



Village of Lemont
Planning and Zoning Commission

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

PLANNING & ZONING COMMISSION
Regular Meeting
Wednesday, January 15, 2014
6:30 p.m.

**Planning and Zoning
Commission**

Anthony Spinelli,
Chairman

Commission Members:

Ryan Kwasneski
David Maher
Jerry McGleam
Gregory Messer
Jason Sanderson
Phil Sullivan

**Planning & Economic
Development Department
Staff**

Charity Jones, AICP, Director
Martha M. Glas, Planner

I. CALL TO ORDER

A. Pledge of Allegiance

B. Verify Quorum

**C. Approval of Minutes: December 18, 2013
meeting**

II. CHAIRMAN'S COMMENTS

III. PUBLIC HEARINGS

A. Case 13-09 – 604-06 State Street PUD. A public hearing for a PUD with B-1 zoning to allow the existing structures to be used for limited commercial use and residential use.

IV. ACTION ITEMS

V. GENERAL DISCUSSION

A. Transportation & Mobility Element
Generalized Planned Roadway Map

B. Civic Life Element

C. Natural Resources and Recreation Element

VI. ADJOURNMENT

Village of Lemont
Planning and Zoning Commission
Regular Meeting of December 18, 2013

A meeting of the Planning and Zoning Commission of the Village of Lemont was held at 6:30 p.m. on Wednesday, December 18, 2013 in the second floor Board Room of the Village Hall, 418 Main Street, Lemont, Illinois.

I. CALL TO ORDER

A. Pledge of Allegiance

Chairman Spinelli called the meeting to order at 6:30 p.m. He then led the Pledge of Allegiance.

B. Verify Quorum

Upon roll call the following were:

Present: Kwasneski, Maher, McGleam, Messer, Sanderson, Sullivan, Spinelli

Absent: None

Planning and Economic Development Director Charity Jones, Planner Martha Glas, and Village Trustee Ron Stapleton were also present

C. Approval of Minutes: November 20, 2013 Meeting

Commissioner Sullivan made a motion, seconded by Commissioner Kwasneski to approve the minutes from the November 20, 2013 meeting with no changes. A voice vote was taken:

Ayes: All

Nays: None

Motion passed

II. CHAIRMAN'S COMMENTS

None

III. PUBLIC HEARINGS

A. Case 13-12 – UDO Text Amendments.

A public hearing for changes to the text of the Unified Development Ordinance.

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

Commissioner Sanderson made a motion, seconded by Commissioner McGleam to open the public hearing for Case 13-12. A voice vote was taken:

Ayes: All

Nays: None

Motion passed

Mrs. Jones stated each of the Commissioners should have received a sheet in regards to the tree planting specifications.

Chairman Spinelli stated there are 30 foot clear zones on corners.

Mrs. Jones said that none of that is changing, only how you plant the tree and how far down the root ball is.

Chairman Spinelli stated as these trees start to mature Public Works needs to make sure that they are trimming them back so street signs can be seen. He said there are a lot of trees that are obscured due to trees.

Commissioner Messer said in his subdivision what someone did was unscrewed the stop sign and lowered it below the tree branches.

Mrs. Jones asked for the location and wrote it down. She stated she would let Public Works know.

Chairman Spinelli stated there seems to be a discrepancy with the dimensions in the drawing. He said it shows a 30 foot radius, but the text states a 25 foot clear area. He stated Mr. Cainkar needs to look at this and change one of the two. Chairman Spinelli said he thinks the 25 in the text needs to be changed to a 30.

Mrs. Jones said one other thing she forgot to put in the draft amendment that was attached to the staff report was they are proposing to delete appendices A, B, and C and all references throughout the UDO (Unified Development Ordinance). She said appendix A is the fee schedule for all the different applications. Mrs. Jones stated the Village annually adopts a fee schedule so it does not need to be in the UDO. Appendices B and C are application packets which do not need to be in the UDO.

Mrs. Jones stated they will now cover medical marijuana. She said the State has passed legislation allowing the use of medical marijuana. She stated the definitions and regulations that they are proposing are consistent with the State requirements. Mrs. Jones said the State has passed the legislation but they are also going to be coming out with some administration rules regarding these licenses. She stated because of this we may need to revisit some of these regulations in a few months to make changes or revisions. Mrs. Jones said she spoke with the Village Attorney and he advised to go ahead and adopt something now. She stated it would be better to have something in place before someone gets a license and comes here and there is nothing place. She said then they can say that the Village does not allow it so they can put it anywhere. Mrs. Jones stated it is the same issue you run into with adult uses as well. She said if you don't prohibit adult uses within the community, then you run the risk of someone

putting it anywhere. She stated they can say it is unconstitutional for the Village to prohibit the use if nothing is in place to say where it can and cannot go.

Mrs. Jones said what they are proposing is very similar to how they treat the adult uses. She stated adult uses are allowed as a special use in the M-4 zoning district. She said if you look at the zoning map there is no M-4 zoning in the Village. Mrs. Jones stated it is the mineral extraction zoning district. She said with the medical marijuana it could be a special use in just the M-4 or a special use in the M-3 and the M-4. She stated someone could argue that the Village doesn't even have an M-4 district. However, someone can come in and rezone to M-4 and then apply for a special use. She said it could also just be a special use in the M-3.

Chairman Spinelli asked where all the current M-3 zoning districts are.

Mrs. Jones stated along the Sanitary and Ship Canal and Route 83 and Main Street.

Chairman Spinelli asked if they should treat it the same as adult uses and put it in the M-4.

Mrs. Jones said it can be treated just like the adult uses and she feels a lot of the other communities will be doing that.

Chairman Spinelli stated he does not see a problem with it as long as it does not put the Village in a bad place.

Mrs. Jones said the Village Attorney is comfortable defending that position. She stated the cultivation centers will never go in Lemont. She said they will need much more space than the Village can provide. Mrs. Jones stated the only thing they could possibly get is a dispensary and there will be 60 of them licensed throughout the State of Illinois. She said cultivation centers have to be 2,500 feet away from daycare centers, schools, and any area zoned as a residential use. Due to those requirements it basically zones them out of Lemont. Mrs. Jones stated the dispensaries have to be 1,000 feet from a school or daycare. However, it does not have to be 1,000 feet away from an area zoned for residential use. She said it just can not be in residential zoning.

Commissioner Sullivan asked if staff had heard how other communities from other States were dealing with this issue. He asked if there are any negatives or positives.

Mrs. Jones stated every State does it differently. She said in Iowa for example you go to your local Walgreens for dispensing. She stated in California they have separate dispensaries.

Commissioner Sullivan stated it seems it is being presented to them in a negative way. He said he wanted to know if there was a reason why.

Mrs. Jones said she does mean to be presenting it that way. She stated the reason why she presented it as an M-3 or M-4 with a special use, is because you would want to have a discretionary review process just like any other sensitive use. She said if the Commission does want to potentially allow it in the community; the M-3 is probably the most reasonable zoning district for it giving the statutory requirements for separation from parks and schools. Mrs. Jones stated also you would not want to put it in your commercial zoning districts, because it would not generate the same kind of sales tax revenue or volume as a regular retail use would.

Commissioner Kwasneski asked with the 1,000 square feet restriction does it fit anywhere in the M-3 zoning district.

Mrs. Jones stated it could go anywhere in the Maley Industrial complex where Maley Road is located or in the new industrial park on New Avenue.

Commissioner Sullivan said the reason why this was brought forward is so they can assign a zoning district and so there is not a loophole where one can be put anywhere. He asked why they would then go and expose themselves by putting it in a zoning district that doesn't exist. He said the reason for the special use is so they have to come before the Boards. He stated there are some Villages were almost everything is a special use. Commissioner Sullivan said he feels they should put it in a district in which they have that fits within the Village and make it a special use. He stated he feels that this would be much more in compliance with the State recommendations.

Commissioner Maher stated this is a hot topic and he does not want to spend a ton of time with their Commission if the Village Board is in favor of it a certain way. He said he feels it is not right putting it in a Manufacturing District. He stated he does not have an issue with having a dispensary in town unless they see there is some type of violence associated with having a dispensary. Commissioner Maher said he feels it is not right to not have the Village Board's position when trying to set up this ordinance. He stated the Board's opinion is really what matters. He said it is a hot topic and they should be coming together on a position that makes sense rather than trying to hash it out. Commissioner Maher stated he does not want to see someone having to drive through all the trucks in an industrial parkway or down by the canal. He said if they are all in agreement on this then it should be in a position where it makes sense.

Commissioner Sanderson said if they put in an M-3 which is allowed then they meet the State's requirements. He stated someone can come in apply for a text amendment and request to be in a different zoning district. He said right now he would want it as far away as possible because they do not know anything about it or what it looks like.

Mrs. Jones stated they can always amend the code later and they probably will have to after the administrative rules are all written. She said for now this is the minimum that needs to be done to be in compliance with the State requirements.

Discussion continued in regards to whether it should be in an M-3 district.

Chairman Spinelli said he has no issue with allowing it in the M-3 and M-4 districts as a special use. He stated he agreed with Commissioner Maher that if it is legally controlled and done legally then they could consider maybe a text amendment for another zoning district.

Commissioner Maher stated he feels they should vote on this separately. He said he feels dispensaries should be in the commercial zoning district and not the manufacturing district, unless they get other information from their attorney in regards to whether this will increase crime.

Commissioner Kwasneski asked because this is such a hot topic if they should have a joint meeting with the Village Board to get their opinion.

Mrs. Jones said they are getting a good discussion here and this will go before the Committee of the Whole next month. She stated the Village Board will take a look at it and they will get an idea whether they have some of the same thoughts or if they are viewing it like some of the other communities and be more restrictive.

Chairman Spinelli stated he agreed with Commissioner Maher in regards to the distribution. However, he does not like the idea of possibly having a distribution center next to a Nancy's pizzeria. He said he agrees with it being at a pharmacy location.

Mrs. Jones said she agrees, but the State is giving out 60 licenses and the way she understands it is that those facilities will be limited to just dispensing medical marijuana. She stated all the rules have not been written just yet so they have limited knowledge.

Chairman Spinelli stated if the rules have not been finalized then he would find it hard to allow it in a business district.

Commissioner McGleam asked if they could vote on the cultivation centers and table the dispensaries.

Mrs. Jones stated that is fine and they could table it till the January or February meeting.

Commissioner Messer asked if the State had a timeline.

Mrs. Jones said per the Village Attorney the rules are supposed to come out in April, but they don't know how fast they will move after that.

Discussion continued in regards to tabling the dispensary or voting right away.

Commissioner Sanderson said he would want to vote on the cultivation center and the dispensaries separately and he would like to vote tonight.

Chairman Spinelli then called for a motion on the cultivation center.

Commissioner Maher made a motion, seconded by Commissioner Kwasneski to recommend to the Mayor and Village Board approval for a cultivation center for medical marijuana as a special use in the M-3 or M-4 zoning district according to the guidelines written in the staff report dated December 13, 2013. A roll call vote was taken:

Ayes: McGleam, Kwasneski, Sanderson, Maher, Messer, Sullivan, Spinelli

Nays: None

Motion passed

Commissioner Sanderson made a motion, seconded by Commissioner Messer to recommend to the Mayor and Village Board approval for a dispensary center for medical marijuana as a special use in the M-3 or M-4 zoning district according to the guidelines written in the staff report dated December 13, 2013. A roll call vote was taken:

Ayes: McGleam, Kwasneski, Sanderson, Messer, Spinelli

Nays: Maher, Sullivan

Motion passed

Mrs. Jones stated the next topic is construction contractor office/yard. She said this issue has come up several times including just recently at last month meeting. She stated the UDO does not differentiate between construction offices, which are primarily office space and those where fabrication is happening or storage. Mrs. Jones said they are hoping to separate those two and have a definition for construction contractor office and another for construction contractor yard. She then read each of the definitions.

Mrs. Jones said they would amend the table to allow construction contractor office in the B-1, B-3, DD and M-1 zoning districts. Then construction contractor office with yard, presuming there is an outdoor component to it, would be allowed in B-3, M-1, M-2, and M-3 zoning districts. She stated there would be a new section within the use chapter of the UDO that would talk about construction contractor office and office requirements in the DD and the B-1. Mrs. Jones then read those requirements.

Mrs. Jones stated what they are trying to do is strike a balance between what has been allowed at the staff level and ensuring there are no significant impacts. She said this is a starting point for open discussion and she welcomes any comments from the Commissioners.

Commissioner Maher said he would like to get rid of the three car limit. He stated he feels it should be based on the number of parking spaces.

Mrs. Jones stated it is more of the B-1 and DD district they are concerned about, so maybe it should not be an issue with the B-3 and the M zoning districts.

Commissioner Sanderson said you would not want a fleet of trucks or cars next to a residential area. He stated this was one of the concerns from residents at last month's meeting.

Commissioner Maher stated there are homeowners that have six cars parked in their driveway. He asked what the difference was. He said if their property has the space for it then they should be allowed to park there. Commissioner Maher stated he could see limiting the type of vehicle that could park there.

Chairman Spinelli said he agreed that if they have the parking stalls then they should be able to park there.

Commissioner Sanderson stated he liked the idea of restricting the type of vehicle.

Mrs. Jones said they would be able to that and most construction businesses usually have a van or truck, which have B plates.

Chairman Spinelli asked if the no fabrication allowed on the property included inside the building and if so what was the intended purpose.

Mrs. Jones stated it is not a manufacturing district. She said it is a light commercial business district so it is intended for office and limited storage.

Commissioner Sullivan said he agreed that the outdoor parking of vehicles should be limited. He stated if you have a plumbing contractor and they put an elbow on a piece of pipe in the shop so they don't have to do it on the job that is considered fabrication. He said also his building has a beautiful showroom and bathrooms, however his might possibly be 60% indoor parking and storage and 40% showroom. Commissioner Sullivan stated he feels you have to tread a little bit lightly with this.

Mrs. Jones stated you want to ensure that there is an office or retail storefront especially in the downtown district.

Chairman Spinelli said you can do that at 30%. He stated you can have the storefront be the majority of the showroom but have it partitioned to have vehicles parked inside or materials. He said as long as you keep the front presentable.

Commissioner Sullivan stated he knew he was going in a downtown district that he hoped was going to get more developed. He said he wanted his vehicles on-site and wanted it to be where they can be pulled into the building and looks nice. He stated he thinks there is a way they can do this without making a blanket statement.

Commissioner Sanderson said he would love to see the cars tucked away especially in the downtown district, however he would not like to see someone having 70% warehouse down there. He stated the downtown area is not a warehouse district.

Discussion continued in regards to the percentage of warehousing or storage that can be allowed in the downtown district and B-1 district.

Mrs. Jones stated they can have warehouse or storage be limited to 50%, but indoor vehicle parking does not count toward the 50% for warehousing.

All Commissioners agreed.

Mrs. Jones then asked if they agreed with the fabrication.

All Commissioners agreed to leave as is.

Mrs. Jones asked the Commissioners for clarification if they wanted to restrict the number of vehicles in the B-3 and M zoning districts.

Chairman Spinelli stated in Section A – Offices in the DD and B-1 district, they were restricting it to no larger than a “B” plate vehicle and as long as there is sufficient parking they are not restricting the quantity. He said also they agreed with no fabrication in those districts. He stated in Section B – Offices in Other Districts, they are striking the number of vehicles as long as they have enough legal vehicle parking stalls, but they are not restricting the vehicle size because it would negatively impact the M district. Chairman Spinelli said if they already have parking restrictions that protect shopping center parking lots then there is no need to duplicate that text.

Mrs. Jones said the next amendment would be to deck setbacks in R-4. She stated currently the R-4 allows for side setbacks for buildings that are less than 15 feet if the width of the lot is less than 90 feet. She said it is based on a percentage of the lot width, but the deck setbacks do not accommodate this. Mrs. Jones stated the deck setbacks are set at 15 feet. She said they are proposing to make R-4 just like R-4A, R-5 and R-6, to make it 10 feet from lot lines or equal to the setback of a conforming principal structure, whichever is less.

Chairman Spinelli asked if they are defining it as side-lot lines. He said the way it reads is all lot lines. He asked could someone then put a deck in the front yard.

Mrs. Jones stated they do not allow decks in front yards at all. She said a porch is defined differently. She stated a porch has to have a roof and a deck does not have a roof.

Chairman Spinelli asked if they looked at rear or side yard utilities.

Mrs. Jones said there is a blanket prohibition on putting any structure in an easement unless otherwise approved by the Village Grading Technician.

Chairman Spinelli asked if that would trump this 10 foot dimension.

Mrs. Jones stated if the Village Grading Technician felt that it would be problematic or negatively impact the easement. She said next would be portable storage containers/pods. She stated this would address products that people would use when they are moving. Mrs. Jones said it changes their definition from storage container to cargo container. She stated then they created a definition for self-storage container, which would be exclusively for the storage of personal property designed to be delivered to a customer's house and subsequent pick-up and delivery to a storage facility.

Chairman Spinelli asked if there was any time limit on these.

Mrs. Jones said what they are proposing is to allow self storage containers in any residential zoning district for periods of less than 15 days.

Commissioner Sullivan stated more and more people are using these pods during a remodeling to put their furniture in while the work is being done. He said sometimes this work can last more than two weeks.

Mrs. Jones said there is nothing stopping them from having it hauled off and then brought back.

All Commissioners agreed with the two week or 15 day limit.

Commissioner Messer asked what about the pod used for the football practice for the Celtics Football League on 127th and Covington Drive.

Mrs. Jones stated they should either be transporting their gear or building a permanent structure on the Park District lot across the street.

Mrs. Jones said the next section is a simple scrivener's error that references a section that just does not exist. She said next is the section covering fences. She provided a diagram on the overhead showing the current diagrams of where fences are allowed. She stated just recently they had a variation at 706 Hickory in regards to fencing where the house had a simple jut out. Mrs. Jones showed a picture of the fence at 706 Hickory as what it looks like today and what it could have looked like with a six foot privacy fence. She then provided more visuals of other homes with jut outs showing the different types of fencing.

Chairman Spinelli stated there has to be a way they could write the text in a manner to restrict the height if the fence was attached to the front façade facing the street. He said the four foot high fence across the front of the house does not look bad, however when you showed the six foot high fence on the same house it does. He stated if they moved the six foot high fence back from the front of the house it would not be so bad.

Mrs. Jones said she suggest that if they wanted that then they should just change the current regulations that allow three foot decorative fences in the front yard to allow four foot open style fences in front yards.

All Commissioners agreed.

Discussion continued in regards to corner lots.

Mrs. Jones stated the next changes would be to HPC Procedure/Certificate of Appropriateness procedures. She said currently the public notice requirement says they have to do a newspaper notice seven days in advance of the meeting and give notice to the applicant. She stated it does not say how the notice is provided to the applicant. She said they are going to change this to no newspaper notice except for demolitions. Mrs. Jones stated this is because of how often our newspaper publishes and how often the HPC meets. She said this will also match past practices. She said notice to the applicant would be by certified and registered mail within seven days.

Mrs. Jones said in regards to appeal process, minor Certificate of Appropriateness are reviewed by staff as part of the building permit process but there was no appeal process. She stated there has to be an appeal process and the appeal would be to the Village Board. She said since there is no public hearing for the minor Certificate of Appropriateness, the Village Board appeal would be the public hearing. Mrs. Jones stated the HPC conducts a public hearing for the major Certificate of Appropriateness.

Mrs. Jones stated minor Certificate of Appropriateness is currently defined as nonstructural alteration to a building or structure, addition or removal of paint, gutters downspouts, or re-shingling, and any interior remodeling that does not affect the exterior of building. She said major would be everything else and there is a list provided in the staff report. Mrs. Jones stated they are expanding what they think is minor. She said what they are proposing as minor would be the construction, demolition, and alterations of accessory structures, except those otherwise defined as major alterations. Second the addition or removal of paint, re-shingling, and installation or removal of gutters and downspouts. Mrs. Jones stated major would be defined as everything else including construction, demolition and alterations of principal structures; or construction and alterations to detached garages, decks, awnings, and signs; or demolition of detached garages and removal of awnings.

Mrs. Jones said Mrs. Glas and her would be able to review fences, sheds, removal of decks, patios, or accessory structure.

Commissioner McGleam asked if there were minor alterations for the primary structure.

Mrs. Jones stated it does include addition or removal of paint, re-shingling, and installation or removal of gutters and downspouts.

Commissioner McGleam said you need to add “of any structure, principal or accessory” to number two, under section B for minor alterations.

Mrs. Jones stated they did bring this to the HPC last month to review. She said this would conclude all the changes.

Chairman Spinelli called for a motion to close the public hearing.

Commissioner Kwasneski made a motion, seconded by Commissioner Sanderson to close the public hearing for Case 13-12. A voice vote was taken:

Ayes: All

Nays: None

Motion passed

Chairman Spinelli then called for a motion to recommend approval of the UDO text amendments.

Commissioner Maher made a motion, seconded by Commissioner McGleam to recommend to the Mayor and Village Board approval of Case13-12, UDO text amendments, as discussed, excluding the medical marijuana cultivation centers and dispensaries, which were already voted on. A roll call vote was taken:

Ayes: McGleam, Kwasneski, Sanderson, Maher, Messer, Sullivan, Spinelli

Nays: None

Motion passed

IV. ACTION ITEMS

None

V. GENERAL DISCUSSION

A. Comprehensive Plan Update Workshop Dates

Mrs. Jones stated they are going to be doing some public workshops for the Future Land Use Map. She said they will be held on Tuesday, January 28, 2014, at 6 p.m. and also on Monday, February 3, 2014 at 7 p.m. She said they are nearing the end of the Comprehensive Plan Update. She stated their goal is to have everything done by the spring. Mrs. Jones said the workshops will be identical and would like the Commissioners to attend at least one of the workshops.

Commissioner Messer asked if the workshops would be held at the Village Hall.

Mrs. Jones stated yes they would.

B. Ethics training (time permitting)

Mrs. Glas said they have the presentation printed if they want to take it home with them or she can email it to them. She stated there are some additional resources that printed on the last slide.

All Commissioners agreed to have it emailed to them.

Chairman Spinelli asked if there were any more questions for staff. None responded. He then asked if staff had made any progress in regards to public notice signs that have been left up. He said there is one at Parker and 131st. He stated they need to finalize some type of method so that the Village can get paid and these signs can be taken down.

Mrs. Jones said to let her know of any other public notice signs that he sees still up in the Village.

VI. ADJOURNMENT

Chairman Spinelli called for a motion to adjourn the meeting.

Commissioner Messer made a motion, seconded by Commissioner McGleam to adjourn the meeting. A roll call vote was taken:

Ayes: All

Nays: None

Motion passed

Minutes prepared by Peggy Halper



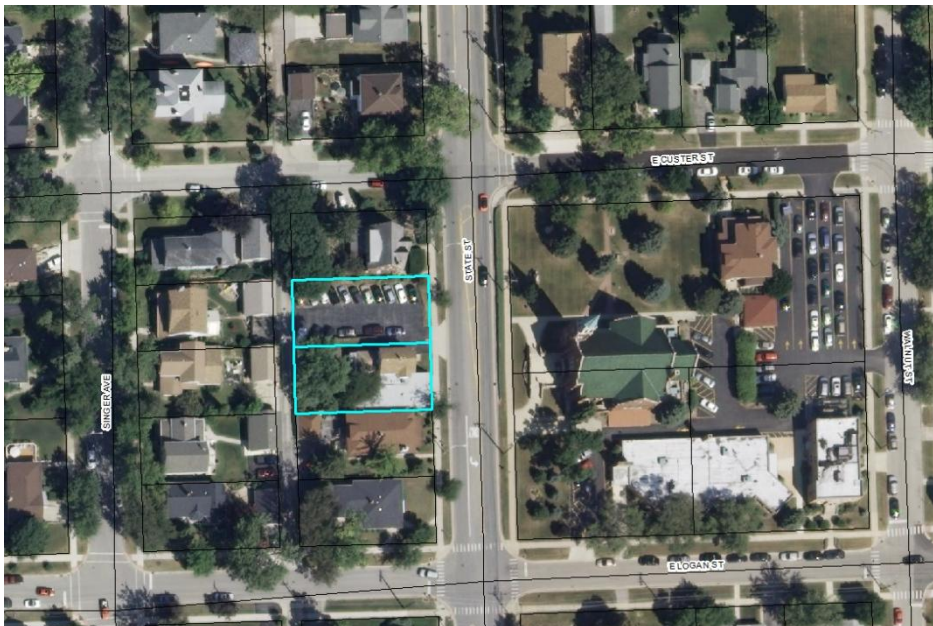
Village of Lemont
Planning & Economic Development Department

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

TO: Planning & Zoning Commission
FROM: Martha M. Glas, Village Planner
THRU: Charity Jones, AICP, Planning & Economic Development Director
SUBJECT: Case 13-09 – 604-06 State Street PUD
DATE: January 10, 2014

SUMMARY

John Ross, authorized agent of State Bank of Countryside Land Trust 04-2647 and owner of the 604-06 State Street property, has requested a Planned Unit Development (PUD) at 604-606 State Street. The original request was for rezoning from R-4A, Single Family Preservation and Infill to B-1, Office/Retail Transitional District. The public hearing for the rezoning took place December 18, 2013 and staff and PZC recommended approval. At the Committee of the Whole meeting, residents again expressed concerns over future commercial uses and potential impacts; the Committee expressed interest in limiting the uses. A PUD, although typically a tool used for new development, is being requested to allow for the existing structures to be used for limited B-1 commercial uses and to allow the existing residential use on the property. Staff is recommending approval of the requested PUD with conditions.



PROPOSAL INFORMATION

Case No. 13-09
Project Name 604-06 State Street PUD

General Information	
Applicant	John Ross
Status of Applicant	Owner and beneficiary of State Bank of Countryside Land Trust 04-2647
Requested Actions:	Planned Unit Development with B-1 zoning
Purpose for Requests	To allow the residential use to continue and allow the commercial space to be used for business use.
Site Location	604-06 State Street, PINs 22-29-108-007 & 22-29-108-008
Existing Zoning	R-4A; Single Family Preservation and Infill
Size	0.25 acres; Commercial space is 1,493 sq. ft.
Existing Land Use	Residential in the single family home and vacant commercial space
Surrounding Land Use/Zoning	North: Residential / R-4A South: Residential / R-4A East: St. Alphonsus / R-4A West: Residential / R-4A
Comprehensive Plan 2002	The Comprehensive Plan map designates this area as residential.
Special Information	
Physical Characteristics	PIN 22-29-108-007 consists of the parking lot. PIN 22-29-108-008 consists of the single family home and the commercial building. The mailing address for the home is 604 State St. and the mailing address for the commercial space is 606 State St.
Utilities	The site is serviced by Village water and sewer.

BACKGROUND

The property consists of a residential structure with an addition that has been historically used for commercial purposes. The owner of the property requested a rezoning from R-4-A to B-1 to allow for commercial use on the property. The previously granted special use, which allowed the commercial use in the residential district, has expired and the commercial use cannot be reestablished. The public hearing for the rezoning took place December 18, 2013. Residents expressed concerns over future commercial uses and potential impacts and expressed interest in limiting the uses.



The Village Board, at the Committee of the Whole meeting for the requested rezoning, asked staff to work with the applicant to find a solution to allow commercial use on the property, but mitigate the concerns expressed by neighboring residents. Although more commonly done for new development, a PUD is a tool that would allow for a commercial use with restrictions. As such, the owner is requesting a PUD to allow the existing structures to be used for limited commercial use and residential use.

PROJECT DESCRIPTION

Staff recommends that the proposed PUD consist of the following elements.

Since no site development is currently proposed with this PUD, the PUD will consist of existing conditions as depicted in Exhibit A. The PUD will include rezoning the property from R-4A to B-1 Office/Retail Transitional District. All B-1 uses identified in the UDO as permitted uses will be allowed as-of-right and all uses identified as special uses will be allowed as special uses, except the following:

- 1) Uses identified under the category of Eating and Drinking Establishments. These include café, coffee shop, soda fountain; outdoor dining; restaurant; specialty food shop/carry-out; and tavern.
- 2) Uses identified under the category of Vehicle-Related Land Uses. These include auto body and auto repair; auto supply or auto accessory; and service station.

Construction Contractor Offices will be permitted and must 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.

A proposal to use the subject site for a use that is excluded as part of this PUD would be considered a major modification to the PUD and would require an amendment and public hearing. Additionally, any proposal that would substantially change the existing conditions as depicted in Exhibit A, would be considered a major modification to the PUD and would require an amendment and public hearing.

With B-1 zoning, the residential use would be nonconforming and would be subject to *Chapter 17.13.020 Nonconforming Uses*. The nonconforming use could not, however, be converted to a conforming use without an amendment to the PUD. The use, if abandoned for a period of more than 12 consecutive months, could not be reestablished.

The existing garage is an accessory structure and an accessory use to the residential home. It is in disrepair as a result of fire damage and should be rebuilt. Residents stated that the structure is harboring nuisance animals and had concerns about the aesthetics.

No regulations exist specifically for garages in commercial districts. Rebuilding of the garage, as an accessory use to the residential home, would be permissible if rebuilt in the same location and of the same size and height.

GENERAL ANALYSIS

Consistency with the Comprehensive Plan. The 2002 Comprehensive Plan calls for the Street St. corridor to maintain residential land use to minimize interruptions to traffic flow and to preserve the traditional-style residential construction that characterizes the street. It also suggests considering "Level II" home occupations or adding an adaptive reuse category when a business renovates a home but the owner does not necessarily live in the home. Since the writing of the Comprehensive Plan, no adaptive reuse category was added and proposed business uses have been handled on an individual basis.

Many home occupations that are currently permitted by the UDO are also permitted in B-1 zoning. One major difference, however, is the allowance for signage. A home occupation is only permitted to have one nameplate not more than 72 sq. in. or 0.5 sq. ft. whereas a business in the State Street Sign Overlay is allowed 30 sq. ft. Home occupations serve multiple purposes; one is that they can serve as incubators for business development and growth. Home occupations can be a stepping stone to growing a business. B-1 zoning is beneficial in a community as it allows a business of generally low intensity to grow into a space that provides more signage and opportunity for a public presence. The proposed PUD is consistent with the Comprehensive Plan's goal of reusing existing building stock. The added restrictions on business use will ensure that the intensity of the use is suitable for the residential area, similar to the "Level II" home occupations described in the Comprehensive Plan. The list of uses permitted in B-1 is attached for reference as Exhibit B.

Compatibility with Existing Land Uses. The subject site is across the street from St. Alphonsus Church and is otherwise surrounded by single-family residential development. Based on resident testimony, the commercial structure was an addition to the home and has historically been used for commercial uses dating back at least 50 years.

Commercial uses along State St. are not uncommon. Of thirty B-1 zoned parcels in the Village, 5 parcels are located along the State St. corridor. Many residents expressed concerns that the rezoning would allow commercial development to occur that would significantly change the character of the neighborhood. The proposed PUD would allow the existing structures to remain, would limit the B-1 uses, and would allow the single family home to be used for residential purposes. Any major modification to the uses or property would require an amendment to the PUD. An amendment would require a public hearing process and would allow residents an opportunity to again provide input.

Aesthetic and Environmental. No site improvements are proposed. The PUD will allow the existing structures to be used as they historically have been as commercial and residential. Residents expressed concern over the garage which is in disrepair. Rebuilding the garage would improve the aesthetics of the property.

Engineering Comments. The Village Engineer was unable to fully assess the site at this time due to snow but stated that so long as the 2 buildings could not be sold off to separate owners, he did not foresee any engineering issues. Additionally he cautioned

that if the "office" use were to ever change to a food service use, then an MWRD Permit would be needed and an inspection manhole installed for the business use parcel. See email dated 1/8/14.

Fire District Comments. The Fire Marshal commented that any remodeling or alterations will be required to be Building and Fire Code compliant and recommended an approved fire detection and alarm system be installed. The Fire Marshal also questioned what the status of the fire damaged building was. See letter dated 1/6/14. The owner acknowledged the issues with the garage at the public hearing and stated that it has been difficult to invest in the property for repairs with no income coming in.

CONCLUSIONS & RECOMMENDATIONS

The property has been used as commercial space in recent years as a result of an approved special use permit and has been used commercially for at least the last 50 years according to resident testimony. The PUD will allow for the existing structures to remain as depicted in Exhibit A, will limit the type of businesses permitted, and will allow the home to continue to be used for residential use. Any changes to the PUD will require an amendment.

With B-1 zoning, the existing single-family home would be a nonconforming use in the zoning district. Should the residential use be abandoned for a period of more than 12 consecutive months, the use could not be reestablished. Additionally, the use could not be converted to a conforming use without an amendment to the PUD.

The existing garage is accessory to the residence. There are no specific regulations in place for garages in a commercial district and as such the garage must remain for residential use. Rebuilding the garage would be permissible in the same location and cannot increase in size or height. Access to the garage must remain from the alley. Existing regulations pertaining to the use of the alley as described in *10.16.070. - Alley parking* of the Lemont municipal code must be adhered to.

The proposed PUD and rezoning would allow the property and accompanying parking lot to be used lawfully for residential and commercial use. Staff is recommending approval of the PUD with B-1 rezoning with the conditions noted in the "Project Description" section of this report.

ATTACHMENTS

1. Application Materials
2. Exhibit A, Land Survey
3. Exhibit B, list of uses permitted in B-1
4. Letter from Lemont Fire District
5. Email from Village Engineer

PUD Final Plan/Plat Application Form

Planning & Economic Development Department
418 Main Street Lemont, Illinois 60439
phone (630) 257-1595
fax (630) 257-1598

APPLICANT INFORMATION

JOHN ROSS
Applicant Name

EMERMA BUILDERS
Company/Organization

6006 STATE, LEMONT 60439
Applicant Address

773-251-0747
Telephone & Fax

JOHN.ROSS@RB.COM
E-mail

CHECK ONE OF THE FOLLOWING:

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

PROPERTY INFORMATION

604-606 STATE, LEMONT
Address of Subject Property/Properties

22-29-108-007 + 008
Parcel Identification Number of Subject Property/Properties

Size of Subject Property/Properties

REQUIRED DOCUMENTS

See Form 508-A, *PUD Final Plan/Plat Application Checklist of Required Materials*, for items that must accompany this application.

FOR OFFICE USE ONLY

Application received on: _____

By: _____

Application deemed complete on: _____

By: _____

Current Zoning: _____

Fee Amount Enclosed: _____

Escrow Amount Enclosed: _____

PUD Final Plan/Plat Application Form

Village of Lemont

APPLICATION FEE & ESCROW

Application Fee (only required if the PUD includes a final plat of subdivision):

- < 3 acres = \$300, plus \$25 per existing and/or proposed dwelling unit
- 3 to <5 acres = \$600, plus \$25 per existing and/or proposed dwelling unit
- 5 to <10 acres = \$1000, plus \$25 per existing and/or proposed dwelling unit
- 10 acres or more = \$1200, plus \$25 per existing and/or proposed dwelling unit

Fee is non-refundable.

Required Escrow = \$2,000

At the time of application, the applicant shall submit a check for the establishment of an escrow account. The escrow money shall be used to defray costs of public notice, consultants, or other direct costs incurred by the Village in association with the PUD final plan/plat application. After completion of the review process, any unused portion of the escrow account will be refunded upon request.

AFFIRMATION

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

Signature of Applicant

Date

State

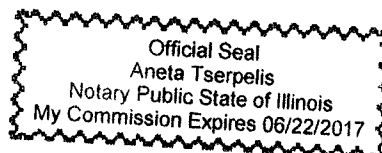
County

I, the undersigned, a Notary Public in and for the aforesaid County and State, do hereby certify that John Ross is personally known to me to be the same person whose name is subscribed to the foregoing instrument, and that said person signed, sealed and delivered the above petition as a free and voluntary act for the uses and purposes set forth.

Notary Signature

Given under my hand and notary seal this 23rd day of December A.D. 20 13.

My commission expires this 22nd day of June A.D. 20 17.



Rezoning Application Form

APPLICANT INFORMATION

John Ross

Applicant Name

EMERALD HOME BUILDERS

Company/Organization

6 N. OLD CREEK, PALMS PARK, FL 60464

Applicant Address

773-251-0747

Telephone & Fax

EMERGUY @ YAHOO.COM / JOHN ROSS
@ RB.COM

E-mail



CHECK ONE OF THE FOLLOWING:

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

PROPERTY INFORMATION

604-606 STATE STREET, LEMONT, FL 60464

Address of Subject Property/Properties

Parcel Identification Number of Subject Property/Properties

Size of Subject Property/Properties

DESCRIPTION OF REQUEST

Requested Zoning: B1

REQUIRED DOCUMENTS

See Form 502-A, *Rezoning Application Checklist of Required Materials*, for items that must accompany this application.

FOR OFFICE USE ONLY

Application received on: _____

By: _____

Application deemed complete on: _____

By: _____

Current Zoning: _____

Fee Amount Enclosed: _____

Escrow Amount Enclosed: _____

Rezoning Application Checklist of Required Materials

Materials Required at Submittal of Application

A complete application for a rezoning must include **all** of the following items. Any application that does not include all of the following items will not be considered complete. The Planning & Economic Development Department **will not** schedule a public hearing for any rezoning request until a complete application has been submitted.

- Application Form.** One original copy of the attached *Rezoning Application Form*, signed by the applicant and notarized.
- Application Fee.** A non-refundable fee in the appropriate amount.
- Escrow Account.** \$500 per application. Any unused portion may be refunded upon request after completion of the rezoning review process.
- Proof of Ownership & Applicant Authorization.** One copy of a deed that documents the current ownership of the subject property. If the applicant is the owner, this is the only documentation necessary. If the applicant is not the owner, the following are required in addition to a copy of the deed:
 - If the applicant is the contract purchaser of the property, a copy of said contract must be attached.
 - If the applicant is acting on behalf of the beneficiary of a trust, a notarized letter from an authorized trust officer identifying the applicant as an authorized individual acting in behalf of the beneficiaries must be attached. The letter must also provide the name, address and percentage of interest of each beneficiary.
 - If the applicant is acting on behalf of the owner, a notarized letter of consent from the owner must be attached.

If the property owner is a company, a disclosure of the principals of the company must be included in the application materials. For example, an LLC may submit a copy of the LLC Management Agreement.



Submittal Packet. 9 collated copies of a submittal packet for distribution at public meetings and one digital copy for Village files. Additional copies of the submittal packet may be required after initial submission of the rezoning application. Planning & Economic Development Staff will advise if/when additional copies are needed.

Any plans and maps included in the submittal packet should contain the following: a north arrow or other indication of true north or map north; the date of map/plan preparation; the name of the person preparing the map/plan; and a scale, the scale may be expressed verbally (e.g. 1 inch equals 60 ft.) but other forms of scale are preferable (e.g. scale bar or ratio such as 1:24,000). All plats should be printed on at least 11"x17" sized paper.

The submittal packet shall include the following:

- **Project Summary.** A written overview of any proposed development on the property to be rezoned. This overview should include a quantitative summary that includes the following, as applicable:
 - Acreage and/or square footage of subject site
 - Square footage of commercial space
 - Proposed residential density (# dwelling units/gross site area)
 - Total square footage covered by structures
 - Total square footage covered by roads and other impervious surfaces
 - Total square footage of commonly owned and maintained open space
 - Number of off-street parking spaces
- **Legal Description.** A legal description of the subject property.
- **Plat of Survey.**
- **Additional Plans or Documents as Required by the Planning & Economic Development Director.** Department staff will advise if any additional materials are necessary.

Rezoning Application Form

Village of Lemont

APPLICATION FEE & ESCROW

Application Fee (based on size of property to be rezoned):

- < 2 acres = \$300 10 to < 20 acres = \$1,000
- 2 to < 5 acres = \$500 20 acres or more = \$1,250
- 5 to < 10 acres = \$750

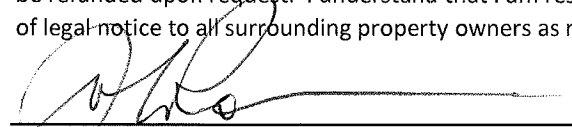
Fee is non-refundable.

Required Escrow = \$500

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

AFFIRMATION

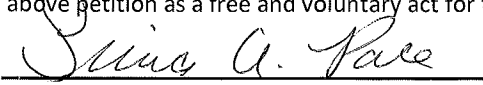
I hereby affirm that I have full legal capacity to authorize the filing of this application and that all information and exhibits herewith submitted are true and correct to the best of my knowledge. I permit Village representatives to make all reasonable inspections and investigations of the subject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


10-10-13

Signature of Applicant Date
Illinois Cook

State County

I, the undersigned, a Notary Public in and for the aforesaid County and State, do hereby certify that John F. Ross is personally known to me to be the same person whose name is subscribed to the foregoing instrument, and that said person signed, sealed and delivered the above petition as a free and voluntary act for the uses and purposes set forth.



Notary Signature



Given under my hand and notary seal this 21st day of October A.D. 20 13.
 My commission expires this 29th day of March A.D. 20 14.

PROJECT SUMMARY

REZONING OF PROPERTY AT 604-606 STATE TO B1 ZONING .

PROPOSED USE:

604 STATE STREET- CONTINUED USE OF HOME AT 604 STATE STREET AS RESIDENTIAL DWELLING.

606 STATE STREET- USE OF OFFICE BUILDING FOR BUSINESS PURPOSES. PROPOSED TENANT IS "JSTACK HVAC" OWNED BY JEFF STACHOVIC of Lemont,IL.. Premises will be used as office.

-ACREAGE OF SITE- 11,930 SQUARE FEET =.256 OF ACRE

-SQAURE FOOTAGE OF COMMERCIAL SPACE (606 STATE) =1,493 SQ FEET

-PROPOSED DWELLING UNIT-1 DWELLING UNIT AT 604 STATE STREET

-TOTAL SQAURE FOOTAGE COVERED BY STRUCTURES=2,842 SQ FEET

-TOTAL SQUARE FEET COVERED BY ROADS AND OTHER IMPREVIOUS SURFACES=6,188 SQ FEET
(PARKING LOT)

-TOTAL SQUARE FOOTAGE PF COMMONLY OWNED AND MAINTAINED OPEN SPACE=0

-NUMBER OF OFF STREET PARKING= 12 PARKING SPOTS IN PARKING LOT

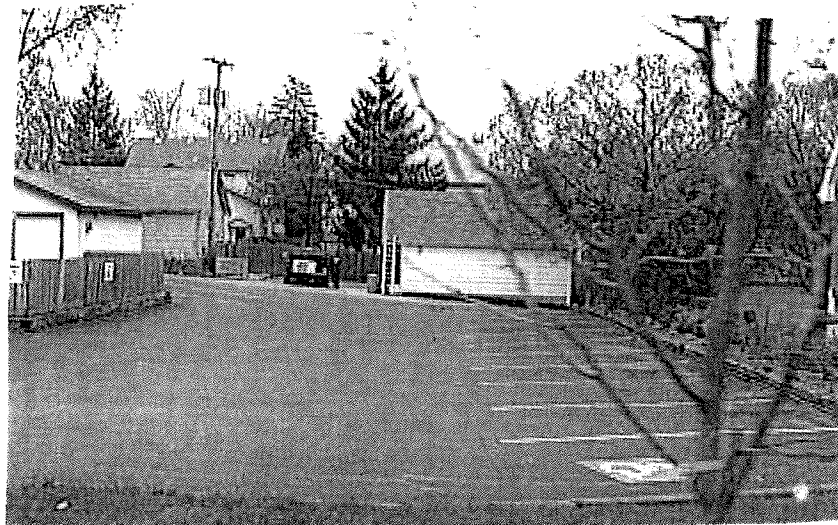
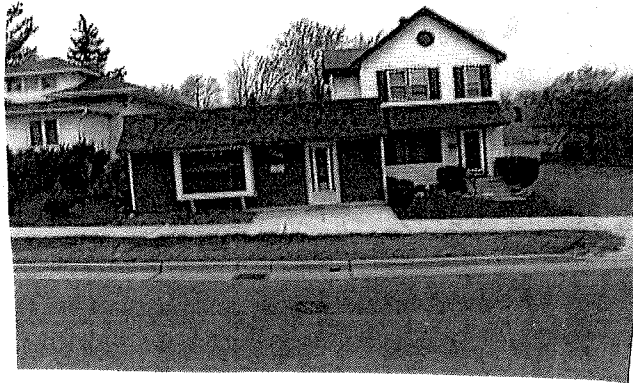
Parcel 1: Lot 8 in Block 4 in Norton and Warner's Subdivision of the East 1/2 of the Northeast 1/4 of the Northwest 1/4 (except the South 30 feet of said Northeast 1/4 of the Northwest 1/4) of Section 29, Township 37 North, Range 11, East of the Third Principal Meridian, in Cook County, Illinois.

Parcel 2: Lot 9 in Block 4 in Norton and Warner's Subdivision of the East 1/2 of the Northeast 1/4 of the Northwest 1/4 (except the South 30 feet of said Northeast 1/4 of the Northwest 1/4) of Section 29, Township 37 North, Range 11, East of the Third Principal Meridian, in Cook County, Illinois.

Commonly Known As: 604 & 606 State Street
Lemont, IL 60439

P.I.N.: 22-29-108-007 & 008

LEGAL Description



GRAPHIC SCALE



(IN FEET)
1 inch = 15 ft.

GREMLEY & BIEDERMANN

License No. 184-002761

SOUTH LINE OF CUSTER STREET

PROFESSIONAL LAND SURVEYORS

4505 NORTH ELSTON AVENUE, CHICAGO, IL 60630
TELEPHONE: (773) 685-5102 FAX: (773) 286-4184 EMAIL: INFO@PLCS-SURVEY.COM

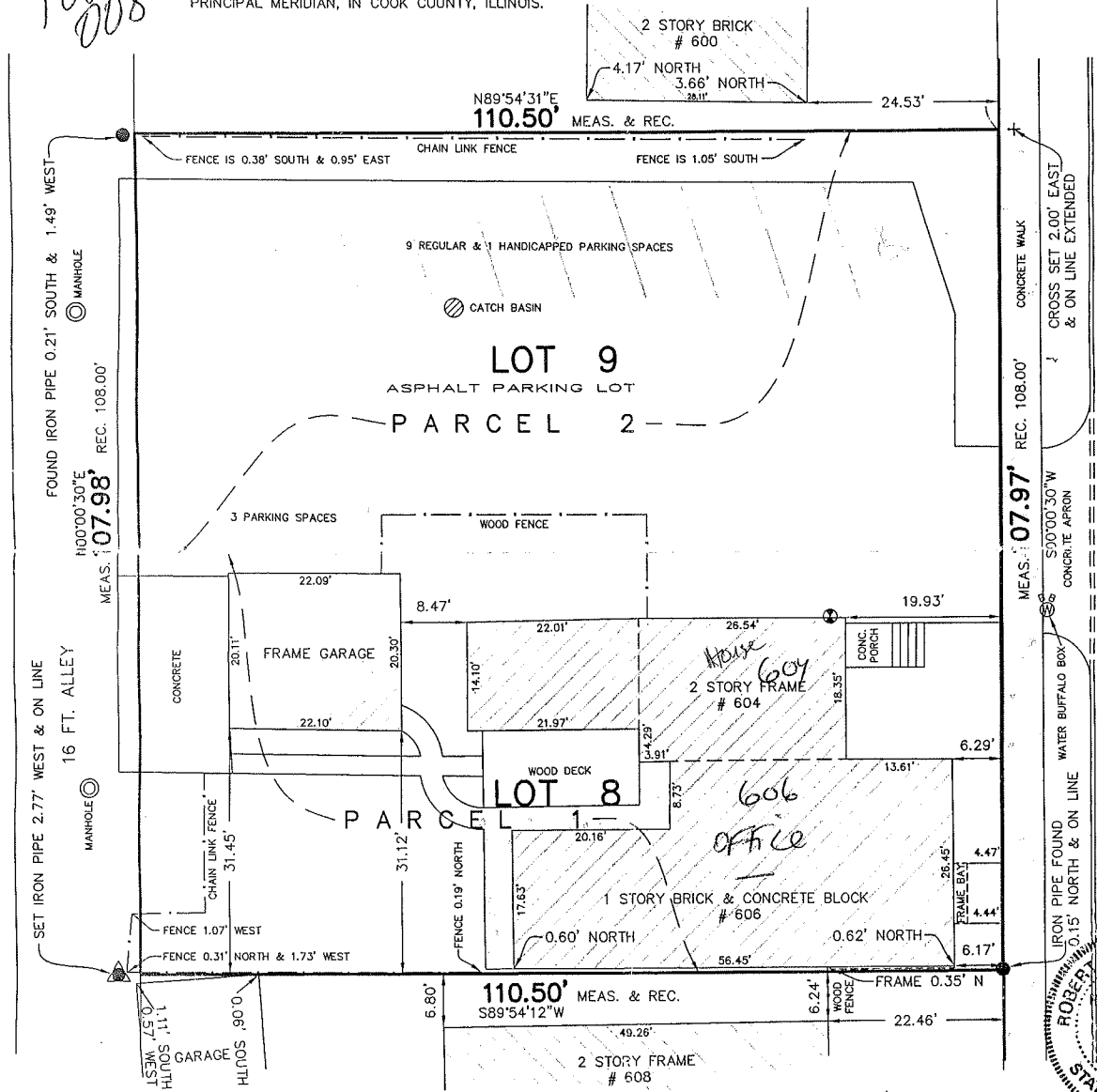
ALTA / ACSM Land Title Survey

Handwritten notes:
P/R
22'-
29'-
108'-
008'

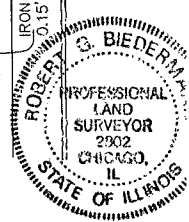
PARCEL 1:
LOT 8 IN BLOCK 4 IN NORTON AND WARNER'S SUBDIVISION OF THE EAST HALF OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER (EXCEPT THE SOUTH 30 FEET OF SAID NORTHEAST QUARTER OF THE NORTHWEST QUARTER), OF SECTION 29, TOWNSHIP 37 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:
LOT 9 IN BLOCK 4 IN NORTON AND WARNER'S SUBDIVISION OF THE EAST HALF OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER (EXCEPT THE SOUTH 30 FEET OF SAID NORTHEAST QUARTER OF THE NORTHWEST QUARTER), OF SECTION 29, TOWNSHIP 37 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

REC. = 54.00'



STATE STREET



State of Illinois)
County of Cook)ss

This is to certify that this map or plat and the survey on which it is based were made in accordance with "Minimum Standard Detail Requirements and Classifications for ALTA/ACSM Land Title Surveys," jointly established and adopted by ALTA, ACSM and NSPS in 1999. Pursuant to the Accuracy Standards as adopted by ALTA and ACSM and in effect on the date of this certification, undersigned further certifies that the Positional Uncertainties resulting from the survey measurements made on the survey do not exceed the allowable Positional Tolerance.

Field measurements completed on July 19, 2004.

Signed on July 22, 2004

By: *Robert G. Biedermann*

Professional Illinois Land Surveyor No. 2882
My License Expires November 30, 2004
This professional service conforms to the current Illinois minimum standards for an ALTA survey.

Distances are marked in feet and decimal parts thereof. Compare all points BEFORE building by same and at once report any differences BEFORE damage is done.

For easements, building lines and other restrictions not shown on survey plat refer to your abstract, deed, contract, title policy and local building line regulations.

NO dimensions shall be assumed by scale measurement upon this plat.

Unless otherwise noted hereon the Bearing Basis, Elevation Datum and Coordinate Datum if used is ASSUMED.

COPYRIGHT GREMLEY & BIEDERMANN, INC. 2004
"All Rights Reserved"

ORDERED BY: ARCHDIOCESE OF CHICAGO	CHECKED: JB	DRAWN: RS
ADDRESS: 604-06 STATE STREET, LEHONT, IL	GREMLEY & BIEDERMANN	
LICENSE NO. 184-002761 PROFESSIONAL LAND SURVEYORS 4505 NORTH ELSTON AVENUE, CHICAGO, IL 60630 TELEPHONE: (773) 685-5102 FAX: (773) 286-4184 EMAIL: INFO@PLCS-SURVEY.COM		
ORDER NO. 2004-01374-001	DATE: JULY 19, 2004 SCALE: 1 INCH = 15 FEET	PAGE NO. 1 OF 1



**STATE BANK
OF COUNTRYSIDE** Member FDIC
"We Make Excellence a Habit."



September 27, 2013

RE: Land Trust No. 04-2657
604-606 State Street

To Whom It May Concern:

Please be advised that John Ross holds the power of direction under State Bank of Countryside land trust number 04-2647 and is therefore an authorized individual who may act on behalf of the trust.

Sincerely,

STATE BANK OF COUNTRYSIDE

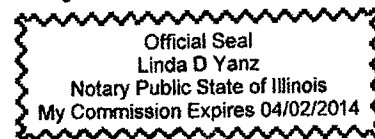
Joan Micka
Vice President

State of Illinois }
County of Cook } SS

Subscribed and sworn to before me this

27 day of September, 2013

Linda D. Yanz
Notary Public



**WARRANTY DEED
IN TRUST**



Doc#: 0424514110
Eugene "Gene" Moore Fee: \$28.00
Cook County Recorder of Deeds
Date: 09/01/2004 09:17 AM Pg: 1 of 3

The above space for recorder's use only

THIS INDENTURE WITNESSETH, That the Grantor, the Catholic Bishop of Chicago

of the County of Cook and State of Illinois, for and in consideration of the sum of Ten Dollars

Dollars (\$ 10.00), in hand paid, and of other good and valuable considerations, receipt of which is hereby duly acknowledged, Conveys and Warrants unto State Bank of Countryside, a banking corporation duly organized and existing under the laws of the State of Illinois, and duly authorized to accept and execute trusts within the State of Illinois, as Trustee under the provisions of a certain Trust Agreement, dated the 12th day of August ~~2004~~ June and known as Trust Number 04-2657, the following described real estate in the County of Cook and State of Illinois, to-wit:

390853

Parcel 1: Lot ^{HAH}8 in Block 4 in Norton and Warner's subdivision of the East half of the Northeast quarter of the ^{HAH}Northwest quarter (except the South 30 feet of said Northeast quarter of the Northwest quarter) of Section 29, Township 37 North, Range 11 East of the Third Principal Meridian in Cook County, Illinois.

Parcel 2: Lot 9 in Block 4 in Norton and Warner's subdivision of the East half of the Northeast quarter of the Northwest quarter (except the South 30 feet of said Northeast quarter of the Northwest quarter) of Section 29, Township 37 North, Range 11 East of the Third Principal Meridian in Cook County, Illinois.

CHICAGO, ILLINOIS
2 NORTH LA SALLE STREET, SUITE 1820
STEWART TITLE OF ILLINOIS

This space for affixing Riders and Revenue Stamps

(3) HAH

22-29-108-007, 008

SUBJECT TO

TO HAVE AND TO HOLD the said real estate with the appurtenances, upon the trusts, and for the uses and purposes herein and in said Trust Agreement set forth.

Full power and authority is hereby granted to said Trustee to improve, manage, protect and subdivide said real estate or any part thereof, to dedicate parks, streets, highways or alleys and to vacate any subdivision or part thereof, and to re-subdivide said real estate as often as desired, to contract to sell, to grant options to purchase, to sell on any terms, to convey either with or without consideration, to convey said real estate or any part thereof to a successor or successors in trust and to grant to such successor or successors in trust all of the title, estate, powers and authorities vested in said Trustee, to donate, to dedicate, to mortgage, pledge or otherwise encumber said real estate, or any part thereof, to lease said real estate, or any part thereof, from time to time, in possession or reversion, by leases to commence in present or in futuro, and upon any terms and for any period or periods of time, not exceeding in the case of any single demise the term of 99 years, and to renew or extend leases upon any terms and for any period or periods of time and to amend, change or modify leases and the terms and provisions thereof at any time or times hereafter, to contract to make leases and to grant options to

lease and options to renew leases and options to purchase the whole or any part of the reversion and to contract respecting the manner of fixing the amount of present or future rentals, to partition or to exchange said real estate, or any part thereof, for other real or personal property, to grant easements or charges of any kind, to release, convey or assign any right, title or interest in or about or easement appurtenant to said real estate or any part thereof, and to deal with said real estate and every part thereof in all other ways and for such other considerations as it would be lawful for any person owning the same to deal with the same, whether similar to or different from the ways above specified, at any time or times thereafter.

In no case shall any party dealing with the Trustee, or any successor in trust, in relation to said real estate, or to whom said real estate, or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by said Trustee, or any successor in trust, be obliged to see to the application of any purchase money, rent, or money borrowed or advanced on said real estate, or be obliged to see that the terms of this trust have been complied with, or be obliged to inquire into the authority, necessity or expediency of any act of said Trustee, or be obliged or privileged to inquire into any of the terms of said Trust Agreement; and every deed, trust deed, mortgage, lease or other instrument executed by said Trustee, or any successor in trust, in relation to said real estate shall be conclusive evidence in favor of every person (including the Registrar of Titles of said county) relying upon or claiming under any such conveyance, lease or other instrument, (a) that at the time of the delivery thereof the trust created by this Indenture and by said Trust Agreement was in full force and effect, (b) that such conveyance or other instrument was executed in accordance with the trusts, conditions and limitations contained in this Indenture and in said Trust Agreement or in all amendments thereof, if any, and binding upon all beneficiaries thereunder, (c) that said Trustee, or any successor in trust, was duly authorized and empowered to execute and deliver every such deed, trust deed, lease, mortgage or other instrument and (d) if the conveyance is made to a successor or successors, in trust, that such successor or successors in trust have been properly appointed and are fully vested with all the title, estate, rights, powers, authorities, duties and obligations of its, his or their predecessor in trust.

This conveyance is made upon the express understanding and condition that neither State Bank of Countryside, individually or as Trustee, nor its successor or successors in trust shall incur any personal liability or be subjected to any claim, judgment or decree for anything it or they or its agents or attorneys may do or omit to do in or about the said real estate or under the provisions of this Deed or said Trust Agreement or any amendment thereto, or for injury to person or property happening in or about said real estate any and all such liability being hereby expressly waived and released. Any contract, obligation or indebtedness incurred or entered into by the Trustee in connection with said real estate may be entered into by it in the name of the then beneficiaries under said Trust Agreement as their attorney-in-fact, hereby irrevocably appointed for such purposes, or at the election of the Trustee, in its own name, as Trustee of an express trust and not individually (and the Trustee shall have no obligation whatsoever with respect to any such contract, obligation or indebtedness except only so far as the trust property and funds in the actual possession of the Trustee shall be applicable for the payment and discharge thereof). All persons and corporations whomsoever and whatsoever shall be charged with notice of this condition from the date of the filing for record of this Deed.

The interest of each and every beneficiary hereunder and under said Trust Agreement and of all persons claiming under them or any of them shall be only in the earnings, avails and proceeds arising from the sale or any other disposition of said real estate, and such interest is hereby declared to be personal property, and no beneficiary hereunder shall have any title or interest, legal or equitable, in or to said real estate, as such, but only an interest in the earnings, avails and proceeds thereof as aforesaid, the intention hereof being to vest in said State Bank of Countryside the entire legal and equitable title in fee simple, in and to all of the real estate above described.

If the title to any of the above real estate is now or hereafter registered, The Registrar of Titles is hereby directed not to register or note in the certificate of title or duplicate thereof, or memorial, the words "in trust," or "upon condition," or "with limitations," or words of similar import, in accordance with the statute in such case made and provided, and said Trustee shall not be required to produce the said Agreement or a copy thereof, or any extracts therefrom, as evidence that any transfer, charge or other dealing involving the registered lands is in accordance with the true intent and meaning of the trust.

And the said grantor _____ hereby expressly waive _____ and release _____ any and all right or benefit under and by virtue of any and all statutes of the State of Illinois, providing for the exemption of homesteads from sale on execution or otherwise.

Document Number

In Witness Whereof, the grantor _____ aforesaid has _____ hereunto set its
hand _____ and seal _____ this 12th day of
August ~~19~~ 2004 .

Catholic Bishop of Chicago
a corporation sole (Seal)

State Bank of Countryside Trust 04-2657

Thomas M. Brennan
.....
(Seal)

..... (Seal)

..... (Seal)

STATE OF ILLINOIS,
COUNTY OF Cook

SS. I, Bylle Skoczek, a Notary
Public in and for said County, in the state aforesaid, do hereby
certify that Thomas M Brennan

personally known to me to be the same person _____
whose name LO subscribed to the foregoing

instrument, appeared before me this day in person and
acknowledged that he signed, sealed and
delivered the said instrument as his free and voluntary
act, for the uses and purposes therein set forth, including the
release and waiver of the right of homestead.



Given under my hand and notarial seal this 23rd
day of August 2004
Bylle L Skoczek
Notary Public

Mail to:

STATE BANK OF COUNTRYSIDE
6734 Joliet Road • Countryside, IL 60525
(708) 485-3100

THIS INSTRUMENT WAS PREPARED BY:

Thomas S Moore
111 W Washington, Suite 1100
Chicago, IL 60602

ASSIGNMENT

Countryside, Illinois

Date April 14, 2010

FOR VALUE RECEIVED, I/We hereby sell, assign, transfer and set over unto EMERALD HOME BUILDERS OF CHICAGO, INC., an Illinois corporation

all my/our rights, powers, privileges and beneficial interest in and to that certain trust agreement dated the 28th day of June, A.D. 2004, and known as STATE BANK OF COUNTRYSIDE Trust Number 04-2657 including all interest in the property held subject to said Trust Agreement 04-2657 including my/our right to direct the trustee to deal with said property.

EMERALD HOME BUILDERS, INC.

By [Signature] John Ross

Witness: _____

AFFIDAVIT OF ASSIGNOR

STATE OF ILLINOIS, COUNTY OF _____ ss.

_____, being duly sworn, on othat state(s) that he has/they have made no previous assignment(s) of his or her/their interest in the trust described in the above assignment, and that there are no encumbrances upon the property subject to said trust other than those of record on the _____ day of _____, _____, excepting only current taxes and special assessments

Subscribed and sworn to before me this _____ day of _____

Notary Public

ACCEPTANCE OF ASSIGNEE

I/We accept the foregoing assignment subject to all of the provisions of said trust agreement.

EMERALD HOME BUILDERS OF CHICAGO, INC. Address _____

Social Security Number/FEIN 36-3846998

BY:

John Ross, President

Social Security Number/FEIN _____

Address _____

Social Security Number/FEIN _____

RECEIPT OF TRUSTEE

STATE BANK OF COUNTRYSIDE, as Trustee under its Trust Agreement 04-2657 hereby acknowledges receipt of the foregoing assignment and acceptance.

Dated at Countryside, Illinois, this 16 day of April, A.D. 2010

STATE BANK OF COUNTRYSIDE as Trustee, as aforesaid,

By [Signature]

This Trust Agreement. dated this 28th day of June

2004, and known as Trust Number 04-2657, is to certify that State Bank of Countryside an Illinois banking corporation, under the laws of the United States of America, and duly authorized to accept and execute trusts within the State of Illinois as Trustee hereunder, is about to be named as a Grantee in a deed of conveyance to the following described real estate in Cook County, Illinois:

Parcel 1: Lot 8 in Block 4 in Norton and Warner's Subdivision of the East 1/2 of the Northeast 1/4 of the Northwest 1/4 (except the South 30 feet of said Northeast 1/4 of the Northwest 1/4) of Section 29, Township 37 North, Range 11, East of the Third Principal Meridian, in Cook County, Illinois.

P.I.N. 22-29-108-008

Parcel 2: Lot 9 in Block 4 in Norton and Warner's Subdivision of the East 1/2 of the Northeast 1/4 of the Northwest 1/4 (except the South 30 feet of said Northeast 1/4 of the Northwest 1/4) of Section 29, Township 37 North, Range 11, East of the Third Principal Meridian, in Cook County, Illinois.

P.I.N. 22-29-108-007

otherwise known as No. 604 and 606 State Street, Lemont, IL 60439

Improvements: commercial property

and that when it has taken the title thereto, or to any other real estate deeded to it as Trustee hereunder, it will hold it for the uses and purposes and upon the trusts herein set forth. The following named persons shall be entitled to the earnings, avails and proceeds of said real estate according to the respective interests herein set forth:

EMERALD HOME BUILDERS, INC., an Illinois corporation.

IT IS UNDERSTOOD AND AGREED between the parties hereto, and by any person or persons who may become entitled to any interest under this trust, that the interest of any beneficiary hereunder shall consist solely of a power of direction to deal with the title to said real estate and to manage and control said real estate as hereinafter provided, and the right to receive the proceeds from rentals and from mortgages, sales or other disposition of said real estate, and that such right in the avails of said real estate shall be deemed to be personal property, and may be assigned and transferred as such; that in case of the death of any beneficiary hereunder during the existence of this trust, his or her right and interest hereunder shall, except as herein otherwise specifically provided, pass to his or her executor or administrator, and not to his or her heirs at law; and that no beneficiary hereunder at any time shall have any right, title or interest in or to any portion of said real estate as such, either legal or equitable, but only an interest in the earnings, avails and proceeds as aforesaid. Nothing herein contained shall be construed as imposing any obligation on the Trustee, to file any income, profit or other tax reports or schedules, it being expressly understood that the beneficiaries hereunder from time to time will individually make all such reports and pay any and all taxes growing out of their interest under this Trust Agreement. The death of any beneficiary hereunder shall not terminate the trust nor in any manner affect the powers of the Trustee hereunder. No assignment of any beneficial interest hereunder shall be binding on the Trustee until the original or a duplicate copy of the assignment, in such form as the Trustee may approve, is lodged with the Trustee and its acceptance indicated thereon, and the reasonable fees of the Trustee for the acceptance thereof paid; and every assignment of any beneficial interest hereunder, the original or duplicate of which shall not have been lodged with the trustee, shall be void as to all subsequent assignees or purchasers without notice.

In case said Trustee shall be required in its discretion to make any advances of money on account of this trust or shall be made a party to any litigation on account of holding title to said real estate or in connection with this trust, on in case Trustee shall be compelled to pay any sum of money on account of this trust, whether on account of breach of contract, injury to person or property, fines or penalties under any law, judgments or decrees, or otherwise, or in case the Trustee shall deem it necessary on account of this trust, to consult or retain counsel and shall thereby incur attorneys' fees, or in the event the Trustee shall deem it necessary to place certain insurance for its protection hereunder, the beneficiaries hereunder do hereby jointly and severally agree as follows: (1) that they will on demand pay to the said Trustee, with interest thereon at the highest lawful rate per annum, all such disbursements or advances or payments made by said Trustee, together with its expenses, including reasonable attorneys' fees; (2) that the said Trustee shall not be required to convey or otherwise deal with said property at any time held hereunder until all of said disbursements, payments, advances and expenses made or incurred by said Trustee shall have been fully paid, together with interest thereon as aforesaid, and (3) that in case of non-payment within ten (10) days after demand said Trustee may sell all or any part of said real estate at public or private sale on such terms as it may see fit, and retain from the proceeds of said sale a sufficient sum to reimburse itself for all such disbursements, payments, advances and interest thereon and expenses, including the expenses of such sale and attorneys' fees, rendering the overplus, if any, to the beneficiaries who are entitled thereto. However, nothing herein contained shall be construed as requiring the Trustee to advance or pay out any money on account of this trust or to prosecute or defend any legal proceeding involving this trust or any property or interest thereunder. The sole duty of the Trustee with reference to any such legal proceeding shall be to give timely notice thereof to the beneficiaries hereunder after the Trustee is served with process therein and to permit such legal proceeding to be brought or defended in its name, provided that it shall be indemnified in respect thereto in a manner satisfactory to it.

Notwithstanding anything hereinbefore contained, the Trustee, at any time and without notice of any kind, may resign as to all or part of the trust property if the trust property or any part thereof is used, or the use thereof is authorized or contemplated, for any purpose which in the opinion of the Trustee, may subject the Trustee, within its sole determination, to embarrassment, insecurity, liability, hazard or litigation. Such resignation as to all or part of the trust property shall be fully effected by the conveyance of the trust property, or the part thereof as to which the Trustee desires to resign the trust hereunder, by the Trustee to the beneficiaries in accordance with their respective interests hereunder. The Trustee notwithstanding any resignation hereunder, shall continue to have a first lien on the trust property, for its costs, expenses, and attorneys' fees and for its reasonable compensation.

This Trust Agreement shall not be placed on record in the Recorder's Office or filed in the office of the Registrar of Titles of the County in which the real estate is situated, or elsewhere, and the recording of the name shall not be considered as notice of the rights of any person hereunder, derogatory to the title or powers of said Trustee.

Any corporate successor to the trust business of any corporate trustee named herein or acting hereunder shall become trustee in place of its predecessor, without the necessity of any conveyance or transfer.

The Trustee may at any time resign by sending a notice of its intention so to do by registered or certified mail to each of the then beneficiaries hereunder at his or her address last known to the Trustee. Such resignation shall become effective ten days after the mailing of such notices by the Trustee. In the event of such resignation, a successor or successors may be appointed by the person or persons then entitled hereunder to direct the Trustee in the disposition of the trust property, and the Trustee shall thereupon convey the trust property to such successor or successors in trust. In the event that no successor in trust is named as above provided within ten days after the mailing of such notices by the Trustee, then the Trustee may convey the trust property to the beneficiaries in accordance with their respective interests hereunder and record its trustee's deed or the Trustee may, at its option, file a bill for appropriate relief in any court of competent jurisdiction. The Trustee, notwithstanding such resignation, shall continue to have a first lien on the trust property for its costs, expenses and attorneys' fees and for its reasonable compensation.

Every successor Trustee or Trustees appointed hereunder shall become fully vested with all the estate, properties, rights, powers, trusts, duties and obligations of its, his or their predecessor.

It is understood and agreed by the parties hereto and by any person who may hereafter become a party hereto, or a beneficiary hereunder that said State Bank of Countryside will (subject to the rights of the Trustee as aforesaid) deal with said property or proceeds therefrom only when authorized to do so in writing and that it will (notwithstanding any change in the beneficiary or beneficiaries hereunder, unless otherwise directed in writing by the beneficiaries) on the written direction of

John Ross, President, Emerald Home Builders, Inc. or his duly elected successor or assign

or such other person or persons as shall be from time to time named in writing by the beneficiary or beneficiaries at the time, make deeds or mortgages or trust deeds (including the waiver of the right of redemption from sale under an order or decree of foreclosure), or otherwise deal with the title to said real estate, or proceeds therefrom, provided, however that the Trustee shall not be required to enter into any personal obligation or liability in dealing with said real estate or to make itself liable for any damages, costs, expenses, fines or penalties, or to deal with the title so long as any money is due to it hereunder. Otherwise the Trustee shall not be required to inquire into the propriety of any such direction.

The beneficiary or beneficiaries hereunder shall in his, her or their own right have the full management of said property and control of the selling, renting and handling thereof, and any beneficiary or his or her agent shall collect and handle the rents, earnings, avails and proceeds thereof, and said Trustee shall have no duty in respect to the management or control of said property or in respect to the payment of taxes or assessments, or in respect to insurance, litigation or otherwise, except on written direction as hereinabove provided, and after the payment to it of all monies necessary to carry out said instructions. No beneficiary hereunder shall have any authority to contract for or in the name of the Trustee or to bind the Trustee personally. If any property remains in this trust twenty years from this date it shall be sold at public sale by the Trustee on reasonable notice in writing, sent by registered or certified mail to each of the then beneficiaries at his or her address last known to the Trustee, and the proceeds of the sale shall be divided among those who are entitled thereto.

At any time and from time to time additional property may be conveyed to the Trustee, and such property and the proceeds thereof shall be held, dealt with and disposed of under the terms of this agreement in the same manner as the property above specifically described. The terms and conditions of the deed by which the property above described, or any deed or deeds by which other property may be conveyed to the Trustee hereunder shall constitute and be construed as part of this agreement.

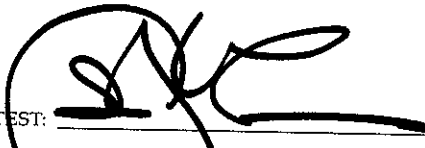
State Bank of Countryside shall receive for its services in accepting this trust and in taking title hereunder the sum of \$ 300.00 ; day of the sum of \$ 125.00 per year or a sum in conformance with its fee schedules for holding title after the 28th


of June 2005, so long as any property remains in this trust; also its regular schedule of fees for making deeds, mortgages, other instruments as may be required hereunder, from time to time, and it shall receive reasonable compensation for any special services which may be rendered by it hereunder, or for taking and holding any other property which may hereafter be deeded to it hereunder, which fees, charges or other compensation, the beneficiaries hereunder jointly and severally agree to pay and it is hereby understood and agreed that all such fees and compensations shall constitute a first lien on the real estate and property held hereunder.

May the name of any beneficiary be disclosed to the public? No

Inquiries, bills, legal notices and process shall be mailed to John Ross

Address 1200 Camelot Lane, Lemont, IL 60439 Phone 708-857-7584

ATTEST: 

By: STATE BANK OF COUNTRYSIDE


And on said day the said beneficiaries have signed this Declaration of Trust and Trust Agreement in order to signify their assent to the terms hereof

Emerald Home Builders, Inc. (SEAL) Address _____

Social Security Number 36-3846998 _____ Phone _____

(SEAL) Address _____ Phone _____

Social Security Number _____ Phone _____

BY: _____ (SEAL) Address _____ Phone _____

Social Security Number John Ross, Pres. _____ Phone _____

(SEAL) Address _____ Phone _____

Social Security Number _____ Phone _____

(SEAL) Address _____ Phone _____

Social Security Number _____ Phone _____

Signatures of persons having Power of Direction only: _____ (SEAL) Address _____

Social Security Number _____ Phone _____

(SEAL) Address _____

Social Security Number _____ Phone _____

TRUST NO. _____

Trust Agreement
AND
DECLARATION OF TRUST
STATE BANK OF COUNTRYSIDE
TRUSTEE



STATE BANK OF COUNTRYSIDE
6734 Joliet Road, Countryside, Illinois 60525
708/485-3100

TRUST DEPARTMENT

EXHIBIT A GREMLEY & BIEDERMANN

604-06 STATE



SOUTH LINE OF CUSTER STREET

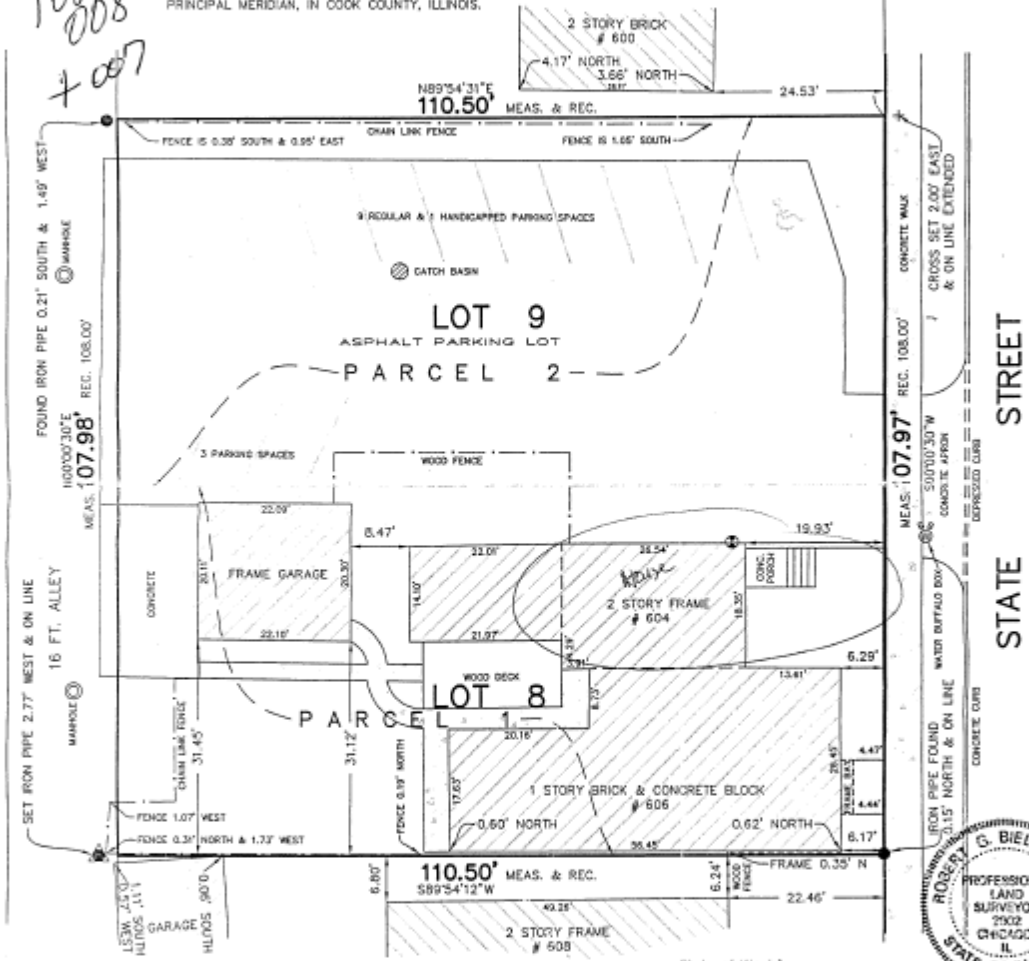
LICENSE NO. 184-00276
PROFESSIONAL LAND SURVEYORS
4595 NORTH ELSTON AVENUE, CHICAGO, IL 60630
TELEPHONE (773) 685-5122 FAX (773) 286-4184 EMAIL: INFO@PLCS-SURVEY.COM

ALTA/ACSM Land Title Survey

PIN
22-
29-
108-
008
+007

PARCEL 1:
LOT 8 IN BLOCK 4 IN NORTON AND WARNER'S SUBDIVISION OF THE EAST HALF OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER (EXCEPT THE SOUTH 30 FEET OF SAID NORTHEAST QUARTER OF THE NORTHWEST QUARTER), OF SECTION 29, TOWNSHIP 37 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:
LOT 9 IN BLOCK 4 IN NORTON AND WARNER'S SUBDIVISION OF THE EAST HALF OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER (EXCEPT THE SOUTH 30 FEET OF SAID NORTHEAST QUARTER OF THE NORTHWEST QUARTER), OF SECTION 29, TOWNSHIP 37 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.



State of Illinois
County of Cook

This is to certify that this map or plat and the survey in which it is based were made in accordance with "Minimum Standard Detail Requirements and Classifications for ALTA/ACSM Land Title Surveys," jointly established and adopted by ALTA, ACSM and NSPS in 1999. Pursuant to the Accuracy Standards as adopted by ALTA and ACSM and in effect on the date of this certification, undersigned further certifies that the Positional Uncertainties resulting from the survey measurements made on the survey do not exceed the allowable Positional Tolerance.

Field measurements completed on July 19, 2004.

Signed on July 22, 2004

By: Robert G. Biedermann

Professional Illinois Land Surveyor No. 2802

My License Expires November 30, 2004
This professional service conforms to the current Illinois minimum standards for an ALTA survey.

Distances are marked in feet and decimal parts thereof. Compare all points BEFORE building by some and at once report any differences BEFORE damage is done.

For easements, building lines and other restrictions not shown on survey plat refer to your abstract, deed, contract, title policy and local building line regulations.

NO dimensions shall be assumed by scale measurement upon this plat.

Unless otherwise noted hereon the Bearing Basis, Elevation Datum and Coordinate Datum if used is ASSUMED.

COPYRIGHT GREMLEY & BIEDERMANN, INC. 2004
"All Rights Reserved"

DESIGNED BY: <u>James G. O'Dowd</u>	CHECKED BY: <u>RB</u>	DRAWN BY: <u>RB</u>
ADDRESS: <u>604-06 State Street, Level 11</u>		
GREMLEY & BIEDERMANN		
LICENSE NO. 184-00276 PROFESSIONAL LAND SURVEYORS 4595 NORTH ELSTON AVENUE, CHICAGO, IL 60630 TELEPHONE (773) 685-5122 FAX (773) 286-4184 EMAIL: INFO@PLCS-SURVEY.COM		
RECORD NO.: <u>2004-01374-001</u>	DATE: <u>JULY 19, 2004</u>	SCALE: <u>1"=15'</u>
		1 OF 1

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																
Adjacent to R district	-	S	-	-	-	S	P	P	-	-	-	-	-	-	-	-
Not adjacent to R district	-	S	-	-	-	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 (O-38-12)	-	P	-	P	-	-	-	-	-	-	-	-	-	-	-	-
Outdoor dining as allowed under §17.06.170 of this ord	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	-	-	-	-	-	-	-	-	-	-	-	-
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	-	-	-	-	-	-	-	-	-	-	-	-

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
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 (Ord O-54-09)	P	P	-	P	-	-	-	-	-	P	P	P	P	P	P	P
Campground	-	-	S	-	-	-	-	-	-	-	-	-	-	-	-	-
Hotel/motel (Ord O-54-09)	S	P	-	P	-	-	-	-	-	-	-	-	-	-	-	-
Youth hostel (Ord O-54-09)	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(O-38-12)	P	P	-	P	-	-	-	-	-	-	-	-	-	-	-	-
Lumberyard		S	-	-	-	P	P	P	-	-	-	-	-	-	-	-
Pawnshop (O-38-12)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
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	-	-	-	-	-	-	-	-	-	-	-	-
Smoking lounge (O-38-12)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
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	-	-	-	-	-	-	-	-	-	-

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
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	P	P	-	-	-	-	-	-	-
Asphalt manufacture or refining	-	-	-	-	-	-	-	S	-	-	-	-	-	-	-	-
Chemical manufacturing or storage	-	-	-	-	-	-	-	S	-	-	-	-	-	-	-	-
Container storage yard	-	-	-	-	-	S	S	S	-	-	-	-	-	-	-	-
Freight transportation terminal (O-38-12)	-	-	-	-	-	S	-	P	-	-	-	-	-	-	-	-
Outside display/storage not permitted under §17.06.120 of this ordinance	-	-	-	-	S	S	S	S	S	-	-	-	-	-	-	-
Self-storage facility (O-41-10)	-	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 (O-41-10)	-	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 home and foster home	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
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 (O-54-09)	-	-	-	-	S	-	-	-	S	-	-	-	-	-	-	-
Planned unit development	S	S	S	S	S	S	S	S	-	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

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
Temporary uses consistent with other permitted uses in the zoning district (O-38-12)	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

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.



LEMONT FIRE PROTECTION DISTRICT



BUREAU OF FIRE PREVENTION

15900 New Avenue
Lemont, IL 60439
Business: (630) 257-0191
Fax: (630) 257-5318
lemontfire.com

January 6, 2014

Ms. Martha Glas
Village Planner
LEED Green Associate
Village of Lemont

Re: Request of P.U.D. Application for 604 – 606 State Street.

Dear Ms. Glas:

This Department is in receipt of the above mentioned application packet. After reviewing this information I would offer the following comments. They are:

604 State Street- residential use-no issues.

606 State Street- B-1 commercial uses and/or low impact uses.

- Any remodeling or alterations will be required to be Building and Fire Code compliant.
- Would strongly recommend that an approved fire detection and alarm system be installed within a reasonable period of time for this occupancy. By doing so it would upgrade this structure to current local ordinance requirements.
- What about the fire damaged building on the property?

If you should have any further questions please don't hesitate to contact me.

John F. Rutkowski
Fire Marshal

From: [Jim Cainkar](#)
To: [Martha Glas](#)
Subject: FW: PUD at 604-06 State Street
Date: Wednesday, January 08, 2014 4:22:43 PM
Attachments: [Application Packet.pdf](#)
[PUD Application.pdf](#)

Martha:

I need to wait until the snow clears to review this. (The parking lot is not plowed.)

As long as the house and office cannot be sold off separately, there are probably no engineering issues. I assume both buildings are on the same sewer and water service lines. If the "office" use were to change to a food service use, then an MWRD Permit would be needed and an inspection manhole installed for the business use parcel.

I will get back to you.

Thank you,

James L. Cainkar



Frank Novotny & Associates, Inc.

825 Midway Drive

Willowbrook, IL. 60527

630-887-8640 Office

630-887-0132 Fax

jimcainkar@franknovotnyengineering.com

File 14023

Disclaimer:

This e-mail is only intended for the person(s) to whom it is addressed and may contain confidential information. Unless stated to the contrary, any opinions or comments are personal to the writer and do not represent the official view of the company. If you have received this e-mail in error, please notify us immediately by reply e-mail and then delete this message from your system. Please do not copy it or use it for any purposes, or disclose its contents to any other person.

Thank you for your cooperation.

-----Original Message-----

From: Jim Cainkar [mailto:jcainkar@lemont.il.us]

Sent: Wednesday, January 08, 2014 12:50 PM

To: Jim Cainkar

Subject: FW: PUD at 604-06 State Street

James L. Cainkar, P.E., P.L.S.

Acting Village Engineer

From: Martha Glas

Sent: Tuesday, December 31, 2013 9:08 AM



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

FROM: Charity Jones, AICP, Planning & Economic Development Director

SUBJECT: Lemont 2030 – Transportation & Mobility – Generalized Planned Roadway Network

DATE: January 10, 2014

SUMMARY

Attached is the draft Generalized Planned Roadway Network Map, for review and comment. The map is a part of the Transportation & Mobility element of the Comprehensive Plan. The following is an excerpt from the draft element describing the map's purpose and function:

Provide a Highly Connected Roadway Network. A highly connected roadway network has multiple benefits for residents and visitors. It disperses vehicular traffic, rather than concentrating it on a few, larger roads. As there are more low-speed, low-traffic roads in a connected network active transportation is safer. Additionally, a connected network provides multiple, and often more direct, routes for walking and bicycling, making these modes of transportation more attractive options. Emergency response is better in a connected network, as there are many available routes to access an emergency response site. Public Works, police patrol, and school bus operations are improved in a connected network as well, saving time and money. Finally, a connected street network assists visitors; if a wrong turn is made, there are multiple ways to quickly get back on the correct route.

According to the Institute of Traffic Engineers, the most efficient urban roadway networks provide route flexibility and an opportunity for special street functions; networks like this have arterial roadways spaced a half mile or less from one another.¹ The Congress for New Urbanism agrees with this benchmark, but concedes that arterial roadways in suburban environments may be spaced in up to 1 mile intervals if they are supplemented with collector roads and the knowledge that the arterials may be bigger than if they were located closer to one another.² Similarly the Federal Highway Administration notes that minor arterials should not be more than one mile from each other in fully developed

¹ Institute of Traffic Engineers, *Designing Walkable Urban Thoroughfares*, p.26

² CNU Statement of Principles of Transportation Networks, p.26

areas.³ Lemont's current roadway network is fairly well connected, but is challenged by the area's topography, the historic pattern of road development in the community, and manmade barriers like I-355. Our arterial roads are 1 to 2.5 miles from one another.⁴ Lemont should plan its future road network development to provide arterials at approximately one mile intervals, supplemented by collector roads at one-half to one-quarter mile intervals. The Generalized Planned Roadway Network map depicts the approximate location of arterial and collector roads in Lemont's planning jurisdiction; some are approximate locations of potential new roads and some are existing roads which may need to be upgraded to serve their recommended function as an arterial or collector road.

The Generalized Planned Roadway Network Map is intended to serve as a conceptual guide to future development and redevelopment, providing a visual approximation of the kind of roadway network Lemont desires. In order to ensure that this kind of network is achieved, Lemont needs to adopt policies and standards to require a highly connected roadway network; these steps are defined in the implementation action steps.

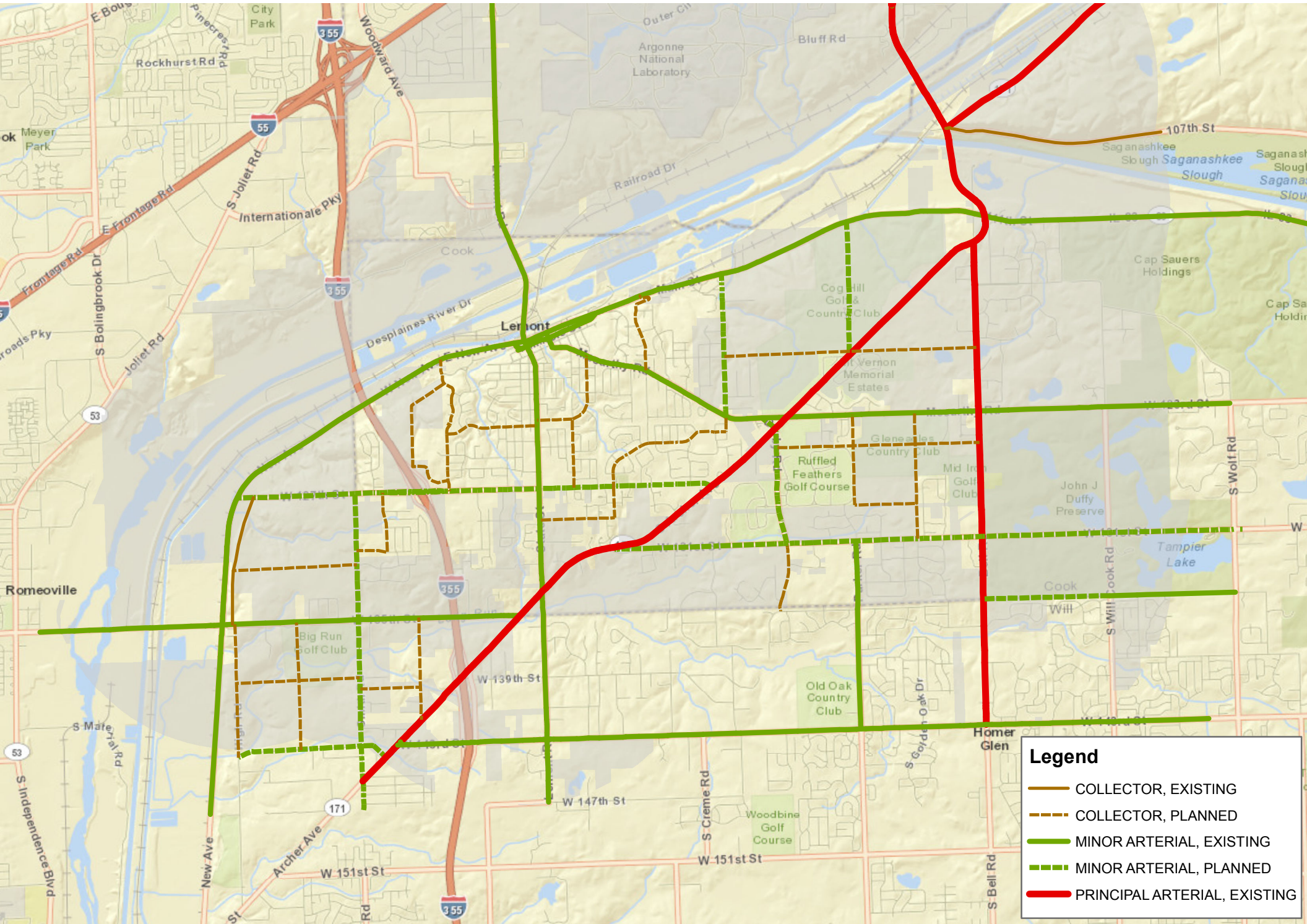
ATTACHMENTS

1. DRAFT Generalized Planned Roadway Network Map

³ http://www.fhwa.dot.gov/planning/processes/statewide/related/functional_classification/fc02.cfm

⁴ Note: IDOT considers State Street (from Illinois to 143rd) to be a collector roadway; this plan considers it an arterial roadway.

Generalized Planned Roadway Network





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

FROM: Martha M. Glas, Village Planner

THRU: Charity Jones, AICP, Planning & Economic Development Director

SUBJECT: Lemont 2030 – Civic Life

DATE: January 10, 2014

SUMMARY

The civic life element of the comprehensive plan will include recommendations related to opportunities for civic involvement in the community. A community with high civic engagement fosters civic pride and innovation and promotes community dialog. It increases the awareness of the Village's role in the community and builds a sense of stewardship for public resources.

In addition to providing recommendations for supporting and creating opportunities for civic involvement, the element will also provide recommendations to ensure the Village is responsive to community needs, cooperative and supportive of other entities that provide services to the community and is engaging in their approach to any potential changes in the Village.

RECOMMENDATIONS

Please review the submitted materials and provide feedback to staff for further development of the comprehensive plan civic engagement and governance element.

CIVIC LIFE ELEMENT

VISION

In 2030, Lemont residents will be actively involved in their community, with a strong sense of civic pride rooted in Lemont’s unique community character. Village government will be characterized by professional public service provided in a cooperative, friendly, consistent, and fiscally responsible manner.

GUIDING PRINCIPLES

1. We all bear collective responsibility for our quality of life and should be active participants in achieving the vision of this plan.
2. Data is vital to good decision making and should be shared cooperatively and made equally available.
3. Institutions that foster a sense of community, like houses of worship and civic organizations, should be encouraged and provided a place to grow.
4. High quality services add to the appeal of the community and should be bolstered through collaborative partnerships.
5. Accountability, transparency, and participation are the hallmark of good governance and critical to a prosperous Lemont.

INTRODUCTION

A community with high civic engagement fosters civic pride and innovation and promotes community dialog. It increases awareness of the Village government’s role in the community and builds a sense of stewardship for public resources. This element describes Village processes and highlights community organizations and entities that are focused on the economic and social vitality of the Village. In doing so, it also makes recommendations to improve opportunities for civic engagement, collaboration, and good governance.

EXISTING CONDITIONS

The Village of Lemont is governed by an elected Village President (Mayor), a Village Clerk and a Board of six Trustees, elected at large. The term of each elected office is four years. Each Trustee is appointed by the Mayor to serve as Board Liaison and/or Committee Chair to a Village department. The Village Board is committed to open and participatory government.

The Village Board has recently completed a three-year strategic plan which establishes measureable goals for the Village. The five strategic initiatives identified in the plan are 1) financial stability 2) quality infrastructure, 3) economic development and redevelopment 4) intergovernmental cooperation and 5) workforce development. Data collection and analysis are integral components of the Village’s strategic

plan. Data sharing opportunities with internal departments, local organizations, and state and regional agencies will be critical to ensuring the success of the strategic plan and the comprehensive plan. The Village currently has data sharing agreements with IDOT and Cook County Assessors data for Geographic Information Systems and assists with land use planning. Data sharing between departments occurs but there is no protocol in place for requesting data. Similarly, data sharing between the Village and other taxing districts or local organizations may occur but no process in place to outline an appropriate method.

Lemont has six appointed Village Commissions and two Committees that play an important role in civic engagement and good governance. The Planning and Zoning Commission conduct reviews and make recommendations to the Village Board of Trustees about proposed zoning actions and various planning documents. The Historic Preservation Commission reviews applications and conducts public hearings for Certificates of Appropriateness for exterior alterations to buildings in the Historic District. The Commission also recommends buildings in the Historic District to be designated as landmarks. The Lemont Environmental Advisory Commission keeps abreast of and advises the Village Board on environmental issues. The Commission sponsors Earth Day in April which includes a recycling event and tree planting. A fall recycling day is also sponsored each October. The Arts and Culture Commission has a mission of enriching the community by cultivating and promoting the appreciation of Lemont heritage through public art. The Commission has completed several community art projects including the downtown mosaic planters and more recently, the mural on Main Street. Additionally, the Village Heritage Committee is a Village recognized group that assists with the planning of culturally enriching activities for the community. Currently events and special activities are advertised in the Village newsletter, local newspaper, Village Facebook site and the website.

Lemont also has numerous festivals and special events throughout the year, celebrating a variety of community traditions. Sponsorship of events and festivals is diverse and includes the Park District, the Chamber of Commerce, independent organizations, communities of faith, and the Village. Festivals and events are usually free and offer excellent opportunities for community engagement. Recreational, cultural, and educational programs are another important resource in the community and there are many agencies and organizations that offer programs that enrich community living. The Lemont Public Library, Lemont Township, School District and Park District are key providers of programs for youth and seniors alike. Effective service delivery is identified as an actionable item in the Strategic Plan. The Village is currently working with the Park District on coordinating advertising and promotion of Halloween special events.

RECOMMENDATIONS

To achieve the Village's vision for civic engagement and good governance, the Village should focus its efforts on the following goals:

Employ Early Involvement and Good Process Design for Public Participation. Early involvement in planning enables participants to feel they are part of the process, develops a spirit of cooperation and encourages the flow of accurate and unbiased information. It also helps the Village be more transparent

in their efforts, informing the community about matters of interest and inviting public questions and input. While the Village has for many years stated that public involvement is important, no formal process exists to ensure that public participation is a key component of all Village activities. More strategies are needed to ensure that efforts are coordinated in a manner that is most efficient for the Village and most beneficial to the public. Currently there is no guide for such efforts and without guidance, some planning and decision making occurs without any valuable input from the very people the improvements are meant to serve.

Village-led efforts should be evaluated using a civic engagement guide that defines the degree of public participation recommended for various types of initiatives. One model for participation that is effective at gauging the degree of public participation is the Spectrum of Public Participation developed by the International Association for Public Participation. Generally, the spectrum identifies 5 public participation goals ranging from “inform” being the lowest level to “empower” being the highest level. A project with the public participation goal of “inform” would include strategies such as websites, fact sheets, or open houses. Conversely, a project with the public participation goal of “empower” would include strategies such as voting and advisory groups. The model should be supplemented with strategies to create more effective civic engagement and should include indicators of success.

Civic engagement should be robust, beginning early in the process when seeking volunteers and continuing on to the end with an evaluation of the outcomes. When soliciting public input, care should be taken to ensure that all sectors of the population are represented. In some cases targeting certain populations may be necessary. Providing equal access to information and participation opportunities is important if the community as a whole is to be served.

2. Increase Access to Data and Information. Decision making should be based on sound data. Collecting data in a functional form (electronic and able to be manipulated) and making its readily accessible is important for progress and efficiency. Data sharing agreements, data sharing officers, data catalogues, directories and the use of technology are all features that could increase productivity and availability of useful data.

Data sharing between departments within the Village should be done cooperatively. Understanding what data is available and in what format can reduce duplication of work, increase workplace efficiency and promote collaborations among departments. Designating a contact person to handle data requests would help identify what gaps exist in availability and accessibility. Data sharing with other taxing districts should also be done in a cooperative spirit. Many of the same strategies that would facilitate data sharing among Village departments would be useful for sharing data across agencies.

3. Promote Education and Capacity Building. Raising awareness of key issues in a community is an effective way to increase volunteerism and civic engagement. Opportunities to share educational materials with the public should be at the forefront of our service ideals. Many issue oriented organizations produce educational materials as part of their mission. Educational efforts should be focused on helping the public gain a better understanding of the issues and goals address in this comprehensive plan.

Capacity building refers to growing the infrastructure of skilled individuals and organizations that are present in a community. Harnessing the skills present in a community is the principle factor in turning plans into actions and problems into opportunities. Establishing a Civic League that is comprised of local faith based groups and other civic organizations would create a support network and help these organizations grow and prosper in the community.

Building the capacity of the Village government workforce is also integral to achieving the goals of this plan. The Village should implement the workforce development strategies identified in the Village Strategic Plan and encourage employees to use existing resources for training opportunities.

4. Encourage Partnerships and Support Contributing Organizations. Partnerships are increasingly important to make the most effective use of limited resources. There are many organizations providing services, programs, and community events for residents of Lemont. These include other agencies such as the Park District, Township, Fire District, School District and Library in addition to Village Commissions, local not for profit and civic organizations, and communities of faith. Some services, programs and events overlap and others serve a particular niche. The Village should take advantage of opportunities to partner with sponsors of community events and programs, where possible .

The Village should support institutions that foster a sense of community like places of worship and civic organizations. Because many of these organizations operate on limited resources, they may benefit from having a support network similar to the Chamber of Commerce, which caters to businesses in the community.

5. Practice Good Governance, Transparency, and Accountability. Part of the Village of Lemont’s mission statement is to be an organization that embodies “professional public service provided in a friendly, consistent, and fiscally responsible manner, emphasizing the best interest of the community as a whole.” To live this mission statement, open communication with the public and an active ethics commission are critical. Decisions should be data driven and information should be made accessible to the public.

Recommendations identified in the Village Strategic Plan should be implemented. The strategic plan should be kept current and updated at least every three years. The initiatives identified in the strategic plan all aim to increase efficiency in service delivery and reduce costs which are laudable goals for good governance.

IMPLEMENTATION ACTION AREAS

Implementation Actions for Recommendation 1: Early Involvement and Good Process Design for Public Participation

<p>Develop a civic engagement guide for Village initiatives.</p> <p>Lead Implementer(s): Planning & Economic Development Dept. & Administration</p>	<p>Encouraging public participation has been a goal of the Village for years; however no guidance is available to assist with determining the appropriate levels of participation for any particular initiative. The Village should develop a civic engagement guide that describes the method to be used for determining the level of participation and description of what that level would entail. For example, the guide may suggest that some initiatives merely inform the public through a notice in the local newspaper while other initiatives would engage the public through a series of workshops.</p>
<p>Utilize everyday language when making public notices and announcements.</p> <p>Lead Implementer(s): Planning & Economic Development Dept.</p>	<p>Planning and zoning is a field that uses a considerable amount of jargon. Rephrasing planning and zoning requests and notices to more common terms would help the general public be more informed and less intimidated by the process, which may increase the rates of public participation. Additionally increasing the use of visual aids in public presentations would</p>
<p>Use a variety of mediums to elicit public participation.</p> <p>Lead Implementer(s): Planning & Economic Development Dept.</p>	<p>Using a wide variety of public participation mediums is preferred over single source methods that may unintentionally exclude certain populations from participating. The Village currently utilizes the local paper, newsletter, Facebook, the Village website, and some specialized mediums such as workshops and surveys as needed, but we would benefit from expanding the options for public participation. The Village should explore other options such as crowdsourcing, QR codes, focus groups, etc. The Village should develop a matrix that identifies all the available alternatives to disseminate public information and solicit participation and the advantages, disadvantages, cost estimate, and performance for each. The matrix would provide an opportunity to assess the pros and cons of all available mediums for any initiative and reduce the likelihood of defaulting to a traditional medium.</p>
<p>Actively engage traditionally underrepresented groups.</p> <p>Lead Implementer(s): Planning & Economic</p>	<p>Providing opportunities for traditionally underrepresented group such as youth, seniors, and non-English speaking populations to participate in Village planning efforts is important. The Village should create a stakeholders directory that identifies key contacts for particular groups (ethnic, elderly, disabled, youth, etc.). The key contacts would be the pathway to exchanging and disseminating information and ensuring</p>

Development Dept.	that these harder to access groups are reached.
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Implementation Actions for Recommendation 2: Increase Access to Data and Information

<p>Designate a data sharing contact for each department.</p> <p>Lead Implementer(s): Village Departments, Administration</p>	<p>Each department collects data as part of their day to day operations. This data may be of use to another department but currently there is no protocol in place for how to obtain the information. The Village should designate a point of contact for each department to process internal data requests. Having a dedicated source within each department will help make data more accessible for decision making and would foster interdepartmental collaboration.</p>
<p>Annually update the FOIA Directory</p> <p>Lead Implementer(s): Village Departments, Administration</p>	<p>The FOIA Directory was created in 2010 to help identify what information is available to the public. With data needs and sources changing, the Village should adopt a practice of annually updating the Directory to ensure FOIA officers and department information is accurate.</p>
<p>Seek opportunities to collaborate with other agencies and organizations on data sharing</p> <p>Lead Implementer(s): Planning & Economic Development Dept.; other agencies as determined</p>	<p>Data is becoming increasingly more available. Technology has made data collection and dissemination much easier and less cost prohibitive. The Village should continue to collaborate with other agencies and organizations on data sharing to reduce redundancy and increase opportunities to make better informed decisions. A process should be developed to outline an appropriate method for requesting and sharing data.</p>
<p>Utilize technology to make data more functional and accessible</p> <p>Lead Implementer(s): Village Departments, Administration</p>	<p>Data sources that are currently paper based should be transitioned into electronic formats that are functional for sorting, searching and manipulating. Staff training opportunities should be made available to assist in that process.</p>

Implementation Actions for Recommendation 3: Promote Education and Capacity Building

<p>Develop public education and awareness strategy for the elements within the Comprehensive Plan</p>	<p>The Comprehensive Plan outlines transportation, environmental and economic goals for the Village and shares information to help educate the community about the issues at hand. While the public is invited to participate with the development of the plan and effort is made to help educate the community on the pertinent topics, there is no plan in place</p>
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<p>Lead Implementer(s): Planning & Economic Development Dept.; Village Commissions</p>	<p>for continuing the public outreach and participation. Increased and sustained awareness of the issues increases the likelihood of engaging active participation for the long term as opposed to intermittently. Strategies that can help continue raising awareness and education include planning briefs, “learning circles”, or online resource banks.</p>
<p>Share information about regional and issue oriented planning initiatives that impact Lemont</p> <p>Lead Implementer(s): Planning & Economic Development Dept.</p>	<p>Recognizing that the Village does not exist in a bubble, special care should be taken to ensure that the Village and the community are kept abreast of regional plans that have local impact. Plans that have a positive impact on the local community should be supported. Information about plans should be shared with the community to help raise awareness of issues and impacts so that residents could help make informed decisions when the need arises.</p>
<p>Seek opportunities to collaborate with other agencies and organizations on public education campaigns</p> <p>Lead Implementer(s): Planning & Economic Development Dept.; other agencies as determined</p>	<p>There are many resources available that help increase awareness on issues relevant to the community. The Village should collaborate with other agencies and organizations that provide education materials. Education materials sought should be targeted to items that are identified in the comprehensive plan. Examples of educational information that would assist in implementation of the comprehensive plan are educational pieces such as area bikeway safety, native plantings, stream bank erosion control, hazardous waste disposal, water conservation, etc.</p>
<p>Develop a Civic League to increase the capacity of local organizations and faith based communities</p> <p>Lead Implementer(s): Planning & Economic Development Dept.; other agencies as determined</p>	<p>As community based organizations and the individuals involved in those organizations gain skills, they can make more efficient use of local resources and be more effective in accomplishing their desired goals. Since implementation of this plan depends in part on the participation of such organizations, helping them build their capacity to effect change is important. One opportunity for increasing the capacity of local organizations is to create a member driven Civic League that would function as a support network and be a community impetus for civic engagement.</p>
<p>Build the capacity of Village employees</p> <p>Lead Implementer(s): Administration; Village Departments</p>	<p>Government employees, as public servants, are charged with providing professional service to the community. Leadership and management training for employees is one of the action items identified in the Village Strategic Plan and should be supported and continued beyond the plan’s three-year term. Additionally employees should be encouraged to use the Village Employer Assistance Plan resources which have work-related skill building training opportunities available at no cost.</p>
<p>Support training opportunities for Village Commissioners and</p>	<p>Commissioners and committee members provide a valuable service to the Village and dedicate their time, effort, and expertise to the community. Implementing a training seminar for these volunteers that</p>

<p>committee members.</p> <p>Lead Implementer(s): Planning & Economic Development Dept.; Administration</p>	<p>focuses on leadership, organizational management, and volunteer management would help the groups become more effective as we move into the future.</p>
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Implementation Actions for Recommendation 4: Encourage Partnerships and Support Contributing Organizations

<p>Identify common goals between the Village and other taxing districts and pursue opportunities to partner.</p> <p>Lead Implementer(s): Planning & Economic Development Dept.</p>	<p>Districts such as the Park District, the School District, the Fire District, Library and Township all have services and programs that positively contribute to the community and make Lemont an attractive location for long-time Lemonters and newcomers alike. Recognizing the shared benefits provided, the Village should inventory the goals of each District and identify areas that are conducive to partnership both for the short-term and the long term.</p>
<p>Encourage taxing districts to participate in the review of new development proposals.</p> <p>Lead Implementer(s): Planning & Economic Development Dept.;</p>	<p>Other taxing districts are directly impacted by development decisions made by the Village. The Village currently solicits input on development proposals from various departments and taxing districts via a technical review committee (TRC). The TRC is a valuable resource and should continue as a tool to provide a comprehensive review of the potential impact of new development to the community.</p>
<p>Work with Village Commissions on project proposals that are within their area of interest.</p> <p>Lead Implementer(s): Planning & Economic Development Dept.; Village Commissions</p>	<p>Village Commissions and committees help handle a variety of issues that come through the Village. Currently, project proposals within the Historic District go through the Historic Planning Commission and zoning requests are heard by the Planning and Zoning Commission. Procedures for interacting with each Commission are outlined in the UDO. For initiatives consisting of other interests (environmental, art, cultural, etc.) the Village should establish guidelines for interaction to increase involvement and manage expectations. Additionally, Commissions should be actively involved in the implementation of the comprehensive plan.</p>

Implementation Actions for Recommendation 5. Practice Good Governance, Transparency and Accountability

<p>Ensure that services remain in adequate supply as the community grows and service demands</p>	<p>Services such as police, fire, water and sewer are critical components in a community and the Village must take care to ensure that current demands are met and the future growth is accommodated in a manner that does not compromise the community. Additionally as</p>
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<p>increase.</p> <p>Lead Implementer(s): Administration;</p>	<p>telecommunication and energy services change, the Village should ensure that services are compatible with the community and that services produce positive benefits to residents.</p>
<p>Implement the Village Strategic Plan 2013-15 strategic initiative for quality infrastructure.</p> <p>Lead Implementer(s): Administration</p>	<p>The <i>Quality Infrastructure</i> strategic initiative seeks to 1) conduct a comprehensive review of existing road evaluation system, 2) develop infrastructure expansion plan for future growth and to 3) establish a multi-department capital improvement plan. These actions will ensure public resources are prioritized and spent responsibly. The Village should continue the practice beyond plan’s three-year term.</p>
<p>Increase efficiency in Village processes through conservation, coordination, and consolidation of services while maintaining quality public service.</p> <p>Lead Implementer(s): Administration</p>	<p>The Village should implement the recommendations outlined in the 2013-15 Village Strategic Plan. The strategic initiative to seek intergovernmental cooperation to reduce redundant services in the community and share operational costs among governments is particularly important to increasing efficiency.</p>
<p>Maintain ethical code of conduct and accountability.</p> <p>Lead Implementer(s): Administration; Ethics Commission</p>	<p>Two sections of Chapter 2 in the Lemont municipal code cover ethics, 1) Code of Ethical Conduct and 2) Governmental Ethics and the State Gift Ban Act. The chapters outline what is expected of government employees and what constitutes unethical behavior. The process for reporting violations is also described. Ethics training should be implemented and offered annually to help keep ethics at the forefront of decision making.</p>



Village of Lemont
Planning & Economic Development Department

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TO: Planning & Zoning Commission
FROM: Martha M. Glas, Village Planner
THRU: Charity Jones, AICP, Planning & Economic Development Director
SUBJECT: Lemont 2030 – Natural Resources & Recreation
DATE: January 14, 2014

SUMMARY

The natural resources and recreation element of the comprehensive plan will include recommendations related to natural resources and protecting air, land and water quality, as well as assets in the community such as our unique topography and waterways. The element will also include recommendations related to recreational facilities like regional trails, parks, and the Heritage Quarries Recreation Area.

Please review the material and provide feedback to staff for further development of the comprehensive plan recreation and natural resources element.

Natural Resources and Recreation Element

VISION

In 2030, Lemont will be known as an environmentally conscientious community with defining natural characteristics, quality open space and exceptional opportunities for outdoor recreation. Stewardship of natural resources including air, land and water will be paramount to healthy and active living.

GUIDING PRINCIPLES

1. Lemont's natural features and topography have intrinsic value and should not be compromised by development.
2. Access to clean, safe drinking water is an essential ingredient to a healthy and viable community.
3. Natural areas and ecosystems that mimic natural processes exhibit quality and enhance biodiversity.
4. Better air, land and water quality means a cleaner environment, improved opportunities for economic development, and a healthier way of life.
5. Ample recreational amenities and connectivity between existing open space contributes to high quality of life and supports healthy living.
6. The I&M Canal and the Heritage Quarries Recreation Area are unique natural assets with untapped recreational potential.

INTRODUCTION

Lemont is distinctive in the Chicago region for its topography and natural surroundings. In a region that is generally known for its flatness, the Village sits on the crest of a hill - the bluffs of the Des Plaines River Valley. Forest preserves surround the community on the north and east side and Long Run Creek (a tributary of the Des Plaines River) can be found at the southern end of the Village. These exceptional natural assets are juxtaposed with industrial uses along the Sanitary and Ship Canal to the north and west of the Village. The recommendations of this element seek to provide a balance between natural resource protection and development.

The Heritage Quarries Recreational Area and I & M Canal are assets to the community and have potential to provide quality recreational experiences for residents and visitors alike. Natural features such as the topography, bluffs, and waterways are signature to Lemont and can provide meaningful and vibrant recreational experiences. With goals to increase connectivity between existing open space and recreation, the Village is well positioned to create an active and healthy community.

EXISTING CONDITIONS

Air and soil quality

Air and soil quality is generally regulated by the EPA through various permitting regulations. Industries along the Sanitary and Ship Canal report on air emissions and toxic releases to air. Currently 9 companies located in and near Lemont report on toxic releases to the air.¹ Lemont was the first municipality in Illinois to establish a management system, called the Odor Alert Network (OAN), to respond to odor complaints. Odor complaints are often times the harbinger to environmental issues such as leaks, pipe breaks and spills and can help limit risks in a community. The discharge leading to the local Lockport Illinois Buckeye Oil spill that occurred in 2010 was discovered in response to an odor complaint by a nearby resident.²

Trees also improve air quality and the Village has taken several measures to ensure trees are taken into consideration during the development process. New development proposals are required to submit a tree preservation plan which includes a tree inventory and measure for mitigating any losses. Landscape plans are also required and guidance is provided on what plant material and parkway trees are suitable options for our region.

Soil contamination is handled by the EPA through a variety of program such as Superfund , Leaking Underground Storage Tank (LUSTS), Resource Conservation and Recovery Act (RCRA) sites and Brownfield sites, to name a few. The Village currently has one EPA-identified Brownfield located at the former Tri-Central Marine site. An environmental assessment was completed in 2001 but no clean-up plan has been recommended to date. Lenz Oil Service, Inc., a former Superfund site, completed construction cleanup in 2009.³

Water quality and supply

A majority of the community is served by groundwater resources. The Village of Lemont water distribution system consists of approximately 75 miles of looped water main, 2 above ground storage tanks and 1 ground level storage tank. Four deep wells and one shallow emergency well provide an average of 2.5 million gallons of water per day to Village residents. Wells draw from deep bedrock aquifers of the Ancell Unit and the Ironton-Galesville formation. The aquifers are topped with fine grained material of low permeability, which provides a degree of natural protection to the groundwater.⁴ While the impermeable layer between the shallow and deep aquifers does better protect deep groundwater from contamination, it also makes groundwater recharge for the deep aquifers a more challenging and slow process because vertical infiltration is limited.⁵ This, coupled with projected increases in demand, threatens the ability of deep aquifers to adequately meet the regional need without interceding measures.

¹ EPA My Air. <http://www.epa.gov/myenv/MyAir.html?minx=-88.09490&miny=41.63982&maxx=-87.90436&maxy=41.70522&ve=12,41.67478,-87.99799&cLat=&cLon=&pSearch=>

² Lockport Illinois Buckeye Oil Spill. http://www.epaosc.org/site/site_profile.aspx?site_id=6549

³ Cleanups in My Community, 60439. <http://ofmpub.epa.gov/apex/cimc/f?p=cimc:63:0::::>

⁴ IEPA Source Water Assessment Fact Sheet, Lemont

⁵ Meyer et al., Opportunities and Challenges of Meeting Water Demand in Northeastern Illinois, 2012

Executive Order 2006-01 required planning activities to address water supply issues in the 11-county Northeastern Illinois Regional Water Supply Planning area. This executive order resulted in the development of Water 2050 Plan released in 2010. The Chicago Metropolitan Agency for Planning facilitated the development of the Plan and has made over 200 recommendations for state, regional and local agencies.

Industrial uses in Lemont are generally located along the waterways on the northern border of the community. The cumulative effects of these uses and storm water runoff upstream have impaired the water quality of the Sanitary and Ship Canal, I & M Canal, and the DesPlaines River. Primary contact recreation, such as swimming, in the Des Plaines River is impaired by fecal coliform. Fish consumption is impaired by the presence of mercury and polychlorinated biphenyls (PCBs). Aquatic life in the waterways is impaired by the presence of iron, oil and grease, chloride, and phosphorus, much of which is caused by urban runoff and storm sewers.⁶

Urban runoff is rainfall that does not soak into the ground but instead flows over the land or in the stormwater sewer system to the nearest body of water. For Lemont, the principal water body is the Illinois & Michigan Canal. Water going into a waterway is not treated so it is important to filter what goes into the storm sewer. The Village does have erosion and sedimentation control measures, some green infrastructure, and street sweeping to help keep silt from entering the sewers and ultimately the receiving waters.

Recreation and open space

The I & M Canal is not only an important waterway for managing the Village storm water, it is also an important natural and cultural amenity. Natural areas in Lemont range from small corridors in the form of conservation easements to large tracts of land as found in the Heritage Quarries Recreation Area (HQRA). The HQRA is nearly 230 acres of open space a half-mile east of downtown Lemont; it is a combination of land owned by the Village and Township along with MWRD-owned property that is leased to the Village. The HRQA is currently managed by the Heritage Committee in partnership with the Village Public Works department.

Lemont Township owns and maintains the 59-acre Heritage Woodland Sanctuary near I-355. Maintenance of and improvements to the Heritage Woodland Sanctuary were originally grant funded, but are now transitioning to mostly volunteer based management.

The Park District has smaller natural open space areas, a naturalized detention facility at Bambrick Park and an open space area in Kensington Park. Maintenance of the naturalized detention area at Bambrick Park is under the direction of the Park District and has been funded through a three year maintenance grant. Future maintenance is likely to be contracted out at the Park District's expense. The Park District's Kensington open space has been generally left unmanaged.

In addition to natural areas and open space, Lemont Park District has 120 acres of parks serving Lemont residents. Of the 120 acres, 86% (6 parks) are identified as community parks. These

⁶ EPA My Water. <http://www.epa.gov/myenv/MyWater.html?minx=-88.09490&miny=41.63982&maxx=-87.90436&maxy=41.70522&ve=12,41.67478,-87.99799&cLat=&cLon=&pSearch=Lemont,IL>

parcs range from 1.5 to 47 acres and have more than 6 park amenities at each park. Eleven percent (8 parks), are identified as neighborhood parks. Neighborhood parks range from 1.5 -3.0 acres and have between 2-4 park district amenities at each site. The remaining 3% (9 parks) are identified as mini parks. These parks range in size from 0.25-0.75 acres and have 1-4 park amenities.

The National Recreation and Park Association recommends between 6.25 to 10.5 acres of developed open space per 1,000 residents.⁷ Lemont has in excess of 20 acres per 1,000 residents when the Lemont Park District parks, the Heritage Woodland Sanctuary, and the HQRA are included.

In 2013, Lemont residents completed a community needs assessment survey developed by the Park District. The survey revealed that the top three new facilities desired by residents were 1) biking paths/trails, 2) paths/trails that connect to one another, and 3) walking paths/trails. That finding has been translated to a long term goal in the Park District's current strategic plan. Additionally, the Park District has a strategic goal to explore opportunities to bring recreation to the downtown area.

RECOMMENDATIONS

Promote environmental stewardship to enhance air and soil quality. Air pollution and soil contamination have negative health impacts and decrease quality of life. A healthy community should have clean air and toxic free soils, but accidents and negligence sometimes compromise these basic needs. Lemont has made many efforts to ensure a safe and healthy environment by working to remediate brownfields, creating and supporting the Odor Alert Network, and valuing trees. While great strides have been taken, additional efforts can be made to continue with improvements to air and soil quality.

Maintain integrity of natural water systems and keep supply network in good repair. The Village is dependent on groundwater to provide safe drinking water to all its residents. The quantity and availability of water from deep aquifers is difficult to gauge because aquifers are recharged at a slower rate than surface waters. The time frame can range from months to thousands of years, depending on the depth and the composition. It is believed that the deep aquifer systems and Lake Michigan cannot be relied upon for additional water as both have nearly met the sustainable or legally mandated limits.⁸ With projections of water shortages from increases in demand, water conservation and water infiltrations measures will become critical strategies for meeting future water needs.

There has been considerable advancement in understanding water resource supply and demand in recent years as a result of studies conducted by the Illinois Department of Natural Resource and the Illinois State Water Survey for the northeastern Illinois region. Adequately managing the supply and demand will take regional cooperation to ensure water supply is managed

⁷ Recreation, park and open space standards and guidelines, A Recommended Classification System for Local and Regional Recreational Open Space, National Recreation and Park Association, 1983

⁸ Metropolitan Planning Council, Openlands Project, and Campaign for Sensible Growth. 2005. Troubled Waters, Meeting Future Water Needs in Illinois.

sustainably. Recommendations outlined in the Water 2050 plan should be implemented and additional regional coordination should be pursued by the Village.

Although the Village has taken steps to promote and implement best management practices in stormwater, a more comprehensive approach to managing water quality and supply is needed. One method for achieving this is through implementation of a green infrastructure network (GIN). A GIN is a collection of parcels that have natural features that contribute to ecosystem and watershed health. Parcels with or near streams, wetlands, waterways, ravines, forests and other natural areas should be designated resource protection areas. To maintain the integrity of ecosystem health, green infrastructure measures and low impact development should be pursued on these parcels. Green infrastructure measures include such things as permeable pavers, filter strips, bioswales, depressed landscape islands, rainwater harvesting, etc. Developing strategies to preserve and/or develop parcel within the GIN with green infrastructure and low impact development produces multiple benefits including improvement to water quality and supply and improving biodiversity.

Ensure long-term management of natural areas and habitats. Natural areas have economic, environmental, and social benefits that are threatened if quantity and quality are not maintained. Lemont has several natural areas that provide open space amenities to community residents including the 200+ acre Heritage Quarries Recreation Area. Areas owned and managed by the Park District and Township adds another 110 acres of open space. All of Lemont's natural areas and green infrastructure components are managed individually and without a comprehensive long-term maintenance plan. A common misconception about natural areas is that natural means unmanaged. However, the fact is that left unmanaged, areas can quickly deteriorate, lose quality species, and become overwhelmed with invasive species that damage biodiversity opportunities. A comprehensive approach and partnerships are needed to more adequately manage Lemont's natural open space.

Enhance recreation experiences

Recreational amenities in a community increase healthy living by providing a place to be physically active and allowing residents to interact in the community. While the community has exceeded the National Recreation and Parks standards for open space, meeting the changing needs of the community is still a concern. When residents were surveyed by the Park District, trails and walking paths were high on their priority list and as such should be incorporated into park planning. Additionally, although the Village exceeds the standards for the amount of park space, there is a void of park space in the Downtown District. Recreation downtown should serve a multitude of users.

Connectivity between existing parks and open space is another need identified in the Lemont Active Transportation Plan (LATP) and the Park District's recent survey of residents. Functional park and open space connections is also a recommendation of the Chicago Metropolitan Agency for Planning (CMAP) Go To 2040 plan. Connectivity should be pursued with the implementation of the LATP.

IMPLEMENTATION ACTION AREAS

Implementation Action Steps to Recommendation 1: Promote environmental stewardship to enhance air and land quality

<p>Adopt a tree care plan for Village owned trees.</p> <p>Lead Implementer(s): Public Works</p>	<p>For improvements to air quality, the Village should develop a tree care plan to ensure that the investments made in planting parkways trees is balanced with a plan for long-term care of trees. This is particularly important as it relates to controlling pest infestations such as the Emerald Ash Borer that has eliminated entire tree canopies in some communities.</p>
<p>Improve documentation of Lemont’s urban forest</p> <p>Lead Implementer(s): Planning & Economic Development Dept.; Administration</p>	<p>Lemont requires the development of tree surveys for new developments and landscape plans that detail information on proposed parkway trees. This information should be requested in electronic form so the Village could begin assembling a database to assist in the documentation of species. This information will help ensure species diversity is maintained in the Village and will help better direct tree care as not all trees require the same care. It can also help identify and better control the spread of pest infestation if the Village can identify clusters of certain species in any particular location of the Village.</p>
<p>Identify brownfields and seek funding for remediation.</p> <p>Lead Implementer(s): Planning & Economic Development Dept.; Administration</p>	<p>Village should continue to seek funding for brownfield remediation and work to redevelop underutilized areas back to productive use. While the EPA only identifies one brownfield site, more may exist as the definition of brownfields also includes properties with perceived environmental contamination. A better understanding of what properties may fall under the definition of “brownfield” would be beneficial.</p>
<p>Increase the use of native plantings.</p> <p>Lead Implementer(s): Planning & Economic Development Dept.</p>	<p>Native planting have deep roots that help stabilize soils more effectively than non-native plantings. Native planting are also are effective at filtering contaminants from water which improves water quality. The Village should implement incentives to use native plants in new developments and recreation areas.</p>
<p>Support the Odor Alert Network and similar risk reduction efforts.</p> <p>Lead Implementer(s): Planning & Economic Development Dept.; Administration</p>	<p>The odor alert network provides a valuable service to the residents of Lemont. Other efforts to minimize potential threats in the community should be supported such as emergency management programs and environmental reviews for certain kinds of industrial development.</p>

Implementation Action Steps to Recommendation 2: Maintain integrity of natural water supply and keep water systems network in good repair

<p>Develop a green infrastructure menu.</p> <p>Lead Implementer(s): Planning & Economic Development Dept.; Public Works</p>	<p>Green infrastructure helps filter pollutants before they get to a waterway, helps recharge water sources, helps stabilize soil and promotes biodiversity. A green infrastructure menu, detailing green infrastructure measures available for incorporation into development proposals, should be created and made available to developers to help guide their decision-making on alternative stormwater</p>
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	measures. The menu should describe the intended outcome of the green infrastructure measure, estimated costs, and maintenance requirements.
Identify a Green Infrastructure Network (GIN). Lead Implementer(s): Planning & Economic Development Dept.	Protected natural areas and private parcels that are in close proximity to water courses, wetlands, ravines, and tributaries are places that maintain ecological processes and sustain natural hydrological cycles. These areas should be identified as part of a GIN and flagged for low impact development and targeted for green infrastructure improvements.
Update the UDO to incorporate green infrastructure Lead Implementer(s): Planning & Economic Development Dept.	Currently the stormwater regulations identify measures for conveying water from a site to the storm water system. Options to filter pollution, increase infiltration, and reduce sedimentation are not discussed in much detail and left to be determined by the developer but should be encouraged with more guidance.
Implement recommendations of local watershed plans. Lead Implementer(s): Planning & Economic Development Dept.; Public Works	Local watershed plans such as the Long Run Creek Watershed Plan and the Calumet-Sag Channel Watershed Plan identify specific projects and measures that would benefit water quality in the region. Identified projects should be evaluated and implemented.
Development of an interdepartmental pollution prevention plan for stormwater runoff. Lead Implementer(s): Planning & Economic Development Dept.; Public Works; Building Dept.	Runoff is a problem that we collectively share. Developing a pollution prevention plan that includes a regular street sweeping schedule, effective erosion control measures, and public education can reduce pollution going into our waterways and would protect our drinking supply.
Improve the I & M Canal and restore canal banks. Lead Implementer(s): Planning & Economic Development Dept.; Administration	The I & M Canal is in disrepair and has high levels of sedimentation. Strategies to improve the water quality, such as dredging, and improvements to reduce future levels of contamination should be explored and implemented. Additionally, the canal walls should be restored to help stabilize and improve current conditions. Measures to reduce stormwater runoff should also be implemented to reduce future sedimentation.
Partner with and support regional water resource planning efforts Lead Implementer(s): Planning & Economic Development Dept.; Administration	Water resource planning is needed to ensure water resources will be available for future water demands. Many recommendations outlined in the Water 2050 Plan can be implemented locally and should be pursued. Regional cooperation will be needed to address some of the larger context issues. The Northwest Water Planning Alliance has formed to address issues in the Northwest Water Planning area. The South Water Planning area is currently in formation stage and should be explored as a potential resource for collaboration.

Implementation Action Steps to Recommendation 3: Ensure long term management of natural areas and habitats

<p>Explore the development of a community land trust for natural open space</p> <p>Lead Implementer(s): Planning & Economic Development Dept.</p>	<p>Community land trusts are used to protect land from certain developments or actions. They also can be an effective way to properly manage natural open space. Currently the Village has conservation easements, the HQRA, and portions of the I & M Canal as part of the open space inventory. Exploring a community land trust model for Village properties or all protected open space within the Village could prove to be a sound long- term solution to land management issues.</p>
<p>Develop a green infrastructure maintenance plan</p> <p>Lead Implementer(s): Planning & Economic Development Dept.; other taxing districts</p>	<p>Another type of natural open space is that which is developed for stormwater benefits. These improvements (naturalized detention, bioswales, rain gardens, permeable pavements, etc.) have specific maintenance needs. The time and efforts taken to incorporate green infrastructure need to be bolstered with a plan to adequately maintain the infrastructure to ensure the investment is maintained for the long term.</p>

Implementation Action Steps to Recommendation 4: Enhance recreation experiences

<p>Explore partnership opportunities for recreation in the Downtown District (DD)</p> <p>Lead Implementer(s): Planning & Economic Development Dept.; Park District</p>	<p>The Downtown District has limited park space or recreational areas for families or children. Park space is needed in the DD and nearby residential neighborhoods because this geographical area has smaller lots and less private green space available to residents. Recreational opportunities in the DD could also be a draw for families to visit and stay in the downtown. Recreation should be family friendly and include sensory features such as water, music, textures, etc. Partnership with the Park District, which also identified recreation in the downtown area as a goal in their strategic plan, should be explored.</p>
<p>Conduct a natural resource inventory at the HQRA</p> <p>Lead Implementer(s): Planning & Economic Development Dept.; Heritage Committee</p>	<p>A natural resource inventory (NRI) at the HQRA would provide critical information on the existing conditions of the site, would highlight important natural assets, and would recommend management strategies. Natural assets (nesting sites, quality ecosystems, waterfalls, etc.) have the potential to draw visitors from around the region. The NRI would provide the needed information and data to guide future improvements.</p>
<p>Partner with other taxing districts to showcase recreational opportunities</p> <p>Lead Implementer(s): Planning & Economic Development Dept.; other agencies as determined</p>	<p>As a community that prides itself on outdoor recreation, more public outreach is needed to highlight existing resources. Partnering with other taxing districts to showcase the community’s recreational assets could help bolster economic initiatives more so then if done piecemeal or in an uncoordinated manner.</p>

<p>Increase connectivity of open space and recreational areas</p> <p>Lead Implementer(s): Planning & Economic Development Dept.; Village Commissions</p>	<p>The Lemont Active Transportation Plan identifies strategies for increasing connectivity between communities and between existing recreational facilities. Recommendations in the plan pertaining to bikeway planning and trails should be implemented.</p>
<p>Allow flexibility in park donation</p> <p>Lead Implementer(s): Planning & Economic Development Dept.</p>	<p>More guidelines are needed for parkland and cash donations to better direct resources to their intended purpose. Parks that are proposed in new subdivisions should be evaluated beyond the scope of just the subdivision. Guidelines are needed that consider connectivity to other open and recreational space and establishing a nexus between the development and the donation.</p>