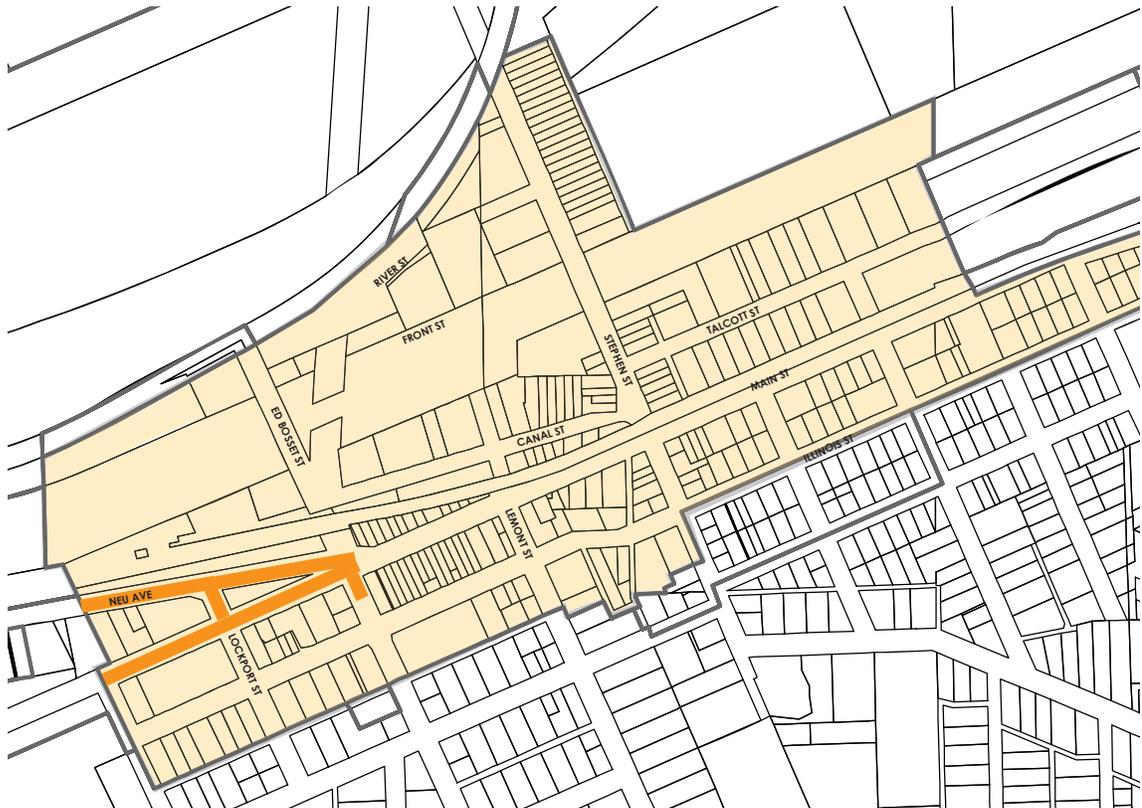
Front setback: 0-20 ft
Other setbacks: Rear setback shall be a minimum of 5 feet; no minimum side yard setback.

Building Volume

Building width: 16 - 160 ft
Building height: Maximum of 4 stories, but not to exceed 47 ft.
Minimum of 2 stories.
Lot Coverage: 45 - 80 %

Other Requirements

All permitted and special uses allowed on all floors; however a commercial use shall not be above a residential use. Additionally, parking bays or garage doors that open to the street shall not be permitted on the ground floor.



CHAPTER 17.10

OFF-STREET PARKING AND LOADING

Sections

17.10.010	Applicability
17.10.020	General Standards for Off-Street Parking
17.10.030	Shared Parking
17.10.040	Schedule of Off-Street Parking Requirements
17.10.050	Maximum Limit for Parking Spaces
17.10.060	Downtown District Parking
17.10.070	General Standards for Off-Street Loading
17.10.080	Schedule of Off-Street Loading Requirements
17.10.090	Parking Lot Construction
17.10.100	Off-Street Parking of Buses, Trailers, Trucks

17.10.010 APPLICABILITY

- A. All Districts.** The provisions of this chapter shall apply to all zoning districts.

- B. Existing Buildings and Uses.** For existing buildings and land uses the following shall apply:
 - 1. The minimum number of parking spaces designated for specific land uses in this chapter shall not be applied to existing structures or for structures that have an approved building permit on the effective date of this ordinance.

 - 2. If such structures or uses are enlarged, expanded or changed, there shall be provided and maintained, for the increment of the expansion only, at least the amount of off-street parking that would be required if the increment were a separate structure or use established after the effective date of this ordinance.

 - 3. Where land uses change on a lot, the parking standards for

the new land use shall apply.

- C. **New Buildings.** All buildings constructed after the effective date of this ordinance shall provide parking and loading spaces that conform to the standards of this ordinance.

17.10.020 GENERAL STANDARDS FOR OFF-STREET PARKING

- A. **Multi-Use Buildings.** If a building or lot contains more than one land use, the off-street parking and loading requirements shall be based on the total of the off-street parking and loading requirements for all of the individual land uses. Shared parking and collective parking arrangements may apply.
- B. **On-Site Requirement.** Required accessory off-street parking shall be located on the same lot as the use served, unless:
 - 1. Shared parking arrangements are approved in accordance with §17.10.030 of this chapter; or
 - 2. A variation is granted.
- C. **Location of Parking Within the Lot**
 - 1. In single-family residential land uses the off-street parking may be located in a garage or on a driveway.
 - 2. For required locations of off-street parking for other land uses, see Chapter 17.21 of this ordinance.
- D. **Restrictions**
 - 1. Unenclosed off-street parking spaces shall not be used for the repair, dismantling or servicing of any vehicles, equipment, materials, or supplies.
 - 2. Inoperable vehicles shall not be parked or stored in unenclosed parking areas.
 - 3. The parking of vehicles on areas of the front yard other than a driveway is prohibited.
 - 4. Trucks and other commercial vehicles with “C” through “Z”

license plates, trailers, recreational vehicles, construction equipment, tractors and boats shall not be permitted to park or be stored in any residential district except when located in a garage that substantially conceals them from view. Temporary parking on driveways in residential lots is permitted for a maximum of eight consecutive hours or 12 hours within a 24-hour period. A limit of one commercial vehicle with a "B" license plate is permitted to be parked on a residential lot. (Ord O-11-13) (O-29-15)

17.10.030 SHARED PARKING

- A. Description.** Shared parking is an arrangement whereby two or more owners of non-residential properties use the same off-street parking to satisfy their off-street parking requirements.
- B. Approval.** The Planning and Economic Development Director may make an administrative adjustment approving shared parking arrangements for non-residential land uses with different peak hours of operation. Such an approval may reduce the parking requirements for each of the shared uses by up to 20%. In order to approve such an administrative adjustment, the Planning and Economic Development Director must find that:
1. Based on evidence provided by the property owners there is no substantial conflict or overlap in the principal operating hours for which the shared parking is proposed; and
 2. The shared parking facility is located within 250 feet walking distance of each of the land uses, as measured from the entrance of each use to the nearest parking space in the facility; and
 3. There are convenient, visible pedestrian connections between the facility and all of the sharing establishments.
- C. Agreement.** The parties involved shall execute an agreement on the shared parking and file it with the Planning and Economic Development Director. The agreement shall remain in effect until terminated, in writing, by one or more of the parties involved. Upon termination and any redesign or reconstruction on the site, the parties shall be required to meet the parking standards of 17.10.040-050 and Table 17-10-02 of this chapter.

TABLE 17-10-01 Schedule of Off-Street Parking

Use Category	Parking Standard (in parking spaces)
RESIDENTIAL	
B-1	
Household Living	
Single-family dwelling	2 per dwelling unit
Duplex, Two-family detached dwelling	2 per dwelling unit
Town house	2 per dwelling unit
Multi-family dwelling	1.5 per dwelling unit
Group Living	
Assisted living facility	1 per 4 beds
Group home	1 per 4 beds
Nursing home	1 per 4 beds
Transition shelter	1 per 4 beds
Group living not otherwise classified	1 per 4 beds
COMMERCIAL	
Adult Uses	1 per 250 sq ft of GFA
Animal Services	1 per 300 sq ft of GFA
Commercial Recreation	
Health and sports clubs	1 per 200 sq ft of GFA
Outdoor recreation	per special use approval
Swimming pools	1 per 75 sq ft of water area plus any accessory requirements
Construction Contractor Office/Yard	
Adjacent to R district	1 per 4,000 sq ft of lot area
Not adjacent to R district	1 per 5,000 sq ft of lot area
Eating and Drinking Establishments	
Brew-pub	1 per 250 sq ft of GFA
Café, coffee shop, soda fountain	1 per 200 sq ft of GFA
Restaurant	1 per 100 sq ft of GFA
Restaurant, formula (fast food)	1 per 100 sq ft of GFA
Specialty food shop/carry-out	1 per 200 sq ft of GFA
Tavern	1 per 150 sq ft of GFA
Financial Services	
1 per 300 sq ft of GFA	
Food and Beverage Retail Sales	
1 per 300 sq ft of GFA	
Funeral and Internment Services	
1 per 200 sq ft of GFA	
Landscaping	
Garden center	1 per 300 sq ft of GFA
Landscaping/nursery	1 per 400 sq ft of GFA
Lodging	
Bed and breakfast	1 per guest room
Campground	1 per campsite plus accessory use requirements
Hotel/motel	1 per guest room
Youth hostel	1 per 500 sq ft of GFA
Entertainment Complex	
per special use approval	
Medical	
Hospital	per special use approval
Medical clinic or office	1 per 200 sq ft of GFA

TABLE 17-10-01 Schedule of Off-Street Parking

Use Category	Parking Standard (in parking spaces)
Office	1 per 300 sq ft of GFA
Retail Sales and Service	1 per 250 sq ft of GFA
Vehicle-Related Land Uses	
Auto body and auto repair	3 per service bay
Automobile sales and service	1 per 300 sq ft of GFA
Auto supply or auto accessory	1 per 300 sq ft of GFA
Auto/light truck sales and service	1 per 300 sq ft of GFA
Boat/RV sales, service, or storage	1 per 300 sq ft of GFA
Car wash	2 per service bay or lane
Heavy equipment sales or service	1 per 500 sq ft of GFA
Motorcycle sales or service	1 per 300 sq ft of GFA
Service station	Per accessory use requirements, e.g. convenience store
Vehicle storage and towing	1 per 200 sq ft of GFA
Wholesale sales	No minimum requirements
INDUSTRIAL	No minimum requirements
PUBLIC, CIVIC, EDUCATIONAL, OTHER	
Agriculture	No minimum requirements
Civic and civic-related	
Library, public	per special use approval
Lodge, fraternal and civic assembly	per special use approval
Municipal facilities	no minimum requirement
Parks and playgrounds	no minimum requirement
Postal service	per special use approval
Child care facilities	
Child care facilities other than day care home and foster home	0.33 per licensed capacity
Day care home	no minimum requirement
Foster home	no minimum requirement
Educational facilities	per special use approval
Religious use	
Religious assembly	1 per 4 seats in main assembly area
Religious institution	1 per 4 seats in main assembly area plus accessory use requirements
Other	
Cellular telephone, telephone exchange and microwave relay towers	No minimum requirements
Cemetery	no minimum requirements
Planned unit development	per special use approval
Railroad rights-of-way, excluding classification yards, terminal facilities, and maintenance facilities	no minimum requirements
Utilities, as part of subdivision plat	no minimum requirements
Utilities, not as part of subdivision plat	no minimum requirements

17.10.040 SCHEDULE OF OFF-STREET PARKING REQUIREMENTS

Off-street parking shall be provided for the land uses in the minimum quantity and size as specified in Table 17-10-01 of this chapter, except for land uses within the DD district. See §17.10.060 for parking requirements in the DD district.

17.10.050 MAXIMUM LIMIT FOR PARKING SPACES

No use shall provide off-street parking in excess of 140% of the minimum standards expressed in Table 17-10-01.

17.10.060 DOWNTOWN DISTRICT OFF-STREET PARKING

- A. Intent.** The intent of the downtown parking regulations is to encourage a balance between compact pedestrian-oriented development and necessary car storage, and recognizes that a portion of off-street parking can be accommodated in municipal parking facilities. To that end, the normal parking requirements for other zoning districts are relaxed.
- B. Lots One-Half Acre or Less.** There is no minimum parking requirement for land uses on lots one-half acre or less.
- C. Lots Over One-Half Acre.** For properties over one-half acre in size, the minimum parking requirement shall be one parking space for every 1,000 square feet of leaseable or saleable building area (as opposed to gross floor area). The required parking spaces may be located either on-site or in any public parking facility within 500 feet of the land use. This distance of 500 feet shall be measured from the closest edge of the parking facility to the main entry for the land use.

17.10.070 GENERAL STANDARDS FOR OFF-STREET LOADING

- A. Location.** Off-street loading berths shall be located on the same lot as the principal use unless the provisions of paragraph B of this section are met.
- B. Central Loading Facilities.** Central loading facilities may be substituted for off-street loading spaces on individual lots, provided that:

1. Each lot served shall have direct access to the central loading area without crossing a street or alley; and
 2. All lots served shall be less than 500 feet from the central loading facility; and
 3. The total number of off-street loading berths required shall be the sum total of berths required for all of the land uses served by the central loading facility; and
 4. Written covenants and easements assuring their retention, maintenance, and use for such purposes shall be executed by the parties concerned.
- C. Access.** Each required off-street loading space shall be designed with appropriate means of vehicular access to a street or alley in a manner that will least interfere with traffic movement and least threaten pedestrian safety.
- D. Surfacing.** All open off-street loading spaces, access drives, aisles, and maneuvering space shall be paved in accordance with specifications of this ordinance or as approved by the Village Engineer.
- E. Repair and Storage.** Neither storage nor motor vehicle repair work or service of any kind shall be conducted within any required loading space.

17.10.080 SCHEDULE OF OFF-STREET LOADING REQUIREMENTS

Off-street loading shall be provided for the land uses in the minimum quantity and size as specified in Table 17-10-02 of this chapter, except for land uses within the Downtown District.

17.10.090 PARKING LOT CONSTRUCTION

See Article IV of this ordinance for standards on parking lot construction.

17.10.100 OFF-STREET PARKING OF BUSES, TRAILERS, TRUCKS (O-11-13)

- A.** It is illegal to park or store the vehicles listed in this paragraph A on

TABLE 17-10-02 Schedule of Off-Street Loading Requirements

Use	Gross Floor Area (square feet)	Required Loading Spaces	Space Size (feet)
RESIDENTIAL			
Multi-family	0-24,999	0	N/A
	25,000-199,999	1	10x55
	200,000+	1 per 200,000 sq ft	10x55
Group living facilities	0-24,999	0	N/A
	25,000-199,999	1	12x65
	200,000+	1 per 200,000 sq	12x65
COMMERCIAL			
Entertainment & recreation; All office uses	0-9,999	0	N/A
	10,000-100,000	1	12x65
	1000,000+	1 per 100,000 sq ft	12x65
Funeral and Interment services	0-7,999	0	n/a
	8,000-99,999	1	10x25
	100,000	1 per 100,000 sq ft	10x25
Lodging	0-24,999	0	N/A
	25,000-199,999	1	12x65
	200,000+	1 per 200,000 sq ft	12x65
All other commercial and retail uses for which loading standard is not otherwise specified in this schedule	0-9,999	0	N/A
	10,000-24,999	1	10x25
	25,000-99,999	2	12x65
	100,000-199,999	3	12x65
	200,000+	4	12x65
INDUSTRIAL			
All industrial uses	0-9,999	0	N/A
	10,000-24,999	1	10x25
	25,000-49,999	2	12X65
	50,000-99,999	3	12X65
	100,000-249,999	4	12x65
	250,000+	4 plus 1 for each 200,000 sq ft above 250,000 sq ft	12x65
PUBLIC, CIVIC, EDUCATIONAL, OTHER			
Educational facilities; libraries; lodge, fraternal and civic assembly; religious use	0-24,999	0	N/A
	25,000-199,999	1	12X65
	200,000+	1 per 200,000 sq ft	12x65
Hospital, medical clinic or service	0-9,999	0	N/A
	10,000-100,000	1	12x65
	1000,000+	1 per 100,000 sq ft	12x65
Planned development	Loading berths should be provided on the basis for the required berths for each individual use		

any lot in a nonresidential zoning district, except when located in a garage or other fully enclosed structure that substantially conceals them from view, for more than four consecutive hours:

1. Trailer.
2. Tractor.
3. Trucks and other commercial vehicles with “C” through “Z” license plates, or the equivalent thereof issued by any jurisdiction.
4. Bus.
5. Construction equipment.
6. Any class of commercial motor vehicle where, in order to be lawfully operated, the operator must possess a valid commercial driver’s license.

B. It shall be unlawful for a property owner to allow the parking on his/her lot for more than four consecutive hours any of the vehicles listed in paragraph A of this section.

C. The parking of vehicles listed in paragraph A of this section shall be allowed:

1. When the property owner or the tenant of a shopping center consents to the parking of said vehicles in areas clearly designated, marked and used for off-street loading zones on lots that contain an active principal use; or
2. When the subject lot is within an M district which contains an active principal use; or
3. When the subject vehicle is engaged in work related to an active building construction or site development project occurring on the lot; or
4. When the subject vehicle is owned or operated by the owner of the lot or a tenant of the lot; or
5. When the subject vehicle is engaged in the delivery of goods

or materials for a tenant on the lot; or

6. When the subject vehicles are school buses and they are parked on lots owned or leased by a school district; or
7. When the primary or accessory use of the lot or a business on the lot is truck, trailer, or construction equipment rental or sales and service.

CHAPTER 17.11

SIGNS

Sections

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17.11.010 PURPOSE

The purpose of this chapter is to create the legal framework for a comprehensive and balanced system of signs that will preserve the right of free speech, provide for easy communication, and avoid the visual clutter that is potentially harmful to traffic and pedestrian safety, property values, and community appearance. The intent is to authorize the use of signs that are: compatible with their surroundings; appropriate for the activity that displays them; expressive of the identity of individual activities and the community as a whole; and legible in the circumstances in which they are seen.

17.11.020 NONCOMMERCIAL SPEECH AND SIGNS

Any sign, display, or device allowed under this ordinance may contain, in lieu of any other copy, any otherwise lawful noncommercial message.

17.11.030 EXEMPT SIGNS

Certain signs are exempt from regulation under this chapter. This exemption is based on type, nature, and size of the particular sign. The following signs are exempt:

- A. Nameplate signs attached to a building, provided they are not more than 128 square inches in sign area; and
- B. A sign integrated into or on a coin-operated machine, vending machine, fuel pump, or telephone booth; and~~—~~
- C. Signs indicating entrances, exits, service areas and parking areas provided they do not contain advertising or promotional information. Such signs may be restricted in size.
- D. Barber poles provided they are displayed on the premises of a barber shop. The location and manner of erection may be subject to approval of the Building Department.
- E. Signs required by law.

17.11.040 PROHIBITED SIGNS

Any sign not expressly permitted in this Zoning Ordinance is prohibited. The following signs are prohibited:

- A. Billboards; and
- B. Balloon signs, except as permitted under §17.11.100; and
- C. Roof signs; and
- D. Pole signs; and
- E. Signs painted directly on exterior walls of a building, except in the Downtown District; and

- F.** Signs that have illuminated effects which flash, scroll, or convey the illusion of movement; and
- G.** Signs that contain electronic video displays similar to or otherwise depicting a television screen; and
- H.** Signs that move or revolve by means of mechanical or electrical power; and
- I.** Signs attached to light or utility poles, except banners as otherwise permitted by this chapter; and
- J.** Signs in the public right-of-way unless otherwise expressly allowed by this chapter; and
- K.** The placement on a public right-of-way, public property or private property any vehicle, trailer, or container displaying signage for the purpose of advertising a product or service or directing people to a business or activity; and
- L.** The placement on a public right-of-way, public property or private property, any parked vehicle displaying a sign indicating that said vehicle is for sale, other than as allowed in business districts under the provisions of this chapter. This provision does not apply to vehicles parked in a driveway when:
 - 1. The driveway serves a dwelling unit; and
 - 2. The occupant of the said dwelling unit and the owner of the vehicle for sale are the same person; and
 - 3. The vehicle, when parked in the driveway, does not extend over any portion of a public right-of-way.
- M.** Attention-getting devices such as pennants, propellers, spinners, streamers, searchlights, or similar devices or ornamentation used primarily for the purpose of attracting attention to promote a business or commercial activity, except for searchlights used in conformance with the standards of 17.11.100.E. (Ord O-54-09)
- N.** Abandoned signs. (Ord O-65-11)

17.11.050 PERMITS FOR SIGNS

- A. Applicability.** All signs constructed, erected, displayed, relocated, expanded, or modified after the effective date of this ordinance shall require a sign permit. The following signs are exempt from this permit requirement:
1. Noncommercial signs; and
 2. Real estate signs for residential property with a sign area of four square feet or less; and
 3. Window signs; and
 4. Signs normally associated with residential uses such as nameplates, private parking signs, garage sale signs, no trespassing signs, beware of dog signs, provided each sign is less than four square feet in area.
 5. Signs displayed for the convenience of the public, such as signs identifying rest rooms, freight entrances, parking areas, and parking lot directional signs, providing that each sign is not more than four square feet in area; and
 6. Signs erected in connection with the observation of holidays, provided the signs lack a commercial message; and
 7. Memorial plaques, cornerstones, historical information signs, and similar designations displayed for noncommercial purposes, providing that each such item is not more than four square in area; and
 8. Sandwich signs; and
 9. Signs listed as exempt under §17.11.030 of this ordinance.
- B. Fees for Sign Permits.** Applications for sign permits shall be accompanied by the payment of fees that the Village may establish from time to time.

17.11.060 REMOVAL OF SIGNS

All illegal signs, signs that compromise health, safety, or general welfare, or are otherwise in violation are subject to removal by the Village's Public

Works Department or code enforcement officials. Signs placed in the public right-of-way shall be subject to immediate removal without prior notice to the sign owner.

17.11.070 NON-CONFORMING SIGNS

- A. Change in Status.** All non-conforming signs legally existing on the effective date of this ordinance shall be required to be removed or modified to conform to this ordinance only when the nonconforming sign, or a substantial part of a nonconforming sign, is blown down, destroyed, or for any reason or by any means taken down, altered, or removed. As used in this section, “substantial” means 50 percent or more of the entire sign and sign structure.
- B. Amortization of Billboard Signs.** All billboard signs and any structural supports for such signs, either existing on the effective date of this ordinance or annexed into the Village subsequent to the effective date of this ordinance, must be removed, modified, or altered to comply with this ordinance no later than seven years from the date on which they become nonconforming.
- C.** Non-conforming signs may not be enlarged or replaced in their entirety but may be modified to more closely meet the standards of this chapter.

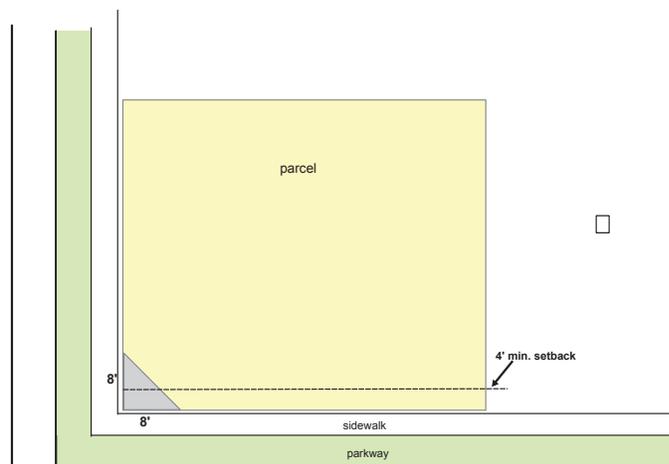
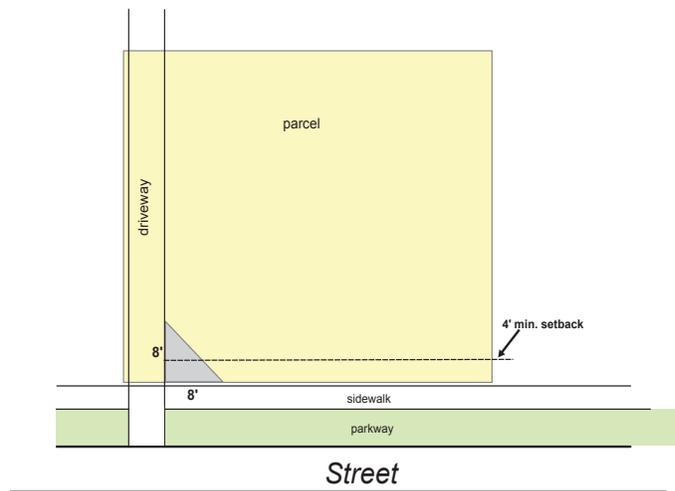
17.11.080 GENERAL STANDARDS FOR SIGNS

All signs constructed, erected, displayed, relocated, expanded, or modified after the effective date of this Zoning Ordinance shall comply with all of the following standards:

- A. Location.** A sign that displays a commercial message is permitted only on the premises where the business, service, or commercial activity represented by the sign is located.
- B. Safety.** A sign, by virtue of its shape, size, color, or location shall not:
 - 1. Interfere with the view necessary for motorists to proceed safely through intersections or enter or exit from streets or private drives or roads, and shall not be placed within the vision triangle as illustrated in Figure 17-11-01 of this ordinance; and

2. Obstruct the view of or be confused with official traffic signs or other signs erected by governmental agencies; and
3. Prevent or inhibit free ingress to or egress from any door, window, fire escape, or inhibit the use of fire protection systems; and

Figure 17-11-01 Vision Triangle. Signs shall not be placed within triangles. For corner lots, distance is measured from lot line. For driveways, distance is measured from lot line and back of driveway, or where no curb exists, edge of pavement.



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4. Be attached to a standpipe or fire escape; and
 5. Interfere with any opening required for ventilation
- C. Glass.** Any glass forming a part of a sign shall be safety glass.
- D. Illumination.** Unless otherwise permitted by this chapter, the following standards for illumination shall apply:
1. External artificial light sources used to illuminate a sign shall be located, shielded, and directed so they are not visible from any public street or residentially-zoned property.
 2. All illumination shall be so designed, located, shielded, or directed so that the casting of glare or direct light upon adjacent streets or property is eliminated.
 3. The intensity of illumination for the sign shall be steady, stationary, and shall be even over the face of the sign. Light levels cannot exceed 0.1 footcandles 20 feet from the abutting property line.
 4. Signs located on a lot adjacent to or immediately across the street from any residential district shall not be illuminated between the hours of 11:00 p.m. and 7:00 a.m. An exception to this limitation is business signs, which may remain illuminated during the business's hours of operation and up to 45 minutes after close of the business.
 5. Internally illuminated signs are prohibited, except as specifically provided for within this chapter. Signs that are externally illuminated, e.g. gooseneck lighting, floodlights, are allowed in all zoning districts. (O-66-12)
- E. Maintenance.** Signs shall be maintained in a neat and orderly condition and in good working order, including illumination sources, at all times. Signs shall conform to the building and electrical codes of the Village.
- F. Cutting of Trees and Shrubs.** For the purpose of increasing or enhancing the visibility of any sign no person shall damage, trim, destroy, or remove any tree, shrub, or other vegetation located:
1. Within the public right-of-way, unless the work is done pursuant to the authorization of the governmental body or

agency having jurisdiction over the public right-of-way; and

2. In any area where a tree or landscaping is required by the Lemont Municipal Code.

G. Applications for Sign Permits. Applications for sign permits shall be made on forms provided by the Village and shall include materials that the Village may from time to time require to ensure compliance with the provisions of this ordinance. Additionally, applications shall include any fees that the Village may from time to time impose.

17.11.090 STANDARDS FOR SPECIFIC TYPES OF SIGNS

The following standards apply to specific types of signs allowed by this ordinance.

A. Monument Signs. Unless otherwise specified under the provisions of this chapter, monument signs shall have a maximum height of eight feet and shall be setback at least four feet from all property lines. See sections of this chapter on standards for specific zoning districts for sign area limitations. (O-41-10)

B. Wall Signs. Unless otherwise specified under the provisions of this chapter, the following shall apply:

1. Wall signs shall not extend beyond the top of the surface of the wall to which they are attached; and
2. Wall signs shall not extend closer than two feet to the end of the surface of the wall to which they are attached; and
3. Wall signs shall not extend more than one foot from the wall or structural members to which they are attached.

C. Awning Signs. Unless otherwise specified under the provisions of this chapter, the following shall apply:

1. Awning signs shall be allowed only directly above ground floor windows and entrances that face a public right of way; and

2. Awning signs shall be a minimum of eight feet above the sidewalk; and
3. Awning signs shall be located below the lowest sill of the second floor or below the cornice or eave of a one-story building; and
4. Awning signs shall not be internally illuminated; and
5. Awning signs shall be constructed of canvas or cloth with metal or wood supports; and
6. (deleted per O-65-11)

D. Projecting Signs. Unless otherwise specified under the provisions of this chapter, the following shall apply:

1. Projecting signs shall be mounted on the street-side, of buildings; and
2. Projecting signs shall be a minimum of eight feet above the sidewalk; and
3. Projecting signs shall be located below the lowest sill of the second floor level or below the cornice or eave on a one-story building, and in no case shall they have a maximum height above grade that exceeds 13 feet; and
4. Projecting signs shall be a maximum of eight square feet in size; and
5. Projecting signs shall have a maximum of two faces; and
6. (deleted per O-65-11)

E. Electronic Message Centers. Provisions for electronic message centers are contained in §17.11.200 of this chapter.

F. Changeable Copy Centers. Changeable copy centers, where allowed by this chapter, may be incorporated into a sign, provided that:

1. The changeable copy center comprises not more than 50% of the total allowable sign area; and

2. The changeable copy lettering is of a single style and is uniform in color and size.

G. Window Signs

1. Window signs may be illuminated provided that the intensity of illumination is not excessively bright. The provisions of §17.11.040.F (prohibition on movement, flashing, etc.) and §17.11.080.D of this ordinance shall apply.
2. Non-illuminated window signs shall not exceed 40% of the total area of the windows in which they are located. Illuminated window signs shall not exceed 25% of the total area of the windows in which they are located. However, the maximum total coverage of both illuminated and non-illuminated window signs shall not exceed 40% of window in which they are located. Additionally, in no case shall an illuminated window sign exceed eight square feet in area. A series of windows which are separated by frames and supporting material of less than six inches in width shall be considered as a single window for the purposes of this computation.

- H. Construction Signs.** Not more than two construction signs with a total combined sign area not to exceed 32 square feet and a maximum height of eight feet shall be installed on a lot at any given time. The signs shall be removed within 10 days after the issuance of any type of occupancy permit. The signs shall be setback from the property line a distance that is equal to or greater than half the height of the sign, or signs may be attached to construction fences on or near the lot line.

I. Development Signs

1. One development sign shall be permitted for each thoroughfare or street frontage of the development.
2. Each development sign shall have a maximum height of 15 feet and a maximum sign area of 48 square feet.
3. Development signs may be erected and displayed from the time of approval of the project until seven days after 90% of the lots or units have received temporary or permanent occupancy permits, or 90% of the lots have been sold to by

the developer to other parties.

17.11.100 TEMPORARY SIGNS

A. General Standards for Temporary Signs. Temporary signs are subject to all of the provisions of this section. Additional requirements for the sign types may be imposed by other sections of this chapter.

1. Permits are required for temporary signs unless otherwise specified in this chapter.
2. There shall be only one temporary sign per lot at any one time unless otherwise allowed by this chapter.
3. Temporary signs must be safely anchored to the ground or a building.

B. Political Campaign Signs

1. There is no limit to the number of individual political campaign signs that may be displayed on a lot. However, the total square footage of all political campaign signs on a single lot shall not exceed 32 square feet.
2. Height of political campaign signs shall be limited to five feet.
3. There shall be no limit on the duration of display of political signs. (O-38-12)
4. Political campaign signs shall not be placed in the public right-of-way and shall not be attached or affixed to utility poles or traffic signs.
5. Permits are not required for political campaign signs.

C. Real Estate Signs

1. The sign shall be located on the subject property, i.e., the property that is for sale, lease, or exchange.
2. In residential districts a sign not exceeding four square feet in area and four feet in height is permitted pertaining to the

sale, lease, or rental of the property on which the sign is located.

3. In non-residential districts a sign not exceeding 16 square feet in area and eight feet in height is permitted pertaining to the sale, lease, or rental of the property on which the sign is located.
4. Only one sign per street frontage is permitted; and
5. On multi-story buildings the signs shall be not be displayed above the second floor.
6. Any property owner or his or her agent may display or have displayed on the real property, or on real property owned by another with that person's consent, a sign which advertises the subject property for sale, lease, or exchange provided the sign meets the requirements of this section.
7. In addition to the real estate signs, a maximum of four open house signs per property may be displayed. These open house signs may be located off of the property between the hours of 8:00 a.m. and 6:00 p.m. on the day of the event. If the open house extends several consecutive days, open house signs may be displayed only on the first day. Every open house sign shall have attached to it the identification of the person responsible for the placement and removal of the sign.
8. Real estate signs shall be removed within seven days after the property is no longer for sale, lease, or exchange. Open house signs shall be removed within two hours after the closing time of the open house.
9. Real estate signs, to include open house signs, do not require a permit from the Village.

D. Balloon Signs. Balloon signs are allowed in conjunction with the opening of a new business or other establishment, provided that:

1. The maximum height of the balloon sign is 20 feet; and
2. The maximum width of the balloon sign is 20 feet; and

3. The display of the balloon sign is limited to a continuous period not to exceed 12 days.

- E. Special Event Signs.** Special event signs may be constructed of cloth, canvas, light fabric, cardboard, wall board or other light materials. The total area shall not exceed 50 square feet. No special event sign shall be displayed for more than 30 days. A period of 30 days must lapse before displaying the special event sign or another special event sign again. Special event signs shall not be displayed for more than 60 days during a calendar year. The period from November 10th through January 10th is exempt from the time limitations of this paragraph. All special event signs require permits. Searchlights may be used in conjunction with a special event, and may be used in addition to other approved special event signs. Searchlights, however, shall not be used for more than one consecutive day, and shall be limited to a total of three days per calendar year, per business establishment, organization, or address.” Use of searchlights shall not extend beyond normal business hours or midnight, whichever is earlier. (Ord O-54-09)
- F. Sandwich Signs.** Sandwich signs shall be a maximum of 12 square feet in sign area and a maximum of four feet in height. Such signs shall be restricted to the area immediately in front of the establishment which is being advertised, and shall be located so that the flow of pedestrian and vehicular traffic is not impeded. Sandwich signs shall be on display during business hours only and shall be removed at the end of each business day.
- G. Temporary Use Signs.** Signs for temporary uses may be displayed for a period of 90 days in a given calendar year. Signs for temporary uses shall either: (1) adhere to all standards for materials and illumination in the zoning district where the sign is established; or (2) be constructed of cloth, canvas, light fabric, wall board or other light material and not be illuminated. Signs for temporary uses shall adhere to the standards for placement and size for signs in the subject zoning district. (O-38-12)
- H. Village Event Signs.** The Village sponsors, coordinates, or otherwise promotes special events aimed at achieving economic development goals, e.g. attracting tourists to the downtown. i.e. the DD district. Signs for Village-sponsored events may be placed in the Village’s public right of way, on light poles, or fences on Village property. For the purposes of this section, “Village-sponsored events” shall mean festivals, parades and other seasonal activities that are funded

entirely or in part by the Village, and which have a goal of attracting visitors to DD district and/or celebrating the heritage and history of Lemont. (O-69-12)

17.11.110 LANDSCAPING REQUIREMENTS FOR SIGNS

A minimum of 50 square feet of landscaping is required for each free-standing sign and monument sign. A landscaping plan shall be submitted as part of the permit application for such signs. This landscaping plan shall illustrate the location, common name, scientific name, quantity, and size of the plant material. Planting and maintenance requirements as specified in Chapter 17.20 of this ordinance shall apply.

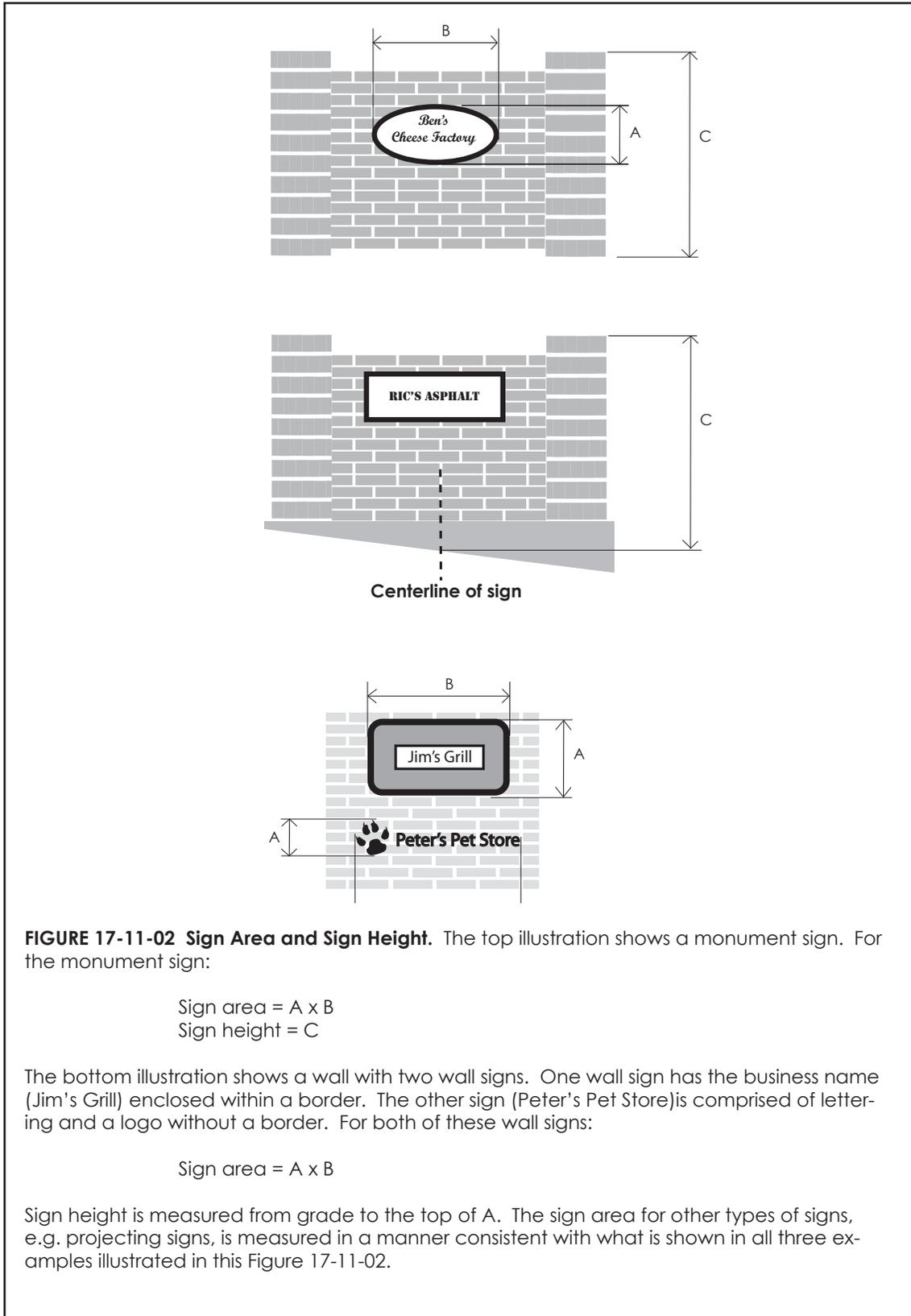
17.11.120 MEASURING SIGN DIMENSIONS

Maximum sign dimensions as specified in this chapter shall be measured in conformance with Figure 17-11-02 of this chapter, except for the maximum sign dimensions of wall signs in the B-3 zoning district, which shall be measured in accordance with Figure 17-11-03 of this chapter. When measuring signs consisting of only mixed case lettering with no background, either the ascenders or descenders of the text shall be included as part of the sign area, but not both.

17.11.130 SIGNS IN R DISTRICTS

This section contains restrictions and regulations for signs in all residential districts, residential planned unit developments, and residential land uses such as home occupations and bed and breakfasts. These standards are in addition to the provisions of §§17.11.080-090. Only signs specifically listed in this section are permitted in such districts.

- A. Home Occupation Signs.** See §17.06.080 of this ordinance for regulations on signs for home occupations.
- B. Signs for Bed and Breakfasts.** Each bed and breakfast is permitted one wall sign mounted on the residence, which shall be a maximum of eight square feet in area.
- C. Signs for Institutional and Commercial Uses.** Each institutional or commercial use within a residential district is permitted to erect and display the following signs:
 - 1. One identification sign affixed flat against a building wall.



This sign shall be limited to 16 square feet in area and shall not be higher than five feet above floor grade at entrance doorways.

2. One monument sign, which shall be a maximum of 32 square feet in area and a maximum of eight feet in height. On corner and through lots, one additional monument sign shall be permitted. Landscaping requirements for monument signs shall apply—see §17.11.110 of this ordinance.
3. Changeable copy centers shall be permitted. Electronic message centers are prohibited.

D. Subdivision Signs. One monument sign shall be permitted at each entrance to a subdivision. The following shall apply:

1. The sign shall be located in an easement or outlot specifically intended for the sign; and
2. The message on the sign shall be limited to a single side of the sign; and
3. The sign shall not exceed 32 square feet in area and five feet in height; and
4. The area near the sign shall be landscaped in accordance with §17.11.080 of this chapter; and
5. Changeable copy signs are prohibited.

17.11.140 SIGNS IN THE B and INT DISTRICTS

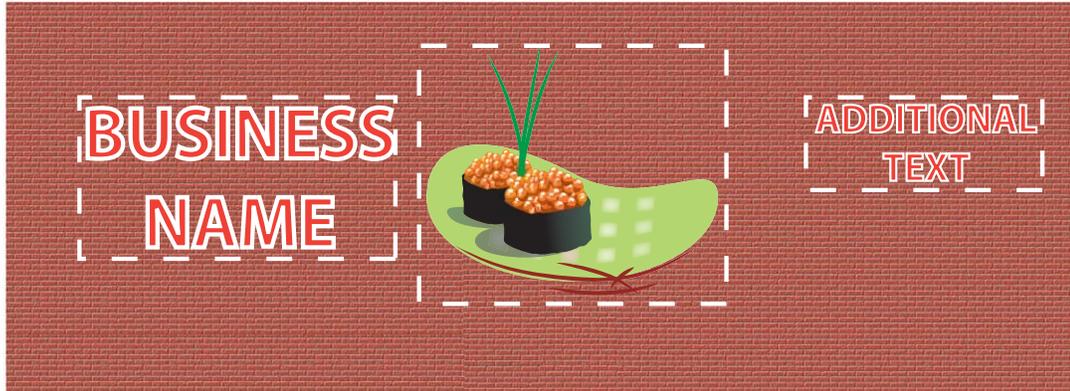
A. Applicability. Each business or institution within a B or INT district is permitted to erect and display signs or a combination of the signs listed in this section. These standards are in addition to the provisions of §§17.11.080-090. For businesses or institutions within a shopping center or commercial planned unit development, the provisions of §17.11.150 of this chapter shall apply.

B. Monument Signs in B and INT Districts.

1. One monument sign per zoning lot is allowed. Special restrictions apply to commercial and institutional establishments located within a shopping center or

FIGURE 17-11-03 B-3 Wall Sign Illumination

The maximum allowable sign area is the aggregate of (1) the business name; (2) the business's trademark or logo; and (3) any other desired copy. The area of the trademark or logo shall be no greater than 40% of the maximum allowable sign area.



In the example above, the tenant wishes to internally illuminate a business name, a logo, and some additional text describing the business's services. The tenant has 60 linear feet of building frontage, so a total sign area of 60 square feet is allowed. The logo may be a maximum of 24 square feet, leaving the remaining allowable sign area of 36 square feet for the business name and the additional text. The dotted white lines indicate how the sign area is measured. Illustration not to scale.

In the example below, the tenant wants to internally illuminate only a logo that includes the business name. The tenant has 60 linear feet of building frontage, so a total sign area of 60 square feet is allowed. However, logos are limited to a maximum of 40% of the total allowable sign area. Therefore, this sign may be a maximum of only 24 square feet. The dotted white line indicates how the sign area is measured. Illustration not to scale.



commercial planned unit development—see §17.11.120 of this chapter.

2. Signage may consist of various elements such as the name of the establishments, trademarks or logos. The maximum sign area permitted for the all of these elements shall be limited to one square foot of signage for each lineal foot of frontage along the front lot line, up to a maximum of 64 square feet. The maximum of 64 square feet may be applied to two sides of a monument sign, for a total of 128 square feet per monument sign. For guidance on measuring sign area see Figure 17-11-02. (Ord O-54-09; O-66-12)
3. Limestone or products simulating limestone shall be used for the base of all monument signs.
4. Each monument sign shall be landscaped in accordance with the provisions of §17.11.110 of this chapter.
5. Monument signs in B districts may be either externally illuminated or internally illuminated. Internally illuminated monument signs are prohibited in the INT district, except in those areas where electronic message centers are allowed in accordance with the provisions of §17.11.200. For internally illuminated monument signs in B districts, internal illumination shall be limited to:
 - a. Standard channel letters, symbols, or graphics;
 - b. Reverse channel letters, symbols, or graphics;
 - c. Cabinet signs with an aluminum sign face where alphanumeric characters and logos are routed into the sign face; or
 - d. Cabinet signs with a plastic, acrylic, or polycarbonate sign face where only the sign copy and/or logo are translucent, i.e., the background of the sign face shall remain opaque. For cabinet signs with a plastic, acrylic, or polycarbonate face the cabinet shall be enclosed on a minimum of two sides by the sign base material. (O-66-12)

- C. Wall signs in the B-1 and INT districts.** One wall sign per building elevation facing a public street shall be permitted in the B-1 and INT districts. In the case of a multi-tenant building, one wall sign shall be permitted per tenant. Each wall sign shall: (O-29-15)
1. Be limited in area to one square foot per each lineal foot of building frontage to a maximum area of 96 square feet.
 2. Consist of visible materials that are either of wood, metal, masonry, or a combination of these materials. Plastic and other synthetic materials are prohibited except as a material for alphanumeric characters and logos.
- D. Awning Signs in B and INT Districts.** Awning signs are permitted within B districts and INT districts. See §17.11.090.C of this chapter for additional provisions on awning signs.
- E. Changeable Copy Centers.** Changeable copy centers shall be permitted in accordance with §17.090.F. (O-66-12)
- F. Wall Signs in the B-3 Zoning District.** Each tenant or establishment in the B-3 zoning district shall be allowed wall signage as follows:
1. Signage may consist of various elements such as the name of the establishments, trademarks or logos. The maximum area permitted for the all of these elements shall be limited to one square foot per each lineal foot of building frontage or 72 square feet, whichever is less. Each of these elements shall be measured in accordance with Figure 17-11-03.
 2. Signage may be either externally illuminated or internally illuminated. If the signage is internally illuminated, the following provisions shall apply:
 - a. Internal illumination shall be limited to standard channel letters, reverse-channel letters, and pan face signs where only the copy and/or logo are translucent, i.e., the background of the pan face sign shall remain opaque.

- b. The total area of all internally-illuminated trademarks or logos shall be limited to a maximum of 40% of the maximum sign area as allowed by this section. See Figure 17-11-03, B-3 Wall Sign Illumination Standards for examples and clarification of permitted internally illuminated signs.

17.11.150 SIGNS FOR SHOPPING CENTERS AND PUDs

- A. **Applicability and Purpose.** This section applies to signs within shopping centers. These standards are in addition to the provisions of §§17.11.080-090. The section is also intended as guidance for establishing sign standards for planned unit developments that contains a commercial or institutional component.
- B. **Sign Plan.** A sign plan that demonstrates compliance with the provisions of this section shall be submitted for approval for each unified business center, commercial PUD, or mixed-use PUD. For PUDs, the Village Board shall be the approval authority for sign plans. For developments that are not PUDs, the Zoning Administrator shall be the approval authority for sign plans. Sign plans shall include:
 - 1. Site plan of the property and/or elevations that indicate the location of all signs; and
 - 2. Computation of the aggregate maximum sign area, the maximum sign area for each individual sign, sign dimensions, and the height of all signs; and
 - 3. Materials; and
 - 4. Illumination details
- C. **Unity and Harmony.** All signs shall be in harmony with the overall architectural concept for the site and compatible with each other and with the building elevations. Separate wall signs shall be located uniformly on a sign frieze, canopy or other appropriate architectural element consistent with architectural concept for the development, and the signs shall be adequately separated from one another.
- D. **Monument Signs for Shopping Centers and PUDs.** The following shall apply to signs within a shopping center or a PUD:

1. One monument sign per street frontage shall be permitted. A monument sign may identify the name of the center or PUD and/or the names of the individual tenants within the center or PUD.
2. Each monument sign shall have a maximum sign area and maximum height according to as follows:
 - a. A maximum of 64 square feet of sign area is permitted; (O-66-12)
 - b. Maximum sign height shall not exceed eight feet.
3. Commercial or institutional establishments located on outlots within the unified business center or PUD shall be permitted to have one monument sign. This sign is in addition to the monument sign allowed in paragraph D.1 of this section.
4. Each monument sign shall be set back from the lot line a distance that is at least half the height of the sign.
5. Each monument sign shall be landscaped in accordance with §17.11.110 of this chapter.
6. Monument signs for shopping centers or PUDs in B or INT zoning districts may be internally illuminated in accordance with §17.11.140.B of this chapter. (O-66-12)

E. Wall Signs within a Shopping Center or PUD.

1. One wall sign per retail unit of a building shall be permitted. Retail units on corner locations within buildings shall be permitted a wall sign on each wall that faces a public street. (Ordinance O-36-08, 2008)
2. Size of each wall sign shall be limited to one square foot of sign area for each linear foot of retail unit frontage, up to a maximum of 96 square feet.
3. Walls signs for shopping centers or PUDs in the B-3 zoning district may be internally illuminated in accordance with §17.11.140.F of this chapter. (O-66-12)

- F. **Awning Signs within a Shopping Center or PUD.** Awning signs are permitted within a shopping center or PUD. A maximum of one awning sign per establishment shall be permitted. For §17.11.090.C of this chapter for additional provisions on awning signs.
- G. **Changeable Copy Centers.** Changeable copy centers shall be permitted within a shopping center only as approved as part of a special use/planned unit development ordinance. A maximum of one such sign shall be allowed per shopping center or PUD.
- H. **Sandwich Signs.** One sandwich sign shall be permitted per street frontage, per establishment.

17.11.160 SIGNS IN THE DD DISTRICT

- A. **General.** The Downtown District encompasses much of the historic core of the Village, and most of this zoning district is also within the Lemont Historic District. The sign regulations for this zoning district therefore are promulgated in order to maintain and promote the historic character of the area. Unless otherwise stated in this section, the provisions of §§17.11.080-090 shall also apply. If the provisions of this section conflict with provisions found elsewhere in this chapter, the provisions of this section shall apply.
- B. **Approval of Signs.** Sign applications are approved by the Community Development Department. Additionally, the Lemont Historic Preservation Commission shall review applications for signs that are within both the Downtown District and the Lemont Historic District. Upon determination that the application meets the standards of this ordinance the Historic Preservation Commission shall issue a Certificate of Appropriateness. An applicant may erect a sign only after:
 - 1. The Historic Preservation Commission has issued a Certificate of Appropriateness; and
 - 2. The Community Development Department has reviewed the application and concurred that the plans meet applicable zoning, building and fire code standards.
- C. **Permitted Signs.** The following signs are permitted in the downtown district:

1. Monument signs, provided that they do not exceed four feet in height and twenty-four feet in sign area.
2. Projecting signs—one per establishment shall be permitted.
3. Sandwich signs—one per establishment shall be permitted.
4. Wall Signs.
5. Window signs, provided that they do not exceed one per window. Window signs may be painted directly on the window glass.
6. Awning signs. (O-65-11)

D. Aggregate Sign Area Allowance. Each establishment within the Downtown District shall be allowed a maximum aggregate sign area for all permitted signs according to the following formula: linear feet of storefront x 2 = total square footage of all signs. Projecting signs shall be exempt from this allowance limitation. Additionally, all individual signs shall be subject to the provisions in paragraphs C thru G of this section.

E. Quantity of Signs. Each establishment in the Downtown District shall be allowed a total number of permitted signs as follows:

1. A maximum of three signs is permitted on each façade. For the purposes of determining this limit, all window signs shall be regarded as one sign. The sign area of all window signs is included in the maximum aggregate sign area allowance described in paragraph D of this section. Measuring of window signs shall be consistent with Figure 17-11-02 of this chapter.
2. An additional one sign is allowed on either the rear or one of the sides of the establishment or building in which the establishment is located.

F. Sign Materials and Colors. (O-65-11)

1. Awning signs shall be of canvas. Awning frame members shall be a maximum of one inch in diameter.
2. Neon tubing is permitted.

3. Fluorescent materials and/or paints are prohibited.

G. Illumination. External illumination and neon shall be allowed. Internally illuminated signs are prohibited.

17.11.170 SIGNS IN THE M DISTRICTS

A. Monument Signs in the M Districts.

1. One monument sign is allowed per establishment. Establishments on corner lots may have a monument sign along both street frontages. Each monument sign shall have a maximum sign area of one square foot per lineal foot of frontage along the front lot line or 60 square feet, whichever is less. The maximum height for each monument sign shall not exceed eight feet.

2. Each monument sign shall be setback from the property line a distance that is at least one half of the height of the sign.

B. Wall Signs in the M Districts. One wall sign is allowed per establishment. Establishments on corner lots may have a wall sign along both street frontages. Each wall sign shall have a maximum sign area of one square foot per each lineal foot of building frontage or 100 square feet, whichever is less. A maximum of 20 square feet of sign area per tenant is allowed.

C. Awning Signs in the M Districts. Awning signs are allowed in M districts. See §17.11.090.C for regulations governing awning signs.

17.11.180 SIGNS IN OTHER ZONING DISTRICTS

Reserved.

17.11.190 STATE STREET SIGN OVERLAY DISTRICT

A. Purpose and Applicability. The State Street Sign Overlay District is comprised of all lots adjacent to the west side of State Street between Illinois Street and Peiffer Street. The State Street Sign Overlay District is established in order to preserve and enhance the character of the street as a generally residential area in which several commercial uses may from time to time be allowed to exist. Special restrictions for dimensions and location, above and beyond what are imposed elsewhere in this chapter, shall apply. All other provisions

of this chapter shall apply.

- B. Special Restrictions on Sign Dimensions.** All freestanding signs within the State Street Sign Overlay District shall:
1. Be limited to a maximum of 30 square feet of sign area; and
 2. Be limited to a maximum height of five feet.
- C. Setback Requirement.** All signs shall be setback from the lot line a distance that is at least one half of the height of the sign.

17.11.200 ELECTRONIC MESSAGE CENTERS (EMCs)

- A. Allowable Locations.** Electronic message centers (EMCs) shall be located:
1. On property zoned B-3 or INT.
 2. Adjacent to one of the following arterial streets:
 - a. Lemont Road; or
 - b. State Street; or
 - c. 135th Street; or
 - d. McCarthy Road; or
 - e. Bell Road; or
 - f. Archer Avenue; or
 - g. Route 83.
 3. At least 400 feet from another EMC. This distance of 400 feet shall be measured from the base of one sign directly to the base of the other sign. Service stations shall be exempt from this 400-ft distance requirement, and an EMC at a service station shall not prevent the establishment or operation of another electronic message center that would otherwise be allowed under this chapter.

4. At least 250 feet from the nearest residentially zoned property that is adjacent to the same street on which the EMC is located. This distance of 250 feet shall be measured from the base of the sign to the nearest property line of the residentially zoned property.

B. Sign Design. Electronic Message Centers (EMCs) shall:

1. Be incorporated into a monument sign that includes a non-EMC sign message.
2. Not be located above a non-EMC sign message.
3. Not exceed 33% of the total sign area.
4. Comply with all other standards for monument signs found in this chapter.

C. Illuminance. The night-time illumination of Electronic Message Centers (EMCs) shall conform with the criteria set forth in this section.

1. The illuminance of an EMC shall be measured with an illuminance meter set to measure footcandles accurate to at least one decimal. Illuminance shall be measured with the EMC off, and again with the EMC displaying a white image for a full color EMC, or a solid message for a single-color EMC. All measurements shall be taken perpendicular to the face of the EMC at the distance determined by the following formula:

$$\text{Measurement Distance} = \frac{\sqrt{\text{EMC area (in square feet)} \times 10}}{\sqrt{\text{EMC area (in square feet)} \times 10}}$$

1. The difference between the off and solid-message measurements using the EMC measurement criteria shall not exceed 0.3 footcandles at night.
2. All EMCs must be equipped with a sensor or other device that automatically determines the ambient illumination and is programmed to automatically dim according to ambient light conditions, or that can be adjusted to comply with the 0.3 footcandle measurements.

- D. Other Display Features.** Electronic Message Centers (EMCs) shall conform to the following standards:
1. The electronic message shall not change more frequently than once every seven seconds.
 2. Flashing, blinking, scrolling, chasing, animation, and other similar effects shall be prohibited.
 3. The EMC shall display a maximum of two colors at any given time. The background of the EMC must remain black at all times and the black background does not constitute a color toward the two-color limit.
- E. Service Stations.** The electronic message center (EMC) at service stations shall be limited to the prices of motor fuel products and the height of the “\$” and the numbers which indicate the prices shall be no greater than 15 inches. Up to four prices of motor fuel products may be displayed, so long as all the other restrictions of this chapter and this section are met.

CHAPTER 17.12

FENCES

Sections:

- 17.12.010** **General Fence Standards for All Districts**
- 17.12.020** **Permit Required**
- 17.12.030** **Fences in R Districts**
- 17.12.040** **Fences in the B and INT Districts**
- 17.12.050** **Fences in the M Districts**
- 17.12.060** **Fences in the DD District**

Figure 17-12-01 Vision Triangle. Fences shall not be placed within vision triangles.



17.12.010 GENERAL FENCE STANDARDS FOR ALL DISTRICTS

A. Construction.

1. All fences in all zoning districts shall be erected or installed so that the finished side faces outward, i.e., the construction supports face the interior of the lot on which the fence is installed.
2. All fences in all zoning districts shall be of rigid material.

B. Visibility. Fences shall not obscure the visibility of motorists. Figure 17-12-01 illustrates the prohibited area for all fences.

C. Location in the right-of-way and in easements. No private fences shall be allowed or constructed within the right-of-way of public streets or alleys. Fences or walls may, by permit, be placed on public utility easements, so long as they do not interfere in any way with the existing utilities. Fences or walls, to include retaining walls, shall not interfere with the drainage easements or impede the natural flow of water on a lot, unless expressly approved by the Village Engineer and Planning and Economic Development Director. Submission of a grading plan along with an application for a fence permit is encouraged. For those permit applications submitted without a grading plan, the Building Official may, upon site inspection, deny a permit based on the likelihood that the proposed fence will interfere with the drainage easements or impede the natural flow of water on a lot. Furthermore, the Village, other governmental body, or any utility company having authority for such easements shall not be liable for repair or replacement of such fences or walls in the event they are moved, damaged, or destroyed by virtue of the lawful use of the easement. The Village may summarily remove fences in violation of the provisions of this paragraph.

D. Prohibited Fences. No dangerous or hazardous type of fence or fence or wall material, such as barbed wire, razor wire, electrical fences, fences with spikes, glass, or other such materials and measures used primarily for security purposes shall be allowed except:

1. On M-zoned lots when such lots are not adjacent to a residential district and the provisions of both §17.12.050.C and §17.20.060 are met; or

2. On lots where the primary use is for a public utility, e.g. transformer station, and when the use of the barbed wire is at least six feet above grade.
3. On governmental law enforcement or penal facilities.
4. Fencing used specifically and solely to enclose animals at animal hospitals or animal shelters.

E. Exempt Fences. The following fences are exempt from the provisions of this chapter, except for the provisions of paragraphs B and D of this section:

1. Temporary fences for the purposes of crowd control and security at special events; and
2. Fences for recreational purposes on park district or school district property; and
3. Fences for recreational land uses or for security purposes as specified in a special use approval, or fences erected for security at a telecommunications or public utility site. (Ord O-54-09)

17.12.020 PERMIT REQUIRED

No person shall build, install, erect, re-construct, replace, alter, enlarge, or extend a fence without obtaining in advance a permit from the Village.

17.12.030 FENCES IN R DISTRICTS

A. Permitted Locations. In an R district, fences are permitted only in conformance with Figures 17-12-02 and 17-12-03 of this chapter and in any portion of a front yard as specified in paragraph B of this section.

B. Decorative fences and walls. Decorative fences and walls are permitted in the front yard in an R district providing that:

1. Fence or wall height does not exceed four feet; (O-10-14)
2. The fence is at least 20 feet from the edge of any public street; and

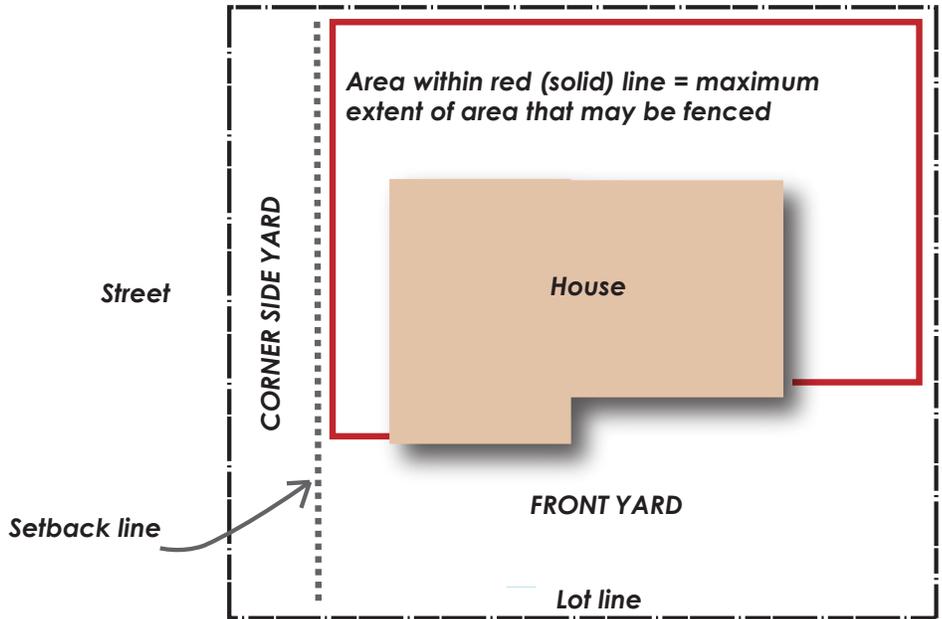
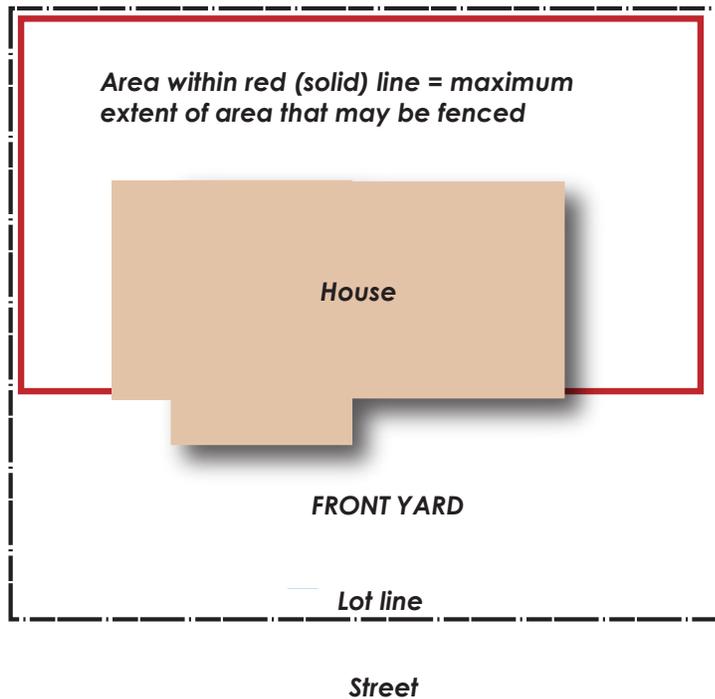


FIGURE 17-12-02 Fences on Corner Lots (above)

FIGURE 17-12-03 Fences on Interior Lots (below)



3. The fence is open in design and has opacity of at least 50%.

C. Fence Height. Fences in R districts shall not exceed six feet except:

1. Decorative fences as provided for in paragraph B of this section shall not exceed four feet; (O-10-14)
2. On through lots where a rear yard would be adjacent to a front yard, the fence in the rear yard shall not exceed three feet.

D. Permitted Materials. Fences in R districts shall be constructed of the following materials only: wood or wood laminate, wrought iron, aluminum, masonry or vinyl.

17.12.040 FENCES IN THE B AND INT DISTRICTS

A. Permitted Locations. In a B-1, B-3 or INT district, fences are permitted only in: (O-65-11)

B. Any portion of a rear yard;

C. Any portion of a side yard.

Permitted Materials. Fences in B or INT districts shall be constructed of the following materials only: wood or wood laminate, wrought iron, aluminum or vinyl. Fences in the B-4 district shall be constructed of wood or wood laminate, wrought iron, aluminum, vinyl, or chain link. (O-65-11)

D. Fence Height. Fences in B districts shall not exceed six feet in height; fences in INT districts shall not exceed eight feet in height.

17.12.050 FENCES IN THE M DISTRICTS

A. Permitted Locations. In an M district fences are permitted in any yard.

B. Permitted Materials. Fences in an M district shall be of wood or wood laminate, wrought iron, aluminum, vinyl or chain link. Chain link fence, however, shall not be used along lot lines adjacent to an R district or along street frontage when an R district lot is located immediately across the street.

C. Fence Height. In an M district fences shall be a maximum of eight feet in height. Fences which are primarily erected for security reasons may have projecting arms on which barbed wire or other such wire may be fastened, provided that:

1. The projecting arms do not extend beyond the lot line; and
2. The barbed wire or other such wire is a minimum of six feet above grade.

17.12.060 FENCES IN THE DD DISTRICT

The location, height, and materials for fences in the DD district shall conform to the provisions of Table 17-09-01, Chapter 17.09, of this ordinance.

CHAPTER 17.13

NONCONFORMITIES

Sections

17.13.010	General
17.13.020	Nonconforming Uses
17.13.030	Nonconforming Structures
17.13.040	Nonconforming Lots
17.13.050	Other Nonconforming Situations

17.13.010 GENERAL

- A. Purposes.** This section governs nonconformities: those uses, lots, buildings or other aspects of development that may have complied with previous zoning regulations, but through zoning ordinance revisions or amendments no longer conform to the current standards. The intent of this section is to clarify to what extent and under what circumstances such nonconformities can be altered, expanded, or allowed to continue. Other purposes of this section are to:
1. Allow for the preservation and adaptive re-use of existing buildings; and
 2. Recognize the interests of landowners whose property and its uses were lawfully established; and
 3. Place reasonable limits on nonconformities that have or potentially may have adverse effects on surrounding properties or the community.
- B. Authority to Continue a Nonconformity.** Any nonconformity that existed on the effective date of this ordinance or a situation that becomes a nonconformity upon adoption of any amendment to this zoning ordinance may be continued in accordance with the provisions of this section.

- C. **Continued Status of Nonconformity.** Nonconforming status rests with the property, not with the property owner. Such status is not affected by changes in tenancy, or management. In certain instances, a change in ownership may affect the nonconforming status—see paragraph D of this section below. Additionally, a change in ownership shall result in the removal of all nonconforming signs.

- D. **Multi-Family Buildings.** For a building that exists in a single-family zoning district but is nonconforming because they it is used as multi-family residential building, transfer of ownership shall result in an inspection by Village building code officials for basic health and safety violations. Upon satisfactory review by code officials, the Village shall issue an occupancy permit for the continued use of the building for multi-family residential use. Failure to bring the building into compliance with noted basic health and safety violations may result in the loss of the building’s nonconforming status, and the building may then be subject to all actions, fines and penalties as described in §17.01.070 of this ordinance.

- E. **Repairs and Maintenance.** Nonconforming buildings and lots carry the same obligations and requirements for safe upkeep as conforming buildings and lots. Incidental repairs and normal maintenance necessary to keep a nonconformity in compliance with the Village building codes are permitted unless otherwise expressly prohibited in this ordinance.

17.13.020 NONCONFORMING USES

- A. **Change of a Nonconforming Use.** A nonconforming use may be converted to a use permitted in the subject zoning district. A nonconforming use may not be changed to another nonconforming use.

- B. **Expansion of a Nonconforming Use.** A nonconforming use, whether inside or outside of the building, may not be expanded beyond the area it occupies or increase in intensity at the time of the adoption of this section or any subsequent amendment. For example, a nonconforming multi-family building with three dwelling units in a single-family district could not add an additional unit. Likewise, a building that already exceeds the maximum height limit could not have its height increased.

C. Discontinuance of a Nonconforming Use

1. If a nonconforming use is discontinued or abandoned for a period of six consecutive months it shall not be re-established, and any subsequent use of the property shall conform to the regulations of the subject zoning district.
2. Where the nonconforming use of land is accessory to a nonconforming structure, it shall be discontinued on the same date on which the nonconforming use of the building or structure is discontinued.

D. Relocation. No building in which a nonconforming use is conducted may be moved in whole or in part to any other location on the same or any other lot unless the use of that lot conforms to the regulations of the zoning district in which the building is to be moved.

17.13.030 NONCONFORMING STRUCTURES**A. Alterations or Enlargements of Nonconforming Structures.**

A nonconforming structure may be altered or enlarged only if the alteration or enlargement does not increase the extent of the nonconformity or add another nonconformity. For example, a building that does not meet a yard depth requirement may have another floor added, so long as the additional height and bulk comply with the applicable regulations. Likewise, a building that does not meet a yard depth requirement may be enlarged so long as the addition follows the same building wall line and does not result in an additional encroachment into the required yard area.

B. Intentional Destruction of a Nonconforming Structure. If a nonconforming structure is intentionally removed or destroyed by the owner, the building may be reconstructed, provided that all nonconformities, to include yard setback requirements, are eliminated.

C. Accidental Damage or Destruction. When a nonconforming structure is damaged or destroyed by fire or other causes beyond the control of the owner, it may be repaired or rebuilt provided that:

1. The owner can document, through building records, photographs, or plats of survey, the extent of any nonconformity that existed prior to the accidental damage or destruction; and

2. The intensity, extent, or nature of the previous nonconforming elements are not increased; and
3. Building permits for restoration or reconstruction are issued within six months from the date of accidental damage or destruction.

D. Relocation of a Nonconforming Structure. No nonconforming structure shall be moved in whole or in part to any other location on the same or any other lot unless the structure conforms to the regulations of the zoning district in which the structure is to be located.

17.13.040 NONCONFORMING LOTS

A. Nonconforming Lots in R Districts.

1. A nonconforming lot in an R district may be developed, provided that yard depth, bulk and density restrictions of this ordinance are met. (O-29-15)
2. A nonconforming lot that is enlarged yet remains nonconforming, may be developed with a single-family dwelling unit provided that yard depth, bulk and density restrictions are met.
3. If an existing single-family house in an R district is destroyed by accident, it may be rebuilt, provided that yard depth, bulk and density requirements are met, and the provisions of §17.13.030 are met.
4. Non-residential development in an R district that is permitted by this ordinance may occur on a nonconforming lot only if a variation is granted for any and all of the nonconformities that result from inadequate lot size or width (e.g. parking requirements cannot be met).

B. Nonconforming Lots in Non-Residential Districts. In non-residential zoning districts a nonconforming lot may be developed provided that:

1. The lot in question existed in its current dimensions at the time of the effective date of this section; and

2. The use is permitted in the zoning district where the nonconforming lot is located; and
3. A variation is granted for any other nonconformities that result from inadequate lot size or width.

17.13.050 OTHER NONCONFORMING SITUATIONS

- A. Nonconforming Signs.** Regulations for nonconforming signs are provided in Chapter 17.11 of this ordinance.
- B. Other.** Any other aspects of development not described in the provisions of this section, such as but not limited to such items as landscaping, parking, or loading, that were lawfully established but no longer comply with a standard of this zoning ordinance, shall be allowed to exist. However, such nonconforming aspects may not be altered so that the intensity, extent, or nature of the nonconformity increases. Where physically feasible, site development activities shall cause nonconformities to be brought into conformance. For example, a redesign or expansion of an off-street parking lot would result in previously nonconforming landscaping being brought into compliance.

CHAPTER 17.14

NUISANCE MITIGATION

Sections:

17.14.010 Noise Standards

17.14.020 Illumination Standards

17.14.010 NOISE STANDARDS

- A. Required Performance Level.** No operation or activity shall cause or create noise in excess of the sound levels uses listed in Table 17-14-01 of this chapter.
- B. Method of Measurement.** Measurement of noise will be made in conformance with American National Standards Institute publication “Recommended Methods for Measuring Acoustic Noise Emissions,” (T.1.TR.54-1997 or updated publication).
- C. Exemptions.** The following activities shall be exempt from the noise level standards of this chapter:
 - 1. Noises emanating from construction and maintenance activities; and
 - 2. Noises of safety signals, warning devices, and emergency pressure relief valves; and
 - 3. Transient noises of moving sources such as automobiles, trucks, airplanes, and railroads.

17.14.020 ILLUMINATION STANDARDS

- A. Glare.** All open off-street parking lots shall be illuminated. Table 17-14-02 of this chapter specifies minimum footcandle requirements. All such lots and other areas with illumination shall use lights that are shielded or otherwise optically controlled so as to prevent glare or create a nuisance on adjacent property.

- B. Light Spillage.** Illumination of parking lots or other areas shall limit light spillage onto adjacent property to a maximum horizontal footcandle value at the perimeter of the property in accordance with Table 17-14-03 of this chapter.

TABLE 17-14-01. Maximum Permissible Sound Levels

Sound Source Zoning District	Receiving Zoning District		
	R	B, DD, INT	M
R Districts	55	57	60
B, DD, and INT Districts	57	60	65
M Districts	60	65	70

TABLE 17-14-02. Parking Area Interior Minimum Footcandle

Land Use of Property	Maximum Footcandle
Single-family residential	None
Multi-family residential	0.05-0.2
Commercial	0.15-0.6
Institutional, including parks	0.10-0.4

TABLE 17-14-03. Maximum Footcandle at Property Line

Zoning District of Adjacent Property	Maximum Footcandle
R Districts	0.1
B, DD Districts	2.0
M Districts	5.0

CHAPTER 17.15

RESERVED

Article III
Historic Preservation
(“Historic Preservation Ordinance”)

CHAPTER 17.16

HISTORIC PRESERVATION PROCEDURES

Sections

17.16.010	Purpose, Authority, Duties
17.16.020	Historic Districts
17.16.030	Certificate of Appropriateness - Minor Alterations (O-10-14)
17.16.035	Certificate of Appropriateness - Major Alterations (O-10-14)
17.16.040	Certificate of Economic Hardship
17.16.050	Demolition Approval
17.16.060	Appeal of HPC Decisions
17.16.070	Surveys and Research
17.16.080	Landmark/Historic District Designation

17.16.010 PURPOSE, POWERS AND DUTIES

- A. Purpose.** This chapter is intended to promote the protection, enhancement, perpetuation, and use of improvements of special character or historical interest or value in the interest of the health, propriety, safety, and welfare of the people of Lemont by:
1. Identifying and preserving the historic and architectural characteristics of Lemont which represent the Village’s cultural, social, economic, and special political and architectural history; and
 2. Promoting civic pride in the beauty and noble accomplishments of the past as represented in Lemont landmarks and historic districts; and
 3. Stabilizing and improving the economic vitality and value of Lemont’s landmarks and historic areas; and

4. Protecting and enhancing the attractiveness of the Village to buyers, visitors and shoppers, and thereby supporting commerce, industry, and providing economic benefit to the Village; and
5. Fostering and encouraging preservation, restoration of structures, areas, and neighborhoods and thereby preventing erosion of the special historic significance of Lemont in regional, state, and national history.

B. Establishment and Authority. See §17.03.050 for the establishment, authority and duties of the Historic Preservation Commission.

17.16.020 HISTORIC DISTRICTS

A. Historic District No. 1. The boundaries of Historic District No. 1 are illustrated in Map 17-16-01. This is the same Historic District No. 1 as created by Ordinance O-6-01 on February 12, 2001, and amended by Ordinance O-63-01 on November 26, 2001. The rules for boundary definitions as promulgated for zoning districts in Chapter 17.05 of this ordinance apply to Historic District No. 1.

B. Reserved.

17.16.030 CERTIFICATE OF APPROPRIATENESS - MINOR ALTERATIONS (O-10-14)

A. When Required. A Certificate of Appropriateness shall be required prior to the issuance of building permits for new construction, demolition of structures, and any work impacting the exterior appearance of existing structures within a historic district or for any designated national, state, or Village landmarks, or for any structure on the National Register of Historic Places.

B. Minor Alterations. Minor alterations to the exterior of a structure subject to the provisions of this article shall be reviewed by the Planning and Economic Development Director. If the minor alteration meets the design guidelines established in this article, the Planning and Economic Development Director shall issue a Certificate of Appropriateness. For the purposes of this article, a “minor alteration” is:

1. Construction, demolition, and alterations of accessory structures, except those otherwise defined as major alterations; or (O-10-14)

2. Addition or removal of paint, re-shingling, and installation or removal of gutters and downspouts of principal or accessory structures. (O-10-14)

C. Approval Process. The approval process for a Certificate of Appropriateness for a minor alteration is: (O-10-14)

1. Property owner concurrently submits application and fees for a building permit and Certificate of Appropriateness to the Building Department.
2. The applications are forwarded to the Planning & Economic Development Department for review of completeness and compliance with the provisions of this Article, Article II (Zoning) and Article IV (Site Development) of this ordinance. If one or both of the applications are either incomplete or not in compliance, the applicant is notified about and is required to correct the deficiencies. The Planning & Economic Development Director will then approve the application; approve the application with modification; or deny the application.
3. If the application is approved, the Planning & Economic Development Department issues the Certificate of Appropriateness. Approval of a Certificate of Appropriateness does not constitute approval of a building permit; applicants must seek approval of all applicable building permits prior to commencing with the changes approved by the Certificate of Appropriateness.
4. If the application is approved with modification, the Planning & Economic Department will determine if the modifications require submission of new plans or additional materials and inform the applicant. If no new plans or materials are required, the Community Development Department will annotate the previously submitted plans to indicate the conditions of approval.
5. If the application is denied, the applicant may apply for a Certificate of Economic Hardship in accordance with the provisions of § 17.16.040 or appeal the decision in accordance with § 17.16.030.D of this ordinance.

- D. Appeal Process.** When a Certificated of Appropriateness is denied, approved with conditions, or approved by the Planning & Economic Development, the applicant or any interested party may, within 60 days of the decision, appeal such decision to the Village Board. The Village Board shall conduct a public hearing in accordance with the requirements of §17.16.035.D of this ordinance and shall use the standards and guidelines of Chapter 17.17 of this ordinance when evaluating the application. The Village Board may affirm, reverse, or modify the Planning & Economic Development Department's decision by a majority vote of the Village Board. The decision of the Village Board shall be final, subject only to judicial review as provided by law.

17.16.035 CERTIFICATE OF APPROPRIATENESS - MAJOR ALTERATIONS (O-10-14)

- A. When Required.** A Certificated of Appropriateness shall be required prior to the issuance of building permits for new construction and demolition of structures and any work impacting the exterior appearance of existing structures within a historic district or for any designated national, state, or Village landmarks, or for any structure on the National Register of Historic Places.
- B. Major Alteration.** Major alterations are all other changes to the exterior of a structure that are not minor alterations as described in §17.16.030 of this chapter. For the purposes of this article, a "major alteration" is:
1. Construction, demolition and alterations of principal structures; or
 2. Construction and alterations of detached garages, decks, awnings, and signs; or
 3. Demolition of detached garages and removal of awnings.
- C. Approval Process.** The approval process for a Certificate of Appropriateness is:
1. Property owner concurrently submits application and fees for a building permit and Certificate of Appropriateness to the Building Department.
 2. The applications are forwarded to the Planning &

Economic Development Department for review of completeness and compliance with the provisions of Article II (Zoning) and Article IV (Site Development) of this ordinance. If one or both of the applications are either incomplete or not in compliance, the applicant is notified about the deficiencies and must correct the deficiencies prior to review by the Historic Preservation Commission. Once the application is complete, the Planning and Economic Development Director shall forward the application to the Historic Preservation Commission for review.

3. Within 15 days of receiving the application for a major alteration, the Historic Preservation Commission shall:
 - a. Schedule a public hearing on the application; and
 - b. Notify the applicant of the time, date, and venue of the hearing; and
4. The Historic Preservation Commission shall conduct the public hearing, and shall use the standards and guidelines of Chapter 17.17 of this ordinance when evaluating the application. The HPC may decide to:
 - a. Approve the application; or
 - b. Approve the application with modification; or
 - c. Deny the application; or
 - d. Continue the hearing because of lack of information or upon agreement with the applicant.
5. The HPC shall notify the applicant of a decision within 15 days after the close of the hearing. The decision shall include findings of fact. Additionally, the Historic Preservation Commission shall notify the Planning & Economic Development Department of its decision.
6. If the application is approved, the Planning & Economic Development Department issues the Certificate of Appropriateness. Approval of a Certificate of Appropriateness does not constitute approval of a building

permit; applicants must seek approval of all applicable building permits prior to commencing with the changes approved by the Certificate of Appropriateness.

7. If the application is approved with modification, the Planning & Economic Development Department will determine if the modifications require submission of new plans or additional materials and inform the applicant. If no new plans or materials are required, the Planning & Economic Development Department will annotate the previously submitted plans to indicate the conditions of approval.
8. If the application is denied, the applicant may apply for a Certificate of Economic Hardship in accordance with the provisions of §17.16.040 or appeal the decision in accordance with §17.16.035.E of this ordinance.

D. Public Notice Requirements.

1. Not less than seven days and not more than 15 days prior to the scheduled public hearing, the Historic Preservation Commission shall notify the applicant by certified mail of the scheduled public hearing.
2. The Historic Preservation Commission shall ensure inclusion of the scheduled public hearing on its meeting agenda, and ensure the agenda is posted in the Village Hall and on the Village's website in accordance with Illinois state statute.
3. The Historic Preservation Commission shall notify the applicant, by regular mail, of any denial of an application for Certificate of Appropriateness within 15 days of the decision.

E. Appeal Process. When a Certificate of Appropriateness is denied, approved with conditions, or approved by the Historic Preservation Commission, the applicant or any interested party may, within 60 days of the decision, appeal such decision to the Village Board. The Village Board may affirm, reverse, or modify the HPC's decision by a majority vote of the Village Board. The decision of the Village Board shall be final, subject only to judicial review as provided by law.

- F. **Validity.** Certificates of Appropriateness are valid for one year from the date of issuance.

17.16.040 CERTIFICATE OF ECONOMIC HARDSHIP

- A. **Purpose.** The Certificate of Economic Hardship is issued upon evidence that the structure or property cannot yield an adequate economic return unless the proposed work for which a Certificate of Appropriateness has been denied is allowed to proceed.
- B. **Timing of Application.** Applicants denied a Certificate of Appropriateness wishing to apply for a Certificate of Economic Hardship shall file a complete application within 60 days after the close of the public hearing for the Certificate of Appropriateness.
- C. **Submission of Application.** Applicants shall submit forms and any supporting documents to the Planning and Economic Development Director. The applicant may submit any or all of the following information in order to assist the HPC in making its determination on the application:
 - 1. The amount paid for the property, the date of purchase and the party from whom purchased (including a description of the relationship, if any, between the owner and the person from whom the property was purchased.)
 - 2. The assessed value of the land and improvements according to recent assessments.
 - 3. Real estate tax bills.
 - 4. Remaining balance on mortgage and annual debt service.
 - 5. All appraisals obtained with the previous two years by the owner or applicant in connection with the purchase, financing or ownership of the property.
 - 6. Any listing of the property for sale or rent, asking price, or offers received.
 - 7. Any consideration by the owner as to profitable adaptive uses for the property.

8. Annual gross income from the property, itemized operating and maintenance expenses, and annual cash flow before and after debt service.
9. Form of ownership or operation of the property.
10. Any other information including income tax bracket of the owner, applicant or principal investors in the property, reasonably necessary for a determination as to whether the property can be reasonably used or yield a reasonable return to present or future owners.

D. Forwarding to HPC. The Planning and Economic Development Director shall review the application for completeness and, upon verification of a complete application and the payment of any fees that the Village may from time to time establish for the application, forward the application to the HPC. Within 15 days of receiving the application, the Historic Preservation Commission shall:

1. Schedule a public hearing on the application; and
2. Notify the applicant of the time, date, and venue of the hearing; and
3. Publishes notice of the meeting 7-15 days before the hearing in compliance with paragraph C of this section.

E. Public Hearing. The Historic Preservation Commission shall conduct the public hearing. Any decision of the HPC shall be forwarded to the applicant and Community Development Department within five days of the hearing. The HPC may decide to:

1. Approve the application; or
2. Deny the application; or
3. Delay a decision for three months in accordance with paragraph F of this section.

F. Three-Month Delay

1. During the three-month period mentioned in paragraph E above, the HPC shall investigate plans to allow for a reasonable beneficial use or a reasonable economic return,

or to otherwise preserve the subject property. Such plans may include, but not be limited to:

- a. A relaxation of the provisions of the ordinance; or
 - b. Reducing real property taxes;
 - c. Financial assistance from the Village;
 - d. Amendments to the building code and/or amendments in the zoning regulations.
2. If such plans require approval by the Village Board, they shall be forwarded to the Village Board for consideration. If such plans do not require Village Board approval, the HPC may seek applicant compliance to the plans and approve the Certificate of Economic Hardship with or without conditions. If the applicant does not wish to comply with the recommended plans, the HPC may decide to deny the application for Certificate of Economic Hardship.

G. Post-Decision Actions and Options (O-10-14)

1. If the application is approved, the Community Development Department, upon verification of plan compliance with applicable building codes, issues both the Certificate of Economic Hardship. Approval of a Certificate of Economic Hardship does not constitute approval of a building permit; applicants must seek approval of all applicable building permits prior to commencing with the changes approved by the Certificate of Economic Appropriateness.
2. If the application is approved with modification, the Community Development Department will determine if the modifications require submission of new plans or additional materials for building code compliance and inform the applicant. If no new plans or materials are required, the Community Development Department will annotate the previously submitted plans to indicate the conditions of approval.

H. Appeal Process. When a Certificate of Economic Hardship is denied, approved with conditions, or approved by the Historic Preservation Commission, the applicant or any interested party may,

within 60 days of the decision, appeal such decision to the Village Board. The Village Board may affirm, reverse, or modify the HPC's decision by a majority vote of the Village Board. The decision of the Village Board shall be final, subject only to judicial review as provided by law. (O-10-14)

17.16.050 DEMOLITION APPROVAL

- A. When Required.** An application for a Certificate of Appropriateness shall be required for the demolition of any structure within a Historic District or for any designated national, state, or Village landmarks or for any structure on the National Register of Historic Places.
- B. Application.** The application for demolition of a structure shall be made to the Historic Preservation Commission through the Community Development Department. The application shall include the following information:
1. Address of structure; and
 2. Legal description of property and PIN; and
 3. Name and address of property owner; and
 4. Year of construction; and
 5. Reason for demolition; and
 6. Site plan; and
 7. Photographs of each side of the structure; and
 8. Consent of the property owner
- C. Approval Process.** See §17.16.035C. of this ordinance for approval procedures. (O-10-14)
- D. Public Notice Requirements.** (O-10-14)
1. Not less than seven days and not more than 15 days prior to the scheduled public hearing, the Historic Preservation Commission shall cause to be published in a local newspaper a notice announcing the public hearing. Such notice shall contain:

- a. The common street address of the subject property; and
 - b. The scheduled time, date, and venue of the public hearing; and
 - c. A description of the nature, scope, and purpose of the application or proposal; and
 - d. The name and address of the applicant; and
 - e. A statement that additional information concerning the hearing or application can be obtained from the Planning & Economic Development Department and the address and contact information for the department.
2. Not less than seven days and not more than 15 days prior to the scheduled public hearing, the Historic Preservation Commission shall notify the applicant by certified mail of the scheduled public hearing.
 3. The Historic Preservation Commission shall ensure inclusion of the scheduled public hearing on its meeting agenda, and ensure the agenda is posted in the Village Hall and on the Village's website in accordance with Illinois state statute.
 4. The Historic Preservation Commission shall notify the applicant, by regular mail, of any denial of an application for Certificate of Appropriateness within 15 days of the decision.

E. Criteria to be Considered

WhendeterminingwhethertoapproveaCertificateofAppropriateness for demolition, the HPC shall consider and may give decisive weight to any one or all of the standards of this paragraph. In addition to the criteria, demolition should not be permitted unless the building is beyond all economically feasible repair as determined by the HPC. The criteria are:

1. Whether the structure has significant value as part of the

- historic or cultural heritage of Lemont, Cook County, the State of Illinois, or the United States.
2. Whether the structure is identified with a person or persons who significantly contributed to the development of Lemont, Cook County, the State of Illinois, or the United States.
 3. Whether the structure is representative of the distinguishing characteristics of architecture inherently valuable for the study of a period, type, method of construction, or use of indigenous materials, especially the use of stone known as “Lemont limestone” or “Athens marble.”
 4. Whether the structure is a notable work of a master builder, designer, architect or artist.
 5. Whether the structure has a unique location or singular physical characteristic that makes it an established or familiar visual feature, including presence in the Lemont skyline.
 6. Whether the building is a particularly fine or unique example of a utilitarian structure, including but not limited to utilitarian, residential or commercial structures with a high level of integrity or architectural significance.
 7. Whether the building, although it may or may not be designated as a landmark, is considered to be a contributing historic structure and whether it contributes to the overall character of the historic district.
 8. Whether the demolition of the structure would create a breach in the visual streetscape of the historic district, or be detrimental to public interest and contrary to the general welfare of the historic district.
 9. Whether any new structure proposed to be constructed upon demolition of a non-contributing structure is compatible with the buildings and environment of the historic district and would qualify for a Certificate of Appropriateness.
 10. Whether the building or structure is in such a deteriorated condition that it is not structurally or economically feasible to preserve or restore it, or whether there is a compelling health or safety reason to demolish the building or structure.

Any hardship or difficulty claimed by the owner which is self-created or which is the result of failure to secure or maintain the property in good repair cannot qualify as a basis for a Certificate of Appropriateness. (Ord O-54-09)

11. Whether the building is 50 years or older unless it has no historic or architectural merit. (Ord O-54-09)
12. Whether the building or structure is within a grouping of similar buildings or structures that creates a distinctive pattern or historic rhythm of masses and spaces that would be significantly altered by the removal of one or more of its parts.
13. Whether the building has architectural characteristics associated with hand-built buildings, such as hand-hewn timbers, scroll saw cut architectural trim, finished stone trim, or any other stone features.

F. Possible Repair of Building. In addition to the criteria in paragraph E of this section, demolition of building that contributes to the district's historic appearance should not be permitted unless the HPC determines that it is not economically feasible to repair the building. An evaluation may be required by the HPC, performed by an analyst experienced in historic restoration, at the expense of the applicant for demolition.

17.16.070 SURVEYS AND RESEARCH

The HPC shall undertake an ongoing survey and research effort in the Village to identify neighborhoods, areas, sites, structures, and objects that have historic, community, architectural or aesthetic importance, interest, or value. As part of the survey, the HPC shall review and evaluate any prior surveys and studies by any unit of government or private organization and compile appropriate descriptions, facts, and photographs. The HPC shall use the results of its surveys to identify potential landmarks and historic districts, and develop design guidelines for the review of alterations, demolition and new construction activities.

17.16.080 LANDMARK/HISTORIC DISTRICT DESIGNATION

A. Nomination

1. Any person, group of persons, or association, including

but not limited to the Historic Preservation Commission, may request historic district or landmark designation for any structure, building, or site within the boundaries of the Village. The Community Development Department shall supply, upon request, the application forms. Completed forms shall be submitted to the Community Development Department which shall forward them to the Historic Preservation Commission for consideration.

2. A request for historic district designation shall be accompanied with a petition that contains the names, signatures, and addresses of no less than 51% of the property owners within the proposed district.

B. Investigation. Upon receiving the petition, the HPC shall, upon investigation as it deems necessary, make a preliminary determination as to whether a nominated property, structure, or area meets one or more of the criteria of this section.

C. Criteria for Landmark Designation. In order to be considered for designation as a historic landmark, a building, structure, or area shall meet one or more of the following criteria:

1. Have significant value as part of the historic or cultural heritage of Lemont, Cook County, the State of Illinois, or the United States; or
2. Be identified with a person or persons who significantly contributed to the development of Lemont, Cook County, the State of Illinois, or the United States; or
3. Be representative of the distinguishing characteristics of architecture inherently valuable for the study of a period, type, method of construction, or use of indigenous materials, especially the use of stone known as “Lemont limestone” or “Athens marble;” or
4. Be a notable work of a master builder, designer, architect or artist whose individual work has influenced the development of the community, county, state, or country; or
5. Possess a unique location or singular physical characteristic that makes it an established or familiar visual feature, including presence in the Lemont skyline; or

6. Exhibit a particularly fine or unique example of a utilitarian structure, including but not limited to utilitarian, residential or commercial structures with a high level of integrity or architectural significance; or
7. Have yielded, or be likely to yield, information important in history or prehistory.

D. Criteria for Historic District Designation. In order to be considered for designation as a historic district, a definable geographic area shall meet one or more of the following criteria:

1. The definable geographic contains one or more landmarks and other buildings that, while not of such significance to be designated landmarks, contribute to the overall visual characteristics of the landmark(s) located within the definable geographic area; or
2. Be a definable geographic area
3. The definable geographic area establishes a sense of time and place unique to the Lemont; or
4. The definable geographic area exemplifies or reflects the cultural, social, economic, political, or architectural history of the Village, state, or nation; or
5. The definable geographic area contains a significant number of structures meeting any of the standards of paragraph E of this section.

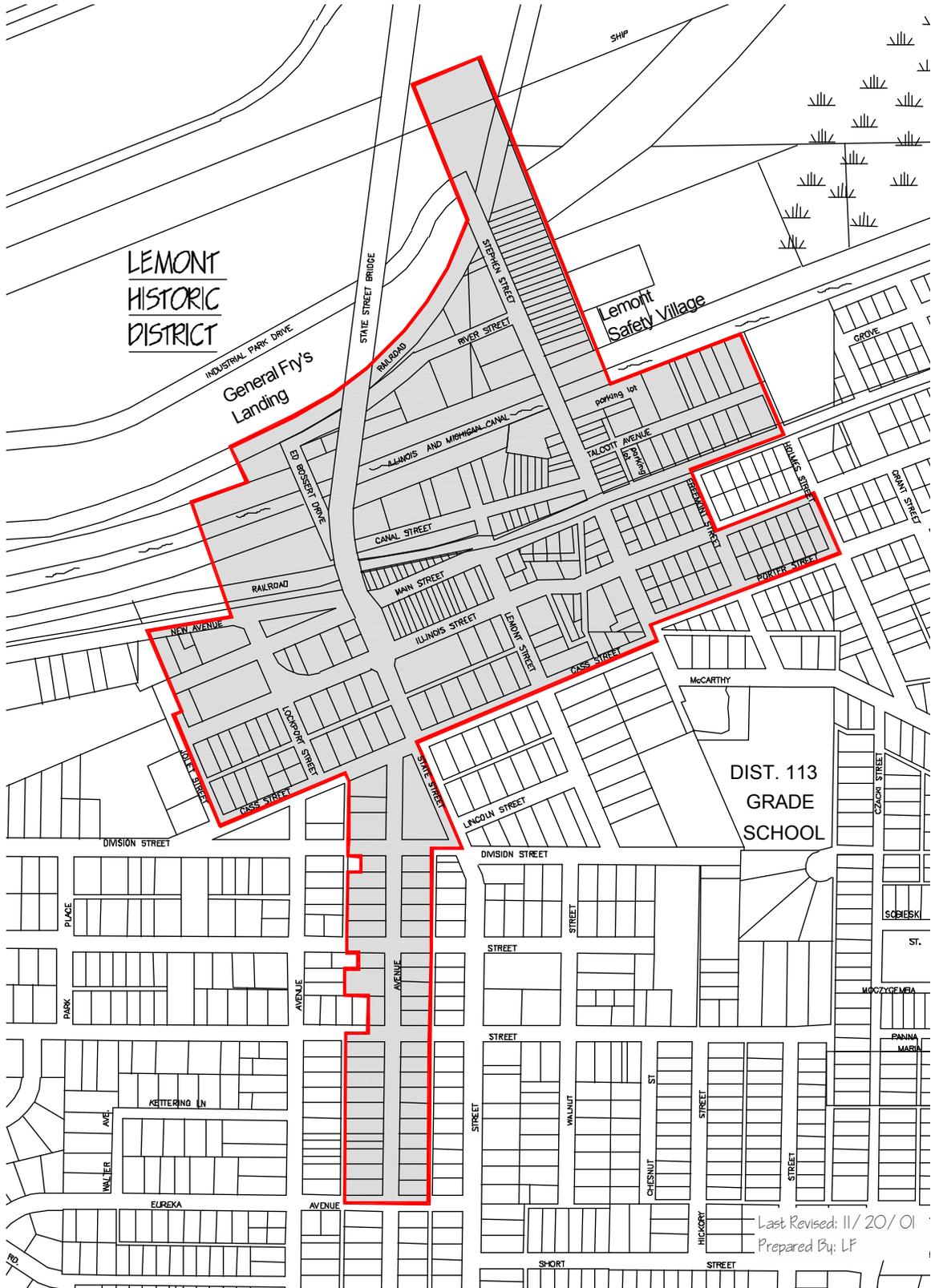
E. Public Hearing

1. The HPC shall schedule a public hearing on any application for landmark or historic district designation. Notice of the date, time, place, and the nature of the hearing shall be sent by certified mail to the owner of record, lessees, and to the nominator as well as to the adjoining property owners, not less than 15 nor more than 30 days prior to the date of the hearing. Notice shall also be published in a newspaper having general circulation in the Village.
2. Following the public hearing, the HPC shall forward its evaluation and recommendations along with a record of

the public hearing to the Village Board. The owners of record shall be made notified by letter of the Commission's recommendations.

- F. Approval.** Historic district or landmark designation shall be approved by a simple majority of the Village Board. While owner consent of designation is desirable, it shall not be required for designation of either a historic district or landmark.
- G. Owner Notification.** The HPC shall notify the property owners by mail of designation approval, and also inform them in writing that their properties will be subject to the requirements of this Historic Preservation Ordinance.
- H. Re-application.** If historic district or landmark designation is not approved by the Village Board, no entity shall file a re-application for designation for a period of 90 days.

MAP 17-16-01 Historic District



CHAPTER 17.17

HISTORIC PRESERVATION STANDARDS AND GUIDELINES

Sections

17.17.010	Purpose and Use
17.17.020	Architectural Review Standards
17.17.030	Commercial/Storefront Guidelines
17.17.040	Residential Guidelines
17.17.050	New Construction Guidelines
17.17.060	Sign Standards

17.17.010 PURPOSE AND USE

- A. Purpose.** The purpose for architectural review is to protect the unique visual qualities of a building and its site that define their sense of history from inappropriate proposed alterations that will reduce that sense. The basic principles of review are to determine that the following qualities of the building and site are compatible with both the building in question and its neighborhood context.
- B. Use of the Standards and Guidelines.** The historic preservation standards and guidelines of this chapter are intended to be followed by owners in remodeling existing buildings, adding to existing buildings, or constructing new buildings within a designated historic district. The standards and guidelines of this chapter will be the principles by which the Historic Preservation Commission will conduct its architectural review as specified in Chapter 17.16 of this ordinance. They standards and guidelines are expected to be used in the most general sense, considering that every project is unique. Many options will be available to the owner in following the intention of the standards and guidelines. Figure 17-17-01 illustrates common maintenance issues for homeowners to monitor.

17.17.020 ARCHITECTURAL REVIEW STANDARDS

- A. Establishing Historic Context.** Prior to review of any project, the Historic Preservation Commission should establish the historic

character of the property being reviewed and its context. To establish the inherent historic character of the building, the historic district, or the immediate neighborhood of the building in question, the Commission as well as property owners should evaluate the following, as appropriate:

1. Site
 - a. Landscaping and landscaping style
 - b. Major tree locations
 - c. Building setbacks
 - d. Garage and automobile access
 - e. Driveways
 - f. Fencing
2. Massing
 - a. Building height-to-width ratio
 - b. Rhythm of façade opening spacing
 - c. Major divisions of street façade into “bays”
 - d. Overall plan shape
 - e. Roof shapes
 - f. Roof slopes
 - g. Chimney location
 - h. Roof overhangs
 - i. Ratio of solid to void in the façade
 - j. Height to width ratio of windows

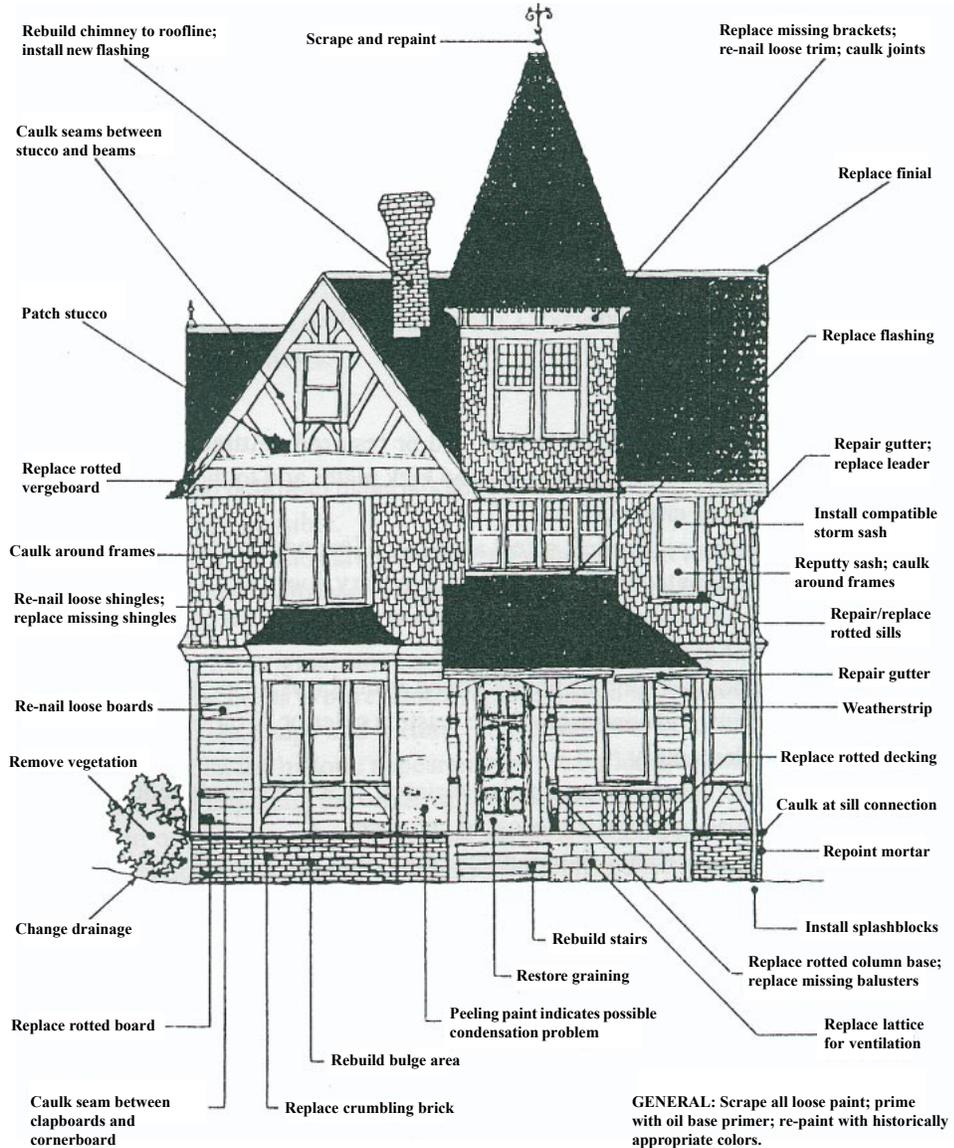
3. Scale
 - a. Lot width to building width
 - b. Number of stories
 - c. Size of material textures
4. Materials
 - a. Roofing materials
 - b. Gutters and downspouts
 - c. Wall materials
 - d. Trim around windows and doors
 - e. Colors of roof, walls, and trim
 - f. Decorative cornices
 - g. Window types (e.g. double hung, casement, Palladian)
 - h. Door types (e.g. flush, paneled)
5. Street rhythm
 - a. Historic styles in the area
 - b. Building massing of adjacent buildings
 - c. Roof shapes of adjacent buildings
 - d. Roof slopes of adjacent buildings

B. Architectural Standards. The Historic Preservation Commission shall use the following standards in the architectural review process:

1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.

2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.
4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.
5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.
6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities, and where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.
7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.
8. Significant archaeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.
9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
10. New additions and adjacent or related new construction shall

FIGURE 17-17-01 Rehabilitation and Maintenance Items



be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

17.17.030 COMMERCIAL/STOREFRONT GUIDELINES

A. General. Wherever possible, storefronts shall be refurbished or restored. If a new storefront is required, it should be constructed of materials similar to those of historic storefronts (i.e., metal or wood frames and glass) with proportions, heights and profiles that are appropriate to prevailing existing storefronts. See Figures 17-17-02 and 17-17-03.

B. Entrances/Doors. Historic entrance doors should be retained or restored. Attractive durable hardware, including brass door pulls and kick plates, add to the overall appearance of the front entrance. Additionally:

1. If a replacement door is needed, select a new wood/wood-like door similar in size and proportion to the original. Contemporary doors, such as flush doors, doors with moldings, cross bucks or window grilles are more residential in character and not appropriate.
2. Existing metal doors should be painted to be as unobtrusive as possible. Avoid bright colors in vivid contrast with the existing exterior. Colors should be muted and complementary.
3. Retain or restore recessed entrances. Construct new storefronts with an appropriate recessed entrance.
4. The proportions and relationships between doors and windows should be compatible with the architectural style and character of the buildings.

C. Windows/Transoms. A Certificate of Appropriateness is required to repair or replace any window within a historic district or historic landmark. Property owners should consult with the Historic Preservation Commission or the Community Development Department before purchasing new windows. Original size, division and shape of display windows within the overall storefront should be preserved. Glass should be transparent. Additionally:

1. Restore transom windows to glass. They may be clear,

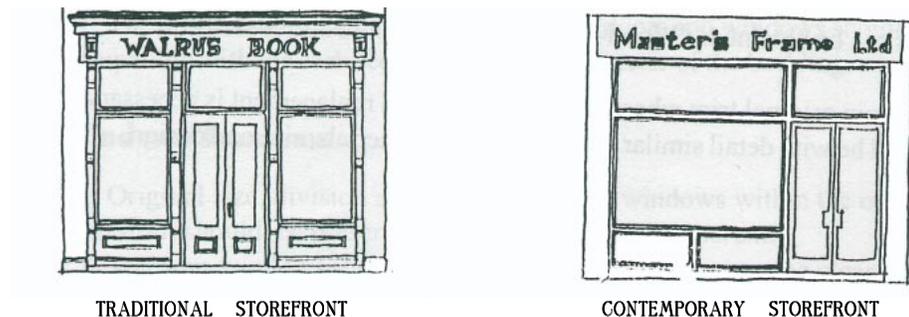
beveled, leaded, etched, or prism glass. The area can also be used for signage painted on the glass. Retain existing prism glass transoms.

2. If a ceiling has been lowered, dark painted panels can be placed behind transom windows to simulate transparency and depth.
3. Do not reduce size of windows. Do not use non-rectangular-irregularly shaped windows such as trapezoids.
4. Retain all decorative wood around windows, including lintels, pediments and hoods.

D. Facades

1. Original bulkhead materials should always be retained, maintained or uncovered when possible.
2. If new bulkheads are required, they should be of a material appropriate to the particular storefront and structure, e.g. wood panels, polished stone, glass, tile, or stone.
3. Retain original stone, brick, or siding wherever possible.
4. If replacement of siding is needed, the new siding should match the old in size, shape, and texture. Satisfactory results can be obtained if care is taken to duplicate the width of the original corner and sill boards and to retain original wooden trim at the cornice, windows and entry.

FIGURE 17-17-02 Comparison of Traditional and Contemporary Storefronts



5. Retain original trim. When replacement is necessary, the new trim should be similar to the original in materials, size, design, and details.

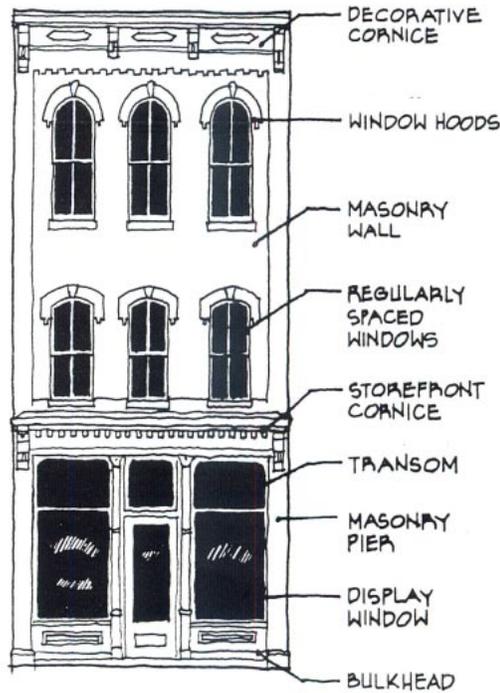
E. Masonry/Stone

1. Red or cream-colored brick and limestone were common 19th century building materials. Do not paint limestone or brick or cover limestone or brick with siding. Masonry/stone repair requires professional assistance.
2. All mortar repair should match the original mortar in color, texture and composition. Masonry cleaning methods should be determined by the strength of the brick or stone.
3. Sandblasting should never be used on brick or stone surfaces. High pressure water blasting can also damage such surfaces. Chemical cleaners are preferable, but they must be selected carefully and applied by skilled workers.
4. A new façade should be designed to look appropriate and compatible with surrounding buildings.
5. New construction should reflect some of the detailing of surrounding buildings, e.g. window shapes, cornice lines, and brick work.

F. Color and Paint. If carefully placed, colors can accentuate architectural details and visually unite groups of separate buildings. Yet too many colors or inappropriately colored features could degrade the character of the building and the neighboring area.

1. The base color typically matches the natural color of building materials, such as brick or stone.
2. The trim color is used for framing the façade, doors and windows and on the cornice and major architectural elements. If used, minor trim colors should be darker and used on doors and window sashes.
3. Accent colors are used minimally to highlight intricate architectural details.
4. Limestone, terra cotta, ceramic tile, glass, and unpainted brick should not be painted.

FIGURE 17-17-03 Commercial Building Facade



TYPICAL UPPER FACADES



- Early to Mid-1800's*
- SIMPLE CORNICE
 - LINTELS OVER WINDOWS
 - SMALL WINDOW PANES



- Mid to Late 1800's*
- BOLDLY DECORATED CORNICE
 - WINDOW HOODS
 - 2 OVER 2 WINDOWS



- Late 1800's to Early 1900's*
- CORBELLED BRICK CORNICE
 - LARGE, ARCHED WINDOWS



- Early 1900's to 1930's*
- SIMPLE BRICK CORNICE
 - LARGE WINDOW OPENINGS WITH MULTIPLE UNITS

TYPICAL STOREFRONTS



- Early to Mid-1800's*
- POST AND BEAM FRAME
 - DIVIDED DISPLAY AT WINDOWS
 - SIMPLE DECORATION



- Mid to Late 1800's*
- BOLDLY DECORATED CORNICE
 - CAST IRON COLUMNS
 - LARGE DISPLAY AT WINDOWS



- Late 1800's to Early 1900's*
- SIMPLE CORNICE
 - TRANSOM WINDOWS
 - RECESSED ENTRANCE



- Early 1900's to 1930's*
- METAL WINDOW FRAMES
 - STRUCTURAL GLASS
 - RECESSED ENTRANCE

17.17.040 RESIDENTIAL GUIDELINES

- A. General.** Many of the design guidelines for commercial/storefronts are also appropriate for residential construction, remodeling, and additions. Refer to §17.17.030 above.
1. Retain original roofline.
 2. Retain dormers and dormer windows.
 3. Retain original siding. If replacement is necessary, replace with siding that matches the original's size, shape and texture.
 4. Do not paint limestone or brick or cover limestone or brick with siding.
 5. On masonry/stone structures, all mortar repair should match the original mortar in color, texture and composition.
 6. Avoid the use of metal or fiberglass awnings, particularly on building sides facing streets.
 7. See Figure 17-17-04 for additional residential guidelines.
- B. Shutters.** Shutters should only be added to buildings where they might have originally been used. They should be constructed of wood and be operable. They should measure the height of the window and be half of its width.
- C. Doors.** Retain and repair elements of the entry such as sidelights glazed transoms and decorative moldings or pilasters. If new sliding glass doors are to be used, they should be installed only at the rear of the building, away from public view, on the ground floor.
- D. Decorative Trim.** Retain original trim. Where replacement is necessary, it should be with detail similar to the original in materials, size and design. If it is not possible to replicate missing or deteriorated trim, new trim should match the original as closely as the budget will allow. It is important to save any trim that is removed because it can be duplicated in white pine with a jigsaw and drill.
- E. Porches.** Retain and repair original detailing (posts, rails, trim

FIGURE 17-17-04 Architectural Guidelines**DO'S**

- **Roof**
 - √ Retain the original roofline.
 - √ Retain dormers and dormer windows.
- **Siding**
 - √ Retain the original siding whenever possible.
 - √ If siding needs to be replaced, replace the old with new siding that matches the old in size, shape and texture.
 - √ On masonry structures, all mortar repair should match the original mortar in color, texture, and composition.
- **Windows and Doors**
 - √ Retain original windows and doors whenever possible.
 - √ If window replacement is necessary, replace the old windows with new windows that match the old in size, shape and arrangement of panes.
- **Porches**
 - √ Retain and repair original detailing (posts, rails, trim and lattice apron) whenever possible.
 - √ If steps need to be replaced, rebuild them with materials appropriate to the facade.

**DONT'S**

- **Roof**
 - √ Don't modify the roof profile.
- **Siding**
 - √ Don't replace thin clapboard siding with vertical or diagonal siding.
 - √ Don't cover thin clapboard with wide vinyl siding.
- **Windows and Doors**
 - √ Don't replace original vertical windows with modern horizontal windows.
 - √ Don't "block-down" window openings to fit "standard" replacement windows.
 - √ Don't use metal or fiberglass awnings on the main facades.
 - √ Don't apply "fake" shutters to windows that never had shutters.
- **Porches**
 - √ Don't enclose or remove original porches.
- **General**
 - √ Don't build additions to the front facade of the building.



and lattice apron). If steps need to be replaced, rebuild them with materials appropriate to the façade.

17.17.050 NEW CONSTRUCTION GUIDELINES

New structures in a historic district should be compatible with the architectural styles and design of the district. In addition to other guidelines in this chapter, the following applies to new construction:

- A. Height.** The height of any new construction should be compatible with the style and character of the surrounding structures.
- B. Proportions of Windows and Doors.** The proportions and relationships between doors and windows should be compatible with the architectural style and character of the surrounding structures.
- C. Relationship of Building Masses and Spaces.** The relationship of a structure within a historic district to the open space between it and the adjoining structures should be compatible.
- D. Roof Shape.** The design of the roof, fascia, and cornice should be compatible with the architectural style and character of the surrounding structures.
- E. Landscaping.** Landscaping should be compatible with the architectural character and appearance of the historic district.
- F. Scale.** The scale of the structure should be compatible with its architectural style and with surrounding structures in the historic district.
- G. Directional Expression.** A structure should be compatible with the dominant horizontal or vertical expression of surrounding structures and with their architectural style and character.

17.17.060 SIGN STANDARDS

The provisions of this section apply to signs in the historic district and are in addition to the provisions found in Chapter 17.11 of this ordinance. Where these provisions conflict with another provision of this ordinance, the stricter, or more restrictive, provision shall apply.

A. Wall Signs

1. Wall signs shall not project more than eight inches from the wall.
2. Wall signs on the front façade of a building shall not project higher than the bottom of the window sills of the second floor or other second floor architectural features of the building, whichever is less.
3. Wall signs shall not extend with two feet of the edge of a wall. Murals are prohibited on facades.
4. Wall signs shall be limited to a maximum of two square feet of sign area for every one linear foot of entrance-side building width.
5. Wall signs on facades must be dimensional signs. Wall signs on other elevations may be flat if they are constructed of wood or metal. (O-65-11)

B. Projecting Signs. (deleted per O-65-11)

C. Sign Materials and Colors

1. The following sign constructions are prohibited: channel letters, symbols and graphics; pan face signs; and cabinet signs.
2. Awning signs shall be of canvas. Awning frame members shall be a maximum of one inch in diameter.
3. Neon tubing is permitted.
4. Fluorescent and/or reflective materials and/or paints are prohibited.

D. General Sign Guidelines

1. Signs shall complement and enhance the architecture of the building on which they are located and not be in conflict with the building architecture. They should not obscure, cover or be inharmonious with existing architectural features and proportions.

2. Generally, serif fonts are recommended but are not required.
3. Wood or metal sign boards, or modern materials simulating wood or metal, are recommended.

Article IV

Development Standards

CHAPTER 17.18

LAND/CASH CONTRIBUTIONS

Sections

17.18.010	Title
17.18.020	Purpose
17.18.030	Authority
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17.18.050	Land/Cash Contributions
17.18.060	Criteria for Park Land Dedication
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17.18.120	Topography and Grading
17.18.130	Improved Sites
17.18.140	Public Safety Contributions
17.18.150	Fire Protection Purposes

17.18.010 TITLE

This Chapter of the Village of Lemont Unified Development Ordinance shall be known and cited as the Village of Lemont Land and Cash Ordinance.

17.18.020 PURPOSE

This chapter is intended to assure the provision of adequate public facilities needed to serve new development within the local government by requiring each new development as a condition of approval to pay its share of the costs of such improvements or park space. Additionally, this chapter is

intended to mitigate the adverse impacts on community facilities and park space by providing a means of allocating the costs of needed services and facilities among new developments in proportion to the demand for such facilities created by each new development.

17.18.030 AUTHORITY

This chapter, as incorporated into this Unified Development Ordinance, is adopted pursuant to the Village's Ordinance No. 363, and its updates and amendments as approved in the Village's Ordinances No. 606, 902, 26-99, and 4-04. Additionally, this chapter incorporates the purposes, intent, and provisions of the Village's Ordinance 0-42-06, "An Ordinance Establishing Public Safety Impact Fees in the Village of Lemont."

17.18.040 APPLICABILITY

This Land Cash Ordinance and any future amendments to it shall apply to all new Final Plats of Subdivision, special use approvals for planned unit developments, or other instances where the number of dwelling units allowed on a lot or parcel is increased. This applicability shall include all areas within the boundaries of the Village of Lemont and to areas within the Village's 1.5-mile planning review area. Other fees required of developers outside this ordinance may apply. The dedications of land or cash contribution in lieu of land required by this ordinance shall also be required as a condition to the annexation of land, or as a condition to the subdivision of land either within the Village or within 1.5 miles of the Village limits, and such provisions shall be incorporated into any pre-annexation agreement or annexation agreement governing such land. (Ord O-36-08; O-55-11; O-38-12)

17.18.050 LAND/CASH CONTRIBUTIONS

As a condition of approval of a final plat of subdivision or of a planned unit development, each subdivider or developer will be required to dedicate land for park and recreational purposes, for library purposes, and for school sites, to serve the immediate and future needs of the residents of the development, or to make a cash contribution in lieu of actual land dedication, or a combination of both, at the option of the Village in accordance with the following criteria and formulas. Additionally, in the case of residential development or subdivision that involves annexation of territory to the Village, the applicant will be required to donate land/cash for fire protection purposes. Land contributions shall occur at the time of final plat approval. Cash contributions shall occur at the time of application for building permits. (O-38-12)

17.18.060 CRITERIA FOR PARK LAND DEDICATION

- A. Requirement and Population Ratio.** The ultimate density of a proposed development shall bear directly upon the amount of land required for dedication. The total requirement shall be 10 acres of land per 1,000 of ultimate population in accordance with the classifications in Table 17-18-01 of this chapter.
- B. Credit for Private Open Spaces and Recreation Areas.** When subdividers or developers provide their own open space for recreation areas and facilities, it has the effect of reducing the demand for local public recreational services. Depending on the site of the development a portion of the park and recreation area in subdivisions or planned unit developments may, at the option of the Village Board, be provided in the form of “private” open space in lieu of dedicated “public” open space. The extent of same shall

TABLE 17-18-01 Recreation Type and Size

Type of Recreation	Area
Play lot	Minimum of 8,000 sq ft
School-Park, Neighborhood Playground	Minimum of 5 acres
Neighborhood Park	Minimum of 3.5 acres
District-Wide Park or Play Field	Minimum of 4 acres up to 30 acres
Community-Wide Park	Minimum of 12 acres up to 30 acres

be determined by the Village Board, based upon the needs of the projected residents and in conformance to the total park and recreation land for the general area. In general a substitution of private open space for dedicated parks will imply a substantially high degree of improvement and the installation of recreational facilities, including equipment by the developer as part of his obligation. Detailed plans of such areas, including specifications of facilities to be installed, must be approved by the Village and, before any credit is given for private recreation areas, the subdivider or developer must guarantee that these private recreation areas will be permanently maintained for such use by the execution of the appropriate legal documents. Private “swimming clubs” are included in this provision. When an adjustment for private recreation areas is warranted, it will be necessary to compute the total park land dedication that would have been required from the subdivision or planned unit development and than subtract the credit to be given.

C. Park Site Criteria

1. The park site shall be so located as to be readily accessible to the people within the subdivision or planned unit development. Play and athletic fields and large park sites must be conveniently accessible to the community at large. (O-38-12)
2. Proper ingress, egress and curb cuts shall be provided. For water areas, provisions must be made for pathway/driveway around these areas for emergency vehicles and police patrol. Provisions for major use of a pathway/driveway for bike riding, walkway, jogging trail and pedestrian traffic shall be made.

D. Environmental Quality

1. Land to be dedicated for park sites shall be approved by the Village according to its environmental quality, as well as its suitability for active and passive recreational activities. The land is to be dry and usable at all times and not subject to flooding or used as detention. Should a donation include a detention/retention area over and above the 5.5 acres required per 1,000 of ultimate population estimated to be generated by the development, the Park District may accept said additional land. No bogs or swamps shall be acceptable as required park sites. Lakes and native prairie wetlands shall not normally be acceptable, but may be approved by the Village where the area offers an exceptional amenity or the change to protect a significant natural resource. No site that has been part of an unlicensed landfill or a toxic waste dump shall be acceptable as required park acreage.
2. Every effort shall be made to conserve for public use and enjoyment those areas of significant natural and environmental value. Except in those specific areas designated by the Village for development as play fields or other active areas, all trees, other plant materials, streams and other natural features shall be retained on land to be dedicated for park site use, unless specifically cited by the Village for removal by the developer.

- E. Shape.** Dedicated park sites shall be regularly configured to permit efficient park programming, security and maintenance. Sites shall be

rectangular, or nearly rectangular, in shape with no interior angle of the boundary line less than 60 degrees, unless specifically approved by the Village. Narrow strips of land, small parcels that intrude into adjacent orderly development or left over parcels that are oddly shaped or located shall be avoided.

F. Improvements.

1. Prior to conveyance, all sites shall be prepared in accordance with the Village's subdivision code and water retention/detention requirements, except as varied by the specific terms of this Ordinance, an annexation agreement or planned unit development ordinance. (O-65-11)
2. All sites shall be conveyed in a condition ready for full service of electrical, water, sewer and streets (including enclosed drainage and curb and gutter) as applicable to the location of the site, or acceptable provision made therefore. In addition, location of hydrants shall be made in conformance with Village requirements. Provision for water for watering vegetation and flooding for ice skating shall be made where appropriate. Sewers for possible installation of restrooms/shelter as a later date shall be provided. Electricity for street lights for future lighting for shelters and security shall be provided. Security lighting along pathway shall be provided.

17.18.070 CRITERIA FOR SCHOOL SITE DEDICATION

A. Requirement and Population Ratio. The ultimate number of students to be generated by a subdivision or planned unit development shall bear directly upon the amount of land required to be dedicated for school sites. The land dedication requirement shall be determined by obtaining the ratio of: (1) estimated children to be served in each such school classification over the (2) maximum recommended number of students to be served in each such school classification as stated herein and then applying such ratio to the (3) said minimum recommended number of acres for a school site of each such school classification as stated herein. The product thereof shall be the areas of land deemed needed to have sufficient land for school sites to serve the estimated increased number of children in each school classification.

B. School Classification and Size of School Site. School classifications and size of school sites within the Village shall be determined in

accordance with the criteria in Table 17-18-02 of this chapter.

- C. **Location.** The Comprehensive School Plan and/or the standards adopted by the affected School District shall be used as a guideline in locating sites.

TABLE 17-18-02 School Type, Size, and Acreage

School Classification By Grade	Maximum Number of Students	Minimum Number of Acres
Elementary schools, grades K-5	650	15
Junior high, grades 6-8	1,200	25
High school, grades 9-12	3,000	80

17.18.080 CONTRIBUTIONS IN LIEU OF PARK, SCHOOL AND LIBRARY SITES

- A. **Cash Contribution.** Where the development is small and the resulting site is too small to be practical or when the available land is inappropriate for park and recreational purposes, for library purposes or a school site, the Village shall require a subdivider or developer to pay a cash contribution in lieu of the land dedication required.
 1. The cash contributions in lieu of park and recreation land dedication shall be held in trust by the Village or at the discretion of the Village, paid directly to the public body affected solely for the acquisition of park and recreation land as hereinbefore classified which will be available to serve the immediate or future needs of the resident of that subdivision.
 2. The cash contributions in lieu of school sites or school improvements shall be held in trust by the Village or at the discretion of the Village, paid directly to the public body affected solely for the acquisition of land for school sites or for improvements to school sites to serve the immediate or future needs of children from that subdivision or development or for the improvement to any existing school site or facility which already serves such needs.
 3. If any portion of a cash contribution in lieu of park and

recreation or library land dedication, or cash contribution in lieu of school site is not expended for the purpose set forth herein within 12 years from the date of receipt, it shall be refunded, without interest, to the developer who made such contribution.

4. Where cash contributions are made in lieu of land dedication, the affected public body shall acknowledge receipt of payment or Installment Agreement acceptable to the Village. Any payment of money or dedication of land received under the terms of this ordinance shall require the affected public body to execute an Indemnity and Hold Harmless Agreement as to the use of funds consistent with the terms of the Ordinance.
5. The cash contribution in lieu of land shall be based on the “fair market value” of the acres of land in the area improved as specified herein, that otherwise would have been dedicated as park and recreation, library and school sites. It has been determined that the present “fair market value” of such improved land in and surrounding the Village is \$150,000 per acre, and such figure shall be used in making any calculation herein unless the subdivider or developer files a written objection thereto. In the event of any such objection, the developer shall submit an appraisal showing the “fair market value” of such improved land in the area of his development or other evidence thereof and final determination of said “fair market value” per acre of such improved land shall be made by the Village Board based upon such information submitted by the subdivider or developer and from other sources which may be submitted to the Village Board by the Park District, School District or other.

B. Criteria for Requiring Dedication and a Fee. There will be situations in subdivisions or planned unit developments when a combination of land dedication and a contribution in lieu of land are both necessary. These occasions will arise when:

1. Only a portion of the land to be developed is proposed as the location for a park, library or school site. That portion of the land within the subdivision falling within the park, library or school location shall be dedicated as a site as aforesaid, and a cash contribution in lieu thereof shall be required for any additional land that would have been required to be

TABLE 17-18-03 Impact by Person per Housing Type

Type of Unit	Pre-School	Elementary (K-5)	Junior High	Total K-8	High School	Adults	Total per D.U.
	0-4 years	5-10 years	11-13 years	5-13 years	14-17 years	18+ years	
Detached Single Family							
2 Bedroom	0.113	0.136	0.048	0.184	0.020	1.700	2.017
3 Bedroom	0.292	0.369	0.173	0.542	0.184	1.881	2.899
4 Bedroom	0.418	0.530	0.298	0.828	0.360	2.158	3.764
5 Bedroom	0.283	0.345	0.248	0.593	0.300	2.594	3.770
Attached Single Family							
1 Bedroom	0.000	0.000	0.000	0.000	0.000	1.193	1.193
2 Bedroom	0.064	0.088	0.048	0.136	0.038	1.752	1.990
3 Bedroom	0.212	0.234	0.058	0.292	0.059	1.829	2.392
4 Bedroom	0.323	0.322	0.154	0.476	0.173	2.173	3.145
Apartments							
Efficiency	0.000	0.000	0.000	0.000	0.000	1.294	1.294
1 Bedroom	0.000	0.002	0.001	0.003	0.001	1.754	1.758
2 Bedroom	0.047	0.086	0.042	0.128	0.046	1.693	1.914
3 Bedroom	0.052	0.234	0.123	0.357	0.118	2.526	3.053

Example of Impact Fee Computation. Below is an example of the computation for impact fees. It is intended to serve as a step-by-step guide for interested parties.

A homeowner intends to divide its lot into two residential lots. He/she intends to tear down the existing home and build two- four bedroom detached single family homes. Because there will be one additional home that will impact the various taxing districts, impact fees shall be paid based on the additional home. Impact fees are paid to the Lemont Park District, Lemont-Bromberek Combined School District 113A, and Lemont High School District 210.

1. Based on Table 17-18-03, the additional four bedroom house would expect to have the following population, further broken down by age of resident.
 - 0.418 Pre-school students
 - 0.530 Elementary students
 - 0.298 Junior High students
 - 0.360 High School students
 - 2.158 Adults
 - 3.764 total per dwelling unit
2. Park District
 - Per the Park Land Dedication and Population Formula, the Lemont Park District requires 10 acres of land per 1,000 of total population. The total acreage is multiplied by the fair market value for an acre of land to determine contribution.
 - $(10 \times 3.764) / 1000 = 0.03764$ acres
 - Park District Contribution: $0.03764 \times \$150,000 = \underline{\$5,646}$
3. Elementary Schools, grades K-5
 - Per the School Type, Size, and Acreage Table, 15 acres of land are required per 650 elementary school students. The total acreage is multiplied by the fair market value for an acre of land to determine contribution.
 - $(15 \times 0.530) / 650 = 0.0122307$ acres
 - Elementary School Contribution: $0.0122307 \times \$150,000 = \underline{\$1,834.61}$
4. Junior High Schools, grades 6-8
 - Per the School Type, Size, and Acreage Table, 215 acres of land is required per 1,200 junior high school students. The total acreage is multiplied by the fair market value for an acre of land to determine contribution.
 - $(25 \times 0.298) / 1,200 = 0.0062083$
 - Junior High School Contribution: $0.0062083 \times \$150,000 = \underline{\$931.25}$
5. High Schools, grades 9-12
 - Per the School Type, Size, and Acreage Table, 80 acres of land is required per 3,000 high school students. The total acreage is multiplied by the fair market value for an acre of land to determine contribution.
 - $(80 \times 0.360) / 3000 = 0.0096$
 - High School Contribution: $0.0096 \times \$150,000 = \underline{\$1,440}$
6. Total Cash Contribution for the addition of one four bedroom single family home:
 - $\$5,646 + \$1,834.61 + \$931.25 + \$1,440 = \underline{\$9,851.86}$

dedicated.

2. A major part of the local park or recreation site, library site, or school site has already been acquired and only a small portion of land is needed from the development to complete the site. The remaining portions shall be required by dedication, and a cash contribution in lieu thereof shall be required.

17.18.090 DENSITY FORMULA

The densities listed in Table 17-18-03 of this Chapter are generally indicative of current and short range projected trends in family size for new construction and shall be used in calculating the amount of required dedication of acres of land or the cash contributions in lieu thereof unless a written objection is filed thereto by the subdivider or developer. In the event a subdivider or developer files a written objection to the Table of Estimated Ultimate Population attached hereto, he shall submit his own demographic study showing the estimated additional population to be generated from the subdivision or planned unit development and, in that event, final determination of the density formula to be used in such calculations shall be made by the Village Board based upon such demographic information submitted by the subdivider or developer and from other sources which may be submitted to the Village Board by the Park District, School District, or others. It is recognized that population density, age distribution and local conditions change over the years, and the specific formula for the dedication of land, or the payment of fees in lieu thereof, as stated herein is subject to periodic review and amendment if necessary.

17.18.100 RESERVATION OF ADDITIONAL LAND

Where the comprehensive plan or the standards of the Village call for a larger amount of park and recreational land, or school sites in a particular subdivision or planned unit development that the developer is required to dedicate, the land needed beyond the developer's contribution shall be reserved for subsequent purchase by the Village or other public body designated by the Village, provided that such acquisition is made within one year from substantial development completion.

17.18.110 COMBINING SITES WITH ADJOINING DEVELOPMENTS

Where the subdivision or planned unit development is less than 40 acres, public open space or a school site which is to be dedicated should, where

possible, be combined with dedications from adjoining developments in order to produce usable recreation areas, library sites or school sites without hardship to a particular developer.

17.18.120 TOPOGRAPHY AND GRADING

The slope, topography and geology of the dedicated site as well as its surroundings must be suitable for its intended purposes. Grading on sites dedicated for park and recreational uses shall not differ greatly from surrounding land.

17.18.130 IMPROVED SITES

All sites shall be dedicated in a condition ready for full service of electrical, water sewer and streets (including enclosed drainage and curb and gutter) as applicable to the location of the site, or acceptable provision made herefore. The sidewalks and trees normally included within the definition of “improved” sites may be deleted due to the delay time between dedication of any such school or library site and construction of school or library facilities thereon.

17.18.140 PUBLIC SAFETY CONTRIBUTIONS

- A. Purpose.** The Village anticipates a continued population increase due to the subdivision and planned unit development of land within its jurisdiction. While continuing to welcome the addition of new residents, the Village recognizes that the addition of new residents to the municipality will impose immediate additional financial and user demands upon the public safety facilities and services. Therefore the Village has determined that cash contributions in lieu of actual land dedication or in lieu of a combination of both shall be required of each annexing developer. (O-38-12)
- B. Contributions.** The applicants for all annexations into the Village, unless waived by the Village Board after the effective date of this Unified Development Ordinance, shall contribute Public Safety Impact Fees in accordance with the following schedule:
1. For each single-family attached or single-family detached dwelling a contribution of \$1,000 shall be made; and
 2. For each multi-family dwelling unit a contribution of \$1,000 shall be made.

- C. **Use of Contributions.** The Village, upon receipt of any contribution made under the provisions of this section, shall use such contributions exclusively for the acquisition of real property, the acquisition of capital equipment for public safety use, and the construction or expansion of public safety facilities caused by the increased growth of the Village.

17.18.150 FIRE PROTECTION CONTRIBUTIONS (O-38-12)

- A. **Purpose.** While continuing to welcome the addition of new residents to the municipality, the Village nevertheless recognizes that new homes and residents impose immediate financial and user demands upon fire protection services. Therefore the Village has determined that the donation of cash in lieu of land or in lieu of a combination of land and cash donations shall be required for fire protection purposes.
- B. **Contributions.** Contributions made in accordance with the provisions of this section shall be at the rate of \$100 per dwelling unit.

CHAPTER 17.19

FLOODPLAIN REGULATIONS

Sections:

- 17.19.010 Purpose**
- 17.19.020 Definitions**
- 17.19.030 How to Use This Chapter**
- 17.19.040 Duties of Planning and Economic Development Director**
- 17.19.050 Base flood Elevation**
- 17.19.060 Occupation and Use of Flood Fringe Areas**
- 17.19.070 Occupation and Use of Designated Floodways**
- 17.19.080 Occupation and Use of Special Flood Hazard Areas Where Floodways Are Not Identified**
- 17.19.090 Permitting Requirements Applicable to All Floodplain Areas and Protection of Buildings**
- 17.19.100 Other Development Requirements**
- 17.19.110 Variances**
- 17.19.120 Disclaimer of Liability**
- 17.19.130 Penalty**
- 17.19.140 Abrogation and Greater Restrictions**

17.19.010 PURPOSE

This Ordinance is enacted pursuant to the police powers granted to this Village by 65 ILCS 5/1-2-1, 5/11-12-12, 5/11-30-2, 5/11-30-8, and 5/11-31-2. The purpose of this Ordinance is to maintain this Village's eligibility in the National Flood Insurance Program; to minimize potential losses due to periodic flooding including loss of life, loss of property, health and safety hazards, disruption of commerce and governmental services, extraordinary public expenditures for flood protection and relief, and impairment of the tax base, all of which adversely affect the public health, safety and general welfare; and to preserve and enhance the quality of surface waters, conserve

economic and natural values and provide for the wise utilization of water and related land resources. This Ordinance is adopted in order to accomplish the following specific purposes:

- A. To meet the requirements of 615 ILCS 5/18(g) Rivers, Lakes and Streams Act;
- B. To assure that new development does not increase the flood or drainage hazards to others, or creating unstable conditions susceptible to erosion;
- C. To protect new buildings and major improvements to buildings from flood damage;
- D. To protect human life and health from the hazards of flooding;
- E. To lessen the burden on the taxpayer for flood control projects, repairs to flood-damaged public facilities and utilities, and flood rescue and relief operations; and
- F. To make federally subsidized flood insurance available for property in the Village by fulfilling the requirements of the National Flood Insurance Program;
- G. To comply with the rules and regulations of the National Flood Insurance Program codified as 44 CFR 59-79, as amended.
- H. To protect, conserve, and promote the orderly development of land and water resources; and
- I. To preserve the natural characteristics and functions of watercourses and floodplains in order to moderate flood and stormwater impacts, improve water quality, reduce soil erosion, protect aquatic and riparian habitat, provide recreational opportunities, provide aesthetic benefits and enhance community and economic development.

17.19.020 DEFINITIONS

For the purposes of this chapter, the following definitions are adopted:

Accessory Structure A non-habitable structure which is on the same parcel of property as the principal structure to be insured and the use of which is incidental to the use of the principal structure.

Act An act in relation to the regulation of the rivers, lakes and streams of the State of Illinois”, 615 ILCS 5/5 et seq.

Applicant Any person, firm, corporation or agency which submits an application.

Appropriate Use Only uses of the designated floodway that are permissible and will be considered for permit issuance. The only uses that will be allowed are as specified in §17.19.070.B.

Base Flood The flood having a one-percent chance of being equaled or exceeded in any given year. The base flood is also known as the 100-year frequency flood event. Application of the base flood elevation at any location is as defined in §17.19.050 of this Ordinance,

Base Flood Elevation (BFE) The elevation in relation to mean sea level of the crest of the base flood.

Basement That portion of the building having its floor subgrade (below ground level) on all sides.

Building A walled and roofed structure, including gas or liquid storage tank, that is principally above ground, including manufactured homes, prefabricated buildings, and gas or liquid storage tanks. The term also includes recreational vehicles and travel trailers installed on a site for more than 180 days per year.

Channel Any river, stream, creek, brook, branch, natural or artificial depression, ponded area, flowage, slough, ditch, conduit, culvert, gully, ravine, wash, or natural or man-made drainageway, which has a definite bed and banks or shoreline, in or into which surface or groundwater flows, either perennially or intermittently.

Channel Modification Alteration of a channel by changing the physical dimensions or materials of its bed or banks Channel modification includes damming, rip-rapping (or other armoring), widening, deepening, straightening, relocating, lining and significant removal of native vegetation from the bottom or banks. Channel modification does not include the clearing of dead or dying vegetation, debris, or trash from the channel. Channelization is a severe form of channel modification involving a significant change in the channel cross-section and typically involving relocation of the existing channel (eg. straightening).

Compensatory Storage An artificially excavated, hydraulically equivalent volume of storage within the SFHA used to balance the loss of natural flood storage capacity when artificial fill or structures are placed within the floodplain. The uncompensated loss of natural floodplain storage can increase off-site floodwater elevations and flows.

Conditional Approval of a Designated Floodway Map Change

Preconstruction approval by IDNR/OWR and FEMA of a proposed change to the floodway map. This preconstruction approval, pursuant to this Part, gives assurances to the property owner that once an Appropriate Use is constructed according to permitted plans, the floodway map can be changed, as previously agreed, upon review and acceptance of as-built plans.

Conditional Letter of Map Revision (CLOMR) A letter which indicates that FEMA will revise base flood elevations, flood insurance rate zones, flood boundaries or floodway as shown on an effective Flood Hazard Boundary Map or Flood Insurance Rate Map, once the as-built plans are submitted and approved.

Control Structure A structure designed to control the rate of flow that passes through the structure, given a specific upstream and downstream water surface elevation.

Critical Facility Any facility which is critical to the health and welfare of the population and, if flooded, would create an added dimension to the disaster. Damage to these critical facilities can impact the delivery of vital services, can cause greater damage to other sectors of the community, or can put special populations at risk. Examples of critical facilities where flood protection should be required include: emergency services facilities (such as fire and police stations), schools, hospitals, retirement homes and senior care facilities, major roads and bridges, critical utility sites (telephone switching stations or electrical transformers), and hazardous material storage facilities (chemicals, petrochemicals, hazardous or toxic substances). Examples of critical facilities where flood protection is recommended include: sewage treatment plants, water treatment plants, and pumping stations.

Dam All obstructions, wall embankments or barriers, together with their abutments and appurtenant works, if any, constructed for the purpose of storing or diverting water or creating a pool. Dams may also include weirs, restrictive culverts or impoundment structures. Underground water storage tanks are not included.

Designated Floodway The channel, including on-stream lakes, and that portion of the floodplain adjacent to a stream or watercourse, generally depicted on the FEMA FIRM map, which is needed to store and convey the existing 100-year frequency flood discharge with no more than a 0.1 foot increase in stage due to the loss of flood conveyance or storage, and no more than a 10 percent increase in velocities.

1. The floodways are designated for on the countywide Flood Insurance Rate Map of Cook prepared by FEMA and dated

August 19, 2008. When two floodway maps exist for a waterway, the more restrictive floodway limit shall prevail.

2. The floodways for those parts of unincorporated Cook County that are within the extraterritorial jurisdiction of the Village that may be annexed into the Village are designated for on the countywide Flood Insurance Rate Map prepared by FEMA and dated August 19, 2008.
3. To locate the designated floodway boundary on any site, the designated floodway boundary should be scaled off the designated floodway map and located on a site plan, using reference marks common to both maps. Where interpretation is needed to determine the exact location of the designated floodway boundary, IDNR/OWR should be contacted for the interpretation.

Development Any man-made change to real estate, including:

1. Construction, reconstruction, repair, or placement of a building or any addition to a building.
2. Installing a manufactured home on a site, preparing a site for a manufactured home, or installing a travel trailer or recreational vehicle on a site for more than 180 days. If the travel trailer or recreational vehicle is on site for more than 180 days, it must be fully licensed and ready for highway use.
3. Drilling, mining, installing utilities, construction of roads, bridges, or similar projects.
4. Demolition of a structure or redevelopment of a site.
5. Clearing of land as an adjunct of construction.
6. Construction or erection of levees, walls, fences, darns, or culverts; channel modification; filling, dredging, grading, excavating, paving, or other non-agricultural alterations of the ground surface; storage of materials; deposit of solid or liquid waste.
7. Any other activity of man that might change the direction, height, or velocity of flood or surface water, including

extensive vegetation removal.

8. Substantial improvement of an existing building.

Development does not include routine maintenance of existing buildings and facilities such as re-roofing or re-surfacing of roads when there is no increase in elevation, or gardening, plowing, and similar agricultural practices that do not involve filling, grading, or construction of levees.

Elevation Certificates A form published by FEMA that is used to certify the elevation to which a building has been elevated.

Erosion The general process whereby soils are moved by flowing water or wave action.

Exempt Organizations Organizations which are exempt from this Ordinance per Illinois Compiled Statutes (ILCS) including state, federal or local units of government.

Existing Manufactured Home Park or Subdivision A manufactured home park or subdivision for which the construction of facilities for servicing the lots on which the manufactured homes are to be affixed (including, at a minimum, the installation of utilities, the construction of streets, and either final site grading or the pouring of concrete pads) has been completed before April 1, 1990.

Expansion to an Existing Manufactured Home Park or Subdivision The preparation of additional sites by the construction of facilities for servicing the lots on which the manufactured homes are to be affixed (including the installation of utilities, the construction of streets, and either final site grading or the pouring of concrete pads).

FEMA Federal Emergency Management Agency and its regulations at 44 CFR 59-79, as amended.

Flood A general and temporary condition of partial or complete inundation of normally dry land areas from overflow of inland or tidal waves, or the unusual and rapid accumulation or runoff of surface waters from any source.

Flood Frequency A period of years, based on a statistical analysis, during which a flood of a stated magnitude may be expected to be equaled or exceeded.

Flood Fringe That portion of the floodplain outside of the designated floodway.

Flood Insurance Rate Maps (FIRM) A map prepared by FEMA that depicts the Special Flood Hazard Area (SFHA) within a community. This map includes insurance rate zones and floodplains and may or may not depict floodways.

Flood Insurance Study An examination, evaluation and determination of flood hazards and if appropriate, corresponding water surface elevations.

Floodplain That land typically adjacent to a body of water with ground surface elevations at or below the base flood or the 100-year frequency flood elevation. Floodplains may also include detached Special Flood Hazard Areas, ponding areas, etc. The floodplain is also known as the Special Flood Hazard Area (SFHA).

1. The floodplains are those lands within the jurisdiction of the Village that are subject *to* inundation by the base flood or 100-year frequency flood, The SFHAs of the Village are generally identified as such on panel numbers 567G, 569G, 579G, 583G, 586G, 587G, 588G, 589G, 591G, and 593G of the countywide Flood Insurance Rate Map of the Village prepared by the Federal Emergency Management Agency and dated August 19, 2008.
2. The SFHAs of those parts of unincorporated Cook County that are within the extraterritorial jurisdiction of the Village or that may be annexed into the Village are generally identified as such on panel numbers 567G, 569G, 579G, 583G, 586G, 587G, 588G, 589G, 591G, and 593G of the countywide Flood Insurance Rate Map prepared for Cook County by the Federal Emergency Management Agency) and dated August 19, 2008.

Floodproofing Any combination of structural and non-structural additions, changes or adjustments to structures which reduce or eliminate flood damage to real estate or improved real property, water and sanitary facilities, structures and their contents.

Floodproofing Certificate A form published by P MA that is used to certify that a building has been designed and constructed to be structurally dry floodproofed to the flood protection elevation.

Flood Protection Elevation (FPE) The elevation of the base flood or 100-year frequency floods *plus two feet of freeboard* at any given location in the SFHA.

Floodway See “Designated Floodway.”

Historic Structure Any structure that is:

1. Listed individually in the National Register of Historic Places or preliminary determined by the Secretary of the Interior as meeting the requirements for individual listing on the National Register;
2. Certified or preliminary determined by the Secretary of the Interior as contributing to the historic district or a district preliminary determined by the Secretary to qualify as a registered historic district;
3. Individually listed on the State inventory of historic places by the Illinois Historic Preservation Agency;
4. Individually listed on a local inventory of historic places that has been certified by the Illinois Historic Preservation Agency.

Hydrologic and Hydraulic Calculations Engineering analysis which determine expected flood flows and flood elevations based on land characteristics and rainfall events.

IDNR/OWR Illinois Department of Natural Resources, Office of Water Resources.

Letter of Map Amendment (LOMA) Official determination by FEMA that a specific structure is not in a 100-year floodplain; amends the FIRM.

Letter of Map Revision (LOMR) Letter that revises base flood or 100-year frequency flood elevations, floodplains or floodways as shown on an effective FIRM.

Lowest Floor The lowest floor of the lowest enclosed area (including basement). An unfinished or flood resistant enclosure usable solely for parking of vehicles, building access or storage, in an area other than a basement area is not considered a buildings lowest floor; provided that such enclosure is not built so as to render the structure in violation of the applicable non-elevation design requirements of this ordinance.

Manufactured Home A structure, transportable in one or more sections, which is built on a permanent chassis and is designated for use with or without a permanent foundation when attached to the required utilities. The term “manufactured home” also includes park trailers, travel trailers and other similar vehicles placed on site for more than 180 consecutive days. The term “manufactured home” does not include a “recreational vehicle”.

Manufactured Home Park or Subdivision A parcel (or contiguous parcels) of land divided into two or more manufactured home lots for rent or sale.

Mitigation Mitigation includes those measures necessary to minimize the negative effects which floodplain development activities might have on the public health, safety and welfare. Examples of mitigation include: excavation of compensatory storage, soil erosion and sedimentation control, and channel restoration. Mitigation may also include those activities taken to reduce a structure's susceptibility to flooding.

New Construction New construction means structures for which the start of construction commenced on or after the effective date of a floodplain management regulation adopted by a community and includes any subsequent improvements to such structures.

New Manufactured Home Park or Subdivision Manufactured home park or subdivision for which the construction of facilities for servicing the lots on which the manufactured homes are to be affixed (including at a minimum, the installation of utilities, the construction of streets, and either final site grading or the pouring of concrete pads) has been completed on or after April 1, 1990.

NAVD 88 National American Vertical Datum of 1988. NAVD 88 supersedes the National Geodetic Vertical Datum of 1929 (NGVD).

Natural When used in reference to channels means those channels formed by the existing surface topography of the earth prior to changes made by man. A natural stream tends to follow a meandering path; its floodplain is not constrained by levees, the area near the bank has not been cleared, mowed or cultivated; the stream flows over soil and geologic materials typical of the area with no substantial alteration of the course or cross-section of the stream caused by filling or excavating. A modified channel may regain some natural characteristics over time as the channel meanders and vegetation is re-established. Similarly, a modified channel may be restored to more natural conditions by man through regading and revegetation.

Ordinary High Water Mark (OHWM) The point on the bank or shore up to which the presence and action of surface water is so continuous so as to leave a distinctive mark such as by erosion, destruction or prevention of terrestrial vegetation, predominance of aquatic vegetation or other easily recognized characteristics.

Public Flood Control Project A flood control project which will be operated and maintained by a public agency to reduce flood damages to

existing buildings and structures, including a hydrologic and hydraulic study of the existing and proposed conditions of the watershed, Nothing in this definition shall preclude the design, engineering, construction or financing, in whole or in part, of a flood control project by persons or parties who are not public agencies.

Public Bodies of Waters All open public streams and lakes capable of being navigated by watercraft, in whole or in part, for commercial uses and purposes, and all lakes, rivers, and streams which in their natural condition were capable of being improved and made navigable, or that are connected with or discharge their waters into navigable lakes or rivers within, or upon the borders of the State of Illinois, together with all bayous, sloughs, backwaters, and submerged lands that are open to the main channel or body of water directly accessible thereto.

Recreational Vehicle or Travel Trailer A vehicle which is:

1. Built on a single chassis;
2. 400 square feet or less when measured at the largest horizontal projection;
3. Designed to be self-propelled or permanently towable by a light duty truck; and
4. Designed primarily not for use as a permanent dwelling but as temporary living quarters for recreational, camping, travel, or seasonal use.

Regional Permits Regional permits are offered for pre-approved projects which are considered minor projects that are permissible per IDNR/OWR Part 3708 rules for Northeastern Illinois regulatory floodways. A complete listing of the terms and conditions for specific project types can be obtained from the IDNR/OWR website.

Registered Land Surveyor A land surveyor registered in the State of Illinois, under The Illinois Land Surveyors Act (225 ILCS 330/1, et seq.)

Registered or Licensed Professional Engineer An engineer registered in the State of Illinois, under The Illinois Professional Engineering Practice Act (225 ILCS 325/1 et seq.)

Repair, Remodeling or Maintenance Development activities which do not result in any increases in the outside dimensions of a building or any

changes to the dimensions of a structure.

Repetitive Loss Flood-related damages sustained by a structure on two separate occasions during a 10-year period for which the cost of repairs at the time of each such flood event, on the average, equals or exceeds 25 percent of the market value of the structure before the damaged occurred.

Retention/Detention Facility A retention facility stores stormwater runoff without a gravity release. A detention facility provides for storage of stormwater runoff and controlled release of this runoff during and after a flood or storm.

Riverine SFHA Any SFHA subject to flooding from a river, creek, intermittent stream, ditch, on-stream lake system or any other identified channel. This term does not include areas subject to flooding from lakes, ponding areas, areas of sheet flow, or other areas not subject to overbank flooding.

Runoff The water derived from melting snow or rain falling on the land surface, flowing over the surface of the ground or collected in channels or conduits.

Sedimentation The processes that deposit soils, debris, and other materials either on other ground surfaces or in bodies of water or watercourses.

Special Flood Hazard Area (SFHA) See “Floodplain”.

Start of Construction Includes substantial improvement, and means the date the building permit was issued, provided the actual start of construction, repair, reconstruction, rehabilitation, addition placement, or other improvement was within 180 days of the permit date. The actual start means either the first placement of permanent construction of a structure on a site, such as the pouring of slab or footings, the installation of piles, the construction of columns, or any work beyond the stage of excavation; or placement of a manufactured home on a foundation.

Statewide Permits Statewide permits are offered for pre-approved projects that are considered minor projects which are permissible per the IDNR/OWR Part 3700 rules. A complete listing of the statewide permits and permit requirements can be obtained from the IDNR/OWR website.

Structure See “Building”

Substantial Damage Damage of any origin sustained by a structure whereby the cumulative percentage of damage during the life of the building equals or exceeds 50 percent of the market value of the structure before the

damage occurred **regardless of actual repair work performed**. Volunteer labor and materials must be included in this determination. The term includes Repetitive Loss Buildings. See “Repetitive Loss.”

Substantial Improvement Any reconstruction, rehabilitation, addition, or improvement of a structure taking place during the life of the building in which the cumulative percentage of improvements equals or exceeds 50 percent of the market value of the structure before the improvement or repair is started.

1. “Substantial Improvement” is considered to occur when the first alteration of any wall, ceiling, floor, or other structural part of the building commences, whether or not that alteration affects the external dimensions of the building. This term includes structures which have incurred repetitive loss or substantial damage, regardless of the actual work done.
2. The term does not, however, include either:
 - a. any project for improvement of a structure to comply with existing state or local health, sanitary, or safety code specifications which are solely necessary to assure safe living conditions, or
 - b. any alteration of a “historic structure” listed on the National Register of Historic Places or the Illinois Register of Historic Places, provided that the alteration will not preclude the structure’s continued designation as a historic structure.

Transition Section Reaches of the stream or floodway where water flows from a narrow cross section to a wide cross-section or vice versa.

Violation The failure of a structure or other development to be fully compliant with the community’s floodplain management regulations. A structure or other development without the elevation certificate, other certifications, or other evidence of compliance is presumed to be in violation until such time as that documentation is provided

17.19.030 HOW TO USE THIS CHAPTER

- A. The Planning and Economic Development Director shall be responsible for fulfilling all of the duties listed in §17.19.040.
- B. To fulfill those duties, Planning and Economic Development

Director should first use the criteria listed in §17.19.050, Base Flood Elevations, to determine whether the development site is located within a floodplain.

- C. Once it has been determined that a site is located within a floodplain, the must determine whether the development site is within a flood fringe, a designated floodway, or within a SFHA or floodplain for which no floodway has been identified.
 - 1. If the site is within a flood fringe, Planning and Economic Development Director shall require that the minimum requirements of §17.19.060 be met.
 - 2. If the site is within a floodway Planning and Economic Development Director shall require that the minimum requirements of §17.19.070 be met.
 - 3. If the site is located within a SFHA or floodplain for which no detailed study has been completed and approved, the Planning and Economic Development Director shall require that the minimum requirements of §17.19.080 be met.
- D. In addition, the general requirements of §17.19.100 shall be met for all developments meeting the requirements of §17.19.060, §17.19.070, or §17.19.080.
- E. The Planning and Economic Development Director shall assure that all subdivision proposals shall meet the requirements of §17.19.100.
- F. If a variance is to be granted for a proposal, the Planning and Economic Development Director shall review the requirements of §17.19.110 to make sum they are met. In addition, the Planning and Economic Development Director shall complete all notification requirements.
- G. In order to assure that property owners obtain permits as required in this Ordinance, Planning and Economic Development Director *may* take any and all actions as outlined in §17.19.130.

17.19.040 DUTIES OF THE PLANNING AND ECONOMIC DEVELOPMENT DIRECTOR

A. Determining the Floodplain Designation.

- 1. Check all new development sites to determine whether they are in a Special Flood Hazard Area (SFHA).

2. If they are in a SFHA, determine whether they are in a floodway, flood fringe or in a floodplain for which a detailed study has not been conducted and which drains more than one square mile.
3. *Check whether the development is potentially within an extended SFHA (with a drainage area less than one square mile), indicating that the development would have adverse impacts regarding storage, conveyance, or inundation which would be the basis for the applicant being required to delineate the floodplain and floodway and be subject to the remaining Sections of this Ordinance.*

B. Professional Engineer Review.

1. If the development site is within a floodway or in a floodplain for which a detailed study has not been conducted and which drains more than one square mile, the permit shall be referred to a licensed professional engineer under the employ or contract of the Village for review to ensure that the development meets §17.19.070 or §17.19.080.
2. In the case of an Appropriate Use, the PE. shall state in writing that the development meets the requirements of §17.19.070.

C. Dam Safety Requirements.

1. Dams are classified as to their size and their hazard/damage potential in the event of failure.
2. The construction or major modification of all Class I (high hazard) and Class II (moderate hazard) dams require an IDNR/OWR dam safety permit.
3. Some Class III (low hazard) dams require an IDNR/OWR dam safety permit, depending on the drainage area to the dam, the height of the dam and the impounding capacity behind the dam. **Most off-channel detention basins that have an embankment are non jurisdictional Class III dam. It is not required that IDNR/OWR “sign oft’ on all non-jurisdictional Class III dams.**
4. A consulting engineer with dam safety knowledge can

estimate a hazard classification and determine if an IDNR/OWR dam safety permit is required,

5. A permit application submittal must be made to IDNR/OWR for the construction or major modification of jurisdictional dams.
6. Regulated dams may include weirs, restrictive culverts or impoundment structures.

D. Other permit requirements. Ensure any and all required federal, state and local permits are received prior to the issuance of a floodplain development permit.

E. Plan Review and Permit Issuance.

1. Ensure that all development activities within the SFHAs of the jurisdiction of the Village meet the requirements of this Ordinance, and;
2. Issue a floodplain development permit in accordance with the provisions of this Ordinance and other regulations of this community when the development meets the conditions of this Ordinance.

F. Inspection Review.

1. Inspect all development projects before, during and after construction to assure proper elevation of the structure and to ensure compliance with the provisions of this Ordinance; and
2. Schedule on an annual basis an inspection of the floodplain and document the results of the inspection.

G. Damage Determinations. Make damage determinations of all damaged buildings in the SFHA after a flood to determine substantially damaged structures which must comply with §17.19.090.C.2.

H. Elevation and Floodproofing Certificates. Maintain permit files including:

1. An Elevation Certificate certifying the elevation of the lowest floor (including basement) of a residential or non-residential

building subject to §17.19.090 of this ordinance, and/or;

2. The elevation to which a non-residential building has been floodproofed, using a Floodproofing Certificate, for all buildings subject to §17.19.090 of this ordinance.

I. Records for Public Inspection. Maintain for public inspection and furnish upon request base flood data, SFHA, and designated floodway maps, copies of federal or state permit documents, variance documentation, Conditional Letter of Map Revision, Letter of Map Revision, Letter of Map Amendment and “as-built” elevation and floodproofing and/or elevation certificates for all buildings constructed subject to this Ordinance.

J. State Permits. Ensure that construction authorization has been granted by IDNR/OWR, for all development projects subject to §§17.19.070-080 of this ordinance, **unless enforcement responsibility has been delegated to the Village.** However, the following review approvals are not delegated to the Village and shall require review or permits from IDNR/OWR:

1. Organizations which are exempt from this chapter, as per the Illinois Compiled Statutes;
2. IDNR/OWR projects, dams or impoundment structures as defined in §17.19.020 and all other state, federal or local unit of government projects, including projects of the Village and County, except for those projects meeting the requirements of §17.19.070.B;
3. An engineer’s determination that an existing bridge or culvert crossing is not a source of flood damage and the analysis indicating the proposed flood profile, per §17.19.070.B;
4. An engineer’s analysis of the flood profile due to §17.19.070.B.3.d;
5. Alternative transition sections and hydraulically equivalent compensatory storage as indicated in §17.19.070.B.3;
6. Permit issuance of structures within, under, or over publicly navigable rivers, lakes and streams;

7. Any changes in the mapped floodway or published flood profiles.

K. Cooperation with Other Agencies.

1. Cooperate with state and federal floodplain management agencies to improve base flood or 100-year frequency flood and floodway data and to improve the administration of this Ordinance;
2. Submit data to IDNR/OWR and FEMA for proposed revisions of a regulatory map within 6 months whenever a modification of the floodplain may change the base flood elevation or result in a change to the floodplain map;
3. Submit reports as required for the National Flood Insurance Program; and
4. Notify FEMA of any proposed amendments to this Ordinance.

L. Promulgate Regulations. Promulgate rules and regulations as necessary to administer and enforce the provisions of this Ordinance, subject however to the review and approval of IDNR/OWR and FEMA for any Ordinance changes.

17.19.050 BASE FLOOD ELEVATION

This Ordinance's protection standard is based on the Flood Insurance Study for the Village.

- A.** If a base flood elevation or 100-year frequency flood elevation is not available for a particular site, then the protection standard shall be according to the best existing data available from federal, state or other sources.
- B.** When a party disagrees with the best available data, they shall submit a detailed engineering study needed to replace existing data with better data and submit it to IDNR/OWR and FEMA for review and consideration prior to any development of the site.
- C.** The base flood or 100-year frequency flood elevation for the SFHAs of any river, creek, or stream shall be as delineated on the 100-year flood profiles in the Flood Insurance Study of the Cook County

prepared by FEMA dated August 19, 2008 and such amendments to such study and maps as may be prepared from time to time.

- D. The base flood or 100-year frequency flood elevation for the SFHAs of those parts of unincorporated Cook County that are within the extraterritorial jurisdiction of Village or that may be annexed into the Village shall be as delineated on the 100-year flood profiles in the Flood Insurance Study of Cook County prepared by FEMA and dated August 19, 2008, and such amendments or revisions to such study and maps as may be prepared from time to time.
- E. The base flood or 100-year frequency flood elevation for each SFHA delineated as an “AH Zone” or “AO Zone” shall be that elevation (or depth) delineated on the countywide Flood Insurance Rate Map of Cook County.
- F. The base flood or 100-year frequency flood elevation for each of the remaining SFHAs delineated as an “A Zone” on the countywide Flood Insurance Rate Map of Cook county shall be according to the best existing data available from federal, state or other sources. Should no other data exist, an engineering study must be financed by the applicant to determine base flood elevations.
 - 1. When no base flood or 100-year frequency flood elevation exists, the base flood or 100-year frequency flood elevation for a riverine SFHA shall be determined from a backwater model, such as HEC-II, HEC-RAS, or a dynamic model such as HIP.
 - 2. The flood flows used in the hydraulic models shall be obtained from a hydrologic model, such as HEC-HMS, HEC-1, TR-20, or HIP, or by techniques presented in various publications prepared by the United States Geological Survey for estimating peak flood discharges.
 - 3. For a non-riverine SFHA, the Base Flood Elevation shall be the historic Flood of Record plus **three feet (3)**, unless calculated by a detailed engineering study.
 - 4. For an unmapped extended SFHA (with a drainage area less than one square mile) which has been identified by the Planning and Economic Development Director pursuant to §17.19.040.A.3, the base flood elevation shall be determined by the applicant utilizing a method as approved in §17.19.050.F.

17.19.060 OCCUPATION AND USE OF FLOOD FRINGE AREAS

Development in and/or filling of the flood fringe will be permitted if protection is provided against the base flood or 100-year frequency flood by proper elevation, and compensatory storage, and other applicable provisions of this Ordinance. No use will be permitted which adversely affects the capacity of drainage facilities or systems. Developments located within the flood fringe shall meet the requirements of this Section, along with the requirements of §17.19.090.

A. Development Permit

1. No person, firm, corporation, or governmental body not exempted by law shall commence any development in the SFHA without first obtaining a development permit from the Planning and Economic Development Director.
2. Application for a development permit shall be made on a form provided by the Planning and Economic Development Director.
 - a. The application shall be accompanied by drawings of the site, drawn to scale, showing property line dimensions and legal description for the property and sealed by a licensed engineer, architect or land surveyor; existing grade elevations, using the North American Vertical Datum of 1988, and all changes in grade resulting *from* excavation or filling; the location and dimensions of all buildings and additions to buildings.
 - b. For all proposed buildings, the elevation of the lowest floor (including basement) and lowest adjacent grade shall be shown on the submitted plans and the development will be subject to the requirements of §17.19.090 of this ordinance.
3. Upon receipt of a development permit application, the Planning and Economic Development Director shall compare the elevation of the site to the base flood or 100-year frequency flood elevation.
 - a. Any development located on land that can be shown to be higher than the base flood elevation of the current Flood Insurance Rate Map and which has not been filled after the date of the site's first Flood Insurance Rate Map without a permit as required by this ordinance is not in the SFHA and, therefore, not subject to the

requirements of this Ordinance, Conversely, any development located on land shown to be below the base flood elevation and hydraulically connected, but shown on the current Flood Insurance Rate Map is subject to the provisions of this ordinance.

- b. The Planning and Economic Development Director shall maintain documentation of the existing ground elevation at the development site and certification that this ground elevation existed prior to the date of the site's first Flood Insurance Rate Map identification.
4. A soil erosion and sediment control plan for disturbed areas shall be submitted. This plan shall include a description of the sequence of grading activities and the temporary sediment and erosion control measures to be implemented to mitigate their effects. This plan shall also include a description of final stabilization and revegetation measures, and the identification of a responsible party to ensure post-construction maintenance.
5. The Planning and Economic Development Director shall be responsible for obtaining from the applicant copies of all other federal, state, and local permits, approvals or waivers that may be required for this type of activity. The Planning and Economic Development Director shall not issue a permit unless all other federal, state, and local permits have been obtained.

B. Preventing Increased Damages. No development in the flood fringe shall create a threat to public health and safety.

1. If fill is being used to elevate the site above the base flood or 100-year frequency flood elevation, the applicant shall submit sufficient data and obtain a letter of map revision (LOMR) from FEMA for the purpose of removing the site from the floodplain.
2. Compensatory Storage.
 - a. Whenever any portion of a floodplain is authorized for use, the volume of space which will be occupied by the authorized fill or structure below the base flood or 100-year frequency flood elevation shall be compensated for and balanced by a hydraulically equivalent volume of excavation taken from below the base flood or 100-year frequency flood elevation.

- b. The excavation volume shall be at least equal to **1.0 times** the volume of storage lost due to the fill or structure
- c. In the case of streams and watercourses, such excavation shall be made opposite or adjacent to the areas so filled or occupied.
- d. All floodplain storage lost below the existing 10-year flood elevation shall be replaced below the proposed 10-year flood elevation. All floodplain storage lost above the existing 10-year flood elevation shall be replaced above the proposed 10-year flood elevation.
- e. All such excavations shall be constructed to drain freely and openly to the watercourse.

C. Construction of the Lowest Floor Below the Base Flood Elevation (BFE). A person who has obtained a Letter of Map Revision Based on Fill that removes a site in the flood fringe from the floodplain due to the use of fill to elevate the site above the BFE, may apply for a permit from the Village to construct the lowest floor of a residential building below the BFE in the flood fringe. The Planning and Economic Development Director shall not issue such a permit unless the applicant has complied with all the criteria set forth in the following subsection.

1. Compensatory storage shall be provided per §17.19.060.B.2.
2. The elevation of the lowest opening in the basement wall (i.e., window wells, access ways) shall be at or above the Flood Protection Elevation (FPE).
3. The lowest adjacent grade to the foundation shall be at or above the FPE, for a minimum distance of ten (10) feet beyond the outside face of the structure. However, if site conditions are such that this requirement cannot be met, the Planning and Economic Development Director may waive the ten (10) foot minimum setback if an Illinois Licensed Professional Engineer certify that an alternative method to protect the building from damage due to hydrostatic pressures has been met, The certifications shall be in the form of a detailed soils and structural design analysis, which shall be submitted to the Planning and Economic Development Director for review. The Planning and Economic Development Director may require such additional documentation as necessary to prove that the proposed shorter setback distance will keep the structure reasonably safe. In no case shall the setback

distance be less than four (4) feet.

4. The grade around the perimeter of the structure, measured at a distance of twenty (20) feet from the structure, shall be above the BFE. However, if site conditions are such that this requirement cannot be obtained, the Planning and Economic Development Director may waive the twenty (20) foot minimum setback distance if an Illinois Licensed Professional Engineer certifies that an alternative method to protect the building from damages due to hydrostatic pressures have been met. A detailed soils analysis and structural design proving that a shorter setback distance will keep the structure reasonably safe from flooding, shall be submitted to the Village for review. In no case shall the setback distance be less than four (4) feet.
5. The ground around the building shall be compacted fill that meets all requirements of this subsection and is at least five (5) feet thick under the basement floor slab, Nothing in this subsection shall be interpreted to require the removal or replacement of fill that was placed as part of a LOMR-F, if such fill consists of material, including soils of similar classification and degree permeability, such as those classified as CH, CL, SC or ML according to ASTM standard D-2487, Classification of Soils for Engineering Purposes.
6. The fill material must be homogeneous and isotropic; that is, the soil must be all of one material, and the engineering priorities must be in the same direction.
7. All fill material and compaction shall be designed, certified and inspected by an Illinois Licensed Professional Engineer, as warranted by the site conditions,
8. The basement floor shall be at an elevation that is no more than five (5) below the BFE.
9. There shall be a granular drainage layer beneath the floor slab, and minimum of one quarter ($\frac{1}{4}$) horsepower sump pump with a backup power supply shall be provided to remove seepage flow. The pump shall be rated at four (4) times the estimated seepage rate and shall discharge above the BFE and away from the building in order to prevent flooding of the basement or uplift of the floor under the effect of the seepage pressure.

10. The drainage system shall be equipped with a positive means of preventing backflow.
11. All foundation elements shall be designed to withstand hydrostatic pressure in accordance with accepted engineering practices.
12. If the applicant is unable to meet all of the requirements set forth in the preceding paragraphs of this subsection, the Planning and Economic Development Director may allow the construction of a basement below the BFE only if the applicant demonstrates that the proposed fill and structure meet the guidelines and requirements set forth in FEMA Technical Bulletin 10-01 and are reasonably safe from flooding. In order to demonstrate that the proposed structure is reasonably safe from flooding, the applicant shall submit a detailed engineering analysis of the proposed fill and foundation wall. The engineered basement study shall be completed in accordance with the latest edition of FEMA Technical Bulletin 10-01, with the analysis of the fill being prepared by an Illinois Licensed Professional Engineer.
13. In order to provide the required compensatory storage on site, in no case shall the depth of excavation in the front and side yards of the lot exceed eighteen (18) inches, as measured from the previously existing natural grade. The rear yard shall be permitted to have a greater depth of excavation, if necessary. All such excavation shall be constructed to drain freely and openly to the watercourse or storm sewer system. The use of mechanical means to drain the compensatory storage area will not be permitted.

17.19.070 OCCUPATION AND USE OF DESIGNATED FLOODWAYS

This section applies to proposed development, redevelopment, site modification or building modification within a designated floodway. The designated floodway for rivers or streams with identified floodway shall be as delineated on the countywide Flood Insurance Rate Map of Cook and referenced in §17.19.020. Only those uses and structures will be permitted which meet the criteria in this section. All floodway modifications shall be the minimum necessary to accomplish the purpose of the project. The development shall also meet the requirements of §17.19.090.

- A. Development Permit.** No person, firm, corporation or governmental body not exempted by state law shall commence any development

in a floodway without first obtaining a development permit from the Planning and Economic Development Director and IDNR/OWR.

1. Application for a development permit shall be made on a form provided by the Planning and Economic Development Director. The application shall include the following information:
 - a. Name and address of applicant;
 - b. Site location (including legal description) of the property, drawn to scale, on the designated floodway map, indicating whether it is proposed to be in an incorporated or unincorporated area;
 - c. Name of stream or body of water affected;
 - d. Description of proposed activity;
 - e. Statement of purpose of proposed activity;
 - f. Anticipated dates of initiation and completion of activity;
 - g. Name and mailing address of the owner of the subject property if different from the applicant;
 - h. Signature of the applicant or the applicant's agent;
 - i. If the applicant is a corporation, the president or other authorized officer shall sign the application form;
 - j. If the applicant is a partnership, each partner shall sign the application form; and
 - k. If the applicant is a land trust, the trust officer shall sign the name of the trustee by him (her) as trust officer. A disclosure affidavit shall be filed with the application, identifying each beneficiary of the trust by name and address and defining the respective interests therein.
- l. Plans of the proposed activity shall be provided which include as a minimum:
 - (i) A vicinity map showing the site of the activity, name of the waterway, boundary lines, names

of roads in the vicinity of the site, graphic or numerical scale, and north arrow;

- (ii) A plan view of the project and engineering study reach showing existing and proposed conditions including principal dimensions of the structure or work, elevations, using the North American Vertical Datum of 1988, adjacent property lines and ownership, drainage and flood control easements, location of any channels and any existing or future access roads, distance between proposed activity and navigation channel (when the proposed construction is near a commercially navigable body of water), designated floodway limit, floodplain limit, specifications and dimensions of any proposed channel modifications, location and orientation of cross-sections, north arrow, and a graphic or numerical scale;
- (iii) Cross-section views of the project and engineering study reach showing existing and proposed conditions including principal dimensions of the work as shown in plan view, existing and proposed elevations, normal water elevation, 10-year frequency flood elevation, 100-year frequency flood elevation, and graphic or numerical scales (horizontal and vertical);
- (iv) A soil erosion and sediment control plan for disturbed areas, This plan shall include a description of the sequence of grading activities and the temporary sediment and erosion control measures to be implemented to mitigate their effects. This plan shall also include a description of final stabilization and revegetation measures, and the identification of a responsible party to ensure post-construction maintenance.
- (v) A copy of the designated floodway map, marked to reflect any proposed change in the designated floodway location.

- m. Any and all other federal, state, and local permits or approval letters that may be required for this type of development.
- n. Engineering calculations and supporting data shall be submitted showing that the proposed work will meet the permit criteria of §17.19.070.B.
- o. If the designated floodway delineation, base flood or 100-year frequency flood elevation will change due to the proposed project, the application will not be considered complete until IDNR/OWR has indicated conditional approval of the designated floodway map change. No structures may be built until a Letter of Map Revision has been approved by FEMA.
- p. The application for a structure shall be accompanied by drawings of the site, drawn to scale showing property line dimensions and existing ground elevations and all changes in grade resulting from any proposed excavation or filling, and floodplain and floodway limits; sealed by a licensed professional engineer, licensed architect or licensed land surveyor; the location and dimensions of all buildings and additions to buildings; and the elevation of the lowest floor (including basement) of all proposed buildings subject to the requirements of §17.19.090 of this ordinance.
- q. If the proposed project involves a channel modification, the applicant shall submit the following information:
 - (i) A discussion of the purpose of and need for the proposed work;
 - (ii) A discussion of the feasibility of using alternative locations or methods (see §17.19.070.B.3) to accomplish the purpose of the proposed work;
 - (iii) An analysis of the extent and permanence of the impacts each feasible alternative identified in §17.19.070.B.3 would have on the physical and biological conditions of the body of water affected; and

- (iv) An analysis of the impacts of the proposed project, considering cumulative effects on the physical and biological conditions of the body of water affected.
2. The Planning and Economic Development Director shall be responsible for obtaining from the applicant copies of all other federal, state, and local permits and approvals that may be required for this type of activity.
- a. The Planning and Economic Development Director shall not issue the development permit unless all required federal and state permits have been obtained.
 - b. A Licensed Professional Engineer, under the employ or contract of the Village shall review and approve applications reviewed under this Section.

B. Preventing Increased Damages and a List of Appropriate Uses

1. The only development in a floodway which will be allowed are Appropriate Uses, which will not cause a rise in the base flood elevation, and which will not create a damaging or potentially damaging increase in flood heights or velocity or be a threat to public health and safety and welfare or impair the natural hydrologic and hydraulic functions of the floodway or channel, or permanently impair existing water quality or aquatic habitat, Construction impacts shall be minimized by appropriate mitigation methods as called for in this ordinance. Only those Appropriate Uses listed in 17 III. Adm. Code Part 3708 will be allowed. The approved Appropriate Uses are as follows:
- a. Flood control structures, dikes, dams and other public works or private improvements relating to the control of drainage, flooding, erosion, or water quality or habitat for fish and wildlife.
 - b. Structures or facilities relating to the use of, or requiring access to, the water or shoreline, such as pumping and treatment facilities, and facilities and improvements related to recreational boating, commercial shipping and other functionally water dependent uses.
 - c. Storm and sanitary sewer relief outfalls.

- d. Underground and overhead utilities.
- e. Recreational facilities such as playing fields and trail systems, including any related fencing (at least 50 percent open when viewed from any one direction) built parallel to the direction of flood flows, and including open air pavilions and toilet facilities (four-stall maximum) that will not block flood flows nor reduce floodway storage.
- f. Detached garages, storage sheds, or other non-habitable accessory structures that will not block flood flows nor reduce floodway storage.
- g. Bridges, culverts, roadways, sidewalks, railways, runways and taxiways and any modification thereto.
- h. Parking lots built at or below existing grade where either:
 - (i) The depth of flooding at the 100-year frequency flood event will not exceed 1,0 foot; or
 - (ii) The applicant of a short-term recreational use facility parking lot formally agrees to restrict access during overbank flooding events and accepts liability for all damage caused by vehicular access during all overbank flooding events.
- i. Designated floodway regarding, without fill, to create a positive non-erosive slop toward a watercourse.
- j. Floodproofing activities to protect previously existing lawful structures including the construction of water tight window wells, elevating structures, or construction of floodwalls around residential, commercial or industrial principal structures where the outside toe of the floodwall shall be no more than 10 feet away from the exterior wall of the existing structure, and, which are not considered substantial improvements to the structure.
- k. The replacement, reconstruction, or repair of a damaged building, provided that the outside

dimensions are not increased, and if the building was damaged to fifty (50%) percent or more of the market value before the damage occurred, the building will be protected from flooding to the flood protection elevation.

1. Modifications to an existing building that would not increase the enclosed floor area of the building below the 100-year frequency flood elevation, and which will not block flood flows including but not limited to, fireplaces, bay windows, decks, patios, and second story additions. If the building is improved to fifty (50%) percent or more of the market value before the modification occurred (i.e., a substantial improvement), the building will be protected from flooding to the flood protection elevation.
2. Appropriate uses do not include the construction or placement of any new structures, fill, building additions, buildings on stilts, ***excavation or channel modifications done to accommodate otherwise non-appropriate uses in the floodway***, fencing (including landscaping or planting designed to act as a fence) and storage of materials except as specifically defined above as an Appropriate Use.
3. Within the designated floodway , the construction of an Appropriate Use, will be considered permissible provided that the proposed project meets the following engineering and mitigation criteria and is so stated in writing with supporting plans, calculations and data by a licensed professional engineer and provided that any structure meets the protection requirements of §17.19.090 of this ordinance:
 - a. Preservation of Flood Conveyance, so as Not to Increase Flood Stages Upstream. For appropriate uses other than bridge or culvert crossings, on-stream structures or dams, all effective designated floodway conveyance lost due to the project will be replaced for all flood events up to and including the 100-year frequency flood. In calculating effective designated floodway conveyance, the following factors shall be taken into consideration:
 - (i) Designated floodway conveyance, “K”

$(1.486/n)(AR^{2/3})$ where “n” is Manning’s roughness factor, “A” is the effective flow area of the cross-section, and “R” is the ratio of the area to the wetted perimeter. (See Ven Te Chow, *Open Channel Hydraulics*, (McGraw-Hill, New York 1959)).

- (ii) The same Manning’s “n” value shall be used for both existing and proposed conditions unless a recorded maintenance agreement with a federal, state, or local unit of government can assure the proposed conditions will be maintained or the land cover is changing from a vegetative to a non-vegetative land cover.

- (i) Transition sections shall be provided and used in calculations of effective designated floodway conveyance. The following expansion and contraction ratios shall be used unless an applicant’s engineer can prove to IDNR/OWR through engineering calculations or model tests that more abrupt transitions may be used with the same efficiency:
 - When water is flowing from a narrow section to a wider section, the water should be assumed to expand no faster than at a rate of one foot horizontal for every four feet of the flooded stream’s length.
 - When water is flowing from a wide section to a narrow section, the water should be assumed to contract no faster than at a rate of one foot horizontal for every one foot of the flooded stream’s length.
 - When expanding or contracting flows in a vertical direction, a minimum of one foot vertical transition for every ten feet of stream length shall be used.
 - Transition sections shall be provided between cross-sections with rapid expansions and contractions and when meeting the designated floodway

delineation on adjacent properties.

- All cross-sections used in the calculations shall be located perpendicular to flood flows.
- b. Preservation of Floodway Storage so as Not to Increase Downstream Flooding.
- (i) Compensatory storage shall be provided for any designated floodway storage lost due to the proposed work from the volume of fill or structures placed and the impact of any related flood control projects.
 - (ii) Compensatory storage for fill or structures shall be equal to at least the volume of floodplain storage lost.
 - (iii) Artificially created storage lost due to a reduction in head loss behind a bridge shall not be required to be replaced.
 - (iv) The compensatory designated floodway storage shall be placed between the proposed normal water elevation and the proposed 100-year flood elevation. All designated floodway storage lost below the existing 10-year flood elevation shall be replaced below the proposed 10-year flood elevation. All designated floodway storage lost above the existing 10-year flood elevation shall be replaced above the proposed 10-year flood elevation. All such excavations shall be constructed to drain freely and openly to the watercourse.
 - (v) If the compensatory storage will not be placed at the location of the proposed construction, the applicant's engineer shall demonstrate through a determination of flood discharges and water surface elevations that the compensatory storage is hydraulically equivalent.
 - (vi) There shall be no reduction in floodway

surface area as a result of a floodway modification, unless such modification is necessary to reduce flooding at existing structure.

c. Preservation of Floodway Velocities so as Not to Increase Stream Erosion or Flood Heights.

(i) For all Appropriate Uses, except bridges or culverts or on-stream structures, the proposed work will not result in an increase in the average channel or designated floodway velocities or stage for all flood events up to and including the 100-year frequency event.

(ii) In the case of bridges or culverts or on-stream structures built for the purpose of backing up water in the stream during normal or flood flows, velocities may be increased at the structure site if scour, erosion and sedimentation will be avoided by the use of rip-rap or other design measures.

d. Construction of New Bridges or Culvert Crossings and Roadway Approaches.

(i) The proposed structure shall not result in an increase of upstream flood stages greater than 0.1 foot when compared to the existing conditions for all flood events up to and including the 100-year frequency event; or the upstream flood stage increases will be contained within the channel banks (or within existing vertical extensions of the channel banks) such as within the design protection grade of existing levees or flood walls or within recorded flood easements.

(ii) If the proposed construction will increase upstream flood stages greater than 0.1 feet, the developer must contact IDNR/OWR to obtain a permit for a dam or waiver.

- The engineering analysis of upstream flood stages must be calculated using

the flood study flows, and corresponding flood elevations for tailwater conditions for the flood study specified in §17.19.050 of this ordinance. Bridges and Culverts must be analyzed using any commonly accepted FEMA approved hydraulic models.

- Lost floodway storage must be compensated for per §17.19.070.B.3.b.
 - Velocity increases must be mitigated per §17.19.070.B.3.c.
 - If the crossing is proposed over a public water that is used for recreational or commercial navigation, an IDNR/OWR permit must be received.
 - The hydraulic analysis for the backwater caused by the bridge showing the existing condition and proposed regulatory profile must be submitted to IDNR/OWR for concurrence that a CLOMR is not required by §17.19.070.B.
 - All excavations for the construction of the crossing shall be designed per §17.19.070.B.3.h.
- e. Reconstruction or Modification of Existing Bridges, Culverts, and Approach Roads.
- (i) The bridge or culvert and roadway approach reconstruction or modification shall be constructed with no more than 0.1 foot increase in backwater over the existing flood profile for all flood frequencies up to and including the 100-year event, if the existing structure is not a source of flood damage.
 - (ii) If the existing bridge or culvert and roadway approach is a source of flood damage to buildings or structures in the upstream floodplain, the applicant's engineer shall

evaluate the feasibility of redesigning the structure to reduce the existing backwater, taking into consideration the effects on flood stages on upstream and downstream properties.

- (iii) The determination as to whether or not the existing crossing is a source of flood damage and should be redesigned must be prepared in accordance with 17 ILL. Adm. Code Part 3708 (Floodway Construction in Northeastern Illinois) and submitted to IDNR/OWR for review and concurrence before a permit is issued.

f. On-Stream Structures Built for the Purpose of Backing Up Water.

- (i) Any increase in upstream flood stages greater than 0.0 foot when compared to the existing conditions, for all flood events up to and including the 100-year frequency event shall be contained within the channel banks (or within existing vertical extensions of the channel banks) such as within the design protection grade of existing levees or flood walls or within recorded flood easements.

- (ii) A permit or letter indicating a permit is not required must be obtained from IDNR/OWR for any structure built for the purpose of backing up water in the stream during normal or flood flow.

- (iii) All dams and impoundment structures as defined in §17.19.020 shall meet the permitting requirements of 17 ILL. Adm. Code Part 3702 (Construction and Maintenance of Dams). If the proposed activity involves a modification of the channel or floodway to accommodate an impoundment, it shall be demonstrated that:

- The impoundment is determined to be in the public interest by providing flood

control, public recreation, or regional stormwater detention;

- The impoundment will not prevent the migration of indigenous fish species, which require access to upstream areas as part of their life cycle, such as for spawning;
- The impoundment will not cause or contribute to degraded water quality or habitat conditions. Impoundment design should include gradual bank slopes, appropriate bank stabilization measures and a pre-sedimentation basin;
- A non-point source control plan has been implemented in the upstream watershed to control the effects of sediment runoff as well as minimize the input of nutrients, oil and grease, metals, and other pollutants. If there is more than one municipality in the upstream watershed, the municipality in which the impoundment is constructed should coordinate with upstream municipalities to ensure comprehensive watershed control;
- The project otherwise complies with the requirements of §17.19.070.

g. Flood Proofing of Existing Habitable, Residential and Commercial Structures

- (i) If construction is required beyond the outside dimensions of the existing building, the outside perimeter of the floodproofing construction shall be placed no further than 10 feet from the outside of the building.
- (ii) Compensation of lost storage and conveyance will not be required for floodproofing activities.

h. Excavation in the Floodway

- (i) When excavation is proposed in the design of bridges and culvert openings, including the modifications to and replacement of existing bridge and culvert structures, or to compensate for lost conveyance or other Appropriate Uses, transition sections shall be provided for the excavation.
 - (ii) The following expansion and contraction ratios shall be used unless an applicant's engineer can prove to IDNR/OWR through engineering calculations or model tests that more abrupt transitions may be used with the same efficiency:
 - When water is flowing from a narrow section to a wider section, the water should be assumed to expand no faster than at a rate of one foot horizontal for every four feet of the flooded stream's length; and
 - When water is flowing from a wide section to a narrow section, the water should be assumed to contract no faster than at a rate of one foot horizontal for every one foot of the flooded stream's length; and
 - When expanding or contracting flows in a vertical direction, a minimum of one foot vertical transition for every ten feet of stream length shall be used; and
 - Erosion/scour protection shall be provided inland upstream and downstream of the transition sections.
- i. If the proposed activity involves a channel modification, it shall be demonstrated that:
 - (i) There are no practicable alternatives to the activity which would accomplish its purpose with less impact to the natural conditions of the body of water affected. Possible alternatives include levees, bank stabilization, flood proofing of existing

structures, removal of structures from the floodplain, clearing the channel, high flow channel, or the establishment of a stream side buffer strip or green belt. Channel modification is acceptable if the purpose is to restore natural conditions and improve water quality and fish and wildlife habitat;

- (ii) Water quality, habitat, and other natural functions would be significantly improved by the modification and no significant habitat area may be destroyed, or the impacts are offset by the replacement of an equivalent degree of natural resource values;
- (iii) The activity has been planned and designed and will be constructed in a way which will minimize its adverse impacts on the natural conditions of the body of water affected, consistent with the following criteria:
 - The physical characteristics of the modified channel shall match as closely as possible those of the existing channel in length, cross-section, slope and sinuosity. If the existing channel has been previously modified, restoration of more natural physical conditions should be incorporated into channel modification design, where practical.
 - Hydraulically effective transitions shall be provided at both the upstream and downstream ends of the project, designed such that they will prevent erosion.
 - One-sided construction of a channel shall be used when feasible. Removal of streamside (riparian) vegetation should be limited to one side of the channel, where possible, to preserve the shading and stabilization effects of the vegetation.
 - Clearing of stabilizing vegetation shall

be limited to that which is essential for construction of the channel.

- Channel banks shall be constructed with a side slope no steeper than 3:1 horizontal to vertical, wherever practicable. Native vegetation and gradual side slopes are the preferred methods for bank stabilization. Where high velocities or sharp bends necessitate the use of alternative stabilization measures, soil bioengineering techniques, natural rock or rip-rap *are* preferred approaches. Artificial materials such as concrete, gabions, or construction rubble should be avoided unless there are no practicable alternatives.
- All disturbed areas associated with the modification shall be seeded or otherwise stabilized as soon as possible upon completion of construction. Erosion blanket or an equivalent material shall be required to stabilize disturbed channel banks prior to establishment of the vegetative cover.
- If the existing channel contains considerable bottom diversity such as deep pools, riffles, and other similar features, such features shall be provided in the new channel. Spawning and nesting areas and flow characteristics compatible with fish habitat shall also be established, where appropriate.
- A sediment basin shall be installed at the downstream end of the modification to reduce sedimentation and degradation of down-stream water quality.
- New or relocated channels should be built in the dry and all items of construction, including vegetation, should be completed prior to diversion of water into the new

channel.

- There shall be no increases in stage or velocity as the channel enters or leaves the project site for any frequency flood unless necessitated by a public flood control project or unless such an increase is justified as part of a habitat improvement or erosion control project.
- Unless the modification is for a public flood control project, there shall be no reduction in the volume of floodwater storage outside the floodway as a result of the modification; and

(iv) The project otherwise complies with the requirements of §17.19.070.

j. Seeding and Stabilization Plan. For all activities located in a floodway, a seeding and stabilization plan shall be submitted by the applicant.

k. Soil Erosion and Sedimentation Measures. For all activities in the floodway, including grading, filling, and excavation, in which there is potential for erosion of exposed soil, soil erosion and sedimentation control measures shall be employed consistent with the following criteria:

(i) The construction area shall be minimized to preserve the maximum vegetation possible. Construction shall be scheduled to minimize the time soil is exposed and unprotected. In no case shall the existing natural vegetation be destroyed, removed, or disturbed more than 15 days prior to the initiation of improvements.

(ii) Temporary and/or permanent soil stabilization shall be applied to denuded areas as soon as possible. As a minimum, soil stabilization shall be provided within 15 days after final grade is reached on any portion of the site, and within 15 days to denuded areas which

may not be at final grade but will remain undisturbed for longer than 60 days.

- (iii) Sedimentation control measures shall be installed before any significant grading or filling is initiated on the site to prevent the movement of eroded sediments off site or into the channel, Potential sediment control devices include filter fences, straw bale fences, check dams, diversion ditches, and sediment traps and basins.
 - (iv) A vegetated buffer strip of at least 25 feet in width shall be preserved and/or re-established, where possible, along existing channels (See §17.19.070.B.3). Construction vehicle use of channels shall be minimized. Temporary stream crossings shall be constructed, where necessary, to minimize erosion. Necessary construction in or along channels shall be restabilized immediately.
 - (v) Soil erosion and sedimentation control measures shall be designed and implemented consistent with “Procedures and Standards for Urban Soil Erosion and Sedimentation Control in Illinois” (1988) also known as the “Green Book” and “*The Illinois Urban Manual*” (NRCS, 199.5).
- l. Public Flood Control Projects. For public flood control projects, the permitting requirements of this section will be considered met if the applicant can demonstrate to IDNR/OWR through hydraulic and hydrologic calculations that the proposed project will not singularly or cumulatively result in increased flood heights outside the project right-of-way or easements for all flood events up to and including the 100-year frequency event.
 - m. General Criteria for Analysis of Flood Elevations.
 - (i) The flood profiles, flows and floodway data in the designated floodway study, referenced in §17.19.050, must be used for analysis of

the base conditions, If the study data appears to be in error or conditions *have* changed, IDNR/OWR shall be contacted for approval and concurrence on the appropriate base conditions data to use.

- (ii) If the 100-year designated floodway elevation at the site of the proposed construction is affected by backwater from a down-stream receiving stream with a larger drainage area, the proposed construction shall be shown to meet:
 - The requirements of this section for the 100-year frequency flood elevations of the designated floodway conditions; and
 - Conditions with the receiving stream at normal water elevations.
 - (iii) If the applicant learns from IDNR/OWR, local governments, or a private owner that a downstream restrictive bridge or culvert is scheduled to be removed, reconstructed, modified, or a regional flood control project is scheduled to be built, removed, constructed or modified within the next five years, the proposed construction shall be analyzed and shown to meet the requirements of this section for both the existing conditions and the expected flood profile conditions when the bridge, culvert or flood control project is built.
- n. Conditional Letter of Map Revision.
- (i) If the Appropriate Use would result in a change in the designated floodway location or the 100-year frequency flood elevation, the applicant shall submit to IDNR/OWR and FEMA all information, calculations and documents necessary to be issued a conditional designated floodway map revision and receive from IDNR/OWR a conditional concurrence of the designated floodway change before a permit is issued.

- (ii) The final designated floodway map will not be changed by FEMA until as-built plans or record drawings of initial filling, grading, dredging, or excavating activities are submitted and accepted by FEMA and IDNR/OWR.
 - (iii) In the case of non-government projects, the municipality in incorporated areas and the county in unincorporated areas shall concur with the proposed conditional designated floodway map revision before IDNR/OWR approval can be given.
 - (iv) No filling, grading, dredging or excavating shall take place until a conditional approval is issued.
 - (v) After initial filling, grading, dredging or excavating, no activities shall take place until a final Letter of Map Revision (LOMR) is issued by FEMA with concurrence from IDNR/OWR.
- o. Professional Engineer's Supervision. All engineering analyses shall be performed by or under the supervision of a licensed professional engineer.
 - p. For all activities in the floodway involving construction within 25 feet of the channel, the following criteria shall be met:
 - (i) A natural vegetation buffer strip shall be preserved within at least 25 feet of the ordinary high water mark of the channel.
 - (ii) Where it is impossible to protect this buffer strip during the construction of an Appropriate Use, a vegetated buffer strip shall be established upon completion of construction.
 - q. After receipt of conditional approval of the designated floodway change and issuance of a permit and a Conditional Letter of Map Revision, construction as necessary to change the floodway designation

may proceed but no buildings or structures or other construction that is not an Appropriate Use may be placed in that area until the designated floodway map is changed and a final Letter of Map Revision is received. The designated floodway map will be revised upon acceptance and concurrence by IDNR/OWR and FEMA of the “as-built” plans.

4. Development Activities in Delegated Communities Requiring State Review. For those projects listed below located in a designated floodway, the following criteria shall be submitted to IDNR/OWR for their review and concurrence and/or permit prior to the issuance of a permit by a community or county delegated state permitting authority in the floodway.
 - a. An engineer’s analysis of the flood profile due to a proposed bridge pursuant to Section 802.3.4.
 - b. An engineer’s determination that an existing bridge or culvert crossing is not a source of flood damage and the analysis indicating the proposed flood profile, pursuant to §17.19.070.B.3.d.
 - c. Alternative transition sections and hydraulically equivalent storage pursuant to §17.19.070.B.3.
 - d. The construction of any IDNR/OWR projects, dams (as defined in §17.19.020) and all other federal, state, or local units of government projects, including projects of the municipality or county.
 - e. An engineer’s determination that a proposed bridge affected by backwater from a downstream receiving stream may be built with a smaller opening.
 - f. Projects which revise or establish the floodway and/or flood profiles. Projects in public bodies of water.
5. Other Permits.
 - a. In addition to the other requirements of this Ordinance, a development permit for a site located in a floodway shall not be issued unless the applicant first obtains a permit or written documentation that a permit is not required from IDNR/OWR, issued

- pursuant to 615 ILCS 5/5 et seq.
- b. No correspondence from IDNR/OWR shall be required if the project meets the requirements of Regional Permit 3.
 - c. No permit from IDNR/OWR shall be required if IDNR/OWR has delegated this responsibility to the Village.
6. Permits for Dams.
- a. Any work involving the construction, modification or removal of a dam as defined in §17.19.020 per 17 ILL. Adm. Code Part 3702 (Rules for Construction of Dams) shall obtain an IDNR/OWR permit prior to the start of construction of a dam.
 - b. If the Planning and Economic Development Director finds a dam that does not have an IDNR/OWR permit, the Planning and Economic Development Director shall immediately notify the IDNR/OWR Bartlett office.
 - c. If Planning and Economic Development Director finds a dam which is believed to be in unsafe condition, the Planning and Economic Development Director shall immediately notify the owner of the dam, the IDNR/OWR Bartlett office, and the Illinois Emergency Management Agency (FEMA).
7. Activities That Do Not Require a Licensed Professional Engineer's Review. The following activities may be permitted without a licensed professional engineer's review. Such activities shall still meet the other requirements of this Ordinance, including the mitigation requirements.
- a. Regional Permit 3 which authorizes, for example, underground and overhead utilities, storm and sanitary sewer outfalls, sidewalks, patios, athletic fields, playground equipment and streambank protection activities.
 - b. Reserved.

17.19.080 OCCUPATION AND USE OF SFHA AREAS WHERE FLOODWAYS ARE NOT IDENTIFIED

In SFHA or floodplains, (including AE, AH, AO and Unnumbered A Zones) where no floodways have been identified and no base flood or 100-year frequency flood elevations have been established by FEMA, and draining more than a square mile, no development shall be permitted unless the cumulative effect of the proposals, when combined with all other existing and anticipated uses and structures, shall not significantly impede or increase the flow and passage of the floodwaters nor significantly increase the base flood or 100-year frequency flood elevation.

A. Development Permit.

1. No person, firm, corporation, or governmental body, not exempted by state law, shall commence any development in a SFHA or floodplain without first obtaining a development permit from the Planning and Economic Development Director.
2. Application for a development permit shall be made on a form provided by the Planning and Economic Development Director.
 - a. The application shall be accompanied by drawings of the site, drawn to scale showing property line dimensions; and existing grade elevations and all changes in grade resulting from excavation or filling, sealed by a licensed engineer, architect or surveyor; the location and dimensions of all buildings and additions to buildings; and the elevations of the lowest floor (including basement) of all proposed buildings subject to the requirements of §17.19.100 of this ordinance.
 - b. The application for a development permit shall also include the following information:
 - (i) A detailed description of the proposed activity, its purpose, and intended use;
 - (ii) Site location (including legal description) of the property, drawn to scale, on the designated floodway maps, indicating

whether it is proposed to be in an incorporated or unincorporated area;

(iii) Anticipated dates of initiation and completion of activity;

(iv) Plans of the proposed activity shall be provided which include as a minimum:

- A vicinity map showing the site of the activity, name of the waterway, boundary lines, names of roads in the vicinity of the site, graphic or numerical scale, and north arrow;
- A plan view of the project and engineering study reach showing existing and proposed conditions including principal dimensions of the structure or work, elevations, using the North American Vertical Datum of 1988, adjacent property lines and ownership, drainage and flood control easements, distance between proposed activity and navigation channel (when the proposed construction is in or near a commercially navigable body of water), floodplain limit, location and orientation of cross-sections, north arrow, and a graphical or numerical scale;
- Cross-section views of the project perpendicular to the flow of floodwater and engineering study reach showing existing and proposed conditions including principal dimensions of the work as shown in plan view, existing and proposed elevations, normal water elevation, 10-year frequency flood elevation, 100-year frequency flood elevation, and graphical or numerical scales (horizontal and vertical); and
- A soil erosion and sedimentation control plan for disturbed areas. This plan shall

include a description of the sequence of grading activities and the temporary sediment and erosion control measures to be implemented to mitigate their effects. This plan shall also include a description of final stabilization and revegetation measures, and the identification of a responsible party to ensure post-construction maintenance.

- a. Engineering calculations and supporting data shall be submitted showing that the proposed work will meet the criteria of §17.19.080.B.
 - b. Any and all other federal, state, and local permits or approvals that may be required for this type of development.
3. Based on the best available existing data according to federal, state or other sources, Planning and Economic Development Director shall compare the elevation of the site to the base flood or 100-year frequency flood elevation.
- a. Should no elevation information exist for the site, the developer's engineer shall calculate the elevation according to §17.19.050.F.
 - b. Any development located on land that can be shown to have been higher than the base flood elevation of the current Flood Insurance Rate Map Identification is not in the SFHA and, therefore, not subject to the requirements of this Ordinance.
 - c. The Planning and Economic Development Director shall maintain documentation of the existing ground elevation at the development site and certification that this ground elevation existed prior to the date of the site's first Flood Insurance Rate Map identification.
 - d. The Planning and Economic Development Director shall be responsible for obtaining from the applicant copies of all other federal, state, and local permits, approvals or waivers that may be required for this type of activity. The Community Development

Director shall not issue the development permit unless all required federal, state, and local permits have been obtained.

B. Preventing Increased Damages

1. *No development in the SFHA where a floodway has not been determined shall create a damaging or potentially damaging increase in flood heights or velocity or threat to public health, safety and welfare or impair the natural hydrologic and hydraulic functions of the floodway or channel, or impair existing water quality or aquatic habitat. Construction impacts shall be minimized by appropriate mitigation methods as called for in this ordinance.*
2. Within all riverine SFHAs where the floodway has not been determined, the following standards shall apply:
 - a. The developer shall have a Licensed Professional Engineer state in writing and show through supporting plans, calculations, and data that the project meets the engineering requirements of §17.19.070.B.3 for the entire floodplain as calculated under the provisions of §17.19.050.F of this ordinance.
 - (i) As an alternative, the developer should have an engineering study performed to determine a floodway and submit that engineering study to IDNR/OWR and FEMA for acceptance as a designated floodway.
 - (ii) Upon acceptance of the floodway by IDNR/OWR and FEMA, the developer shall then demonstrate that the project meets the requirements of §17.19.070 for the designated floodway. The floodway shall be defined according to the definition in §17.19.020 of this chapter..
 - b. A development permit shall not be issued unless the applicant first obtains an IDNR/OWR permit or a determination has been made that an IDNR/OWR permit is not required.

- c. Permits for Dams
 - (i) Any work involving the construction, modification or removal of a dam as defined in §17.19.020 per 17 Ill. Adm. Code Part 3702 (Rules for Construction of Dams) shall obtain an IDNR/OWR permit prior to the start of construction of a dam.
 - (ii) If Planning and Economic Development Director finds a dam that does not have an IDNR/OWR permit, the Planning and Economic Development Director shall immediately notify the IDNR/OWR Bartlett office.
 - (iii) If the Planning and Economic Development Director finds a dam which is believed to be in unsafe condition, the Planning and Economic Development Director shall immediately notify the owner of the dam, the IDNR/OWR Bartlett office, and the Illinois Emergency Management Agency (FEMA).
- 3. The following activities may be permitted without a Licensed Professional Engineer's review or calculation of base flood elevation and designated floodway. Such activities shall still meet the other requirements of this Ordinance.
 - a. Bridge and culvert crossings of streams in rural areas meeting conditions of IDNR/OWR Statewide Permit No. 2;
 - b. Barge fleeting facilities meeting conditions of IDNR/OWR Statewide Permit No. 3;
 - c. Aerial utility crossings meeting conditions of IDNR/OWR Statewide Permit No. 4;
 - d. Minor boat docks meeting conditions of IDNR/OWR Statewide Permit No. 5;
 - e. Minor, non-obstructive activities meeting conditions of IDNR/OWR Statewide Permit No. 6; activities

- (not involving fill or positive change in grade) are covered by this permit;
- f. Outfall structures and drainage ditch outlets meeting conditions of IDNR/OWR Statewide Permit No. 7;
 - g. Underground pipeline and utility crossings meeting the conditions of IDNR/OWR Statewide Permit No. 8;
 - h. Bank stabilization projects meeting the conditions of IDNR/OWR Statewide Permit No. 9;
 - i. Accessory structures and additions to existing residential buildings meeting the conditions of IDNR/OWR Statewide Permit No. 10;
 - j. Minor maintenance dredging activities meeting conditions of IDNR/OWR Statewide Permit No. 11;
 - k. Bridge and culvert replacement structures and bridge widenings meeting conditions of IDNR/OWR Statewide Permit No. 12;
 - l. Temporary construction activities meeting conditions of IDNR/OWR Statewide Permit No. 13;
 - m. Special Uses of Public Waters meeting conditions of IDNR/OWR Statewide Permit No. 14; and
 - n. Any development determined by IDNR/OWR to be located entirely within a flood fringe area shall be exempt from State Floodway permit requirements.
4. The flood carrying capacity of any altered or relocated watercourse shall be maintained.
5. Compensatory Storage
- a. Whenever any portion of a floodplain is authorized for use, the volume of space which will be occupied by the authorized fill or structure below the base flood or 100-year frequency flood elevation shall be compensated for and balanced by a hydraulically

equivalent volume of excavation taken from below the base flood or 100-year frequency flood elevation.

- b. The excavation volume shall be at least equal to the volume of storage lost due to the fill or structure.
- c. In the case of streams and watercourses, such excavation shall be made opposite or adjacent to the areas so filled or occupied.
- d. All floodplain storage lost below the existing 10-year flood elevation shall be replaced below the proposed 10-year flood elevation. All floodplain storage lost above the existing 10-year flood elevation shall be replaced above the proposed 10-year flood elevation. All such excavations shall be constructed to drain freely and openly to the watercourse.

17.19.090 PERMITTING REQUIREMENTS APPLICABLE TO ALL FLOODPLAIN AREAS

In addition to the requirements found in §§17.19.060-080 for development in flood fringes, designated floodways, and SFHA or floodplains where no floodways have been identified, the following requirements shall be met.

A. Public Health Standards

1. No developments in the SFHA shall include locating or storing chemicals, explosives, buoyant materials, animal wastes, fertilizers, flammable liquids, pollutants, or other hazardous or toxic materials below the flood protection elevation (HE) unless such materials are stored in a floodproofed and anchored storage tank and certified by a professional engineer or floodproofed building constructed according to the requirements of §17.19.090.C of this ordinance.
2. Public utilities and facilities such as sewer, gas and electric shall be located and constructed to minimize or eliminate flood damage.
3. Public sanitary sewer systems and water supply systems shall be located and constructed to minimize or eliminate infiltration of flood waters into the systems and discharges from the systems into flood waters.

4. New and replacement water supply systems, wells, sanitary sewer lines and on-site waste disposal systems may be permitted providing all manholes or other above ground openings located below the FPE are watertight.
5. All other activities defined as development shall be designed so as not to alter flood flows or increase potential flood damages.

B. Carrying Capacity and Notification

1. For all projects involving channel modification, fill, or stream maintenance (including levees), the flood carrying capacity of the watercourse shall be maintained.
2. In addition, the Village shall notify adjacent communities in writing 30 days prior to the issuance of a permit for the alteration or relocation of the watercourse.

C. Protecting Buildings

1. All buildings located within a 100-year floodplain, also known as a SFHA, shall be protected from flood damage below the flood protection elevation. This building protection criteria applies to the following situations:
 - a. Construction or placement of a new building or alteration or addition to an existing building valued at more than \$1,000 or 70 square feet.
 - b. Substantial improvements or structural alterations made to an existing building that increase the floor area by more than 20% or equal or exceed the market value by 50%. Alteration shall be figured cumulatively during the life of the building. If substantially improved, the existing structure and the addition must meet the flood protection standards of this section.
 - c. Repairs made to a substantially damaged building. These repairs shall be figured cumulatively during the life of the building. If substantially damaged the entire structure must meet the flood protection standards of this section.
 - d. Installing a manufactured home on a new site or a new manufactured home on an existing site (the building

- protection requirements do not apply to returning a manufactured home to the same site it lawfully occupied before it was removed to avoid flood damage).
- e. Installing a travel trailer or recreational vehicle on a site for more than 180 days per year; and
 - f. Repetitive loss to an existing building as defined in §17.19.020. This building protection requirement may be met by one of the following methods.
2. A residential or non-residential building, when allowed, may be constructed on permanent land fill in accordance with the following:
- a. The lowest floor (including basement) shall be at or above the flood protection elevation; and
 - b. Fill Requirements:
 - (i) The fill shall be placed in layers no greater than six inches deep before compaction and should extend at least ten feet beyond the foundation of the building before sloping below the flood protection elevation; and
 - (ii) The top of the fill shall be above the flood protection elevation. However, the ten 10-foot minimum may be waived if a structural engineer certifies an alternative method to protect the building from damages due to hydrostatic pressures; and
 - (iii) The fill shall be protected against erosion and scour during flooding by vegetative cover, riprap or other structural measure; and
 - (iv) The fill shall be composed of rock or soil and not incorporate debris or refuse materials; and
 - (v) The fill shall not adversely affect the flow or surface drainage from or onto neighboring properties, and when necessary, stormwater management techniques such as swales or basins shall be incorporated.

- c. A residential or non-residential building may be elevated in accordance with the following:
- (i) The building or improvements shall be elevated on crawl space, stilts, piles, walls, or other foundation that is permanently open to flood waters and not subject to damage by hydrostatic pressures of the base flood or 100-year frequency flood. Designs must either be certified by a licensed professional engineer or architect or the permanent openings, one on each wall, shall be no more than one foot above existing grade, and consists of a minimum of two openings. The openings must have a total net area of not less than one square inch for every one square foot of enclosed area subject to flooding below the Base Flood Elevation; and
 - (ii) The foundation and supporting members shall be anchored and aligned in relation to flood flows and adjoining structures so as to minimize exposure to known hydrodynamic forces such as current, waves, ice and floating debris; and
 - (iii) All areas below the flood protection elevation shall be constructed of materials resistant to flood damage; and
 - The lowest floor (including basement) and all electrical, heating, ventilating, plumbing, and air conditioning equipment and utility meters shall be located at or above the flood protection elevation; and
 - Water and sewer pipes, electrical and telephone lines, submersible pumps, and other waterproofed service facilities may be located below the flood protection elevation provided they are waterproofed; and
 - (iv) The areas below the flood protection elevation may only be used for the parking of vehicles,

building access or storage in an area other than a basement and not later modified or occupied as habitable space; and

(v) In lieu of the above criteria, the design methods to comply with these requirements may be certified by licensed professional engineer or architect.

(vi) Manufactured homes, and travel trailers to be installed on a site for more than 180 days, shall be elevated to or above the flood protection elevation; and, shall be anchored to resist flotation, collapse, or lateral movement by being tied down in accordance with the Rules and Regulations for the Illinois Mobile Home Tie-Down Act issued pursuant to 77 ILL. Adm. Code Part 870. In addition, all manufactured homes shall meet the following elevation requirements:

- In the case of manufactured homes placed or substantially improved (1) outside of a manufactured home park or subdivision, (2) in a new manufactured home park or subdivision, (3) in an expansion to an existing manufactured home park or subdivision, or (4) in an existing manufactured home park or subdivision on which a manufactured home has incurred substantial damage from a flood, the top of the lowest floor shall be elevated to or above the flood protection elevation.
- In the case of manufactured homes placed or substantially improved in an existing manufactured home park or subdivision, the manufactured home shall be elevated so that either the top of the lowest floor is above the base flood elevation or the chassis is at least 36 inches in height above grade and supported by reinforced piers or other foundations of equivalent strength, whichever is less.

- (vii) Recreational vehicles or travel trailers shall be required to meet the elevation and anchoring requirements of §17.19.090.C.2.c.vi above unless:
 - They are on site for fewer than 180 consecutive days; and,
 - They are fully licensed, ready for highway use, and used only for recreation, camping, travel or seasonal use rather than as a permanent dwelling. A recreational vehicle is ready for highway use if it is on its wheels or jacking system, is attached to the site only by quick disconnect type utility and service devices, and has no permanently attached additions.

- d. Only a non-residential building may be structurally dry floodproofed (in lieu of elevation) provided that:
 - (i) A licensed professional engineer or architect shall certify that the building has been structurally dry floodproofed below the flood protection elevation, the structure and attendant utility facilities are watertight and capable of resisting the effects of the base flood or 100-year frequency flood.
 - (ii) The building design shall take into account flood velocities, duration, rate of rise, hydrostatic and hydrodynamic forces, the effects of buoyancy, and impacts from debris or ice.
 - (iii) Floodproofing measures shall be operable without human intervention and without an outside source of electricity (levees, berms, floodwalls and similar works are not considered floodproofing for the purpose of this subsection).

- e. A building may be constructed with a crawlspace located below the flood protection elevation provided that the following conditions are met:

- (i) The building must be designed and adequately anchored to resist flotation, collapse, and lateral movement of the structure resulting from hydrodynamic and hydrostatic loads, including the effects of buoyancy; and
 - (ii) Any enclosed area below the flood protection elevation shall have openings that equalize hydrostatic pressures by allowing for the automatic entry and exit of floodwaters. A minimum of one opening on each wall having a total net area of not less than one square inch per one square foot of enclosed area. The openings shall be no more than one foot above grade; and
 - (iii) The interior grade of the crawlspace below the flood protection elevation must not be more than two feet below the lowest adjacent exterior grade; and
 - (iv) The interior height of the crawlspace measured from the interior grade of the crawl to the top of the foundation wall must not exceed four feet at any point; and
 - (v) An adequate drainage system must be installed to remove floodwaters from the interior area of the crawlspace within a reasonable period of time after a flood event; and
 - (vi) Portions of the building below the flood protection elevation must be constructed with materials resistant to flood damage; and
 - (vii) Utility systems within the crawlspace must be elevated above the flood protection elevation.
- f. Construction of new or substantially improved critical facilities shall be located outside the limits of the floodplain. Construction of new critical facilities shall be permissible within the floodplain if no feasible alternative site is available. Critical facilities constructed within the SPINA shall have the lowest floor (including basement) elevated or structurally

dry floodproofed to the 500-year flood frequency elevation or three feet above the level of the 100-year flood frequency elevation whichever is greater. Floodproofing and sealing measures must be taken to ensure that toxic substances will not be displaced by or released into floodwaters. Access routes elevated to or above the level of the base flood elevation shall be provided to all critical facilities.

- g. Tool sheds, detached garages, and other minor accessory structures on an existing single-family platted lot, may be constructed with the lowest floor below the flood protection elevation in accordance with the following:
- (i) The building is not used for human habitation; and
 - (ii) All areas below the base flood or 100-year frequency flood elevation shall be constructed with waterproof material. Structures located in a designated floodway shall be constructed and placed on a building site so as not to block the flow of flood waters and shall also meet the Appropriate Use criteria of §17.19.070. In addition, all other requirements of §§17.19.060-080 must be met; and
 - (iii) The structure shall be anchored to prevent flotation; and
 - (iv) Service facilities such as electrical and heating equipment shall be elevated or floodproofed to the flood protection elevation; and
 - (v) The building shall be valued at less than \$10,000 and be less than 500 square feet in floor size; and
 - (vi) The building shall be used only for the storage of vehicles or tools and may not contain other rooms, workshops, greenhouses or similar uses and cannot be modified later into another use; and
 - (vii) The building shall meet the permanent opening

criteria of §17.19.090.C.2.c; and

- (viii) All flammable or toxic materials (gasoline, paint, insecticides, fertilizers, etc) shall be stored above the flood protection elevation; and
 - (ix) The lowest floor elevation should be documented and the owner advised of the flood insurance implications.
- h. Existing buildings located within a designated floodway shall also meet the more restrictive Appropriate Use standards included in §17.19.070. Non-conforming structures located in a designated floodway may remain in use and may only be enlarged, replaced or structurally altered in accordance with §17.19.070.B. A non-conforming structure damaged by flood, fire, wind or other natural or man-made disaster may be restored unless the damage exceeds 50% of its market value before it was damaged, in which case it shall conform to this Ordinance.

17.19.100 OTHER DEVELOPMENT REQUIREMENTS

The Village of Lemont shall take into account flood hazards, to the extent that they are known in all official actions related to land management, use and development.

- A.** New subdivisions, manufactured home parks, annexation agreements, and Planned Unit Developments (PUDs) within the SFHA shall be reviewed to assure that the proposed developments are consistent with §§17.19.060-090 of this ordinance and the need to minimize flood damage. Plats or plans for new subdivisions, mobile home parks and PUDs shall include a signed statement by a Licensed Professional Engineer that the plat or plans account for changes in the drainage of surface waters in accordance with the Plat Act (765ILCS 205/2).
- B.** Proposals for new subdivisions, manufactured home parks, travel trailer parks, PUDs and additions to manufactured home parks and additions to subdivisions shall include base flood or 100-year frequency flood elevation data and floodway delineations.
 - 1. Where this information is not available from an existing adopted study, the applicant's engineer shall be responsible

for calculating the base flood or 100-year frequency flood elevation per §17.19.050.F and the floodway delineation per the definition in §17.19.020.

- C. Streets, blocks, lots, parks and other public grounds shall be located and laid out in such a manner as to preserve and utilize natural streams and channels. Wherever possible, the floodplains shall be included within parks or other public grounds.
- D. The Village of Lemont Board of Trustees shall not approve any PUD or plat of subdivision located outside the corporate limits unless such agreement or plat is in accordance with the provisions of this ordinance.
- E. All other activities defined as development shall be designed so as not to alter flood flows or increase potential flood damages.

17.19.110 VARIANCES

- A. No variances shall be granted to any development located in a designated floodway.
- B. Whenever the standards of this Chapter place undue hardship on a specific development proposal, the applicant may apply to the Village of Lemont Board of Trustees for a variance.
- C. The Planning and Economic Development Director shall review the applicant's request for a variance and shall submit its recommendation to the Village of Lemont Board of Trustees. The Village may attach such conditions to granting of a variance as it deems necessary to further the flood protection intent of this ordinance.
- D. No variance shall be granted unless the applicant demonstrates that all of the following conditions are met:
 - 1. The development activity cannot be located outside the SFHA; and
 - 2. An exceptional hardship would result if the variance were not granted; and
 - 3. The relief requested is the minimum necessary; and

4. There will be no additional threat to public health, safety, beneficial stream uses and functions, especially aquatic habitat, or creation of a nuisance; and
 5. There will be no additional public expense for flood protection, lost environmental stream uses and functions, rescue or relief operations, policing, or repairs to streambeds and banks, roads, utilities, or other public facilities; and
 6. The provisions of §17.19.060.B and §17.19.080.B of this ordinance shall still be met; and
 7. The activity is not in a designated floodway; and
 8. The applicant's circumstances are unique and do not establish a pattern inconsistent with the intent of the NFIP; and
 9. The granting of the variance will not alter the essential character of the area involved including existing stream uses; and
 10. All other required state and federal permits or waivers have been obtained
- E.** The Planning and Economic Development Director shall notify an applicant in writing that a variance from the requirements of §17.19.090 that would lessen the degree of protection to a building will:
1. Result in increased premium rates for flood insurance up to amounts as high as \$25 per \$100 of insurance coverage; and
 2. Increase the risks to life and property; and
 3. Require that the applicant proceed with knowledge of these risks and that the applicant will acknowledge in writing the assumption of the risk and liability.
- F.** Variances requested in connection with restoration of a historic site or historic structure, as defined in §17.19.020, may be granted using criteria more permissive than the requirements of §17.19.110.D and §17.19.110.E, subject to the conditions that:
1. The repair or rehabilitation is the minimum necessary to

preserve the historic character and design of the structure;
and

2. The repair or rehabilitation will not result in the structure being removed as a certified historic structure.

17.19.120 DISCLAIMER OF LIABILITY

- A. The degree of flood protection required by this Ordinance is considered reasonable for regulatory purposes and is based on available information derived from engineering and scientific methods of study.
- B. Larger floods may occur or flood heights may be increased by man-made or natural causes.
- C. This Ordinance does not imply that development, either inside or outside of the SFHA, will be free from flooding or damage.
- D. This Ordinance does not create liability on the part of the Village or any officer or employee thereof for any flood damage that results from reliance on this Ordinance or any administrative decision made lawfully thereunder.

17.19.130 PENALTY

- A. If such owner fails after ten days' notice to correct the violation:
 1. The Village may make application to the Circuit Court for an injunction requiring conformance with this Ordinance or make such other order as the Court.
 2. Any person who violates this Ordinance shall, upon conviction thereof, be fined not less than fifty dollars (\$50,00) or more than one-thousand dollars (\$1,000.00) for each offense.
 3. A separate offense shall be deemed committed upon each day during or on which a violation occurs or continues.
 4. The Village shall record a notice of violation on the title to the property.
- B. The Planning and Economic Development Director shall inform the owner that any such violation is considered a willful act to increase flood damages and, therefore, may cause coverage by a Standard Flood Insurance Policy to be suspended.

1. The Planning and Economic Development Director is authorized to issue an order requiring the suspension of the subject development. The stop-work order shall be in writing, shall indicate the reason for the issuance, and shall order the action, if necessary, to resolve the circumstances requiring the stop-work order. The stop-work order constitutes a suspension of the permit.
 2. No site development permit shall be permanently suspended or revoked until a hearing is held by the Village of Lemont Board of Trustees. Written notice of such hearing shall be served on the permittee and shall state:
 - a. The grounds for compliance or reasons for suspension or revocation; and
 - b. The time and place of the hearing. At such hearing, the permittee shall be given an opportunity to present evidence on his/her behalf. At the conclusion of the hearing, the Village of Lemont Board of Trustees shall determine whether the permit shall be suspended or revoked.
- C. Nothing herein shall prevent the Village from taking such other lawful action to prevent or remedy any violations. All costs connected therewith shall accrue to the person or persons responsible.

17.19.140 ABROGATION AND GREATER RESTRICTIONS

- A. This Chapter is not intended to repeal, abrogate or impair any existing easements, covenants, or deed restrictions.
- B. Where this Chapter and other ordinance, easements, covenants, or deed restrictions conflict or overlap, whichever imposes the more stringent restrictions shall prevail.
- C. This Chapter is intended to repeal the original ordinance or resolution which was adopted to meet the National Flood Insurance Program regulations, but is not intended to repeal the resolution which the Village passed in order to establish initial eligibility for the program.

CHAPTER 17.20

LANDSCAPING AND TREE PRESERVATION

Sections:

- 17.20.010 Purpose**
- 17.20.020 Applicability**
- 17.20.030 Landscape Plan**
- 17.20.040 General Landscape Standards**
- 17.20.050 Landscape Standards for Streets**
- 17.20.060 Landscape Standards for Transition Yards**
- 17.20.061 Additional Landscape Standards for Lots Zoned “M”**
- 17.20.070 Landscape Standards for Parking Lots**
- 17.20.080 Landscape Standards for Detention Ponds**
- 17.20.090 Landscape Standards for Multi-Family Residential, Commercial, and Institutional Buildings**
- 17.20.100 Landscape Standards for Common Open Space**
- 17.20.110 Sales Trailers and Landscaping**
- 17.20.120 Maintenance of Required Landscaping**
- 17.20.130 Tree Preservation**

17.20.010 PURPOSE

The landscaping and screening requirements specified in this chapter are intended to establish high standards of landscaping and buffering for all public and private properties in the Village and minimize the harmful or nuisance effects resulting from noise, heat, and glare. Additionally these standards are intended to provide shade, air purification, and privacy.

17.20.020 APPLICABILITY

Except as otherwise provided herein, the provisions of this chapter shall apply to all development subject to approval of a site development permit (see Chapter 17.23 of this ordinance). (Ord O-70-09)

17.20.030 LANDSCAPE PLAN

A. Preparation. 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.

B. Requirements. All landscape plans submitted for approval shall contain or have attached thereto the following information:

1. The location and dimensions of all existing and proposed structures, natural features, parking lots and drives, roadways and rights-of-way, sidewalks, bicycle paths, bicycle parking areas, ground signs, refuse disposal areas, free standing electrical or telecommunications equipment, utility easements, conservation easements, ground lighting, out lots, and recreational features; and
2. The location, quantity, size, root ball condition (e.g. B/B) and scientific and common names of the proposed plants; and
3. The location of all proposed berming indicating contours at one-foot intervals; and
4. Specification of the type, boundaries, size, and spacing of all proposed ground cover; and
5. The designation, location, quantity, size, and scientific and common names of all existing plants to remain on site; and
6. Elevations of all fences, bridges, retaining walls, or other similar details; and
7. A title block indicating the preparer, applicant, date, scale, and north arrow

C. Substitutions and Deviations

1. Once a landscape plan has been approved, the Planning and Economic Development Director may authorize minor revisions to the plan, including the substitution of equivalent plantings, where such revisions do not diminish the benefits of the approved plan.
2. For the purposes of this section, a “minor revision” shall be

considered when there is no reduction in the quality of plant material, no significant change in size or location of plant material, and new plants are of the same general category (e.g. canopy, ornamental trees), and have the same general design characteristics as the materials being replaced.

17.20.040 GENERAL LANDSCAPE STANDARDS

- A. General Guide.** The most recent edition of the *American Standards for Nursery Stock, ANZI Z60.1*, published by the American Nursery and Landscape Association (www.anla.org), shall be the guide for selection, measurement, installation, and maintenance of all plant material.
- B. Plant Units.** A “plant unit” is a measurement used to determine the quantity of plant material required for specific situations. The plant unit requirements establish the total amount of plant material while allowing flexibility in the selection and distribution of plants. One plant unit is comprised of ALL of the following:
1. 0.5 canopy trees;
 2. 1.0 evergreen trees;
 3. 1.5 understory/ornamental trees; and
 4. 6.0 shrubs or 6.0 minimum 18-inch containers of ornamental/native grasses.
- C. Substitutions.** The Planning and Economic Development Director may approve the substitution of canopy trees or understory/ornamental trees for evergreen trees in cases where the desire for visibility outweighs the desire for screening (e.g. shopping center would need to be screened where adjacent to residential property, but desire for visibility would be greater along road frontage).
- D. Plant Mix.** For each plant type (e.g. canopy tree) associated with the requirements of this chapter, no single plant species shall represent more than 50% of the total plantings. This requirement may be waived by the Planning and Economic Development Director in instances where the number of plants for a particular plant type required is five or less.
- E. Existing Vegetation.** Credit against the landscape requirements of this chapter may be allowed by the Planning and Economic

Development Director for existing vegetation of a quality and size which the applicant proposes to preserve. In all cases the Planning and Economic Development Director may attach conditions to the granting of such credits to secure or enhance the survival rate of existing plants during construction. The existing vegetation for which credit is given shall be indicated on the landscape plan.

F. Plant Selection. Plants shall be healthy, free of insects and diseases and physical damage (e.g. bark bruises, cracked branches). Native species should be considered, and plants shall be species normally grown in Northeastern Illinois. Plant selection shall adhere to the specific species listings, as updated from time to time, and attached to this ordinance as Appendix F. (This appendix lists approved trees for use along streets, plants prohibited for use in landscaping, and native plants which are encouraged to be included in landscaping.) Additionally, plant selection shall be based on:

1. Climate hardiness of plant material; and
2. Disease and pest resistance and stress tolerance; and
3. Adaptability of proposed plant material to the particular microclimate in which it is to be located; and
4. Overall year-round ornamental effect; and
5. Screening ability, particularly in those areas where plants will be used to provide screens for residential uses.

G. Minimum Sizes of Plants. The minimum size for plants at the time of installation shall be:

1. Canopy trees in a parkway – 3” caliper
2. Canopy trees not in a parkway – 2-1/2” caliper
3. Evergreen trees – 8’ in height
4. Ornamental trees, single trunk – 2” caliper
5. Ornamental trees, multi-trunk – 6’ in height
6. Large shrubs – 24” in height

7. Small shrubs – 18” in height

H. Sod, Topsoil, and Seeding

1. Landscaping in parkways shall be a minimum of four inches of topsoil and sod.
2. Landscape seeding shall be Class 1A seeding mixture.
3. Standards for Residential Construction:
 - a. Front and side yards shall be landscaped with a minimum of four inches of topsoil and sod.
 - b. Rear yards shall be landscaped with a minimum of four inches of topsoil and sod or seed. All seeded areas must be protected with an erosion control blanket (ECB) installed in accordance with the *Illinois Urban Manual*, 2002, or latest edition.

I. Energy Conservation

1. Deciduous trees which are sun tolerant should be placed on the south and west sides of buildings to provide shade.
2. Evergreens and other shade tolerant plants should be concentrated on the north side of buildings to dissipate the effect of winter winds.

J. Installation

1. All plant material shall be installed in accordance with the most recent edition of the *American Standards for Nursery Stock, ANZI Z60.1*, published by the American Nursery and Landscape Association (www.anla.org).
2. The nurseries supplying plants may be visited before planting. Trees which are suited for the street tree planting requirements will be inspected and selected by the Village Arborist.
3. Only trees dug with the root ball from the nursery growing location will be acceptable. Trees with a composition or

processed ball will be rejected, unless pre-approved by the Village Arborist.

4. No trees shall be dug or loaded for shipment from the vendor nursery when the temperature is below 32 degrees Fahrenheit and when the depth of frost in the ground exceeds one inch. All trees, which upon delivery, exhibit evidence of being or having been wholly or partially frozen, shall be rejected.
5. Trees on which the buds have opened or which are in full or partial leaf may be rejected.
6. Any existing dead trees or root balls shall be removed. Trees shall be planted in accordance with the attached tree planting detail and as described below. The top of the root ball shall be two inches above finished grade. If additional compacted clay or stone is required in the bottom of the planting hole to achieve this grade, then it shall be supplied by the contractor. Wire baskets that cover no more than the lower 1/3 of the root ball are permitted. Larger wire baskets shall be removed or cut to that height.
7. Set balled and burlapped (B&B) stock on un-excavated bottom of tree pit plumb and in center of pit or trench. Till 18 inches around tree pit. When set, place additional topsoil backfill around base and sides of ball and work each layer to settle backfill and eliminate voids and air pockets. When excavation is approximately 2/3 full, water thoroughly before placing remainder of backfill. Repeat watering until no more is absorbed. Water again after placing final layer of backfill. No treated burlap or nylon or polyethylene rot-proof wrapping material is permitted and must be removed. Tie and wrap material that is intended to rot.
8. In most instances, the backfill around the ball shall be the same soil as that which was removed from the hole; however, in cases where rocks, stones, etc. are encountered, topsoil shall be used. Any excess soil, debris or trimmings shall be removed from the planting site immediately upon completion of planting.
9. Where necessary, trees shall be staked to ensure they will be straight.

Table 17-20-01 Landscaping Requirements Along Streets

ZONING	STREET TYPE	
	Local	Arterial and Collector
R Districts	One canopy tree per 40 ft of street frontage	Three plant units per 100 ft of street frontage
B Districts	One plant unit per 100 ft of street frontage	One and a half plant units per 100 ft of street frontage (O-65-11)
M Districts	See Section 17.20.061.B (O-10-14)	See Section 17.20.061.B (O-10-14)
INT District	One plant unit per 100 ft of street frontage	One plant unit per 100 ft of street frontage

10. The species identifying labels shall remain on the tree until species verification is completed by the Village. Other tags wires, plastic ties and wire baskets shall be removed from each tree.
11. Wrapping of all trees shall be done immediately after they are planted.

K. Thinning. The branches of deciduous trees and shrubs may be selectively thinned by up to one-third in accordance with good horticultural practice. However, trimming shall not result in reducing the overall size of the plant below that specified in the approved landscape plan.

L. Mulching. All trees and shrubs shall be mulched with a minimum of three-inch depth of shredded bark, wood chips, or other organic mulch. All perennial, annual, or groundcover beds shall be mulched with a minimum of a two-inch depth of shredded bark, wood chips, or other organic mulch.

M. Rejection of Materials. The Village Arborist or the Director of Public Works may reject any plant material which does not comply with the specification, and all rejected plant material shall be immediately removed from the site by the contractor. The Village will not assume any responsibility for such rejected material.

17.20.050 LANDSCAPE STANDARDS FOR STREETS

A. Requirements. Table 17-20-01 specifies the minimum requirements for plant material that shall be required.

- B. Location of Plantings.** For subdivision and local streets, plantings should be in the parkway. For arterial and collector streets, the plantings should be in the parkway, in outlots adjacent to the roadway, or may be on the roadway side of berms.
- C. Timing of Planting.** Parkway trees shall be installed in the spring or fall, but not before the construction of the dwelling and the completion of the public sidewalk. However, in no case shall parkway trees be planted later than two years after the commencement of construction of the development (i.e. issuance of the site development permit).
- D. Distance from Traffic Signs.** Parkway trees shall be planted a minimum of 15 feet from any traffic sign. (O-41-10)

17.20.060 LANDSCAPE STANDARDS FOR TRANSITION YARDS

Transition yards, as required by Chapter 17.07 of this ordinance, shall be landscaped and screened in accordance with this section. Public parks shall be exempt from the landscaping provision of paragraph D of this section. (Ordinance O-36-08)

- B. Lots Zoned “B.”** For the entire length of a transition yard of a B-zoned lot, the following shall be provided:
 - 1. A wood fence with a minimum of 95% opacity and with a minimum height of five feet plus at least two plant units per 100 linear feet; or
 - 2. An earthen berm at least three feet in height plus at least one plant unit per 100 linear feet along the rear lot line and side lot lines; or
 - 3. Four plant units per 100 linear feet plus an additional two evergreen trees per 100 linear feet along the rear lot line and side lot lines.
- C. Lots Zoned “M.”** For the entire length of a transition yard of an M-zoned lot, the following shall be provided:
 - 1. A wood fence with a minimum of 95% opacity and with a minimum height of six feet plus at least one plant unit per 100 linear feet; or
 - 2. A wood fence with a minimum of 95% opacity and with a

minimum height of five feet plus at least two plant units per 100 linear feet; or

3. All of the following:
 - a. An earthen berm at least three feet in height; and
 - b. A wood fence with a minimum of 95% opacity and at least four feet in height; and
 - c. At least one plant unit per 150 linear feet.

D. Lots Zoned “INT” For the entire length of a transition yard of an INT-zoned lot, the following shall be provided:

1. A wood fence with a minimum of 95% opacity and with a minimum height of five feet plus at least one plant per 150 linear feet; or
2. A wood fence with a minimum of 95% opacity and with a minimum height of four feet plus at least two plant units per 150 linear feet; or
3. An earthen berm at least three feet in height plus at least one plant unit per 150 linear feet; or
4. Four plant units per 150 linear feet plus an additional two evergreen trees per 150 linear feet.

17.20.061 ADDITIONAL LANDSCAPE STANDARDS FOR LOTS ZONED “M” (O-69-12)

Lots zoned “M” that abut lots zoned B, DD, or INT, or that are separated by a public right of way from lots that are zoned B, DD, or INT, shall provide landscaping and/or screening as follows:

- A. Abutting B, DD, or INT.** Along the entire length of any property line of an M-zoned lot that abuts a B, DD, or INT-zoned lot, a wood fence with a minimum of 95% opacity and with a minimum height of six feet shall be erected and maintained; and
- B. Along a Public Street.** Along the property line of any M-zoned property that fronts a public street:

1. At least 2.0 plant units per 100 linear feet shall be installed and maintained; or
2. A wood fence with a minimum of 95% opacity and with a minimum height of six feet plus at least one plant unit per 100 linear feet shall be installed and maintained.
3. M-zoned properties along Industrial Park Drive and Canal Bank Road are exempt from the provisions of this paragraph B.

17.20.070 LANDSCAPE STANDARDS FOR PARKING LOTS

- A. Applicability.** All parking lots in all B, R, DD, and INT containing 15 or more parking spaces shall be landscaped in accordance with the provisions of this section. (O-69-12)
- B. Exterior Parking Lot Landscaping.** The exterior of parking lots shall be landscaped with at least three plant units per 100 feet of linear distance surrounding the parking area. Plants that are counted toward the street landscaping requirements of §17.20.050 or the transition yard landscaping requirements of §17.20.060 may also be counted toward this requirement.
- C. Interior Parking Lot Landscaping**
 1. Landscaped areas totaling at least 35 square feet per parking stall shall be provided on the interior of the parking lot.
 2. The interior parking lot landscaped areas (“landscaped islands”) shall generally be dispersed throughout the parking lot and should be designed to delineate vehicular or pedestrian circulation patterns.
 3. Each landscaped island shall be a minimum of 9 x 9 feet in size, as measured from back of curb to back of curb. The soil contained within each island shall be mounded to provide additional visual relief and to improve drainage for plants.
 4. At least one canopy tree shall be installed in each required landscaped island.

17.20.080 LANDSCAPE STANDARDS FOR DETENTION PONDS

Detention and/or retention basins and ponds shall be landscaped along the perimeter of the high water level of the basin or pond. Such landscaping should include canopy and ornamental trees, evergreens, shrubbery, hedges, and/or other plants. In selecting and arranging the plantings, consideration should be given to water conservation. To ensure safety, adequate visibility to the basin or pond area shall be maintained.

17.20.090 LANDSCAPE STANDARDS FOR MULTI-FAMILY RESIDENTIAL, COMMERCIAL, INSTIUTIONAL BUILDINGS

A. Foundation Beds and Plantings. All multi-family residential, commercial, and institutional buildings shall have foundation landscaping in accordance with this section.

1. A landscaped area a minimum of eight feet in width, except for those areas used for building entrances and pedestrian ways. shall be located along the front of the building or the side of the building containing the main entrance.
2. Foundation landscaping shall consist of large and small shrubs, ornamental grasses, perennials, and annuals, or some combination of these plants. (O-65-11)
3. Except where occupied by planting beds, foundation planting areas may be sodded, mulched, or contain decorative stone.
4. Trellises or other such devices that allow vertical coverage of the structure by vines, groundcover, or other plants may substitute for foundation beds and plantings, as approved by the Planning and Economic Development Director.

B. Lot Perimeter Landscaping. For B- or INT-zoned lots, the transition yard landscaping requirements of §17.20.060 of this ordinance shall apply.

C. Additional Requirements. See §17.21.030 of this ordinance for additional design requirements related to sidewalks.

17.20.100 LANDSCAPE STANDARDS FOR COMMON OPEN SPACE

- A. Applicability.** Residential subdivisions or residential developments containing common open space shall provide within common open space a minimum of 0.25 plant units of landscaping for each residential dwelling unit within the subdivision or development.
- B. Waiver.** The Planning and Economic Development Director may fully or partially waive the installation of the plant units required under this section and in conjunction with such waivers impose conditions on the installation of the plant material in the following instances:

 - 1. When installing the plantings would compromise the health or vitality of existing vegetation or the ecology of those natural resources requiring protection under other provisions of this ordinance; or
 - 2. Where the type or intent of the open space would preclude the installation of the required plant units.

17.20.110 SALES TRAILERS AND LANDSCAPING

Sales trailers and the parcels they occupy, where allowed by planned unit development ordinances or annexation agreements, shall be landscaped. This landscaping shall included, as appropriate, sod, paved driveways, and foundation plantings consisting of large and small shrubs, ornamental grasses, perennials, and annuals, or some combination of these plants.

1.1.120 MAINTENANCE OF REQUIRED LANDSCAPING

- A. Maintenance.** The owner, tenant, and their agent, if any, shall be jointly and severally responsible for the maintenance of all landscaping required by this ordinance or preserved under the provisions of this ordinance in good condition so as to present a healthy, neat, and orderly appearance. Specifically:

 - 1. All plant growth in landscaped areas shall be controlled by pruning, trimming, or other suitable methods so that plant materials do not interfere with public utilities, restrict pedestrian or vehicular access, or otherwise constitute a traffic hazard; and
 - 2. All planted areas shall be maintained in a relatively weed-

free condition and clear of undergrowth; and

3. All trees, shrubs, ground covers, and other plant materials must be replaced if they die or become unhealthy because of accidents, drainage problems, disease, or other causes.

B. Covenants, Deed Restrictions, and Bonds. The Village may, as part of annexation agreements, PUD, or special use approval, require covenants, deed restrictions and/or bonds for landscape maintenance to include the maintenance of irrigation systems.

17.20.130 TREE PRESERVATION

A. Intent. All reasonable efforts shall occur in the site design of a proposed development to preserve existing trees, especially mature trees, specimen trees, tree groves or tree lines. All applicants for development shall identify and make a special effort to preserve trees which are noteworthy due to their size, age and historic, cultural or aesthetic value. The planting of additional trees and the preservation of existing trees in the Village is intended to accomplish the following:

1. To preserve trees as an important public resource enhancing the quality of life and the physical, historical and esthetic environment;
2. To preserve and enhance the air quality of the Village through the filtering effect of trees on air pollution;
3. To reduce noise through the baffle and barrier effect that afforded by trees;
4. To reduce the consumption of energy through the wind break and shade effect afforded by trees;
5. To preserve and enhance the nesting areas for birds and other wildlife;
6. To reduce topsoil erosion and reduce water runoff;
7. To protect and increase property values.

B. Tree Preservation Plan

1. The inventory of trees on a site is a fundamental step in assessing the opportunities for development and tree preservation. A tree preservation plan shall be submitted as part of an application for approval of preliminary plans/plats, final plans/plats, and site development permits. The tree preservation plan shall consist of a tree survey that graphically shows the location of trees on site, identifies those trees to be preserved, and details efforts to protect those trees during construction. The required elements of a tree preservation plan are contained in paragraph E of this section.
2. Trees shall not be considered for removal unless:
 - a. The tree is dead or dying; or
 - b. The tree is diseased; or
 - c. The tree constitutes a hazard to persons or property; or
 - d. Removal of the tree is necessary to achieve an essential grade change or ensure adequate drainage; or
 - e. Removal of the tree is consistent with good forestry practices; or
 - f. Such other reason as deemed appropriate by the Village Arborist.
 - g. Site development activities necessary to complete the construction of buildings that are not in any required yards or buildings approved as part of a planned unit development.
3. Site construction efforts should seek to minimize the removal of existing trees and damage to trees earmarked for preservation, and the site development permits shall not be issued for construction or development activity that does not protect existing trees in accordance with the provisions of this section.

- C. Tree Removal/Protection.** Efforts shall be taken prior to and during site development and construction of structures to protect all trees marked for preservation on the approved tree preservation plan. The following steps shall be followed:
1. Obtain approved final engineering plans and tree preservation plan from the Village Engineer and Village Arborist.
 2. Delineate, in the field, the areas to be cleared.
 3. Place a red “x” on the tagged trees to be removed.
 4. Review proposed clearing with the Village Arborist.
 5. Clear site of trees indicated for removal on the approved tree preservation plan and perform root pruning, crown reduction, auguring and all other measures as required on the approved plan.
 6. Erect tree protection, construction envelope and conservancy area fencing according to the following requirements:
 - a. The fence shall consist at a minimum of wooden snow fence (and erosion control fence where siltation may occur), secured to metal posts at a maximum interval of eight feet.
 - b. No attachments, fences or wires, other than approved materials for bracing, guying or wrapping shall be attached to any vegetation during the construction period.
 - c. All fencing must remain in place during the entire construction period.
 - d. All fencing must run continuously from property line to property line, completely enclose an area, or adjoin other fencing in order to protect the vegetation that is to remain on the site.
 - e. Signs which are legible at a distance of 10 feet shall be posted and maintained at intervals no less than 30 feet which state: “Tree Protection Area. Do not

enter. Do not move or alter fence. Violation subject to fine and work stoppage.”

- f. Erect erosion control measures as required by this ordinance and approved plans.
7. A site visit and sign-off by the Village Arborist and the Village Engineer is required after the above items have been completed and before site development can begin.

D. Replacement of Removed or Damaged Trees

1. If trees marked for preservation on the tree preservation plan are damaged or removed, the Village may impose a fine based on the caliper inch per damaged or removed tree. (O-10-14)
2. In addition to any fines imposed, trees marked for preservation on the tree preservation plan that are damaged or removed during site development or construction shall be replaced as follows:
 - a. Each tree measuring 8-12 inches in caliper shall be replaced with two trees of at least 2.5-inch caliper each.
 - b. Each tree measuring 13-18 inches in caliper shall be replaced with three trees of at least 2.5-inch caliper each.
 - c. Each tree measuring 19-24 inches in caliper shall be replaced with four trees of at least 2.5-inch caliper each.
 - d. Each tree measuring 25 inches or more in caliper shall be replaced with five trees of at least 2.5-inch caliper each.
3. If on-site replacement of trees in accordance with paragraph 1 above is impractical, the Village shall determine a suitable off-site location for the planting of the replacement trees.
4. In all cases the cost of the trees and planting of the trees shall be borne by the applicant for site development and/or construction.

E. Tree Preservation Plan Requirements. When required by this ordinance, a tree survey shall be conducted by a qualified arborist or landscape architect, and a tree preservation plan shall be based on this survey. The tree preservation plan shall include the following information:

1. For each tree six inches in diameter breast height (DBH) or larger, the plan shall show:
 - a. Location
 - b. Species
 - c. DBH at 4.5 ft above ground level
 - d. Condition (e.g. grades 1 thru 5 indicating overall quality of tree)
2. The plan shall distinguish between trees that are proposed to be:
 - a. Preserved at their present location
 - b. Removed
 - c. Relocated
 - d. Replaced
3. The plan shall identify locations of the required tree protection/construction envelope and erosion control fencing.
4. The plan shall indicate specific pre-construction measures, including—but not limited to—auguring, root pruning, crown reduction and mulching that are to be taken to minimize construction impact on those trees remaining on site.
5. The plan shall indicate the locations of the storage of spoils or materials.
6. Name, profession and/or licensing of the person preparing the plan.

7. Date the tree survey was conducted, scale, and north arrow.

CHAPTER 17.21

COMMERCIAL DESIGN STANDARDS

Sections

17.21.010	Purpose, Applicability, and Approval
17.21.020	Plan Submission and Contents
17.21.030	Urban Design Requirements
17.21.040	Prohibited Materials

17.21.010 PURPOSE, APPLICABILITY, AND APPROVAL

- A. Purpose.** The standards specified in this section are intended to foster aesthetically pleasing developments which will protect and preserve the appearance, character, general health, safety, and welfare of the Village, and contribute to the unique and historical character of the Village.
- B. Applicability.** Except as otherwise specified herein, the standards of this chapter shall apply to all new construction in all zoning districts, except for single-family detached, duplex, two-family detached, and single-family attached residential structures, and accessory structures to a principal single-family detached, duplex, two-family detached, or single-family attached residential structure. See Chapter 17.09 for design standards for the DD district. (Ord O-41-10)
- C. Approval**
1. For planned unit developments, the Village Board is the final approval authority for acceptance or variations from these standards. See Chapter 17.08 of this ordinance for planned unit development approval procedures.
 2. For other development or construction that is not part of a planned unit development proposal, the Planning and Economic Development Director shall determine adherence to these standards. Decisions of the Planning and Economic

Development Director may be appealed by the applicant to the Planning and Zoning Commission in accordance with Chapter 17.04 of this ordinance.

17.21.020 PLAN SUBMISSION AND CONTENTS

A. Required Items. See Chapter 17.08 of this ordinance for submission requirements if the construction is part of a planned unit development. For development or construction that is not part of a planned unit development proposal, the following documents shall be submitted to the Community Development Department for review:

1. Plans illustrating:
 - a. Building location
 - b. Curb cuts
 - c. Sidewalks
 - d. Parking and loading areas and number of parking spaces
 - e. Landscaping
 - f. Topography
 - g. Illumination
 - h. Signs
 - i. Fencing
 - j. Trash storage areas
2. A map of the surrounding land uses and buildings within 150 feet in all directions of the subject property.
3. Elevations of roofs and exterior walls of all proposed buildings that include indications of all proposed exterior materials and colors.
4. Additionally, material samples shall be submitted.

- B. Timing of Submissions.** Submission of the documents in paragraph B.1 above may be made either prior to or concurrent with applications for building permits.

17.21.030 URBAN DESIGN REQUIREMENTS

- A. Applicability.** The following standards of this section shall apply to new construction in the B-1 and B-3 zoning districts. (O-29-15)
- B. Exterior walls Facing a Public Street.** Building elevations facing a public street shall have a minimum of 75%, excluding glass, of the wall area facing the street constructed of one or more of the following materials (Ord O-41-10) (O-29-15):
1. Face brick of clay, or
 2. Native stone, or
 3. Fiber cement board siding.
- C. Exterior Walls Not Facing a Public Street.** Building exterior walls not facing a public street shall have a minimum of 50%, excluding glass, of the wall area constructed of one or more of the materials listed in sub-paragraph B of this section. (O-29-15)
- D. Building articulation.** Building exterior walls greater than 100 feet in length shall incorporate recesses and projections a minimum of three feet in depth and a minimum of 20 contiguous feet within each 100 feet of exterior wall length. (O-29-15)
- E. Roofs (O-29-15)**
1. Parapets, mansard roofs, gable roofs, hip roofs, or dormers shall be used to conceal flat roofs and rooftop mechanical equipment from public view.
 2. Roof lines shall have a change in height every 100 linear feet in the building length.
- F. Building Entrances (O-29-15)**
1. All commercial buildings shall have clearly defined, highly visible customer entrance(s) featuring at least three of the

following:

- a. Canopies, awnings or porticos; or
 - b. Overhangs of at least three feet from the supporting wall; or
 - c. Articulation of the building exterior wall, either recessed or projected, at the entrance; or
 - d. Corniced parapets over the door; or
 - e. Arches or peaked roof forms above entrance; or
 - f. Architectural details such as tile work, brick soldier course, or moldings.
2. Building entrances may include doors to individual shops or businesses, lobby entrances, or entrances to plazas or courtyards.

G. Sidewalks (O-29-15)

1. Sidewalks shall be provided along the full length of any exterior wall featuring a customer entrance and along any exterior wall facing a parking area intended for customers or the general public.
2. Sidewalks shall be provided from the perimeter public sidewalk to the principal customer entrance. This internal walkway must feature landscaping for at least 50% of its length.
3. Sidewalks shall not be placed adjacent to street curbs, but rather shall be separated from street curbs by a parkway of at least five feet of landscaped or sodded area.

H. Other Pedestrian Features (O-29-15)

1. Any commercial development in excess of 20,000 square feet of gross floor area shall incorporate a public space, such as plaza, courtyard, or landscaped garden within the vicinity of the building's main entrance of the development's principal structure that incorporates at least three of the

following features:

- a. Pedestrian seating in the form of benches or ledges of limestone; or
 - b. Water features, e.g. fountains or ponds; or
 - c. Textured paving such as brick or flagstone; or
 - d. Raised planters of limestone; or
 - e. Sculpture or other artwork; or
 - f. Outdoor eating or café.
2. The features incorporated per this paragraph shall be connected with public sidewalks adjacent to or running through the property.
- I. Windows.** A minimum of 40% of the area between four feet and ten feet in height on a building elevation facing a public shall be comprised of clear, non-reflective windows that allow views of indoor commercial space or product display areas. Banks are exempt from this requirement. (Ord O-54-09; Ord O-11-65; O-29-15)
- J. Colors.** Exterior building walls' colors shall be low reflectance, subtle, neutral or earth tones. The use of high-intensity colors, metallic colors, or fluorescent colors is prohibited. (O-29-15)
- K. Parking (O-29-15)**
1. No more than 50% of the off-street parking for the entire development shall be located between the facade of the principal building and the primary abutting street.
 2. No development shall have parking in excess of 140% of the parking spaces required by this ordinance.
- L. Drive-through Facilities (O-29-15)**
1. Each drive-through facility shall be designed so that the drive-through window is not on a side of a building facing a public street.

2. The queue area shall not interfere with other on-site circulation and parking arrangements.
3. All pedestrian walkways for a drive-through development shall be clearly marked and enhanced with special paving or markings when they intersect the drive-through aisles.

17.21.040 PROHIBITED MATERIALS

The use of metal exterior panels on building elevations is prohibited. (Ord O-41-10)

CHAPTER 17.22

RESIDENTIAL DESIGN STANDARDS

Sections

17.22.010	Background
17.22.020	Design Variety in Residential Construction
17.22.030	Similarity Standards
17.22.040	Exceptions to Similarity Standards
17.22.050	Architectural Standards for Residences

17.22.010 BACKGROUND

- A. Purpose.** The variety in the exterior appearance of single-family dwellings enhances the appearance of the community, and the Village Board hereby deems it in the best interest of the community to discourage excessive similarity and encourage distinctiveness of exterior design in single-family and two-family dwellings. Specifically the purposes of this chapter are to:
1. Promote an aesthetically pleasing character in Lemont's residential districts; and
 2. Protect and enhance property values; and
 3. Encourage new dwelling construction of distinctive design; and
 4. Discourage excessive similarity among adjacent dwelling units.
- B. History.** This chapter, amended, updates and replaces the Village's Ordinance No. 791, "Appearance Code," adopted on May 24, 1993.

17.22.020 DESIGN VARIETY IN RESIDENTIAL CONSTRUCTION

- A. Applicability.** The provisions of this section shall apply to all new single-family residential construction.

- B. Proximity standard.** Before a building permit is issued, the Zoning Administrator shall determine that the proposed new single-family dwelling is dissimilar in appearance, i.e. is not similar, to any single-family dwelling on the same street which is within two lots of the proposed new single-family dwelling. A single-family dwelling on a corner lot may be considered dissimilar to another single-family dwelling if the two subject dwellings face different streets. On a cul-de-sac or turnaround, new a single-family dwelling must be dissimilar to at least three other existing or planned single-family dwellings on the same cul-de-sac or turnaround.

- C. Comparison Procedure.** The proposed new single-family dwelling shall be compared to all other existing or other proposed single-family dwellings that fall within the range of the proximity standard of paragraph B above. The proposed dwelling shall be compared with only one other dwelling at a time. If the criteria in paragraph D below are met, then the proposed dwelling is compared to another dwelling that meets the proximity standard, and so forth. The criteria met in one comparison do not need to match the criteria met in another comparison.

- D. Criteria.** When comparing the proposed new single-family dwelling to another single-family dwelling subject to the proximity standards of paragraph B of this section, the two buildings shall be deemed to be dissimilar, i.e., not similar in appearance, when the criteria in the four sub-paragraphs 1, 2, 3, and 4 below are met or the criteria in sub-paragraph five are met. (O-69-12)

 - 1. *Exterior materials and details.* The exterior materials on the façade or the details on the façade of the subject buildings shall differ by at least two of the following ways:

 - a. The percentage of at least one exterior material, e.g. brick, on the proposed building shall be changed by at

- least 20 percent from the same material on the other subject building.
- b. The color or size/type of brick, decorative stone or synthetic stone on the proposed building differs from the color or size/type of brick or stone on the other subject building.
 - c. The orientation of siding on the proposed building differs from the orientation of siding on the other subject building.
 - d. A water table at least three feet in height is incorporated on the proposed building and there shall be a lack of wainscot or a water table on the other subject building.
 - e. The incorporation of quoins facing a public street on the proposed building is different from the incorporation of quoins on the other subject building. Here, “different” may mean that one building lacks quoins while the other one does not, or it may mean that the size, the length, the shape and the materials of the quoins on the subject building substantially varies.
 - f. The presence or incorporation of belt courses, brick soldier courses, or other brick or stone detail on the proposed building is extensively different from such architectural features on the other subject building. “Extensively” in this case shall mean that the detail is incorporated throughout the façade rather than one specific window, entrance, or portion of the façade. Such presence or incorporation of said items used as lintels shall not factor into this standard, but may factor into the standards for fenestration found in paragraph D.3 below.
 - g.
2. *Entrance features and other façade features.* The front or main entrance to the subject buildings shall differ by at least one of the following ways:
- a. The entrance surround on the proposed building consists of different elements, such side windows or transoms, as found on the other subject building.
 - b. The incorporation or lack of bay windows, oriels,

porches, or columns on the proposed building differs from the other subject building.

3. *Fenestration.* The design and disposition of windows and other exterior openings on the subject buildings shall differ in at least one of the following ways:

- a. The number of windows on the façade of the proposed new single-family dwelling differs from the number of windows on the façade of the other subject building.
- b. The presence or incorporation of masonry lintels or arches over windows on the façade of the proposed single-family dwelling is different from the presence or incorporation of masonry lintels on the façade of the other subject building. Here “different” could mean that one building uses one type of arch (e.g. a Roman arch), while the other building uses another type of arch (e.g. a bowspring arch). Alternatively, “different” could mean that a solid stone lintel is used on one building and a solid stone jack arch is used on the other building.
- c. The type of window incorporated into the façade of the proposed building differs from the type of window incorporated into the façade of the other subject building. For example, one building may have casement windows and the other building may have double-hung windows.

4. *Roofline.* The roof or roof line shall differ by at least one of the following ways:

- a. The presence or the incorporation of dormers on the façade of the proposed building is different from the presence or incorporation of dormers on the façade of the other subject building. Here “different” may mean that the number and arrangement of dormers is varied, or that the height, width, roof angle or material of the dormers is different.
- b. The roof type of the proposed building is different from the roof type of the other subject building. For example, one building may have a hip roof and the other building may have a gabled roof.
- c. The roof line of a front porch on the proposed building is

Examples of some architectural terms used in this chapter



Quoins Slightly projecting stone used at the corner of a building



Elements such as **side windows**, **transom** and **arch** comprise the **entrance surround**

different from the roof line of a front porch on the other subject building.

- d. The number or arrangement of gables on the façade of the proposed building is different from the number or arrangement of gables on the façade of the other subject building.
5. *Building massing.* Building massing shall differ in at least two of the following ways:
- a. The height, as viewed from the front of the residence, shall differ by at least 15 percent; or
 - b. The width, as viewed from the front of the residence, shall differ by at least 15 percent; or
 - c. The length of the roofline, as viewed from the front of the residence, shall differ by at least 30%. In instances where one roofline, as viewed from the front of the residence, is a peaked roof, then the other roofline, as viewed from the front of the residence, shall have a horizontal run of at least eight feet; or
 - d. The roof pitch angle, as viewed from the front of the residence, shall differ by at least 25 degrees.

- E. Dissimilarity Clarified.** The following characteristics shall not by themselves constitute dissimilarity among two otherwise similar dwellings:
1. Variations in color, except as allowed in sub-paragraph B.1 of this section;
 2. Variations in roofing material;
 3. Reversal of plan orientation.

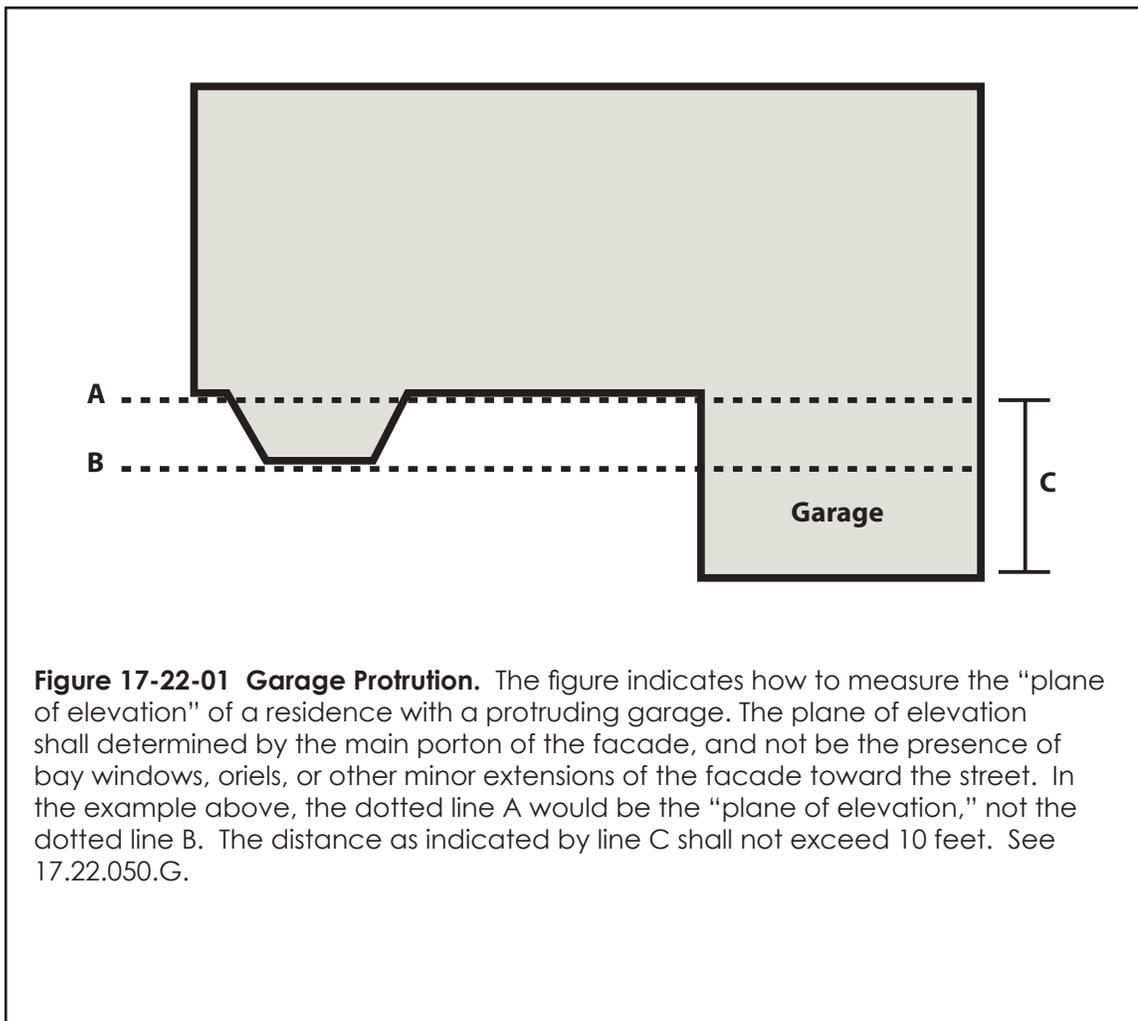
17.22.040 EXCEPTIONS TO SIMILARITY STANDARDS

- A. Planned Unit Developments.** The provisions of this chapter may be waived for planned unit developments in which similarity of architectural form and style among dwellings is integral to the success of a unified plan, and in which the high quality of building materials, building design, and site plan overcome the presumed deficiencies of similarity.
- B. Already-Issued Permits.** The provisions of this chapter may be waived by the Zoning Administrator in cases where the applicant for a building permit could not have been expected to have had knowledge of the plans for a neighboring residential building that was approved but not yet built. (Ord O-54-09)

17.22.050 ARCHITECTURAL STANDARDS FOR RESIDENCES

- A. Applicability.** The provisions of this chapter shall apply to all new residential construction in all R-zoning districts.
- B. Roofing materials.** Corrugated metal roofing or metal roofing with ribbing less than 12 inches apart shall be prohibited.
- C. Chimney materials.** The exteriors of chimneys shall be constructed of brick or stone.
- D. Permitted exterior materials.** The following materials, or combinations of the following materials, are expressly permitted on all exterior elevations:
1. Brick
 2. Decorative natural stone or synthetic stone
 3. Wood

4. Fiber cement siding or cement board siding, e.g. Hardie plank™
5. Stucco
6. Cement or concrete
7. Vinyl, provided that:
 - a. No more than 33% of the total area of the façade is of vinyl; and



b. The siding is certified as meeting the requirements of ASTM D3679 or ATSM D7254; and

c. The siding is certified as meeting the requirements of ASTM D6864 or ATSM D7251.

E. Prohibited exterior materials. The following materials are expressly prohibited on the exterior elevations:

1. Dryvit, EIFS, or other similar products;
2. Split-face block, CMU, quick brick, utility brick, or similar masonry products

F. Other exterior materials. Materials not listed on the above lists shall be evaluated on a case-by-case basis by the Village's Zoning Administrator. The Zoning Administrator shall determine if the material closely resembles in texture, composition (physical properties), and durability any of the approved materials listed in this section. If so, the Zoning Administrator shall approve the material for use on exteriors. If not, the Zoning Administrator shall deny the use of the material on exteriors.

G. Garages. With the exception of side-loaded garages, no portion of a single-family residence that contains garage space shall project more than ten feet from the plan of the elevation of the residence that is closest to the street. See Figure 17-22-01.

CHAPTER 17.23

SITE DEVELOPMENT PROCEDURES

17.23.010	Applicability
17.23.020	Site Development Permits
17.23.030	Pre-Construction Meetings
17.23.040	Work Hours
17.23.050	Maintenance of Lands
17.23.060	Staking
17.23.070	Use of Village Water
17.23.080	Record Drawings
17.23.090	Punch List/Acceptance

17.23.010 APPLICABILITY

This chapter shall apply to all land development which shall occur within the Village of Lemont, whether by subdivision or single lot development. This chapter shall also apply to land development outside the Village of Lemont when such development involves the need to access Village streets or public utilities. However, such applicability shall only involve improvements to the street or utility system.

17.23.020 SITE DEVELOPMENT PERMIT

- A. When Required.** A site development permit is required for any construction when:
1. Any land-disturbing activity (i.e., clearing, grading, stripping, excavation, fill or any combination thereof) will affect an area in excess of 5,000 square feet; or
 2. Any land-disturbing activity will affect an area in excess of 500 square feet if the activity is within 25 feet of a lake, pond, stream or wetland; or
 3. Excavation, fill, or any combination thereof will exceed 100 cubic yards; or

4. Fill will exceed three feet in vertical depth at its deepest point measured from the natural ground surface; or
5. Excavation will exceed four feet in vertical depth at its deepest point.
6. The development creates more than 3,000 square feet of new impervious surface area; or
7. The development includes more than three dwelling units;
or
8. The lot contains a regulatory floodplain; or
9. The lot is located in a flood-prone area; or
10. The lot is located in a depressional storage area; or
11. The lot is located in a wetland or wetland buffer area.
12. The lot is in, or partially in, a riparian area.

B. Exempt Development. A site development permit is not required when the development is limited to:

1. Excavation below final grade for the basement and footing of a single-family or duplex residence and appurtenant structures for which a building permit has been issued by the Village;
2. Maintenance of existing buildings and facilities and the resurfacing of roadways when a change of elevation is not more than six inches; or
3. Gardening, plowing, or similar agricultural activities that do not involve filling, excavation, or the construction of levees;
or
4. Fence installation, utility pole placement, drilling or other minor construction as long as the development is not located in a regulatory floodway, wetland, or body of water (Note

that fence installation requires a permit from the Building Department); or

5. Installation, renovation or replacement of an approved septic system to serve an existing dwelling or structure; or
6. Excavation or removal of vegetation in public utility easements by public utility companies for the purpose of installing underground utilities; or
7. Dredging by the Village for flood control.

C. Prerequisites. Prior to the issuance of a site development permit:

1. Zoning Certificates shall be approved by the Community Development Department; and
2. Final engineering plans shall be approved by the Village Engineer. The engineering plans shall bear the seal of a licensed professional engineer registered in the State of Illinois.
3. Except as specified in paragraph D.3 of this section, the following agency approvals and permits, as applicable, shall be secured prior to the issuance of a site development permit:
 - a. Illinois Department of Transportation (IDOT), Cook County Highway Department (CCHD), DuPage County Department of Transportation, and/or Will County Highway Department (WCHD) permits for all work within state or county rights-of-way, respectively;
 - b. Metropolitan Water Reclamation District of Greater Chicago (MWRDGC). MWRD permits required for any sanitary sewer extension and any non-residential sewer connection.
 - c. Illinois Environmental Protection Agency (IEPA) Division of Water Pollution Control permits. This permit is required for any public sanitary sewer

extension and any non-residential sewer connection with a population equivalent (PE) loading of 15 or greater. Note that a typical single-family home is 3.5 PE.

- d. IEPA Division of Public Water Supplies construction permit. This permit is required for any public water main extension.
- e. IEPA Notice of Intent (NOI) general permit or National Pollutant Discharge Elimination System (NPDES) permit with Storm Water Pollution Prevention Plan (SWPPP). This permit is for ground disturbance of one acre or more.
- f. Joint permit application including: US Army Corps of Engineers; IDNR Division of Water Resources; and IEPA Section 404 review.
- g. Will and South Cook Soil and Water Conservation District (SWCD) report.
- h. DuPage County Department of Environmental Concerns (DEC) storm water permit for development within DuPage County.
- i. Will County Land Use Department (LUD) Stormwater Management permit for development within Will County.
- j. Illinois State Toll Highway Authority.

D. Submittals. The application for a site development permit shall include (requirements may be waived by the Planning and Economic Development Director):

- 1. Applicable fees;
- 2. Plat of survey dated within the last five years of the date of site development application;

3. Engineering and/or grading plan. Engineering plans shall indicate station and offset locations of all water main valves (including b-boxes) and hydrants, sanitary and storm sewer manholes, catch basins and inlets, and street lights. (See Chapters 17.23 and 17.24 of this ordinance for standards related to site development and standard engineering specifications.)
4. Shop drawings to include:
 - a. Piping materials and appurtenances;
 - b. Valves and hydrants;
 - c. Castings;
 - d. Aggregate sub-base and base material sieve analysis and proctor tests;
5. Other applicable outside-agency permits as determined by the Village Engineer and/or noted in Paragraph C of this section;
6. Letter of credit as applicable (see paragraph F below).

E. Approval of Site Development Permits

1. The Planning and Economic Development Director and Village Engineer shall review each application for a site development permit, and within 30 days of receipt of a complete application shall approve, approve with conditions, deny the application, or issue a written statement requesting modification or correction of submittals. If the applicant fails to provide the requested information within three months of the request the application shall be void, unless such time is extended by the Planning and Economic Development Director.
2. A request to allow various stages of site development permit may be made. The permit application shall state the conditions and limitations of the proposed activities. Activities for such partial site development shall be limited to clearance of plant material and/or grading.

3. No site development permit shall be issued unless all applicable county and state agencies have approved the proposed development. However, at the Planning and Economic Development Director's discretion, a site development permit site may be issued prior to final approval by applicable county and state agencies provided that:
 - a. All applicable requirements and performance standards have been met, except for obtaining any required county and state approvals; and
 - b. No development is to occur in a regulatory floodplain, wetland, or body of water.
 - c. Financial assurances have been obtained (see paragraph F below).

F. Financial Assurances for Site Development

1. Prior to approval of any site development permit, the applicant shall file with the Village a letter of credit or other performance assurance satisfactory to the Planning and Economic Development Director for an amount equal to 115% of the total estimated cost of any improvements that are constructed in public right-of-way or easements and any improvements to be owned and/or maintained by the Village of Lemont, including cost of landscaping, soil erosion and sediment control measures, and all engineering costs. The Village Engineer shall determine or verify the estimated cost of improvements. Government entities such as townships, school districts, park districts, and fire districts are exempt from this requirement.
2. Reductions in the amount of a letter of credit or other financial guarantee may be approved per resolution by the Village Board, upon recommendation by the Village Engineer and Planning and Economic Development Director. Such recommendation shall follow partial completion of the required improvements. Reductions will be made to an amount equal to 100% of the actual value of the completed improvements, as verified by the Design Engineer and approved by the Village Engineer, provided that the actual value does not exceed the original approved estimated value, and the letter of credit shall not be reduced below the

required maintenance balance plus 115% of the value of the outstanding work.

3. Prior to formal acceptance by the Village Board of the improvements specified in paragraph E.1 of this section and the release of the letter of credit or other financial guarantee held by the Village, a maintenance bond (in the form of a letter-of-credit or other approved security) must be posted with the Village in an amount equal to 10% of the approved engineer's estimate of original construction costs. The maintenance bond shall remain in effect for a minimum of two years after the date of formal Village Board acceptance of the said improvements. Within the two-year period the developer shall fix and repair immediately all deficient work as noted by the Village, including maintenance items such as streetlight bulb outages and detention basin mowing.

G. Fees. Site development fees shall be paid in full prior to the issuance of a site development permit. (O-10-14)

H. Inspections. The Planning and Economic Development Director, Public Works Director, Building Official, or Village Engineer may inspect site development at any stage of the construction process.

I. Precautions. If at any stage in the site development process a Village official determines that the nature of the site is such that further work authorized by the existing site development permit is likely to imperil any property, stream, wetland, or drainage structure, the Planning and Economic Development Director may require, as a condition of allowing site development work to continue, such reasonable precautions be taken to avoid the likelihood of such peril.

J. Expiration or Revocation of Site Development Permit

1. A site development permit shall expire if site development work has not commenced within 180 days of the issuance of the permit or if work has not substantially advanced within one year of issuance of the permit. Based on information provided by the permit holder, the Planning and Economic Development Director may extend this period if unusual difficulties have prevented the commencement or continuation of site development work.

2. In the event any person holding a site development permit violates the terms of the permit, or conducts or carries on the site development in a manner that adversely affects the health, welfare, or safety of persons residing or working in the vicinity of the development, or is injurious to property or improvements in the area, the Planning and Economic Development Director, Building Official, Village Engineer, or the Public Works Director may revoke or suspend the site development permit in accordance with the provisions of §17.01.070.

17.23.030 PRE-CONSTRUCTION MEETINGS

Following project approval and prior to commencement of any work or any portion of work, a preconstruction meeting shall be held between the Village, developer, developer's engineer, and developer's contractor. At the preconstruction meeting, a proposed list of contractors shall be provided to the Village, along with a proposed schedule of work. All contractors and sub-contractors are required to be registered and licensed with the Village of Lemont. Required inspections will be identified and made part of the meeting minutes. The developer shall acknowledge in writing the procedure and timeline for requesting required inspections.

17.23.040 WORK HOURS

The contractor shall confine operations, including equipment start-up, to between the hours of 7:00 a.m. and 8:00 p.m. on weekdays, and 8:00 a.m. and 7:00 p.m. on weekends and holidays.

17.23.050 MAINTENANCE OF LANDS

- A. The developer or contractor is responsible for the maintenance of facilities exiting from or entering onto the project site.
- B. The developer or contractor shall repair any roads, shoulders, curb and gutter, sidewalk, driveways, drainage facilities, or landscape damaged or adversely impacted during or as a result of construction.
- C. The developer or contractor shall follow all necessary procedures to control dust on the project site at all times. Methods shall include, but are not limited to, stone haul roads and a water application truck.
- D. All dirt and debris tracked onto existing roads shall promptly be

removed in accordance with the *Lemont Building Code*.

- E. All soil erosion control measures are to be in place prior to and during site development and utility installation. See Chapter 17.24 of this ordinance for soil erosion control measures.

17.23.060 STAKING

It shall be the developer's responsibility to provide accurate field staking of all utilities and appurtenances. Any relocation of utilities or appurtenances required due to deviation from the approved final engineering plans shall be the developer's responsibility.

17.23.070 USE OF VILLAGE WATER

With the exception of water utilized for testing, flushing, and disinfecting of new water mains, use of water from the Village's water distribution system is prohibited without a Village permit and water meter. A water use permit and water meter can be obtained from the Department of Public Works. Developers and contractors should consult with the Public Works Department on procedures for the use of Village water.

17.23.080 RECORD DRAWINGS

The record drawings for the installation of improvements in a subdivision shall be required in accordance with the following provisions listed in this section.

- A. Upon completion of the installation of improvements in a subdivision, the developer shall submit to the Village Engineer two sets of record drawings for review.
- B. The record drawings shall provide all public improvement information including location of gas, electric, telephone, cable television, street lighting, and any other utilities installed.
- C. Once approved by the Village Engineer, the developer shall provide one Mylar reproducible copy, one electronic copy in AutoCAD 2004 (or approved equal), and four paper copies of the record drawings.
- D. Update of Village system maps based on final record drawings shall be arranged by the Village Engineer at the expense of the developer.

17.23.090 PUNCH LIST/ACCEPTANCE

A. Punch list items. Following receipt of complete record drawings from the developer/owner by the Village of Lemont and written request for acceptance of public utility and street improvements, the Village Engineer and Public Works Director shall perform a punch list walk-through of the improvements to include, but not limited to, the following:

1. Curb and gutter
2. Pavement
3. Sidewalk
4. Street lights
5. Parkway trees
6. Water main and appurtenances
7. Service shut off valves and boxes
8. Fire hydrants
9. Sewers, sewer structures, and appurtenances
10. Storm water management facilities and drainage ways

B. Notification. A punch list will be issued noting any deficiencies or repairs to be addressed by the Developer prior to Village staff recommendation of acceptance by the Village Board.

C. Post-Acceptance. Within two years after the placement of the final surface course on roadways or within two years after final acceptance of public utilities and street improvements by the Village, the developer shall perform crack sealing of roadway cracks greater than or equal to ¼ inch, in accordance with IDOT Specifications.

CHAPTER 17.24

SOIL EROSION AND SEDIMENTATION CONTROL

Sections:

17.24.010	Findings and Purposes
17.24.020	Definitions
17.24.030	Site Development Permit Required
17.24.040	Erosion Control Guidelines and Standards
17.24.050	Enforcement

17.24.010 FINDINGS AND PURPOSE

A. Findings

1. Excessive quantities of soil may erode from areas undergoing development for certain nonagricultural uses including but not limited to the construction of dwelling units, commercial buildings and industrial plants, the building of roads and highways, the modification of stream channels and drainageways, and the creation of recreational facilities;
2. The washing, blowing and falling of eroded soil across and upon roadways endangers the health and safety of users thereof, by decreasing vision and reducing traction of road vehicles;
3. Soil erosion necessitates the costly repairing of gullies, washed-out fills and embankments;
4. Sediment from soil erosion tends to clog sewers and ditches and to pollute and silt rivers, streams, lakes, wetlands and reservoirs;
5. Sediment limits the use of water and waterways for most beneficial purposes, promotes the growth of undesirable

aquatic weeds, destroys fish and other desirable aquatic life, and is costly and difficult to remove; and

6. Sediment reduces the channel capacity of waterways and the storage capacity of floodplains and natural depressions, resulting in increasing chances of flooding at risk to public health and safety.

B. Purpose. The provisions of this chapter are intended to safeguard persons, protect property, prevent damage to the environment, and promote the public welfare by guiding, regulating and controlling the design, construction, use and maintenance of any development or other activity which disturbs or breaks the topsoil or otherwise results in the movements of earth on land situated in the Village. It is the intention of this chapter that the delivery of sediment from sites affected by land-disturbing activities be limited, as closely as practicable, to that which would have occurred if the land had been left in its natural, undisturbed state.

17.24.020 DEFINITIONS

For the purposes of this chapter certain terms used herein are defined as set forth below:

- A. **“Cubic yards”** means the amount of material in excavation and / or fill measured by the method of “average end areas.”
- B. **“Ravine”** means a deep, steep-sloped cleft or gorge in the earth’s surface, which is caused by runoff and stream action. Ravines are characterized by abundant growth of trees and other plants.
- C. **“Removal”** means cutting vegetation to the ground or stumps, complete extraction, or killing by spraying.
- D. **“Site”** means a lot or parcel of land, or a contiguous combination thereof, where grading work is performed as a single unified operation.
- E. **“Stream”** means any river, creek, brook, branch, flowage, ravine, or natural or man-made drainage way which has a definite bed and banks or shoreline, in or into which surface or groundwater flows, either perennially or intermittently.
- F. **“Stripping”** means any activity which removes the vegetative

surface cover including tree removal, clearing, and storage or removal of top soil.

- G. “Vacant”** means land on which there are no structures or only structures which are secondary to the use or maintenance of the land itself.

17.24.030 SITE DEVELOPMENT PERMIT REQUIRED

Unless otherwise provided for by this ordinance, no person shall commence or perform any clearing, grading, stripping, excavating, or filing of land without having first obtained a site development permit from the Village. See §17.23.020 of this ordinance for the criteria for site development permits and exemptions. See Appendix E of this ordinance for the submittal requirements for engineering plans and site development permits.

17.24.040 EROSION CONTROL GUIDELINES AND STANDARDS

- A. Applicability.** All activities subject to a site development permit shall be subject to the provisions of this section.
- B. Responsibility.** The permittee shall not be relieved of responsibility for damage to persons or property otherwise imposed by law, and the Village or its officers or agents will not be made liable for such damage, by:
1. The issuance of a permit under this ordinance;
 2. Compliance with the provisions of that permit or with conditions attached to it by the village;
 3. Failure of Village officials to observe or recognize hazardous or unsightly conditions;
 4. Failure of Village officials to recommend denial of, or to deny a permit; or
 5. Exemptions from the permit requirements of this chapter.
- C. Erosion and Sedimentation Control Guidelines.** Measures taken to control soil erosion and offsite sediment runoff should be adequate to assure that sediment is not transported from the site by a storm event of ten-year frequency or less. The following guidelines shall apply to all development activities:

1. Development should be related to the topography and soils of the site so as to create the least potential for erosion. Areas of steep slopes where high cuts and fills may be required should be avoided wherever possible, and natural contours should be followed as closely as possible.
2. Natural vegetation should be retained and protected wherever possible. Areas immediately adjacent to natural watercourses, lakes, ponds, and wetlands should be left undisturbed wherever possible. Temporary crossings of watercourses, when permitted, must include appropriate stabilization measures.
3. Special precautions should be taken to prevent damages resultant from any necessary development activity within or adjacent to any stream, lake, pond or wetland. Preventive measures should reflect the sensitivity of these areas to erosion and sedimentation.
4. The smallest practical area of land should be exposed for the shortest practical time during development.
5. Sediment basins or traps, filter barriers, diversions, and any other appropriate sediment or runoff control measures should be installed prior to site clearing and grading and maintained to remove sediment from runoff waters from land undergoing development.
6. The selection of erosion and sedimentation control measures should be based on assessment of the probable frequency of climatic and other events likely to contribute to erosion, and on evaluation of the risks, costs and benefits involved.
7. In the design of erosion control facilities and practices, aesthetics and the requirements of continuing maintenance should be considered.
8. Provision should be made to accommodate the increasing runoff caused by changed soil and surface conditions during and after development. Drainage ways should be designed so that their final gradients and the resultant velocities and rates of discharge will not create additional erosion onsite or downstream.

9. Permanent vegetation and structures should be installed and functional as soon as practical during development.
10. Those areas being converted from agricultural purposes to other land uses should be vegetated with an appropriate protective cover prior to development.
11. All waste generated as a result of site development activity should be properly disposed of and should be prevented from being carried off the site by either wind or water.
12. All construction sites should provide measures to prevent sediment from being tracked onto public or private roadways.
13. To the maximum extent possible, ravines, bluffs and natural drainage ways shall remain nonbuildable, undisturbed areas. In cases where alteration is allowed, the alteration shall be minimized. No clearing, excavation, filling, grading or stripping shall be permitted within a ravine, bluff or natural drainage way, unless the land-disturbing activity involves:
 - a. Installation of an underground utility where alternative locations are impractical; or
 - b. Construction of an elevated patio deck, fence, or similar structure on private property; or
 - c. Installation of retaining walls, tree wells, terraces or other landscaping which will not alter the general character of the site or increase erosion potential; or
 - d. Construction of streets, other public ways, culverts or bridges as part of an approved subdivision plat or planned development, where necessary to provide good access and circulation; or
 - e. Slope stabilization or site drainage improvements necessary to reduce flood risk, soil erosion, and other hazards to safety and property.

D. Erosion and Sedimentation Control Requirements. On-site erosion and sedimentation control measures shall be constructed and functional prior to initiating cleaning, grading, stripping, excavating

or fill activities on the site. These control measures are:

1. For disturbed areas draining less than one acre, filter barriers (including filter fences, straw bales, or equivalent control measures) shall be constructed to control all offsite runoff as specified in referenced handbooks (Appendix E). Vegetated filter strips, with a minimum width of 25 may be used as an alternative only where runoff in sheet flow is expected.
2. For disturbed area drainage more than one but less than five acres, a sediment trap or equivalent control measure shall be constructed at the downslope point of the disturbed area.
3. For disturbed areas draining more than five acres, a sediment basin or equivalent control measure shall be constructed at the downslope point of the disturbed area.
4. Sediment basin and sediment trap designs shall provide for both detention storage and sediment storage. The detention storage shall be composed of equal volumes of “wet” detention storage and “dry” detention storage, and each shall be sized for the two-year, twenty-four-hour runoff from the site under maximum runoff conditions during construction. The release rate of the basin shall be that rate required to achieve minimum detention times of at least ten hours. The elevation of the outlet structure shall be placed such that it only drains the dry detention storage.
5. The sediment storage shall be sized to store the estimated sediment load generated from the site over the duration of the construction period with a minimum storage equivalent to the volume of sediment generated in one year. For construction periods exceeding one year, a sediment removal schedule shall be required.
6. Stormwater conveyance channels, including ditches, swales and diversions, and the outlets of all channels and pipes shall be designed and constructed to withstand the expected flow velocity from the ten-year frequency storm without erosion. All constructed or modified channels shall be stabilized within forty-eight hours, consistent with the following standards:
 - a. For grades up to four percent, seeding in combination

- with mulch, erosion blanket, or an equivalent control measure shall be applied. Sod or erosion blanket or mat shall be applied to the bottom of the channel.
- b. For grades of four to eight percent, sod or an equivalent control measure shall be applied in the channel.
 - c. For grades greater than eight percent, rock, riprap or an equivalent control measure shall be applied, or the grade shall be effectively reduced using drop structures.
7. Disturbed areas shall be stabilized with temporary or permanent measures within seven calendar days following the end of active disturbance, or redisturbance, consistent with the following criteria:
- a. Appropriate temporary or permanent stabilization measures shall include seeding, mulching, sodding and/or nonvegetative measures.
 - b. Areas having slopes greater than 12% shall be stabilized with sod, mat or blanket in combination with seeding, or equivalent.
8. Land disturbance activities in stream channels, ravines and bluffs shall be avoided, where possible. If disturbance activities are unavoidable, the following requirements shall be met:
- a. Construction vehicles shall be kept out of the stream channel, ravine or bluff to the maximum extent practicable. Where construction crossings are necessary, temporary crossings shall be constructed of nonerosive material, such as riprap or gravel.
 - b. The time and area of disturbance of stream channels shall be kept to a minimum. The stream channel, including bed and banks, shall be restabilized within forty-eight hours after channel disturbance is completed, interrupted, or stopped.

- c. Whenever channel relocation is necessary, the new channel shall be constructed in the dry and fully stabilized before flow is diverted.
 - d. Tree protection shall be installed prior to the beginning of the land disturbing activity and erosion control measures shall be installed as soon as practicable.
- 9. Storm sewer inlets and culverts shall be protected by sediment traps or filter barriers meeting accepted standards and specifications.
- 10. Soil storage piles containing more than ten cubic yards of material shall not be located with a downslope drainage length of less than twenty-five feet to a roadway or drainage channel. Filter barriers, including straw bales, filter fence or equivalent, shall be installed immediately on the downslope side of the piles.
- 11. If dewatering devices are used, discharge locations shall be protected from erosion. All pumped discharges shall be routed through appropriately designed sediment traps or basins, or equivalent.
- 12. Each site shall have graveled (or equivalent) entrance roads, access drives, and parking areas of sufficient length and width to prevent sediment from being tracked onto public or private roadways. Any sediment reaching a public or private road shall be removed by shoveling or street cleaning (not flushing) before the end of each workday and transported to a controlled sediment disposal area.
- 13. All temporary and permanent erosion and sediment control practices must be maintained and repaired as needed to assure effective performance of their intended function.
- 14. All temporary erosion and sediment control measures shall be disposed of within thirty days after final site stabilization is achieved with permanent soil stabilization measures. Trapped sediment and other disturbed soils resulting from the disposition of temporary measures should be permanently stabilized to prevent further erosion and sedimentation.
- 15. For developments disturbing one acre or more of land a

“Notice of Intent” must be filed with the IEPA for inclusion in the NPDES Permit ILR10, and a Stormwater Pollution Prevention Plan (SWPPP) must be submitted for review. The SWPPP must meet the following requirements:

a. Minimum design level unless otherwise specified by more stringent regulations shall be a storm event equal to or greater than a 25-year, 24-hour rainfall event.

b. For each measure identified in the plan, the SWPPP must clearly identify the contractor that will implement the measure, and all contractors and subcontractors shall sign the following certificate (include in the SWPPP):

“I certify under penalty of law that I understand the terms and conditions of the general National Pollution Discharge Elimination System (NPDES) permit (ILR10) that authorizes the stormwater discharges associated with industrial activity from the construction site identified as part of this certification.”

c. The above certification must include the name and title of the person providing the signature of the contracting firm; the address (or other identifying description) of the site, and the date of the certification.

d. The permittee shall at all times properly operate and maintain all facilities and systems of treatment and control (and related appurtenances) which are installed or used by the permittee to achieve compliance with the conditions of the NPDES ILR10 permit and with the requirements of the SWPPP. Proper operation and maintenance also includes adequate laboratory controls and appropriate quality assurance procedures. Proper operation and maintenance requires the operation of backup or auxiliary facilities or similar systems, installed by a permittee only when necessary to achieve compliance with the conditions of the permit.

e. Inspection by permittee is required at least once every seven calendar days and within 24 hours of the end of a storm that is half inch or greater or five inches

or greater in snowfall. Based on inspection results, modification shall provide for timely implementation of any changes to the plans within seven calendar days. The inspection report shall summarize scope of inspection, names of qualifications of personnel making the inspection, the dates of the inspection, and major observations relating to the implementation of the SWPPP. These records shall be retained as part of the SWPPP for at least three years from the date that the permit coverage expires or is terminated.

- f. Upon completion of the project a “Notice of Termination” must be filed with the IEPA.

E. Handbooks Adopted by Reference

1. The standards and specifications contained in *Standards and Specifications for Soil Erosion and Sediment Control* (“the Yellow Book”) and the *Illinois Procedures and Standards for Urban Soil Erosion and Sedimentation Control* (“the Green Book”) are incorporated into this section and made a part hereof by reference for the purpose of delineating procedures and methods of operation under site development and erosion and sedimentation control plans approved under this ordinance. In the event of conflict between provisions of the Yellow Book and the Green Book and of this chapter, this chapter shall govern.
2. Use of the *Technical Manual Designed for Urban Ecosystem Protection and Enhancement (Illinois Urban Manual)*, 2002 or latest edition, prepared for the Illinois Environmental Protection Agency by the U.S. Department of Agriculture, Natural Resources Conservation Service, is made a part hereof by this reference, for purposes of exemplifying the considerations and factors which should enter into preparation of a soil erosion control plan and SWPPP.

- F. Maintenance of Control Measures.** All soil erosion and sediment control measures necessary to meet with requirements of this chapter shall be maintained periodically by the applicant or subsequent landowner during the period of land disturbance and development of the site in a satisfactory manner to ensure adequate performance.

G. Inspections

1. The Building Official, Community Development Director, or Village Engineer shall make inspections as hereinafter required and shall either approve that portion of the work completed or shall notify the permittee wherein the work fails to comply with the site development or erosion and sedimentation control plan as approved. Plans for grading, stripping, excavating and filling work bearing the stamp of approval of the Village shall be maintained at the site during progress of the work.
2. If stripping, clearing, grading and/or landscaping are to be done in phases or areas, the permittee shall give notice and request inspection at the completion of each of the above work stages in each phase or area. If an inspection is not made and notification of the results given within five working days after notice is received by the village from the permittee, the permittee may continue work at his/her own risk, without presuming acceptance by the Village. Notification of the results of the inspection shall be given in writing at the site.
3. In order to obtain inspections and to ensure compliance with the approved erosion and sediment control plan, the grading or building permit, and this chapter, the permittee shall notify the Village Engineer within two working days of the completion of the construction stages specified below:
 - a. Upon completion of installation of sediment and runoff control measures (including perimeter controls and diversions), prior to proceeding with any other earth disturbance or grading;
 - b. After stripping and clearing;
 - c. After rough grading;
 - d. After final grading;
 - e. After seeding and landscaping deadlines; and
 - f. After final stabilization and landscaping, prior to removal of sediment controls.

H. Special Precautions

1. If a Village official determines by inspection that any grading work authorized by an existing permit imperils any property, public way, stream, lake, wetland or drainage structure, the village may require, as a condition of the work that reasonable special precautions be taken to avoid such peril. "Special precautions" may include, but shall not be limited to, a more level exposed slope, construction of additional drainage facilities, berms, terracing, compaction, cribbing, installation of plant materials for erosion control, and recommendations of a registered soils engineer and/or engineering geologist which may be made requirements for further work.
2. Where it appears that storm or other damage may result because the grading on any development site is not complete, work may be stopped and the permittee required to install temporary structures or take such other measures as may be required to protect adjoining property or the public safety. On large developments or where unusual site conditions prevail, the village engineer or building and zoning administrator may specify the time of starting grading and time of completion or may require that the operations be conducted in specific stages so as to insure completion of protective measures or devices prior to the advent of seasonal rains.

- I. Amendment of Plans.** Major amendments of the site development or erosion and sedimentation control plans shall be submitted to the building and zoning administrator or village engineer and shall be processed and approved or disapproved in the same manner as the original plans. Field modifications of a minor nature may be authorized by the village engineer or building and zoning administrator by written authorization to the permittee.

17.24.050 ENFORCEMENT

The Building Official, Village Engineer, and Community Development Director shall be responsible for the enforcement of this chapter. The provisions of §17.01.070 (Violations, Penalties, Enforcement) of this ordinance shall apply.

CHAPTER 17.25

EASEMENTS AND UTILITIES

- 17.25.010** **Applicability**
- 17.25.020** **Easements**
- 17.25.030** **Private Utilities**

17.25.010 **APPLICABILITY**

This Chapter shall apply to all land development and improvement which shall occur within the Village of Lemont, whether by subdivision or single lot development. This chapter shall also apply to land development outside the Village of Lemont when such development involves the need to access Village streets or public utilities.

17.25.020 **EASEMENTS**

- A. Location of Easements.** Easements shall be provided at all front, rear, and side yards, and for any underground utility service, including storm water drainage, water main, and sanitary sewer service, where necessary. Easements shall be established at the rear and side of each lot and along such other lot lines as to provide continuity of alignment from block to block.
- B. Easement Size.** Easements shall be sized as required for installation and future maintenance of utilities, a minimum of 15 feet wide, unless otherwise approved by the Village Board.
- C. Easement Centering.** If located between two adjoining lots, the easements shall be centered on the lot line.
- D. Water Courses.** Where a subdivision is traversed by a natural water course, drainage way, wetland, channel, or stream, there shall be provided a drainage easement, conforming substantially with the lines of such water course. It shall include an additional width, adjoining both edges of the established area that has been affected

by damaging flood waters, to provide for maintenance access. Required width shall be approved by the Village Engineer.

- E. Cul-De-Sac Easements.** All cul-de-sacs shall be provided with a snow storage easement in the terminus of the cul-de-sac for use in snow plowing of the cul-de-sac. The easement shall have a minimum dimension of 20 feet wide by 10 feet deep. No structures or plantings shall be allowed within this easement or between easement and curb. The requirements of this paragraph may be waived by the Public Works Director.
- F. Cross-Access Easements.** When cross-access between properties is proposed, ingress-egress easements shall be provided.
- G. Property Access.** When appropriate to serve pedestrian or vehicular access upon private property, easements of an appropriate dimension shall be provided.
- H. Permanent Structures.** No driveway, sidewalk retaining wall, or other permanent structure shall be located within any side yard or rear yard easement unless authorized by the Village Engineer, the Village Grading Technician or their designates. No brick mailboxes, decorative walls or other permanent structure shall be located within any public right of-way unless authorized by Village Engineer.

17.25.030 PRIVATE UTILITIES

- A. Underground Placement.** All private utility distribution lines within the development shall be placed underground in easements along rear lot lines or side lot lines at locations of extensions of utility installation between blocks. When servicing residences, private utility distribution lines shall access residences from the side yard easement, i.e. they shall not traverse the central portions of the rear yards. The installation of such facilities shall be made in compliance with the applicable orders, rules, and regulations of the Illinois Commerce Commission now or hereinafter effective. The developer shall be responsible for compliance with the rules and regulations, now and hereinafter effective and filed with said Commission pursuant to the Illinois Public Utilities Act.
- B. Placement Within Lot.** All transformers, junction boxes, and pedestals shall be located on rear lot corners, unless otherwise approved by the Village Engineer.

- C. Avoidance of Conflicts With Other Services.** Underground private utilities shall be placed within easements or dedicated public ways in a manner which will not conflict with other underground services.
- D. Developer Responsibility.** The developer or contractor shall be responsible for the locating of all existing private and public utilities. Any relocation, bracing, coordination, and associated costs shall be borne by the developer or contractor.
- E. Seal.** Unless specifically waived by the Village Engineer, all engineering site plan and development permit submittals shall bear the seal of a licensed, professional engineer, registered in the State of Illinois.

CHAPTER 17.26

STREETS, ALLEYS, DRIVEWAYS, AND RIGHTS-OF-WAY

- 17.26.010** **Applicability**
- 17.26.020** **Parking Lot Layout**
- 17.26.030** **Street Signs, Traffic Signs, and Street Lights**
- 17.26.040** **Streets and Alleys**
- 17.26.050** **Geometrics for Streets**
- 17.26.060** **Pavement Design**
- 17.26.070** **Streets – Material Specifications**
- 17.26.080** **Streets - Installation**
- 17.26.090** **Streets – Testing and Approval**
- 17.26.100** **Driveways**
- 17.26.110** **Curb, Gutter, and Sidewalk**
- 17.26.120** **Parkways**
- 17.26.130** **Pedestrian Ways and Bike Paths**
- 17.26.140** **Street Lighting**

17.26.010 **APPLICABILITY**

This Chapter shall apply to all land development which shall occur within the Village of Lemont, whether by subdivision or single lot development. Provisions on water supply and sanitary sewer shall apply to all installation, regardless of whether such installation is part of a land development project. This chapter shall also apply to land development outside the Village of Lemont when such development involves the need to access Village streets or public utilities. However, such applicability shall only involve improvements to the street or utility system.

17.26.020 **PARKING LOT LAYOUT**

Parking lot layout shall be designed in accordance with Detail No. LS-7. (Detail sheets are included at the end of this chapter.) All off-street parking lots shall be improved with protective curbs and gutters. Wheel stops shall be used in all instances where the front/rear end of the parking space does not abut a curb.

17.26.030 STREET SIGNS, TRAFFIC SIGNS, AND STREET LIGHTS

A. Street Signs and Traffic Signs

1. Street signs and traffic signs shall be paid for by the developer and shall match existing Village street signs and comply with Village standards. Developers should contact the Village's Public Works Department for guidance on sign standards and sign installation.
2. Street name signs shall be located so as to identify every street within the subdivision or development.
3. The developer shall indicate on the engineering plans, locations of traffic control signs, devices, and markings.
4. Traffic control design shall be based on the latest edition of the Illinois Department of Transportation, *Standard Specifications for Road and Bridge Construction in Illinois*, latest edition, the *Manual of Uniform Traffic Control Devices*, latest edition.
5. Street signs and traffic signs shall be installed immediately upon completion of the pavement base course.

B. Street Lights

1. Street lights shall be installed and in good working order immediately upon completion of the roadway base course. The developer shall arrange with the Commonwealth Edison Co. to energize the street light system as soon as possible. The developer shall be responsible for all connection fees.
2. The Village shall be billed for energy usage. Maintenance of the street light network within the development shall be the developer's responsibility until termination of the two-year maintenance period.
3. Reports of outages made to the Village in the interim will be addressed by the Public Works Department at the expense of the developer.

17.26.040 STREETS AND ALLEYS**A. General Provisions for Streets and Alleys.**

1. All developments not completely served by an existing street system, shall include provisions for the construction of streets and appurtenances designed in accordance with this section. All streets shall be constructed in accordance with the material installation and testing requirements of the Illinois Department of Transportation *Standard Specifications for Road and Bridge Construction in Illinois, Interim Special Provisions (ISP)*, and the *Supplemental Specifications and Recurring Special Provisions*, latest editions, including supplements, unless otherwise modified in this ordinance.
2. The arrangement, character, extent, width, grade, and location of all streets shall be based on existing and planned streets; to reasonable circulation of traffic within the subdivision and adjoining lands; to topographical conditions; to runoff and collection of storm water; to public convenience and safety; and in their appropriate relations to the proposed uses of the area to be served.
3. Preliminary engineering plans shall be accompanied by a traffic study detailing the development impact to the surrounding roadway system and recommended roadway improvements, unless specifically waived by the Community Development Director.
4. Where dedicated streets exist (whether used or not), but not improved to the standards of this Ordinance, and border on, or are wholly within, the proposed subdivision land, the same shall be improved to the standards of this Ordinance.
5. When development occurs outside the corporate limits of Lemont, but such development requires access to a Village street, such street shall be improved to the standards of this ordinance, even if the proposed street will be privately maintained.

- B. Collector Streets.** The Village Engineer and Community Development Director may require a collector street under the following circumstances:

1. In a residential subdivision, the total area of the subdivision is 20 or more acres and lots are less than one-half acre in area; or
2. In any subdivision, as an extension of a collector street in an adjacent subdivision;
3. In any manufacturing or business subdivision.

C. Cul-de-sacs.

1. Cul-de-sacs shall be not more than 300 lineal feet in length, measured along the street center line from the center line of the street of origin, to the center of the circle;
2. Each cul-de-sac shall have a terminus of nearly circular shape with a minimum right-of-way diameter of 120 feet in residential subdivisions, and 130 feet in commercial and industrial areas.
3. When islands or medians are to be used in cul-de-sacs, they must be located within an out lot and not within the public right-of-way. Islands or medians in a cul-de-sac shall be maintained by a homeowners' association.
4. Cul-de-sacs constructed in proximity to other proposed cul-de-sacs shall provide pedestrian access easement and sidewalk (or trail) between each.
5. Dimensions. Street dimensions and cross-sectional elements shall be in accordance with Table 17-26-01 of this chapter.

17.26.050 GEOMETRICS FOR STREETS

- A. Street and Curb Intersection Lines.** Street intersections shall be as nearly at right angles as is possible and in no case shall be less than 60 degrees. Intersecting curb lines at a block corner shall be rounded by an arc having a radius of not less than the tabular values given in Table 17-26-01 of this chapter. Where, because of existing conditions, street intersections are likely to require channelization for proper traffic control, streets shall be designed to accommodate such special treatment as the Village Engineer or Community Development Director may specify.

Table 17-26-01 Minimum Street Dimensions and Cross-Section Elements

Standard	Collector Street		Local Street and Cul-de-sac		Alley
	Residential	Non-Residential	Residential	Non-Residential	
Pavement width*	33	36	27	30	16
Turning lane	11	11	10	10	N/A
Parking stall length	23	23	22	22	N/A
Median	10	10	10	10	N/A
Parkway	12	12	12	12	N/A
Sidewalk width	5	5	5	5	N/A
Taper length	40		30		N/A
Ret. Radius	30	30	25	30	15
Curb radius	20		15 to 20		15

*As measured between back of curbs

- B. Multiple Street Intersections.** Intersections of more than two streets shall be avoided unless specific conditions of design indicate otherwise.
- C. Centerline Offsets.** Street jogs with center line offsets of less than 200 feet shall be prohibited.
- D. Deflection in Horizontal Lines.** Where there is a deflection in horizontal center lines in excess of 5 degrees within a given block at any given point, a horizontal curve shall be inserted with a center line radius of not less than 400 feet for arterials and collector streets and 200 feet for local streets and cul-de-sacs.
- E. Tangent Length.** A 300-foot minimum tangent length shall be introduced between reverse horizontal curves on all major collector streets; 80-foot minimum on minor collector streets; 50-foot minimum on all local and cul-de-sac streets.
- F. Curve radius at “EL” intersections.** Minimum horizontal center line curve radius at “EL” intersections shall be 90 feet. An “EL” intersection is defined as a two-way, 90-degree intersection of two streets.
- G. Gradients of streets.** Gradients of streets shall be at least 0.5 percent (one percent is desirable) and shall not exceed five percent for collector streets and eight percent for local streets.
- H. Vertical curves.** Changes in grade exceeding one percent and at every vertical crest or sag shall be connected with vertical curves.
- I. Consecutive vertical curves.** Consecutive vertical curves shall be separated by a tangent not shorter than 50 feet in R zoning districts and 80 feet in B or M zoning districts.

- J. Minimum length of vertical curves.** Minimum length in feet of vertical curves shall be equivalent to the algebraic difference in percent of gradient times a K factor. Such K factor to be derived as outlined in Table 17-26-02.

TABLE 17-26-02 K Factor by Type of Street

Street Designation	K Factor	
	Crest Curve	Sag Curve
Arterial and Major Collector	108	90
Minor Collector	60	60
Local and Cul-de-sac	30	40

17.26.060 PAVEMENT DESIGN

- A. Roadway Design.** All roadway design shall be based on procedures of the *Illinois Department of Transportation Standard Specifications for Road and Bridge Construction*, latest edition including supplements.
- B. Pavement Structures.** Pavement structures shall be based on the following minimum structure numbers:
1. Commercial driveways and parking lots: 2.50
 2. Residential local roads: 3.30
 3. Residential collectors: 3.70
 4. Industrial and arterial streets: 4.20
- C.** Minimum pavement cross-sections must conform to Details LS-1a and LS-1b. (See the end of this chapter for detail sheets.)
- D. Pavement Designs.** Complete pavement designs for roadways in commercial and industrial areas shall be provided to the Village for review and approval.
- E. Subgrade Soil Ratio.** The subgrade soil shall be tested by a professional geotechnical engineer at the developer's expense and shall have a minimum designated Illinois Bearing Ratio (IBR) equal to three.

- F. Soil Value.** A soil investigation report shall be provided to the Village to verify the in situ IBR value. Pavement structures with subgrade soil having an IBR value less than three shall have an increased pavement structure as necessary to carry the design traffic loading.

17.26.070 STREETS - MATERIAL SPECIFICATIONS

- A. Construction Materials.** All street construction materials shall be in accordance with *Illinois Department of Transportation Standard Specifications for Road and Bridge Construction in Illinois, (IDOT Standard Specifications)* latest edition. Minimum requirements for the Village of Lemont are as shown in Detail LS-1. (See the end of this chapter for detail sheets.)
- B. Subbase Course**
1. Aggregate for sub-base course shall meet the requirements of the *IDOT Standard Specifications*.
 2. Aggregate shall be uniformly graded and shall conform to CA-6, Grade 8.
- C. Prime coat.** Prime coat shall meet the requirements of *IDOT Standard Specifications*.
- D. Mixture.** Hot-Mix Asphalt base binder surface courses shall conform to , *IDOT Standard Specifications*:
1. Hot-mix asphalt base course IL 19.0, N-50
 2. Hot-mix asphalt binder course IL 19.0, N-50
 3. Hot-mix asphalt surface course mixture C, IL 9.5, N-50
- E. Tack coat material.** The tack coat material shall be cut-back asphalt, Grade RC-70.
- F. Geotechnical Fabric.** Geotechnical fabric for ground stabilization shall meet the requirements of *IDOT Standard Specifications*.

17.26.080 STREETS - INSTALLATION

- A. Notification.** Prior to beginning construction or installation, the Village Engineer shall be given 48 hours notice of the intended time of starting work.
- B. Erosion Control.** See Chapter 17.24 of this ordinance for erosion control measures.
- C. Subgrade**

 - 1. The subgrade shall be prepared in accordance with *IDOT Standard Specifications*, latest edition.
 - 2. The subgrade shall be graded and rolled to provide uniform density and shall comply with the profile and cross-sections contained in the drawings.
 - 3. All street subgrade shall be proof-rolled in the presence of a professional geotechnical engineer with a fully-loaded tri-axle dump truck or similar equipment prior to the placement of any fill materials, geotechnical fabric, or sub-base course. Maximum deflection shall be one-quarter inch.
- D. Sub-Base Course**

 - 1. The sub-base course shall be prepared in accordance with the *IDOT Standard Specifications*, latest edition.
 - 2. The sub-base course shall be proof-rolled in the presence of a professional material testing service with a fully-loaded tri-axle dump truck or similar equipment. Maximum deflection shall be one-quarter inch.
 - 3. The finished sub-base course shall be fine graded in preparation for paving.
- E. Prime Coat.** Prime coat shall be applied to the base course according to the *IDOT Standard Specifications*, latest edition.
- F. Asphalt Paving**

 - 1. All work shall be in accordance with the *IDOT Standard Specifications*, latest edition.

2. The surface course shall not be applied until the binder course has weathered through one winter season.
 3. All cracks greater than one-quarter inch in the binder course shall be sealed prior to application of the surface course.
 4. Joints shall be lapped from binder course to surface course.
- G. Prime Coat Application.** Prime coat shall be applied to the binder course prior to construction of the surface course to ensure proper bond. Prime coat shall be applied at a rate of 0.08 gallons per square yard.
- H. Geotechnical Fabric.** Installation of Geotechnical Fabric for ground stabilization shall meet the requirements of *IDOT Standard Specifications*, latest edition.

17.26.090 STREETS - TESTING AND APPROVAL

- A. Proof Roll.** All subgrade and base course shall be proof rolled in the presence of a professional geotechnical engineer with a fully-loaded tri-axle dump truck or similar equipment prior to placement of upper material layers or curb and gutter. Testing by a professional testing service shall be arranged by and at the expense of the developer. Complete written test reports shall be submitted to the Village Engineer for approval. Maximum allowable deflection shall be one-quarter inch.
- B. Compaction Testing.** The density of the base binder course, and of the surface course shall be measured either by nuclear test methods or from cores obtained by a professional testing service arranged by and at the expense of the developer, and shall meet the requirements of *IDOT Standard Specifications*, latest edition. All testing shall be in accordance with *IDOT Standards Specifications*, and shall be the responsibility of the developer. Complete written test reports shall be submitted to the Village Engineer for approval.

17.26.100 DRIVEWAYS

- A. Paved Access Driveways.** A paved access driveway from the garage or parking area to the street pavement shall be provided. Details LS-3, LS-5, and LS-6 shall apply. (See the end of this chapter for detail sheets.)

- B. Curbs at Driveway Aprons.** Curbs at driveway aprons shall be constructed as depressed curbs where driveway locations are existing or known, or the curb neatly removed by the diamond-grinding method.

17.26.110 CURB, GUTTER AND SIDEWALK

A. General

1. All development shall include provisions for the construction of curb and gutter improvements designed in accordance with this section. Curb and gutter shall be installed along all streets and parking areas. Bioswales may be used in lieu of curb and gutter along the edges of parking areas and roadways within public parks. (Ordinance O-36-08)
2. All curb and gutter shall be installed in accordance with the material installation and testing requirements of the Illinois Department of *Transportation Standard Specifications for Road and Bridge Construction in Illinois*, latest edition including supplements, unless otherwise modified in this Section.
3. Specification references made herein for manufactured items, such as reinforcement, refer to designations of the American Society for Testing and Materials (ASTM).

B. Residential Curb and Gutter. The following design standards shall apply to residential curb and gutter:

1. Rolled type combination curb and gutter conforming to the dimensions shown in Detail LS-2 of this chapter shall be used. (Detail sheets are found at the end of this chapter.)
2. The back of curb shall be depressed at all sidewalk ADA-accessible ramp locations.

C. Commercial / Industrial Curb and Gutter. The following design standards shall apply to commercial/industrial curb and gutter:

1. Vertical face barrier type combination curb and gutter conforming to the dimensions shown in Detail LS-2 of this chapter shall be used. (Detail sheets are found at the end of this chapter.)

2. Depressed curb shall be provided at all sidewalk handicapped ramp locations and at all driveways whose locations are known at the time of curb installation.
3. If the driveway location is not known at the time of curb and gutter installation, vertical face barrier curb shall be installed, and the driveway opening will be provided later by the lot owner.

D. Public Sidewalk. The following design standards shall apply to public sidewalks:

1. Sidewalks shall be installed in all residential and commercial subdivisions and commercial developments.
2. Sidewalks shall be continuous on both sides of streets and around cul-de-sacs.
3. Minimum width of sidewalks shall be five feet in residential districts and six feet in commercial districts and along arterials and highways.
4. The minimum thickness of sidewalks shall be six inches across driveways and five inches elsewhere.
5. Cross walks with appropriate detectable warning devices shall be provided at all intersections

E. Concrete Specifications. Concrete shall be Portland cement concrete class SI having a minimum compressive strength of 3500 psi in 14 days shall be used. Air entrainment shall be in the 5-8 percent range, and slump shall be 2-4 inches. For curbs made with a slip form paver, the slump shall be adjusted to meet the requirements of the slip forming process.

F. Expansion Joint Filler Specifications. Bituminous preformed expansion joint filler, one-half inch and three-quarter inch thick, and pre-shaped to the profile of the curb and sidewalk shall be used.

G. Expansion Joint Dowel Specifications. Smooth steel dowels, one and three-quarter inch diameter and 18 inches long with pinched stop caps on one end shall be used. Bars shall conform to the requirements of AASHTO M-227, grades 70 through 80. Bars shall be coated in accordance with AASHTO M-254.

- H. Joint Sealant Specifications.** A cold poured joint compound shall be used.
- I. Curing Compound and Sealing.** Curing compound and sealing shall be one application of W.R. Meadows, Inc., “Lin-Seal Emulsion” or approved equal. Type II or III, as specified in the *IDOT Standard Specification for Road and Bridge Construction*, latest edition.
- J. Curb, Gutter, and Sidewalk Base Course Specifications.** Curb base course material shall conform to the requirements of the IDOT gradation classification for CA-6, Grade 8.
- K. Installation Requirements.**
1. Prior to beginning the curb and gutter construction, the Village Engineer shall be given 48-hour notice of the intended time of starting work.
 2. For base preparation, a four-inch minimum CA-6 curb base course shall be provided. The base course shall be trimmed or filled as necessary to provide a full depth of curb and gutter as shown in the Detail LS-2 of this chapter. (Detail sheets are found at the end of this chapter.) Prior to concrete placement, the base course shall be compacted and proof rolled in accordance with the testing and acceptance requirements indicated below. A two-inch minimum CA-6 sidewalk base course shall be provided. Sidewalk subgrade shall be tamped or rolled until thoroughly compacted.
 3. For placing and finishing concrete, the concrete shall be thoroughly tamped to remove all voids. The curb and gutter surface shall be broom finished at right angles to the flow line of the curb and gutter. Any honeycombed areas along the back of the curb shall be pointed with mortar. Any concrete remaining in the truck 90 minutes after mixing water was added will not be accepted. The curb shall be depressed for handicap ramps at all sidewalk locations.
 4. For curb and gutter, expansion joints, $\frac{3}{4}$ -inch thick, shall be placed, at a minimum, at all curb radius points, adjacent to all drainage castings, and all construction joints in the curb. The expansion shall consist of expansion joint filler and dowels with end caps. Contraction joints shall be saw-cut or tooled at a maximum of ten-foot intervals to a depth of two

inches minimum. Sawing shall be done as soon as practical before any random shrinkage cracking occurs and no later than 25 hours after the concrete has been placed.

5. For sidewalks, expansion joints, ½-inch wide, filled with preformed joint material, shall be placed between sidewalks and all structures (i.e., light poles, buildings, existing sidewalks, etc.). Transverse expansion joints, ½-inch wide, filled with preformed joint material, shall be placed full depth of sidewalk at intervals of not more than 20 feet in sidewalk. Transverse contraction joints shall be tooled to a depth of one inch and a maximum width of ¼ inch, at five-foot intervals. Edges of sidewalks shall be rounded off as described for jointing.
6. The curb shall be sealed with curing compound and sealer as the finishing work proceeds. Protection shall be in accordance with the standard specifications, §17-26.110.I.

L. Testing and Approval

1. The curb and gutter base course shall be proof-rolled with a fully loaded dump truck in the presence of a professional material testing service before the curb and gutter is poured. The Village Engineer shall be notified at least 24 hours before proof-rolling. Additional proof-rolls shall be provided to verify that any unstable areas have been repaired.
2. Concrete class, slump air entrainment, and any other additives used shall be noted on the delivery ticket. Slump and air content shall be tested by the contractor or developer.
3. One set of three cylinders shall be taken for every daily concrete pour. For curb and gutter pours in excess of 1,000 feet, two sets of three cylinders shall be taken.
4. Compressive strength tests for curb and gutter shall be obtained by the contractor or developer and results copied to the Village.
5. Any concrete not conforming to the *IDOT Standard Specifications* will be rejected.
6. All concrete testing shall be by a professional material

testing service at the expense of the contractor or developer. Complete written test reports shall be submitted to the Village Engineer for approval.

- M. Defects.** Any curb and gutter or sidewalk installed at improper line and grade that is damaged, badly cracked, vandalized, or that has been installed with improper material shall be removed and replaced as a condition of acceptance. Any concrete not meeting compressive strength requirements shall be removed and replaced by the contractor or developer.

17.26.120 PARKWAYS

Parkways shall be required on both sides of all streets. They shall be graded and prepared for sodding by the developer with at least four inches of top soil. Median strips shall be constructed as parkways unless paved.

17.26.130 PEDESTRIAN WAYS AND BIKE PATHS

- A. Pedestrian Ways.** Pedestrian ways shall be at least 20 feet wide. The paved path shall be a minimum of five feet in width and constructed of concrete, asphalt, or FA-6 stone, as approved by the Village Engineer.
- B. Bike Paths.** Bike paths shall conform to AASHTO Standards with a minimum width of ten feet of asphalt pavement with two-foot stone shoulders.
- C. Canal Path.** Canal pathways constructed within the Historic I&M Canal Reserve Strip shall be a minimum width of ten feet, and FA-6 stone surface on a CA-6 stone base.
- D. Dedicated Right-of-Way.** All pedestrian ways, bike paths and canal paths shall be improved and extended in a dedicated right-of-way across the developed area.

17.26.140 STREET LIGHTING

- A. General.**
 - 1. All developments shall include provisions for the construction of street lighting in accordance with this section.

2. The street lighting plan shall show the location and direction of the pole and mast, and the proposed routing of the electric cable and duct. The pole size, bracket size, and catalog numbers shall also be shown on the street light plans. Plans shall be approved by the Village Engineer prior to installation of any part of the system.
3. Street lighting shall be installed and in good working order upon completion of the roadway base course. The developer shall arrange with Commonwealth Edison Company to energize the street light system as soon as possible. The developer shall be responsible for all connection fees.
4. The Village shall be billed for energy usage. Maintenance of the street light network within the development shall be the developer's responsibility until completion of the two-year maintenance period. Reports of outages made to the Village in the interim will be addressed by the Village's Public Works Department at the expense of the developer.

B. Design Standards.

1. Street lights shall be placed as follows:
 - a. At all street all township, county, or state highway intersections; and
 - b. At all intersections where the right-of-way of at least one street is 66 feet or greater; and
 - c. At all local street cross or "tee" intersections; and
 - d. At the end of streets and the turn-around of cul-de-sacs; and
 - e. At mid-block of all blocks, or at a spacing not to exceed 300 feet; and
 - f. At all major curves in street alignment.
2. Illumination shall not exceed the following intensities:
 - a. Residential within the ROW – 0.5 foot-candle
 - b. Residential property – 0.2 foot candle

- c. Commercial within the ROW – 0.5 foot-candle
- d. Commercial property – 2.0 foot-candles
- 3. Mounting height shall be 25-20 feet for all poles.
- 4. Conductors shall be sized to limit the voltage drop of five percent at the farthest pole.
- 5. All electric cable shall be placed underground in a one-inch minimum unit duct.
- 6. For all developments, a service disconnect is required. The service disconnect shall be 30-amp fused, rain tight enclosed, and placed within three feet of Commonwealth Edison's transformer or pedestal.
- 7. Each individual light shall have its own fuse of the Bussman Type HEB-AA series with a 5-amp fuse.
- 8. A hand hole shall be provided in each pole base for splicing purposes. The hand hole shall be located on the side opposite of traffic flow, 18 inches above finished grade.

C. Material Specifications and Details

- 1. Light Standards and Brackets.
 - a. Light standards shall be manufactured of centrifugally cast, pre-stressed steel reinforced concrete. The standards shall have a smooth, ground, and polished surface. The cross-section of the standard shall contain a raceway extending throughout the length of the standard. Pole shall be Ameron Centrecon Concrete Pole, #MEO7-114-MOAD6 or approved equivalent. (See paragraph 4 below for options for residential subdivisions.)
 - b. The luminaire shall be a 250-watt cut-off luminaire with attached photo cell. The metal halide bulb shall be of the type as that manufactured by General Electric, or approve equal, and shall be included with the luminaires. The luminaire shall be as manufactured by General Electric M-250A2 Power

Door, Type III cut-off distribution, or approved equal. (See paragraph 4 below for options for residential subdivisions.)

- c. Under moderate wind pressure there shall be no excessive vibrations in the shaft or mast arms that may result in damage to the luminaire, its components, or the mast arm. A dampening device, as an integral part of the shaft, shall be installed in the shaft to alleviate such excessive vibrations. Details of the proposed dampening device shall be submitted to the Village Engineer for approval.
- d. Lighting standards (pole and luminaire) manufactured by Lumec, Inc., or approved equivalent, are permitted for all new residential subdivisions. Pole shall be Domus Series SM6N, 20-ft mounting height, or approved equal. Luminaire and bulb shall be Domus Series DMS30 105-2att, 120v, high pressure sodium, Type II distribution, or approved equal. Color shall be Lumec, Inc. Code No. RAL6009.

2. Electrical Cable 600v, Plastic Insulated Materials.

- a. The conductors shall be a minimum of #10 AWG size in the light standard. When not within the light standard, the wire shall be a minimum of #8 XLP-use type insulated size in a one-inch unit duct.
- b. The wiring in the light standard shall have a Tron-AA fuse holder with a five-amp fuse and shall meet the specifications for splicing of 600-volt cable and wire.
- c. A green ground wire (minimum #10) shall be used from pedestal to pole with connections.
- d. The electric cable shall be contained within a minimum one-inch plastic unit duct. The unit duct shall be one piece without splices. The unit duct may be formed by extruding it over the insulated conductors. The unit duct shall have a smooth inner bore which does not adhere to the conductor insulation.

3. Conductors.
 - a. Conductors of #8 AWG (and smaller) size (SLP or EPR-USE) shall be stranded annealed copper wire that complies with ASTM designation B-3. Conductors of #6 AWG size and larger shall be stranded annealed copper wire complying with ASTM designation B-8. Conductors shall be different colors to designate hot and neutral wires. Preferred colors are black, red, and white.
4. Street crossings of conductors shall be installed in Schedule 40 heavy wall rigid PVC conduit or galvanized steel.

D. Installation Requirements for Street Lighting.

1. All foundations shall contain a 10-ft long grounding rod $\frac{3}{4}$ inches in diameter. The grounding rod shall be attached to the internal grounding lug located within the pole by clamps and electrical grounding wire.
2. Electric Cable.
 - a. The electric cable shall be continuous without splices between service connections and light standards and through all conduits.
 - b. All pavement crossings shall be coordinated by the developer or contractor. No open cutting of curb and gutter or pavement shall be performed. Pavement crossing sleeves shall consist of rigid steel conduit or Schedule 80 PVC. All casings shall extend a minimum of two feet beyond the back of the curb.
 - c. The duct shall extend one foot into the light standards and the cable shall be long enough for the splices to be withdrawn 18 inches out of the light standard hand holes. All electric cable and electric cable unit duct shall be buried underground at a minimum depth of 32 inches below finished grade.
 - d. The cable duct shall be placed in the bottom of the trench after all loose stones have been removed and

all protruding stones have been removed or covered with acceptable bedding material.

- e. No splices shall be allowed between the light standard and the connection to Commonwealth Edison electrical system. If the cable has been cut during construction, the cable and duct shall be replaced in their entirety from the Commonwealth Edison connection into the light standard.
 - f. The trench shall be backfilled and thoroughly compacted to a density equal to the existing ground, or greater, in such a manner as not to injure the cable duct or the bare copper wire. No stone or rock greater than two inches in maximum dimensions shall be allowed in any layer of backfill. No sod, frozen material, or any material which might cause settlement shall be placed as backfill. Deleterious substances, such as coal, lignite, shells, clay lumps and conglomerate, and cemented particles shall not exceed five percent by weight in any one sample of backfill material. Any material excavated from the trench may be used as backfill provided it does not conflict with the above and the material is acceptable to the Village Engineer.
 - g. Backfill from one foot above conduit to roadway subgrade shall be compacted CA-6 and shall extend three feet beyond the back of the curb.
 - h. Red warning tape shall be laid one foot above the top of the buried conductors for the entire length of the conductor runs.
3. Concrete poles shall include the placement of compacted limestone, IDOT gradation FA6, in the excavated void around the foundation. Normal backfill shall not be placed back around the foundation.

E. On-Site Lighting. Reserved.

F. Street Lighting Details. See LS-80.

CHAPTER 17.27

WATER SUPPLY

- 17.27.010** **Applicability**
- 17.27.020** **Water Supply -- General**
- 17.27.030** **Water Supply – Installation Requirements**
- 17.27.040** **Water Supply – Testing and Acceptance**

17.27.010 **APPLICABILITY**

This Chapter shall apply to all land development which shall occur within the Village of Lemont, whether by subdivision or single lot development. Provisions on water supply and sanitary sewer shall apply to all installation, regardless of whether such installation is part of a land development project. This chapter shall also apply to land development outside the Village of Lemont when such development involves the need to access Village streets or public utilities. However, such applicability shall only involve improvements to the street or utility system.

17.27.020 **WATER SUPPLY—GENERAL**

A. Design

1. All developments shall include provisions for the construction of water distribution facilities complete with valves, fire hydrants, and other such appurtenances designed in accordance with this Section. At a minimum, the water distribution system shall provide a service connection(s) at the approximate midpoint of the front property line of each individual lot or parcel within the development. Where more than one building is located or planned on one lot or parcel of property, or when water main construction is required on the property for fire protection, the proposed construction shall also include all water main construction and appurtenances within the lot or parcel except service lines.

2. Specification references made herein for manufactured materials, such as pipe, hydrants, valves, and fittings refer to designations of the American Society for Testing and Materials (ASTM), the American Water Works Association (AWWA), or of the American National Standards Institute (ANSI).

B. System Extension

1. All water distribution system improvements shall be designed in accordance with the *Village of Lemont Report on Water Utility*.
2. Extensions to the water distribution system shall form a complete network extension or part of a complete network extension that includes all primary mains, secondary mains, and gridiron mains, complimenting the existing distribution system network.
3. Primary mains are those that form the arterial portion of the system. Primary mains under construction within a development are further defined as mains that are 12 inches or larger.
4. Secondary mains shall be sized, looped, and spaced as required for fire flows. Secondary mains shall have a minimum diameter of eight inches and shall be sized and located in accordance with the *Village's Report on Water Utility*.
5. Gridiron mains shall form a grid or loop to supply water to the local fire hydrants and service lines. Gridiron mains shall have a minimum diameter of eight inches.
6. Where dead end mains greater than 100 feet in length are necessary for future expansion, they shall be provided with a hydrant at the point of termination. Dead end mains shall extend to subdivision property lines. No services shall be allowed from a dead end main.

C. Maximum Day Consumption

1. For purposes of water main design, maximum day consumption for water main design shall be determined by owner or developer, subject to Village approval.

2. The owner or developer shall maintain ultimate responsibility of providing adequate main capacity for any and all future needs within the development.

D. Head Losses. Head losses due to friction shall be computed using the *Hazen-Williams* formula, utilizing a “C”-factor no greater than 100. Head loss calculations shall be submitted to the Village Engineer for approval.

E. Required Fire Flow and Pressure. Fire flow capacities in excess of maximum daily consumptive demands shall be designed using a “C” factor of 100, ignoring fittings, and with a minimum residual hydrant pressure of 20 psi. Required fire flow shall be computed as detailed in the *Guide for Determination of Required Fire Flow*, latest edition, published by the Insurance Service Office (ISO). Water mains shall be sized and set at grades to provide ISO fire protection flow rates.

F. Main Capacity and System Modeling

1. The developer shall perform fire flow testing on the existing water distribution system at the locations of all proposed water main taps and extensions.
2. Fire flow testing shall be performed in accordance with ISO Standards.
3. Fire flow test results shall be provided to the Village Engineer as part of the initial submittal of final engineering plans.
4. Primary mains, secondary mains, and gridiron mains shall be sized to provide sufficient capacity to deliver the required fire flow plus the consumption at the maximum daily rate to all areas served by the proposed construction.
5. The developer shall bear all costs for the Village to update the Village of Lemont water distribution system model to verify sufficient main capacity at all areas affected by the proposed construction.

G. Fire Hydrant Spacing

1. Fire hydrants shall be located so that the near corner of all construction on the site that could burn will not be further

than 150 feet from a fire hydrant, and the maximum distance between fire hydrants shall be 275 feet. Fire hydrants shall be provided so as to provide the required fire flows to structures as described in *the Fire Suppressions Rating Schedule*, latest edition, published by the Insurance Service Office. Six-inch main extensions serving hydrants shall not be more than 100 feet long.

2. Fire hydrants shall be placed on private property when the Lemont Fire Protection District determines that fire hydrants are at too great a distance to provide proper protection for multi-family, commercial, or industrial properties. Easements shall be provided for all hydrants and associated mains on private property.
3. Fire hydrants shall be placed within 100 feet of all sprinkler and/or standpipe Siamese connections provided on buildings, unless otherwise directed by the Lemont Fire Protection District because of existing or proposed circumstances.

H. Valve Spacing

1. The proposed system extensions shall include sufficient valves arranged so that inconvenience and sanitary hazards are minimized during repairs. The maximum number of valves for a shut down shall be three; four may be allowed in unique cases with the approval of the Public Works Director.
2. Valves shall be located at a maximum of 500-foot intervals in commercial districts, and not more than one block, or 800-foot intervals, whichever is less, in other districts.

I. Water Main Depth. Water mains shall be constructed to a minimum cover of 5½ feet, as measured from the finished surface to the top of pipe. In areas of rock excavation, the water main may be laid at a five-foot depth with the approval of the Public Works Director.

J. Ductile Iron Pipe Specifications. All water distribution system elements shall conform to the following specifications, and be subject to Village approval:

1. Pipe class thickness, Class 52, minimum thickness per AWWA C-151, or as required by AWWA C-150 for various depths;

2. Interior of pipe shall be cement lined;
3. Exterior of pipe shall have a bituminous coating approximately 1 mil thick, as specified in AWWA C-151;
4. Joints - push-on or mechanical, AWWA C-111;
5. Fittings – Ductile iron, mechanical joint, AWWA C-110 and AWWA C-111;
6. Mechanical Joints shall be restricted by Meg-a-lug 1100 or 1100 SD series by EBAA Iron Sales, Inc., or equal, restraining system;
7. Polyethylene Encasement shall be in accordance with AWWA C-105 and shall be provided in all cases.

K. Valves Specifications. Valves shall be epoxy coated resilient wedge with non-rising stem gate valves, counter-clockwise to open, AWWA C-509, Clow, Mueller, or equal. Joint end - Mechanical. Fire hydrant auxiliary valve shall be of the same manufacture as the hydrant, and shall connect to the fire hydrant with a flange connection.

L. Valve Box Specifications. All valves shall be installed in valve boxes, except for valves 12 inches and larger and pressure connection valves. Valves shall be Tyler 664-S, and the lid embossed with "WATER." Valve boxes shall be provided with stabilizers.

M. Valve Vault Specifications. Valve vaults standards shall be:

1. Precast reinforced concrete – ASTM C-478 with tongue and groove joints sealed with gaskets conforming to ASTM C-443 or bituminous jointing material.
2. For 12- inch diameter valves and for pressure connections, valve vaults shall have a minimum inside diameter of 60 inches; for pressure connections and valves 16 inches and larger, valve vaults shall have a minimum inside diameter of 72 inches.
3. Manhole castings shall be adjusted to finish grade using precast concrete adjusting rings set in mortar, with a maximum six- inch adjustment.

4. Steps shall be cast in place East Jordan Iron Works, Inc. (E.J.I.W.) No. 8518 or MA Industries PS-4 steel reinforced plastic conforming to O.S.H.A. standards, 16 inches on center.
5. Pipe openings in manhole walls shall be flexible, watertight connections, A-LOK, Interpace, PS-10, KOR-N-SEAL, or equal.
6. Manhole frame and cover shall be E.J.I.W. 1058 or Neenah R-1550. Covers shall be gasket sealed and embossed "WATER."

N. Fire Hydrant Specifications. Fire hydrants shall meet the following specifications (see also the installation requirements of §17.25.150.N below):

1. East Jordan #BR6 or Clow Medallion dry barrel type with breakaway flange, primed and painted gloss safety green (safety orange or safety yellow where required by the Village).
2. Two nozzles at 2½ inches, and one at 4½ inches, with threads conforming to National Standard Specifications, are required.
3. Valve size shall be 5¼-inch, counter-clockwise to open.
4. Fire hydrant shall be a flange connection.

O. Corporation Stop Specifications. Mueller H-15000 or Ford F-600, one and 1½-inch minimum.

P. Service Pipe Specifications

1. Services two inches in diameter and smaller shall be copper tube, Type K. Minimum service diameter shall be 1½-inch diameter unless otherwise approved by the Building Commissioner.
2. Services larger than two inches in diameter shall be ductile iron.

Q. Curb Stop Specifications

1. Copper service: Mueller H-15154 or Ford B44-444.

2. Ductile iron service shall conform to paragraph J of this section.

R. Curb Box Specifications

1. Copper service: Mueller H-10302 or H-10304 or Ford EA 26040.
2. Ductile iron service: conform to paragraph C of this section.

S. Casing Pipe Standards. Casing Pipes shall be steel pipe, ASTM A-120, 3/8-inch minimum thickness.

T. Manhole Castings/Covers. Manhole frame and cover –shall be E.J.I.W. 1058 or Neenah R-1550. Covers shall be gasket sealed and embossed “WATER.”

17.27.030 WATER SUPPLY - INSTALLATION REQUIREMENTS

A. Illinois Environmental Protection Agency Permit. Water system design and construction shall, in all respects, be in accordance with the regulations of the Environmental Protection Agency of the State of Illinois. No construction shall commence until a copy of a construction permit from this agency is filed with the Village Public Works Department.

B. Other Standards. The installation of water mains and appurtenances, including services, shall conform to the requirements of this Section and the following:

1. AWWA C-600; and
2. *Standard Specifications for Water and Sewer Main Construction in Illinois*, latest edition.

C. Notification. Prior to beginning the water main installation, the Village Engineer shall be given 48 hours notice of the intended time of starting work.

D. Erosion Control

1. All soil erosion control measures are to be in place prior

to and during the installation of the water main. The soil erosion measures shall be in accordance with the *Illinois Urban Manual*, latest edition, the general National Pollutant Discharge Elimination System (NPDES) Permit, Chapter 17.24 of this ordinance, and the project plans and specifications.

2. Traveled roadways shall be kept cleaned of mud/debris. All dirt and debris tracked onto existing roads shall promptly be removed in accordance with the *Lemont Building Code*.
3. The developer or contractor shall follow all necessary procedures to control dust on the project site at all times. Methods shall include, but not be limited to, stone haul roads and a water application truck.

E. Excavation

1. The width of trench, at and below the top of pipe, shall not exceed the widths given in the *Standard Specifications for Water and Sewer Main Construction in Illinois*.
2. The trench shall be excavated to a depth that will allow a minimum of four inches of bedding material to be placed below the pipe and a minimum cover of 5½ feet from finished grade.
3. Where a firm foundation is not found to exist for the bottom of the trench at the required depth due to soft, spongy, or otherwise unsuitable soil, such unsuitable soil shall be removed for the full width of the trench and replaced with well compacted unwashed gravel or an equal substitute, or crushed stone if such compacted material proves unsatisfactory. Where rock in either ledge or boulder formation is encountered, it shall be removed below grade and replaced with a well-compacted cushion of unwashed gravel having a thickness under the pipe of not less than eight inches.
4. The contractor shall be responsible for providing a competent individual on site during all trenching operations to insure that all work is in compliance with the requirements of OSHA and other applicable safety standards.

5. Field tile is to be repaired or connected to the storm sewer system when encountered unless plans call for it to be abandoned. Open ends of tile being abandoned shall be plugged with concrete. All field tile encountered must be inspected by the Village.
6. Where water is encountered in the trench, it shall be removed during pipe-laying and jointing operations. Trench water shall not be allowed to enter the pipe at any time.

F. Pipe Bedding. Pipe shall be laid on firm virgin clay, with bell cavity cut out and in conformance with Detail LS-20 of this chapter. (Detail sheets are found at the end of the chapter.)

G. Pipe Cover. The cover material shall extend from the bedding to the top of the pipe. Cover material shall be carefully placed under the haunches of the pipe using hand tampers, shovels, etc., to ensure adequate support of pipe. Refer to Detail LS-20 of this chapter.

H. Backfilling

1. Backfilling of the trench shall be accomplished by careful replacement of the excavated material. Any pipe installed under or within five feet of a pavement edge, driveway (when driveway location is known), or curb and gutter shall be backfilled to the top of the trench with compacted CA-6 material. The use of crushed recycled concrete is prohibited.
2. Compaction shall meet the requirements of *IDOT Standard Specifications*, and shall be verified by an independent material testing firm. All costs for compaction and testing shall be paid for by the developer or contractor. The results should be provided to the Village Engineer.

I. Separation from Sewers. All water main shall be protected from existing and proposed storm sewers and sanitary sewers as required by the *Standard Specifications for Water and Sewer Main Construction in Illinois* and the *Illinois State Plumbing Code*.

J. Pipe Laying

1. The contractor shall keep the trench free from water while the water main is being placed and until the pipe joint has

been sealed to the satisfaction of the Village Engineer.

2. Adequate provisions shall be made for the safety, storage, and protection of all water pipe prior to actual installation in the trench. Care shall be taken to prevent damage to the pipe castings, both inside and out. Provisions shall be made to keep the inside of the pipe clean throughout its storage period and to keep mud and/or other debris from being deposited therein. All pipe shall be thoroughly cleaned on the inside before laying of the pipe. Proper equipment shall be used for the safe handling, conveying, and laying of the pipe so as to prevent damage to water main materials and protective coatings and linings. Under no circumstances shall water main materials be dropped or dumped into the trench.
3. Polyethylene wrapping of all water main is required in conjunction with AWWA C-105.
4. In making joints, all portions of the jointing materials and the socket and spigot ends of the joining pipe shall be wiped clean of all foreign materials. The actual assembly of the jointing shall be in accordance with the manufacturer's installation instructions. During construction, until jointing operations are complete, the open ends of all pipes shall at all times be protected and sealed with temporary watertight plugs.
5. During water main installation, to make a closure between two pipe ends, or between pipe end fittings, or between pipe end and valve, short lengths shall be used with proper connections or couplings. Repair sleeves shall not be used to make closures during new construction.
6. All pipe and trenching shall be viewed and approved by the Village prior to cover and backfill.

- K. Pipe Cutting.** The cutting of pipe for inserting valves, fittings, or closure pieces shall be done in a neat and workmanlike manner without damage to the cement lining, and so as to leave a smooth end at right angles to the axis of the pipe. The cut end shall be beveled and ground smooth prior to joining. Flame cutting of pipe by means of an oxyacetylene torch shall not be allowed.

L. Thrust Restraints

1. Horizontal Reactions - Thrust restraints are required at all tees, plugged ends, hydrants, and bends between 11¼ degrees and 90 degrees. Detail LS-21, found at the end of this chapter, shall apply.
2. Vertical Reactions - The design engineer shall submit individual designs for each location.
3. Thrust restraint blocking shall be poured in place concrete, minimum 12 inches thick, placed against undisturbed earth.
4. Meg-a Lug retainer glands shall be used at all tees, plugged ends, hydrants, and bends between 11¼ degrees and 90 degrees, in addition to thrust blocking.
5. Stubbed water mains for future expansion shall be provided with a hydrant and valve on the end. The valve and last length of pipe shall be secured to the main using Meg-a-Lug (or approved equal) retainer gland systems.

M. Connections to Existing Mains. All connections to the Village water distribution system shall be made under full water service pressure unless otherwise approved by the Village Department of Public Works. The Village shall not be responsible for the condition of existing valves at the connection to an existing main. Faulty or damaged valves at the connection to an existing main shall be replaced by the developer at the developer's expense.

N. Fire Hydrant Installation

1. Fire hydrants shall be placed as specified on engineering plans. All nozzles shall stand plumb, their steamer nozzle pointing normal to the road. They shall conform to the finished grade, with nozzles at 24 inches above the finished grade. The break line of the breakaway flange shall be located two inches above finished grade.
2. A drainage pit two feet in diameter shall be excavated around each hydrant and filled completely with crushed stone under and around the bowl of the drain opening. No hydrant drainage pit shall be connected to a sewer.

3. Hydrant leads and extensions shall be provided as needed in order to maintain adequate setback from the water main.
4. Hydrant shall be installed using MJ swivel Tee with MJ swivel Gland and a single length of lead pipe to the auxiliary valve.
5. The auxiliary valve shall be a flanged attachment to the fire hydrant, and shall be the same manufacture as the fire hydrant. Valve connection to the lead shall be either flange or MJ with Meg-a-Lug retainer gland.
6. A stabilizer for auxiliary valve box shall be used.
7. Hydrants that are out of service shall be “bagged” until service is restored.

O. Water Service Line Installation

1. All water service lines shall be installed by a licensed plumber, and shall be continuous from corporation stop to curb stop.
2. Water service lines shall extend at right angles with the water main to the front line of the lot or single building which it is to serve. The service shall terminate with a curb stop located six feet inside of the right-of-way line and at the mid-point of the lot, unless otherwise requested by the Village.
3. Water service lines shall be installed at a minimum depth of 5½ feet and shall be a minimum of 1½ inch in diameter unless otherwise approved by the Building Commissioner.
4. The end of the service line shall be marked with a wooden 4” x 4” post painted blue. The marker post shall be buried six feet, and shall extend four feet above finished grade.
5. The entire service must be viewed by the Building Department Plumbing Inspector prior to backfill.
6. Copper service line shall be backfilled with sand to six inches above pipe.
7. Copper water services of two-inch diameter require a full

circle stainless steel tapping saddle (see LS-24).

P. Fire Service Line. All fire sprinklers shall be connected to the water system through a separate fire service line constructed in accordance with the requirements of this Section.

Q. Crossing of Existing Paved Roads

1. Existing paved roads shall not be open cut without separate Village permit.
2. The contractor shall provide immediate temporary cold patch upon compacted backfill within 24 hours of excavation. Maintenance of traffic and closing of streets shall, at a minimum, meet the requirements of the *Standard Specifications for Water and Sewer Main Construction in Illinois*, latest edition, and subject to approval of the Village Engineer.
3. Annular area between water main and casing shall be filled with sand, pea gravel, or grout. Pipe shall be blocked or restrained to prevent flotation, if necessary. The ends of the casing pipe shall be grouted full.
4. Boring or jacking of pipe shall be in accordance with the *Standard Specifications for Water and Sewer Main Construction in Illinois*, latest edition.
5. A Village representative shall be on site for all boring and jacking operations.

17.27.040 WATER SUPPLY - TESTING AND ACCEPTANCE

A. General. All required testing and correction of any defects of the water distribution system shall be completed before curb and gutter or other roadway improvement work begins.

B. Pressure Test. As part of the construction, the water mains shall be pressure tested in accordance with AWWA C-600 and this Section.

1. The Village Engineer shall be contacted before any water is drawn from the Village main, and only Village Public Works employees shall operate filling valves. The main to

be tested must be allowed to stabilize on system pressure for a period of 24 hours prior to pressure testing. This shall be considered the “system pressure” test.

2. All newly laid pipe shall then be subjected to a hydrostatic pressure of 150 psi. Duration of each pressure test shall be for a period of not less than two hours for each valved section of pipe. Each valved section of pipe shall be filled with water and the specified test pressure shall be applied by means of a pump connected to the pipe.
3. Before applying the specified test pressure, all air shall be expelled from the pipe. Hydrants shall be located as near as possible to high points in the main or taps installed to facilitate air removal.
4. Leakage shall be defined as the quantity of water which must be supplied into the newly laid pipe or any valved section thereof to maintain pressure within five psi of the specified test pressure. Leakage shall not be measured by a drop in pressure in a test section over a period of time.
5. No pipe installation shall be accepted if the leakage is greater than that determined by the following formula:

$$L = \frac{(SD\sqrt{P})}{3,200}$$

where:

L = allowable leakage, gallons per hour

S = length of pipe tested, feet

D = nominal diameter of the pipe, inches

P = average test pressure during the leakage test, psi (gauge)

6. All leaks shall be repaired until tight. Any cracked or defective pipes, fittings, valves, or hydrants discovered in consequence of this pressure test shall be removed and replaced and the test repeated until satisfactory results are obtained.
7. All testing and chlorination shall be done before the installation of service lines.

C. Preliminary Flushing

1. Prior to chlorination, the main shall be flushed thoroughly as possible with the water pressure and outlets available. The Village Engineer shall be notified before any water is drawn from Village mains, and only Village Public Works employees shall operate filling valves.
2. Flushing shall be done after the pressure test is made. Flushing shall affect a velocity in the main of at least 2½ feet per second.
3. Corporation stops shall be provided at the end of dead end mains without hydrants to allow for flushing and chlorination.

D. Disinfection

1. The preferred point of application of the chlorinating agent shall be at the beginning of the pipeline extension or any valved section of it and through a corporation stop in the top of the newly laid pipe. The injector for delivering the chlorine gas into the pipe should be supplied from a tap on the pressure side of the gate valve controlling the flow into the pipeline extension.
2. Water from the existing distribution system or any other source of supply shall be controlled so as to flow slowly into the newly laid pipeline during the application of chlorine-gas. The rate of chlorine mixture flow shall be in such proportion to the rate of water entering the pipe that the chlorine dose applied to the water entering the newly laid pipe shall be at least 50 parts-per-million, or enough to meet the requirements during the retention period.
3. Valves shall be manipulated so that the strong chlorine solution in the line being treated shall not flow back into the line supplying the water. The pipe section being chlorinated shall be kept at a lower pressure than the water system pressure.
4. Treated water shall be retained in the pipe long enough to destroy all spore-forming bacteria. This retention period shall be at least 24 hours. After the chlorine-treated water has been

retained for the required time, the chlorine residual at the pipe extremities and at other representative points shall be at least 25 parts-per-million.

5. In the process of chlorinating newly laid pipe, all valves or other appurtenances shall be operated while the pipeline is filled with the chlorinating agent.
6. All water mains shall be disinfected and tested according to the requirements of the *Standards for Disinfecting Water Mains*, AWWA C-601, and as required by this Section. All disinfection, as required by this Section, shall be performed by an independent firm exhibiting experience in the methods and techniques of this operation, and shall be approved by the Village Public Works Department.

E. Final Flushing and Testing

1. Following chlorination, all treated water shall be thoroughly flushed from the newly laid pipeline at its extremities until the replacement water, throughout its length, upon test, has a CL_2 residual of typical supply water or less.
2. The sample tap shall be located and installed in such a way as to prevent outside contamination. Samples should never be taken from a non-sterilized hose or from a fire hydrant because such samples seldom meet current bacteriological standards.
3. After final flushing and before any new water main is connected to the distribution system, two consecutive sets of acceptable samples, taken 24 hours apart, shall be collected from the new main. At least one set of samples shall be collected from every 1,200 feet of the new water main, plus one set from the end of the line and at least one set from each branch, with notice given, so that the collection may be witnessed by the Public Works Department.
4. Bacterial sampling and analysis of the samples shall be performed by a laboratory approved by the Illinois Department of Public Health and the Public Works Department.
5. Should the initial treatment result in an unsatisfactory bacterial test, the procedure shall be repeated until satisfactory results are obtained.

6. The contractor or developer shall pay for the sampling and analysis. Results shall be transmitted by the laboratory directly to the Village Public Works Department. Test results shall indicate the date the sample was made, the exact locations at which samples were taken, the firm submitting the sample, and the project at which the samples were collected. Sufficient samples shall be collected in order to ensure that the system is bacterially safe.
7. The Public Works Department shall operate the valves, hydrants, and any other appurtenances to flush the water main after the receipt of satisfactory water samples. Any operation difficulties or deficiencies shall be noted and submitted to the developer or contractor for repair.

F. Record Drawings

1. Prior to final acceptance of work, record drawings shall be submitted to the Village Engineer. Elevations and locations of all fittings and utility crossings shall be recorded.
2. Two sets of record drawings shall be submitted to the Village Engineer for review. Once approved, one Mylar reproducible and one electronic copy in AutoCAD 20004 (or approved equal), and four paper copies shall be submitted.
3. Update of Village system maps based on final record drawings shall be arranged by the Village Engineer at the expense of the developer.

CHAPTER 17.28

SANITARY SEWERS

17.28.010	Applicability
17.28.020	Sanitary Sewers
17.28.030	Sanitary Sewage Lift Stations
17.28.040	Lift Station Installation
17.28.050	Lift Station Testing and Approval

17.28.010 APPLICABILITY

This Chapter shall apply to all land development which shall occur within the Village of Lemont, whether by subdivision or single lot development. This chapter shall also apply to land development outside the Village of Lemont when such development involves the need to access Village streets or public utilities. However, such applicability shall only involve improvements to the street or utility system.

17.28.020 SANITARY SEWERS

A. General

1. All developments shall include provisions for the construction of sanitary sewers and appurtenances designed in accordance with this section.
2. All sanitary sewer improvements shall be installed in accordance with the material installation and testing requirements of the Metropolitan Water Reclamation District of Greater Chicago (MWRDGC) *Manual of Procedures for the Administration of the Sewer Permit Ordinance*, and the *Standard Specifications for Water and Sewer Main Construction in Illinois*, latest edition, unless otherwise modified in this section.
3. Specification references made herein for manufactured items, such as pipe, fittings, and manholes refer to designations of

the American Society for Testing and Materials (ASTM), American Water Works Association (AWWA), or of the American National Standards Institute (ANSI).

B. Sanitary Sewer Basic Design Standards

1. The design of the sanitary sewer system shall be in accordance with the requirements of the Village, the Illinois Environmental Protection Agency's latest edition of Title 35 of the *Illinois Administrative Code*, Subtitle C, Chapter II, Part 370, and the Metropolitan Water Reclamation District of Greater Chicago.
2. All sewers shall be designed to accommodate an ultimate service area as defined by the Village.
3. Sewers shall be placed only in public rights of way or in easements. The location of proposed extensions to the existing sanitary sewer system shall be approved by the Village Engineer.
4. Sanitary gravity sewers shall be designed to provide peak design flow capacity, without surcharging, using Manning's formula:

$$Q = \frac{(A) 1.486 (R)^{2/3} (S)^{1/2}}{n}$$

Where

Q = design flow in units of cubic feet per second

A = area in units of square feet

R = hydraulic radius in units of feet

S = slope in units of feet per foot

n = roughness coefficient, in dimensionless units, minimum 0.013

5. Design mean velocity, flowing full, shall not be less than two feet per second or greater than 12 feet per second.
6. Minimum sanitary sewer size shall be eight inch diameter.
7. Minimum building sanitary service sewer size shall be six inches in diameter.
8. All sewers shall be designed and constructed to give mean velocities, when flowing full, of not less than 2.0 feet per second. The minimum slopes indicated in Table 17-28-01 shall be provided; however, slopes greater than these are

desirable.

Table 17-28-01 Minimum Sewer Slope

Sewer Size	Min Slope / 100 Ft
8 inch	0.42
10 inch	0.31
12 inch	0.25
14 inch	0.21
15 inch	0.19
16 inch	0.18
18 inch	0.16
21 inch	0.14
24 inch	0.12
27 inch	0.11
30 inch	0.1
36 inch	0.09

9. Sewers shall be laid with straight alignments. A minimum 0.10 foot drop through manholes shall be provided, unless otherwise approved by the Village Engineer and the MWRDGC.
10. Sanitary sewers of different diameters shall join only at manholes. The invert elevations shall be adjusted to maintain a uniform energy gradient by matching the 0.8 depth points of different diameters.
11. Sanitary sewer manholes shall be provided at the following locations:
 - a. Termination of existing and future lines; and
 - b. Changes in direction, horizontal or vertical; and
 - c. Changes in shape or pipe size; and
 - d. Junctions with other sanitary sewers.
12. Maximum manhole spacing shall be 400 feet.
13. A drop manhole shall be provided for manholes with any pipe having a difference in invert elevation of 24 inches or more above the invert of the lowest sewer leaving such manholes.
14. Where flows and other conditions dictate, special manholes or

junction chambers shall be designed and constructed.

15. Sanitary sewers shall be constructed at a minimum depth of six feet, unless otherwise approved by the Village Engineer, and shall be deep enough to provide an outfall for all sanitary sewage within the ultimate service area, both existing and future.
16. Sanitary sewers installed in areas of proposed residential development shall be designed to provide for overhead basement service to proposed lots, unless approved otherwise by the Village Engineer and noted on the final plat.

C. Sewer and Service Connection Pipe. Sewer service and connection pipe shall meet the following specifications:

1. Polyvinyl chloride (PVC) pipe - ASTM D-2241, SDR 26 pressure pipe, minimum for six-inch through 24-inch diameter. .
2. Ductile iron pipe - ANSI A21.51 (AWWA C-151), minimum Special Thickness Class 52 per ANSI A21.51 (AWWA C-150), cement lined.
3. With the exception of ductile iron pipe, sewer pipe materials for sewer mains 18 inches and larger shall be subject to review and approval by the Village Engineer.

D. Sewers and Service Connection Pipe Joints. Sewer and service connection pipe joints shall meet the following specifications:

1. PVC pipe - flexible elastomeric seal joints, ASTM D-3139, pressure joint for ASTM D-2241 pipe.
2. Ductile iron pipe - rubber gasket joints, ANSI A21.11 (AWWA C-111).

E. Sewer and Service Connection Pipe Fittings. Sewer and service connection pipe fittings shall meet the following specifications:

1. PVC - molded PVC fittings.
2. Ductile iron - ANSI A21.10 (AWWA C-110).

F. Force Mains. Force mains shall meet the following specifications:

1. Ductile iron pipe - ANSI A21.51 (AWWA C-151), minimum Special Thickness Class 52 per ANSI A21.51 (AWWA C-150). Fittings shall be ductile iron.
2. PVC conforming to AWWA C-900 for four- through twelve-inch cast iron O.D.
3. HDPE pipe conforming to AWWA C-906.

G. Casing Pipes. Casing pipes shall be steel pipe - ASTM A-120, 3/8-inch minimum thickness.

H. Sanitary Sewer Manholes. Manholes shall meet the following specifications:

1. Precast reinforced concrete - ASTM C-478 with tongue and groove joints sealed with gaskets conforming to ASTM C-443 or bituminous jointing material.
2. As required to accommodate the intersecting sewer pipes, the following are minimum design sizes, unless otherwise approved by the Village:
 - a. For sewers 24 inches in diameter or less, manhole shall have a minimum inside diameter of 48 inches.
 - b. For sewer 27 to 42 inches in diameter, manhole shall have minimum inside diameter of 60 inches.
 - c. For sewer greater than 42 inches in diameter, manhole shall have an offset riser pipe with a minimum inside diameter of 48 inches.
 - d. For manholes greater than 12 feet deep, minimum inside diameter shall be 60 inches.
3. Manhole castings shall be adjusted to finished grade using precast concrete adjusting rings set in mortar, with a maximum six-inch adjustment.
4. All pipe connection openings shall be precast with resilient rubber water-tight pipe to manhole sleeves or seals, per

ASTM C-923.

5. Internal chimney seals shall be provided. Chimney seals shall be internal and of the flexible rubber manufactured seal, as manufactured by Cretex, or approved equal.
6. Top sections shall be eccentric cones. Top cone shall be of the type designed to accept an internal chimney seal.
7. All bottom sections shall be monolithically precast.
8. Steps shall be cast in place, E.J.I.W. No. 8518 or MA Industries steel reinforced plastic PS-4 steps conforming to O.S.H.A. standards, 16 inch on center.
9. Manhole frame and cover - E.J.I.W. No. 1058 or Neenah R-1550 with machined bearing surfaces and self sealing Type A heavy duty lid, embossed "SANITARY" and "VILLAGE OF LEMONT." Covers shall be gasket sealed with concealed pick holes.
10. Pipe bedding and cover material shall conform to the requirements of the IDOT gradation classification for CA-11 or CA-13.
11. Manholes shall be installed in accordance with Section 32.3 of the *Standard Specifications for Water and Sewer Main Construction in Illinois*, latest edition.
12. Drop pipe shall bend outside of manhole. A mortar dam half the pipe diameter shall be provided at end of top pipe.
13. Where bituminous mastic strips are used to seal joints between barrel sections, adjusting rings, and castings, two adjacent strips with an offset butt joint are required.
14. No more than two precast concrete adjusting rings with a total of six-inch maximum height adjustment shall be allowed.
15. Internal flexible water-tight seals shall extend from the manhole cone to the manhole frame.
16. A minimum 0.10 foot drop through manholes shall be provided, unless otherwise approved by the Village Engineer

and the MWRDGC.

- I. Installation.** Sewer system design and construction shall in all respects be in accordance with the regulations of the Illinois Environmental Protection Agency, Division of Water Pollution Control (IEPA-DWPC), and the Metropolitan Water Reclamation District of Greater Chicago (MWRDGC). No construction shall commence until a copy of a permit from the MWRDGC and IEPA-DWPC is filed with the Village Engineer. The installation of sanitary sewer and appurtenances shall conform to the requirements of this section and the following:
1. PVC pipe and fittings - ASTM D-2321
 2. Ductile iron pipe and fittings - AWWA C-600.
- J. Notification Prior to Installation.** Prior to beginning the sanitary sewer installation, the Village Engineer shall be given 48-hour notice of the intended time of starting work.
- K. Control of Erosion, Debris, Dirt, and Dust.** All soil erosion control measures are to be in place prior to and during the installation of the water main. The soil erosion measures shall be in accordance with the Chapter 17-24 of this ordinance and the project plans and specifications. Traveled roadways shall be kept cleaned of mud/debris. All dirt and debris tracked onto existing roads shall promptly be removed in accordance with the Lemont Building Code. The developer or contractor shall follow all necessary procedures to control dust on the project site at all times. Methods shall include, but are not limited to, stone haul roads and a water application truck.
- L. Excavation.** The following standards apply to excavation for sanitary sewers:
1. The width of trench, at and below the top of pipe, shall not exceed the widths given in Section 20-2.03 of the *Standard Specifications for Water Main and Sewer Main Construction in Illinois*, latest edition.
 2. The trench shall be excavated to a depth that will allow a minimum of four inches of bedding material to be placed below the pipe.

3. Where a firm foundation is not found to exist for the bottom of the trench at the required depth due to soft, spongy, or otherwise unsuitable soil, such unsuitable soil shall be removed for the full width of the trench and replaced with well compacted unwashed gravel or an equal substitute, or crushed stone if such compacted material proves unsatisfactory. Where rock in either ledge or boulder formation is encountered, it shall be removed below grade and replaced with a well-compacted cushion of unwashed gravel having a thickness under the pipe of not less than eight inches.
4. The contractor shall be responsible for providing a competent individual on site during all trenching operations to insure that all work is in compliance with the requirements of OSHA and other applicable safety standards.
5. Field tile is to be repaired or connected to the storm sewer system where encountered unless plans call for it to be abandoned. Open ends of tile being abandoned shall be plugged with concrete. All field tile must be inspected by the Village.

M. Pipe Bedding and Haunching. A minimum of four inches of CA-11 or CA-13 bedding material shall be placed under the pipe. The bedding and haunching material shall be uniformly graded along the entire length of pipe to provide full bearing. Refer to Detail LS-20, Bedding and Backfill.

N. Pipe Cover. Cover material shall be placed above the pipe. For flexible pipe, the cover material shall extend from the springline to 12 inches above the top of the pipe. Cover material shall be CA-11 or CA-13, and shall be carefully placed under the haunches of the pipe using hand tampers, shovels, etc., to ensure adequate support of pipe. Refer to Detail LS-20, Bedding and Backfill.

O. Backfilling. Backfilling of the trench shall be accomplished by careful replacement of the excavated material after the pipe, bedding, and the cover material have been installed. Any pipe installed under or within five feet of a pavement edge, driveway (when driveway location is known), or curb and gutter shall be backfilled to the top of the trench with compacted CA-6 material. Additionally:

1. Backfill from one foot above top of pipe to bottom of all above crossing utilities shall be compacted CA-6; and

2. Compaction shall meet the requirements of Illinois Department of Transportation and shall be verified by an independent soil testing firm. All costs for compaction and testing shall be paid for by developer/contractor.

P. Pipe Laying. The pipe shall be laid accurately to the line and grade as designated, and shall conform within variances allowed by the *Standard Specifications for Water and Sewer Main Construction in Illinois*, latest edition. The lubricant, mastic, or other joint material shall be used and installed as recommended by the pipe or joint manufacturers' specifications. All pipe/trenching shall be viewed by the Village prior to cover and backfilling.

Q. Separation from Water Main. The sanitary sewer pipe shall be laid at least 10 feet horizontally distant from any existing or proposed water main or water service, measured from the outside of each pipe. For sanitary sewer that crosses a water main or water service, the top of the sewer pipe must be laid at least 18 inches below the bottom of the water main pipe or water service. If neither of these conditions can be met, other methods of obtaining separation as described and illustrated in the *Illinois Plumbing Code* and the *Standard Specifications for Water and Sewer Main Construction in Illinois*, latest edition, shall be followed.

R. Service Laterals

1. Service laterals shall consist of a wye fitting at the sewer main and extension of the specified service pipe to the property line of the lot being served.
2. All sewer services shall be minimum six-inch diameter and shall be the same type pipe as the sewer main, and shall be installed in the same manner.
3. Where the depth of the sewer main is greater than 12 feet below the surface of the ground, a service riser shall be constructed to an elevation of nine feet below the ground elevation, or as shown on the plans.
4. Provide concrete block against undisturbed earth behind service riser.
5. The service lateral shall slope toward the main at the minimum rate of one percent and a maximum rate of four percent.

6. The service lateral shall be terminated at the lot line as close to the center of the lot as practical, and plugged with a water-tight factory made plug. The plug shall be secured and backfilled to withstand air test pressure and marked with a green 4" x 4" post. Marker post shall be buried six feet, and shall extend four feet above finished grade.

S. Crossing of Existing Paved Roads. When crossing existing paved roads to install sanitary storm sewers, the provisions of this paragraph shall apply.

1. Existing paved roads shall not be open cut without approval of the Village Engineer.
2. The contractor shall provide immediate temporary cold patch within 24 hours of compacted backfill. Maintenance of traffic and closing of streets shall, at a minimum, meet the requirements of the *Standard Specifications for Water and Sewer Main Construction in Illinois*, latest edition.
3. Mastic or gasket jointed sewer pipe jacked under roadways shall be grouted.
4. For pipe stability and to prevent pipe flotation, casing chocks shall be provided in all situations where carrier pipe is inserted into encasing pipe. The ends of the casing pipe shall be grouted full.
5. Boring or jacking of pipe shall be in accordance with *Standard Specifications for Water and Sewer Main Construction in Illinois*, latest edition. A Village representative shall be on site for all boring and jacking operations.

T. Testing and Approval

1. All required testing and correction of any defects of the sanitary sewer system shall be completed before curb and gutter or other roadway improvement work begins.
2. All pipes and manholes shall be thoroughly cleaned of debris or sediment prior to testing and televising.
3. All sanitary sewer pipes and manholes shall be low-pressure air tested in accordance with the *Standard Specifications for*

Water and Sewer Main Construction in Illinois, latest edition, except that all sections of sewer main shall be tested.

4. All flexible thermoplastic sewer main pipe shall be deflection tested by pulling a mandrel through the pipe from manhole to manhole. Deflection testing shall be performed in accordance with the *Standard Specifications for Water and Sewer Main Construction in Illinois*, latest edition, except that all sections of sewer main shall be tested.
 5. All sanitary sewer main shall be televised. A written report and two DVD copies of the televised main shall be provided to the Village Engineer.
 6. Any piping with dips, cracks, improperly sealed joints, or variations from the approved grades and alignment shall be repaired by removing and replacing the involved sections of pipe. The repaired section of pipe shall then be re-tested. The Village Engineer may also request other types of testing on the sanitary sewer installation as a condition of initial acceptance.
- U. Record Drawings.** Prior to final acceptance of work, two sets of record drawings shall be submitted to the Village Engineer for review. Once approved, one Mylar reproducible and one electronic copy in AutoCAD 2004 (or approved equal), and four paper copies shall be submitted. An update of Village system maps based on final record drawings shall be arranged by the Village Engineer at the expense of the developer.

17.28.030 SANITARY SEWAGE LIFT STATIONS

- A. General.** The Village of Lemont discourages and does not recommend the use of lift stations and force mains. Proposed use of a lift station shall be subject to approval by the Village Plan Commission and the Village Board. Lift stations shall only be considered after the owner/developer has exhausted all other engineering studies for alternatives. A Maintenance Fee may be established as determined by the Village Board. The following section discusses minimum requirements for design and construction of sanitary sewage lift stations and is not intended to be an all-inclusive guide. Final acceptance of a sewage lift station design shall be subject to approval by the Village Engineer.
- B. Lift Station Design.** The following provisions shall apply to lift

stations:

1. Lift stations shall meet all requirements of the Illinois Environmental Protection Agency Title 35, Subtitle C, Chapter II, Part 370, Subpart D: Sewage Pumping Stations.
2. The size and depth of the lift station shall be as required to service an area determined by the Village Engineer.
3. Force main shall only discharge to sanitary sewers flowing by gravity to the main interceptor sewers.
4. Force main shall be sized to provide a minimum velocity of two feet per second and minimize head losses providing for efficient operation of the pumping equipment.
5. A maximum C-value of 100 shall be used for design.
6. The lift station shall provide a maximum of six cycles per hour.
7. The lift station shall be a duplex station.
8. Pumps shall be submersible, steady-flow pumps.

C. Wet Well

1. The wet well shall be a precast concrete structure, sized against groundwater lift, and a minimum of eight feet in diameter.
2. The base slab and wet well shall be monolithic to prevent infiltration or leakage.
3. Wet well shall be provided with stainless steel guide rails and stainless steel lift chains or cables, connected to each pump to provide for removal of pumps.
4. A portable hoist for removal of pumps shall be provided. The hoist socket shall be cast into the wet well top slab.
5. All penetrations of the wet well walls shall be sealed with non-shrink grout or an approved wall seal.
6. Top slab shall be provided with floor doors sized to allow for

pump removal and to carry HS-20 loading.

D. Valve Vault

1. A valve vault shall be provided on the downstream side of the pump discharge.
2. A bypass pumping and quick connect assembly with shut off valve shall be provided.
3. All shut off valves shall be plug type valves.
4. A swing check valve with weighted lever arm shall be provided on the pump discharge in the valve vault.

E. Controls. The control panel shall be UL listed. Controls shall be provided for operation of pumps, system alarms, and alarm dialers. Specifically, the following shall be provided:

1. A selector switch to choose manual operation of either pump or automatic operation.
2. Surge protection.
3. National Electrical Manufacturers' Association (NEMA) rated starters.
4. Moisture detection on pumps.
5. Ground Fault Circuit Interrupter (GFCI) protection and phase monitoring for each pump.
6. Condensation heaters for the control panel.
7. Alarm lights for each pump.
8. A redundant backup control to signal high-water level and low-water level alarms and start and stop pumps.
9. Level control floats or indicators.
10. Both audible and visual alarms--the audible alarm shall be

silenceable, but the visual alarm shall be maintained until the problem is addressed.

11. An automatic dialer alarm system with a minimum of eight alarm points. The dialer shall be a voice alarm and shall indicate station location and problem.
12. Conduit from the wet well or valve vault shall be provided with an 18-inch air gap prior to entering the control and generator enclosure. No conduit from the wet well shall be routed through the valve vault.

F. Standby Generator and Automatic Transfer Switch. The lift station shall be provided with a permanent backup generator system and automatic transfer switch. The generator shall be natural gas powered and provided with vibration isolation. A hospital-grade muffler shall be provided on the generator exhaust, and all interior exhaust piping shall be insulated. An automatic transfer switch shall be provided to start the generator and switch station power supply to the generator upon loss of primary power. The automatic transfer switch shall be designed to ignore nuisance power sags. A settable cool down timer shall be provided to allow for cool down of the generator following use. A settable exerciser timer shall be provided to allow for monthly loaded or unloaded exercise of the generator.

G. Enclosure. A permanent control and generator enclosure shall be provided for all lift stations. The enclosure shall be of insulated brick and block design with peaked, shingled roof, and have double access doors. A heating, ventilation and air conditioning (HVAC) system shall be provided to maintain interior temperatures above minimum temperatures as recommended by control and standby generator system manufacturers. Preliminary construction drawings for the enclosure shall be submitted to the Public Works Director for approval. A building permit from the Building Department will be required prior to construction of the enclosure.

H. Submittals

1. The following items shall be provided to the Village Engineer for review and approval with the final engineering submittals:
 - a. System operation description
 - b. System head curve and pump head curve

- c. Immediate and future service area flow calculation
 - d. Pump equipment sizing calculations
 - e. Equipment with diagrams
 - f. Riser diagram for power supply coordination
 - g. Pump station layout with dimensions
 - h. Control and generator enclosure structural and mechanical drawings
2. All equipment shop drawings are to be submitted to the Village Engineer for review and approval prior to order and release of equipment.

17.28.040 LIFT STATION INSTALLATION

- A. Notification.** Prior to beginning the sanitary sewage lift station installation, the Village Engineer shall be given 48-hour notice of the intended time of starting work.
- B. Erosion Control**
 1. All soil erosion control measures are to be in place prior to and during the installation of the water main.
 2. Traveled roadways shall be kept cleaned of mud/debris. All dirt and debris tracked onto existing roads shall promptly be removed in accordance with the *Lemont Building Code*.
 3. The developer or contractor shall follow all necessary procedures to control dust on the project site at all times. Methods shall include, but are not limited to, stone haul roads and a water application truck.

17.28.050 LIFT STATION TESTING AND APPROVAL

- A. Start Up**
 1. Start up of the entire lift station shall be performed in the presence of the Public Works Director. Provide the Village Engineer and Department of Public Works with a 48-hour notice of the start up time.

2. A two-hour continuous load bank test of the generator shall be performed prior to connection to the transfer switch. Loads from 10% to 100% of rated capacity shall be checked for voltage, frequency, and fuel. Correct phasing between the generator and the station shall be verified, and a simulation of generator alarms shall be performed. A signed test report shall be provided to the Village.
3. A total of two power failures shall be simulated.
4. All pump operation and alarm controls shall be demonstrated.

B. Training. A training session of a minimum duration of one day for the Village Public Works staff shall be provided by the developer. The training shall cover system operation and basic maintenance of all aspects of the lift station. One week notice shall be provided to the Public Works Director for scheduling of the training session.

C. Approval

1. The development project gravity sanitary sewer and lift station are considered as one sanitary sewer system, and will not be approved separately. Approval by the Village must be obtained for the MWRDGC Request for Final Inspection prior to issuance of Building permits.
2. All testing, start up, and training shall be complete prior to approval.
3. Complete operation and maintenance manuals shall be submitted to the Department of Public Works prior to approval.
4. A lien waiver for the entire lift station assembly shall be provided to the Village Engineer prior to approval.

CHAPTER 17.29

STORM WATER MANAGEMENT

- 17.29.010** **General**
- 17.29.020** **Design Standards**
- 17.29.030** **Storm Water Drainage System**
- 17.29.040** **Material Specifications**
- 17.29.050** **Installation**
- 17.29.060** **Testing and Approval**

17.29.010 **GENERAL**

- A. Applicability.** All developments shall include provisions for the construction of storm sewers and appurtenances designed in accordance with this section. Storm water detention shall be provided for all subdivisions and development projects or as requested by the Village Engineer. Additional compensatory storage of storm water shall be provided to balance the loss of natural depressional flood storage capacity of the site prior to development at a ratio of 1:1.

- B. Standards.** All storm water detention and storm sewer facilities shall be subject to the design, installation, and testing standards of this chapter and:
 - 1. Chapter 17-19 of this ordinance; and
 - 2. For developments proposed in whole or in part within Cook County; The Metropolitan Water Reclamation District of Greater Chicago (MWRDGC) regulations with modifications as noted in this chapter. Drainage calculations and supporting data shall be submitted to the Village Engineer for approval.
 - 3. For developments proposed in whole or in part within DuPage County; the requirements of the DuPage County Department of Environmental Concerns (DEC) with modifications as noted in this section. Drainage calculations and supporting

data shall be submitted to DEC and the Village Engineer for approval.

4. For developments proposed in whole or in part within Will County; the requirements of the Will County Land Use Department (LUD) with modifications as noted in this section. Drainage calculations and supporting data shall be submitted to LUD and the Village Engineer for approval.
5. All storm sewer improvements shall be installed in accordance with the material installation and testing requirements of the Metropolitan Water Reclamation District of Greater Chicago (MWRDGC) *Manual of Procedures for the Administration of the Sewer Permit Ordinance*, the Illinois Department of Transportation *Standard Specifications for Road and Bridge Construction*, latest edition, and the *Standard Specifications for Water and Sewer Main Construction in Illinois*, latest edition including supplements, unless otherwise modified in this section.
6. Specification references made in this chapter for manufactured items, such as pipe, fittings, and manholes refer to designations of the American Society for Testing and Materials (ASTM), American Water Works Association (AWWA), or of the American National Standards Institute (ANSI).

17.29.020 DESIGN STANDARDS

- A. **Accommodation of Natural Flow.** All storm sewers, streams, or channels shall be designed to accommodate all areas which naturally flow to the area of the development and also any additional areas which are planned to contribute to the drainage area as identified by the Village Engineer.
- B. **Modified Rational Formula.** Storm water detention basin design shall utilize the Modified Rational Formula, based upon a storm event using Illinois State Water Survey (ISWS) *Bulletin 70*, Sectional Frequency Distributions for Storm Periods of 5 Minutes to 10 Days and Recurrence Interval of 100 Years, Zone Code 2. The runoff coefficients shall reflect developed site conditions. Developed runoff coefficient (C) shall be as follows:

C = 1.00	for retention ponds and natural water courses
C = 0.95	for pavements, rooftops and other impervious surfaces
C = 0.40	for turf and other naturally vegetated surfaces

- C. Detention Volume.** The required detention volume shall be equal to 125% of the peak volume calculated from the Modified Rational Formula.
- D. Release Rate.** The allowable release rate of storm water from a development site catchment area shall not exceed 0.15 cubic feet per second per acre of development.
- E. Bypass Rate.** The allowable bypass rate shall be determined in accordance with current MWRDGC, DEC or LUD standards for developments within Cook, DuPage and Will Counties, respectively. Bypass of off-site flows shall be piped around the detention facility whenever possible.
- F. Dry Detention.** When dry detention ponds are used, they shall conform to the following standards:
1. All dry detention ponds shall be provided with a low flow system. This includes, but is not limited to, a perforated under drain system. Perforated under drains shall:
 - a. Be a minimum of eight inches in diameter, with filter sock and backfilled in accordance with IDOT Standard Specifications; and
 - b. Have a maximum spacing of 100 feet; and
 - c. Have a cleanout provided at every dead-end terminus.
 1. The maximum high water depth for dry detention ponds shall be four feet.
 2. Minimum slopes for grading of the bottom of dry detention ponds shall be 2.0%. Side slopes on ponds shall be maximum 4:1. (See detail LS-67). Maximum vertical wall heights on dry detention ponds shall be three feet from the inside toe of the wall to the top of the wall with three feet of horizontal distance from face of wall to face of wall for stepped wall systems. Retaining walls greater than three feet in height require a professional design by a Licensed Structural

Engineer in the State of Illinois. Plans shall include method of railing or fencing along the top of wall. Implementation is subject to review and approval by the Village Engineer.

3. All dry detention ponds must be sodded and operational before any building permits are issued. Seeding of dry detention ponds is strictly prohibited.
4. At the request of the Public Works Director, a paved concrete channel shall be provided across the basin bottom for purposes of collection and channelization flow.

F. Wet Detention. Wet detention basins are discouraged and must receive approval of the Public Works Director. All wet detention facilities shall be privately owned and maintained.

G. Naturalized Detention. Naturalized detention basins are encouraged. Naturalized detention is intended to serve multiple functions in addition to flood prevention, including pollutant removal and creation of wildlife habitat (where appropriate). Naturalized detention shall:

1. Use exclusively plants that are native to Illinois or the Midwest; and
2. Be used only in conjunction with a detailed planting schedule, including provisions for a two-year installation and plant establishment period, and provisions for stewardship of the basin.

H. Restrictors. Restrictors and appurtenances shall be designed to be self cleaning, and shall allow for maintenance access during heavy storm events. Restrictor pipes less than 12 inches in diameter will not be allowed. Restrictor plates or other approved design shall be used. See Detail LS-65.

I. Grating. All open-ended pipes or end sections 12 inches or greater in diameter shall be provided with grating. See Detail LS-69.

J. Downstream Receiving Body. In no case shall the downstream receiving body or watercourse capacity be exceeded. The developer, at the Village Engineer's discretion, may be required to analyze the downstream receiving body or watercourse for effects of upstream development.

A. General Design.

1. The storm water drainage system shall be separate and independent of the sanitary sewer system.
2. Open ditches are prohibited, except where they may be required in state or county rights-of-way.
3. Storm sewers of different diameter shall join only at structures.
4. Storm sewers shall be designed to carry the 10-year storm event without overtopping structures, using Illinois State Water Survey (ISWS) *Bulletin 70* rainfall data. Storm sewer design calculations and supporting data shall be submitted to the Village Engineer for approval.
5. Overland flow time of concentration values shall be determined using the Kinematic Wave equation. In no case shall the time of concentration values, used for individual site drainage areas, exceed 15 minutes.
6. Storm sewers may be designed for full pipe or pressure pipe flow conditions; pressure pipe design is preferred. Full pipe flow design shall take into account energy gradient changes at manholes. Pressure pipe flow design shall be accompanied by hydraulic grade line calculations and profiles for the 10-year storm event.
7. Storm sewer design shall maintain flow velocities between 2.5 feet per second and 10 feet per second.
8. The 100-year storm event may be retained within the pavement and on the development site. In no case shall the depth of storage in the pavement overtop the center of the street by more than two inches.
9. Where special roadway inlet designs are required to address high flow velocities, inlet capacity calculations shall be provided.
10. Storm sewer serving inlets shall not be less than 12 inches in diameter. All storm sewer branches shall have a catch basin

with a two-foot sump upstream of the collector or trunk sewer.

11. Sewer shall be laid with straight alignments. Changes in alignments shall occur only at structures. Storm sewer of different diameters shall join only at structures.
12. Sewers shall be placed only in public rights-of-way, or in dedicated public drainage and utility easements.
13. Where it is necessary to construct storm sewers through land not being developed, the developer shall be required to pay the full cost of the storm sewers, subject to a negotiated recapture agreement.

B. Storm Water Inlets

1. Surface drainage inlets shall be provided so that surface water is not carried across any street intersections or parking lot drives. Inlets shall discharge into storm sewers, which shall not discharge into side lot or rear lot drainage ditches. Inlets shall be provided at all low points.
2. The maximum spacing between roadway inlets shall be 400 feet.
3. The maximum overland flow length for rear and side yard swales shall be 200 feet. Rear yard inlets having a minimum depth of two feet shall be provided where necessary in order to provide storm sewer access to every lot within the subdivision.
4. All branch storm sewers shall have a catch basin with a two-foot sump structure downstream prior to flow into collector or trunk sewers.

C. Lot Drainage

1. Positive drainage shall be established for each lot whether or not it is the intention to construct a building on that lot.
2. Minimum slopes for side and rear yards shall be 2.0%.
3. Side yard and rear yard swales shall follow and be centered on the property-line whenever possible.

D. Storm Sewer Manholes.

1. Storm sewer manholes shall be provided at the following locations:
 - a. Termination of all sewers which do not terminate at a catch basin or inlet; or
 - b. Changes in direction, horizontal or vertical; or
 - c. Changes in shape or pipe size; or
 - d. Junctions with other storm sewers.
 - e. Maximum manhole spacing shall be 400 feet.
2. Where flows and other conditions dictate, special manholes or junction chambers shall be designed and constructed.
3. A minimum 0.10-foot drop shall be provided through manholes, unless otherwise approved by the Village Engineer.

E. Sewer Depth. Storm sewers shall be constructed with a minimum of two feet of cover and to provide an outfall for all storm water within the ultimate service area, both existing and future. Storm sewer depth may be reduced in certain circumstances if a suitable class sewer pipe is provided, and if approved by the Village Engineer.

F. Sewer Pipe Class. Sewer pipe class shall be determined based upon the Illinois Department of Transportation *Standard Specifications for Road and Bridge Construction*, latest edition.

17.29.040 MATERIAL SPECIFICATIONS

All storm sewer system elements shall conform to the specifications of this section.

A. Sewer Pipe. Specifications for sewer pipe are:

1. Reinforced concrete pipe (12" diameter and larger), circular or elliptical reinforcement, minimum Class IV, wall B, ASTM C-76.

2. Reinforced concrete elliptical pipe - minimum Class HE-III or VE-III, ASTM C-507.
3. Reinforced concrete arch culvert pipe - double line reinforcement minimum Class 3, ASTM C-507.
4. Polyvinyl chloride (PVC) pipe - ASTM D-2241, SDR 26 pressure pipe with D-3139 joints, (not allowed underneath roadways or within roadway right-of-ways). Use is subject to review and approval by the Village and Village Engineer.
5. Flexible pipe materials (i.e., HDPE, A-2000, etc.) shall not be allowed underneath roadways or within roadway right-of-ways. Use is subject to review and approval by the Village Engineer.

B. Sewer Pipe Joints. Specifications for sewer pipe joints are:

1. Reinforced concrete pipe - continuous O-ring gaskets, or conforming to ASTM C-443.
2. Reinforced arch or elliptical pipe - ASTM C-877.
3. PVC pipe - flexible elastomeric seal joints, ASTM D-3139 pressure joint.

C. Casing Pipe. Casing pipe shall be steel pipe - ASTM A-120, 3/8-inch minimum thickness.

D. Manholes and Catch Basins. The specifications for storm sewer manhole and catch basins are:

1. Precast reinforced concrete - ASTM C-478 with tongue and groove joints sealed with gaskets conforming to ASTM C-443 or bituminous jointing material.
2. Size shall be as required to accommodate the intersecting sewer pipes, the following are minimum design sizes, unless otherwise approved by the Village Engineer, and:
 - a. For straight through sewers 24 inches in diameter or less, manhole shall have a minimum inside diameter of 48 inches.

- b. For straight through sewer 27 to 36 inches in diameter, manhole shall have minimum inside diameter of 60 inches.
 - c. For straight through sewer greater than 36 inches in diameter, manhole shall have an offset riser pipe with a minimum inside diameter of 48 inches.
 - d. Manhole size shall provide between adjacent pipes a minimum distance equal to one half of the outside diameter of the largest pipe measured circumferentially along the inside face of the manhole.
3. Manhole and catch basin castings shall be adjusted to finished grade using precast concrete adjusting rings set in mortar or rubber composite adjusting rings conforming to *IDOT Standard Specifications*, with a maximum six-inch adjustment.
 4. All pipe connection openings shall be precast, and shall be sealed with Portland Cement mortar, O-ring gaskets, or mastic material.
 5. All bottom sections shall be monolithically precast.
 6. Top sections shall be eccentric cones. Where flat slab tops are necessary, they shall be precast reinforced concrete conforming to IDOT Standard 2354-2.
 7. Steps shall be cast in place, E.J.I.W. No. 8518, or MA Industries PS-4 steel reinforced plastic conforming to O.S.H.A. Standards, 16 inches on center.

E. Inlets of Catch Basins

1. Structures shall be precast reinforced concrete – ATSM C-478.
2. Structures shall have 24-inch inside diameter and shall have tongue and groove connections between barrel sections for catch basins and manholes.
3. Structure castings shall be adjusted to finished grade using precast concrete adjusting rings set in mortar with a maximum six-inch adjustment.

4. All bottom sections shall be monolithically precast.
5. Type C catch basins shall be used as previously described in §17.29.030.B of this chapter and shall be Type C inlet and/or outlet storm sewer pipe with 12-inch diameter, and Type A for inlet and/or outlet pipe with greater than 12-inch diameter. In no case shall Type C catch basins be used when depth of cover over pipe is greater than four feet.

F. Castings/Covers. Castings/Cover specifications are:

1. Manhole frame and cover - E.J.I.W. No. 1058 or Neenah R-1550 embossed "STORM" with Type A heavy duty cover.
2. Curb and gutter inlet - E.J.I.W. No. 7210 with Type M1 grate, Neenah R-3281 A.
3. Rolled curb and gutter inlet - E.J.I.W. No. 7525, Neenah R-3501 P.
4. Depressed curb and gutter - E.J.I.W. No. 7210 with Type M3 grate.
5. Yard inlet - E.J.I.W. No. 1020 with Type M2 flat grate, Neenah R-4340 B.

G. Bedding, Haunching, and Cover Material. Pipe bedding, haunching and cover material shall conform to the requirements of the IDOT gradation classification for CA-11 or CA-13.

17.29.050 INSTALLATION

- A. MWRD Approval.** Sewer system design and construction shall in all respects be in accordance with the regulations of the Metropolitan Water Reclamation District of Greater Chicago with modifications as noted in this section. No construction shall commence until a copy of a permit from the Metropolitan Water Reclamation District of Greater Chicago is filed with the Village Engineer.
- B. Standards.** The installation of storm sewer and appurtenances shall conform to the requirements of this section and the following:
 1. PVC pipe and fittings - ASTM D-2241.

2. Reinforced concrete pipe – ATSM C-76 with ASTM C-44E (O-ring) joints.

C. Notification. Prior to beginning the storm sewer installation, the contractor shall give the Village Engineer 48 hours notice of the intended time of starting work.

D. Erosion Control. See Chapter 17-24 of this ordinance.

E. Excavation.

1. The width of trench, at and below the top of pipe, shall not exceed the widths given in the *Standard Specifications for Water and Sewer Main Construction in Illinois*, latest edition.
2. The trench shall be excavated to a depth that will allow a minimum of four inches or one quarter of the pipe diameter (whichever value is greater) of bedding material to be placed below the pipe.
3. Where a firm foundation is not found to exist for the bottom of the trench at the required depth due to soft, spongy, or otherwise unsuitable soil, such unsuitable soil shall be removed for the full width of the trench and replaced with well compacted unwashed gravel or an equal substitute, or crushed stone if such compacted material proves unsatisfactory. Where rock in either ledge or boulder formation is encountered, it shall be removed below grade and replaced with a well-compacted cushion of unwashed gravel having a thickness under the pipe of not less than eight inches.
4. The Contractor shall be responsible for providing a competent individual on site during all trenching operations to insure that all work is in compliance with the requirements of OSHA and other applicable safety standards.
5. Existing field tile encountered during excavation must be reconnected or directed to the newly constructed storm sewer. Any underdrain intended to be abandoned shall be plugged with concrete at open ends.

F. Pipe Bedding and Haunching.

1. A minimum of four inches of bedding material shall be placed under the pipe. The bedding material shall be uniformly graded along the entire length of pipe to provide full bearing.
2. The haunching stone shall extend to the springline of the pipe. Bedding shall be carefully placed under the haunches of the pipe using hand tampers, shovels, etc., to ensure adequate support of pipe. Refer to Detail LS-20, Bedding and Backfill.

G. Pipe Cover. Cover material shall be placed above the pipe. For rigid sewer pipe, cover material shall extend from the bedding to the spring line of the pipe. If flexible pipe is used, cover material shall extend from the bedding to 12 inches above the top of the pipe. Cover material shall be carefully placed under the haunches of the pipe using hand tampers, shovels, etc., to ensure adequate support of pipe.

H. Backfilling.

1. Backfilling of the trench shall be accomplished by careful replacement of the excavated material after the pipe, bedding, and the cover material have been installed. Any pipe installed under or within five feet of a pavement edge, driveway (when driveway location is known), or curb and gutter shall be backfilled to the top of the trench with compacted CA-6 material.
2. Backfill from one foot above top of pipe to bottom of all above crossing utilities shall be compacted CA-6.
3. Compaction shall meet the requirements of *IDOT Standard Specifications* and shall be verified by an independent material testing firm. All costs for compaction and testing shall be paid for by developer or contractor.

I. Pipe Laying.

1. The pipe shall be laid accurately to the line and grade as designated, and shall conform within variances allowed by the *Standard Specifications for Water and Sewer Construction in Illinois*, latest edition.

2. The lubricant, mastic, or other joint material shall be used and installed as recommended by the pipe or joint manufacturers' specifications.
3. All pipe and trenching shall be viewed by the Village prior to cover and backfill.

J. Separation from Water Main.

1. The storm sewer pipe shall be laid at least 10 feet horizontally distant from any existing or proposed water main or water service, measured from the outside of each pipe.
2. For storm sewer that crosses a water main or water service, the top of the sewer pipe must be laid at least 18 inches below the bottom of the water main pipe.
3. If neither of these conditions can be met, other methods of obtaining separation as described and illustrated in the *Illinois Plumbing Code* and the *Standard Specifications for Water and Sewer Main Construction in Illinois*, latest edition, shall be followed.

K. Manholes, Catch Basins, and Inlets.

1. Manholes, catch basins, and inlets shall be installed in accordance with the *Standard Specifications for Water and Sewer Main Construction in Illinois*, latest edition.
2. At least one two-inch adjusting ring shall be used on each inlet barrel to provide a base for the frame and grate.
3. No more than two adjusting rings with a total of six- inch maximum height adjustment shall be allowed.
4. Lift holes on manholes shall be sealed with concrete plug and mastic.
5. Lift holes on inlets and catch basins in roadways shall be left open and the structure shall be wrapped with filter fabric to facilitate drainage of roadway sub-base.

L. Outfall Structures.

1. All storm sewer discharge pipes shall terminate at precast reinforced concrete end sections, flared end with toe block. Storm sewer discharge pipes 12 inches in diameter or greater shall be provided with grating.
2. Adequate stabilization shall be placed at all outfall structures, in accordance with the Illinois EPA *Standards and Specifications for Soil Erosion and Sedimentation Control* and the *Illinois Urban Manual*, latest edition.

M. Crossing of Existing Paved Roads.

1. Existing paved roads shall not be open cut without approval of the Village Engineer.
2. Contractor shall provide immediate temporary cold patch within 24 hours of compacted backfill. Maintenance of traffic and closing of streets shall, at a minimum, meet the requirements of the *Standard Specifications for Water and Sewer Main Construction in Illinois*, latest edition.
3. Annular area between sewer pipe and casing shall be filled with sand, pea gravel, or grout. Pipe shall be blocked/restrained to prevent flotation.
4. Boring or jacking of pipe shall be in accordance with the *Standard Specifications for Water and Sewer Main Construction in Illinois*, latest edition.
5. A Village representative shall be on site for all boring and jacking operations.

17.29.060 TESTING AND APPROVAL

- A. General.** All the required testing and correction of defects of the storm sewer system shall be completed before curb and gutter or other roadway improvement work begins.
- B. Cleaning.** All pipes, manholes, catch basins, and inlets shall be thoroughly cleaned of debris and sediment prior to testing and acceptance.
- C. Deflection Testing.** All flexible thermoplastic sewer main pipe shall be deflection tested by pulling a mandrel through the pipe

from manhole to manhole. Deflection testing shall be performed in accordance with the *Standard Specifications for Water and Sewer Main Construction in Illinois*, latest edition, except that all sections of sewer main shall be tested.

- D.** Televising. All storm sewers shall be televised prior to final approval by the Village. Additional televising may be necessary as requested by the Village if any instances of soil erosion occur within the development subsequent to prior televised reports. A written report and two DVD copies of the televised sewer shall be provided to the Village Engineer.
- E. Defects.** Any piping with dips, cracks, improperly sealed joints, or variations from the approved grades and alignment shall be repaired by removing and replacing the involved sections of pipe. The repaired section of pipe shall then be re-tested. The Village Engineer may also request other types of testing on the storm sewer installation as a condition of initial acceptance.
- F. Record Drawings.**
1. Prior to final acceptance of work, “record” drawings shall be submitted to the Village Engineer.
 2. Two sets of record drawings shall be submitted to the Village Engineer for review. Once approved, one Mylar reproducible and one electronic copy in AutoCAD 2004 (or approved equal) shall be submitted.
 3. Update of Village system maps based on final record drawings shall be arranged by the Village Engineer at the expense of the developer.

APPENDIX A

RESERVED

APPENDIX B

RESERVED

APPENDIX C

RESERVED

APPENDIX D

CERTIFICATES FOR PLATS

Plat of Subdivision
Plat of Dedication
Plat of Annexation
Plat of Vacation
Plat of Abrogation

Updated June 2009

PLAT SAMPLE CERTIFICATES

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***Plat of Subdivision,
Resubdivision, Consolidation
and
Planned Unit Development (PUD)
Certificates***

Owner's Certificate (Individual or Corporation)

(Required for all subdivision, resubdivision, consolidation and planned development plats where the individual owner(s) or corporation holds the land title)

STATE OF ILLINOIS

SS

COUNTY OF _____

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

(I / We) hereby 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.

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

Dated this _____ day of _____, 20_____.

Owner(s): _____
(Name / Names)

Owner's Certificate (Trust)

(Required for all subdivision, resubdivision, consolidation and planned development plats where the land title is held in Trust)

STATE OF ILLINOIS

SS

COUNTY OF _____

I, _____ (name) _____, do hereby certify that I am the successor trustee of the _____ (name) _____ trust, declared _____ (date) _____, said trust being the owner of the property described in the caption to the plat hereon drawn and as such trustee, I have caused the property hereon described to be surveyed and _____ (subdivided / resubdivided / consolidated) _____ as hereon shown, as my own free and voluntary act of the _____ (name) _____ trust.

I 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.

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

Dated this _____ day of _____, 20_____.

Trustee: _____
(Name / Names)

Owner's Notary Certificate (Individual or Trust)

(Required for all subdivision, resubdivision, consolidation and planned development plats where the individual owner(s) or trust holds the land title)

STATE OF ILLINOIS

SS

COUNTY OF _____

I, _____ (name) _____, a Notary Public in and for said County in the State aforesaid, do hereby certify that _____ (name(s)) _____, personally known to me to be the same person(s) whose name(s) (is/are) subscribed to the foregoing instrument as such _____ (owner(s) / trustee) _____, appeared before me this day in person and acknowledged that (he / she / they) signed the said instrument as their own free and voluntary act for the uses and purposes therein set forth.

Given under my hand and Notarial Seal:

This _____ day of _____, 20_____.

By: _____
Notary Public

Owner's Notary Certificate (Corporation)

(Required for all subdivision, resubdivision, consolidation and planned development plats where a corporation owns the property)

STATE OF ILLINOIS

SS

COUNTY OF _____

I, _____ (name) _____, a Notary Public in and for said County, in the State aforesaid, do hereby certify that _____ (name) _____ and _____ (name) _____, _____ respectively, the _____ (title) _____ and _____ (title) _____, _____ of _____ (corporation or other entity) _____, personally known to me to be the same persons whose names are subscribed to the foregoing instrument as owners, as such _____ (title) _____ and _____ (title) _____, respectively, appeared before me this day in person and acknowledged that they signed the said instrument as the free and voluntary act, and as the free and voluntary act of said _____ (corporation or other entity) _____, for the uses and purposes therein set forth.

Given under my hand and Notarial Seal:

This _____ day of _____, 20 _____.

By: _____
Notary Public

Mortgagee's Certificate
(Required where property is encumbered by a mortgage)

STATE OF ILLINOIS

SS

COUNTY OF _____

(name of bank), as Mortgagee for the land described in this Subdivision or Planned Unit Development hereby consents to said Subdivision or Planned Unit Development as shown and described on this Plat.

Dated this _____ day of _____, 20____.

By: _____ Title: _____

ATTEST: _____ Title: _____

Address

STATE OF ILLINOIS

SS

COUNTY OF _____

I, _____ (name), a Notary Public in and for said County and State aforesaid, do hereby certify that _____ (name) and _____ (name), respectively the _____ (title) and _____ (title) of _____ (name of bank), 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 for the uses and purposes therein set forth.

Given under my hand and seal this _____ day of _____, 20_____.

BY; _____
Notary Public

School District Certificate

(Required for all subdivision, resubdivision, consolidation and planned development plats)

STATE OF ILLINOIS

SS

COUNTY OF _____

This is to certify that to the best of (my / our) knowledge, (I/we) the undersigned as (Owner(s) / Trustee) of the property, which will be known as (subdivision name) is located within the boundaries of:

Elementary School District: _____

High School District: _____

Junior College District: _____

in [Cook, DuPage or Will] County, Illinois.

Dated this _____ day of _____, 20____.

By: _____
(Owner(s) / Trustee)

School District Notary Certificate

(Required for all subdivision, resubdivision, consolidation and planned development plats)

STATE OF ILLINOIS

SS

COUNTY OF COOK

I, _____ (name) _____, a Notary Public in and for said County, in the State aforesaid, do hereby certify that _____ (name(s)) _____, personally known to me to be the same person(s) whose name(s) _____ (is / are) _____ subscribed to foregoing instrument as such _____ (owner(s) /trustee) _____ appeared before me this day in person and acknowledged that _____ (he / she / they) they signed the (subdivision / resubdivision / consolidation / planned development) 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 _____, 20_____.

By: _____
Notary Public

Surveyor's Certificate

(Required for all subdivision, resubdivision, consolidation and planned development plats)

STATE OF ILLINOIS

SS

COUNTY OF _____

I _____ (name) _____ an Illinois Professional Land Surveyor, do hereby certify that I have surveyed and _____ (subdivided / resubdivided / consolidated) _____ the property hereon described in the caption to the plat hereon drawn and that the said plat is a true and correct representation of the same. All dimensions are in feet and decimal parts of a foot and are correct at a temperature of 68 degrees Fahrenheit.

I _____ (name) _____ further certify that based on examination of the Federal Emergency Management Agency Flood Insurance Rate Map, Panel Number (number) _____, effective date of _____ (date) _____, (as revised by Letter of Map Revision, effective date of _____ (date) _____), that the parcel included in this record of deed _____ (is / is partially / 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 _____, 20____.

By: _____
Illinois Professional Land Surveyor

License No.: _____

Surface Water Drainage Certificate

(Required for all subdivision, resubdivision, consolidation and planned development plats)

STATE OF ILLINOIS

SS

COUNTY OF _____

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

Dated this _____ day of _____, 20____.

By:_____

Owner(s) / Trustee / or Duly Authorized Attorney

Village Engineer's Certificate

(Required for all subdivision, resubdivision, consolidation and planned development plats with public improvements)

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 (subdivision/ resubdivision / consolidation / planned development), as shown by the plans and specifications therefore, meet the minimum requirements of said Village and have been approved by all public authorities having jurisdiction thereof.

Dated this _____ day of _____, 20____.

By: _____
Village Engineer

Village Treasurer's Certificate

(Required for all subdivision, resubdivision, consolidation and planned development plats)

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, _____ County, Illinois, this _ day of _____, 20____.

Village Treasurer

President & Board of Trustees Certificate

*(Required for all subdivision,
resubdivision, consolidation and planned development plats)*

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 _____, 20____.

By: _____
President

Attest: _____
Village Clerk

Cook County Highway Certificate
*(Required for all subdivision, resubdivision,
 consolidation and planned development plats with roadway access
 to a county highway of Cook County Highway Dept. Jurisdiction)*

STATE OF ILLINOIS

SS

COUNTY OF _____

Approved this . day of _____, 20____, as to the roadway access to County
Highway(s) _____

also known as _____

.

Superintendent of Highways

State of Illinois Highway Certificate

*(Required for all subdivision,
resubdivision, consolidation and
planned development plats with
roadway access to a highway of
Illinois Dept. of Transportation
jurisdiction)*

STATE OF ILLINOIS

SS

COUNTY OF _____

Approved this . day of _____, 20____, as to the roadway access to State
Highway(s) _____

_____ also known as _____

.

Regional Engineer
Illinois Department of Transportation

(As Required)

Public Utility and Drainage Easement Provisions

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

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

COM ED COMPANY AND AT&T CORPORATION

An easement is hereby reserved for and granted to ComEd Company and AT&T Corporation, their respective successors and assigns, jointly and severally, for the installation, maintenance, relocation, renewal and removal of overhead and underground electric and communications cables and appurtenances in, over, under, across, along and upon the surface of the property shown on the plat and designated as "Public Utility and Drainage Easement" or "PU & DE" and the property designated on the plat for streets and alleys required to provide the _____ (subdivision / planned unit development) _____ and other property, whether or not contiguous thereto, with electric and communications services, together with the right to install required service connections over or under the surface of each lot to serve improvements thereon, or on adjacent lots, the right to cut, trim or remove trees, bushes and roots, as may be reasonably required incident to the rights herein given, and the right to enter upon the subdivided property for all such purposes.

No building or other obstruction shall be placed over grantees' facilities or in, upon or over the property within the "Public Utility and Drainage Easement" or "PU & DE" without the prior written consent of grantees. Nor shall any other use be made thereof which will interfere with the easements reserved and granted hereby. After installation of any such facilities, the grade of subdivided property shall not be altered in a manner so as to interfere with the proper operation and maintenance thereof.

NICOR CORPORATION / NICOR GAS COMPANY

An easement is hereby reserved for and granted to Nicor Corporation and Nicor Gas Company, their successors and assigns, jointly and severally, for the installation, maintenance, relocation, renewal and removal of gas mains and appurtenances in, under, across, along and upon the surface of the property shown on the plat and designated as "Public Utility and Drainage Easement" or "PU & DE" and the property designated on the plat for streets and alleys as required to provide the (subdivision / planned unit development) and other property, whether or not contiguous thereto, with gas supply services, together with the right to install required service connections for each lot. No buildings or other obstruction shall be constructed or erected in any such "Public Utility and Drainage Easement" or "PU & DE" areas, without the prior written consent of grantees. Nor shall any other use be made thereof which will interfere with the easements reserved and granted hereby.

COMCAST COMMUNICATIONS

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

(As Required)

Drainage and Stormwater Detention Easement

Declarant hereby reserves and grants to the Village of Lemont easements in, over, under, through, and upon those areas designated on the Plat as “Drainage and Stormwater Detention Easement” or “D.E.” for purposes of providing adequate stormwater drainage control together with reasonable access thereto. Said easements shall be perpetual and shall run with the land and shall be binding upon the declarant, its successors, heirs, executors and assigns. To ensure the integrity of the stormwater facilities, no obstruction shall be placed, nor alterations made, including alterations in the final topographical grading plan which in any manner impeded or diminish stormwater drainage of detention in, over, under, through or upon said easement areas. In the event such obstruction or alterations are found to exist, the Village shall, upon seventy-two (72) hours prior notice to the property owner, have the right, but not the duty, to perform, or have performed on its behalf, the removal of said obstruction or alterations or to perform other repair, alteration or replacement as may reasonably be necessary to ensure that adequate stormwater storage, storm drainage, detention and retention facilities and appurtenances thereto remain fully operational and that the condition of said drainage easement complies with all applicable Village codes. In the event of an emergency situation, as determined by the Village, the seventy-two (72) hours prior notice requirement set forth above shall not apply, and the Village shall have the right, but not the duty, to proceed without notice to the property owner.

In the event the Village shall perform, or have performed on its behalf, removal of any obstruction or alteration to or upon the stormwater facilities drainage easement, as set forth in this easement, the cost of such work shall, upon recordation of Notice of Lien with the Recorder of Deeds of [Cook, DuPage or Will] County, Illinois, constitute a lien against the assets of the property owner which caused such obstruction or alteration.

The cost of the work incurred by the Village shall include all expenses and costs associated with the performance of such work including, but not limited to, reasonable engineering, consulting and attorneys’ fees related to the planning and actual performance of the work.

(As Applicable)
(If the detention area
is to be owned and
maintained by the
Village of Lemont)

Lot _____ is hereby dedicated to the Village of Lemont for storm water retention.

(As Applicable)

Restricted Access Easement Provisions

Restricted access easements are hereby reserved for and granted to the Village of Lemont and its successors and assigns in, on, over, upon, across, under, and through those areas depicted on the Plat as a “Restricted Access Easement”. The purpose of said easements is to allow the Village of Lemont to prohibit any and all improvements, driveways, curb cuts, and related facilities intended for the purpose of ingress and egress by motorized vehicles from the public right-of-way to the private property.

Said easements herein granted are perpetual easements and shall run with the land and all covenants, agreements, terms, conditions, obligations, rights, and interest herein contained are provided for and shall likewise inure to the benefit of the parties hereto, their heirs, executors, successors, grantees, lessees, and assigns.

(As Applicable)

Landscaping Easement Provisions

A perpetual easement is hereby reserved and granted for subdivision landscaping for the _ (Property Owner(s) / Homeowner's Association) and the Village of Lemont (the "Village") and their successors and assigns, over, upon, under, through, and along all areas marked "Landscaping Easement" on the plat. Said easement shall be for the perpetual right, privilege and authority to plant, maintain, repair, replace, inspect, trim, cut down, or remove landscaping as may be determined necessary by the (Property Owner(s) / Homeowner's Association) and in a manner consistent with plans tendered to and approved by the Village. No alteration, permanent structures, landscaping, grading, or appurtenances therein that deviate from plans approved by the (Property Owner(s) / Homeowner's Association) and the Village shall be allowed in this easement without the prior written approval of the (Property Owner(s) / Homeowner's Association) and the Village.

The (Property Owner(s) / Homeowner's Association) shall maintain the landscaping in said easement in a manner consistent with the plans approved by the Village and the standards typical of private property maintenance throughout the community. In the event the (Property Owner(s) / Homeowner's Association) fails to properly maintain this easement, the Village shall, upon seventy-two (72) hours prior notice to the (Property Owner(s) / Homeowner's Association), have the right, but not the duty, to perform, or have performed on its behalf, landscaping maintenance as described herein. In the event of an emergency situation, as determined by the Village, the seventy-two (72) hours prior notice requirement set forth above shall not apply, and the Village shall have the right, but not the duty, to proceed without notice to the (Property Owner(s) / Homeowner's Association).

In the event the Village shall perform, or have performed on it behalf, any maintenance work within the easement, the cost of such work shall, upon recordation of Notice of Lien with the Recorder of Deeds of [Cook, DuPage or Will] County, Illinois, constitute a lien against the assets of the (Property Owner(s) / Homeowner's Association) and against each and every lot within the subdivision.

The cost of the work incurred by the Village shall include all expenses and costs associated with the performance of such work including, but not limited to, reasonable engineering, consulting and attorneys' fees related to the planning and actual performance of the work.

(As Applicable)

Subdivision Entry Sign Easement Provisions

A perpetual easement is hereby reserved and granted for a Subdivision Entry Sign Easement for the (Property Owner(s) / Homeowner's Association) and the Village of Lemont (the "Village") and their successors and assigns, over, upon, under, through, and along all areas marked "Subdivision Entry Sign Easement" on the plat. Said easement shall be for the perpetual right, privilege and authority to construct, reconstruct, repair, replace, inspect, trim, cut down, remove, and maintain, a subdivision entry sign and landscaping appurtenant thereto as may be determined necessary by the (Property Owner(s) / Homeowner's Association) and in a manner consistent with plans tendered to and approved by the Village. No alteration, permanent structures, landscaping, grading, or appurtenances therein shall be allowed in this easement without the prior written approval of the (Property Owner(s) / Homeowner's Association) and the Village.

The (Property Owner(s) / Homeowner's Association) shall maintain the subdivision entry sign and landscaping appurtenant thereto in a manner consistent with the plans approved by the Village and the standards typical of private property maintenance throughout the community. In the event the (Property Owner(s) / Homeowner's Association) fails to properly maintain this easement, the Village shall, upon seventy-two (72) hours prior notice to the (Property Owner(s) / Homeowner's Association), have the right, but not the duty, to perform, or have performed on its behalf, any maintenance work to or upon the subdivision entry sign and its appurtenant structures and landscaping. In the event of an emergency situation, as determined by the Village, the seventy-two (72) hours prior notice requirement set forth above shall not apply, and the Village shall have the right, but not the duty, to proceed without notice to the (Property Owner(s) / Homeowner's Association).

In the event the Village shall perform, or have performed on its behalf, any maintenance work within this easement, the cost of such work shall, upon recordation of Notice of Lien with the Recorder of Deeds of [Cook, DuPage or Will] County, Illinois, constitute a lien against the assets of the (Property Owner(s) / Homeowner's Association) and against each and every lot within the Subdivision.

The cost of the work incurred by the Village shall include all expenses and costs associated with the performance of such work including, but not limited to, reasonable engineering, consulting and attorneys' fees related to the planning and actual performance of the work.

(As Applicable)

Subdivision Fence Easement Provisions

A perpetual easement is hereby reserved and granted for a Subdivision Fence Easement for the (Property Owner(s) / Homeowner's (Property Owner(s) / Homeowner's Association)) and the Village of Lemont (the "Village") and their successors and assigns, over, upon, under, through, and along all areas marked "Subdivision Fence Easement" on the Plat. Said easement shall be for the perpetual right, privilege and authority to construct, reconstruct, repair, replace, inspect, trim, cut down, remove, and maintain, a subdivision fence as may be determined necessary by the (Property Owner(s) / Homeowner's Association) and in a manner consistent with plans tendered to and approved by the Village. No alteration, permanent structures, landscaping, grading, or appurtenances therein shall be allowed in this easement without the prior written approval of the (Property Owner(s) / Homeowner's Association) and the Village.

The (Property Owner(s) / Homeowner's Association) shall maintain the subdivision fence in a manner consistent with the plans approved by the Village and the standards typical of private property maintenance throughout the community. In the event the (Property Owner(s) / Homeowner's Association) fails to properly maintain this easement, the Village shall, upon seventy-two (72) hours prior notice to the (Property Owner(s) / Homeowner's Association), have the right, but not the duty, to perform, or have performed on its behalf, any maintenance work to or upon the subdivision fence. In the event of an emergency situation, as determined by the Village, the seventy-two (72) hours prior notice requirement set forth above shall not apply, and the Village shall have the right, but not the duty, to proceed without notice to the (Property Owner(s) / Homeowner's Association).

In the event the Village shall perform, or have performed on its behalf, any maintenance work within this easement, the cost of such work shall, upon recordation of Notice of Lien with the Recorder of Deeds of [Cook, DuPage or Will] County, Illinois, constitute a lien against the assets of the (Property Owner(s) / Homeowner's Association) and against each and every lot within the Subdivision.

The cost of the work incurred by the Village shall include all expenses and costs associated with the performance of such work including, but not limited to, reasonable engineering, consulting and attorneys' fees related to the planning and actual performance of the work.

(As Applicable)

Wetland Conservation Easement Provisions

The area shown hereon as “Wetland Conservation Easement” is hereby subject to the following:

The U.S. Army Corps of Engineers and the Village of Lemont (hereinafter the “Village”) will each have the right to enter the Wetland Conservation Easement at reasonable times and to enforce by proceedings in law or equity the covenants and restrictions herein.

The following actions are not permitted except by prior written consent from the Village:

- A. Placing dredged or fill material, plowing, mining, or removal of topsoil or other materials.
- B. Construction of buildings, structures, or developments.
- C. Removal or destruction of wildlife, trees or plants, mowing, application of pesticides or herbicides, or removal of flora or fauna except as required for the maintenance of the property as a wetland.
- D. Operation of watercraft, cars, trucks, snowmobiles, motorcycles, or any other types of motorized vehicles.
- E. Hunting, trapping, grazing or keeping of livestock.
- F. New or additional utilities placed overhead or underground, without specific permission of the Village of Lemont.

These restrictions and covenants shall run with the land and be binding on the Owner and its assigns forever.

(As Applicable)

Tree Preservation Easement

In all areas marked Tree Conservation Easement, the following conditions shall apply:

The vegetative character of the easement shall be maintained. This includes the removal of dead, diseased, and dangerous trees and the replacement of trees that are removed, provided that such tree replacement is in accordance with acceptable horticultural and forestry practices as approved by the Village. No live, healthy, desirable trees and understory plants shall be removed except as such removal is in accordance with acceptable horticultural and forestry practices as approved by the Village. There shall be no grading or construction of sheds, play equipment, patios, courts, or similar items within the Tree Conservation Easement.

Plat of Dedication Certificates

Owner's Certificate (Individual or Corporation)

(Required for all dedication plats where the individual owner(s) or corporation holds the land title)

STATE OF ILLINOIS

SS

COUNTY OF _____

(I / we), do hereby certify that (I am / we are) the owner(s) of the property described hereon and do hereby consent to the dedication for public highway and public utility purposes as shown hereon, for the uses and purposes therein set forth, and do hereby acknowledge and adopt the same under the style and title heron drawn.

(I / we) further certify that there are no unpaid deferred installments of outstanding unpaid special assessments affecting the land described and shown on this dedication plat or, if any of said installments are not paid, then such installments have been divided in accordance with the dedication 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 _____, 20_____.

Owner(s): _____
(Name / Names)

Owner's Certificate (Trust)

(Required for all dedication plats where the land title is held in trust)

STATE OF ILLINOIS

SS

COUNTY OF _____

I, _____ (name) _____, do hereby certify that I am the successor trustee of the _____ (name) _____ trust, declared (date) _____, said trust being the owner of the property described hereon and, as such trustee, do hereby consent to the dedication for public highway and public utility purposes therein set forth, and do hereby acknowledge and adopt the same under the style and title heron drawn and as the free and voluntary act of the _____ (name) _____ trust.

I further certify that there are no unpaid deferred installments of outstanding unpaid special assessments affecting the land described and shown on this dedication plat or, if any of said installments are not paid, then such installments have been divided in accordance with the dedication 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 _____, 20____.

Trustee: _____
(Name)

Owner's Notary Certificate (Individual or Trust)

(Required for all dedication plats where the individual owner(s) or corporation holds the land title)

STATE OF ILLINOIS

SS

COUNTY OF _____

I, _____ (name) _____, a Notary Public in and for said County in the State aforesaid, do hereby certify that _____ (name(s)) _____ personally known to me to be the same person(s) whose name(s) (is/are) subscribed to the foregoing instrument as such _____ (owner(s) / trustee) _____, appeared before me this day in person and acknowledged that (he / she / they) signed the said instrument as their own free and voluntary act for the uses and purposes therein set forth.

Given under my hand and Notarial Seal:

This _____ day of _____, 20_____.

By: _____
Notary Public

Owner's Notary Certificate (Corporation)

(Required for all dedication plats where a corporation owns the property)

STATE OF ILLINOIS

SS

COUNTY OF _____

I, _____ (name) _____, a Notary Public in and for said County, in the State aforesaid, do hereby certify that _____ (name) _____ and _____ (name) _____, respectively, the _____ (title) _____ and _____ (title) _____, of _____ (corporation or other entity) _____, personally known to me to be the same persons whose names are subscribed to the foregoing instrument as owners, as such _____ (title) _____ and _____ (title) _____, respectively, appeared before me this day in person and acknowledged that they signed the said instrument as the free and voluntary act, and as the free and voluntary act of said _____ (corporation or other entity) _____, for the uses and purposes therein set forth.

Given under my hand and Notarial Seal:

This _____ day of _____, 20_____.

By: _____
Notary Public

Mortgagee's Certificate

(Required where property is encumbered by a mortgage)

STATE OF ILLINOIS

SS

COUNTY OF _____

(name of bank) _____, as Mortgagee for the land described in this Plat hereby consents to said Dedication as shown and described on this Plat.

Dated this _____ day of _____, 20____.

By: _____ Title: _____

ATTEST: _____ Title: _____

Address

STATE OF ILLINOIS

SS

COUNTY OF _____

I, _____ (name) _____, a Notary Public in and for said County and State aforesaid, do hereby certify that _____ (name) _____ and _____ (name) _____, respectively the _____ (title) _____ and _____ (title) _____ of _____ (name of bank) _____, 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 for the uses and purposes therein set forth.

Given under my hand and seal this _____ day of _____, 20_____.

BY: _____
Notary Public

Surveyor's Certificate

(Required for all dedication plats)

STATE OF ILLINOIS

SS

COUNTY OF _____

I, _____ (name) _____, an Illinois Professional Land Surveyor, do hereby certify that the plat as hereon drawn is a correct 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 recoding this document.

Dated this _____ day of _____, 20____.

By: _____
Illinois Professional Land Surveyor

License No. _____

Village Treasurer's Certificate

(Required for all dedication plats)

STATE OF ILLINOIS

SS

COUNTY OF COOK

I find that no taxes, liens or special assessments are unpaid and due against the land described herein.

Dated this _____ day of _____, 20____.

By: _____
Village Treasurer

President and Board of Trustees Certificate

(Required for all dedication plats)

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, Illinois at a Public Meeting held:

This _____ day of _____, 20____.

By: _____
President

Attest: _____
Village Clerk

Plat of Easement Certificates

Owner's Certificate (Individual or Corporation)

*(Required for all easement plats where the individual owner(s)
or corporation holds the land title)*

STATE OF ILLINOIS

SS

COUNTY OF _____

_____(I / we) , _____(name(s)) _____, do hereby certify that (I am / we are)
the owner(s) of the property described hereon and does hereby consent to the easement
granted by this document.

Dated this _____ day of _____, 20____.

Owner(s): _____
(Name / Names)

Owner's Certificate (Trust)

*(Required for all easement plats
where the land title is held in trust)*

STATE OF ILLINOIS

SS

COUNTY OF _____

I, _____ (name) _____, do hereby certify that I am the successor trustee of the _____ (name) _____ trust, declared _____ (date) _____, said trust being the owner of the property described hereon and, as such trustee, do hereby consent to the easement granted by this document.

Dated this _____ day of _____, 20____.

Trustee: _____
(Name)

Owner's Notary Certificate (Individual or Trust)

*(Required for all easement plats
where the individual owner(s) or
trust holds the land title)*

STATE OF ILLINOIS

SS

COUNTY OF _____

I, _____ (name), a Notary Public in and for said County in the State aforesaid, do hereby certify that _____ (name(s)) _____ personally known to me to be the same person(s) whose name(s) (is/are) subscribed to the foregoing instrument as such _____ (owner(s) / trustee), appeared before me this day in person and acknowledged that (he / she / they) signed the said instrument as (his / her / their) own free and voluntary act for the uses and purposes therein set forth.

Given under my hand and Notarial Seal:

This _____ day of _____, 20_____.

By: _____
Notary Public

Owner's Notary Certificate (Corporation)

(Required for all easement plats where a corporation owns the property)

STATE OF ILLINOIS

SS

COUNTY OF _____

I, _____ (name) _____, a Notary Public in and for said County, in the State aforesaid, do hereby certify that _____ (name) _____ and _____ (name) _____, respectively, the _____ (title) _____ and _____ (title) _____, of _____ (corporation or other entity) _____, personally known to me to be the same persons whose names are subscribed to the foregoing instrument as owners, as such _____ (title) _____ and _____ (title) _____, respectively, appeared before me this day in person and acknowledged that they signed the said instrument as the free and voluntary act, and as the free and voluntary act of said (corporation or other entity), for the uses and purposes therein set forth.

Given under my hand and Notarial Seal:

This _____ day of _____, 20_____.

By: _____
Notary Public

Public Utility and Drainage Easement Provisions

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

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

COM ED COMPANY AND AT&T CORPORATION

An easement is hereby reserved for and granted to ComEd Company and AT&T Corporation, their respective successors and assigns, jointly and severally, for the installation, maintenance, relocation, renewal and removal of overhead and underground electric and communications cables and appurtenances in, over, under, across, along and upon the surface of the property shown on the plat and designated as “Public Utility and Drainage Easement” or “PU & DE” and other property, whether or not contiguous thereto, with electric and communications services, together with the right to install required service connections over or under the surface of each lot to serve improvements thereon, or on adjacent lots, the right to cut, trim or remove trees, bushes and roots, as may be reasonably required incident to the rights herein given, and the right to enter upon the subdivided property for all such purposes.

No building or other obstruction shall be placed over grantees' facilities or in, upon or over the property within the "Public Utility and Drainage Easement" or "PU & DE" without the prior written consent of grantees. Nor shall any other use be made thereof which will interfere with the easements reserved and granted hereby. After installation of any such facilities, the grade of subdivided property shall not be altered in a manner so as to interfere with the proper operation and maintenance thereof.

NICOR CORPORATION / NICOR GAS COMPANY

An easement is hereby reserved for and granted to Nicor Corporation and Nicor Gas Company, their successors and assigns, jointly and severally, for the installation, maintenance, relocation, renewal and removal of gas mains and appurtenances in, under, across, along and upon the surface of the property shown on the plat and designated as "Public Utility and Drainage Easement" or "PU & DE" and other property, whether or not contiguous thereto, with gas supply services, together with the right to install required service connections for each lot. No buildings or other obstruction shall be constructed or erected in any such "Public Utility and Drainage Easement" or "PU & DE" areas, without the prior written consent of grantees. Nor shall any other use be made thereof which will interfere with the easements reserved and granted hereby.

COMCAST COMMUNICATIONS

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

(As Required)

Drainage and Stormwater Detention Easement

Declarant hereby reserves and grants to the Village of Lemont easements in, over, under, through, and upon those areas designated on the Plat as “Drainage and Stormwater Detention Easement” or “D.E.” for purposes of providing adequate stormwater drainage control together with reasonable access thereto. Said easements shall be perpetual and shall run with the land and shall be binding upon the declarant, its successors, heirs, executors and assigns. To ensure the integrity of the stormwater facilities, no obstruction shall be placed, nor alterations made, including alterations in the final topographical grading plan which in any manner impeded or diminish stormwater drainage of detention in, over, under, through or upon said easement areas. In the event such obstruction or alterations are found to exist, the Village shall, upon seventy-two (72) hours prior notice to the property owner, have the right, but not the duty, to perform, or have performed on its behalf, the removal of said obstruction or alterations or to perform other repair, alteration or replacement as may reasonably be necessary to ensure that adequate stormwater storage, storm drainage, detention and retention facilities and appurtenances thereto remain fully operational and that the condition of said drainage easement complies with all applicable Village codes. In the event of an emergency situation, as determined by the Village, the seventy-two (72) hours prior notice requirement set forth above shall not apply, and the Village shall have the right, but not the duty, to proceed without notice to the property owner.

In the event the Village shall perform, or have performed on its behalf, removal of any obstruction or alteration to or upon the stormwater facilities drainage easement, as set forth in this easement, the cost of such work shall, upon recordation of Notice of Lien with the Recorder of Deeds of [Cook, DuPage or Will] County, Illinois, constitute a lien against the assets of the property owner which caused such obstruction or alteration.

The cost of the work incurred by the Village shall include all expenses and costs associated with the performance of such work including, but not limited to, reasonable engineering, consulting and attorneys’ fees related to the planning and actual performance of the work.

(As Applicable
If the detention area
is to be owned and
maintained by the
Village of Lemont)

Lot _____ is hereby dedicated to the Village of Lemont for storm water retention.

Mortgagee's Certificate

(Required where property is encumbered by a mortgage)

STATE OF ILLINOIS

SS

COUNTY OF _____

(name of bank) _____, as Mortgagee for the land described in this Plat hereby consents to said Easement Grant as shown and described on this Plat.

Dated this _____ day of _____, 20____.

By: _____ Title: _____

ATTEST: _____ Title: _____

Address

STATE OF ILLINOIS

SS

COUNTY OF _____

I, _____ (name) _____, a Notary Public in and for said County and State aforesaid, do hereby certify that _____ (name) _____ and _____ (name) _____, respectively the _____ (title) _____ and _____ (title) _____ of _____ (name of bank) _____, 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 for the uses and purposes therein set forth.

Given under my hand and seal this _____ day of _____, 20_____.

BY: _____
Notary Public

Surveyor's Certificate

(Required for all easement plats)

STATE OF ILLINOIS

SS

COUNTY OF _____

I, _____ (name) _____, an Illinois Professional Land Surveyor, do hereby certify that the plat as hereon drawn is a correct 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 recoding this document.

Dated this _____ day of _____, 20____.

By: _____
Illinois Professional Land Surveyor

License No. _____

President and Board of Trustees Certificate

(Required for all easement plats)

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, Illinois at a Public Meeting held:

This _____ day of _____, 20____.

By: _____
President

Attest: _____
Village Clerk

Plat of Annexation Certificates

Surveyor's Certificate

(Required for all annexation plats)

STATE OF ILLINOIS

SS

COUNTY OF _____

I, _____ (name) _____, an Illinois Professional Land Surveyor, do hereby certify that the plat as hereon drawn is a correct 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 recoding this document.

Dated this _____ day of _____, 20____.

By: _____
Illinois Professional Land Surveyor

License No. _____

President and Board of Trustees Certificate

(Required for all annexation plats)

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

Plat of Vacation Certificates

Village's Certificate

(Required for all vacation plats)

STATE OF ILLINOIS

SS

COUNTY OF COOK

The Village of Lemont, a Municipal Corporation, hereby certifies that it is the owner of the property described above, and further certifies that they have hereby caused the above described property to be vacated.

Dated this _____ day of _____, 20_____.

By: _____
President

By: _____
Village Clerk

A Public Utility and Drainage Easement shall remain over all those areas vacated by this Plat.

Surveyor's Certificate

(Required for all vacation plats)

STATE OF ILLINOIS

SS

COUNTY OF _____

I, _____ (name) _____, an Illinois Professional Land Surveyor, do hereby certify that the plat as hereon drawn is a correct 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 recoding this document.

Dated this _____ day of _____, 20____.

By: _____
Illinois Professional Land Surveyor

License No. _____

Plat of Abrogation Certificates

Owner's Certificate (Individual or Corporation)

(Required for all easement plats where the individual owner(s) or corporation holds the land title)

STATE OF ILLINOIS

SS

COUNTY OF _____

_____(I / we)_____, _____(name(s))_____, do hereby certify that (I am / we are) the owner(s) of the property described hereon and does hereby consent to the easement abrogation granted by this document.

Dated this _____ day of _____, 20____.

Owner(s): _____
(Name / Names)

Owner's Certificate (Trust)

(Required for all easement plats here the land title is held in trust)

STATE OF ILLINOIS

SS

COUNTY OF _____

I, _____ (name) _____, do hereby certify that I am the successor trustee of the _____ (name) _____ trust, declared _____ (date) _____, said trust being the owner of the property described hereon and, as such trustee, do hereby consent to the easement abrogation granted by this document.

Dated this _____ day of _____, 20____.

Trustee: _____
(Name)

Owner's Notary Certificate (Individual or Trust)

*(Required for all easement plats
where the individual owner(s) or
trust holds the land title)*

STATE OF ILLINOIS

SS

COUNTY OF _____

I, _____ (name) _____, a Notary Public in and for said County in the State aforesaid, do hereby certify that _____ (name(s)) _____ personally known to me to be the same person(s) whose name(s) (is/are) subscribed to the foregoing instrument as such _____ (owner(s) / trustee) _____, appeared before me this day in person and acknowledged that (he / she / they) signed the said instrument as (his / her/ their) own free and voluntary act for the uses and purposes therein set forth.

Given under my hand and Notarial Seal:

This _____ day of _____, 20_____.

By: _____
Notary Public

Owner's Notary Certificate (Corporation)

(Required for all easement plats where a corporation owns the property)

STATE OF ILLINOIS

SS

COUNTY OF _____

I, _____ (name) _____, a Notary Public in and for said County, in the State aforesaid, do hereby certify that _____ (name) _____ and _____ (name) _____, respectively, the _____ (title) _____ and _____ (title) _____, of _____ (corporation or other entity) _____, personally known to me to be the same persons whose names are subscribed to the foregoing instrument as owners, as such _____ (title) _____ and _____ (title) _____, respectively, appeared before me this day in person and acknowledged that they signed the said instrument as the free and voluntary act, and as the free and voluntary act of said (corporation or other entity), for the uses and purposes therein set forth.

Given under my hand and Notarial Seal:

This _____ day of _____, 20_____.

By: _____
Notary Public

Easement Release

(Required as applicable for abrogation plats)

_____ (Specify type) _____ easement abrogation approved and accepted:

VILLAGE OF LEMONT

Dated this _____ day of _____, 20____.

By: _____

Title: _____

COM ED

Dated this _____ day of _____, 20____.

By: _____

Title: _____

AT&T

Dated this _____ day of _____, 20____.

By: _____

Title: _____

NICOR

Dated this _____ day of _____, 20____.

By: _____

Title: _____

COMCAST

Dated this _____ day of _____, 20____.

By: _____

Title: _____

Surveyor's Certificate

(Required for all abrogation plats)

STATE OF ILLINOIS

SS

COUNTY OF _____

I, _____ (name) _____, an Illinois Professional Land Surveyor, do hereby certify that the plat as hereon drawn is a correct 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 recoding this document.

Dated this _____ day of _____, 20____.

By: _____
Illinois Professional Land Surveyor

License No. _____

President and Board of Trustees Certificate

(Required for all abrogation plats)

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

APPENDIX E

ENGINEERING PLAN REQUIREMENTS

RESERVED

APPENDIX F

PLANT LISTS

Effective February 15, 2008, only those trees listed in Table F-1 of this appendix to the Unified Development Ordinance shall be planted in parkways or otherwise used as street trees. This provision does not apply to landscape plans previously approved as a part of a planned unit development or annexation agreement. Once planted, however, any tree requiring replacement shall be replaced with a tree listed in Table F-1. Effective February 15, 2008, only those plants listed in Table F-2 of this appendix shall be used in landscape plans required by this Unified Development Ordinance. Plants listed in Table F-2 shall not be used as replacement for any plant on a landscape plan approved prior to February 15, 2008. Native plants encouraged for use in landscape designs are found in Table F-3.

TABLE F-1 Trees Approved for Parkway Planting

SMALL TREES*	
Species	Common Name
<i>Crataegus</i> spp	Hawthorn (thornless)
<i>Maulus</i> 'Prairiefire'	Prairiefire Crabapple
<i>Pyrus calleryana</i> 'Aristocrat'	Aristocrat Pear
LARGE TREES**	
<i>Acer x freemanii</i> 'Autumn Blaze'	Autumn Blaze maple
<i>Acer x freemanii</i> 'Marmo'	Marmo maple
<i>Aesculus glabra</i>	Ohio Buckeye
<i>Catalpa speciosa</i>	Catalpa
<i>Celtis occidentalis</i>	Hackberry
<i>Cercidiphyllum japonicum</i>	Katsuratree
<i>Ginkgo biloba</i> (male)	Ginkgo
<i>Gleditsia triacanthos</i> var. <i>inermis</i> 'Shademaster'	Shademaster Honeylocust
<i>Gleditsia triacanthos</i> var. <i>inermis</i> 'Skyline'	Skyline Honeylocust
<i>Planatus X acerifolia</i> 'Morton Circle'	Exclamation! London Planetree
<i>Gymnocladus dioicus</i>	Kentucky Coffeetree
<i>Quercus alba</i>	White Oak
<i>Quercus bicolor</i>	Swamp White Oak
<i>Quercus ellipsoidalis</i>	Hill's Oak
<i>Quercus macrocarpa</i>	Bur Oak
<i>Quercus muehlenbergii</i>	Chinquapin Oak
<i>Quercus rubra</i>	Red Oak
<i>Taxodium disticum</i>	Baldcypress
<i>Tilia Americana</i>	American Linden (Basswood)
<i>Tilia americana</i> 'Redmond'	Redmond Linden
<i>Tilia cordata</i> 'Glenleven'	Glenleven Littleleaf Linden
<i>Tilia cordata</i> 'Greenspire'	Greenspire Littleleaf Linden
<i>Ulmus</i> 'Morton' <i>accolade</i>	Morton Elm
<i>Ulmus</i> 'Morton Glossy'	Morton Triumph Elm
<i>Ulmus carpinifolia</i>	Homestead Elm

* Small trees only permitted for use where overhead restrictions exist, e.g. utility lines

** No more than 10% of trees planted within a development can be of the same species.

TABLE F-2 List of Prohibited Plants

HERBACEOUS PLANTS		
Species	Common Name	Alternatives
<i>Aegopodium podagraria</i>	Goutweed	<i>Asarum</i> (wild ginger), <i>Epimedium</i> spp. (barrenwort), <i>Glandularia canadensis</i> (mock rose vervain), <i>Hosta</i> (hosta)
<i>Alliaria petiolata</i>	Garlic mustard	
<i>Arctium minus</i>	Lesser burdock	
<i>Carduus nutans</i>	Nodding plumeless thistle	<i>Echinacea</i> spp. (coneflower), <i>Silphium</i> spp. (rosinweed, prairie dock, compass plant)
<i>Centaurea maculosa</i>	Spotted knapweed	<i>Echinacea</i> spp. (coneflower), <i>Silphium</i> spp. (rosinweed, prairie dock, compass plant)
<i>Cirsium arvense</i>	Canada thistle	<i>Echinacea</i> spp. (coneflower), <i>Silphium</i> spp. (rosinweed, prairie dock, compass plant)
<i>Cirsium palustre</i>	Marsh plume thistle	(see <i>C. arvense</i>)
<i>Cirsium vulgare</i>	Bull thistle	(see <i>C. arvense</i>)
<i>Conium maculatum</i>	Poison hemlock	<i>Achillea</i> spp. (yarrow), <i>Aruncus</i> spp. (goatsbeard), <i>Actaea racemosa</i> (black cohosh), <i>Filipendula</i> spp. (meadowsweet)
<i>Coronilla varia</i>	Crown vetch	<i>Asarum</i> spp. (ginger), <i>Epimedium</i> spp. (barrenwort), <i>Glandularia canadensis</i> (mock rose vervain), <i>Hosta</i> (hosta), <i>Viola</i> (violet)
<i>Daucus carota</i>	Queen Anne's lace	<i>Aruncus</i> spp. (goatsbeard), <i>Achillea</i> spp. (yarrow)
<i>Dipsacus laciniatus</i>	Cutleaf teasel	<i>Echinacea</i> spp. (coneflower), <i>Rudbeckia</i> spp. (black-eyed Susan)
<i>Dipsacus sylvestris</i>	Teasel	(see <i>D. laciniatus</i>)
<i>Duchesnia indica</i>	Wild strawberry	<i>Waldsteinia ternata</i> (barren strawberry)
<i>Echinops sphaerocephalus</i>	Globe thistle	<i>Liatris</i> spp. (blazing star), <i>Monarda</i> spp. (beebalm), <i>Phlox</i> spp. (phlox), <i>Salvia</i> spp. (sage), <i>Thalictrum</i> spp. (meadowrue),
<i>Epilobium hirsutum</i>	Hairy fireweed	(see <i>E. sphaerocephalus</i>)
<i>Euphorbia cyparissias</i>	Cypress spurge	<i>Origanum laevigatum</i> (ornamental oregano), selected <i>Sedum</i> spp. (stonecrop)
<i>Euphorbia esula</i>	Leafy spurge	<i>Aurinia saxatilis</i> (basket-of-gold)
<i>Glechoma hederacea</i>	Ground ivy	<i>Ajuga</i> spp. (bugleweed), <i>Ceratostigma plumbaginoides</i> (leadwort), <i>Plumbago auriculata</i> (cape leadwort)
<i>Gypsophila paniculata</i>	Baby's breath	<i>Boltonia asteroides</i> (boltonia), <i>Panicum virgatum</i> cvs. (switch grass),
<i>Hemerocallis fulva</i> (locally invasive)	Tawny daylily	<i>Hemerocallis</i> hybrids (daylily), <i>Lilium</i> spp. & cvs. (lily), <i>Papaver orientale</i> (Oriental poppy)

TABLE F-2 List of Prohibited Plants

<i>Hesperis matronalis</i>	Dame's rocket	(See <i>E. sphaerocephalus</i>)
<i>Houttuynia cordata</i>	Chameleon plant	<i>Alchemilla mollis</i> (lady's mantle), <i>Asarum</i> spp. (ginger), <i>Chrysogonum virginianum</i> (green and gold)
<i>Hypericum perforatum</i>	Common St. Johnswort	Other <i>Hypericum</i> spp. (St. Johnswort)
<i>Iris pseudacorus</i>	Yellow flag iris	<i>Iris fulva</i> 'Lois Yellow' (copper iris), <i>Iris virginica</i> var. <i>shrevii</i> (interior blue flag iris)
<i>Lespedeza cuneata</i>	Chinese bush clover	<i>Baptisia</i> spp. (wild indigo)
<i>Linaria vulgaris</i>	Butter-and-eggs	<i>Antirrhinum majus</i> cvs. (snapdragons), <i>Calibrachoa</i> cvs. (million bells), <i>Digitalis</i> spp. (foxglove), <i>Nemesia fruticans</i> cvs. (nemesia)
<i>Lotus corniculatus</i>	Bird's-foot trefoil	
<i>Lysimachia nummularia</i>	Moneywort	<i>Chrysogonum virginianum</i> (green and gold), <i>Origanum laevigatum</i> (ornamental oregano)
<i>Lythrum salicaria</i>	Purple loosestrife	<i>Asclepias incarnata</i> (swamp milkweed), <i>Liatris</i> spp. (blazing star), <i>Physostegia virginiana</i> 'Vivid' (obedient plant)
<i>Melilotus alba</i>	White sweet-clover	<i>Baptisia</i> spp. (wild indigo)
<i>Melilotus officinalis</i>	Yellow sweet- clover	<i>Baptisia</i> spp. (wild indigo)
<i>Pastinaca sativa</i>	Wild parsnip	
<i>Perilla frutescens</i>	Beefsteak plant	<i>Hibiscus acetosella</i> (red leaf hibiscus), <i>Ocimum basilicum</i> cvs. (basil), <i>Solenostemon scutellarioides</i> (coleus)
<i>Polygonum cuspidatum</i> = <i>P. japonicum</i>	Japanese knotweed	<i>Actaea racemosa</i> (black cohosh), <i>Aruncus dioicus</i> (goatsbeard), <i>Polygonatum</i> spp. (Solomon's seal), <i>Smilacina racemosa</i> (false Solomon's seal), <i>Tricyrtis</i> spp. (toad lily)
<i>Polygonum sachalinense</i>	Giant knotweed	(see <i>P. cuspidatum</i>)
<i>Portulaca oleracea</i>	Purslane	<i>Aurinia saxatilis</i> (basket-of-gold), selected <i>Sedum</i> spp. & cvs. (stonecrop)
<i>Potentilla argentea</i>	Silver cinquefoil	<i>Chrysogonum virginianum</i> (green and gold)
<i>Rorippa sylvestris</i>	Creeping yellow-cress	<i>Aurinia saxatilis</i> (basket-of-gold), selected <i>Sedum</i> spp. & cvs. (stonecrop)
<i>Rumex acetosella</i>	Garden sorrel	<i>Beta vulgaris</i> 'Bright Lights' (Swiss chard) <i>Solenostemon scutellarioides</i> (coleus)
<i>Saponaria officinalis</i>	Bouncing bet	<i>Liatris</i> spp. (blazing star), <i>Monarda</i> spp. (bee balm), <i>Phlox</i> spp. (phlox), <i>Salvia</i> spp. (sage), <i>Thalictrum</i> spp. (meadowrue), <i>Veronica</i> spp.
<i>Sonchus arvensis</i>	Field sow-thistle	<i>Coreopsis</i> spp. (coreopsis); <i>Helianthus</i> spp. (sunflower)
<i>Valeriana officinalis</i>	Common valerian	(See <i>E. sphaerocephalus</i>)
<i>Verbascum thapsus</i>	Flannel mullein	<i>Digitalis</i> spp. (foxglove)
<i>Verbena bonariensis</i>	Purpletop verbena	(See <i>E. sphaerocephalus</i>)

TABLE F-2 List of Prohibited Plants

GRASSES		
Species	Common Name	Alternatives
<i>Agropyron repens</i>	Quack grass	<i>Panicum virgatum</i> cvs. (switch grass), <i>Sporobolus heterolepsis</i> (prairie dropseed)
<i>Bromus inermis</i>	Smooth brome	
<i>Festuca elatior</i> (=F. <i>arundinacea</i>)	Tall fescue	
<i>Festuca pratensis</i>	Meadow fescue	
<i>Microstegium vimineum</i>	Japanese stilt grass	
<i>Miscanthus sacchariflorus</i>	Amur silver grass	(see <i>A. repens</i>)
<i>Miscanthus sinensis</i>	Chinese silver grass	(see <i>A. repens</i>)
<i>Miscanthus sinensis</i> 'purpurascens'	Autumn Red Miscanthus, Flame Grass, Eulalia, Maiden Grass, Zebra Grass	
<i>Phalaris arundinacea</i>	Reed canary grass	<i>Spartina pectinata</i> 'Aureomarginata' (variegated prairie cordgrass)
<i>Phragmites australis</i>	Common reed	<i>Erianthus ravennae</i> (Plume grass)
<i>Setaria faberi</i>	Japanese bristlegrass	
<i>Sorghum halapense</i>	Johnson grass	
SHRUBS		
Species	Common Name	Alternatives
<i>Berberis thunbergii</i>	Japanese barberry	<i>Physocarpus opulifolius</i> (ninebark), <i>Ribes odoratum</i> (clove currant)
<i>Berberis vulgaris</i>	European barberry	<i>Physocarpus opulifolius</i> (ninebark), <i>Ribes odoratum</i> (clove currant)
<i>Cotoneaster multiflorus</i>	Many-flowered cotoneaster	<i>Physocarpus opulifolius</i> (ninebark), <i>Ribes odoratum</i> (clove currant)
<i>Elaeagnus angustifolia</i>	Russian olive	<i>Aesculus parviflora</i> (bottlebrush buckeye), <i>Aronia melanocarpa</i> (black chokeberry), <i>Corylus americana</i> (American filbert)
<i>Elaeagnus umbellatus</i>	Autumn olive	<i>Aesculus parviflora</i> (bottlebrush buckeye), <i>Aronia melanocarpa</i> (black chokeberry), <i>Corylus americana</i> (American filbert)
<i>Euonymus alatus</i>	Winged euonymus	<i>Euonymus americanus</i> (American strawberry bush), <i>Itea virginica</i> (Virginia sweetspire), <i>Rhus copallina</i> var. <i>latifolia</i> 'Morton' (Prairie Flame shining sumac)
<i>Euonymus europeaus</i>	European spindletree	<i>Euonymus americanus</i> (American strawberry bush), <i>Itea virginica</i> (Virginia sweetspire)
<i>Hippophae rhamnoides</i>	Common sea buckthorn	
<i>Ligustrum obtusifolium</i>	Border privet	<i>Physocarpus opulifolius</i> (ninebark), <i>Ribes odoratum</i> (clove currant)
<i>Ligustrum vulgare</i>	Common privet	<i>Physocarpus opulifolius</i> (ninebark), <i>Ribes odoratum</i> (clove currant)
<i>Lonicera x bella</i>	Bell's honeysuckle	<i>Amelanchier</i> spp. & cvs. (serviceberry), <i>Calycanthus floridus</i> (Carolina allspice), <i>Diervilla</i> spp. (bush honeysuckle)

TABLE F-2 List of Prohibited Plants

<i>Lonicera japonica</i>	Japanese honeysuckle	
<i>Lonicera maackii</i>	Amur honeysuckle	<i>Amelanchier</i> spp. & cvs. (serviceberry), <i>Calycanthus floridus</i> (Carolina allspice), <i>Diervilla</i> spp. (bush honeysuckle)
<i>Lonicera morrowii</i>	Morrow's honeysuckle	<i>Amelanchier</i> spp. & cvs. (serviceberry), <i>Calycanthus floridus</i> (Carolina allspice), <i>Diervilla</i> spp. (bush honeysuckle)
<i>Lonicera tatarica</i>	Tatarian honeysuckle	<i>Amelanchier</i> spp. & cvs. (serviceberry), <i>Calycanthus floridus</i> (Carolina allspice), <i>Diervilla</i> spp. (bush honeysuckle)
<i>Rhamnus cathartica</i>	Common buckthorn	<i>Alnus rugosa</i> (speckled alder), <i>Carpinus caroliniana</i> (American hornbeam), <i>Corylus americana</i> (American filbert), <i>Thuja occidentalis</i> (American arborvitae) and <i>Thuja plicata</i> (giant arborvitae)
<i>Rhamnus frangula</i>	Alder buckthorn	<i>Alnus rugosa</i> (speckled alder), <i>Carpinus caroliniana</i> (American hornbeam), <i>Corylus americana</i> (American filbert), <i>Thuja occidentalis</i> (American arborvitae) and <i>Thuja plicata</i> (giant arborvitae)
<i>Rosa multiflora</i>	Japanese rose	<i>Rosa</i> spp. & cvs. (hardy shrub roses)
<i>Spiraea japonica</i>	Japanese meadowsweet	<i>Clethra</i> spp. (summersweet), <i>Hydrangea</i> spp. (hydrangea), native <i>Spiraea</i> (spirea)
<i>Syringa reticulata</i>	Japanese tree lilac	<i>Clethra</i> spp. (summersweet), <i>Hydrangea</i> spp. (hydrangea)
<i>Viburnum opulus</i>	European cranberrybush viburnum	<i>Viburnum dentatum</i> cvs. (arrowwood viburnum), <i>Viburnum trilobum</i> (American

Table continued on next page

TABLE F-2 List of Prohibited Plants

TREES		
Species	Common Name	Alternatives
<i>Acer ginnala</i>	Amur maple	<i>Acer rubrum</i> (red maple), <i>Quercus alba</i> (white oak)
<i>Acer platanoides</i>	Norway maple	<i>Acer x freemanii</i> 'Marmo' (Marmo maple), <i>Acer miyabei</i> (Miyabe maple), <i>Acer rubrum</i> (red maple), <i>Quercus alba</i> (white oak)
<i>Ailanthus altissima</i>	Tree-of-heaven	<i>Acer rubrum</i> (red maple)
<i>Alnus glutinosa</i>	European black alder	<i>Celtis laevigata</i> (sugarberry), <i>Celtis occidentalis</i> (common hackberry), <i>Nyssa</i>
<i>Morus alba</i>	Mulberry	<i>Crataegus</i> spp. (hawthorn species), <i>Prunus serotina</i> (black cherry)
<i>Phellodendron amurense</i> (except male cultivars)	Amur corktree	<i>Acer rubrum</i> (red maple), <i>Phellodendron amurense</i> (male cvs.), <i>Quercus alba</i> (white oak)
<i>Populus alba</i>	White poplar	<i>Betula nigra</i> (river birch), <i>Catalpa speciosa</i> (Northern catalpa), <i>Platanus occidentalis</i> (American sycamore)
<i>Prunus mahaleb</i>	Mahaleb cherry	<i>Crataegus</i> spp. (hawthorn species), <i>Prunus serotina</i> (black cherry)
<i>Pyrus calleryana</i>	Callery ornamental pear	<i>Chionanthus virginicus</i> (fringetree), <i>Crataegus</i> spp. (hawthorn species), <i>Prunus serotina</i> (black cherry)
<i>Robinia pseudoacacia</i>	Black locust	<i>Catalpa speciosa</i> (Northern catalpa), <i>Gleditsia triacanthos</i> (honeylocust)
<i>Ulmus pumila</i>	Siberian elm	Dutch-resistant cvs. of <i>Ulmus americana</i> (American elm)

TABLE F-2 List of Prohibited Plants

VINES AND GROUND COVERS		
Species	Common Name	Alternatives
<i>Ampelopsis brevipedunculata</i>	Porcelainberry vine	<i>Clematis</i> spp. (clematis)
<i>Celastrus orbiculatus</i>	Oriental bittersweet	<i>Aristolochia durior</i> (Dutchman's pipe), <i>Celastrus scandens</i> (American bittersweet)
<i>Dioscorea batatas</i>	Chinese yam	No ornamental alternative; medicinal purposes only
<i>Euonymus fortunei</i>	Wintercreeper	<i>Asarum</i> spp. (ginger), <i>Helleborus</i> spp. (hellebore)
<i>Lonicera japonica</i>	Japanese honeysuckle	<i>Clematis</i> spp. (clematis), native <i>Lonicera</i> spp. (native honeysuckles)
<i>Polygonum perfoliatum</i>	Mile-a-minute weed	
<i>Pueraria montana =P. lobata</i>	Kudzu vine	
<i>Vinca minor</i>	Common periwinkle	<i>Asarum</i> spp. (ginger)
<i>Vincetoxicum nigrum</i>	Black swallowwort	
<i>Vincetoxicum rossicum</i>	Swallowwort	
<i>Wisteria sinensis</i>	Chinese wisteria	<i>Wisteria macrostachya</i> (Kentucky wisteria)
AQUATICS		
Species	Common Name	Alternatives
<i>Alternanthera philoxeroides</i>	Alligator weed	
<i>Azolla</i> spp.	Water fern	<i>Lemna minor</i> (lesser duck weed)
<i>Butomus umbellatus</i>	Flowering rush	<i>Juncus effusus</i> (common rush), <i>Sagittaria</i> , <i>Schoenoplectus americanus</i> (bulrush)
<i>Cabomba caroliniana</i>	Fanwort	
<i>Eichhornia crassipes</i>	Water hyacinth	
<i>Egeria densa</i>	Brazilian elodea	<i>Elodea canadensis</i> (water weed)
<i>Hydrilla verticillata</i>	Hydrilla, water thyme	
<i>Hydrocharis morsus-ranae</i>	European frog-bit	Native <i>Nuphar</i> (yellow pond lily) and <i>Nymphaea</i> (waterlily)
<i>Ipomoea aquatica</i>	Water spinach	<i>Justicia americana</i> (American water willow)
<i>Myriophyllum aquaticum</i>	Parrot feather	<i>Elodea canadensis</i> (water weed)
<i>Myriophyllum spicatum</i>	Eurasian watermilfoil	<i>Elodea canadensis</i> (water weed)
<i>Najas minor</i>	Toothed water weed	
<i>Nasturtium officinale</i>	Watercress	
<i>Nymphoides peltata</i>	Yellow floatingheart	Native <i>Nuphar</i> (yellow pond lily)and <i>Nymphaea</i> (waterlily)
<i>Pistia stratiotes</i>	Water lettuce	
<i>Potamogeton crispus</i>	Curlyleaf pondweed	
<i>Salvinia minima</i>	Water fern	
<i>Salvinia molesta</i>	Aquarium water moss	
<i>Trapa natans</i>	European water chestnut	

TABLE G-3 Native Plants for Use in Landscape Plans

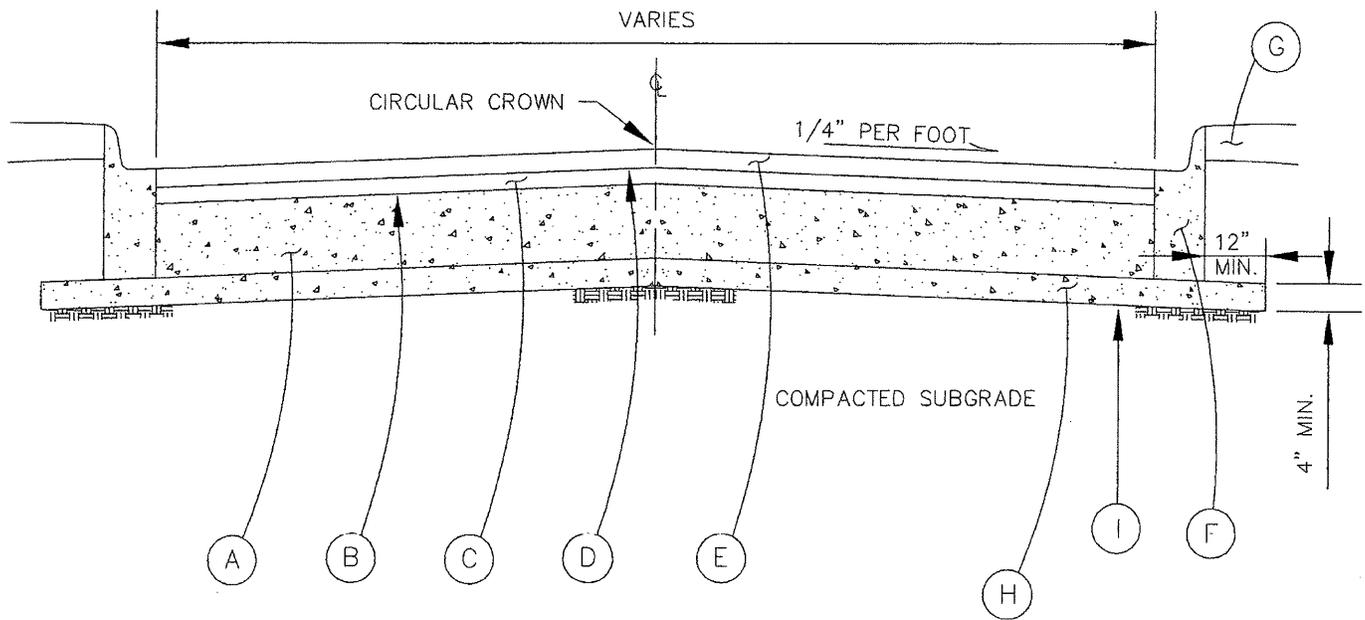
RESERVED

APPENDIX G

ENGINEERING DETAILS

This appendix contains the following detail sheets, which are hereby made part of this Unified Development Ordinance:

Typical Pavement Section	LS – 1a
Minimum Pavement Cross-Sections	LS – 1b
Curb and Gutter	LS – 2
Driveway Approach	LS – 3
Curb Ramps	LS – 4
Driveway Aprons and Alley Returns	LS – 5
Residential Driveway	LS – 6
Parking Lot	LS – 7
Silt Fence	LS – 8
Residential Right-of-Way	LS – 10
Bedding and Backfill	LS – 20
Thrust Blocks	LS – 21
Water Valve Vault	LS – 22
Valve Box	LS – 23
Water Service Connection	LS – 24
Hydrant and Valve	LS – 25
Sanitary Sewer Service Connection	LS – 40
Sanitary Service Riser	LS – 41
Sanitary Manhole	LS – 42
Drop Pipe Assembly	LS – 43
Inlet, Type A	LS – 60
Catch Basin, Type A	LS – 61
Storm Manhole	LS – 62
Storm Water Manhole (sewers larger than 42")	LS – 63
Flat Slab Manhole Top	LS – 64
Storm Water Restrictor	LS – 65
Typical Residential Grouping	LS – 66
Typical Detention Pond	LS – 67
Catch Basin, Type C	LS – 68
Grating for Concrete Flared End Section	LS – 69
Utility Street Cuts	LS – 70
Catch Basin Frame & Storm Grates	LS – 71
Street Lighting	LS – 80
Connection Pedestals	LS – 81
Tree Planting	LS – 90
Mail Box	LS – 91
Down Spout Gravity Sewer Connection	LS – 92
Sidewalk Vaults	LS – 93



FLEXIBLE PAVEMENT SECTION

SCHEDULE

- A HOT MIX ASPHALT BASE COURSE, N50
- B BITUMINOUS MATERIALS PRIME COAT (0.10 GAL./S.Y.)
- C HOT MIX ASPHALT BINDER COURSE, N50
- D TACK COAT (0.15 GAL./ S.Y.)
- E HOT MIX ASPHALT SURFACE COURSE, MIX C, N50
- F PORTLAND CEMENT CONCRETE CURB AND GUTTER (SEE DETAIL LS-2)
- G TOPSOIL (4" MINIMUM)
- H SUBGRADE GRANULAR MATERIAL, TYPE B, 4"
- I GEOTECHNICAL FABRIC FOR SOIL STABILIZATION

SEE STANDARDS LS-1B FOR PAVEMENT THICKNESS

VILLAGE OF LEMONT

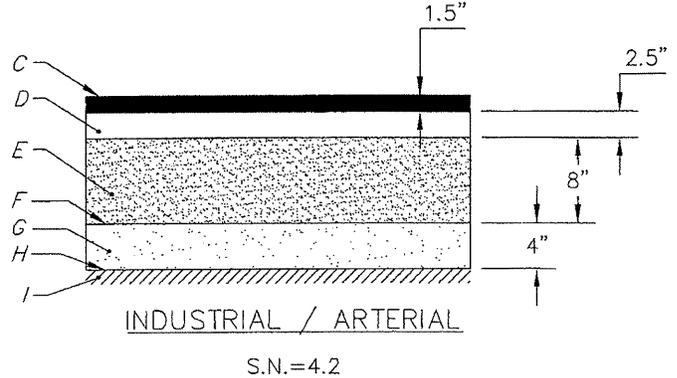
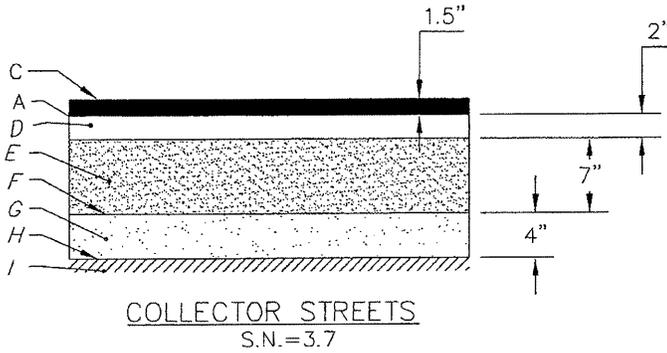
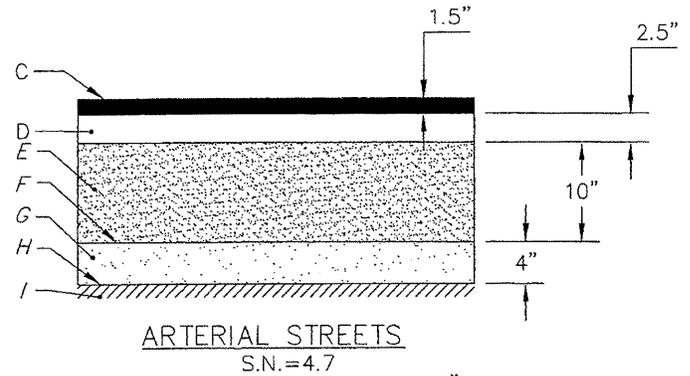
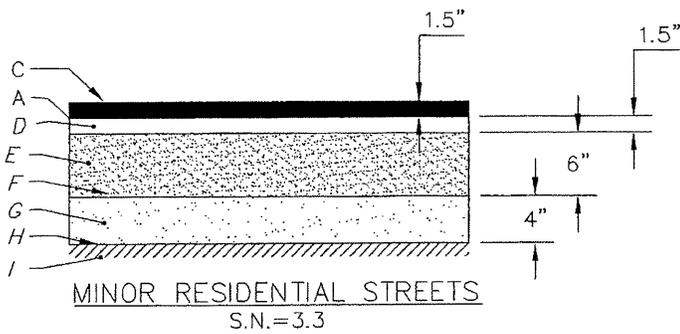
TYPICAL PAVEMENT SECTION

REV. 6/23/08

12/10/01

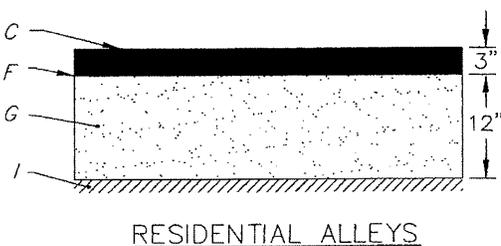
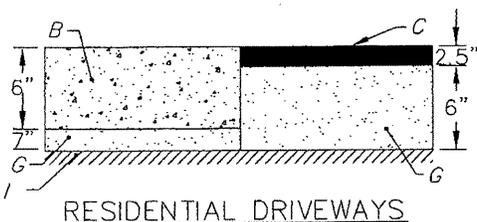
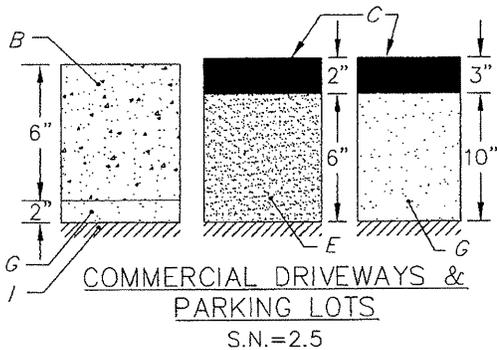
NO. LS-1a

REV. 3



SCHEDULE

- A. 0.10 GAL./S.Y. Bituminous Materials (Prime Coat)
- B. P.C.C., Min. 6-Bag Mix
- C. Hot Mix Asphalt Surface Course, Mix C, N50
- D. Hot Mix Asphalt Binder Course, N50
- E. Hot Mix Asphalt Base Course N50
- F. 0.15 Gal./SY Bit. Materials (Prime Coat)
- G. Aggr. Base Course, Type B, CA-6
- H. Geotechnic Fabric for Soil Stabilization. See Note 4
- I. Approved Subgrade



NOTES

1. These Are Minimum Standards Only. Structural Design of Streets Shall be Determined Using State Highway Standards, (With These Minimums) Except Where Approved by Village Engineer.
2. 2% Circular Crown to be Installed on All Streets
3. 2% Inverted Crown to be Installed in Alleys.
4. Geotechnic Fabric Over Subgrade shall be Minimum 4 oz. per Square Yard. Woven or Non-Woven Engineering Fabric, Meeting State Standards.

VILLAGE OF LEMONT

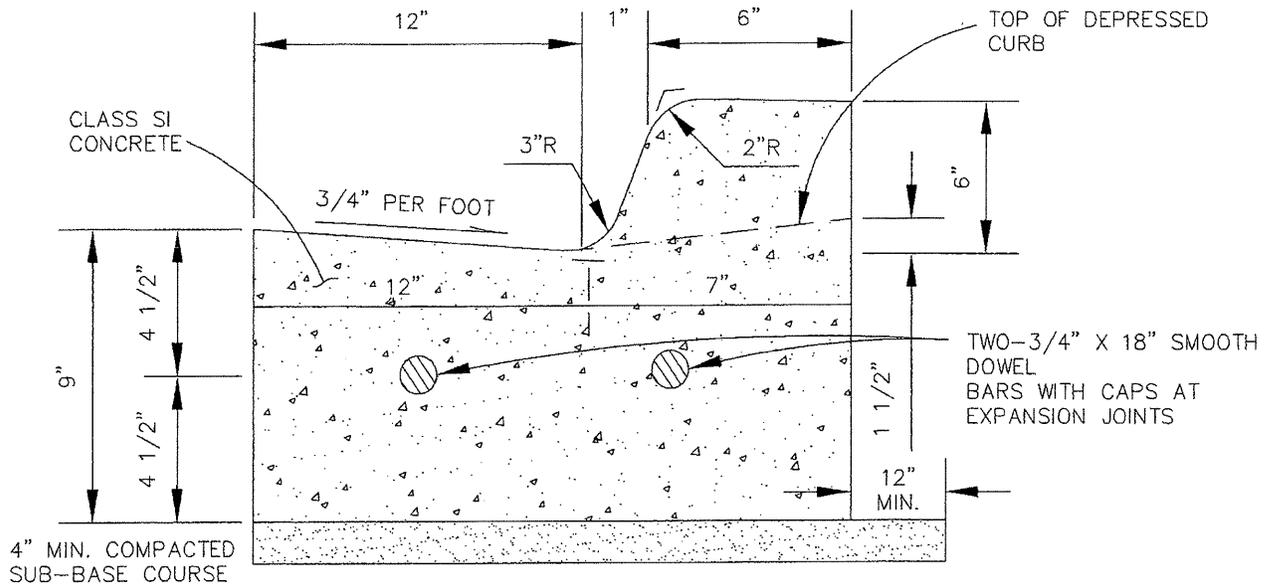
MINIMUM PAVEMENT
CROSS SECTIONS

REV. 6/23/08

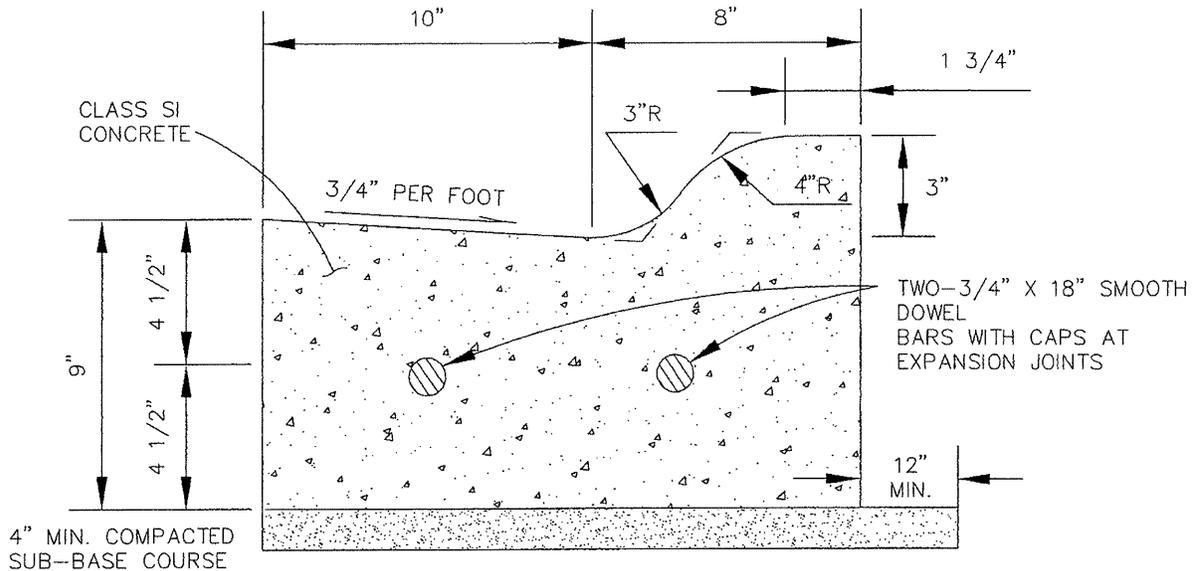
12/10/01

NO. LS-1b

REV. 2



STANDARD BARRIER AND DEPRESSED CURB AND GUTTER



TYPICAL ROLLED CURB AND GUTTER

NOTES:

1. CONSTRUCT CONTRACTION JOINTS AT 20' MAXIMUM SPACING
2. CONSTRUCT EXPANSION JOINTS AND CONTRACTION JOINTS ACCORDING TO IDOT STANDARD SPECIFICATIONS, LATEST EDITION
3. EXPANSION JOINTS SHALL BE PROVIDED AT POINTS OF CURVATURE ON ALL CURVES
4. CURING AND SEALING COMPOUND SHALL BE W.R. MEADOWS INC. "LIN-SEAL" EMULSION, OR APPROVED EQUAL

VILLAGE OF LEMONT

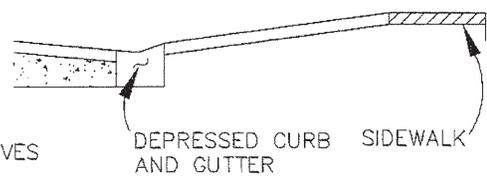
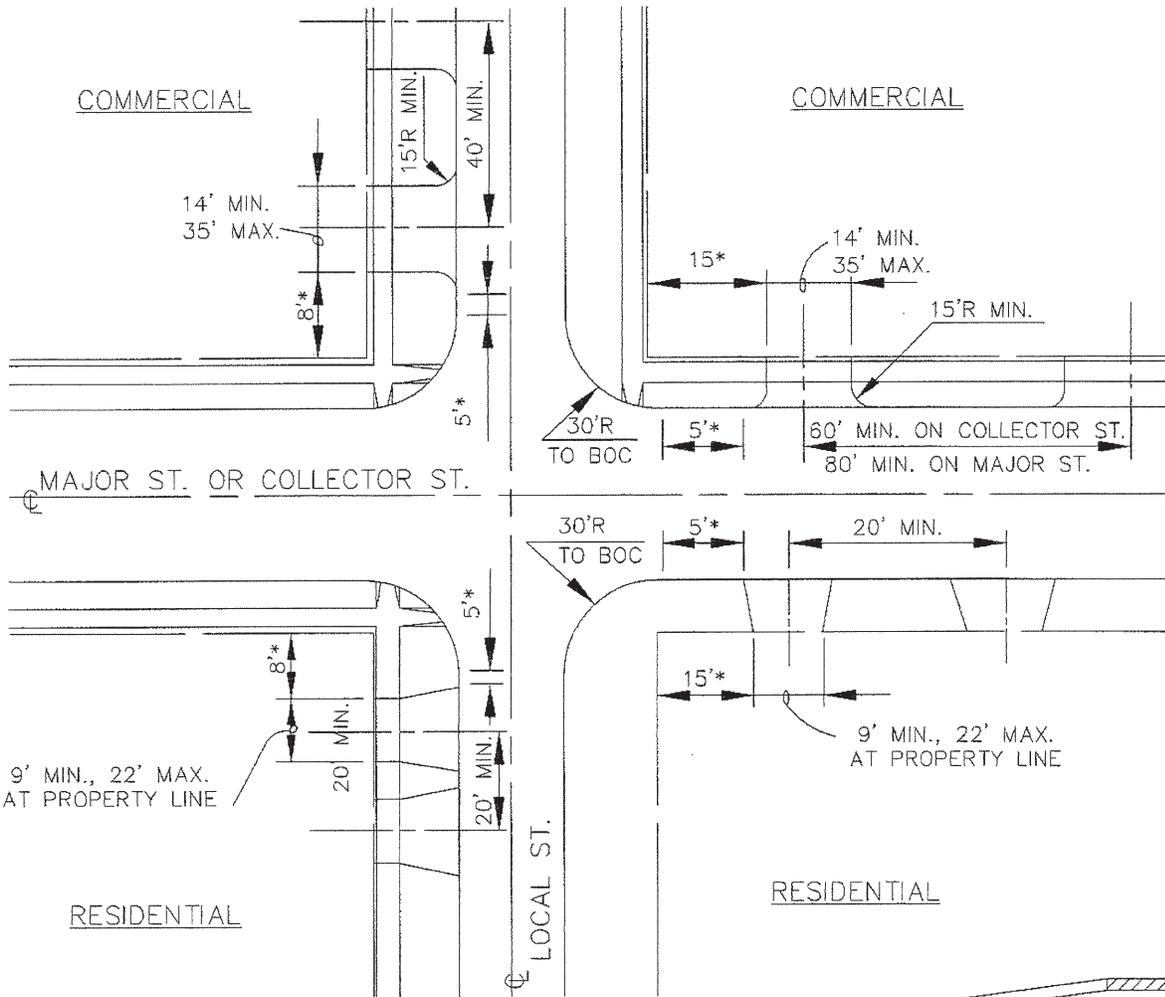
CURB AND GUTTER

REV. 6/23/08

12/10/01

NO. LS-2

REV. 3



NOTES:

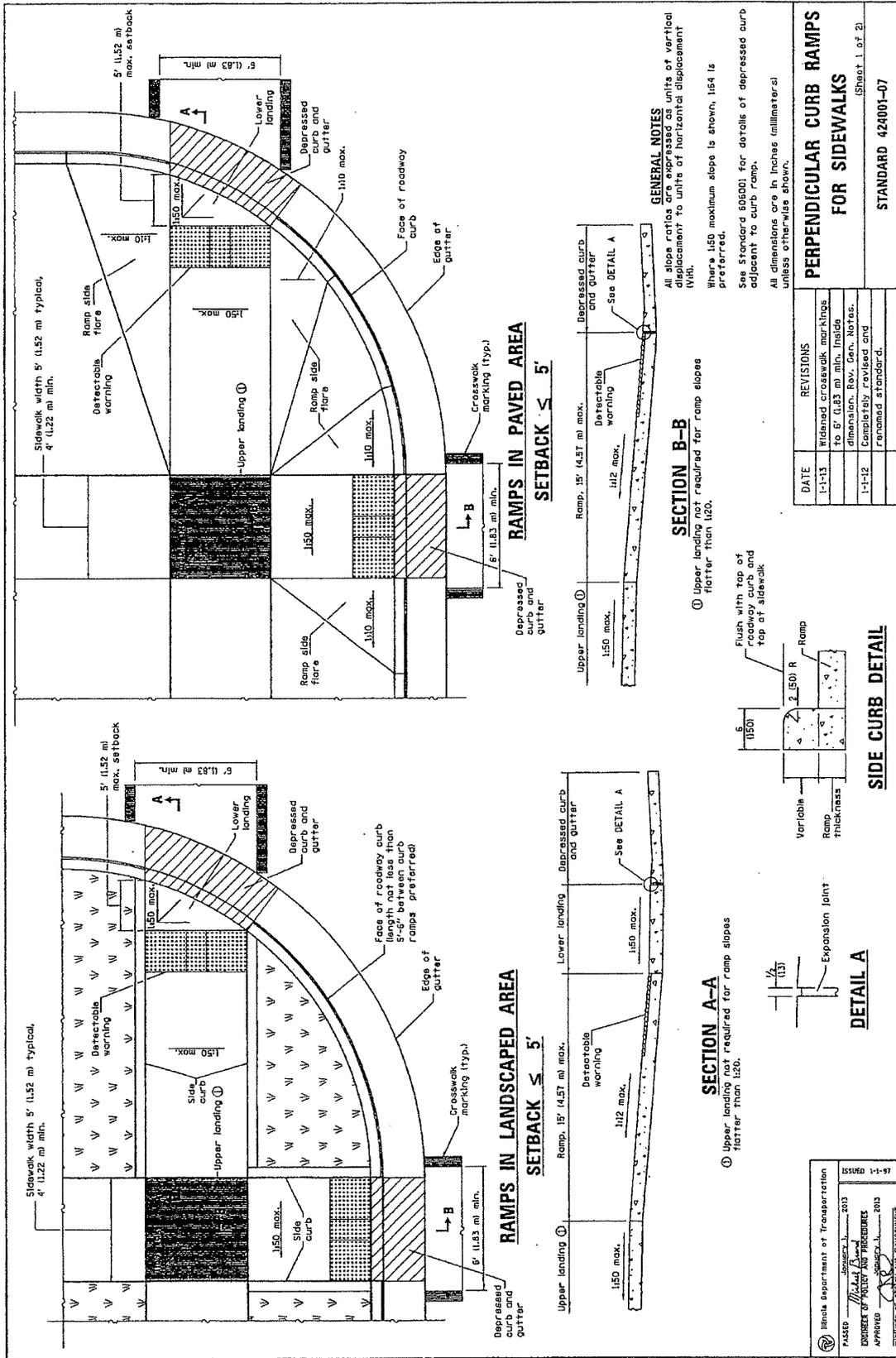
1. EXPANSION MATERIAL IS REQUIRED BETWEEN CONCRETE DRIVES AND CURB OR SIDEWALK
2. WHERE NEW CONCRETE WORK MEETS OR ABUTS EXISTING CONCRETE, THE EXISTING CONCRETE SHALL BE SAWCUT TO A STRAIGHT AND CLEAN EDGE AND EXPANSION MATERIAL PLACED BETWEEN THE NEW AND EXISTING WORK.
3. ALL CURB REPLACEMENTS MUST BE AT LEAST 3 FEET IN LENGTH.
4. DRIVEWAY COMPOSITION SHALL BE PER LEMONT STANDARDS NO. LS-16.
5. CONTRACTION JOINTS SHALL BE IN ACCORDANCE WITH SECTION 3.04 OF THE LEMONT STANDARD SPECIFICATIONS WHERE DRIVEWAYS ARE LARGER THAN 12 FEET IN ANY DIRECTION, JOINTS SHALL BE EVENLY SPACED.

*WHICH EVER IS GREATER

TYPICAL SECTION

VILLAGE OF LEMONT		
DRIVEWAY APPROACH		
12/10/01	NO. LS-3	REV. 3

REV. 2/03/15
REV. 6/23/08



VILLAGE OF LEMONT

CURB RAMPS

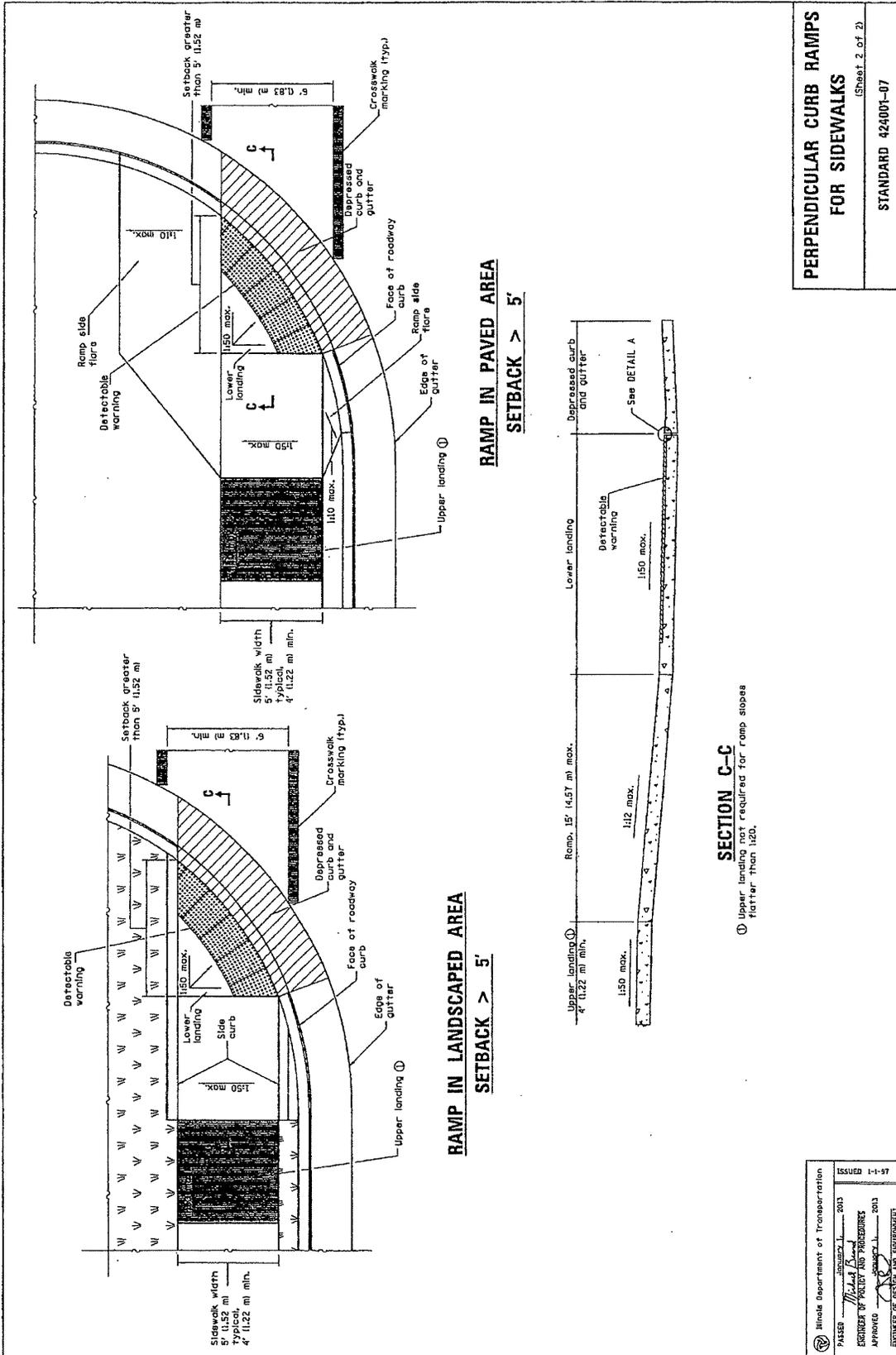
REV. 2/27/13

12/10/01

NO. LS-4a

REV. 4

Illinois Department of Transportation
 PASSED January 1, 2013
 ENGINEER OF POLICY AND PROCEDURES
 APPROVED [Signature] January 1, 2013
 DIVISION OF DESIGN AND ENVIRONMENT

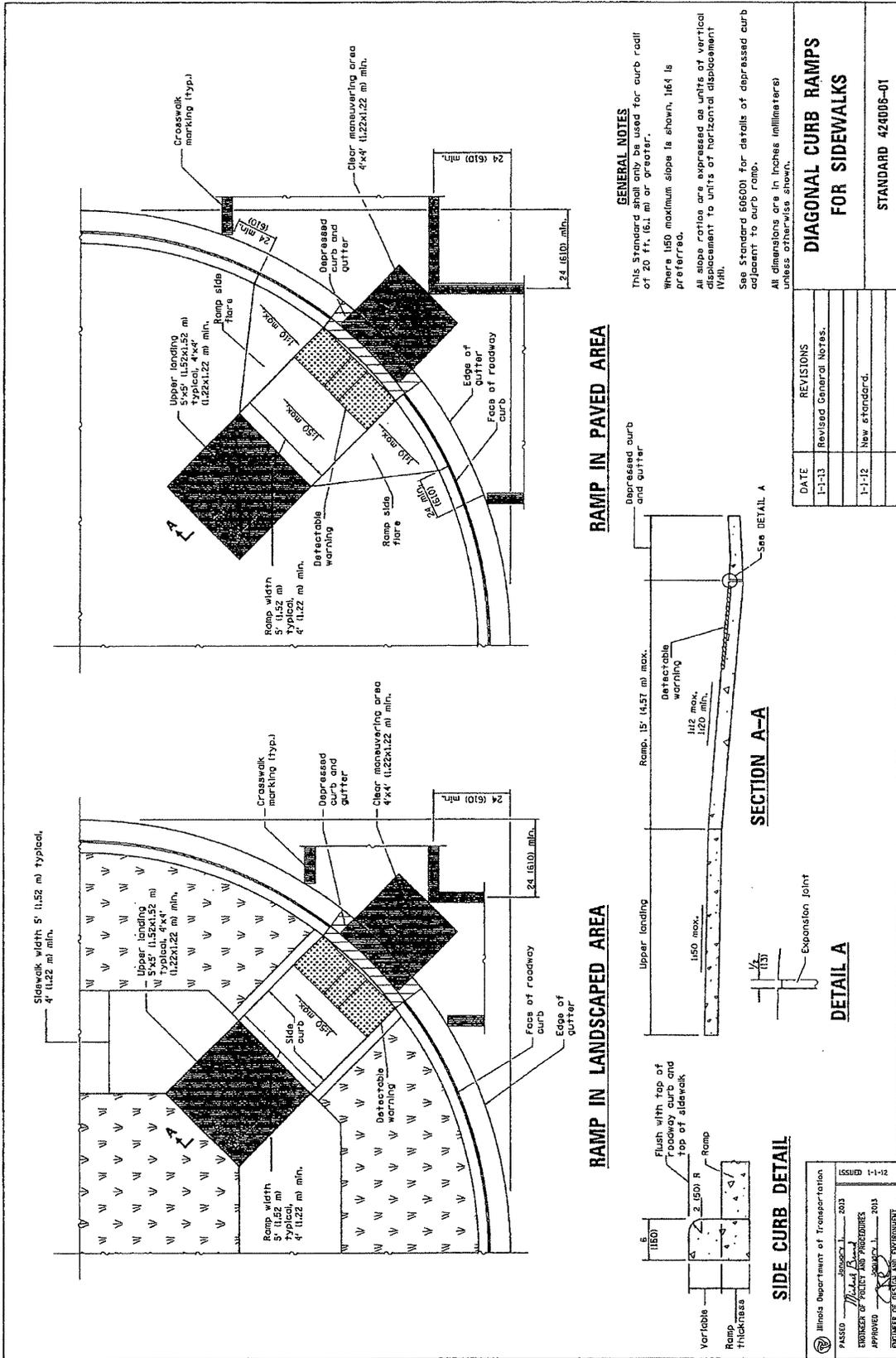


**PERPENDICULAR CURB RAMPS
FOR SIDEWALKS**
(Sheet 2 of 2)
STANDARD 424001-07

Illinois Department of Transportation
PASSED January 1, 2013
ENGINEER OF POLICY AND PROCEDURES
APPROVED January 1, 2013
DIRECTOR OF PUBLIC WORKS (ENTERTAINMENT)

VILLAGE OF LEMONT
CURB RAMPS
12/10/01 NO. LS-4b REV. 4

REV. 2/27/13



VILLAGE OF LEMONT

CURB RAMPS

REV. 2/27/13

12/10/01 NO. LS-4c REV. 4

Illinois Department of Transportation

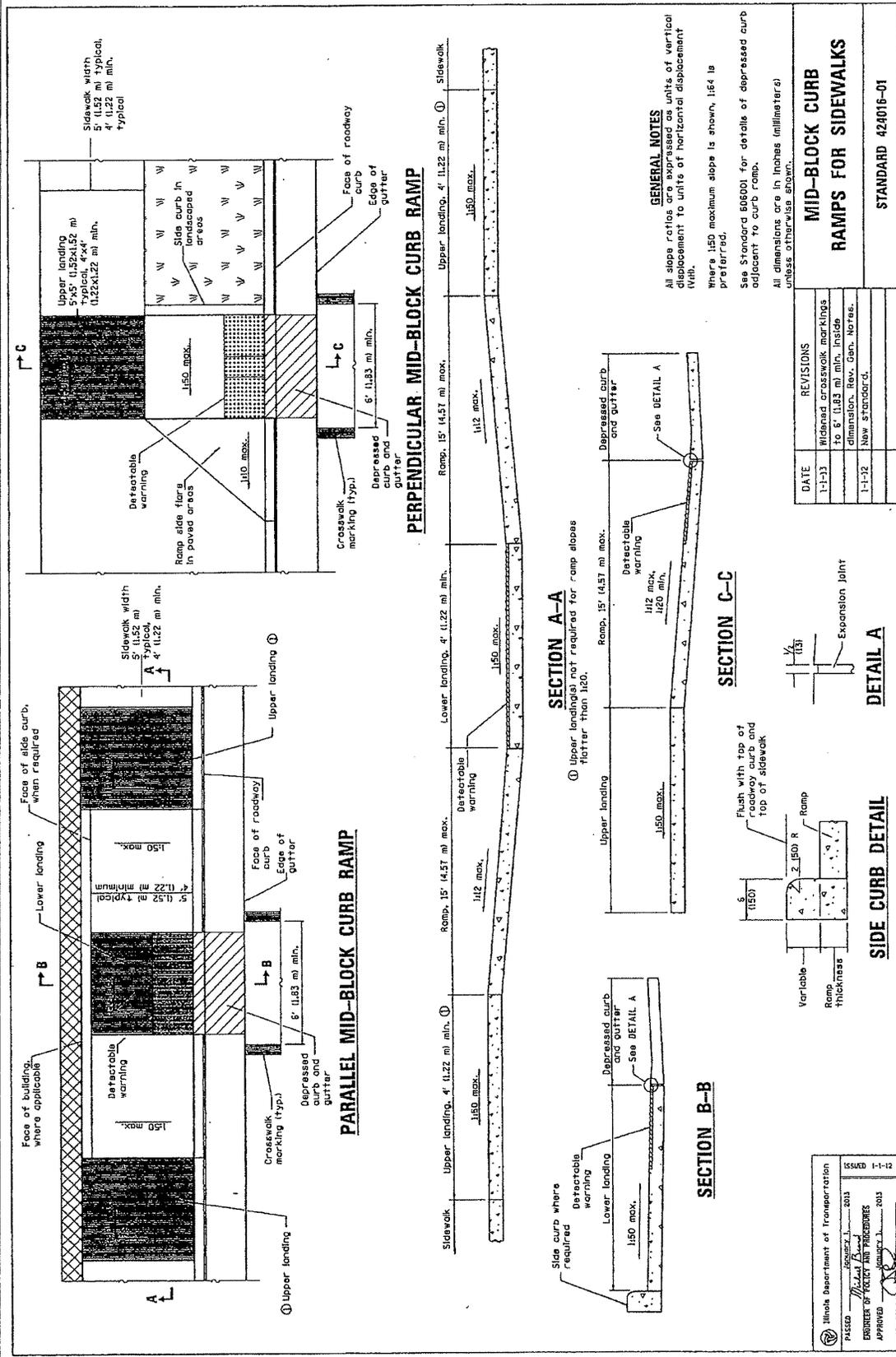
ISSUED 1-1-12

2013

ENGINEER OF POLICY AND PROCEDURES

APPROVED [Signature]

ILLINOIS DEPARTMENT OF TRANSPORTATION



GENERAL NOTES
 All slope ratios are expressed as units of vertical displacement to units of horizontal displacement (V/H).
 Where 1:50 maximum slope is shown, 1:6:1 is preferred.
 See Standard 806001 for details of depressed curb adjacent to curb ramp.
 All dimensions are in inches (millimeters) unless otherwise shown.

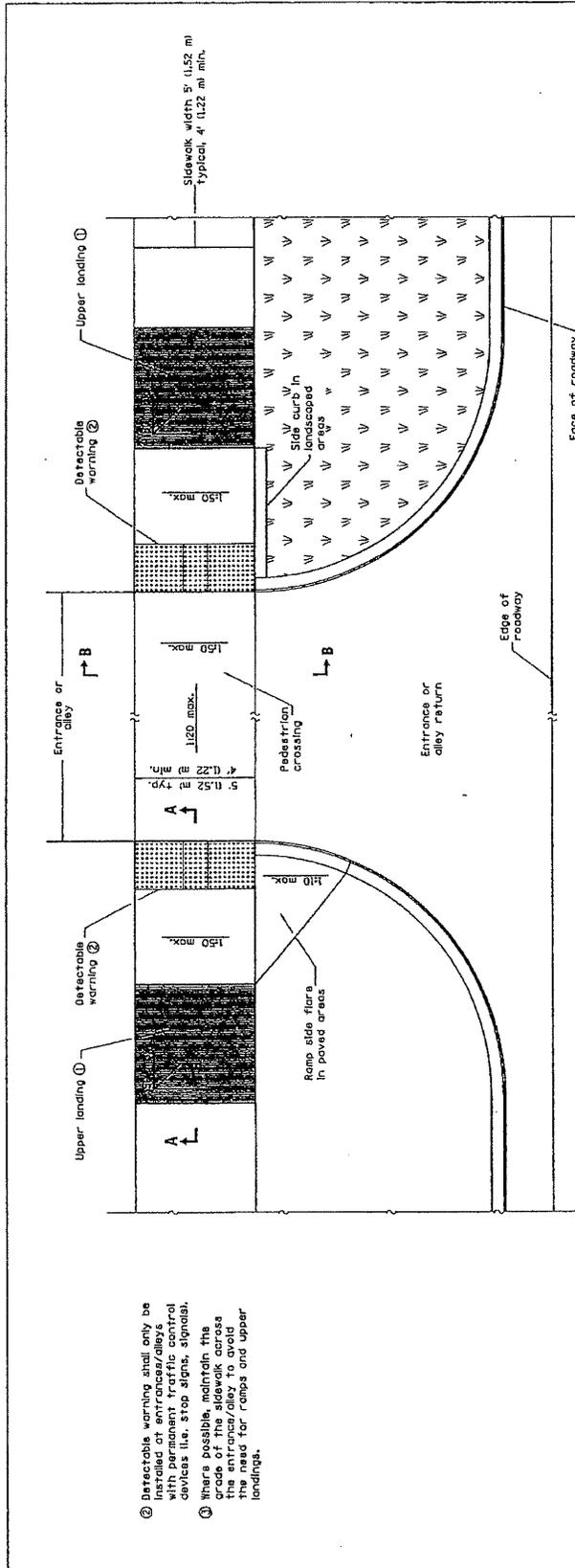
MID-BLOCK CURB RAMPS FOR SIDEWALKS	
DATE	REVISIONS
1-1-13	Widened crosswalk markings to 6' (1.83 m) min. inside dimension. Rev. Gen. Notes.
1-1-12	New standard.

SIDE CURB DETAIL	
DETAIL A	
Variable	Ramp thickness
Flush with top of roadway curb and top of sidewalk	Ramp
Expansion joint	

SIDE CURB DETAIL	
DETAIL B	
Upper landing	Depressed curb and gutter
Depressible warning	See DETAIL A

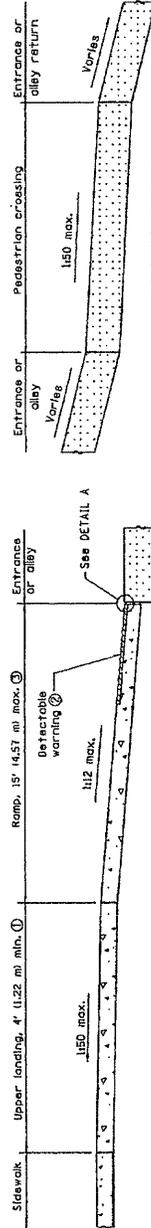
SIDE CURB DETAIL	
DETAIL C	
Upper landing	Depressed curb and gutter
Depressible warning	See DETAIL A

Illinois Department of Transportation	ISSUED 1-1-12
PASSED	
APPROVED	



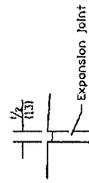
- ② Detectable warning shall only be installed at entrances/alleys with permanent traffic control devices like stop signs, signals.
- ③ Where possible, maintain the grade of the sidewalk across the entrance/alley to avoid ramps for ramps and upper landings.

ENTRANCE /ALLEY PEDESTRIAN CROSSING



SECTION A-A

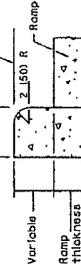
① Upper landing not required for ramp slopes flatter than 1:20.



DETAIL A

SECTION B-B

Flush with top of roadway curb and top of sidewalk



SIDE CURB DETAIL

GENERAL NOTES

All slope ratios are expressed as units of vertical displacement to units of horizontal displacement (1:100).
Where 1:50 maximum slope is shown, 1:64 is preferred.

All dimensions are in inches (millimeters) unless otherwise shown.

ENTRANCE /ALLEY PEDESTRIAN CROSSINGS	
DATE	REVISIONS
1-1-13	Revised General Notes.
1-1-12	New standard.
STANDARD 424026-01	

VILLAGE OF LEMONT

CURB RAMPS

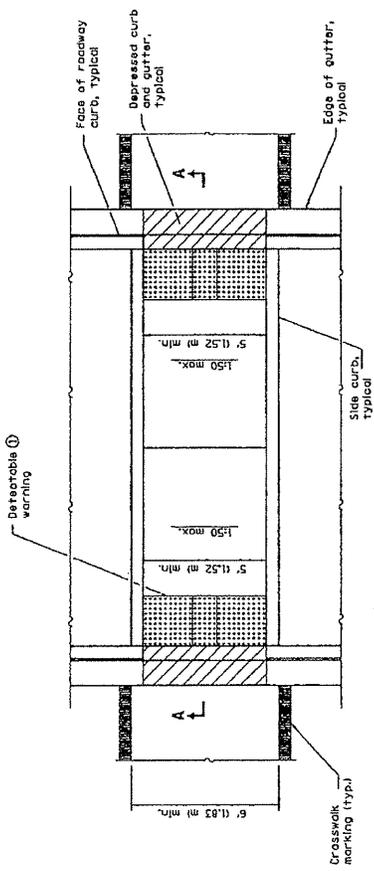
REV. 2/27/13

12/10/01

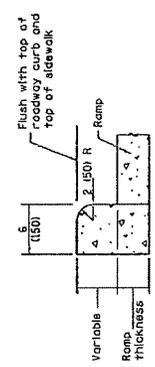
NO. LS-4f

REV. 4

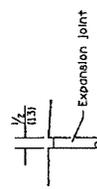
Illinois Department of Transportation
 PASSED: [Signature] 1/13/2013
 ENGINEER OF POLICY AND PROCEDURES
 APPROVED: [Signature] 1/13/2013
 SUBJECT: CURB AND RAMP REVISIONS



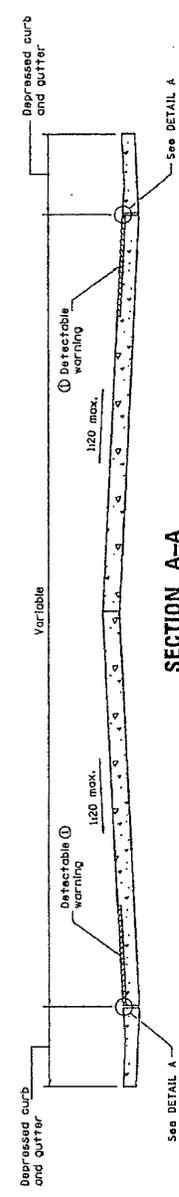
MEDIAN PEDESTRIAN CROSSING



SIDE CURB DETAIL



DETAIL A



SECTION A-A

① Omit detectable warnings when distance between back of curbs is less than 6' (1.83 m).

GENERAL NOTES
 All slope ratios are expressed as units of vertical displacement to units of horizontal displacement (V:H).
 Where 1:50 maximum slope is shown, 1:64 is preferred.
 See Standard C66001 for details of depressed curb adjacent to curb ramp.
 All dimensions are in inches (millimeter) unless otherwise shown.

MEDIAN PEDESTRIAN CROSSINGS	
DATE	REVISIONS
1-1-12	Widened crosswalk to 6'
	0.83 m min. inside dimension.
	Revised General Notes.
1-1-12	New standard.

Illinois Department of Transportation
 DIVISION OF TRANSPORTATION
 DIVISION OF FIELD AND PERFORMANCE
 APPROVED: [Signature]
 MEMBER OF DESIGN AND CONSTRUCTION

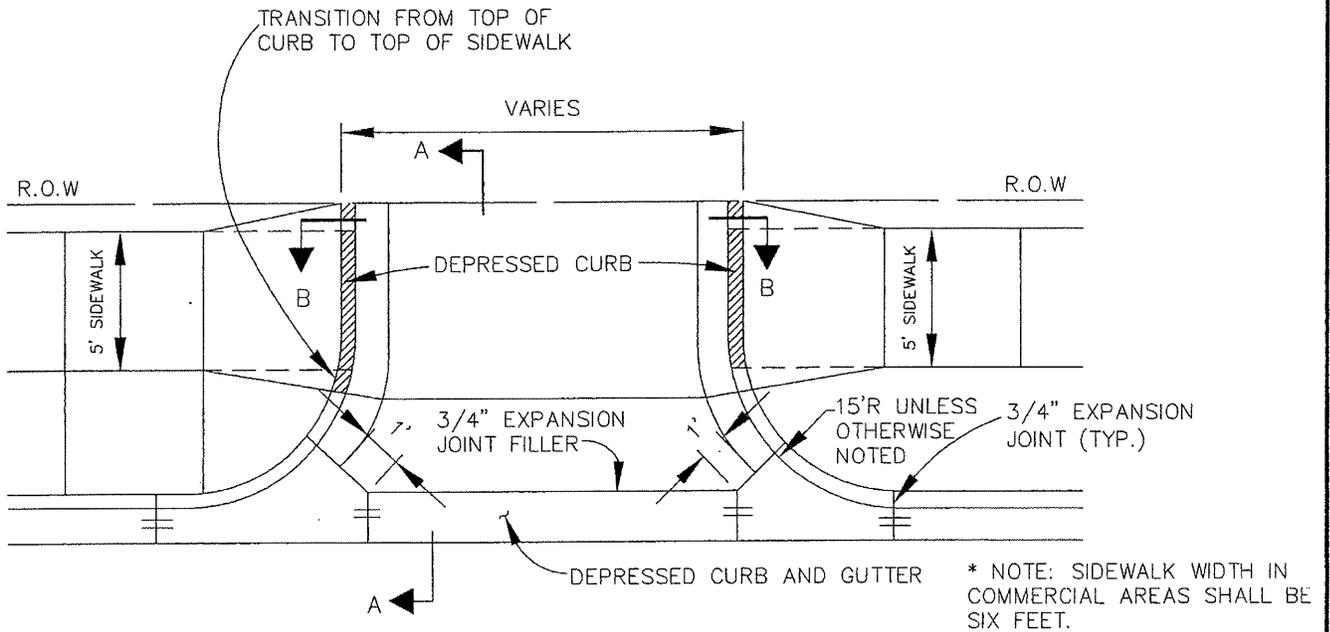
**VILLAGE OF LEMONT
 CURB RAMPS**

REV. 2/27/13

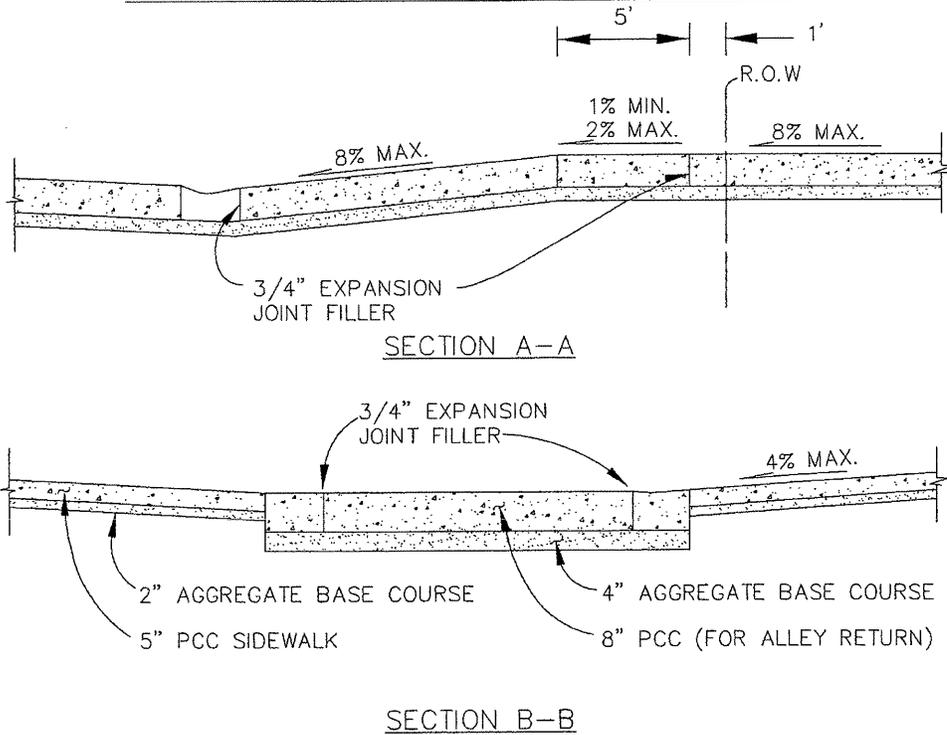
12/10/01

NO. LS-4h

REV. 4

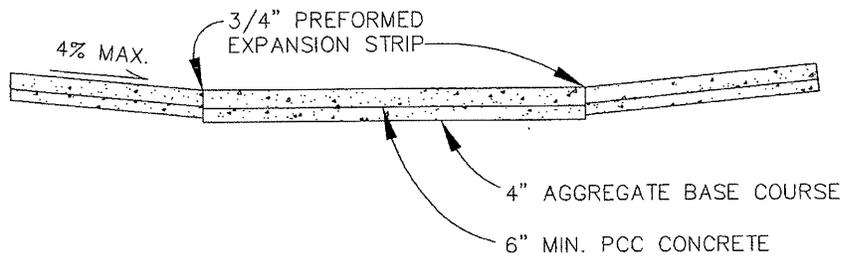
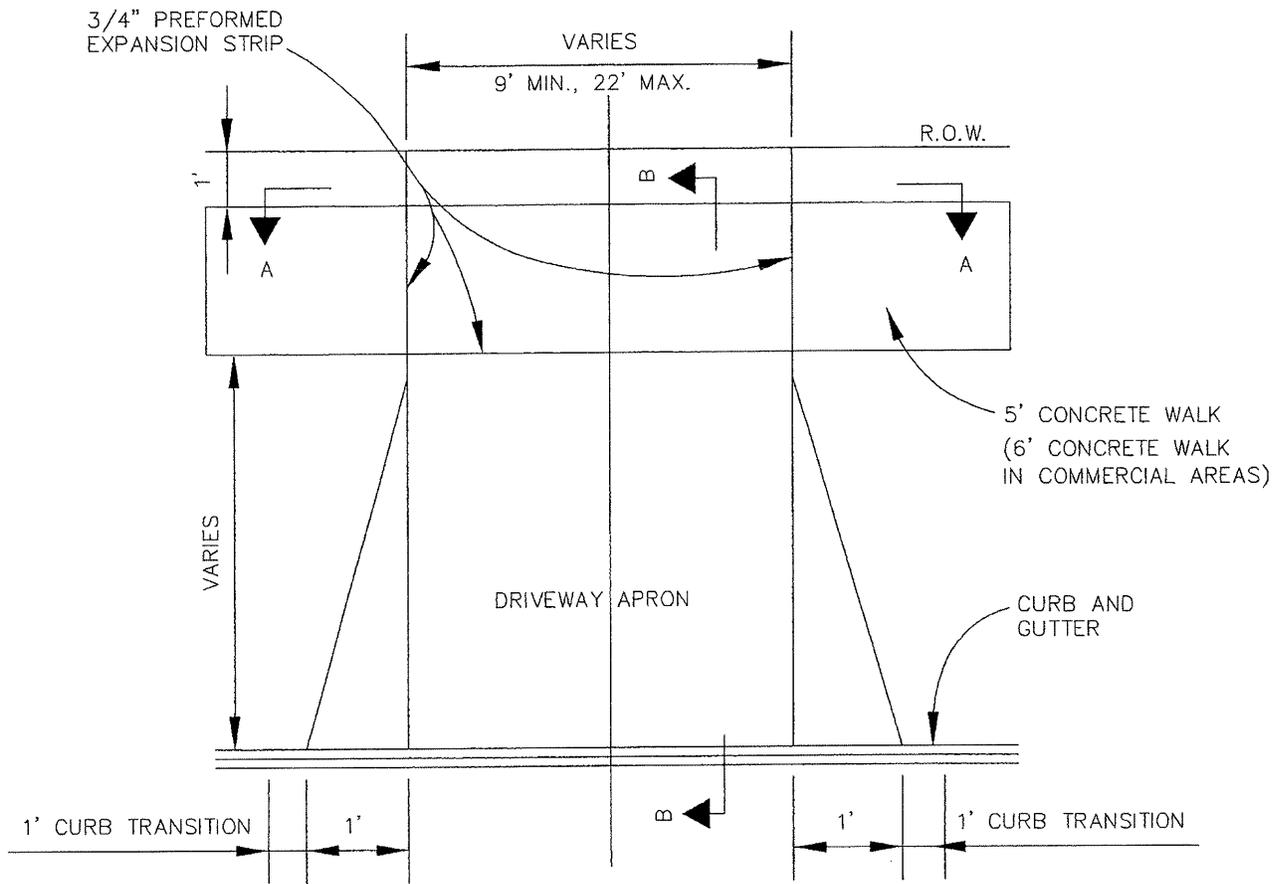


TYPICAL DRIVEWAY APRON AND ALLEY RETURN

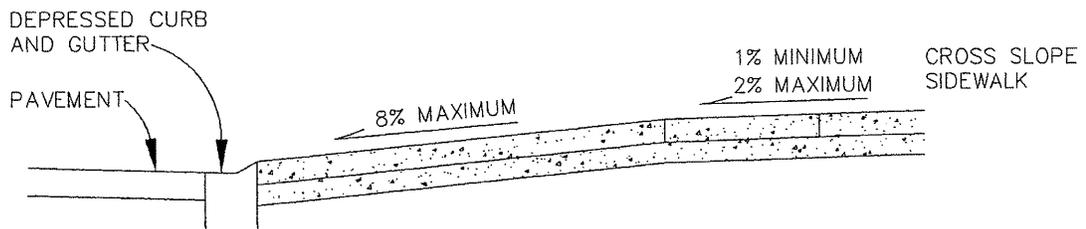


* SEE STANDARD LS 6 RESIDENTIAL FOR DRIVEWAY PAVEMENT COMPOSITION

VILLAGE OF LEMONT		
DRIVEWAY APRONS AND ALLEY RETURNS		
REV. 6/23/08	12/10/01	NO. LS-5
		REV. 2



SECTION A-A



SECTION B-B

NOTES:

DRIVEWAY PAVEMENT ALTERNATES:

- (A) 6" PC CONCRETE
4" COMPACTED AGGREGATE BASE COURSE (CA6)
- (B) 2.5" BITUMINOUS CONCRETE SURFACE, CLASS I
6" COMPACTED AGGREGATE BASE COURSE (CA6)

VILLAGE OF LEMONT

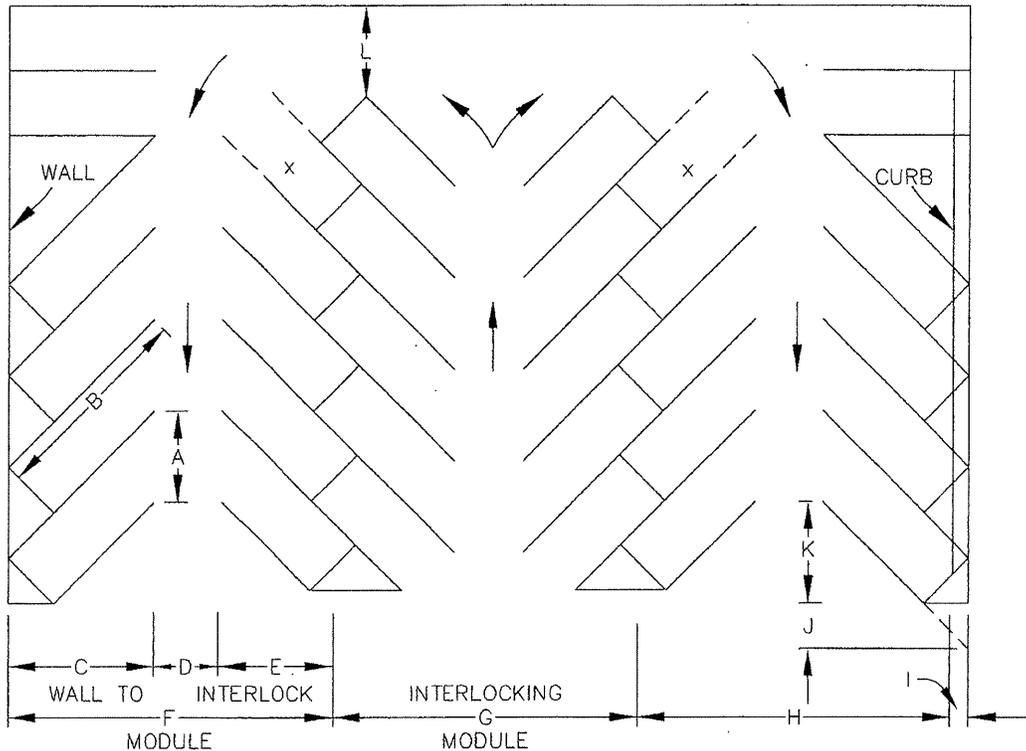
RESIDENTIAL DRIVEWAY

REV. 6/23/08

12/10/01

NO. LS-6

REV. 2



X = STALL NOT ACCESSIBLE IN CERTAIN LAYOUTS

DIMENSIONS (FT.)	ON DIAGRAM	STANDARD U.S. VEHICLE STALL ANGLE*			
		45	60	75	90
STALL WIDTH, PARALLEL TO AISLE	A	12.7	10.4	9.3	9.0
STALL LENGTH OF LINE	B	25.0	22.0	20.0	18.0
STALL DEPTH TO WALL	C	17.5	19.0	19.5	18.0
AISLE WIDTH BETWEEN STALL LINES	D	14.0	18.0	23.0	24.0
STALL DEPTH, INTERLOCK	E	15.3	17.5	18.8	18.0
MODULE, WALL TO INTERLOCK	F	47.8	54.5	61.3	62.0
MODULE, INTERLOCKING	G	45.6	53.0	61.0	62.0
MODULE, INTERLOCK TO CURB FACE	H	46.8	53.5	60.3	61.0
TYPICAL BUMPER OVERHANG	I	1.0	1.0	1.0	1.0
CROSS AISLE, ONE-WAY	L	14.0	14.0	14.0	14.0
CROSS AISLE, TWO-WAY	L	24.0	24.0	24.0	24.0

* STALL WIDTH 9.0 FT.

VILLAGE OF LEMONT

PARKING LOT

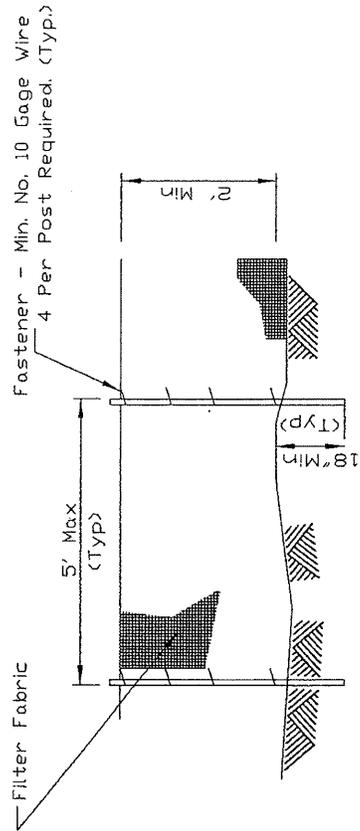
REV. 6/23/08

12/10/01

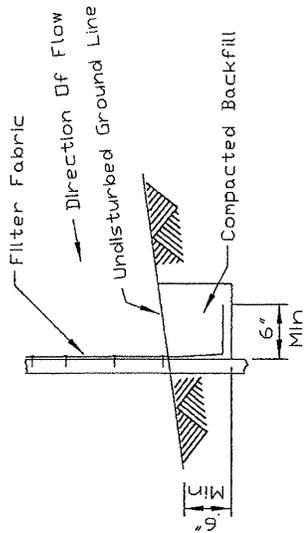
NO. LS-7

REV. 1

SILT FENCE PLAN



ELEVATION



FABRIC ANCHOR DETAIL

NOTES:

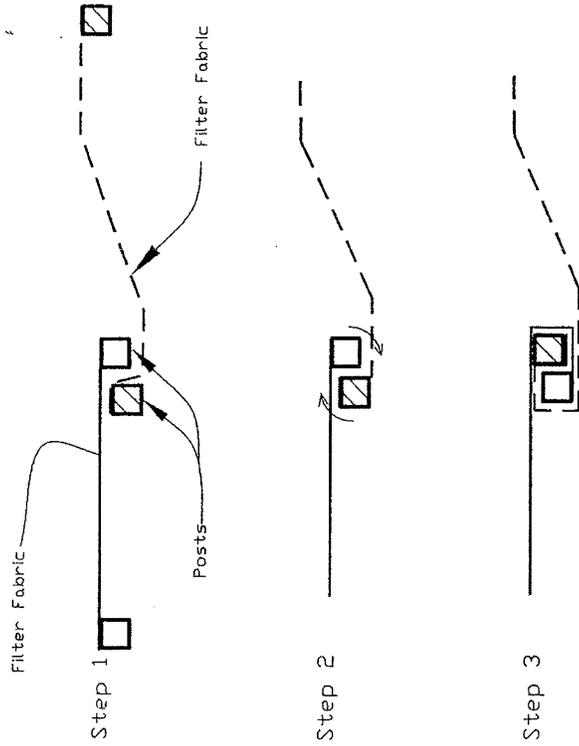
1. Temporary sediment fence shall be installed prior to any grading work in the area to be protected. They shall be maintained throughout the construction period and removed in conjunction with the final grading and site stabilization.
2. Filter fabric shall meet the requirements of material specification 592 Geotextile Table 1 or 2, Class with equivalent opening size of at least 30 for nonwoven and 50 for woven.
3. Fence posts shall be either standard steel post or wood post with a minimum cross-sectional area of 3.0 sq. in.

REFERENCE
 Project _____ Date _____
 Designed _____ Date _____
 Checked _____ Date _____
 Approved _____ Date _____

STANDARD DIVG. NO.
IL-620
 SHEET 1 OF 2
 DATE 11-20-01



SILT FENCE



ATTACHING TWO SILT FENCES

- NOTES:**
1. Place the end post of the second fence inside the end post of the first fence.
 2. Rotate both posts at least 180 degrees in a clockwise direction to create a tight seal with the fabric material.
 3. Drive both posts a minimum of 18 inches into the ground and bury the flap.

REFERENCE
 Project _____ Date _____
 Designed _____ Date _____
 Checked _____ Date _____
 Approved _____ Date _____

STANDARD DIVG. NO.
IL-620(W)
 SHEET 2 OF 2
 DATE 1-29-99



VILLAGE OF LEMONT

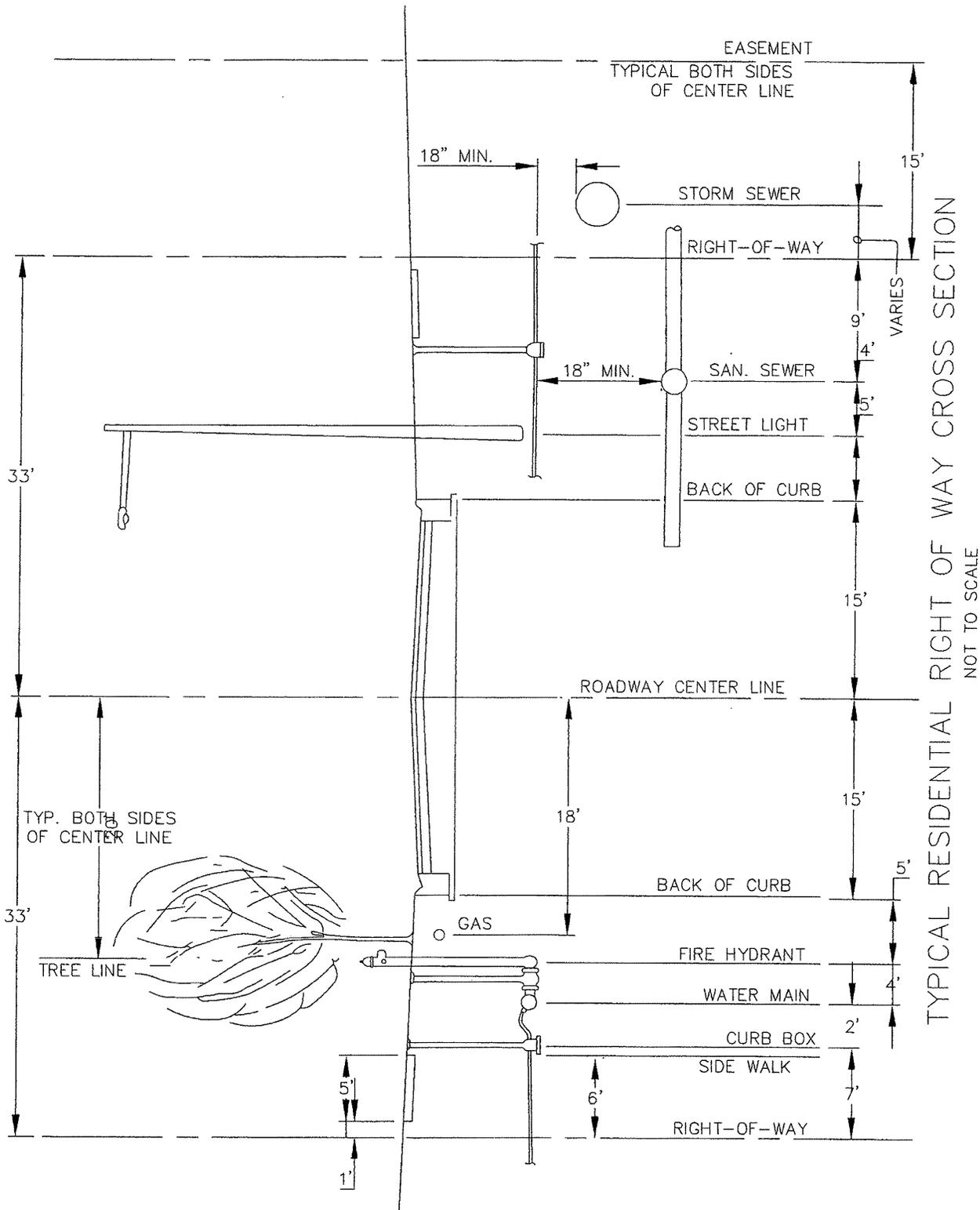
SILT FENCE

REV. 2/27/13

12/10/01

NO. LS-8

REV. 2



TYPICAL RESIDENTIAL RIGHT OF WAY CROSS SECTION
NOT TO SCALE

VILLAGE OF LEMONT		
RESIDENTIAL RIGHT-OF-WAY		
12/10/01	NO. LS-10	REV. 2

REV. 6/23/08

BACKFILL WITH EXCAVATED MATERIAL EXCEPT WHERE GRANULAR MATERIAL IS REQUIRED PROVIDE CA-6

FINISHED GRADE

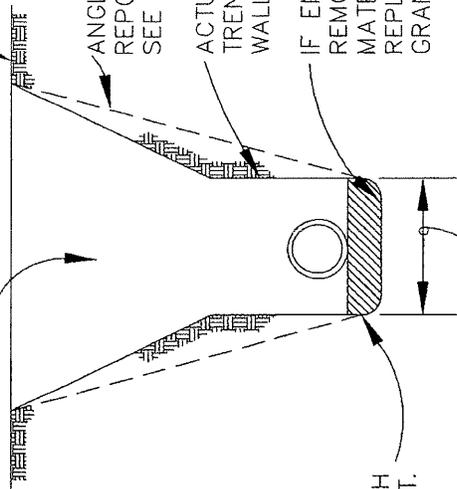
ANGLE OF REPOSE SEE NOTE #3

ACTUAL TRENCH WALL

IF ENCOUNTERED, REMOVE UNSUITABLE MATERIAL AND REPLACE WITH GRANULAR MATERIAL

TRENCH WIDTH SEE NOTE #2

INSTALL WATER MAIN ON VIRGIN CLAY, WITH BELL HOLES CUT OUT.



TRENCH SECTION FOR WATER MAIN PRESSURE PIPE

(WATER MAIN)

ACTUAL TRENCH WALL

FINISHED GRADE

BACKFILL WITH EXCAVATED MATERIAL EXCEPT WHERE GRANULAR MATERIAL IS REQUIRED PROVIDE CA-6

ANGLE OF REPOSE SEE NOTE #3

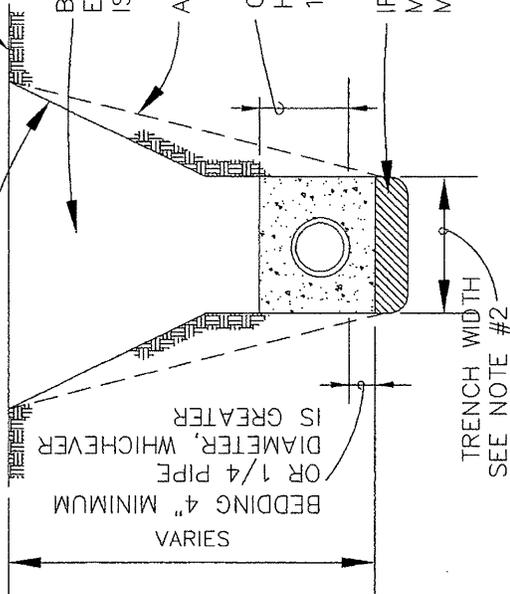
CAREFULLY PLACED GRANULAR HAUNCHING AND COVER, MINIMUM 12" ABOVE PIPE

IF ENCOUNTERED, REMOVE UNSUITABLE MATERIAL AND REPLACE WITH GRANULAR MATERIAL

NOTE:

PROVIDE TRENCH BACKFILL (CA-6) IF CENTERLINE OF PIPE IS WITHIN 5 FEET OF BACK OF CURB OR OTHER PAVED AREAS, INCLUDING SIDEWALK

TRENCH WIDTH SEE NOTE #2



TRENCH SECTION FOR FLEXIBLE SEWER PIPE

(P.V.C. OR HDPE)

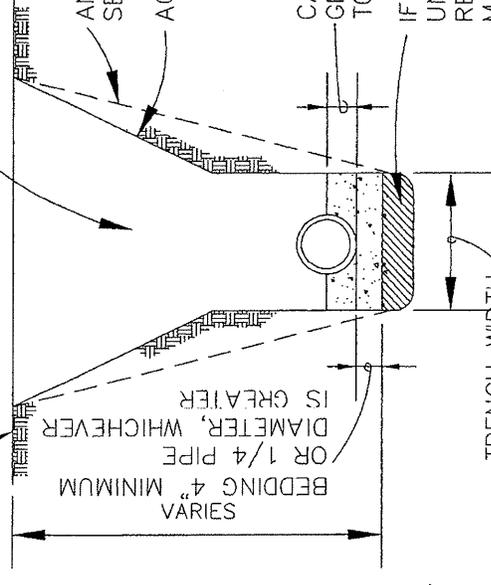
BACKFILL WITH EXCAVATED MATERIAL EXCEPT WHERE GRANULAR MATERIAL IS REQUIRED PROVIDE CA-6

ANGLE OF REPOSE SEE NOTE #3

ACTUAL TRENCH WALL

CAREFULLY PLACED GRANULAR HAUNCHING TO SPRINGLINE
IF ENCOUNTERED, REMOVE UNSUITABLE MATERIAL AND REPLACE WITH GRANULAR MATERIAL

TRENCH WIDTH SEE NOTE #2



TRENCH SECTION FOR RIGID SEWER PIPE

(R.C.C.P. or D.I.)

NOTES:

1. BEDDING, HAUNCHING AND COVER TO BE (CA-11 or CA-15)
2. TRENCH WIDTH SHALL BE AS NARROW AS POSSIBLE, WITH MINIMUM WIDTH OF PIPE O.D. PLUS 8" EACH SIDE
3. ANGLE OF REPOSE AS CALCULATED BY OSHA FOR SLOPING EXCAVATIONS OF VARIOUS TYPES OF SOIL (AVG. SOIL OF SLOPE). NOTE THAT PORTABLE TRENCH BOXES OR SLIDING TRENCH SHIELDS MAY BE USED IN LIEU OF SLOPING.

VILLAGE OF LEMONT

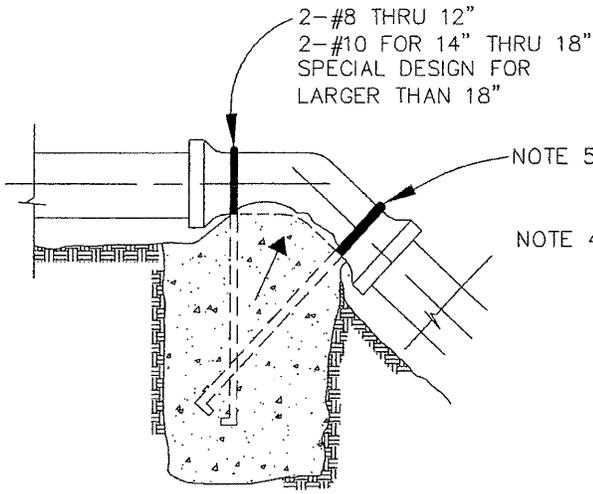
BEDDING AND BACKFILL

REV. 6/23/08

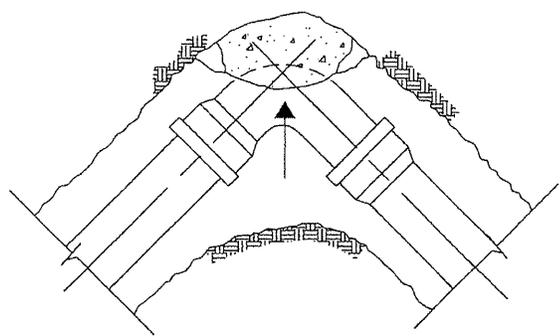
12/10/01

NO. LS-20

REV. 2



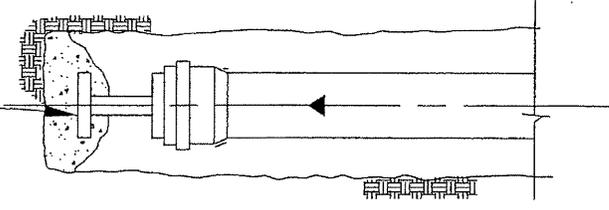
VERTICAL BEND



HORIZONTAL BEND

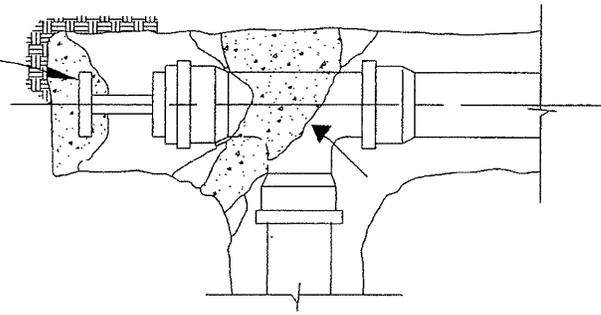
NOTE 5

NOTE 4

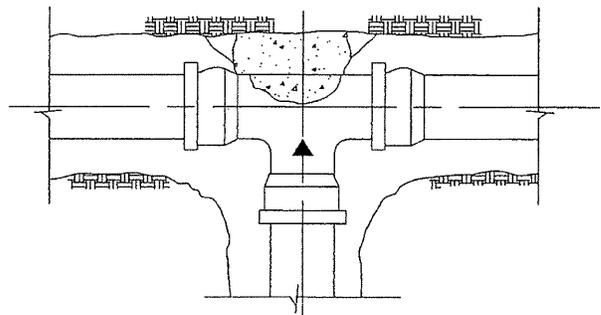


DEAD END

NOTE 4



PLUGGED TEE



TEE

MEGALUG 1000 OR 1000SD SERIES RESTRAINING SYSTEM SHALL ALSO BE REQUIRED AT ALL THRUST BLOCK LOCATIONS, AS SUPPLEMENTAL PROTECTION

NOTES:

1. ALL BLOCKS TO BE SOLID CAST-IN-PLACE CONCRETE EXCEPT AT VERTICAL BEND.
2. ALL BLOCKS TO BEAR AGAINST UNDISTURBED EARTH, AND BE 12" MINIMUM THICKNESS
3. ARROWS INDICATE DIRECTION OF THRUST.
4. 3" STANDARD WEIGHT STEEL PIPE W/ 3/8"x6"X0'-6 STEEL PLATES.
5. COAT EXPOSED PORTION OF BARS WITH BITUMASTIC COMPOUND.

VILLAGE OF LEMONT

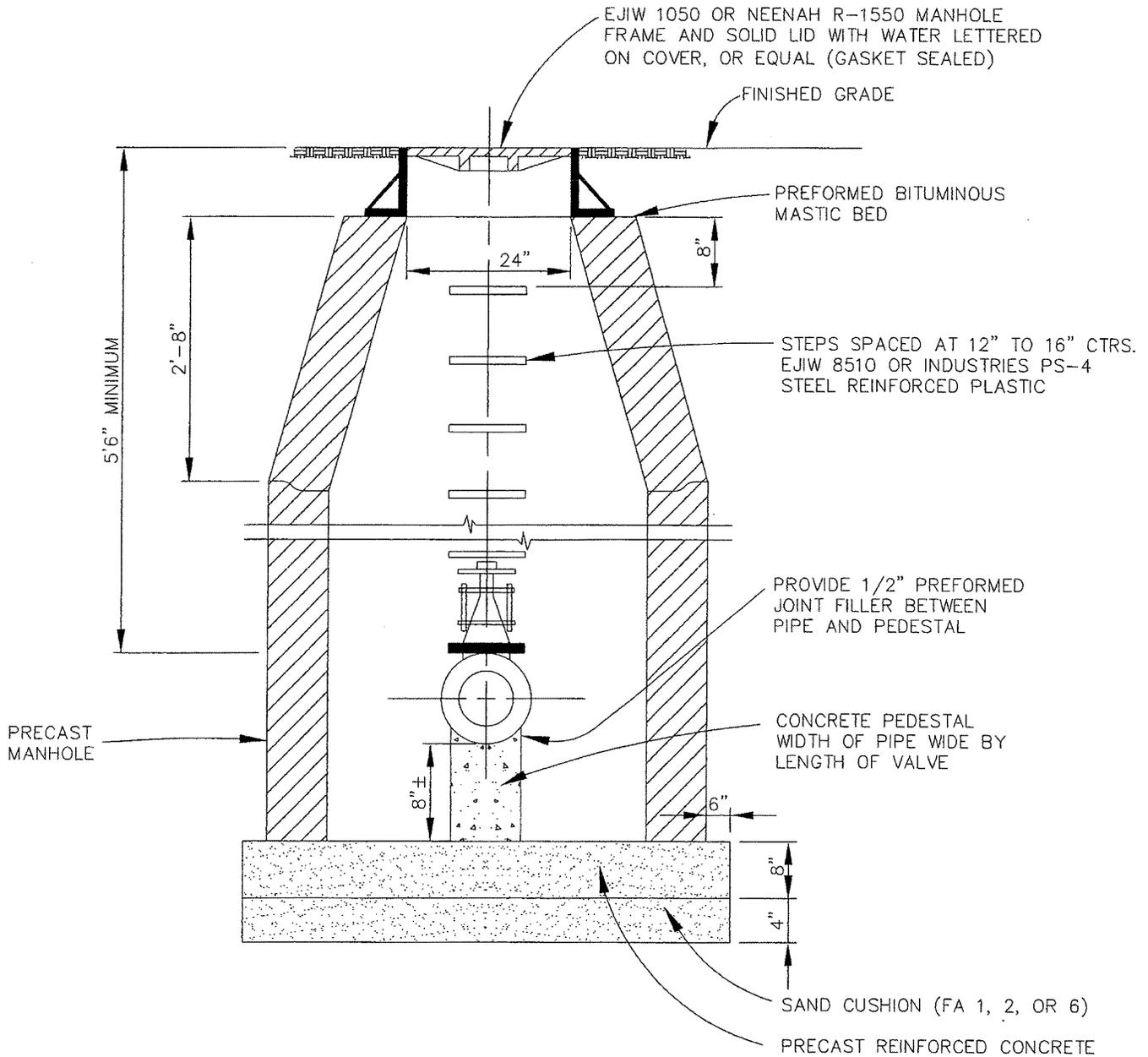
THRUST BLOCKS

REV. 6/23/08

12/10/01

NO. LS-21

REV. 2



NOTES:

1. NO MORE THAN TWO ADJUSTING RINGS FOR A TOTAL 6" OF ADJUSTMENT MAY BE USED
2. VALVES MUST ALIGN WITH CENTER OF VAULT OPENING
3. VALVE VAULT DIAMETER SHALL BE 5 FOOT FOR 12" VALVES AND PRESSURE CONNECTIONS OF 8" DIAMETER AND LARGER
4. CONES MUST BE CONCENTRIC

VILLAGE OF LEMONT

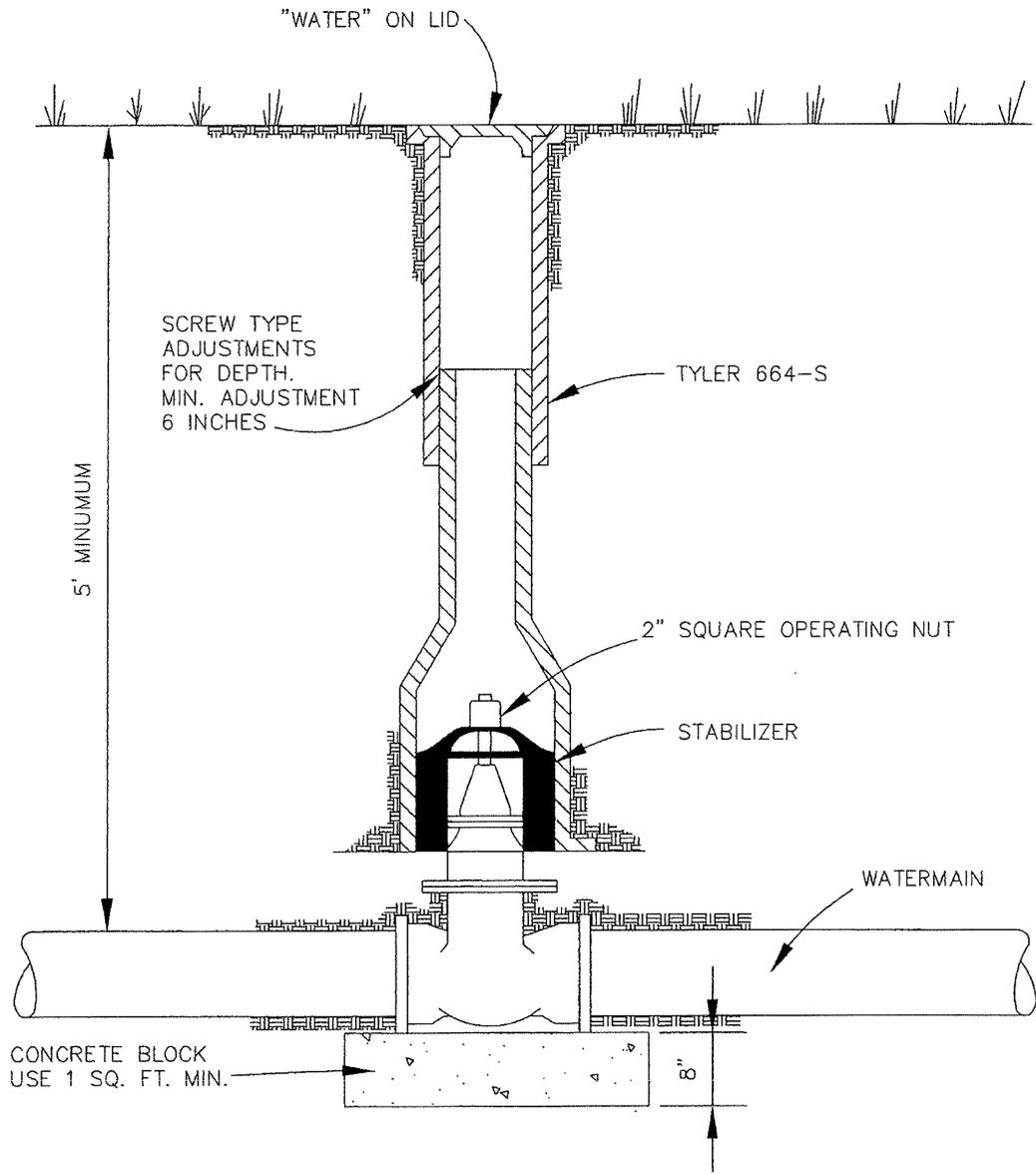
WATER VALVE VAULT

REV. 6/23/08

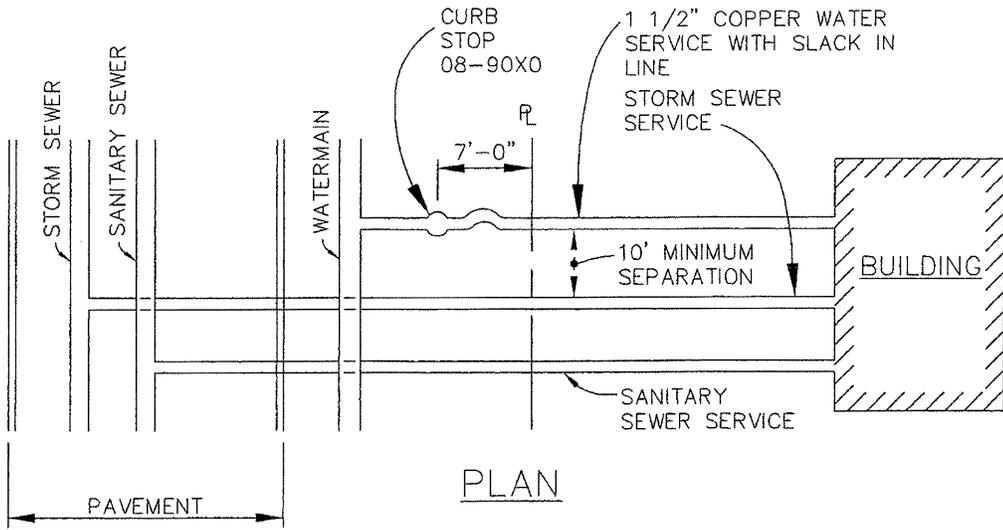
12/10/01

NO. LS-22

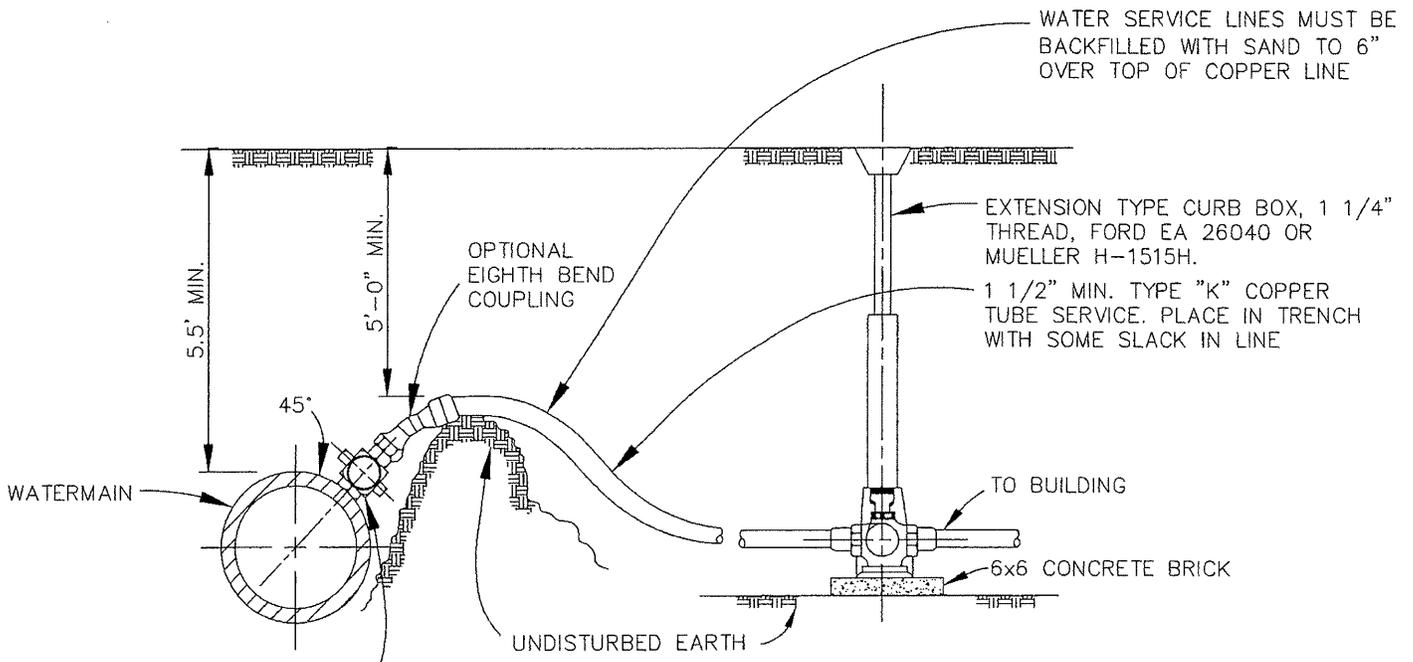
REV. 1



VILLAGE OF LEMONT		
VALVE BOX		
REV. 6/23/08	12/10/01	NO. LS-23
		REV. 2



PLAN



WATER SERVICE LINES MUST BE BACKFILLED WITH SAND TO 6" OVER TOP OF COPPER LINE

CORPORATION STOP COUPLING
FLARING TYPE FORD F-600
OR MUELLER H-15000

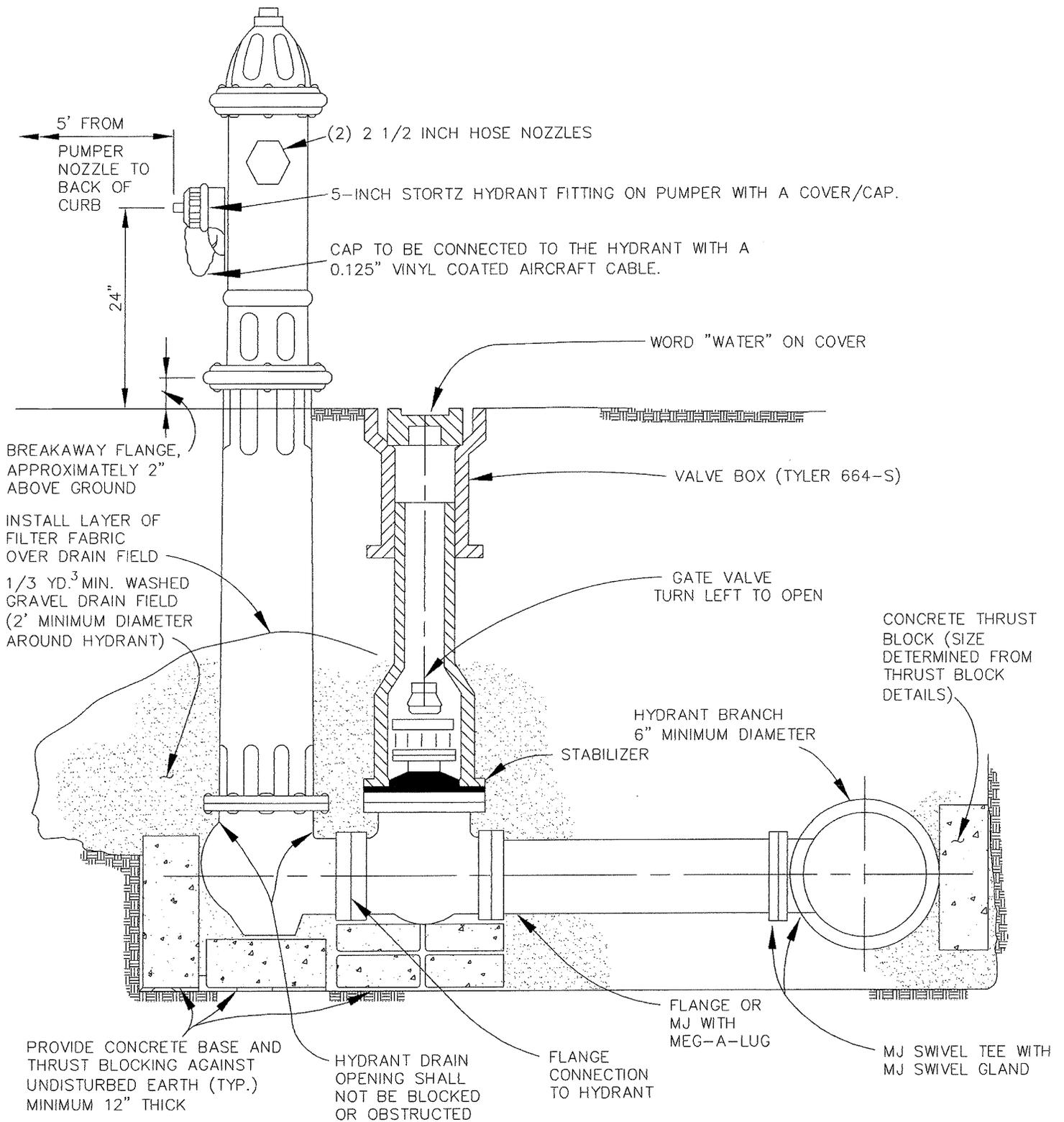
NOTE: WATER SERVICES OF 2" DIAMETER
TO REQUIRE FULL CIRCLE STAINLESS
STEEL TAPPING SADDLES, MUELLER "SS"
SERIES OR APPROVED EQUAL

NOTES:

1. TAPS AT ANGLES UP TO 90° WILL BE PERMITTED IF CONDITIONS DO NOT ALLOW TAPPING AT 45°.
2. TAPS MUST BE MADE 3 FEET FROM THE BELL OF THE PIPE WHERE TWO OR MORE TAPS ARE MADE, THEY MUST BE 18" APART.
3. SEWER SEPARATION REQUIREMENTS MUST BE SATISFIED IN ALL CASES.
4. CURB STOP COVER SHALL BE FLUSH WITH FINISHED GRADE.
5. CURB STOP SHALL NOT BE IN DRIVEWAY.
6. CURB STOP IS WITH COMPRESSION COUPLING FORD B44-444 FOR 1 1/2" FLARED COPPER, OR MUELLER EQUAL.
7. CURB STOP LID HAS 1 1/2" THREADED BRASS PENTAGON PLUG WITH WORD "WATER" IN RAISED LETTERS.

VILLAGE OF LEMONT		
WATER SERVICE CONNECTION		
12/10/01	NO. LS-24	REV. 2

REV. 6/23/08



NOTES:

1. HYDRANT TO HAVE A BREAKAWAY FLANGE
2. HYDRANT TO BE PAINTED TNEMEC GLOSS SAFETY GREEN
3. CONFORM TO AWWA C-502 EAST JORDAN 5BR-250, OR CLOW MEDALLION
4. HYDRANT VALVE TO BE SAME MANUFACTURER AS HYDRANT

REV. 4/07/14
 REV. 1/08/10
 REV. 5/12/09
 REV. 6/23/08

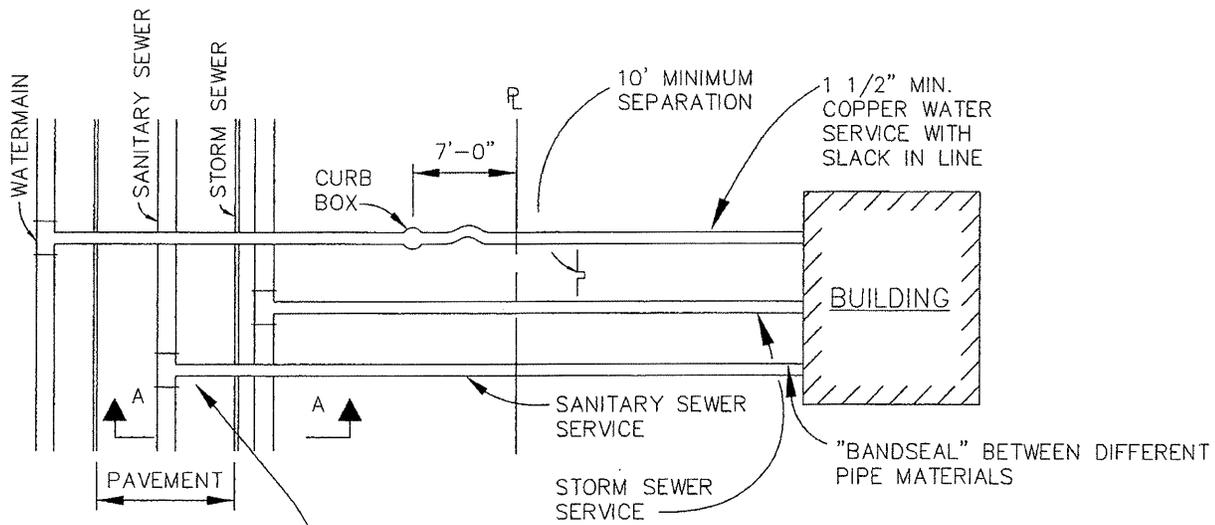
VILLAGE OF LEMONT

HYDRANT AND VALVE

12/10/01

NO. LS-25

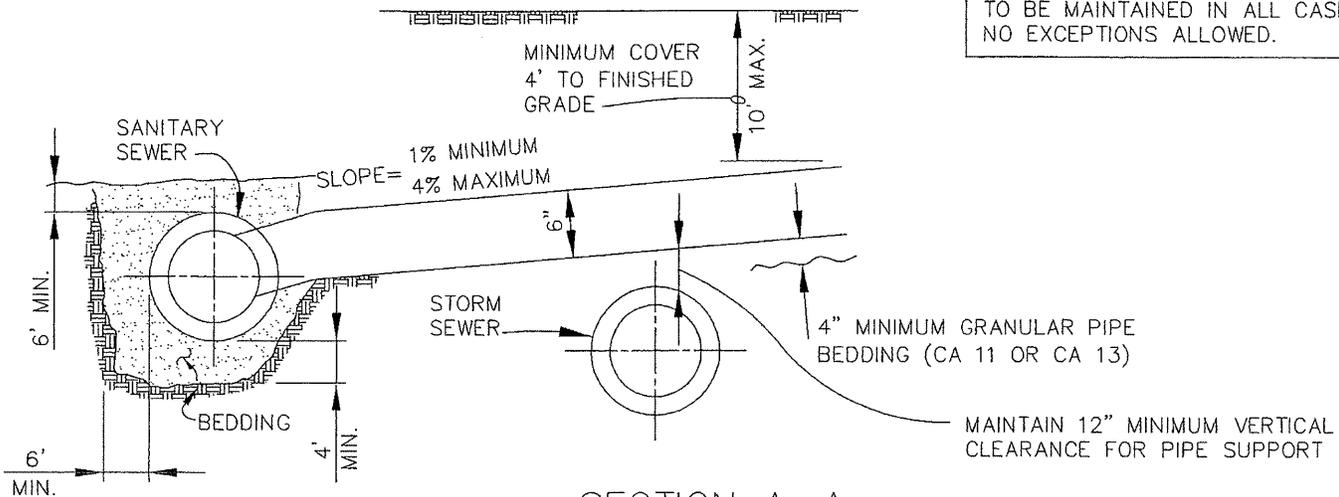
REV. 4



"BANDSEAL" BETWEEN DIFFERENT PIPE MATERIALS

PLAN VIEW

NOTE: 10" MINIMUM SEPARATION TO BE MAINTAINED IN ALL CASES. NO EXCEPTIONS ALLOWED.



SECTION A-A

NOTES:

1. NO SEWER CONNECTION THAT WOULD INTRODUCE STORM WATER, RAIN WATER, SURFACE OR ROOF RUNOFF, GROUND WATER SEEPAGE FROM TILE DRAIN, LIQUID PETROLEUM PRODUCTS OR FLAMMABLE LIQUIDS INTO THE SANITARY SEWER WILL BE ALLOWED.
2. ALL CROSSINGS OF WATER AND SEWER MUST BE IN ACCORDANCE WITH SEWER AND WATER SEPERATION REQUIREMENTS OF THE ILLINOIS EPA.
3. TRENCH CUTS TO BE RESTORED TO EXISTING CONDITIONS. DRIVEWAY, STREET OR SIDEWALK CROSSINGS TO BE FILLED TO THE SURFACE WITH COMPACTED GRANULAR MATERIAL, CA6. SEE TRENCH CUT RESTORATION DETAIL.
4. CONNECTION TO MAIN BY WYE OR SEWER TAP WITH METAL SLEEVE.
5. FERNCO (OR EQUAL) TYPE COUPLING SHALL BE USED IN THE CONNECTION OF SEWER PIPES OF DISSIMILAR MATERIALS.

MATERIAL ALLOWED

MATERIAL	PIPE SPEC.	JOINT SPEC.
6" P.V.C. PIPE SDR 26, PR	ASTM D-2241	ASTM D-3139
6" DUCTILE IRON PIPE CLASS 52, COATED OR CEMENT LINED	AWWA C151	AWWA C-111

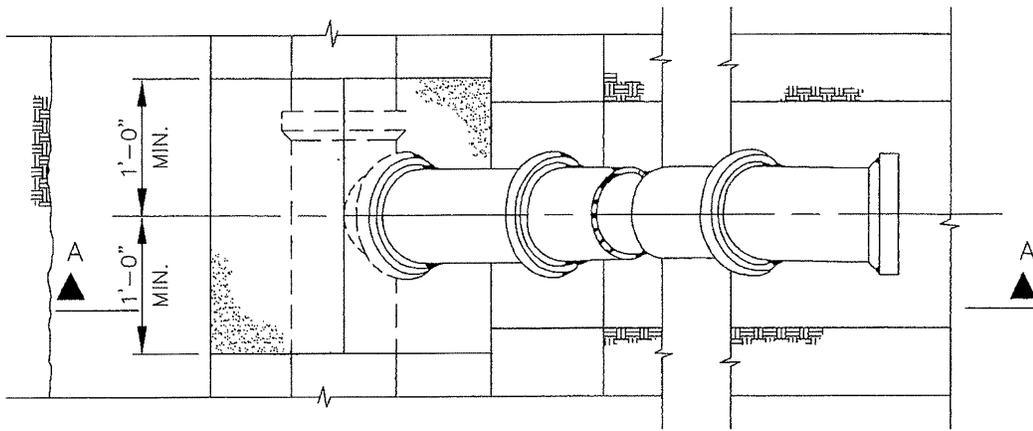
VILLAGE OF LEMONT SANITARY SEWER SERVICE CONNECTION

REV. 6/23/08

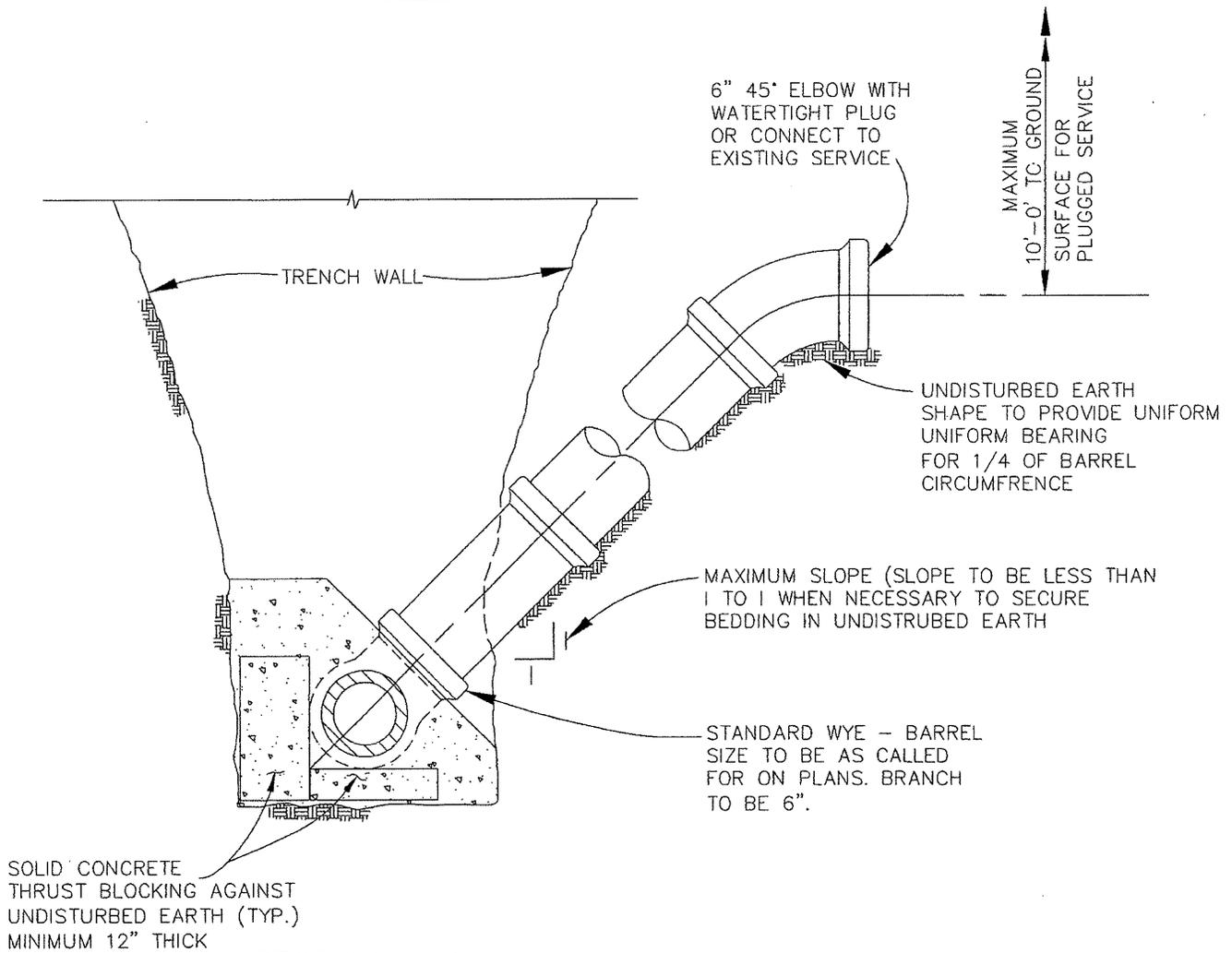
12/10/01

NO. LS-40

REV. 2



PLAN



SECTION A-A

VILLAGE OF LEMONT
SANITARY SERVICE RISER

REV. 6/23/08

12/10/01

NO. LS-41

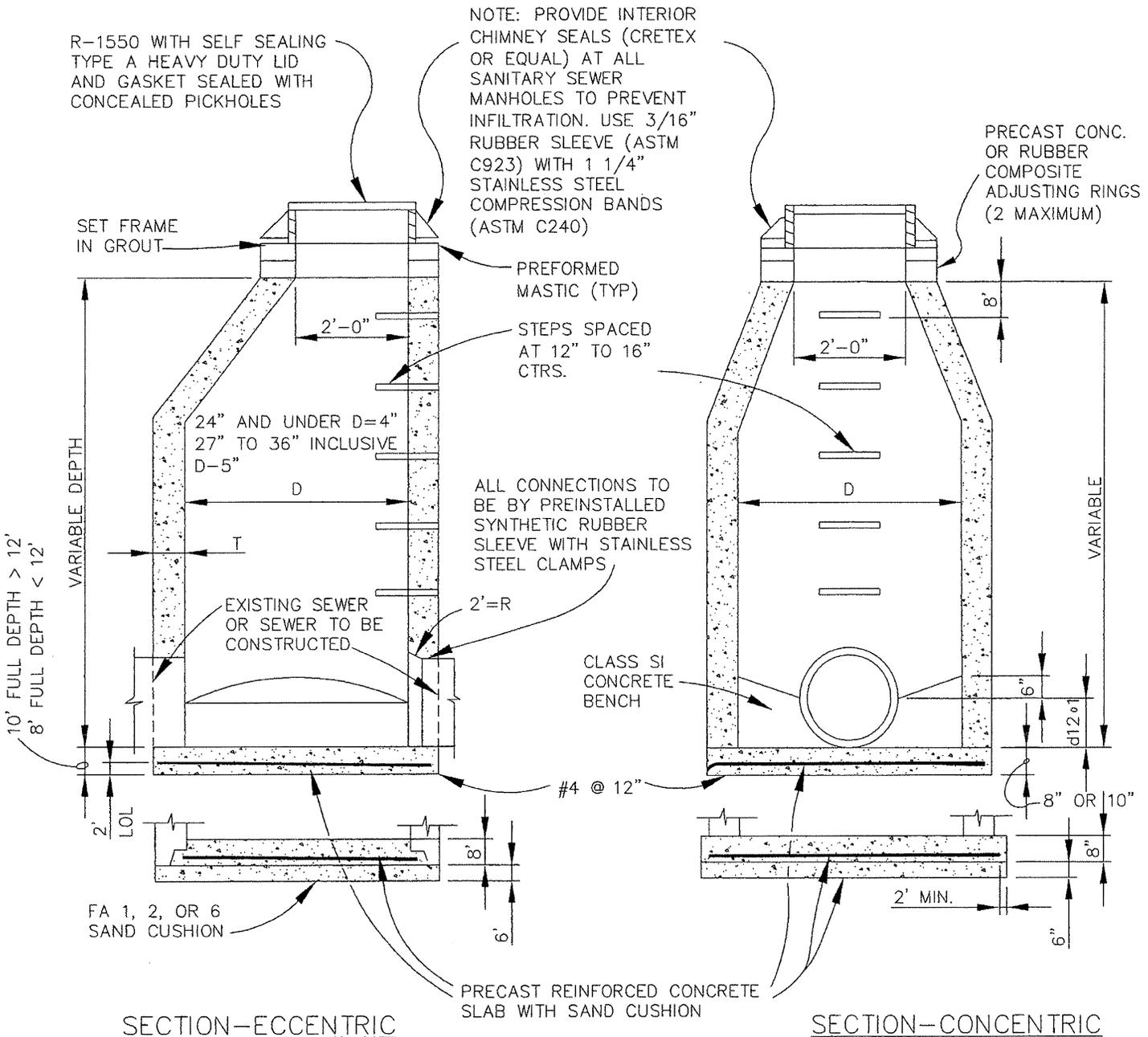
REV. 1

NOTES:

1. STEPS SHALL CONFORM TO THE REQUIREMENTS OF THE IDOT STANDARD SPECIFICATIONS.
2. PROVIDE CA-6 AGGREGATE BACKFILL AROUND MANHOLE TO SUBGRADE ELEVATION IN PAVED AREAS.
3. CASTINGS TO BE AS SPECIFIED IN THE STANDARD SPECIFICATIONS.
4. MANHOLE COVER SHALL BE EJIW NO. 1050 OR NEENAH R-1550 AND HAVE 2" RAISED LETTERS:
"SANITARY" AND "VILLAGE OF LEMONT"

NOTE: PROVIDE INTERIOR CHIMNEY SEALS (CRETEX OR EQUAL) AT ALL SANITARY SEWER MANHOLES TO PREVENT INFILTRATION. USE 3/16" RUBBER SLEEVE (ASTM C923) WITH 1 1/4" STAINLESS STEEL COMPRESSION BANDS (ASTM C240)

R-1550 WITH SELF SEALING TYPE A HEAVY DUTY LID AND GASKET SEALED WITH CONCEALED PICKHOLES

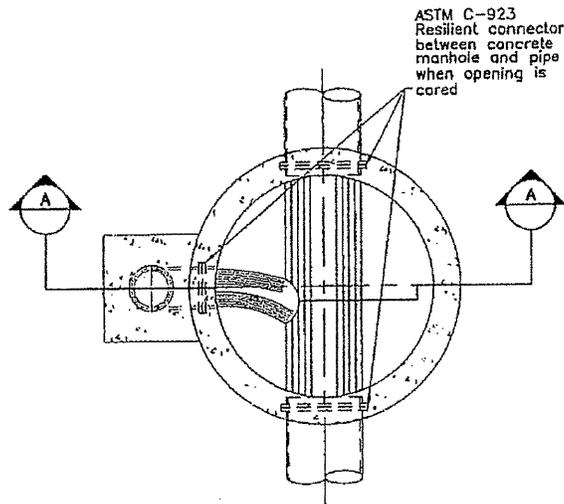


SECTION—ECCENTRIC

SECTION—CONCENTRIC

FOR DIAMETER, D= 4 ft. THICKNESS, T= 5 in.
 5 ft. 6 in.
 6 ft. 6 in.

VILLAGE OF LEMONT		
SANITARY MANHOLE		
REV. 6/23/08	12/10/01	NO. LS-42
		REV. 2



D ₁ (inches)	D ₂ (inches)
6	8
8	8
10	8
12	8
15	10
18	12
21	15
24	18

Section C-C

Notes:

D₂ shall be no smaller than two (2) nominal diameters less than D₁, but not less than 8".

Details and material for drop manhole shall be same as for standard manhole except for lateral sewer connection as shown.

Manhole to be cast-in-place concrete or Type "A" w/ precast concrete sections and bottom (as shown).

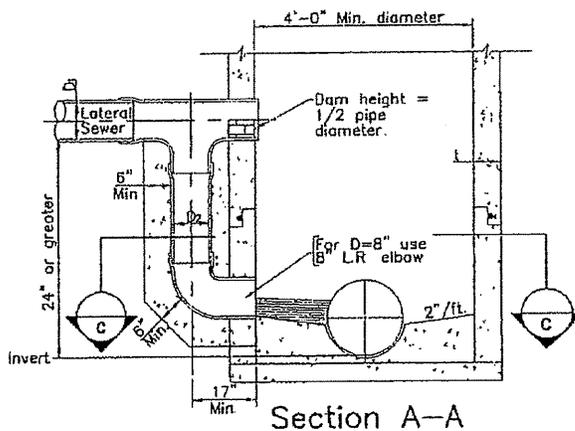
Invert of elbow to be placed even with the level of the bench.

Minimum wall thickness "t" for drop manhole:

- a. 6" for cast-in-place concrete
- b. 1/12 manhole diameter for precast concrete.

Concrete for encasement shall be 3000 psi @ 28 days, minimum.

Manhole steps are omitted for clarity.



Section A-A

Standard Drop Manhole

METROPOLITAN WATER RECLAMATION
DISTRICT OF GREATER CHICAGO
ENGINEERING DEPARTMENT
10-02 Local Sewer Systems JRR:SDO

VILLAGE OF LEMONT

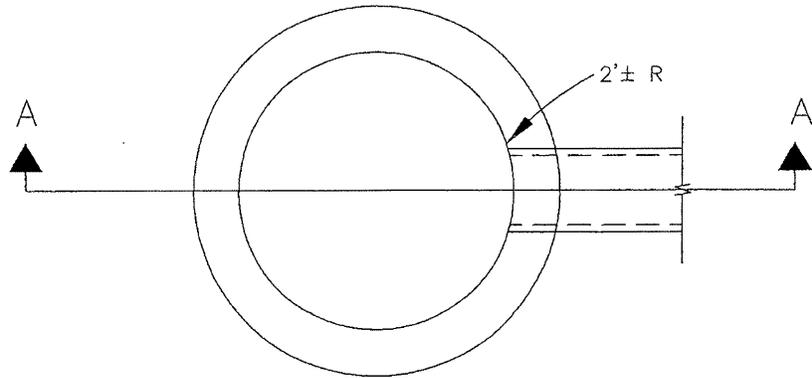
DROP PIPE ASSEMBLY

REV. 6/23/08

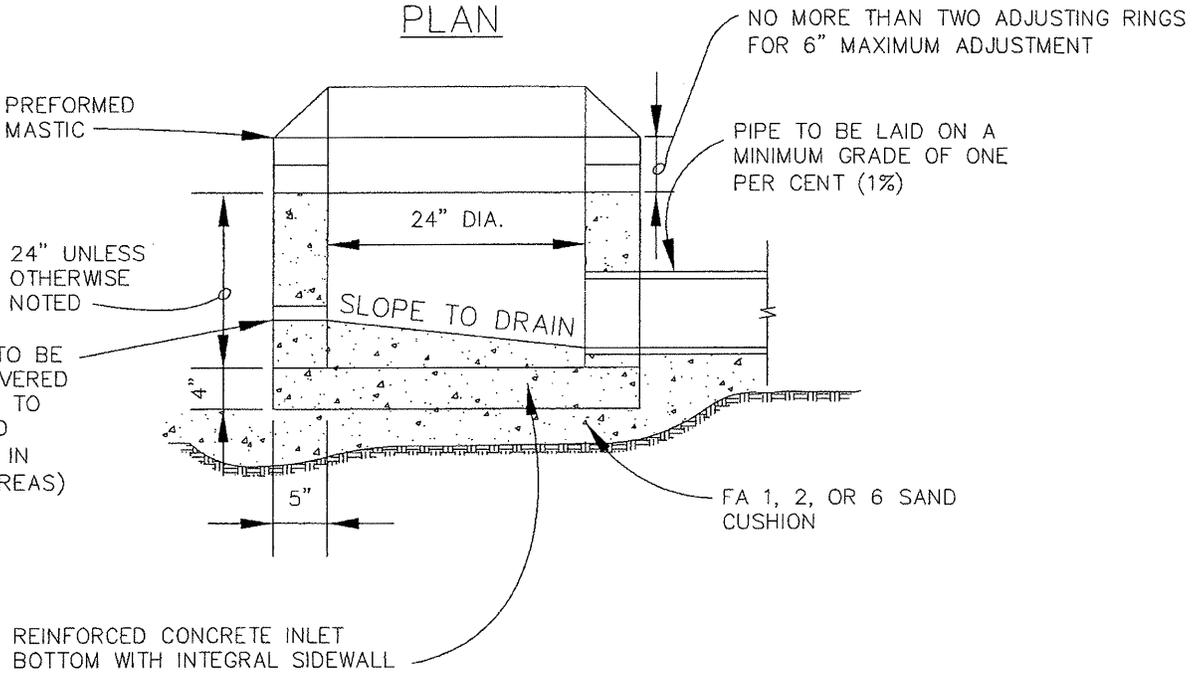
12/10/01

NO. LS-43

REV. 1



PLAN



NOTE: LIFT HOLES TO BE LEFT OPEN AND COVERED WITH FILTER FABRIC TO FACILITATE ROADBED DRAINAGE. (EXCEPT IN COMBINED SEWER AREAS)

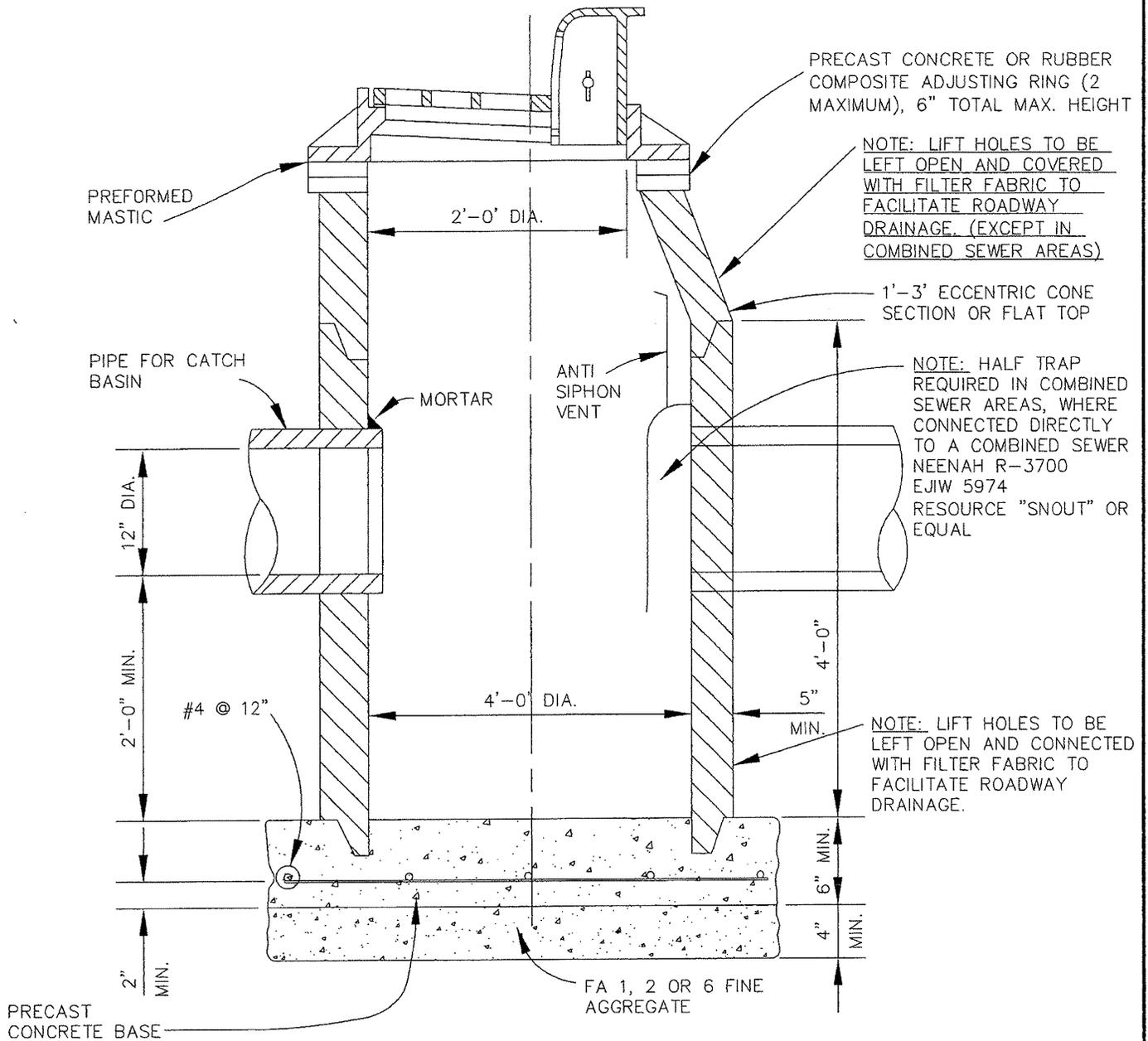
SECTION A-A

NOTE:

1. PROVIDE CA-6 AGGREGATE BACKFILL AROUND INLET TO SUBGRADE ELEVATION IN PAVED AREAS AND DETENTION AREAS
2. ALL CASTINGS SHALL INCORPORATE THE "DRAINS TO RIVERS" LOGO PER STANDARD NO. LS-71 OR LS-73 (OR APPLICABLE)

VILLAGE OF LEMONT		
INLET, TYPE A		
12/10/01	NO. LS-60	REV. 2

REV. 6/23/08



NOTES:

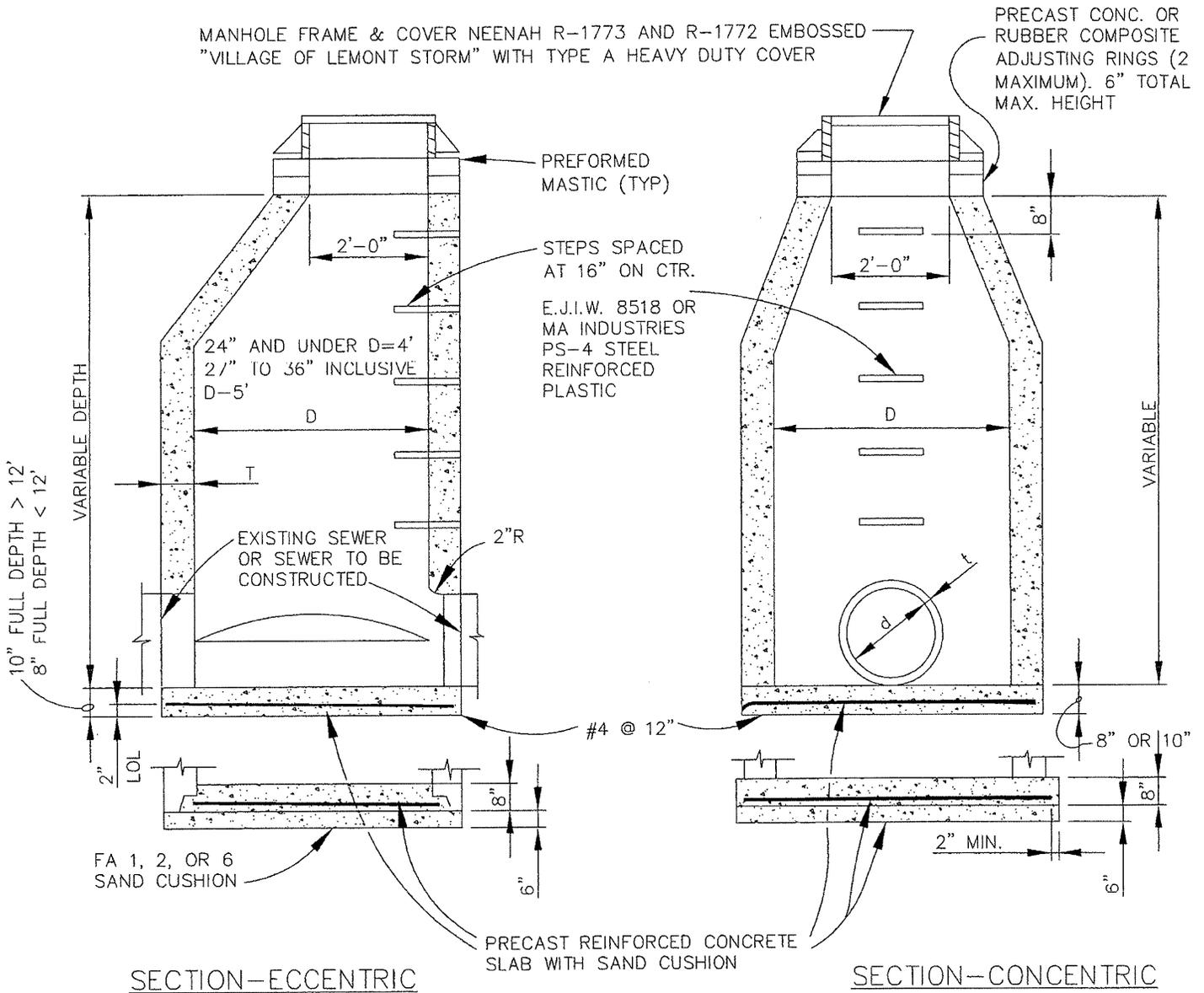
1. PROVIDE CA-6 AGGREGATE BACKFILL AROUND CATCH BASIN TO SUBGRADE ELEVATION.
2. CATCH BASINS ARE TO BE USED IN PAVED AREAS ONLY. FOR PRECAST REINFORCING FOR FLAT SLAB TOPS SEE I.D.O.T. STANDARD 2354-1.
3. FRAME AND GRATE EAST JORDAN 7210, NEENAH R-3281 A OR EQUAL FOR STANDARD BARRIER CURB AND EAST JORDAN 7525 OR NEENAH R-3501 P, OR EQUAL FOR ROLLED CURB. NEENAH R-3281-AL FOR VANED GRATE USE.
4. ALL CASTINGS SHALL INCORPORATE THE "DRAINS TO RIVERS" LOGO PER STANDARD NO. LS-71

VILLAGE OF LEMONT		
CATCH BASIN TYPE A		
12/10/01	NO. LS-61	REV. 1

REV. 6/23/08

NOTES:

PROVIDE CA-6 AGGREGATE BACKFILL AROUND MANHOLE TO SUBGRADE ELEVATION IN PAVED AREAS.
LIFT HOLES HOLES ON MANHOLES TO BE SEALED WITH CONCRETE PLUG AND MASTIC.



FOR DIAMETER, D= 4 ft. THICKNESS, T= 5 in.
5 ft. 6 in.
6 ft. 6 in.

VILLAGE OF LEMONT

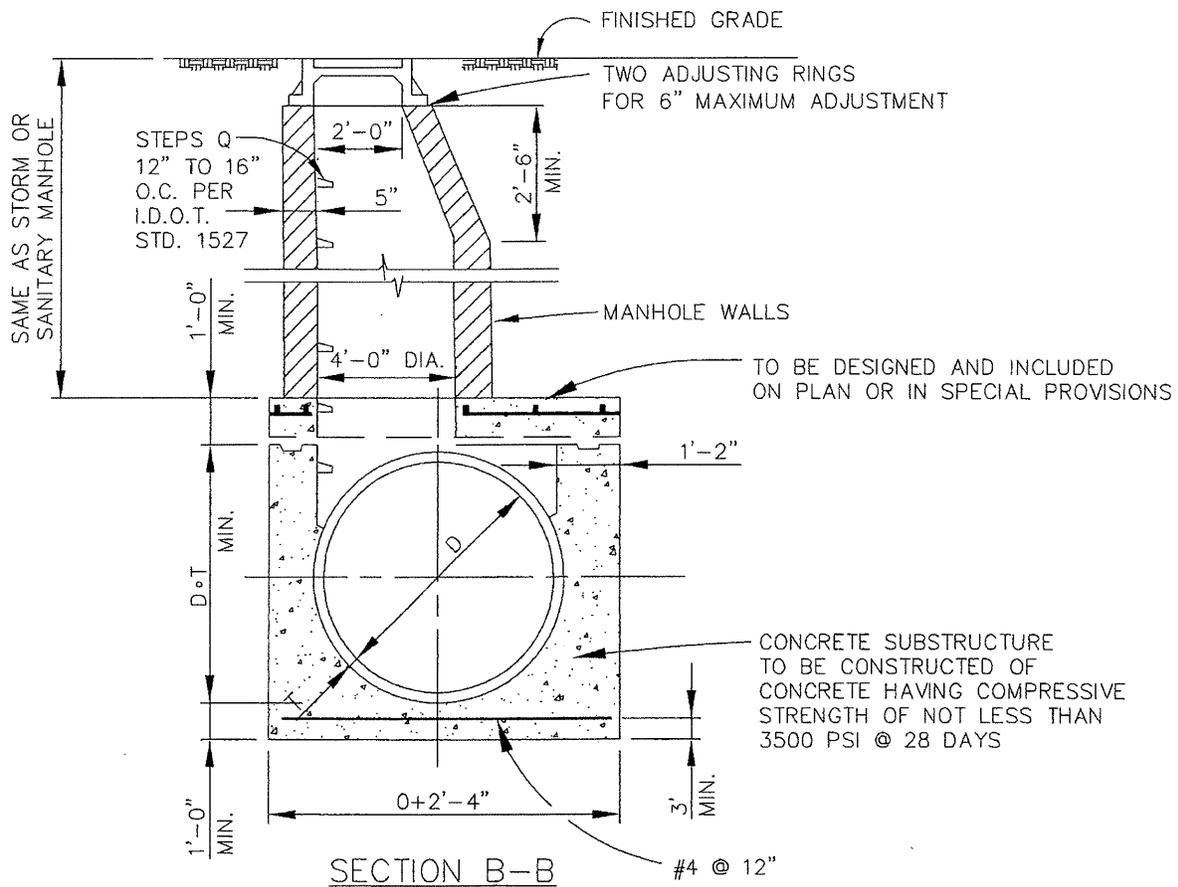
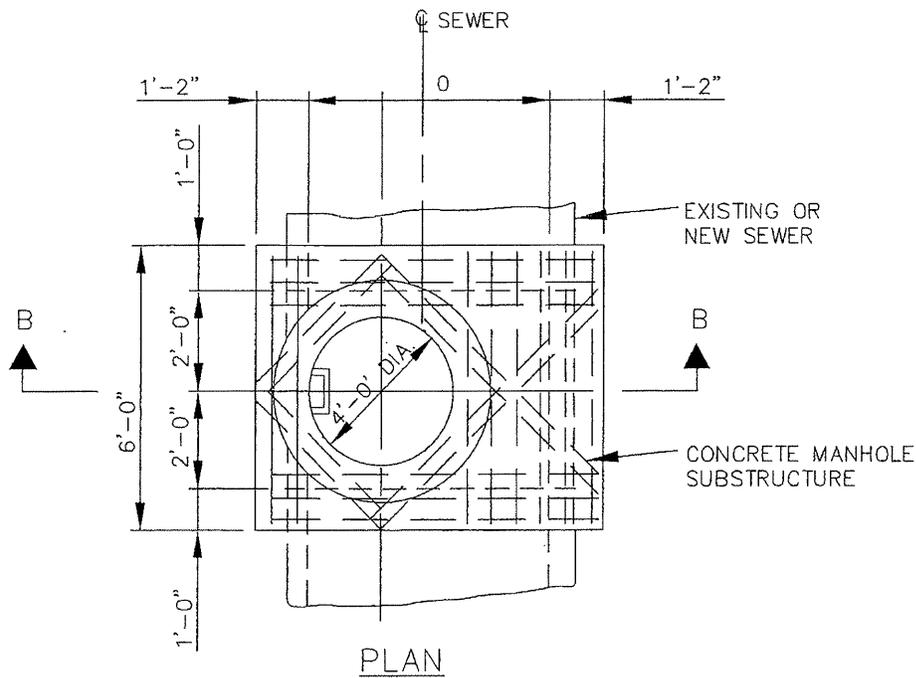
STORM MANHOLE

REV. 6/23/08

12/10/01

NO. LS-62

REV. 1



NOTE:

1. PROVIDE CA-6 AGGREGATE BACKFILL AROUND MANHOLE TO SUBGRADE ELEVATION IN PAVED AND DETENTION AREAS.

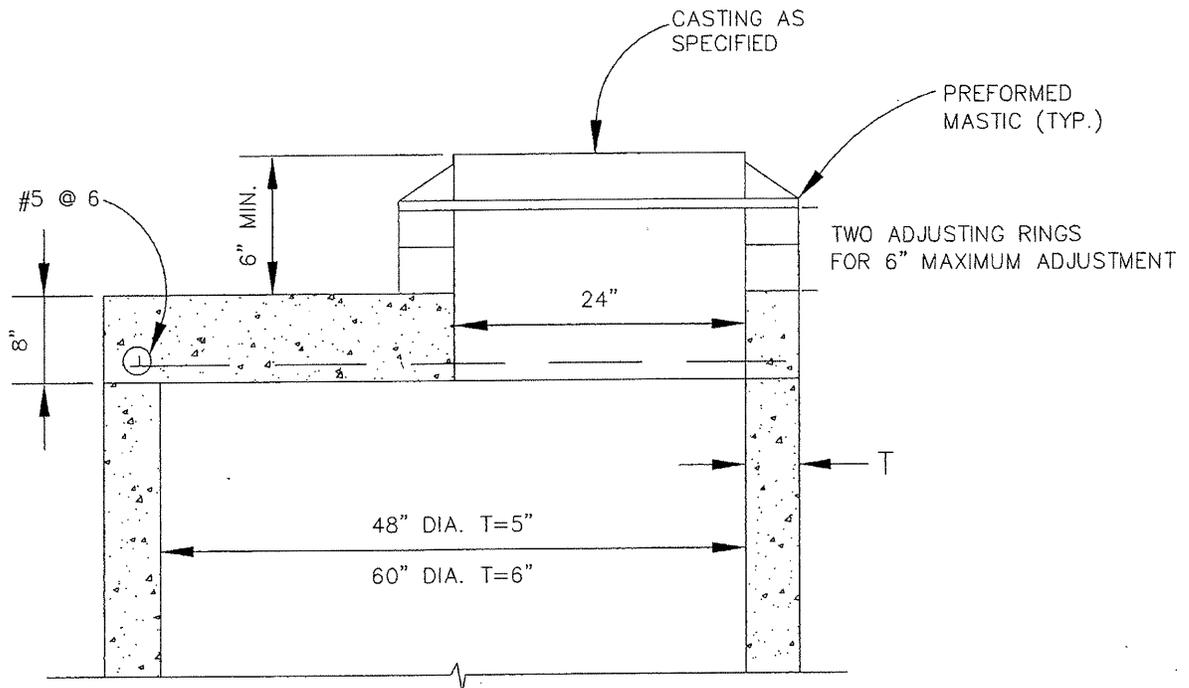
VILLAGE OF LEMONT
STORM WATER MANHOLE FOR
SEWERS LARGER THAN 42"

REV. 6/23/08

12/10/01

NO. LS-63

REV. 1

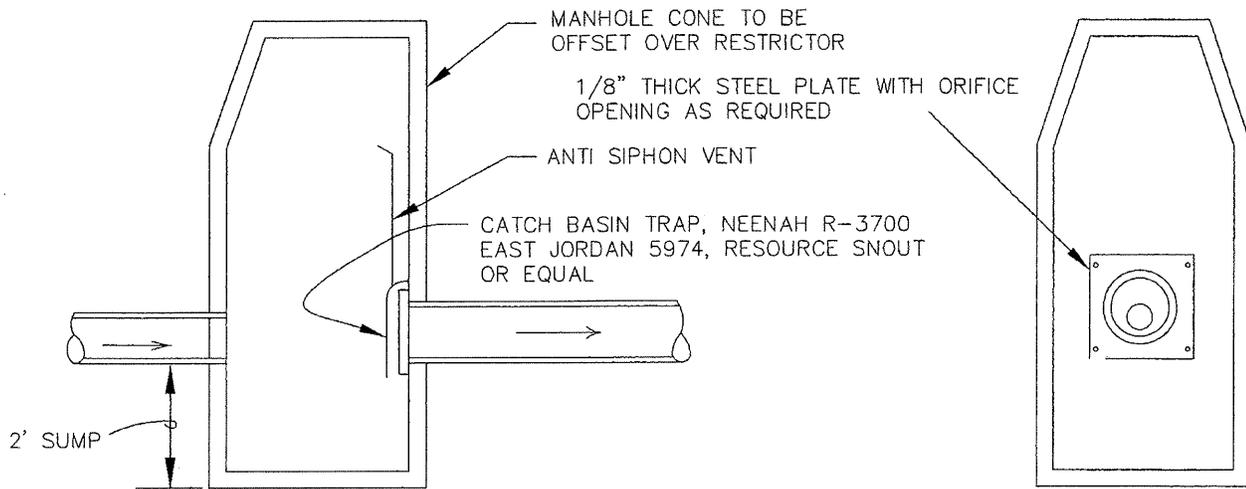


FLAT SLAB TOP FOR STORM MANHOLE

NOTE:

1. FOR PRECAST REINFORCING FOR FLAT SLAB TOPS FOR MANHOLES, CATCH BASINS, AND VALVE VAULTS. SEE IDOT STANDARD 2354-I

VILLAGE OF LEMONT		
FLAT SLAB MANHOLE TOP		
REV. 6/23/08	12/10/01	NO. LS-64
		REV. 1

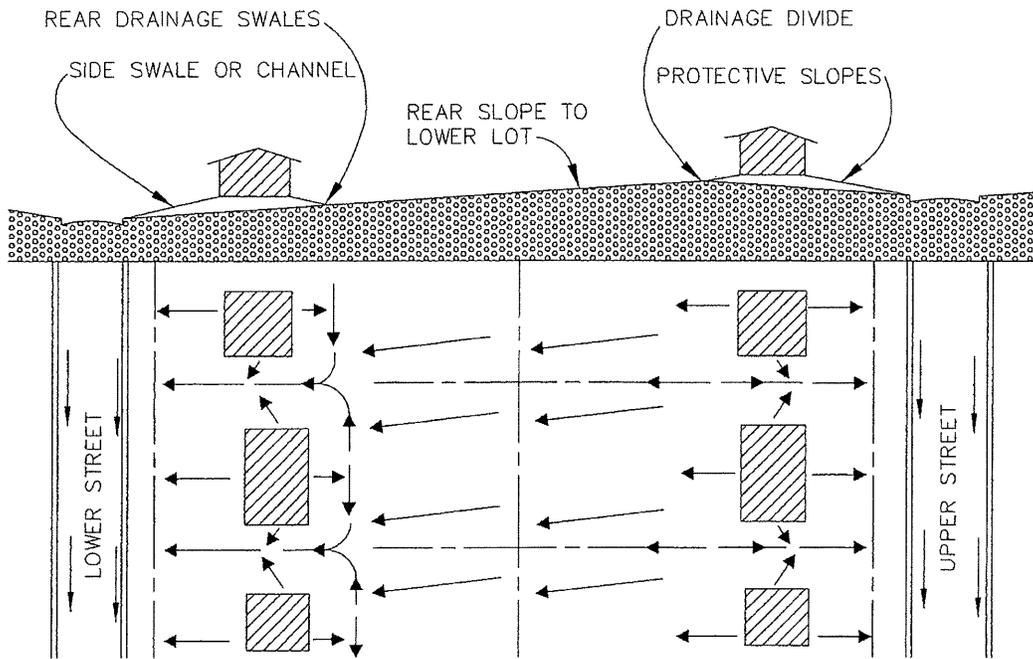


MANHOLE OR CATCH BASIN WITH RESTRICTOR PLATE

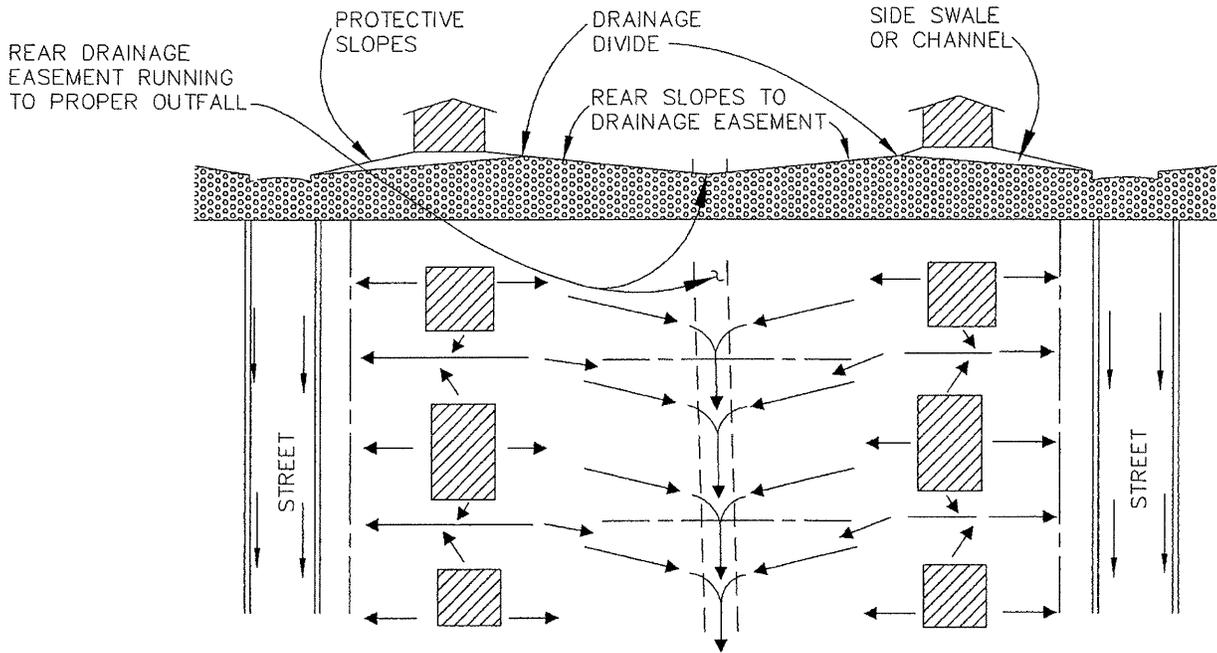
NOTES:

1. ORIFICE PLATE IS TO BE CURVED TO CONFORM WITH WALL OF CATCH BASIN
2. PROVIDE GASKET BEHIND PLATE AND CAULK PERIMETER FOR WATERTIGHT SEAL
3. PROVIDE 3/8" ANCHORS AND BOLTS TACK WELDED TO ORIFICE PLATE
4. RESTRICTORS MAY NOT BE INSTALLED IN FLARED END SECTION

VILLAGE OF LEMONT		
STORM WATER RESTRICTOR		
REV. 6/23/08	12/10/01	NO. LS-65
		REV. 1



GENTLE CROSS SLOPE



REAR LOT LINE DRAINAGE

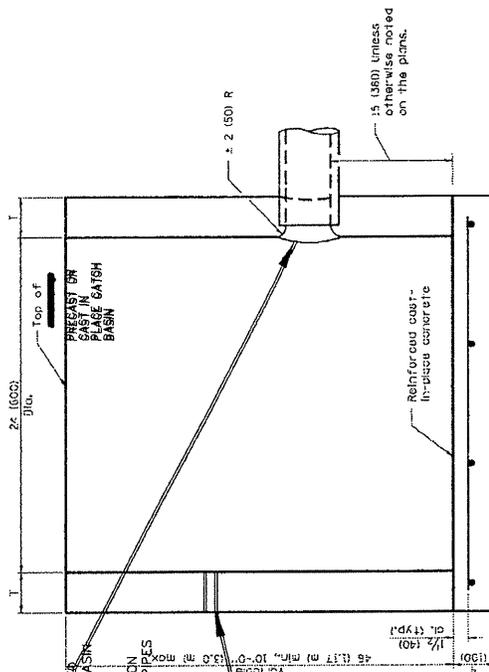
NOTES:

1. MINIMUM 2% SLOPE
2. MAX. 25% (4:1)

VILLAGE OF LEMONT		
TYPICAL RESIDENTIAL GROUPING		
12/10/01	NO. LS-66	REV. 1

REV. 6/23/08

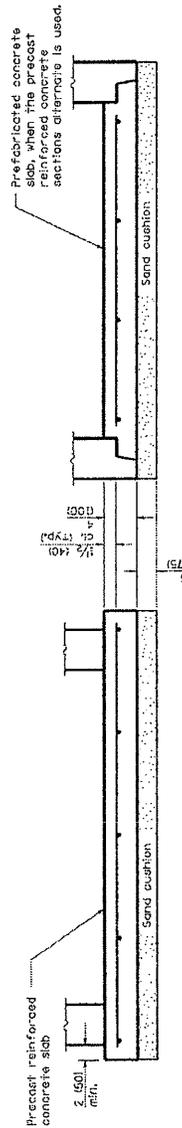
ALTERNATE MATERIALS FOR WALLS	T (Info)
Precast Reinforced Concrete Section	3
Concrete Masonry	5
Cast-in-Place Concrete	5
Brick Masonry	8



A FLEXIBLE WATER-TIGHT BOTTOM-COMPARTMENTING IN THIS BASIN SHALL BE PROVIDED BY THE CONTRACTOR. STERILIZED POLYETHYLENE OR EPDM LINING SHALL BE USED TO PREVENT LEAKAGE OF SEWAGE. ALL JOINTS SHALL BE PROPERLY SEaled. EXISTING REPAIRS SHALL BE REPAIRS AS REQUIRED.

LEFT HOLES TO BE LEFT OPEN AND COVERED WITH FILTER FABRIC TO FACILITATE ROSSING OR WASHING (EXCEPT IN COMBINED SEWER AREAS)

ELEVATION



ALTERNATE BOTTOM SLAB

GENERAL NOTES

Bottom slabs shall be reinforced with a minimum of 0.27 sq. in./ft. (570 sq. mm/ft) in both directions with a maximum spacing of 9" (230 mm).
 Bottom slabs may be connected to the riser as determined by the fabricator; however, only a single row of reinforcement around the perimeter may be utilized.
 All dimensions are in inches (millimeters) unless otherwise shown.

DATE	REVISIONS
1-1-11	Detailed reinf. in slabs.
	Added max. limit to height.
	Added general notes.
1-1-09	Switched units to English (metric).

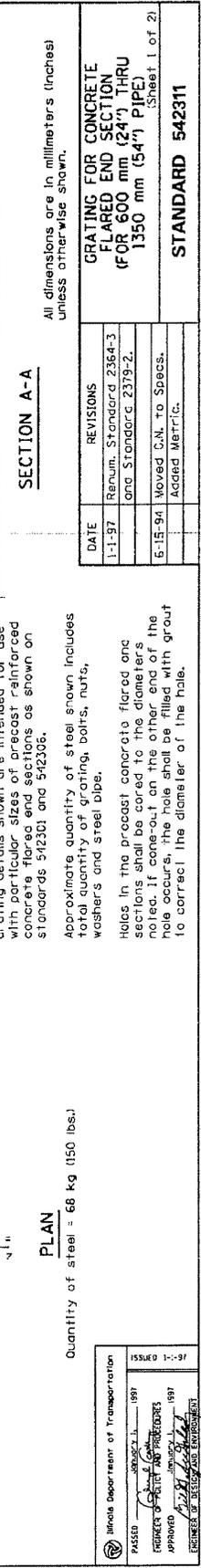
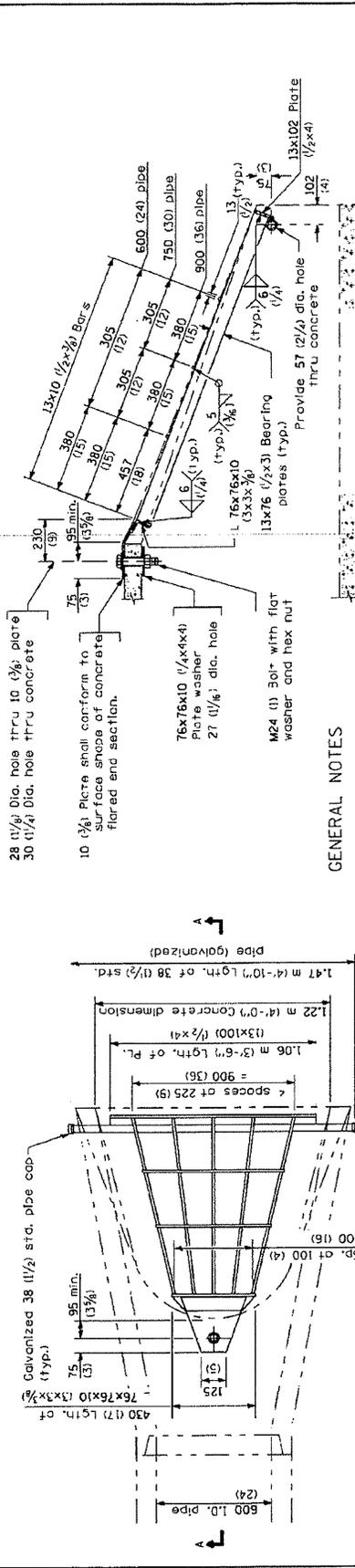
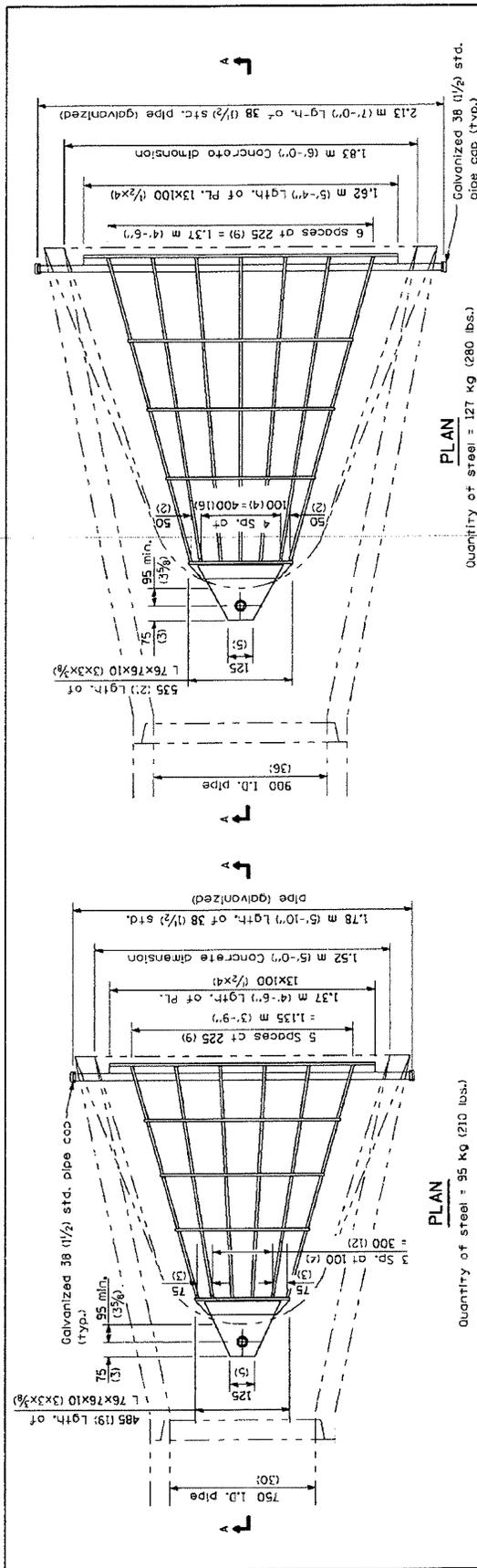
CATCH BASIN TYPE C

STANDARD 602011-02

City of Lemont Department of Transportation
 PASSED: [Signature] 1/11/13
 ENGINEER: [Signature] 1/11/13
 APPROVED: [Signature] 1/11/13
 PROJECT: [Signature] 1/11/13
 ISSUED: 1-11-13
 PROJECT: DESIGN AND CONSTRUCTION

VILLAGE OF LEMONT
 CATCH BASIN TYPE C
 12/10/01 NO. LS-68 REV. 2

REV. 2/27/13



GENERAL NOTES

Grating details shown are intended for use with particular sizes of precast reinforced concrete flared end sections as shown on standards 542301 and 542305.

Approximate quantity of steel shown includes total quantity of grating, bolts, nuts, washers and steel plate.

Holes in the precast concrete flared end sections shall be cored to the diameters noted, if core-out on the other end of the hole occurs, the hole shall be filled with grout to correct the diameter of the hole.

REVISIONS

DATE	REVISIONS
1-1-97	Revised Standard 236A-3 and Standard 2379-2.
6-15-94	Moved C.N. to Spacs.
	Added metric.

GRATING FOR CONCRETE FLARED END SECTION (FOR 600 mm (24") THRU 1350 mm (54") PIPE)

STANDARD 542311

All dimensions are in millimeters (inches) unless otherwise shown.

VILLAGE OF LEMONT

GRATING FOR CONCRETE FLARED END SECTION

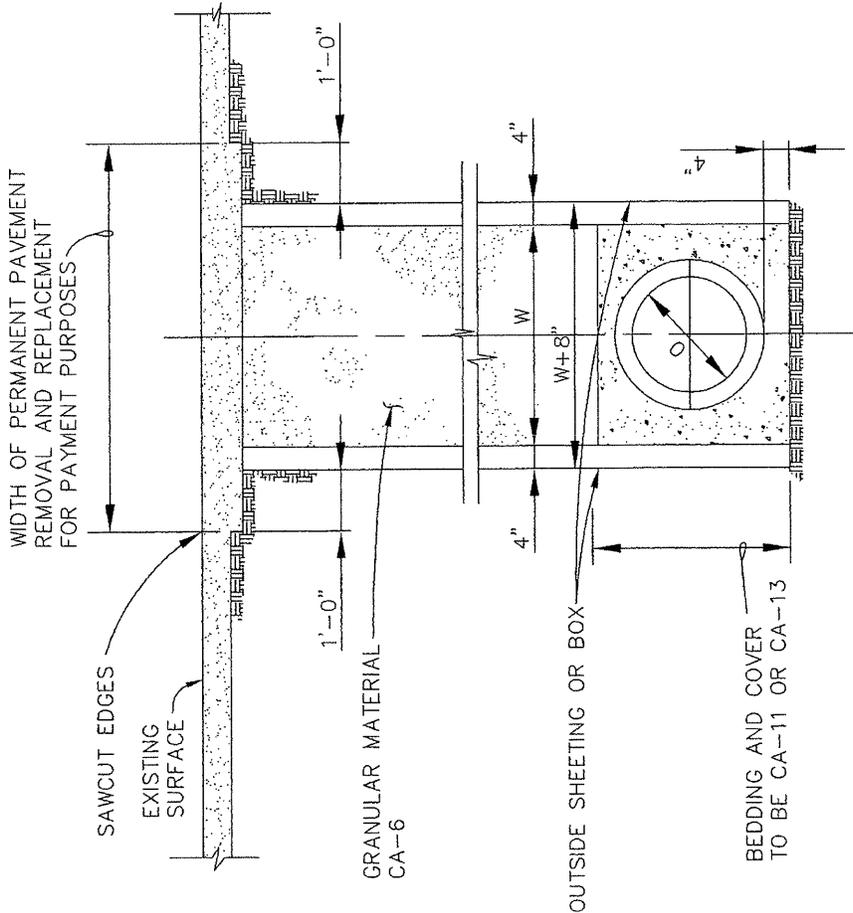
REV. 4/08/14
REV. 2/27/13

12/10/01 NO. LS-69 REV. 3

Illinois Department of Transportation
ISSUED 12/10/01
DESIGNED BY [Signature]
CHECKED BY [Signature]
APPROVED BY [Signature]
ISSUED 1-1-97
PROJECT ENGINEER

NOTES:

1. TRENCH WIDTH - MINIMUM TO COMPLY WITH OSHA SAFETY STANDARDS.
2. REINFORCING OF RESTORED PAVEMENT MUST MATCH EXISTING.
3. RESTORATION TO ORIGINAL SURFACE REQUIRED. NO CONCRETE PATCHES ON ASPHALT ROADS.
4. STREETS MUST REMAIN OPEN TO TRAFFIC. WORK ON ONLY ONE HALF OF STREET ALLOWED AT A TIME.
5. CONTRACTORS SHALL ERECT AND MAINTAIN SUFFICIENT AND SUITABLE SIGNS AND BARRICADES DURING AND AFTER CONSTRUCTION.
6. STREETS SHALL BE RESTORED TO THEIR ORIGINAL CONDITION WITHIN 72 HOURS FROM THE TIME THE WORK COMMENCED. STREET OPENINGS SHALL BE BACKFILLED WITH APPROVED GRANULAR MATERIAL AND A TEMPORARY PAVEMENT SURFACE OF COMPACTED, COLD ASPHALT MATERIAL SHALL BE INSTALLED WITHIN 24 HOURS FROM THE TIME THE WORK COMMENCED.
7. A MINIMUM OF 24 HOURS NOTICE MUST BE GIVEN TO THE VILLAGE BEFORE BACKFILLING AND RESTORATION WORK ARE COMMENCED.
8. RESTORED PAVEMENT TO MEET EXISTING PAVEMENT OR THE FOLLOWING MINIMUMS:
 --FOR PCC PAVEMENT USE MINIMUM OF 8" CLASS SI CONCRETE.
 --FOR HOT MIX ASPHALT PAVEMENT USE MINIMUM OF 7" PCC CONCRETE BASE COURSE AND 2" HOT MIX ASPHALT CONCRETE SURFACE COURSE MIXTURE C, N50.



MAXIMUM TRENCH WIDTH W+8"	3'-2"	3'-2"	3'-2"	3'-4"	3'-6"	3'-10"	4'-4"	4'-8"
INSIDE DIAMETER OF CONDUIT IN INCHES "D"	6	8	10	12	15	18	21	24

VILLAGE OF LEMONT

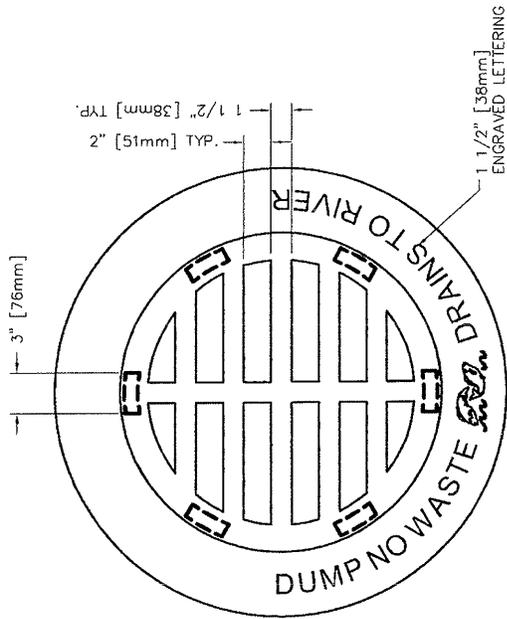
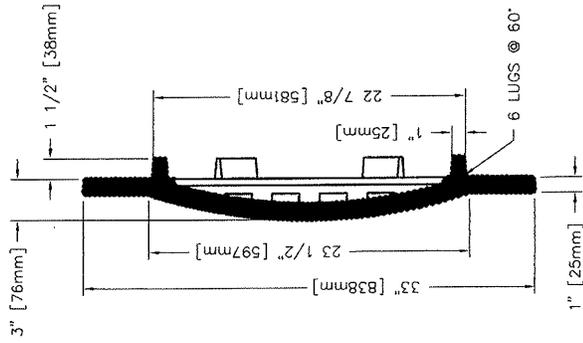
UTILITY STREET CUTS

REV. 6/23/08

12/10/01

NO. LS-70

REV. 1



NOTE: ALL DIMENSIONS SHOWN ARE IN ENGLISH AND [METRIC]
 MATERIAL: CAST GRAY IRON ASTM A-48, CLASS 35B
 FINISH: NO PAINT
 WEIGHT: 181#

DR.	SCALE	TITLE
CH.	1/8" = 1"	
APP.	DN. CHK.	
DATE		

NEENAH
 FOUNDRY COMPANY
 NEENAH, WISCONSIN 54956

B

CAD DWG. REF: 1

PAGE
5
OF
5

VILLAGE OF LEMONT

BEEHIVE GRATE

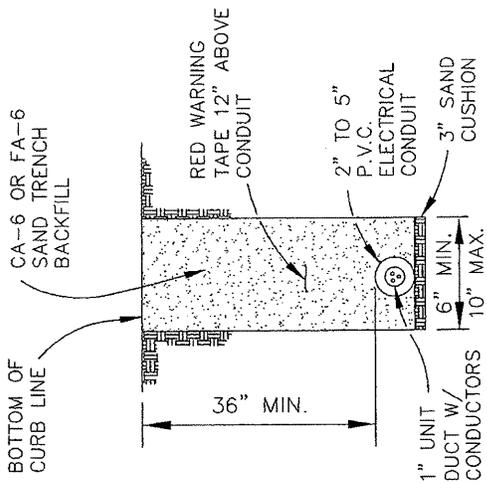
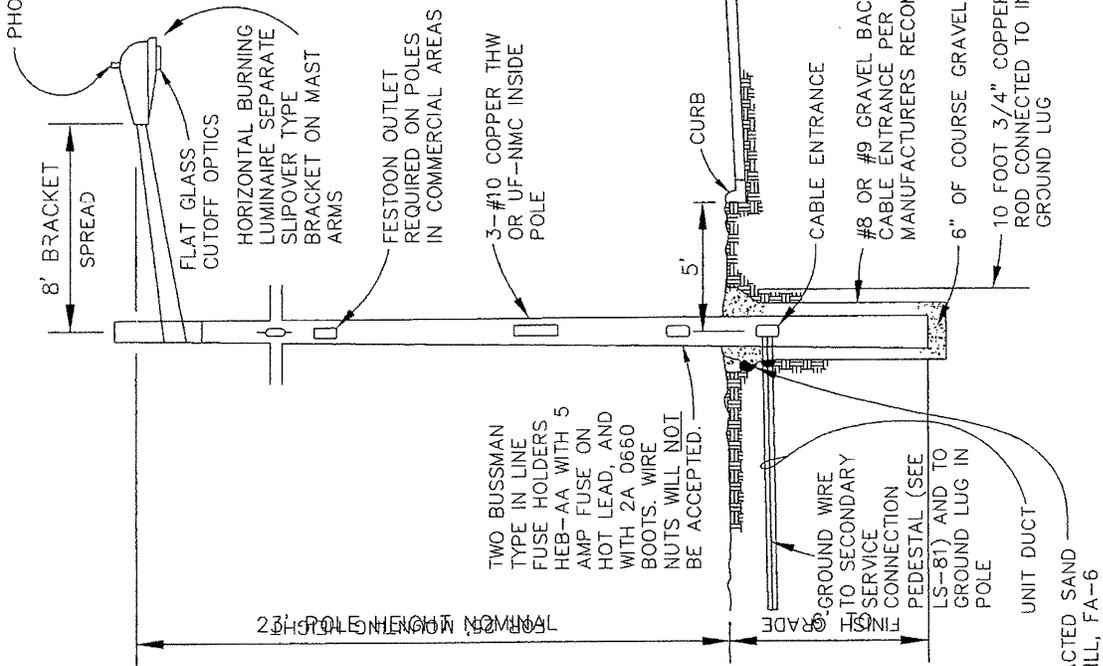
REV. 4/08/14
 REV. 6/23/08

10/07	NO. LS-71e	REV. 1
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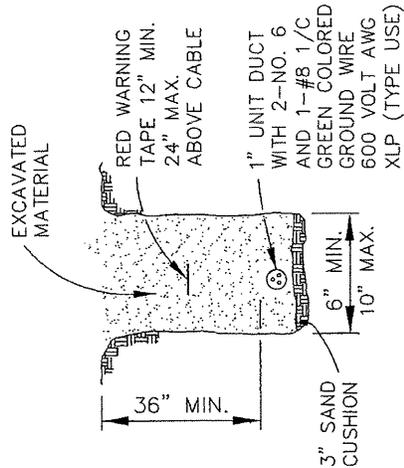
STREET LIGHTING

1. STREET LIGHTING SHALL BE INSTALLED IN ACCORDANCE WITH THE CURRENT SERVICE RULES AND POLICIES OF COMMONWEALTH EDISON CO.
2. 250 WATT LUMINARIES SHALL BE METAL HALIDE 120 VOLT, GENERAL ELECTRIC M250A2 POWR/DOOR W/ CUTOFF OPTICS OR EQUAL. POLES SHALL BE AMERON CENTRECON CONCRETE POLE #ME07-114-MOAD8 6'-0" PRECAST BUTT AND A 8'-0" ALUMINUM DAVIT TYPE ARM FOR A 2 INCH SLIPFITTER.

3. STREET CROSSINGS OF ELECTRICAL CONDUIT OR THE STREET LIGHTING SYSTEM SHALL BE SUBJECT TO THE FOLLOWING REQUIREMENTS:
 - a. ALL STREET CROSSINGS OF CONDUCTOR AND / OR CABLE WILL BE INSTALLED IN SCHEDULE 40, HEAVY WALL RIGID PVC CONDUIT OR GALVANIZED STEEL OF SIZE REQUIRED BY C.E.C. TO ACCOMMODATE CONDUCTION UML 27
 - b. DUCT SHALL EXTEND A MINIMUM OF FOUR (4) FEET BEYOND THE BACK OF CURB ON EACH SIDE OF STREET.
 - c. DUCT SHALL BE CAPPED AT BOTH ENDS.



PAVEMENT CROSSING



TRENCH BURIAL

23' STREET LIGHTING STANDARD

CABLE BURIAL DETAIL

VILLAGE OF LEMONT

STREET LIGHTING

REV. 2/07/10
REV. 6/23/08

12/10/01

NO. LS-80

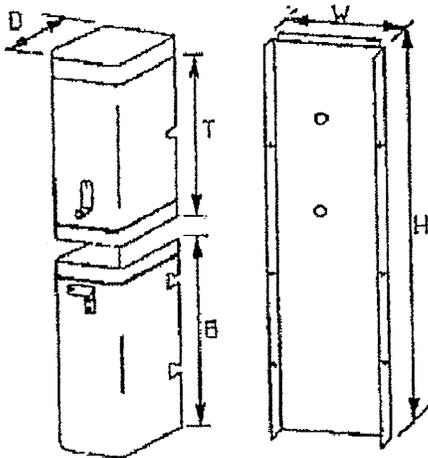
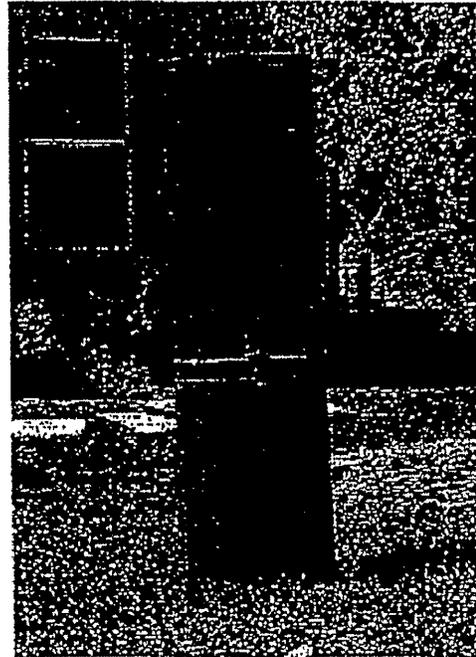
REV. 3

SECONDARY SERVICE CONNECTION PEDESTALS

B-3

FEATURES:

- 14 gauge 235 mill galvanized steel with 12 gauge hasp
- Powder coated paint
- Stainless rivets
- Safety ribs provide strength and more secure unit
- Rounded front
- Recessed pentalock feature available upon request.
- A quality product for 40 years



CAT#	D	W	T	B	H	COMMENTS
202-3 DOME	7-1/2	7-1/2	20-5/8	20-5/8	38	Standard Unit
202-3C	7-1/2	7-1/2	20-5/8	20-5/8	38	Swinging Knockout
202-3CPHB	7-1/2	7-1/2	21	28	46	Pentalock + Swinging Knockout
204-38	10-1/2	10-1/2	21-1/8	18	38	Standard 10 1/2 x 10 1/2
204-38C	10-1/2	10-1/2	21-1/8	18	38	Swinging Knockout
204-38CPH	10-1/2	10-1/2	21-1/8	18	38	Pentalock + Swinging Knockout
203-5PH	10-1/2	10-1/2	15-3/4	13-1/4	28	
208-44R	10-1/2	10-1/2	21-1/8	24	44	

VILLAGE OF LEMONT
CONNECTION PEDESTALS
1 OF 2

REV. 4/08/14
REV. 6/23/08

10/07

NO. LS-81a

REV. 2

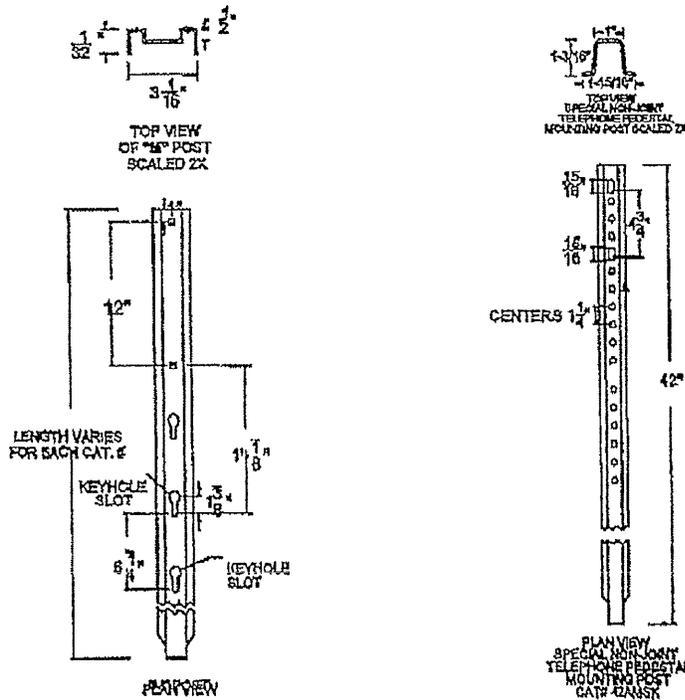
PEDESTAL MOUNTING POSTS page B-6

EMCO joint pedestal mounting posts are available in one basic shape, the "M" Channel. Common lengths are 72", 78" and 84". Stocked posts are hot dip galvanized. Painted posts are available on special order. Note: special non-joint hot dipped galvanized telephone pedestal mounting posts, Cat# 42AM6K are also available (see drawing below).

EMCO Joint Pedestal Mounting Posts

CAT#	LNQTH	DESCRIPTION	LBS
13MAC72	72"	M Shape, 13 GA Hot Dip Galv, T Slotted Sides (p B-7)	10.3
13M542HW	42"	M Shape, 13 GA Hot Dip Galv, T Slotted Sides (p B-8)	6
13MHK34	34"	M Shape, 13 GA Hot Dip Galv	3
13MHK72	72"	M Shape, 13 GA Hot Dip Galv	10.3
13MHK84	84"	M Shape, 13 GA Hot Dip Galv	12
1472SF	72"	M Shape, 13 GA Paint Seafoam Green	10.3
1478SF	78"	M Shape, 13 GA Paint Seafoam Green	11.2
1484DRG	84"	M Shape, 13 GA Paint Dark Green	12

Note: Mounting hardware configuration currently under revision.



ELECTRICAL MATERIALS COMPANY

145 ELIZABETH LANE, GENOA CITY, WI 53128.
(262) 279-3812 FAX (262) 279-6824

VILLAGE OF LEMONT
CONNECTION PEDESTALS
2 OF 2

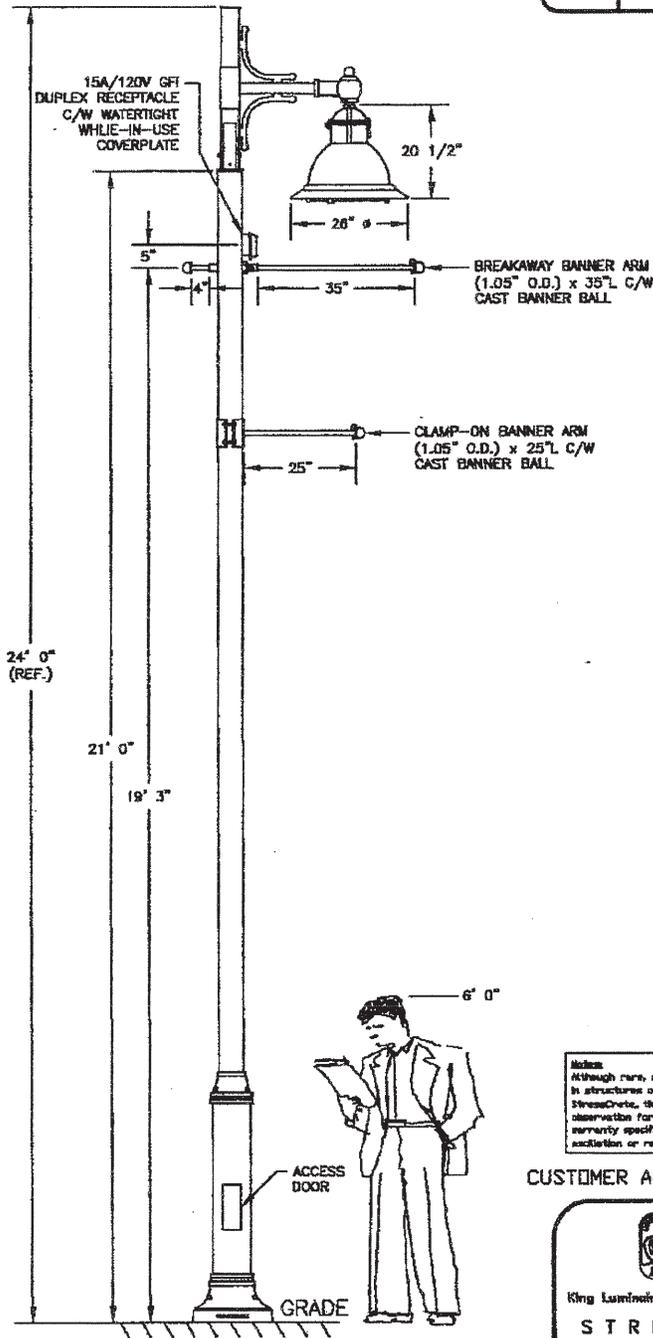
REV. 4/08/14
REV. 6/23/08

10/07

NO. LS-81b

REV. 2

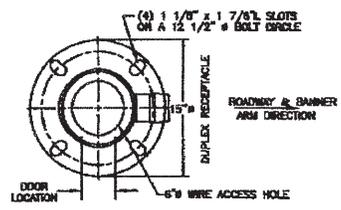
REV.	ALTERATION	DATE	BY



ROADWAY LUMINAIRE SPECIFICATIONS
 CATALOGUE NO.: KB29-HGFL-III-150(MED)
 -MH(PS)-240(MT) S/F KPL20
 QUANTITY:
 MOUNTING TYPE: PENDANT
 OPTICAL DESIGN: HYDROFORMED GLASS FLAT LENS
 IES DESIGNATION: TYPE III
 DESIRED WATTAGE: 150W
 SOCKET TYPE: MEDIUM
 LIGHT SOURCE: METAL HALIDE (PULSE START)
 LINE VOLTAGE: 240V
 PAINT: TEXTURED RAL 6009
 OPTIONS:
ANSI M102 OR M142 LAMP BY OTHERS

ROADWAY ARM SPECIFICATIONS
 CATALOGUE NO.: SPECIAL KA55-T-1-KPL20(MOD)
 QUANTITY:
 MATERIAL: ALUMINUM
 PAINT: TEXTURED RAL 6009
 OPTIONS: (MOD) KPL-20 LEVELING DEVICE

POLE SPECIFICATIONS
 CATALOGUE NO.: KSB83-A-21-BA-DR
 QUANTITY:
 BASE MATERIAL: CAST ALUM. 2 PC BASE
 SHAFT MATERIAL: ROUND EXTRUDED ALUMINUM
 SHAFT DIA: 5 9/16" ϕ
 ANCHOR BOLTS: (4) 3/4" x 27" LONG
 BOLT CIRCLE: 10 5/8" ϕ - 12 1/2" ϕ
 POLE LENGTH: 21' 0"
 APPROX WEIGHT: T.B.A.
 PAINT: TEXTURED RAL 6009
 OPTIONS: BANNER ARMS
 DUPLEX RECEPTACLE



BASEPLATE DETAIL

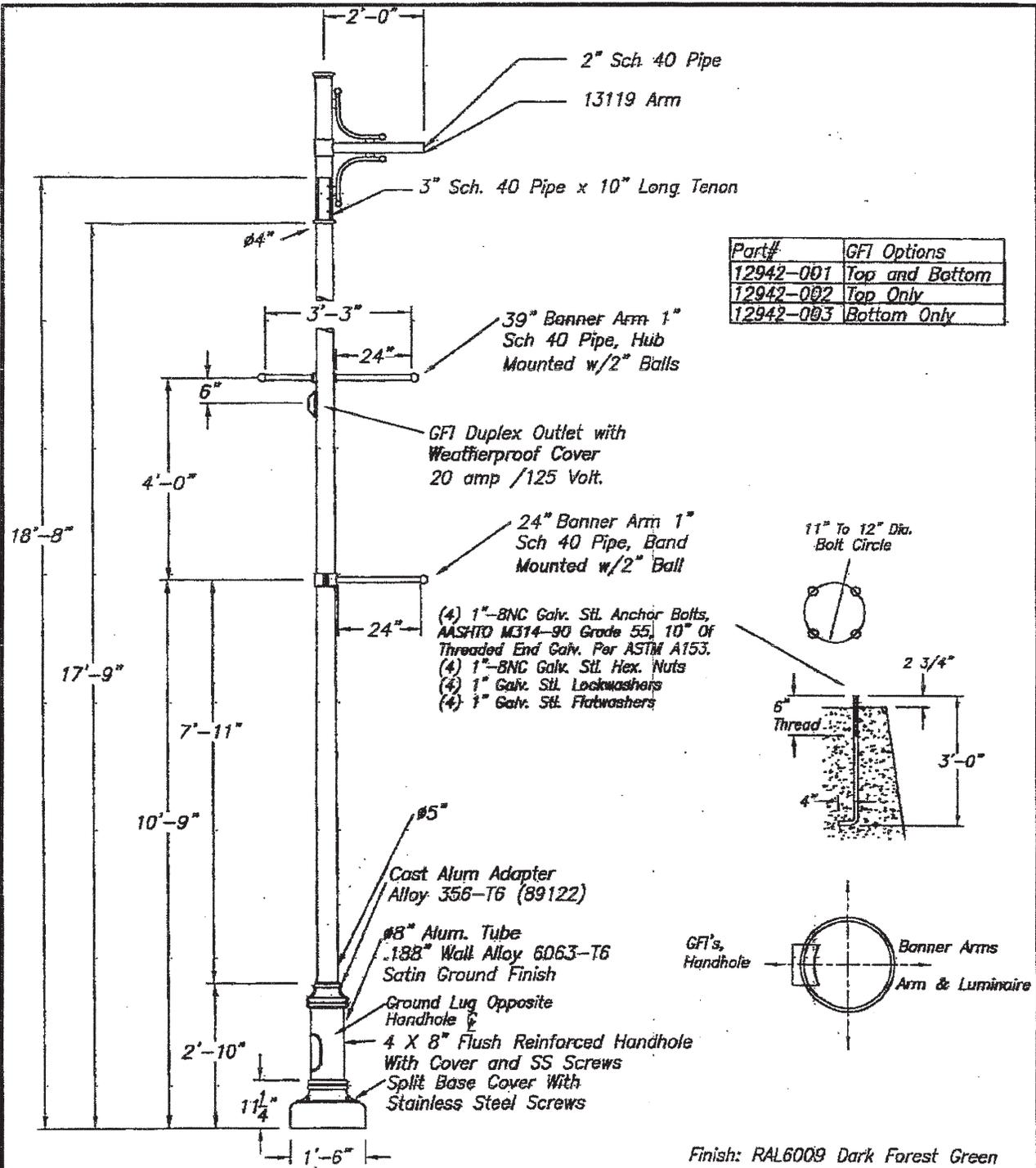
Notes
 Although rare, oscillating loads severe enough to cause damage can occasionally occur in structures of all types. Because they are influenced by many factors not provided to StressCrete, these loads are unpredictable. The users maintenance program should include observation for excessive vibration & consultation for any structural damage. The StressCrete warranty specifically excludes fatigue failure or other phenomena resulting from induced vibration, excitation or resonance associated with the eccentric rotation of attached equipment.

CUSTOMER APPROVAL & DATE:

CUSTOMER ORDER No:	-
KMFG. ORDER No:	-
KING U.S. ORDER No:	-

 		King Luminaire - StressCrete - Est. 1953	
STRESSCRETE GROUP		Manufacturing Locations: Burlington, Ontario 1-800-268-7809 Northport, Alabama 1-800-435-6563 Atchison, Kansas 1-800-837-1024 Jefferson, Ohio 1-800-268-7809	
PROJECT/CUSTOMER:			
LEMONT, IL			
DRAWN BY:	AT:	CHECKED BY:	DATE:
A. ALVELA	SC1		07/30/13
DRAWING TYPE:		DRAWING NUMBER:	
CONCEPT DWG.		206A7544-1	

VILLAGE OF LEMONT
ORNAMENTAL LIGHT STANDARD
 2/03/15 NO. LS-82



Part#	GFI Options
12942-001	Top and Bottom
12942-002	Top Only
12942-003	Bottom Only

- (4) 1"-BNC Galv. Stl. Anchor Bolts, AASHTO M314-90 Grade 55, 10" Of Threaded End Galv. Per ASTM A153.
- (4) 1"-BNC Galv. Stl. Hex. Nuts
- (4) 1" Galv. Stl. Lockwashers
- (4) 1" Galv. Stl. Flatwashers

Finish: RAL6009 Dark Forest Green

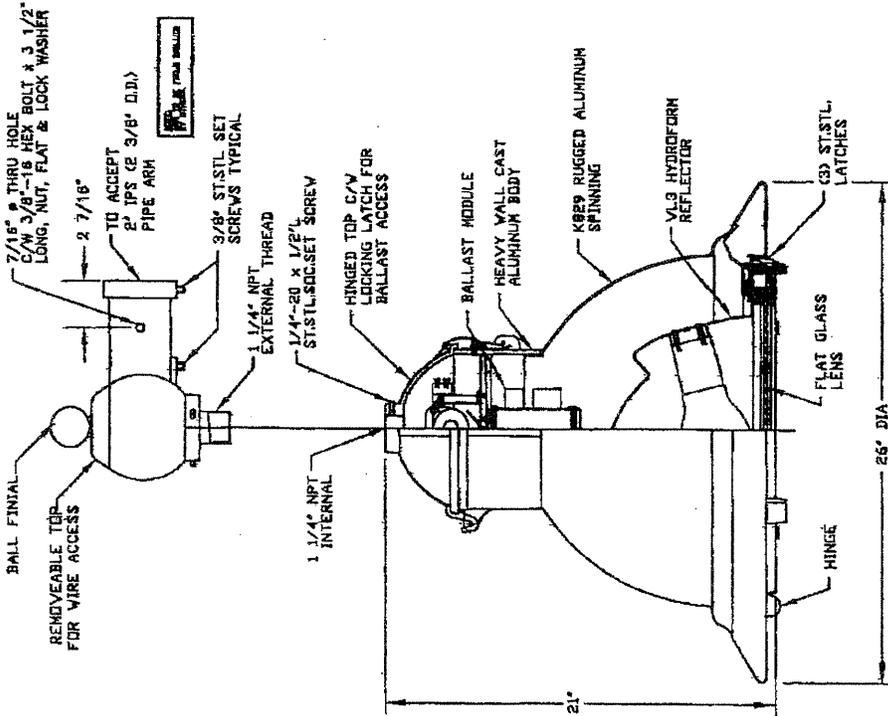
NO.	REVISIONS	DATE
1	Wall was 0.156 added, banner	
2	Bolt Circle Was 11"-13"	11/07
	GFI Was 15 Amp (KDP)	
3	Clarified Top Banner Dimensions	11/07

hapco
Abingdon, Va.

TITLE	STAFFORD BASE POLES	
CUSTOMER	Lemont	
SCALE	24	DATE 10/16/2007
BY	GM	DWG. NO.
CHKD		A12942

PAGE 1 OF 2

VILLAGE OF LEMONT	
ORNAMENTAL LIGHT STANDARD	
2/03/15	NO. LS-83a



SPECIFICATIONS

CATALOGUE NO: K829-HGFL-III-150 <MED>
-MH-240-KPL20

QUANTITY: 150
OPTICAL SYSTEM: HYDROFORM GLASS FLAT LENS
IES LTG. CLASS: TYPE III
WATTAGE: MEDIUM
SOCKET SIZE: METAL HALIDE
LIGHT SOURCE: METAL HALIDE
LINE VOLTAGE: 240V
PAINT: RAL #6009
LAMP BY OTHERS

BALLAST INFORMATION:

BALLAST TYPE: HX-HPF
BALLAST MANU: ADVANCE / MAGNETEK
CATALOG NUMBER: 71A7991 / S70MLTLC9M

OPTIONS:

- QUICK DISCONNECT
- TERMINAL BLOCK
- OTHER: KPL-20 LEVELING DEVICE

NOTE: TO BE FIELD DRILLED
BY OTHERS.



THE STRESSCRETE GROUP

CONCRETE DIV.
1500 W. LEXINGTON AVENUE
ATLANTA, GEORGIA 30335
PHONE (404) 253-3112 FAX (404) 253-3124

DRAWING NAME: DWG NUMBER: 829 DATE: 4-30-07 REV. M.L.V.

PROJECT/CUSTOMER: LEMONT

NOTE:

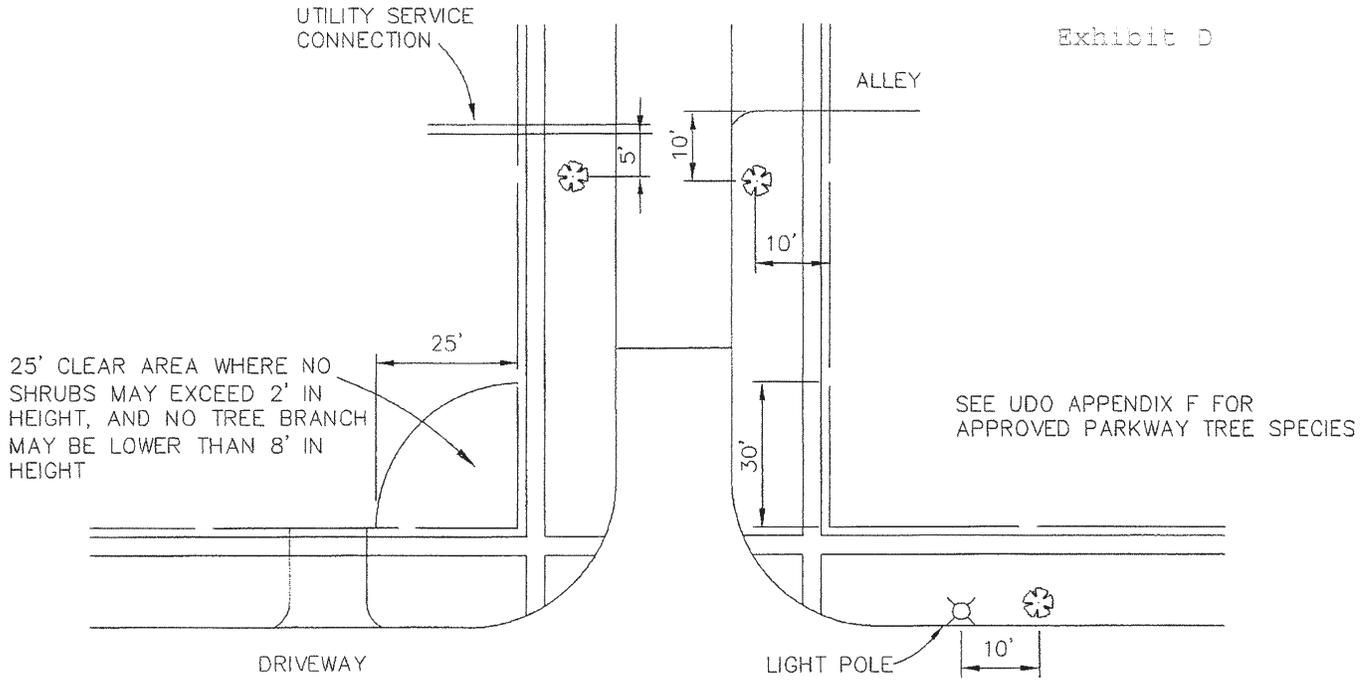
- 1) LAMP BY OTHERS
- 2) UNDERSIDE OF SPINNING TO BE PAINTED SAME COLOR AS REST OF LUMINAIRE
- 3) PIPE SEALER TO BE USED ON ALL N.P.T. THREADED COMPONENTS

VILLAGE OF LEMONT

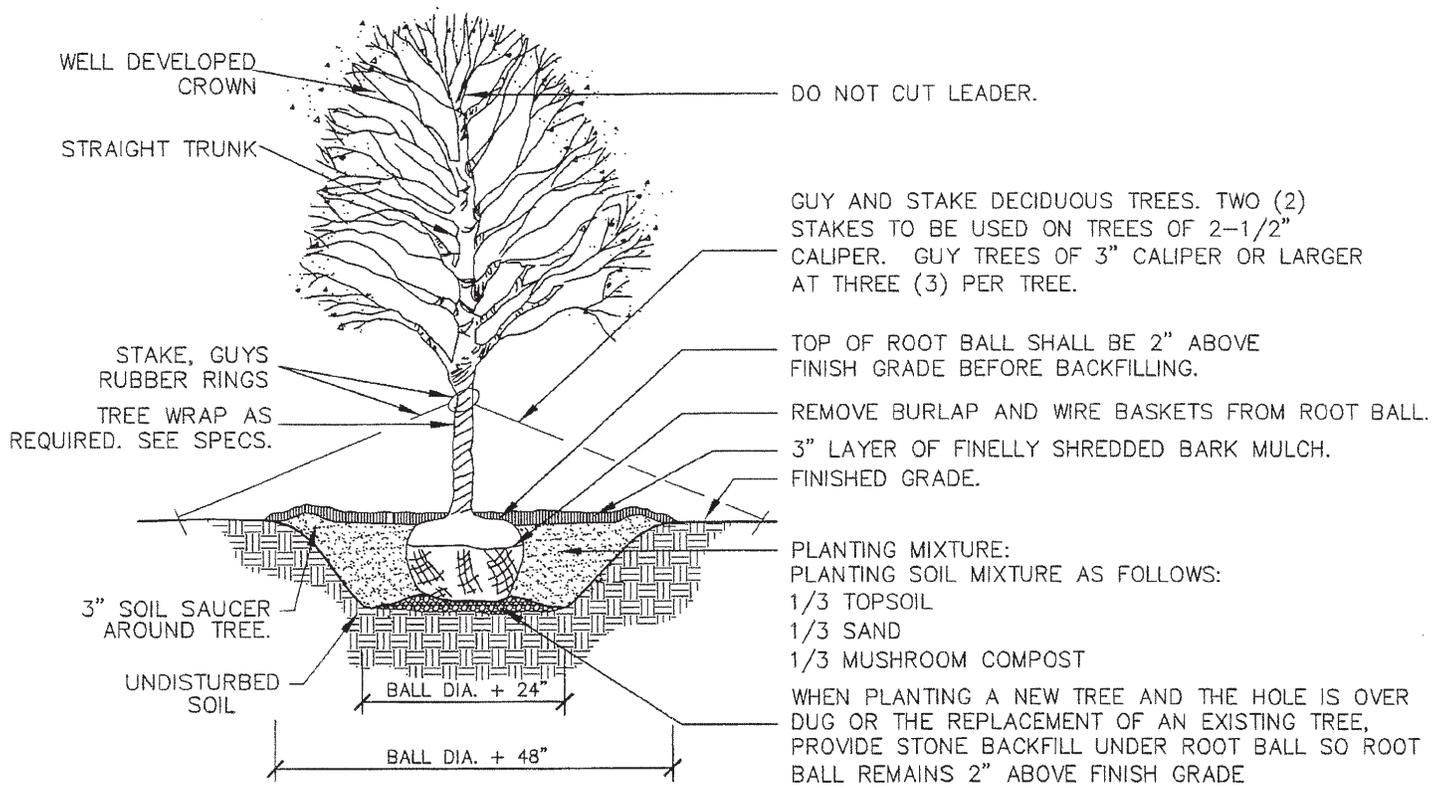
ORNAMENTAL LIGHT STANDARD

2/03/15

NO. LS-83b



PERMITTED TREE LOCATIONS



GUY AND STAKE DECIDUOUS TREES. TWO (2) STAKES TO BE USED ON TREES OF 2-1/2" CALIPER. GUY TREES OF 3" CALIPER OR LARGER AT THREE (3) PER TREE.

TOP OF ROOT BALL SHALL BE 2" ABOVE FINISH GRADE BEFORE BACKFILLING.

REMOVE BURLAP AND WIRE BASKETS FROM ROOT BALL.

3" LAYER OF FINELY SHREDDED BARK MULCH. FINISHED GRADE.

PLANTING MIXTURE:
 PLANTING SOIL MIXTURE AS FOLLOWS:
 1/3 TOPSOIL
 1/3 SAND
 1/3 MUSHROOM COMPOST

WHEN PLANTING A NEW TREE AND THE HOLE IS OVER DUG OR THE REPLACEMENT OF AN EXISTING TREE, PROVIDE STONE BACKFILL UNDER ROOT BALL SO ROOT BALL REMAINS 2" ABOVE FINISH GRADE

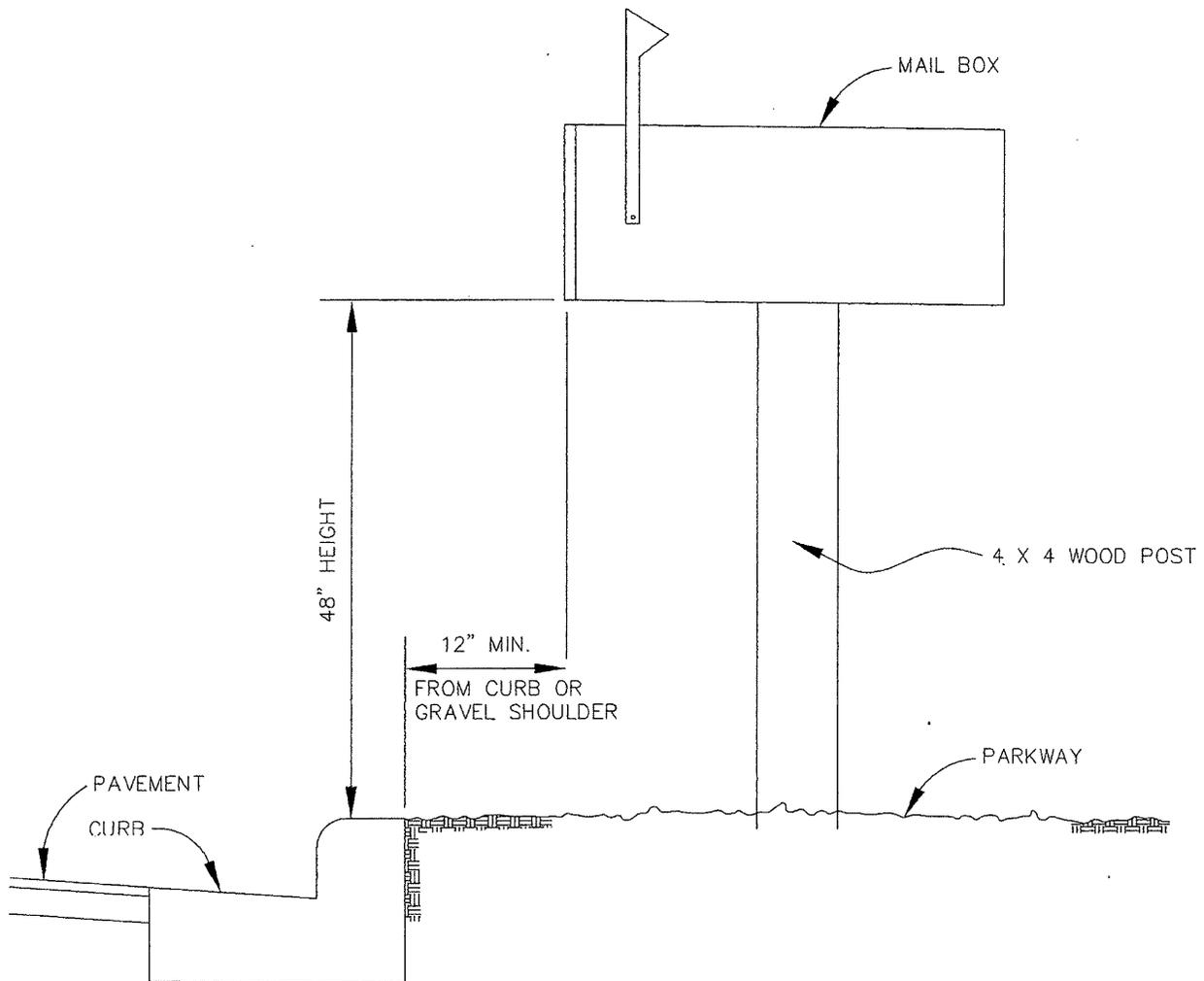
NOTES:

TREE PLANTING DETAIL

1. TREES SHALL HAVE A MINIMUM TRUNK DIAMETER OF 2 1/2 INCHES. TREES UP TO AND INCLUDING 4 INCHES ARE MEASURED 6 INCHES ABOVE GROUND. TREES LARGER THAN 4 INCHES ARE MEASURED 12 INCHES ABOVE GROUND.
2. A MINIMUM OF 2 (TWO) TREES PER LOT; AT LEAST 1 (ONE) TREE EVERY 40 FEET SHALL BE REQUIRED IN ALL NEW SUBDIVISIONS.
3. PRUNING, IF NECESSARY, MUST BE DONE AFTER PLANTING AND ONLY IF TREES HAVE BROKEN BRANCHES.
4. PLANTINGS SHALL BE PER THE URBAN FORESTRY MANAGEMENT PLAN OF THE VILLAGE OF LEMONT.
5. TREE SPECIES PLACEMENT SHALL BE A STAGGERED PATTERN, SUCH THAT NO TREES OF THE SAME TYPE ARE NEXT TO EACH OTHER
6. TREES SHALL BE PLANTED AT LEAST 15 FEET AWAY FROM ALL TRAFFIC SIGNS.
7. SEE UDO APPENDIX F FOR APPROVED PARKWAY TREE SPECIES.

REV. 2/03/15
 REV. 4/08/14
 REV. 10/10/13
 REV. 4/13/10
 REV. 11/09/09
 REV. 6/23/08

VILLAGE OF LEMONT		
TREE PLANTING		
12/10/01	NO. LS-90	REV. 6



- THE MAIL BOX MUST BE PLACED SO THAT IT IS ACCESSIBLE FOR THE DELIVERY OF MAIL FROM THE POSTAL CARRIERS VEHICLE.
- SAFETY NOTE: PRIOR TO ANY DIGGING WITHIN THE PARKWAY, PLEASE HAVE ALL UTILITIES LOCATED AND MARKED (WATER, SEWER, GAS, ELECTRIC AND TELEPHONE).

CALL
JULIE
1-800-892-0123

VILLAGE OF LEMONT
AND DEPARTMENT OF PUBLIC WORKS
1-630-257-2532

PRIOR TO INSTALLATION

VILLAGE OF LEMONT

MAIL BOX

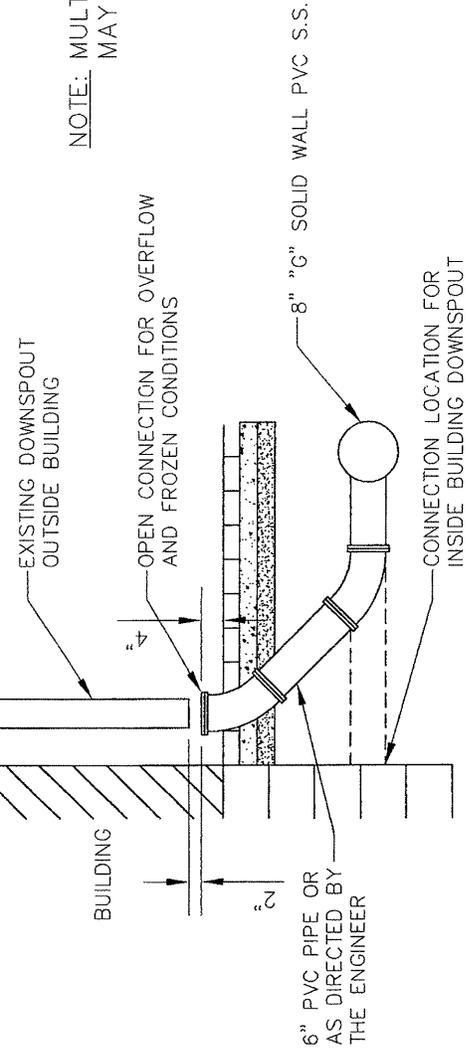
REV. 6/23/08

12/10/01

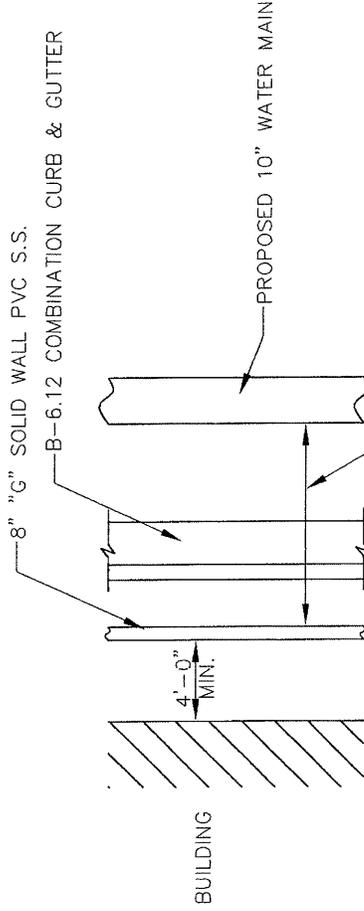
NO. LS-91

REV. 1

NOTE: MULTIPLE DOWNSPOUT OUTLETS
MAY BE REQUIRED PER BUILDING.

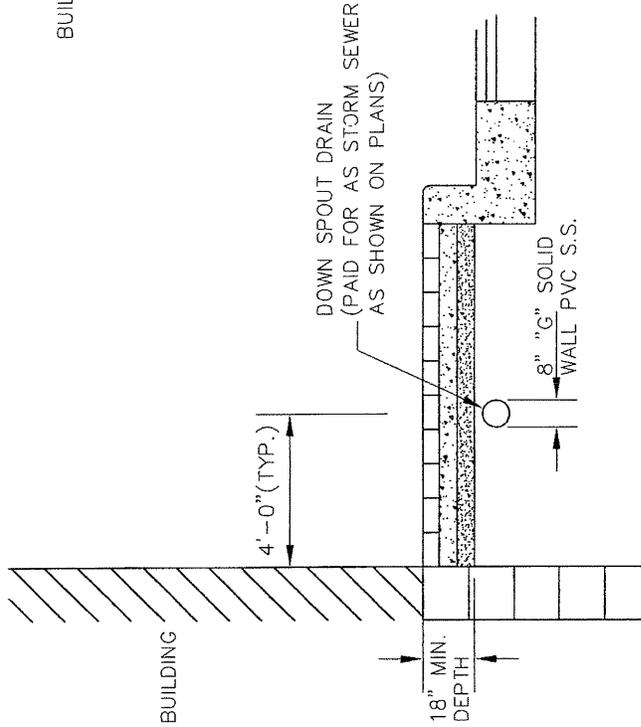


EXACT LOCATION TO BE
DETERMINED IN THE FIELD.



PLAN

NOTE: WHEN 10' MINIMUM CANNOT BE MAINTAINED, 8" PVC MUST
BE CONSTRUCTED OF WATER MAIN QUALITY PIPE.



* REFER TO PLANS FOR STORM
SEWER INVERTS AND DRAINAGE

SECTION

VILLAGE OF LEMONT
DOWN SPOUT GRAVITY
SEWER CONNECTION

REV. 4/08/14

8/14/02

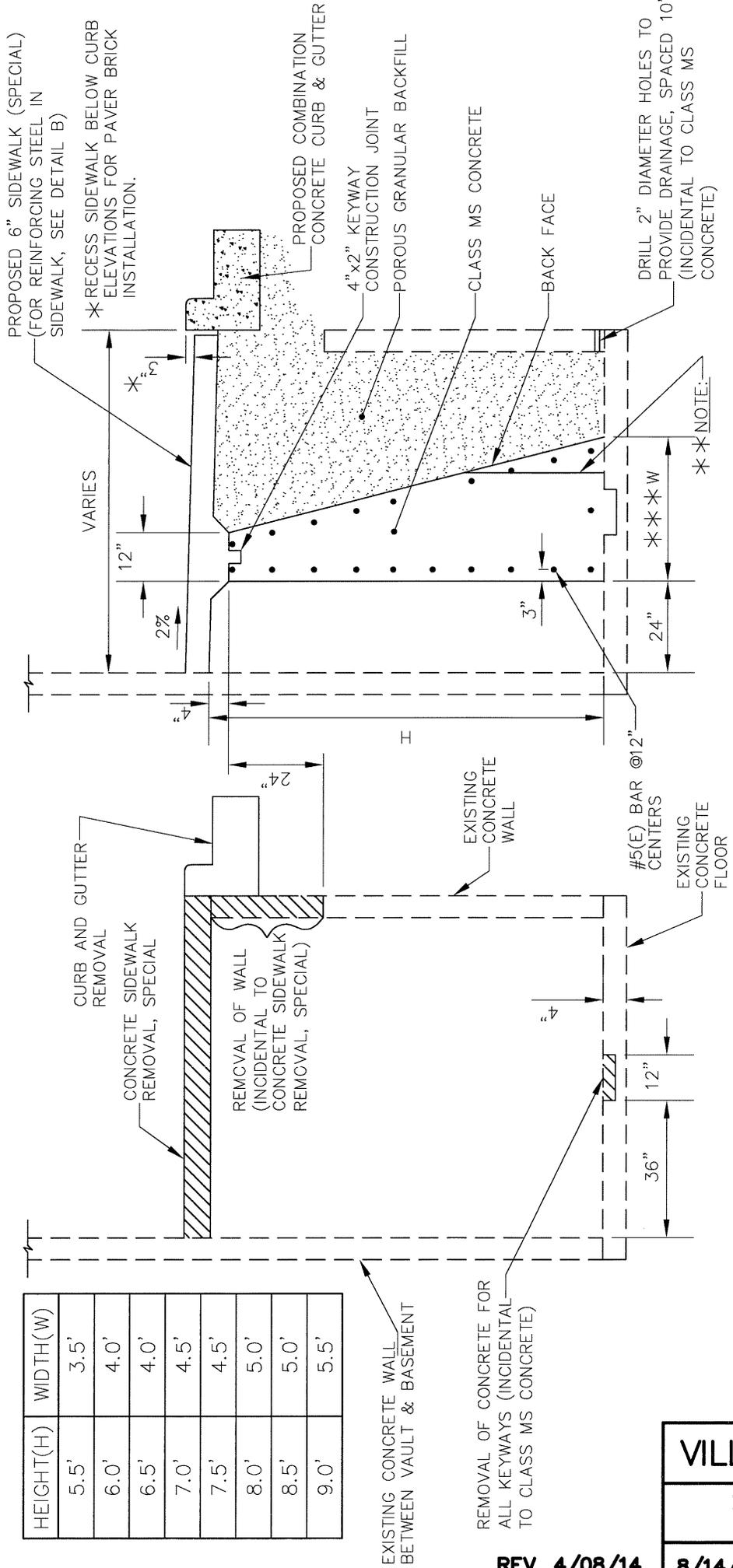
NO. LS-92

REV. 1

NOTE: WATERPROOF BACKFACE, SEE ARTICLE 503.18 OF THE STANDARD SPECIFICATIONS FOR MATERIALS AND METHOD OF APPLICATION.

CONTRACTOR TO PROVIDE PROTECTION FROM ELEMENTS AND A METHOD OF SECURING OPENING INTO BUILDING UPON REMOVAL OF EXISTING SIDEWALK OVER VAULT (INCIDENTAL TO CONCRETE SIDEWALK REMOVAL, SPECIAL)

HEIGHT(H)	WIDTH(W)
5.5'	3.5'
6.0'	4.0'
6.5'	4.0'
7.0'	4.5'
7.5'	4.5'
8.0'	5.0'
8.5'	5.0'
9.0'	5.5'

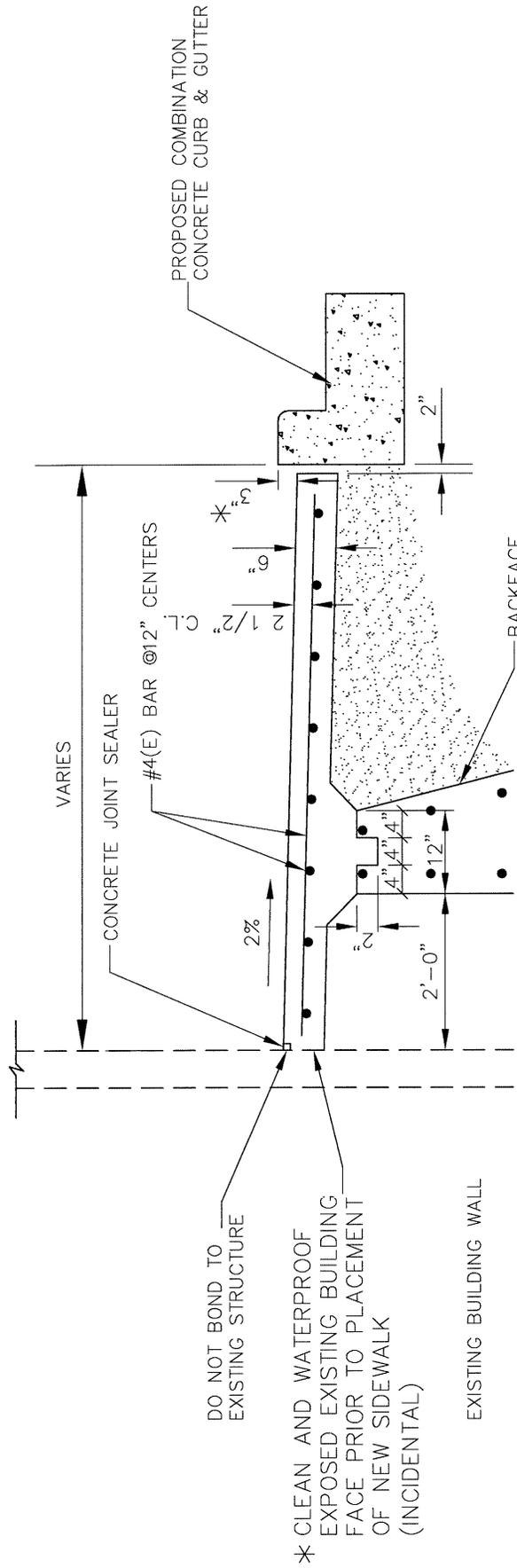


* NOTE: CONTRACTOR TO CONFIRM DEPTH OF SAND SET PAVER SYSTEM PRIOR TO SETTING FINAL GRADE OF SIDEWALK (SPECIAL). MINIMUM 3/4" SAND COURSE MAY VARY IN THICKNESS AND WILL BE CONSIDERED INCIDENTAL TO THE PAVERS.

** NOTE: COORDINATE RETAINING WALL CONSTRUCTION WITH LIGHT POLE FOUNDATIONS. PROVIDE RECESS AS NECESSARY FOR LIGHT POLE FOUNDATION CONSTRUCTION.

VILLAGE OF LEMON		
SIDEWALK VAULTS		
1 OF 3		
REV. 4/08/14	8/14/02	NO. LS-93a
REV.		

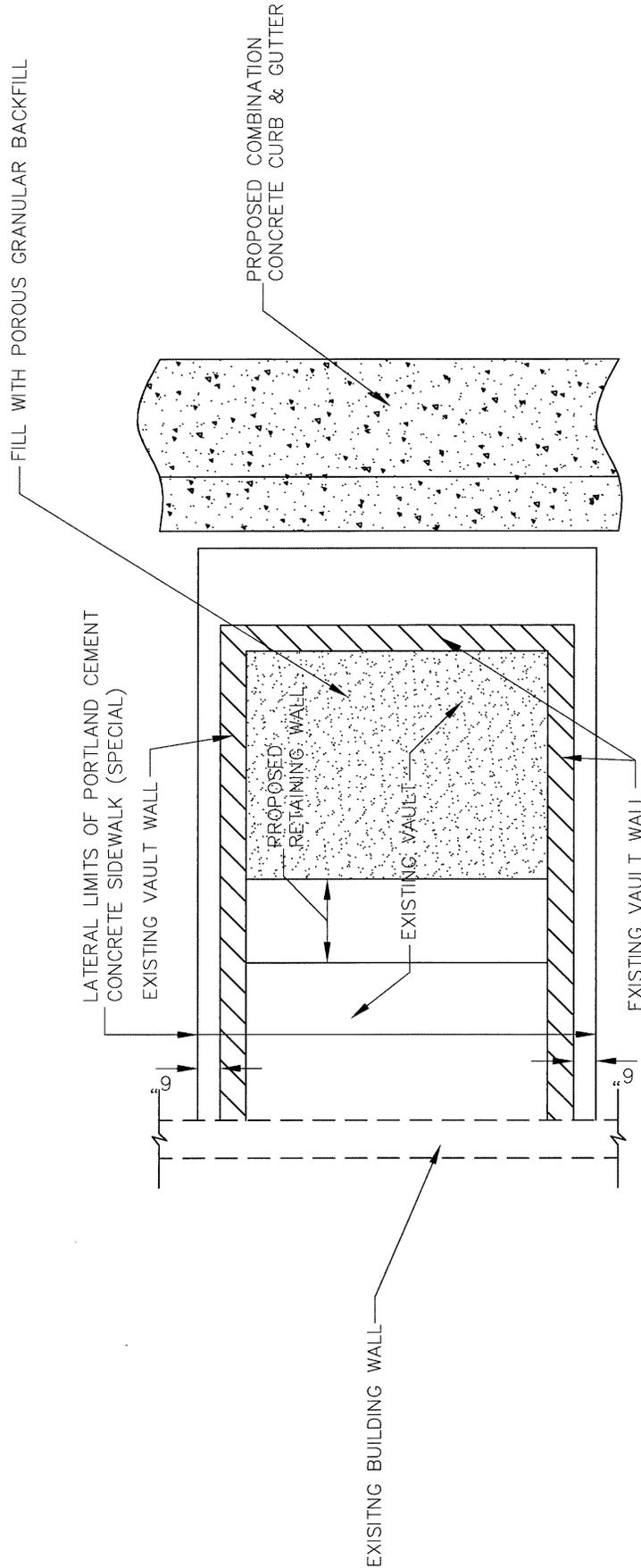
NOTE: WATERPROOF BACKFACE, SEE ARTICLE 503.18 OF THE STANDARD SPECIFICATIONS FOR MATERIALS AND METHOD OF APPLICATION.



DETAIL B

* NOTE: CONTRACTOR TO CONFIRM DEPTH OF SAND SET PAVER SYSTEM PRIOR TO SETTING FINAL GRADE OF SIDEWALK (SPECIAL). MINIMUM 3/4" SAND COURSE MAY VARY IN THICKNESS AND WILL BE CONSIDERED INCIDENTAL TO THE PAVERS.

VILLAGE OF LEMONT
 SIDEWALK VAULTS
 2 OF 3



PLAN VIEW

VILLAGE OF LEMON
 SIDEWALK VAULTS
 3 OF 3

REV. 4/08/14

8/14/02

NO. LS-93c

REV.