



Village of Lemont
Planning and Zoning Commission

418 Main Street · Lemont, Illinois 60439
phone 630-257-1595 · fax 630-257-1598

PLANNING & ZONING COMMISSION
Rescheduled Regular Meeting
Wednesday, October 26, 2011
6:30 p.m.

**Planning and Zoning
Commission**

Dennis Schubert,
Chairman

Commission Members:
Ryan Kwasneski
David Maher
Gregory Messer
Katherine Murphy
Jason Sanderson
Anthony Spinelli

**Community Development
Department Staff**

James A. Brown, Director

Charity Jones, AICP Planner

I. CALL TO ORDER

A. Pledge of Allegiance

B. Verify Quorum

**C. Approval of Minutes: September 21, 2011
meeting**

II. CHAIRMAN'S COMMENTS

**III. PUBLIC HEARING – Case 11-13 Archer & Bell
Annexation and Rezoning.** Petition for annexation,
rezoning to B-3, and special use approval for a
drive-through establishment, funeral home,
banquet hall, retail business with a gross floor area
of 15,000-24,999 square feet, self-storage facility,
and childcare facility, for 2.22 acres of land
located at the southwest corner of the Archer
Avenue and Bell Road.

IV. STAFF REPORT

V. ADJOURNMENT

Village of Lemont
Planning and Zoning Commission
Regular Meeting of September 21, 2011

A meeting of the Planning and Zoning Commission of the Village of Lemont was held at 6:30 p.m. on Wednesday, September 21, 2011, in the second floor Board Room of the Village Hall, 418 Main Street, Lemont, Illinois.

I. CALL TO ORDER

A. Pledge of Allegiance

Chairman Schubert led the Pledge of Allegiance

B. Verify Quorum

Upon roll call the following were:

Present: Kwasneski, Maher, Messer, Sanderson, Schubert

Absent: Murphy, Spinelli

Planning & Economic Development Director Jim Brown, Village Planner Charity Jones, Planning & Economic Development Department Alexa Naudziunas, and Village Trustee Ron Stapleton were also present.

C. Approve Minutes

Commissioner Messer made a motion, seconded by Commissioner Kwasneski to approve the minutes of the August 17, 2011 meeting with no changes. A voice vote was taken:

Ayes: All

Nays: None

Motion passed

II. CHAIRMAN'S COMMENTS None

III. PUBLIC HEARING

A. Proposed Amendments to the Unified Development Ordinance.

Commissioner Maher made a motion, seconded by Commissioner Sanderson to open the public hearing for proposed amendments to the Unified Development Ordinance. A voice vote was taken:

Ayes: All

Nays: None

Motion passed

Mr. Brown stated that there was a spreadsheet that was included in the Commissioner's packet that he would go thru which explains the proposed changes. He stated that on

page one there is a definition for outdoor dining, which was never defined. He said that the outdoor dining and café's have been an issue over the past year or two.

Mr. Brown stated that sidewalk café's do not fall under the UDO. He said that staff has spoken with the Village Attorney and he explained what belongs under zoning, licensing, and/or the Liquor Commission. Mr. Brown stated that anything on sidewalks should be regulated under a license agreement and anything on private property should fall under zoning. He stated that if someone wanted to do outdoor dining on private property, then they would have to apply for a special use. Mr. Brown said that another issue would be the consumption of alcohol at these venues and that would be controlled by the Liquor Commission.

Mr. Brown stated that the sidewalk café's regulations have provisions and then he read those provisions. He stated to deter any types of beer gardens there is a requirement that people must be seated and food must be served. He said that this should also be included in the zoning provisions. Mr. Brown then read the zoning provisions. He said that he thought provision "d", which specified hours of operation, should be stricken. He stated that the hours of operation should be decided during the processing of the application for the license or during the hearing for the special use. Mr. Brown asked if any of the Commissioners had any comments about provision "d".

Chairman Schubert stated that the hours should be handled on a case-by-case basis.

Mr. Brown stated that he did want to go over provision "g". He said that he and Charity have looked at the Illinois and National Accessibility Codes and have spoken with the Village Engineer in regards to the five foot pedestrian clearance requirement. He stated that he is not sure why there is a demand of five feet. He said that in his reading of the National Code there is verbiage that talks about an accessible path and that it is 36 inches wide. This is wider than a wheelchair, which is usually 32 inches wide. He stated that if the path exceeds 200 feet then there is a requirement to have a bump out of 40 inches for people to be able to step aside.

Mrs. Jones stated that Jim Cainkar, Village Engineer, can only assume that the reason for the five foot requirement was because that it is the standard sidewalk width requirement. She said that the provisions in the municipal code are under the assumption that it is on a public sidewalk, so the logic was they wanted to leave the full public sidewalk space. Mrs. Jones stated that they can not find anything in any accessibility codes that would require five feet.

Chairman Schubert stated that he could only think it was for a radius turn.

Mr. Brown stated that they are limiting it down to four feet; however the petitioner would always be subject to accessibility codes.

Commissioner Messer asked how the outdoor dining perimeter would be defined.

Mr. Brown stated that for a sidewalk café there would be some type of requirement for a definition or marking. He said for a special use they would have to show how that area was being defined.

Mr. Brown said that for item C (Consumption of Alcoholic Beverages in Outdoor Dining Area) they would retain the requirement that patrons would have to be seated at a table receiving food service. Also, approval would be expressly granted by the Lemont Liquor Commission. Mr. Brown stated that he felt “expressly granted” should mean that a petitioner’s liquor license would state that it is specifically for consumption outdoors. However, the license might not always specify this, so the Board might want to add this as a condition to the special use.

Mr. Brown then read the definition of Outdoor Dining to the Commissioners. He said that his intention is to have the sidewalk café as an annual renewal.

Trustee Stapleton asked if there was going to be any limitation to the width due to encroachment.

Mr. Brown stated that it would be restricted to only in front of their property. Mr. Brown said that Mrs. Jones would go over signage.

Mrs. Jones presented a power point presentation with pictures of the different types of signage. She stated that they were making several changes to signs in the historic and downtown zoning district. She stated that the historic and downtown districts don’t have the same boundaries, so there are a few differences. She said that the purpose of the sign amendments was to allow more design flexibility with more modern materials, but still achieve the historic aesthetic.

The first sign covered was the dimensional sign. She stated that it was three dimensional with either recessed letters or letters that protrude out. She said that they would be mounted on or routed into a sign board.

The next sign was a flat sign. She said that staff is proposing that they be allowed on side elevations only. She stated that this would be consistent to what was allowed in the past.

Mrs. Jones stated that two types of signs that would be prohibited in these districts would be cabinet and pan face signs. She stated that channel letters and illuminated signs are also prohibited.

Mrs. Jones stated that they were adding a definition for an abandoned sign as a prohibited sign type. She said that this will help with code enforcement.

Mrs. Jones stated that as far as political signs they could regulate the placement and size, but not the amount of time.

Mrs. Jones stated there is a revision pertaining to the minimum required depth on awnings. She said that in the downtown district it was a six foot depth which seemed too much. It was revised to three feet with the exception to the Esplanade street standards which are five feet.

Discussion continued on political signs.

Mrs. Jones stated that they did talk with the Historic Preservation District and they agreed with these changes.

Commissioner Messer asked what the definition of an abandoned sign was.

Mrs. Jones then read the definition.

Chairman Schubert asked about signs that are painted on or put over cars.

Mrs. Jones stated that those are currently not allowed in the Village.

Mr. Brown then stated that they would go over the section that says other amendments (general). He said that when they modified the UDO a couple years ago, they modified the definition for front lot line. He stated that he felt that it was not clarified as much as he would like. Mr. Brown stated there needs to something that states this is the front of the house and then side and rear yards will follow.

Chairman Schubert asked if they could do something with the egress of the front of the house.

Mr. Brown stated that they could, however there are some bungalows with a side egress. He stated that where the front entrance way is would not be a good way to define the front of the house. Mr. Brown then read the new definition of façade.

Commissioner Maher asked why it was not based on address.

Mr. Brown stated that sometimes addresses are assigned before the house is built. He stated that there can be a clause added that the tie-breaker would be the address.

Discussion continued on façade.

Mr. Brown reiterated that they would use the new definition but add some language for situations where a case could be made that a house has two facades. For those situations then, the address would be used.

Mr. Brown stated that he wanted to add a definition for sidewalk and also for trees for clarification.

Mr. Brown said that there is a requirement in the code now that there has to be a 10 foot separation between accessory structures and dwelling units. He stated that it was impractical because an accessory structure is a deck. He said more people are adding outdoor entertaining items such as pools, fireplaces, and pergolas. It is all designed to make a transition from indoor to outdoor and distinctions are becoming blurred.

Mr. Stapleton stated that if it is a detached garage it has to be 10 feet from the house to the garage.

Mrs. Jones stated that detached garages or sheds were addressed in the code.

Mr. Brown stated that there were a few provisions in the code that address lot coverage. He said that one is the over all impervious surface of a lot is limited and that limitation varies by zoning district. He then stated, for example, in an R-4 district it was limited to 65% and explained what that covered. Mr. Brown stated that there was a separate provision governing each yard. Each individual yard can not exceed 30% of the impervious surface. He stated that these provisions were added to the code for two reasons. One was for aesthetics and second for drainage and storm water management. Mr. Brown said that 30% has been a problem for rear yards. He stated that permeable pavers are becoming more popular and they are allowed. He said they do help for drainage, but not on aesthetics due to the fact it is all brick.

Mrs. Jones then presented photos of homes that were allowed to exceed the 30% rear yard maximum by using permeable pavers.

Mr. Brown stated that over the past two years there have been about 102 permits for patio/swimming pools. Only eight exceeded the 30%, and they did not count the permeable paving against that 30%.

Mrs. Jones stated that the problem seems to be when they are adding a pool and a patio to the yard. Of the permits for pools with patios, approximately one-third exceeded the 30% requirement.

Mr. Brown stated that he proposes to keep the overall maximum thresholds. He would recommend for the side yard, to not have any maximum percentage. He said for the front yard, either keep it at 30% and just raise the back the back yard, or raise the back and front yard so they mirror each other. Mr. Brown recommended raising it from 30% to around 35%. He also stated that there would be language added saying that pools and permeable paving would count towards the percentage.

Discussion continued on percentage and permeable paving.

Commissioner Messer stated that if you increased it by 20% then it would raise it from 30% to 36%.

Chairman Schubert asked if all the Commissioners agreed with the 36%. *All Commissioners agreed.*

Mr. Brown stated, in regards to manufactured homes, the issue is that the B-4 district includes a lot of parcels that need to be rezoned to something else and until that happens the trailers should be allowed in that district.

Mr. Brown said on the section of Type II Thresholds the word building was missing in the definition and the Canal Reserve Strip was added to item #1 for clarification. He stated that the canal reserve strip was 90 feet from the canal wall. The 90 feet was reserved for expansion if needed on the canal.

Mr. Brown stated that for the impact fee chapter's section of Applicability the word "development" is stricken because the UDO's definition is too broad. The amendment clarifies when impact fees should be paid.

Mr. Brown said that changes were made to the wording under "Improvements" to promote naturalized detention and/or green infrastructure. He stated that crown vetch, which is listed as a suitable vegetative cover, is actually an invasive species and has been deleted.

Mr. Brown stated that staff felt that the required landscaping in commercial developments is a little too much. He stated that staff is proposing to change the requirement from 2.0 to 1.5 plant units per 100 feet, which leaves room for the plants or shrubs to mature.

Mr. Brown said one minor word change under foundation plantings is changing the word "may" to "shall".

Mrs. Jones stated one other change is to allow chain link fencing in the B-4 district.

Commissioner Maher made a motion, seconded by Commissioner Messer to close the public hearing for proposed amendments to the Unified Development Ordinance. A voice vote was taken:

Ayes: All

Nays: None

Motion passed

IV. STAFF REPORT

Mrs. Jones stated that on the Village website there is a survey for the community to fill out in regards to the Comprehensive Plan. She said they will be collecting that data from now until October 20th.

Commissioner Sanderson asked how does the public know that the survey is there.

Mrs. Jones stated that it just got on the website, but hard copies would be available at the Village Hall and Library. She said it will be on Patch.com and also on the cable channel.

Commissioner Kwasneski asked if it would be on Facebook.com.

Mrs. Jones stated that it would and it would go out on Nixle.

Mrs. Jones stated that the regularly scheduled meeting on October 19th would have to be rescheduled. The Active Transportation Plan Community Workshop was scheduled on that evening. She then asked if there were any days that the Commissioners could not make.

Commissioner Kwasneski stated Mondays were not good for him.

Commissioner Maher said that the next Wednesday after October 19th would be good.

Mrs. Jones stated that she would check with the applicant and would get back to the Commissioners.

V. ADJOURNMENT

Commissioner Kwasneski made a motion, seconded by Commissioner Maher to adjourn the meeting. A voice vote was taken:

Ayes: All

Nays: None

Motion passed

Minutes prepared by Peggy Halper



Village of Lemont
Planning & Economic Development Department

418 Main Street · Lemont, Illinois 60439
phone 630-257-1595 · fax 630-257-1598

TO: Planning & Zoning Commission #119-11
FROM: James A. Brown, Planning & Economic Development Director
THRU
SUBJECT: Case 11-13 Archer & Bell Annexation and Rezoning
DATE: 20 October 2011

SUMMARY

John B. Murphey, attorney acting on behalf of Standard Bank and Trust/Trust No. 16457, owner of the subject property, has requested annexation to the Village, rezoning to the B-3, Arterial Commercial zoning district, and special use approval for a drive-through establishment, funeral home, banquet hall, retail business with a gross floor area of 15,000-24,999 square feet, self-storage facility, and childcare facility.

PROPOSAL INFORMATION

Case No. 11.13
Project Name Archer & Bell Annexation and Rezoning

General Information	
Applicant	Standard Bank and Trust/Trust No. 16457, c/o John B. Murphey
Status of Applicant	owner of the subject property
Requested Actions:	Annexation
Requested Actions:	Rezoning from R-1 to B-3
Requested Actions:	Various special uses—see below
Site Location	Southwest corner of the intersection of Archer Avenue and Bell Road.
Existing Zoning	Cook County, R-3 Single-Family Residence District
Size	Approximately 2.21 acres
Existing Land Use	Vacant
Surrounding Land Use/Zoning	North: Single-family residential, Village R-1 Single-Family Residence District South: Single-family residential, Cook Co. R-3 East: Single-family residential, Cook Co. R-3 West: Single-family residential, Cook Co. R-3
Comprehensive Plan 2002	The Comp Plan calls for this site to be low density residential (0-2 du/acre).
Zoning History	N/A

Special Information	
Public Utilities	Water and sewer would most likely be extended from Main Street through the Montifiori property or ComEd easement. An amendment to an agreement with Cog Hill would be necessary for such and extension.
Transportation	Traffic impact study not required.
Physical Characteristics	The site is vacant and relatively flat. The ground slopes away toward both Bell Road and Archer Avenue. The entire site is covered with small shrubs and small trees.
Other	

GENERAL ANALYSIS

Land Use/Compliance with Comprehensive Plan. The subject site is within the area recommended to be annexed to the Village by the Comprehensive Plan. The Lemont Comprehensive Plan of 2002 recommends as a long-range goal to “annex, to the extent that is practical, legally defensible, and cost-effective, the remainder of the territory in Lemont Township” (p.18). The Plan also states that the future eastern boundary of the Village should extend to Will-Cook Road, “excepting the portion of Lemont Township already occupied by Willow Springs” (p.18).

The Comprehensive Plan recommends low-density residential development for the subject site. The Comprehensive Plan map designates the subject site and the surrounding properties as low-density residential (0-2 d.u. per acre). Additionally, the Land Use chapter of the Comprehensive Plan includes a section that specifically addresses the area southeast of Archer Avenue (p.33). It states that the area should be generally comprised of low-density single-family subdivisions, that “there will be some small commercial nodes at State & Archer, 127th & Archer, McCarthy & Archer, and 131st & Bell, but the great majority of the public highway will have a parkway character” (p.33).

The requested B-3 zoning district is consistent with the Arterial Commercial¹ future land use category. Although the subject site is not designated for Arterial Commercial use by the Comprehensive Plan, it is well situated for Arterial Commercial use by the Comprehensive Plan’s standards. The Arterial Commercial future land use category is defined as “areas of existing or planned commercial development of an intensity typical of arterial highways and their intersections” (p.23). The subject site is located at the intersection of two arterial roads, as identified by the Comprehensive Plan (p.34). By comparison, the properties at 127th & Archer and at 131st & Bell are designated by the Comprehensive Plan for Arterial Commercial use, but these intersections each only include one arterial road.

Compatibility with Existing Land Uses. The nearby land uses are mostly large lot residential development. One commercial development, Montifiori (a banquet center) is nearby on the north side of Archer Avenue. Secluded single-family homes on large, wooded lots are across Bell Road to the east, and single-family homes are also to the

¹ The Comprehensive Plan map calls this land use category “Arterial Commercial” while the text of the Comprehensive Plan refers to it as “Arterial Business.” Although the titles are slightly different, they are the same future land use category.

south along Bell Road and to the west along Archer Avenue. Commercial development is not inherently incompatible with these adjacent residential uses. However, the requested zoning and special uses could create incompatibilities with adjacent residential uses. The UDO's transition yard requirements are intended to mitigate adverse impacts of commercial development on adjacent residential land use.

UDO Section 17.07.030 Transition Yard Requirements	
Yard Depth Required	12 feet
Screening Required	<p>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</p> <p>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</p> <p>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.</p>
Use Restrictions	The transition yard shall not be used for parking, loading, servicing, or storage.

Note: One plant unit equals .5 canopy trees, 1 evergreen tree, 1.5 ornamental trees, and 6 shrubs or ornamental grasses.

Aesthetic and Environmental. No environmental concerns appear evident at this time. At the time of development of the subject site, the applicant will be required to follow all requirements of the Lemont Unified Development Ordinance to address site design, aesthetic, and environmental concerns. Depending on the type and scale of the proposed development, the applicant may be required to acquire a Planned Unit Development (PUD) approval.

Storm Water Management/Engineering Concerns. The Village reached an agreement with the owners of Cog Hill to extend water and sewer to the Main Street / Rte 83 area. . These utilities have been extended and are available for the hook-up to the Montifiori property on the north side of Archer Avenue near the subject property. The agreement with Cog Hill, however, limited the area to which water and sewer could be extended. The subject property is not within this area, and therefore an amendment to the agreement with Cog Hill would be needed to bring water and sewer to the site. The applicant is aware of the need to amend the agreement with Cog Hill.

STANDARDS FOR SPECIAL USE

The applicant has no specific plans for the development of the subject property. However, in order to increase the marketability of the site, he has requested a special use approval for the following:

- drive-through establishment
- funeral home
- banquet hall

- retail business with a gross floor area of 15,000-24,999 square feet
- self-storage facility
- childcare facility

UDO Section 17.04.150.C states that special use requests must be consistent with the following six standards to be recommended by the PZC for approval:

1. The special use is deemed necessary for the public convenience at that location.

Analysis. The requested special uses could provide convenient services for the public at the subject site. However, it is unknown exactly what services would be provided at this time since no specific plan has yet been submitted.

2. The special use is so designed, located, and proposed to be operated that the public health, safety, and welfare will be protected.

Analysis. No specific plans have been submitted at this time. However, the requirements of the UDO would ensure that pedestrian and traffic safety would be addressed.

3. The special use will not cause substantial injury to the value of other property in the neighborhood in which it is located.

Analysis. Of the special uses requested, a drive-through establishment has perhaps the most potential for adverse impacts on neighboring properties. Quantified impacts of drive throughs on residential land values are unknown; however, any impact would likely be related to the design of the drive-through and the hours of operation. Both of these items are unknown at this time. Therefore, staff cannot make a determination as to the likelihood of impact on adjacent properties.

4. The special use 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.

Analysis. Neither the commercial zoning nor any of the requested special uses would create excessive demands on Village services or impair the ability of the Village to maintain the peace and provide adequate protection for the citizens.

5. The special use is consistent with standards enumerated elsewhere in this ordinance for the specific use, including planned unit developments.

Analysis. The UDO requires that all drive-throughs meet the following requirements:

- 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.
- The queue area shall not interfere with other on-site circulation and parking arrangements.

- 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.

No site plan is being approved at this time, so the exact location and configuration of the proposed drive-throughs is currently unknown. When the development is reviewed for PUD or site development permit approval, the proposed drive-throughs should be designed to comply with these requirements of the UDO.

6. The special use meets, as applicable, the standards for planned unit developments found in Chapter 17.08 of this ordinance.

Analysis. Not applicable.

RECOMMENDATIONS

The requested rezoning to the B-3 zoning district is not consistent with the land use recommendations of the Comprehensive Plan. The Village has started the process of updating its Comprehensive Plan, and staff and elected officials have indicated that the current Comprehensive Plan is outdated, particularly as it relates to land use. Because this effort will take at least another year, and because the Village has this application before us now, I find it appropriate that the Planning & Zoning Commission consider recommending a change to the Comprehensive Plan as it relates to this site and other locations along the Bell Road corridor.

The site is located along two arterial roads. The site is 2.2 acres in size, large enough to accommodate a variety of B-3 commercial uses. The site is relatively level with no known environmental issues that need to be mitigated. The UDO contains standards that will mitigate the adverse impacts of commercial development of the site on the neighboring residential properties. Moreover, many of the nearby residential properties are on large, wooded lots, with the homes secluded and well screened from the roads and from the subject site. Because of these factors I find it appropriate that the PZC recommend approval of the rezoning to B-3.

Because we have no site plan or specific details about the requested special uses, I believe a positive recommendation from the PZC for their approval would be inappropriate at this time.

FINDINGS OF FACT

If the Planning and Zoning Commission recommends approval of the rezoning and special use, the following findings-of-fact might be considered among those appropriate, that:

- a. The requested rezoning is consistent with the intent of the Comprehensive Plan in that it provides commercial space along Bell Road, at the intersection of two arterial roads. Although the requested rezoning deviates from the location of commercial land use proposed in the Comprehensive Plan, this deviation is justified by the acknowledgement that the Comprehensive Plan is currently being updated and

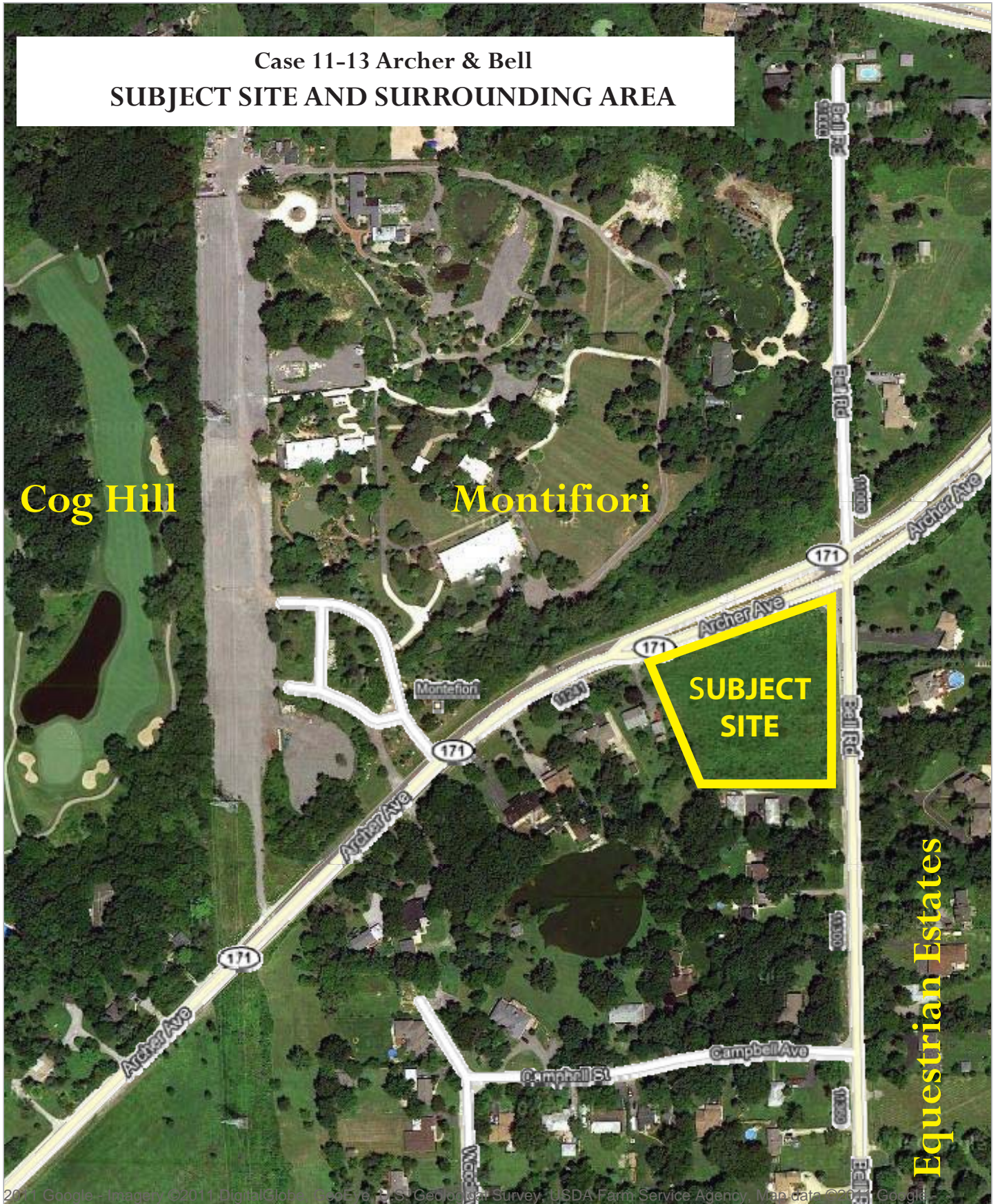
changes in land use that have taken place along stretches of Bell Road since the Comprehensive Plan's adoption in 2002.

- b. Sufficient safeguards exist within the Unified Development Ordinance to mitigate any potential incompatibility of commercial use with surrounding residential land uses.
- c. Sufficient safeguards exist within the Unified Development Ordinance to ensure that the proposed special uses will be designed so that it protects the public health, safety and welfare.
- d. The requested special use will create minimal demands for Village services, and this particular site is large enough to allow design flexibility that ensures adverse impacts of the special uses are mitigated.

ATTACHMENTS

1. Air photo of site and surrounding area
2. Site photos
3. Plat of Annexation

Case 11-13 Archer & Bell
SUBJECT SITE AND SURROUNDING AREA



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**Case 11-13 Archer and Bell Annexation and Rezoning
Photos of Site and Surrounding Area**



Subject site



Looking southwest along Archer Avenue. The subject site is to the left in the photo.



Looking northeast, intersection of Archer Avenue and Bell Road. The subject site is at the photographer's back.



Single-family residence to the south of the subject site, on the west side of Bell Rd.



A single-family residence directly across from the subject site, on the east side of Bell Rd.



Another single-family residence across from the subject site, on the east side of Bell Rd.

PIN: 22-23-204-006
 PIN: 22-23-204-007
 PIN: 22-23-204-008
 PIN: 22-23-204-013

PLAT OF ANNEXATION

INTO

THE VILLAGE OF LEMONT

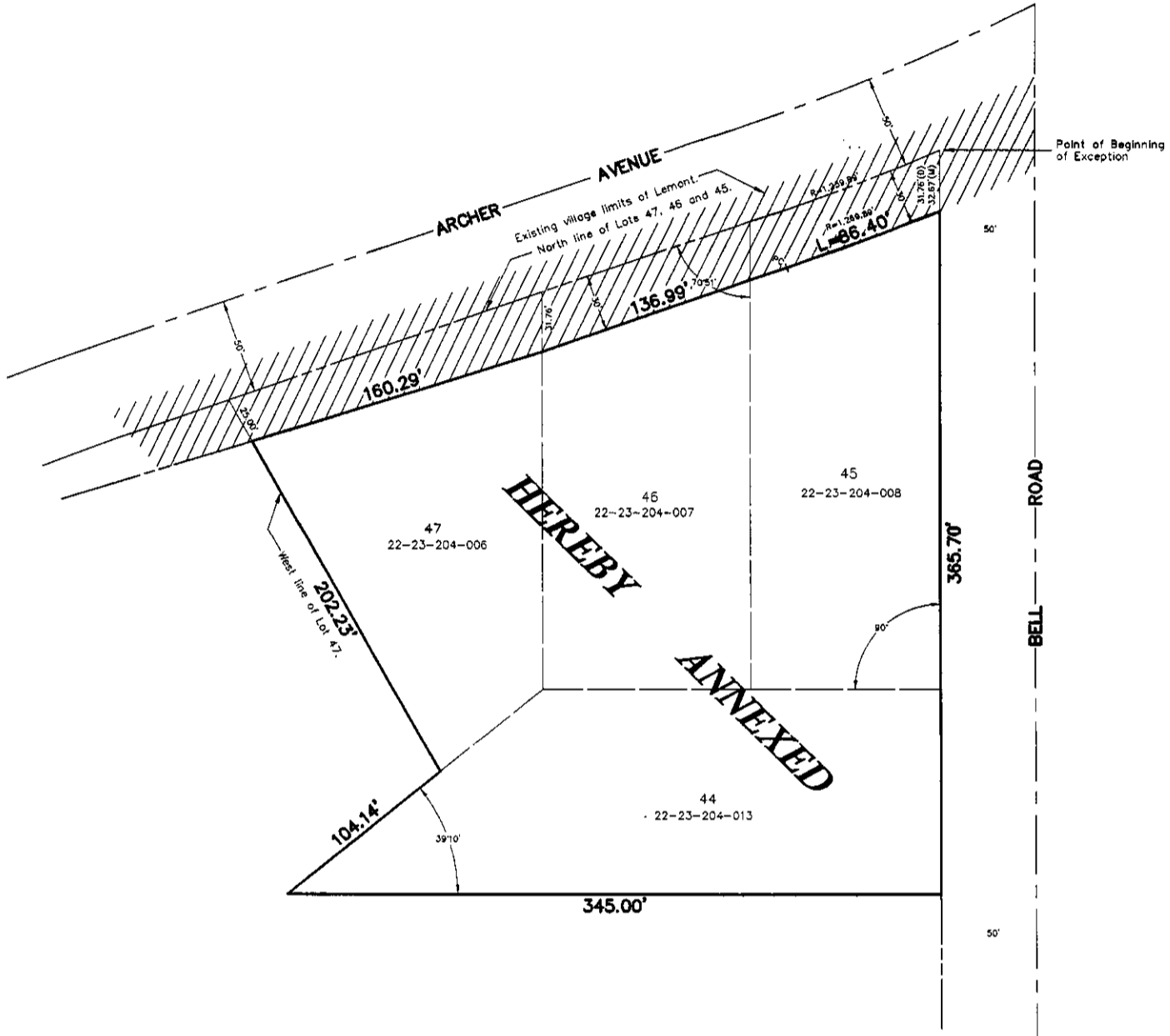
OF



SCALE: 1" = 50'

Area: 96,726 Square Feet

LOTS 44, 45, 46 AND 47 (EXCEPT THAT PART BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF LOT 45; THENCE SOUTH ALONG THE EAST LINE OF LOT 45, A DISTANCE OF 31.76 FEET, MORE OR LESS, TO A POINT NORMALLY DISTANT 30.00 FEET SOUTH OF THE NORTH LINE OF SAID LOT 45; THENCE SOUTHWESTERLY ALONG A LINE PARALLEL WITH AND NORMALLY DISTANT 30.00 FEET SOUTH OF THE NORTH LINE OF LOTS 45 AND 46, A DISTANCE OF 223.7 FEET TO A POINT BEING 31.78 FEET, MORE OR LESS, SOUTH OF THE NORTHWEST CORNER OF LOT 46, AS MEASURED ALONG THE WEST LINE OF SAID LOT 46; THENCE SOUTHWESTERLY ALONG A STRAIGHT LINE, A DISTANCE OF 160.29 FEET, MORE OR LESS, TO A POINT ON THE WEST LINE OF LOT 47, SAID POINT BEING 25.00 FEET SOUTH OF THE NORTHWEST CORNER THEREOF; THENCE NORTH ALONG THE WEST LINE OF SAID LOT 47, A DISTANCE OF 25.00 FEET, TO THE NORTHWEST CORNER OF SAID LOT 47; THENCE NORTHEASTERLY ALONG THE NORTH LINE OF LOTS 47, 46 AND 45, TO THE POINT OF BEGINNING), ALL IN ARCHER GARDENS, A SUBDIVISION OF PART OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 23, TOWNSHIP 37 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.



State of Illinois) s.s.
 County of _____)

STANDARD BANK AND TRUST COMPANY, as Trustee under the terms of a Trust Agreement dated January 8, 2000, and known as Trust No. 18457, does hereby certify that it is the holder of record title to the property described in the above caption, and that as such title-holder it does hereby agree and consent to said property being annexed as shown on the plat hereon drawn.

Dated at _____, on this _____ day of _____, A.D. 2011.

STANDARD BANK AND TRUST COMPANY

Address _____
 City, State, Zip _____
 as Trustee as aforesaid;

BY: _____

ATTEST: _____

State of Illinois) s.s.
 County of _____)

I, _____, a NOTARY PUBLIC in and for said county and state, do hereby certify that

_____, and _____
 (Name) (Title)
 _____ of _____
 (Name) (Title)

Standard Bank and Trust Company, both 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 said instrument as their own free and voluntary act and as the free and voluntary act of said Standard Bank and Trust Company for the uses and purposes therein

set forth, and said _____ as custodian of the Corporate Seal of said Standard Bank and Trust Company did then and there affix said seal to said instrument as their own free and voluntary act and as the free and voluntary act of said Standard Bank and Trust Company for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this _____ day of _____, A.D. 2011.

 NOTARY PUBLIC

State of Illinois) s.s.
 County of Will)

We, VANTAGEPOINT ENGINEERING, LLC, do hereby certify that we have prepared the plat hereon drawn for the purpose of annexation into the Village of Lemont, Illinois.

Dated at Orland Park, Illinois this 2nd day of September, A.D. 2011.

FOR REVIEW

BRADLEY K. LUEDERS
 ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035-003406
 (LICENSE EXPIRATION DATE: 11-30-12)

State of Illinois) s.s.
 County of _____)

The annexed plat is identified as that plat incorporated into and made part of the Village of Lemont, Illinois by Ordinance No. _____ and the property shown and described hereon is hereby incorporated into and made part of the Village of Lemont, Illinois by said ordinance this _____ day of _____, A.D. 2011.

BY: _____
 VILLAGE PRESIDENT

ATTEST: _____
 VILLAGE CLERK

