

**HISTORIC PRESERVATION COMMISSION
AGENDA
SPECIAL MEETING**

October 17, 2019 – 6:30 p.m.

**LEMONT VILLAGE HALL
418 MAIN STREET**

- I. CALL TO ORDER**
- II. ROLL CALL**
- III. APPROVAL OF MINUTES**
- IV. CHAIRMAN'S REPORT**
- V. PUBLIC HEARING**
 - A. Certificate of Appropriateness for demolition at
225 - 241 Canal Street and 170 Lemont Street**
- VI. APPLICATIONS**
- VII. NEW BUSINESS**
- VIII. OLD BUSINESS**
- IX. AUDIENCE PARTICIPATION**
- X. ADJOURN**

**MINUTES of HISTORIC
PRESERVATION COMMISSION
MEETING
September 12, 2019**

I. CALL TO ORDER

The September 12, 2019 meeting of the Historic Preservation Commission was called to order on Thursday, September 12, 2019 at 6:35 pm by Chairman Buschman.

II. ROLL CALL

Commissioners Buschman, Cummins, Schwartz, McPartland were present. In attendance also was Director Jason Berry.

III. APPROVAL OF MINUTES

A motion was made by Comm. Cummins to approve the minutes of the May 23, 2019 meeting, seconded by Comm. Schwartz. Voice vote: 4 – motion passed.

V. PUBLIC HEARING

A. Certificate of Appropriateness for Demolition at 225 - 241 Canal Street and 170 Lemont Street

Buschman stated the COA was for building on both sides of the street.

Berry gave overview; north side buildings non-contributing, south side building contributing. No permits or submission yet for new construction.

Buschman state that the HPC does not approve demolition

Cummins concerned about the south side, 1925 building. Would it be a flat lot with nothing?

Schwartz wanted to the owner to submit something before demolition.

McPartland concerned about the dangers of an empty building

Buschman asked Commissioner about leaving the Lemont St building, agreed with Cummins

Cummins if left an open lot and a recession come, there's a vacant. Stated north side buildings are non-contributing and a hazard. No concerns demolishing north side, issue is with south side 1925 building.

McPartland stated is a big vacant building and a nuisance

Berry noted they have their Cook Co permit

Commissioners asked if they could split their vote between properties? Berry agreed they could.

McPartland asked if the south side building could still be something.

Cummins stated the south building was there for a significant period of time and contributes to downtown historic value. Concerned to set precedent with demolishing building.

Buschman asked Commissioners again about approving a partial COA.

Berry stated the addresses on Canal and Lemont Street

Cummins asked to have owner resubmit for south side.

Cummins made a motion to issue an amended COA for demolition for 225, 237, 239, and 241 Canal Street. Schwartz seconded

Voice vote: 4 – motion passed.

Cummins made a motion to issue a COA for demolition of 170 Lemont Street. Schwartz seconded.

Voice vote: 0 – motion denied

Cummins stated again he is looking for more information.

IV. APPLICATIONS

V. OLD BUSINESS – 236 Main Street.

Berry explained changes to COA. Owner Al Sweis presented plans with Lemont Limestone. 2nd floor roof will be demolished and going up 1 more store.

Buschman asked if the side building will stay. Sweis stated yes, 2 buildings, Stephen St building stays. Buschman asked to confirm the new building won't be higher than Budnik. Sweis said yes, will be about the same height.

Cummins made a motion to issue an amended COA as submitted. McPartland seconded.

Voice vote: 4 – motion approved.

X. AUDIENCE PARTICIPATION

Buschman introduced Ann Wesolowski, new HPC commissioner

Kathy Hendrickson stated she has been following Marbella and keeping an eye on height. Stated a downtown commission has met. Building is 5 stories on north, 3 stories on south. South side phase I. Stated that the village is very much in favor. It needs a public planning process. HPC should have tabled vote. Owner needs to clarify economic hardship. Residents intend to preserve views. If developer leaves, it was important what HPC tried to do, save south building. It should develop according to downtown ordinances, 3 stories. Height blocks hills and steeples. Higher than Lofts with the topography of downtown.

Buschman stated HPC is strictly advisory. When Lofts presented HPC made them come back. Can't tell from a drawing.

Stephanie Kovacik doesn't like apartments under single owner. Would rather see condos and HOA.

Richard Lighthart stated the issue is height of building. Resident for 28 years. Angry that the building is above bridge. Stated this developer and Village should know what the plans are. That developer knows how high that building needs to be. Stated it is deceptive, you should know how high that building is. Hold developer and Village responsible. Village needs to preplan, but this situation is highly deceptive. Don't obstruct Budnik building and beautiful facades. Don't want new developer, what is it going to block.

Buschman stated they know, they haven't submitted.

Lighthart stated they are going to start building.

Kovacik stated go to builders website, has pictures. Does not like mansard roof. Decision is older look. Building is 5 stories tall.

VI. NEW BUSINESS

Nine Business District Improvement Grants were submitted to the Village by the August 31, 2019 deadline. The HPC reviewed 8 grants. Each was recommended for approval, with additional funding for Norton Sons Roofing for the 1891 Waterworks sign. The grants will be discussed at the Committee of the Whole for final approval

VII. ECONOMIC & COMMUNITY DEVELOPMENT DIRECTOR COMMENTS

IV. CHAIRMAN'S REPORT

Buschman stated the HPC needs a budget. Berry stated they do have a budget. Schwartz asked about getting signs. McPartland mentioned a kiosk with old pictures. Cummins discussed opportunity to do presentations at schools. Buschman stated historical society and arts

commission has a travelling exhibit with Old and New Lemont pictures. McPartland stated the need to have something permanent in downtown. Buschman stated the murals needs to be restored, were painted for the bicentennial. Schwartz noted Village has an easement on the murals and should check if they have to be maintained. Buschman asked about status of St. Pat's School. Noted the rectory was Lemont's first Mayor's house.

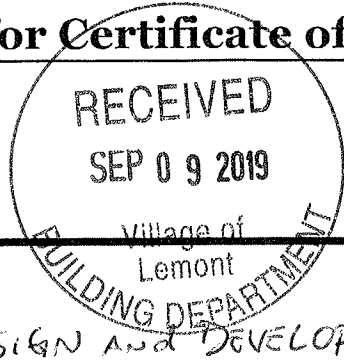
XI. ADJOURN

A motion to adjourn was made by Cummins and seconded by Schwartz at 7:38 p.m.

Voice vote: 4 – Meeting adjourned.

Respectfully submitted, Jason Berry

Application for Certificate of Appropriateness



Lemont Historic Preservation Commission
418 Main Street Lemont, Illinois 60439
phone (630) 257-1595
fax (630) 257-1598

APPLICANT INFORMATION

Applicant's Name LOTUS DESIGN AND DEVELOPMENT

Applicant's Address 106 STEPHENS STREET LEMONT IL 60439 SUITE 103

Applicant's Telephone # (630) 675-6421

Applicant's E-mail Address dom@LOTUSDD.COM

CHECK ONE OF THE FOLLOWING:

- Applicant is the owner of the subject property and is the signer of this application.
- Applicant is the contract purchaser of the subject property.
- Applicant is acting on behalf of the beneficiary of a trust.
- Applicant is a tenant on the subject property.

PROPERTY INFORMATION

Address of Subject Property/Properties 225, 237, 239, 241 CANAL ST.
170 LEMONT ST.

Parcel Identification Number of Subject Property/Properties _____

PROJECT INFORMATION

Proposed Construction, Renovation, Demolition (check all that apply):

- | | |
|---|---|
| Change in height of structure _____ | Change in fenestration (window arrangement) _____ |
| Change in footprint of structure _____ | Replacement of windows, awnings _____ |
| Addition to structure _____ | Replacement of exterior details _____ |
| Change in exterior materials on a structure _____ | Installation or alteration of a fence _____ |
| Change in roofing materials _____ | Construction of new structure _____ |
| Addition of or change to a sign _____ | Demolition of s structure <input checked="" type="checkbox"/> |

Brief Statement of Proposed Work:

DEMO BUILDINGS AT ABOVE LISTED ADDRESSES AND REMOVE ALL FOUNDATION FOOTINGS.



SUPPORTING DOCUMENTS

Attach architectural elevations, sketches, drawings, plans, site plans, etc. as appropriate. **SUBMIT 10 COPIES OF ALL DOCUMENTS.** The submission of material samples is encouraged, and in some cases the Historic Preservation Commission may deny or postpone approval of the application without material samples. The applicant may submit material samples at the time of application or may present them to the Historic Preservation Commission at the Commission's public meeting.

FOR VILLAGE STAFF USE ONLY

Application received on: _____

By: _____

Project information (drawings, elevations, etc) received: _____

AFFIRMATION

I hereby affirm that I have full legal capacity to authorize the filing of this application and that all information, exhibits, and documents herewith submitted are true and correct to the best of my knowledge. I permit Village representatives to make all reasonable inspections and investigations of the subject property during the period of processing of this application. I understand that the submitted fee is non-refundable, and that prior to approval of grant reimbursement I will be expected to enter into an agreement with the Village of Lemont.

Signature of Applicant

A handwritten signature in cursive script, appearing to read 'Ronit Haima', written over a horizontal line.

Date

9/9/19

Village of LEMONT

ILLINOIS URBAN ARCHITECTURAL AND HISTORICAL SURVEY

STREET #
DIRECTION
STREET

PIN
LOCAL SIGNIFICANCE RATING
POTENTIAL IND NR? (Y or N)
CRITERIA
Contributing to a NR DISTRICT?
Contributing secondary structure?
Listed on existing SURVEY?



GENERAL INFORMATION

CATEGORY	<input type="text" value="building"/>	CURRENT FUNCTION	<input type="text" value="Commerce/Trade - business"/>
CONDITION	<input type="text" value="good"/>	HISTORIC FUNCTION	<input type="text" value="Commerce/Trade - business"/>
INTEGRITY	<input type="text" value="not altered"/>	REASON for SIGNIFICANCE	<input type="text"/>
STOREFRONT INTEGRITY	<input type="text" value="not altered"/>		
SECONDARY STRUCTURE	<input type="text" value="shed"/> <input type="text" value="shed (NC)"/>		

ARCHITECTURAL DESCRIPTION

ARCHITECTURAL CLASSIFICATION	<input type="text" value="One Part Commercial Block"/>	PLAN	<input type="text" value="rectangular"/>
DETAILS	<input type="text"/>	NO OF STORIES	<input type="text" value="1"/>
BEGINYEAR	<input type="text" value="1960"/>	ROOF TYPE	<input type="text" value="Mansard"/>
OTHER YEAR	<input type="text"/>	ROOF MATERIAL	<input type="text" value="Tar - built up"/>
DATESOURCE	<input type="text" value="Building permit"/>	FOUNDATION	<input type="text" value="Concrete - poured"/>
WALL MATERIAL (current)	<input type="text" value="Brick"/>	PORCH	<input type="text" value="-"/>
WALL MATERIAL 2 (current)	<input type="text" value="Concrete - block"/>	WINDOW MATERIAL	<input type="text" value="plate glass"/>
WALL MATERIAL (original)	<input type="text" value="Brick"/>	WINDOW MATERIAL	<input type="text"/>
WALL MATERIAL 2 (original)	<input type="text" value="Concrete - block"/>	WINDOW TYPE	<input type="text" value="picture"/>
		WINDOW CONFIG	<input type="text"/>

SIGNIFICANT FEATURES

ALTERATIONS

STOREFRONT FEATURES

Five bay front façade (not symmetrical); flush two storefront configuration (now one store); paired central doors with flanking picture display windows

STOREFRONT ALTERATIONS

HISTORIC INFORMATION

HISTORIC NAME	
COMMON NAME	Peterson's Hardware/Ace Outlet Store
PERMIT NO:	363
COST	\$22000
ARCHITECT	
ARCHITECT2	
BUILDER	Arthur Peterson Co.
ARCHITECT SOURCE	



HISTORIC INFO

Original permit was for a one story brick office/store (corner State & Canal)

LANDSCAPE

Midblock on north side of street between Lemont and Ed Bossert; mostly commercial/light industrial uses on street; front sidewalks; buildings built to sidewalk; party walls; parking lot to west

PHOTO INFORMATION

ROLL1	
FRAMES1	
ROLL2	
FRAMES2	
ROLL3	
FRAMES3	
DIGITAL PHOTO ID	\\images\canal22 5.jpg
DIGITAL PHOTO ID2	\\images\canal22 5a.jpg

SURVEY INFORMATION

PREPARER	JENNIFER KENNY
PREPARER ORGANIZATION	GRANACKI HISTORIC CONSULTANTS
SURVEYDATE	9/28/2005
SURVEYAREA	LEMONT HISTORIC DISTRICT

PRESERVATION COMMISSION INFO

CERTIFICATE OF APPROPRIATENESS

COA DATE:

COA NOTES:

STREET #

DIRECTION

STREET

PIN

LOCAL SIGNIFICANCE RATING

POTENTIAL IND NR? (Y or N)

CRITERIA

Contributing to a NR DISTRICT?

Contributing secondary structure?

Listed on existing SURVEY?



GENERAL INFORMATION

CATEGORY CURRENT FUNCTION

CONDITION HISTORIC FUNCTION

INTEGRITY REASON for SIGNIFICANCE

STOREFRONT INTEGRITY

SECONDARY STRUCTURE

ARCHITECTURAL DESCRIPTION

ARCHITECTURAL CLASSIFICATION PLAN

DETAILS

BEGINYEAR NO OF STORIES

OTHER YEAR

ROOF TYPE

ROOF MATERIAL

DATESOURCE FOUNDATION

WALL MATERIAL (current) PORCH

WALL MATERIAL 2 (current) WINDOW MATERIAL

WALL MATERIAL (original) WINDOW MATERIAL

WALL MATERIAL 2 (original) WINDOW TYPE

WINDOW CONFIG

SIGNIFICANT FEATURES

ALTERATIONS

**STOREFRONT
FEATURES**

Five bay front façade; flush one storefront configuration; central door with four sets of paired fixed and awning windows at sides

**STOREFRONT
ALTERATIONS**

HISTORIC INFORMATION

**HISTORIC
NAME**

**COMMON
NAME**

J & N Electric, Inc.

PERMIT NO:

COST

ARCHITECT

ARCHITECT2

BUILDER

**ARCHITECT
SOURCE**

**HISTORIC
INFO**

LANDSCAPE

Midblock on north side of street between Lemont and Ed Bossert; mostly commercial/light industrial uses on street; front sidewalks; buildings built to sidewalk; party walls

PHOTO INFORMATION

ROLL1

FRAMES1

ROLL2

FRAMES2

ROLL3

FRAMES3

**DIGITAL
PHOTO ID**

\\images\canal23
5.jpg

**DIGITAL
PHOTO ID2**

SURVEY INFORMATION

PREPARER

JENNIFER KENNY

**PREPARER
ORGANIZATION**

GRANACKI HISTORIC CONSULTANTS

SURVEYDATE

9/29/2005

SURVEYAREA

LEMONT HISTORIC DISTRICT

PRESERVATION COMMISSION INFO

CERTIFICATE OF APPROPRIATENESS

COA DATE:

COA NOTES:

STREET #

DIRECTION

STREET

PIN

LOCAL SIGNIFICANCE RATING

POTENTIAL IND NR? (Y or N)

CRITERIA

Contributing to a NR DISTRICT?

Contributing secondary structure?

Listed on existing SURVEY?



GENERAL INFORMATION

CATEGORY CURRENT FUNCTION

CONDITION HISTORIC FUNCTION

INTEGRITY REASON for SIGNIFICANCE

STOREFRONT INTEGRITY

SECONDARY STRUCTURE

ARCHITECTURAL DESCRIPTION

ARCHITECTURAL CLASSIFICATION PLAN

DETAILS

BEGINYEAR NO OF STORIES

OTHER YEAR

ROOF TYPE

ROOF MATERIAL

FOUNDATION

DATE SOURCE PORCH

WALL MATERIAL (current) WINDOW MATERIAL

WALL MATERIAL 2 (current)

WALL MATERIAL (original) WINDOW MATERIAL

WALL MATERIAL 2 (original)

WINDOW TYPE

WINDOW CONFIG

SIGNIFICANT FEATURES

ALTERATIONS

STOREFRONT
FEATURES

Four bay front façade; flush two storefront configuration; central doors with triple fixed and awning windows at sides

STOREFRONT
ALTERATIONS

HISTORIC INFORMATION

HISTORIC
NAME

COMMON
NAME

PERMIT NO:

G7902

COST

ARCHITECT

ARCHITECT2

BUILDER

ARCHITECT
SOURCE

HISTORIC
INFO

Building permit in 1979 to build storage & warehouse, 22' x 100'

LANDSCAPE

Midblock on north side of street
between Lemont and Ed Bossert;
mostly commercial/light industrial
uses on street; front sidewalks;
buildings built to sidewalk; party walls

PHOTO INFORMATION

ROLL1

FRAMES1

ROLL2

FRAMES2

ROLL3

FRAMES3

DIGITAL
PHOTO ID

\\images\canal23
7.jpg

DIGITAL
PHOTO ID2

SURVEY INFORMATION

PREPARER

JENNIFER KENNY

PREPARER
ORGANIZATION

GRANACKI HISTORIC CONSULTANTS

SURVEYDATE

9/29/2005

SURVEYAREA

LEMONT HISTORIC DISTRICT

PRESERVATION COMMISSION INFO

CERTIFICATE OF APPROPRIATENESS

COA DATE:

COA NOTES:

Village of LEMONT

ILLINOIS URBAN ARCHITECTURAL AND HISTORICAL SURVEY

STREET #

DIRECTION

STREET

PIN

LOCAL SIGNIFICANCE RATING

POTENTIAL IND NR? (Y or N)

CRITERIA

Contributing to a NR DISTRICT?

Contributing secondary structure?

Listed on existing SURVEY?



GENERAL INFORMATION

CATEGORY CURRENT FUNCTION

CONDITION HISTORIC FUNCTION

INTEGRITY REASON for SIGNIFICANCE

STOREFRONT INTEGRITY

SECONDARY STRUCTURE

ARCHITECTURAL DESCRIPTION

ARCHITECTURAL CLASSIFICATION PLAN

DETAILS

BEGINYEAR NO OF STORIES

OTHER YEAR

ROOF TYPE

ROOF MATERIAL

FOUNDATION

WALL MATERIAL (current) PORCH

WALL MATERIAL 2 (current) WINDOW MATERIAL

WALL MATERIAL (original) WINDOW MATERIAL

WALL MATERIAL 2 (original) WINDOW TYPE

WINDOW CONFIG

SIGNIFICANT FEATURES

ALTERATIONS

STOREFRONT
FEATURES

Two bay front façade; flush, one storefront configuration; paired double hung windows and side entry door

STOREFRONT
ALTERATIONS

HISTORIC INFORMATION

HISTORIC
NAME

Lemont Tool and Party Rental

COMMON
NAME

PERMIT NO:

COST

ARCHITECT

ARCHITECT2

BUILDER

ARCHITECT
SOURCE

HISTORIC
INFO

LANDSCAPE

At northwest corner of Lemont and Canal; mostly commercial/light industrial uses on street; front sidewalks; buildings built to sidewalk; party walls

PHOTO INFORMATION

ROLL1

FRAMES1

ROLL2

FRAMES2

ROLL3

FRAMES3

DIGITAL
PHOTO ID

\\images\canal24
1.jpg

DIGITAL
PHOTO ID2

SURVEY INFORMATION

PREPARER

JENNIFER KENNY

PREPARER
ORGANIZATION

GRANACKI HISTORIC CONSULTANTS

SURVEYDATE

9/28/2005

SURVEYAREA

LEMONT HISTORIC DISTRICT

PRESERVATION COMMISSION INFO

CERTIFICATE OF APPROPRIATENESS

COA DATE:

COA NOTES:

STREET #

DIRECTION

STREET

PIN

LOCAL SIGNIFICANCE RATING

POTENTIAL IND NR? (Y or N)

CRITERIA

Contributing to a NR DISTRICT?

Contributing secondary structure?

Listed on existing SURVEY?



GENERAL INFORMATION

CATEGORY CURRENT FUNCTION

CONDITION HISTORIC FUNCTION

INTEGRITY REASON for SIGNIFICANCE

STOREFRONT INTEGRITY

SECONDARY STRUCTURE

ARCHITECTURAL DESCRIPTION

ARCHITECTURAL CLASSIFICATION PLAN

DETAILS

BEGINYEAR NO OF STORIES

OTHER YEAR ROOF TYPE

ROOF MATERIAL

FOUNDATION

WALL MATERIAL (current) PORCH

WALL MATERIAL 2 (current) WINDOW MATERIAL

WALL MATERIAL (original) WINDOW MATERIAL

WALL MATERIAL 2 (original) WINDOW TYPE

WINDOW CONFIG

SIGNIFICANT FEATURES

ALTERATIONS

STOREFRONT
FEATURES

STOREFRONT
ALTERATIONS

HISTORIC INFORMATION

HISTORIC
NAME

COMMON
NAME

Target Power Equipment

PERMIT NO:

COST

ARCHITECT

ARCHITECT2

BUILDER

ARCHITECT
SOURCE

HISTORIC
INFO

Once housed the American Gear Company and also
Castaways.

LANDSCAPE

At southwest corner of Lemont and
Canal; railroad tracks along south
façade; front sidewalks with brick
paverls; curb cuts along Canal
Street; industrial uses along street; at
edge of commercial district; Metra
parking lots to west

PHOTO INFORMATION

ROLL1

FRAMES1

ROLL2

FRAMES2

ROLL3

FRAMES3

DIGITAL
PHOTO ID

\\images\lemont1
70.jpg

DIGITAL
PHOTO ID2

SURVEY INFORMATION

PREPARER

JENNIFER KENNY

PREPARER
ORGANIZATION

GRANACKI HISTORIC CONSULTANTS

SURVEYDATE

9/28/2005

SURVEYAREA

LEMONT HISTORIC DISTRICT

PRESERVATION COMMISSION INFO

CERTIFICATE OF APPROPRIATENESS

COA DATE:

COA NOTES:

17.16.050. - DEMOLITION APPROVAL.

- E. *Criteria to be Considered.* When determining whether to approve a Certificate of Appropriateness 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.
 11. Whether the building is 50 years or older unless it has no historic or architectural merit.
 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.

(UDO 2008, § 17.16.050; Ord. No. O-10-14, § 3, 2-10-2014)

PLAT OF SURVEY

OF

PARCEL 1:
LOTS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, AND 20 (EXCEPT THAT PART THEREOF TAKEN FOR ROAD PURPOSES), IN BLOCK 1 IN LEMONT SUBDIVISION, BEING A SUBDIVISION OF PART OF THE SOUTH 1/2 OF SECTION 20, TOWNSHIP 37 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:
ALL THAT PART OF BLOCK 10 (EXCEPT THE WEST 280 FEET CONVEYED TO CHICAGO & ALTON RAILROAD COMPANY BY DEED FROM PETER A. NELSON AND HIS WIFE DATED 03-18-1908 AND RECORDED 05-19-1908 AS DOCUMENT NO. 424248) WHICH LIES NORTH OF RAILROAD IN VILLAGE OF LEMONT SUBDIVISION, BEING A SUBDIVISION OF PART OF THE SOUTH 1/2 OF SECTION 20, TOWNSHIP 37 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 3:
THAT PART OF BLOCK 10 IN THE VILLAGE OF LEMONT BEING A SUBDIVISION OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 20, TOWNSHIP 37 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE SOUTH LINE OF TALCOTT STREET, 296.12 FEET EASTERLY FROM THE EAST LINE OF BLOCK 2 IN SAID VILLAGE, AS MEASURED ALONG THE SOUTH LINE OF SAID TALCOTT STREET; THENCE EASTERLY ALONG SAID SOUTH LINE OF TALCOTT STREET 87 FEET MORE OR LESS TO THE EAST LINE OF THE WEST 280 FEET OF SAID BLOCK 10; THENCE SOUTHERLY ALONG THE LAST SAID EAST LINE 20 FEET MORE OR LESS ON A LINE THAT LIES PARALLEL TO AND 35 FEET NORTHERLY FROM THE CENTERLINE OF GRANATOR'S SOUTHWARD MAIN TRACK; THENCE EASTERLY ALONG SAID PARALLEL LINE 56 FEET MORE OR LESS TO A PROPERTY CORNER THENCE SOUTHERLY ALONG GRANATOR'S PROPERTY LINE 20 FEET MORE OR LESS TO A LINE THAT LIES PARALLEL TO AND 29 FEET NORTHERLY FROM THE CENTERLINE OF SAID MAIN TRACK; THENCE WESTERLY ALONG THE LAST SAID PARALLEL LINE 140 FEET MORE OR LESS TO THE SOUTHWEST CORNER OF PROPERTY CONVEYED TO THE COMMUTER RAIL DIVISION OF THE REGIONAL TRANSPORTATION AUTHORITY BY DEED DATED APRIL 06, 2009; THENCE NORTHERLY ALONG THE EAST LINE OF THE LAST SAID PROPERTY 28.56 FEET TO THE POINT OF BEGINNING.

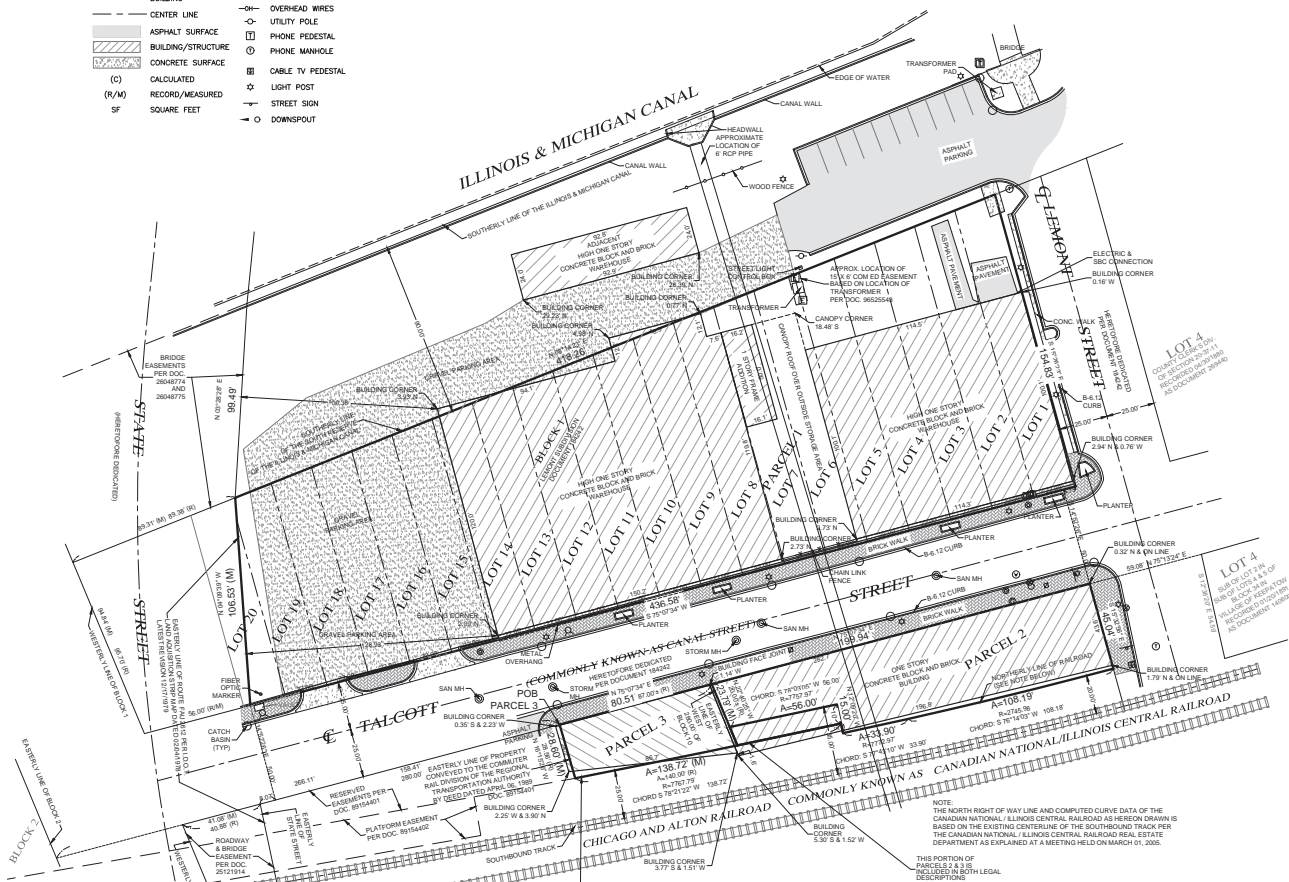
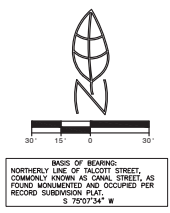
LEGEND

	EXISTING BOUNDARY		MANHOLE
	EXISTING EASEMENT		EXIST. CURB INLET
	EXISTING STRECK		SANITARY SEWER
	EXISTING CHAIN LINK FENCE		WATER VALVE
	EXISTING WOOD FENCE		BUFFALO BOX (B-BOX)
	EXISTING METAL FENCE		WATER VALVE & VALVE
	EXISTING VINYL FENCE		FIRE HYDRANT
	EXISTING BUILDING		GAS METER
	CENTER LINE		GAS LINE
	ASPHALT SURFACE		ELECTRIC METER
	BUILDING/STRUCTURE		ELECTRIC PEDESTAL
	CONCRETE SURFACE		HANDHOLE
	(C) CALCULATED		OVERHEAD WIRES
	(R/M) RECORD/MEASURED		UTILITY POLE
	SF SQUARE FEET		PHONE PEDESTAL
			PHONE MANHOLE
			CABLE TV PEDESTAL
			LIGHT POST
			STREET SIGN
			DOWNSPOUT

LAND AREA	PERMANENT INDEX NUMBERS:
PARCEL 1 = 55,033 SF OR 1.26 ACRES MORE OR LESS	PARCEL 1: 22-20-304-015 AFFECTS LOTS 8, 9, 10, 11, 12, 13 AND 14 22-20-304-016 AFFECTS LOTS 4 AND 7 22-20-304-017 AFFECTS LOTS 1, 2, 3, 4 AND 5 22-20-304-018 AFFECTS LOTS 15, 16, 17, 18, 19 AND PART OF 20
PARCEL 2 = 7,626 SF OR 0.18 ACRES MORE OR LESS	PARCEL 2: 22-20-308-017
PARCEL 3 = 2,117 SF OR 0.07 ACRES MORE OR LESS	PARCEL 3: 22-20-308-018
TOTAL = 65,774 SF OR 1.51 ACRES MORE OR LESS	



LOCATION MAP



- GENERAL NOTES:**
- COMPARE THIS PLAT, LEGAL DESCRIPTION AND ALL SURVEY POINTS AND MONUMENTS BEFORE ANY CONSTRUCTION, AND IMMEDIATELY REPORT ANY DISCREPANCIES TO THE SURVEYOR.
 - DO NOT SCALE DIMENSIONS FROM THIS PLAT.
 - THE LOCATION OF THE PROPERTY LINES SHOWN ON THE FACE OF THIS PLAT ARE BASED UPON THE DESCRIPTION AND INFORMATION FURNISHED BY THE CLIENT, TOGETHER WITH THE TITLE COMMITMENT, THE PARCEL, WHICH IS DEFINED MAY NOT REFLECT ANCHOR OWNERSHIP, BUT REFLECTS WHAT WAS SURVEYED.
 - THIS SURVEY CONFORMS WITH A TITLE COMMITMENT PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY, ORDER NUMBER 288495 WITH AN EFFECTIVE DATE OF AUGUST 28, 2017.
 - MANHOLES, INLETS AND OTHER UTILITY RIMS OR GRATES SHOWN HEREON ARE FROM FIELD LOCATION OF SUCH AND ONLY REPRESENT SUCH UTILITY IMPROVEMENTS WHICH ARE VISIBLE FROM ABOVE GROUND AT THE TIME OF SURVEY, THROUGH A NORMAL SEARCH AND WALK THROUGH OF THE SITE. THE LABELING OF THESE MANHOLES (SANITARY, STORM, WATER, ETC.) IS BASED SOLELY ON THE "STAMPED" MARKINGS OF THE RIM. NO UNDERGROUND OBSERVATIONS HAVE BEEN MADE TO VERIFY THE ACTUAL USE OR EXISTENCE OF THE UNDERGROUND UTILITIES.
 - NO UNDERGROUND UTILITIES OR DRAIN TILES, IF ANY EXIST, ARE SHOWN HEREON.
 - THIS SURVEY MAY NOT REFLECT ALL UTILITIES OR IMPROVEMENTS IF SUCH ITEMS ARE HIDDEN BY LANDSCAPING OR ARE COVERED BY SUCH ITEMS AS DUMPSTERS, TRAILERS, CARS, DIRT, PAVING OR SNOW. AT THE TIME OF THIS SURVEY, SNOW DID NOT COVER THE SITE. LAWN SPRINKLER SYSTEMS, IF ANY, ARE NOT SHOWN ON THIS SURVEY.
 - OTHER THAN VISIBLE OBSERVATIONS NOTED HEREON, THIS SURVEY MAKES NO STATEMENT REGARDING THE ACTUAL PRESENCE OR ABSENCE OF ANY SERVICE.
 - CALL JULIE L. AT 1-800-865-0123 FOR FIELD LOCATION OF UNDERGROUND UTILITIES PRIOR TO DOING ANY CONSTRUCTION WORK.
 - PUBLIC AND/OR PRIVATE RECORDS HAVE NOT BEEN SEARCHED TO PROVIDE ADDITIONAL INFORMATION. OVERHEAD WIRES AND POLES (IF ANY EXIST) ARE SHOWN HEREON, HOWEVER THEIR FUNCTION AND DIMENSIONS HAVE NOT BEEN SHOWN.
 - RESTRICTIONS THAT MAY BE FOUND IN LOCAL BUILDING AND/OR ZONING CODES HAVE NOT BEEN SHOWN. HEIGHTS AND BUILDING RESTRICTIONS (IF ANY) HAVE NOT BEEN SHOWN. ONLY THOSE SETBACK RESTRICTIONS SHOWN ON THE RECORDED SUBDIVISION OR IN THE TITLE COMMITMENT HAVE BEEN SHOWN. THIS PROPERTY IS SUBJECT TO SETBACKS AS ESTABLISHED BY THE GOVERNING JURISDICTION'S ZONING ORDINANCES AND/OR CODES AS AMENDED.
 - THIS PARCEL HAS BEEN IDENTIFIED AS BEING IN "ZONE X" PER THE FLOOD INSURANCE RATE MAP IN COOK COUNTY, AS SHOWN ON MAP NO. 1703020667 AND 1703020668 WITH A REVISED MAP DATE OF AUGUST 19, 2008.

- NOTES CORRESPONDING TO SCHEDULE "B" EXCEPTIONS:**
- ITEMS 1 THROUGH 20 AND 30 THROUGH 34 ARE EITHER NOT SURVEY ITEMS OR CANNOT BE PLOTTED.
 - ITEM 21: PINS 422-20-304-015, 22-20-304-016 AND 22-20-304-017, CORRESPONDING TO LOTS 1 THROUGH 14 IN PARCEL 1, ARE DESIGNATED AS LEMONT HISTORICAL DISTRICT PROPERTIES PER DOCUMENT 2027886.
 - ITEM 22 (DOCUMENT #002128942 & DOCUMENT #003028263) LIES NORTH OF THE I&M CANAL AND WEST OF STATE STREET AND IS NOT SHOWN HEREON.
 - ITEM 23 (DOCUMENT #25121914) IS AN EASEMENT FOR ROADWAY AND BRIDGE AND IS SHOWN HEREON.
 - ITEM 24 (DOCUMENT #25279760) IS AN EASEMENT FOR A BRIDGE PER LYING WITHIN THE RIGHT OF WAY OF STATE STREET AND THE BED OF THE I&M CANAL, AND IS NOT SHOWN HEREON.
 - ITEM 25 (DOCUMENT #26048774) IS AN EASEMENT FOR BRIDGE CONSTRUCTION AND IS SHOWN HEREON.
 - ITEM 26 (DOCUMENT #26048775) IS AN EASEMENT FOR BRIDGE CONSTRUCTION LYING WITHIN THE RIGHT OF WAY OF STATE STREET AND THE SOUTH 90 RESERVE OF THE I&M CANAL AND IS NOT SHOWN HEREON.
 - ITEM 27 (DOCUMENT #89154402) IS RESERVED EASEMENTS CONTAINED IN A QUIT CLAIM DEED BY THE ILLINOIS CENTRAL RAILROAD COMPANY, AND IS SHOWN HEREON.
 - ITEM 28 (DOCUMENT #98625443) IS A PLATFORM EASEMENT AND IS SHOWN HEREON.
 - ITEM 29 IS A COMMONWEALTH EDISON EASEMENT AND IS SHOWN HEREON.

STATE OF ILLINOIS
COUNTY OF DUPAGE

I, THE UNDERSIGNED, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY, AND THAT THE PLAT HEREON DRAWN IS A CORRECT REPRESENTATION OF SAID SURVEY.

FIELD WORK WAS COMPLETED ON NOVEMBER 13, 2017.
DATED, THIS 27TH DAY OF DECEMBER, A.D., 2017, AT LEMONT, ILLINOIS.

Thomas J. Reed
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035-2205
MY LICENSE EXPIRES NOVEMBER 30, 2018
ILLINOIS PROFESSIONAL DESIGN FIRM PROFESSIONAL
ENGINEERING CORPORATION NO. 184-001245
CLIENT: VILLAGE OF LEMONT COMMUNITY DEVELOPMENT



DATE

1	2	3	4	5	6
---	---	---	---	---	---

PLAT OF SURVEY
225-241 CANAL STREET
LEMONT, ILLINOIS

Morris Engineering, Inc.
Civil Engineering • Consulting
Land Surveying • Mapping
615 West Lake Street, Suite 100
Lemont, IL 60439
Phone: (630) 271-0770
Fax: (630) 271-0699
Web: www.morriseng.com

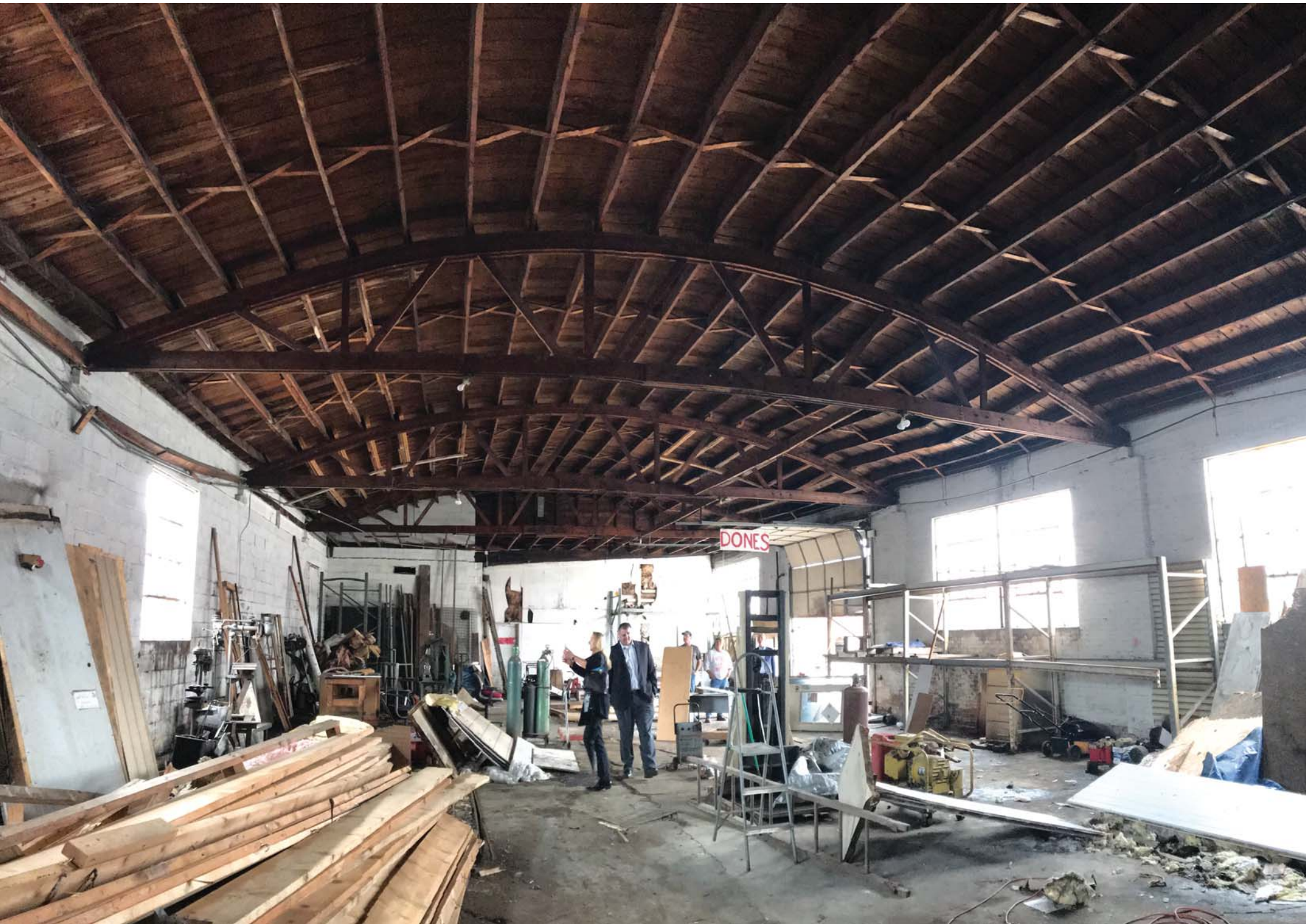


FIELD BOOK	GB
DRAWN BY	CJS
CHECKED BY	TR
APPROVED BY	TR
DATE	12/26/2017
SCALE	HORIZ 1"=30'
VERT	NONE
SHEET	
OF 1 SHEETS	
PROJ# 17-LT-1000	













DONES