



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, August 20, 2014
6:30 p.m.

**Planning and Zoning
Commission**

Anthony Spinelli,
Chairman

Commission Members:

Ryan Kwasneski
David Maher
Jerry McGleam
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 July 16, 2014 meeting

II. CHAIRMAN'S COMMENTS

III. PUBLIC HEARINGS

Case 14-07 – 901 Singer Ave Variation. Variation to allow a 6' privacy fence into a corner side yard setback.

IV. ACTION ITEMS

Athen Knolls Resubdivision. Subdivision of a single lot into two which allows an existing detention basin to become a separate lot.

V. GENERAL DISCUSSION

a. Future Land Use Map. Review the latest future land use map and provide comments.

b. Pioneer Award

VI. ADJOURNMENT

Village of Lemont
Planning and Zoning Commission
Regular Meeting of July 16, 2014

A meeting of the Planning and Zoning Commission for the Village of Lemont was held at 6:30 p.m. on Wednesday, July 16, 2014 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 6:34 p.m. He then led the Pledge of Allegiance.

B. Verify Quorum

Upon roll call the following were:

Present: Maher, McGleam, Sanderson, Sullivan, Spinelli

Absent: Kwasneski

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

C. Approval of Minutes from the June 18, 2014 Meeting

Commissioner Maher made a motion, seconded by Commissioner Sanderson to approve the minutes from the June 18, 2014 meeting with no changes. A voice vote was taken:

Ayes: All

Nays: None

Motion passed

II. CHAIRMAN'S COMMENTS

Chairman Spinelli greeted the audience. He then asked for everyone in the audience to stand and raise his/her right hand. He then administered the oath.

III. PUBLIC HEARINGS

A. Case 13-14 – 16548 New Avenue Annexation and Rezoning.

Annexation of approximately 8.43 acres of land located at 16548 New Avenue and rezoning to the M-1 Light Manufacturing District.

Chairman Spinelli called for a motion to open the public hearing for Case 13-14.

Commissioner Maher made a motion, seconded by Commissioner Sullivan to open the public hearing for Case 13-14. A voice vote was taken:

Ayes: All

Nays: None

Motion passed

At 6:35 p.m. Commissioner Kwasneski arrived for the meeting.

Mrs. Glas stated this was a continued case from last month. On the overhead she had shown a picture of the subject site. The property is currently unincorporated and the applicant is looking to annex into the Village with a rezoning to M-1. The applicant currently has a snow removal business. A site plan is currently under development that will provide more details for the site with its use and the proposed screening. These details will be addressed in an annexation agreement, which will be a separate public hearing by the Village Board. This meeting tonight will just cover the rezoning request.

Chairman Spinelli asked if the petitioner would like to make a presentation.

Peter Coules, attorney for the applicant, said they have nothing new to add. He stated they are in agreement on terms and final drawings are being done. He said they are still working on retention for the site so it will be a little while before they will go before the Village Board for annexation. He said nothing has changed from the last meeting.

Chairman Spinelli asked if any of the Commissioners had any questions for Mr. Coules. None responded. He then asked if anyone in the audience wanted to speak in regards to this case. None responded. He then called for a motion to close the public hearing.

Commissioner McGleam made a motion, seconded by Commissioner Kwasneski to close the public hearing for Case 13-14. A voice vote was taken:

Ayes: All

Nays: None

Motion passed

Chairman Spinelli called for a motion for recommendation to the Mayor and Board of Trustees.

Commissioner Sanderson made a motion, seconded by Commissioner McGleam to recommend to the Mayor and Board of Trustees approval of the annexation and rezoning for 16548 New Avenue. A roll call vote was taken:

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

Nays: None

Motion passed

Commissioner McGleam made a motion, seconded by Commissioner Kwasneski to authorize the Chairman to approve the Findings of Fact for Case 13-14 as prepared by staff. A voice vote was taken:

Ayes: All
Nays: None
Motion passed

IV. ACTION ITEMS

None

V. GENERAL DISCUSSION

A. Community Character and Future Land Use

Mrs. Jones said this evening they will revisit the Future Land Use Map. She had combined version one and two with comments from the June 4th special meeting. She has now created version three of the map. Staff has done some analysis, but they are having a minor technical glitch with getting the build out analysis for how many multi-family units would be generated with the areas that they have designated as multi-family. She stated she is hoping to follow up by email with that information. In the staff report there are charts for each of the categories. The first is contemporary and conventional neighborhood which is predominately single-family residential. The chart will tell you what the density would be if the build out accrued at the low, medium or high end. Mrs. Jones stated she did the same thing for retail but instead of being based on density it is based on floor area ratio. She said this will give an idea of what the Future Land Use Map could yield as a build out. She then showed the version three of the map on the overhead and asked if there were any questions or comments.

Commissioner Sullivan asked if staff knew how much office/retail space there was in town.

Mrs. Jones stated it is shown on the chart in staff's report. There is currently 1.2 million square feet of office space.

Commissioner Sullivan asked how much of that is occupied or vacant.

Mrs. Jones said they do not have a good way to get local vacancy ratings. They use to subscribe to a service that would provide that number to them, but then found out it was not that accurate. Starting in January the Village will be requiring all businesses to have a business license. This will give them a much better data set to work with.

Commissioner Sanderson asked if the license would have the square footage of the business.

Mrs. Jones stated that is what they are trying to request.

Discussion continued in regards to vacant office/retail space.

Mrs. Jones said it is difficult to plan for how much commercial is enough for the projected population that they are expecting. She stated you want your allocation of commercial property in your Future Land Use Map related to your allocation of residential and the expected density for those areas. She said she can do more analysis to see if they are really far off for what they are designating for commercial area in the Plan. It is difficult though because there are several factors that come into play when you are planning out 15 to 20 years.

Mrs. Jones asked if there were any questions in regards to the map. None responded. She stated they will then move on to the Community Character element. Last month staff had covered the guiding principles, so this month they would like to go through the draft of recommendations.

Mrs. Jones said the first couple of pages talks about how far the Village has come with their standards in regard to land use, development, and design. If you go back and look at the 2002 Comprehensive Plan with what was recommended, there were many things that did get accomplished which are impressive. A lot of the recommendations that you see relate to maintaining those standards. She stated there are three main recommendations; the first is maintaining high standards of design for residential development. The second is maintaining high standards of design for new commercial and industrial development. Lastly, continue to protect and enhance our unique community assets.

Mrs. Jones stated she is going to go over the implementation action area which covers the specific steps. For residential development the first is to develop standards for 360 architecture for new residential development. This is also referred to as four sided design and was recently talked about with the Kettering development. It is a way of designing a home with materials that are consistent on all elevations of the home. These recommendation steps are balancing the recommendations in the housing element. It is to try to diversify the housing stock and not require costly items to drive-up prices of homes. Also, it will help ensure there is good quality design, homes and neighborhoods in the Village. The second action step is to revise the anti-monotony code for single-family development. She said the anti-monotony code works for front elevations, but it does not address the rear of the homes. This is important on visible lots that back up to main roads. The code also has some administration challenges, so it needs to be looked at to make it easier and also easier for the builders to understand.

Another implementation is to continually review codes for changes in technology. There have been new building materials and technologies that have been made available in construction so the code should be adjusted to reflect those changes. The last is to develop a Comprehensive Residential Design Standards. This relates to the anti-monotony and the 360 design, but also to go through the Commission to find out what we really want our standards to be. Mrs. Jones asked if there were any comments or questions. None responded.

Mrs. Jones stated the next implementation action area is maintaining high standards for new commercial and industrial development. The first action step is to develop design standards for non-retail commercial buildings. The commercial design standards are really geared for retail and there should be some standards that apply to buildings that aren't retail strip centers. The next is to maintain high standards for retail commercial buildings, which will be just continuing what they have been doing. The third is revising landscaping requirements for commercial developments. Staff wants to continue the high standards for landscaping, but in some cases the standards are too high.

Mrs. Jones said the next action she would like to get their feedback on. It is continue to seek residential-style buildings along 127th Street from State Street to I-355. In 2006 there was an appendix to the Comprehensive Plan that was adopted for guidelines for 127th Street. It called for buildings that were kind of residential in style. The guidelines sought small building bulk, low building heights, hip roofs, and residential style windows. She asked if the Commission wanted to still maintain this action item.

Chairman Spinelli stated with the commercial lots along Timberline a higher priority should be placed on the residential look that faces the residents rather than what faces 127th. He said there should be a certain percentage of parking that has to be behind the building.

Mrs. Jones said they do not allow more than 50% of the parking be located in the front.

Chairman Spinelli stated they might want to reconsider that. He said he can not imagine having more than 50% of parking butting up to the back of those houses. He thinks it is not right to put parking in back of the building and expect to have customers walk around to the front of the building. He stated there should be more parking in the front.

Mrs. Jones said if you have all the parking in the front and the building in the back then it is bad for pedestrians.

Discussion continued in regards to parking for commercial lots for 127th Street.

Commissioner Sanderson stated if you are going for that residential look then you are only going to get a one-story building. He said when they looked at that corridor that had envisioned it as medical/office use and now we are restricting it to one-story. He stated he can't see that whole corridor become one-story.

Commissioner Maher said he would prefer to see better design options rather than residential style. He does not mind controlling it because of the residents being there, but he has seen better buildings than what is currently there. He stated there could be something in there due to the amount of residential there, but not limiting it residential style. This would open it up for more creativity for that street.

Mrs. Jones stated what if they had something that required a higher level of design for this corridor, but remove the component about it mimicking residential. All Commissioners agreed.

Discussion continued regarding pedestrian traffic along 127th.

Mrs. Jones said the last action item is creating design standards for industrial development. Besides having landscaping standards, there are no standards for industrial development. For the building material it only prohibits metal panels and no other requirement exist. She stated there should be some design standards for these types of properties especially for parking and drive isles.

Mrs. Jones stated the last implementation action area is to continue to protect and enhance our unique community assets. The first action is to continue to prevent disturbances to our natural topography. New development shall minimize disturbances to the area's natural topography to the maximum extent possible. She said this is just a policy statement.

The next is continue to improve and restore the I&M Canal and its towpaths. This was mentioned in the Economic Development Element so it is not really new. The Village should improve and restore Canal. Additionally, through development review and approval processes the Village should continue to ensure that future development along the canal respects this historic asset. Again this is a policy statement stating that this is an important feature of our downtown area. The third action item is to continue to preserve Lemont's iconic skyline. This statement has probably been in every Comprehensive Plan that the Village has had. This is the statement that had saved the Village from the billboards.

Mrs. Jones said the fourth action item is preserve downtown buildings which contribute to the charm of downtown. There is a statement from the original vision or statement from when they started the process that she would like to get their opinion on. "In the downtown buildings that are neither architecturally or historically significant, yet contribute to the overall historic character and charm of the downtown should be preserved".

Commissioner Maher stated he does not mind getting rid of a building like that. He would like to see more buildings like La Dolce Vita.

Mrs. Jones asked if all the Commissioners agreed that if there was a building that was neither architecturally or historically significant then it can be taken down. She said she would not want it taken down and then have just a vacant lot. However, if they were going to build something to fit in with the downtown then that is acceptable.

Commissioner Maher said he would like to see that apply to new construction down in the downtown area. He stated for example on Canal Street if the Ace Hardware was torn down he would like to see the same look extended down the street.

Discussion continued in regards to Certificate of Appropriateness and historic buildings

Mrs. Jones stated the last action item is to continue to install public art that reinforces our community character. Lemont has a long tradition of using public art to beautify our community and celebrate our rich history and this is just to continue that tradition. She said there are two items that are not in here but she would like to discuss them. One is the R-4A district where she might include an action item in this element about evaluating the boundaries. The R-4A is meant to fit the older properties which works great for the 50 x 100 foot lots. However, when you get in to the properties that were built in the 1950's or 1960's the lot configurations are a little bit different and the standards don't work so great. There are also a lot of R-4 zoned properties south of McCarthy, east of State Street that would fit better in the R-4A lots. She stated she would like to look at the boundaries and possible modifying those boundaries. The advantage of the R-4A for people who are not built on a 12,500 square foot lot is that the standards are written to accommodate smaller lots. This will help with accessory structures like sheds, garages, decks, and pools.

Commissioner Maher said he thinks they should look at all of R-4. There was a big debate when looking at the Kettering subdivision because there is not one lot that meets the standard.

Mrs. Jones stated it was addressed in the housing development so maybe it should belong in there. She asked if there are any other thoughts. None responded. She said the other issue was State Street. She was going to add that they develop a corridor plan for State Street that addresses some of the older uses that are currently there. There is a concern about the number homes that are for sale on State Street and some are corner lots. They could get faced with someone wanting to put a business on one of these. They need to address whether they want to see any changing land use patterns on State or if they do allow limited commercial on State Street what it needs to look like or feel like.

All Commissioners agreed it does need to be looked at.

Mrs. Jones said she had applied for some grants through the Chicago Metropolitan Agency for Planning (CMAP). They have free local technical assistance grants so they have submitted for four different projects. One of them was a plan for the corridor of State Street.

Discussion continued in regards to bike lanes.

Chairman Spinelli asked if there were any more questions or comments. None responded.

VI. ADJOURNMENT

Chairman Spinelli called for a motion to adjourn the meeting.

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

Ayes: All

Nays: None

Motion passed

Minutes prepared by Peggy Halper



Village of Lemont
Planning & Economic Development Department

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

TO: Planning & Zoning Commission
FROM: Martha M. Glas, Village Planner
THRU: Charity Jones, AICP, Planning & Economic Development Director
SUBJECT: Case 14-07 901 Singer Ave Variation
DATE: August 11, 2014

SUMMARY

Joe Dlugopolski, owner of the subject property, is requesting a variation to place a 6' privacy fence 4.2' into the required corner side yard setback at 901 Singer Ave. The property is zoned R-4A and the required corner side yard setback is 7.2 feet or, 12% of the lot width. The applicant is requesting the 6' privacy fence to be placed in the same location as the existing 3 foot decorative fence. Staff does not recommend approval of the variation.



PROPOSAL INFORMATION

Case No. 14-07
Project Name 901 Singer Ave

General Information	
Applicant	Joe Dlugopolski
Status of Applicant	Owner of the subject property
Requested Actions:	Variation to allow a 6' privacy fence 4.2' into the required corner side yard setback.
Site Location	901 Singer Ave (PIN 22-29-119-001)
Existing Zoning	Lemont R-4A, Single-Family Detached Residential
Size	6,630 sf; approx. .152 acres
Existing Land Use	Single-family residential
Surrounding Land Use/Zoning	North: Single Family Residential, Lemont R-4A
	South: Single Family Residential, Lemont R-4A
	East: Multi-family Residential, Lemont R-6
	West: Single Family Residential, Lemont R-4A
Comprehensive Plan 2002	The Comp Plan calls for this site to medium density 2-6 du/acres.
Special Information	
Public Utilities	The site is serviced with Village water or sewer
Physical Characteristics	Site has no unusual topography
Other	

BACKGROUND

The applicant constructed the home in 2004 and was aware of the 7.2' corner side yard setback for the subject lot. The owner installed a 3' decorative fence that is located 3' from the lot line. For privacy, the owner was advised to install bushes as the UDO does not regulate landscaping on residential lots. A majority of the bushes that were installed have not survived. The applicant states that soil conditions are poor and they have been unable to maintain the landscaping. The applicant is requesting a variation to allow a privacy fence in the location where the decorative fence currently exists. The homeowner intends on adding height to the existing fence to match what was done in the rear of the property. The fence would be a wood framed fence. See site photos for reference.

STANDARDS FOR VARIATIONS

UDO Section 17.04.150.D states that variation requests must be consistent with the following three standards to be approved:

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

Analysis. The general purpose of the UDO is specified in UDO Section 17.01.050. Of the eight components listed, four are clearly not applicable to this variation request. The remaining four components are applicable:

- *Promoting and protecting the general health, safety and welfare.* The proposed variation should have no impact on public safety, health or welfare. The proposed fence would be placed outside the vision triangle identified in UDO Figure 17-12-01 and therefore, would not create a hazard for pedestrians or motorists.
 - *Ensuring adequate natural light, air, privacy, and access to property.* The proposed variation would not negatively impact light or air to the property. The fence would increase privacy for the homeowners.
 - *Protecting the character of established residential neighborhoods.* The R-4A district is generally comprised of smaller lots and is designated for preservation and infill. The subject property is in a somewhat transitional area, located 1 block away from State Street and adjacent to higher density residential development, but it is in an established neighborhood nonetheless. A 6' privacy fence is permitted if it meets the setbacks. The variation request would permit the 6' privacy fence to be 4.2' into the required corner yard setback which is more than half of the required corner side yard. While this individually would not necessarily impact the character of the residential neighborhood it would set a precedence that could result in an overall change over time.
 - *Conserving the value of land and buildings throughout the Village.* The addition of a fence is generally seen as an improvement to a property and when kept in good repair, has potential of increasing the value of the land and buildings in the surrounding area.
2. The plight of the owner is due to unique circumstances and thus strict enforcement of the Unified Development Ordinance would result in practical difficulties or impose exceptional hardships due to the special and unique conditions that are not generally found on other properties in the same zoning district;

Analysis. The UDO states that in making a determination whether there are unique circumstances, practical difficulties, or particular hardships in a variation petition, the Planning and Zoning Commission shall take into consideration the factors listed in UDO §17.04.150.D.2.

- a. *Particular physical surroundings, shape or topographical conditions results in a particular hardship upon the owner as distinguished from a mere inconvenience.* The applicant asserts that the physical surroundings create a hardship because the home is on busy corner and adjacent to an apartment complex that has high traffic volume . The applicant has stated that safety is a concern and previous attempts to provide landscape screening have failed due to poor soil conditions.

Dense landscaping can provide the desired screening and privacy; the applicant contends, however, that poor soil conditions prevent this. Without actual soil samples or a soil analysis it is difficult to validate this as a hardship.

Soil amendments are readily available as are other plant varieties that may be better suited for the existing conditions.

In regards to the concerns about safety and traffic in the area, a 6' privacy fence located to meet the required corner yard setback would provide equal protection.

The applicant further claims that the UDO's fence location restrictions create a hardship for their enjoyment of limited outdoor space. Additionally, they have children and dogs and are concerned about their safety. The existing fence is located 3' from the lot line. A 6' privacy fence would be permitted if moved inward an additional 4.2'. While some yard space would be lost, staff finds that the physical surroundings cannot be attributed to the hardship and the proposed location is a preference.

- a. *The conditions upon which the petition for variation is based would not be applicable generally to other property within the same zoning district.* The conditions upon which this petition is based would be applicable to other properties in residential zoning districts. On Singer Ave., two other corner lots are adjacent to apartment complexes. The home depicted below is located on Singer and Eureka and has similar physical surroundings and currently maintains a row of landscaping to provide privacy.



- b. *The alleged difficulty or hardship has not been created by any person presently having an interest in the property.* The applicant built the home in 2004 and was advised of the fence regulations at the time. The applicant installed a decorative fence in the corner side yard and installed bushes along the fence line to provide screening. The applicant has stated that poor soil conditions prevented the bushes from establishing and resulted in their removal. The applicant could install a 6' privacy fence at the corner setback line, however their intention is to increase the fence height by adding panels

to the existing fence, which is 3' from the lot line. Because the existing lot conditions were created by the current owners, the desire to not move the fence to meet the setback is a hardship created by the owners.

- c. *The granting of the variation will not be detrimental to the public welfare or injurious to other property or improvements in the neighborhood in which the subject project is located.* The variation would not be detrimental to the public welfare or injurious to other property. It would, however, have a negative impact on the streetscape. A 6' privacy fence 3' from the sidewalk can create a wall effect for any pedestrians walking along Norton. Given the potential soil problems, landscaping, which is often used to mitigate the negative visual impact of fences, would likely not be an option.
 - d. *The variation will not impair an adequate supply of light and air to adjacent properties or substantially increase congestion in the public street or increase the danger of fire or endanger the public safety or substantially diminish or impair property values within the neighborhood.* The variation would not endanger public safety, substantially impair property values, diminish adequate supply of light or air, or increase the danger of fire or congestion.
3. The variation will not alter the essential character of the locality and will not be a substantial detriment to adjacent property.

Analysis. Usually, in evaluating corner side yard variation requests the Village is concerned with examining impacts to adjacent neighbors whose front yards are adjacent to a corner side yard variation. In this case there are no such neighbors in that the rear yard abuts an alley and is next to the parking area for the neighboring apartment complex. The circumstance applicable to this case is the location and proximity to more intense land uses. The variation to allow a 6' fence into the required corner side yard would not be a substantial detriment to adjacent property.

A variation allowing a 6' privacy fence to be installed 3' from the lot line rather than the required 7.2' would likely not alter the essential character of the locality. As discussed, however, there would be a negative visual impact from having of a privacy fence closer to the lot line than what is permitted.

CONCLUSIONS & RECOMMENDATIONS.

The UDO requires that the applicant demonstrate consistency with all three of the variation standards contained within §17.04.150.D. and staff finds that not all three were substantially met.

The corner side yard fence setback protects homeowners adjacent to the rear of a corner lot. In this case the lot backs up to an alley and is adjacent to a parking area for the neighboring apartment complex. While the physical surroundings contribute to the desire for a 6' privacy fence, the surroundings do not create a hardship for meeting the fence regulations. The fence, if moved inward an additional 4.2', would comply with the fence location regulations and provide security and screening. Staff finds that because

the applicant purchased the lot, built a home and constructed the existing fence with knowledge of the UDO fence regulations, the hardship is created by the applicant.

Recognizing that constructing the fence at the setback line would reduce the amount of yard space, the fact remains that this variation request would be applicable to other corner lot properties and is a hardship created by the applicant. Based on the analysis above and the inability to substantially meet all three criteria, staff does not recommend approval the requested variation.

ATTACHMENTS

1. Site Photos
2. Applicant submittals

SITE PHOTOS





Variation Application Form

APPLICANT INFORMATION

Joseph Dlugopolski

Applicant Name

Owner

Company/Organization

901 Singer Ave, Lemont

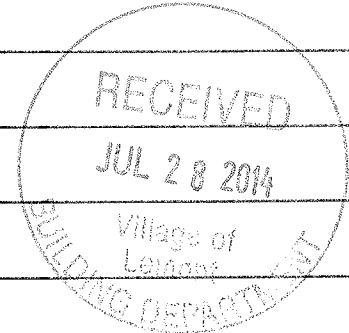
Applicant Address

708.415.2145 (cell) 866.899.3719 (fax)

Telephone & Fax

jdpolski@gmail.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

901 Singer Ave

Address of Subject Property/Properties

Parcel Identification Number of Subject Property/Properties

Size of Subject Property/Properties

DESCRIPTION OF REQUEST

Requesting to add to an existing 3 ft fence on side of home, increasing to a full 6ft fence, for increased privacy and safety. The previously approved Brief description of the proposed variation landscaping plan had been initiated in the previous year and all the landscaping bushes had died and had to be removed leaving backyard fully exposed.

REQUIRED DOCUMENTS

See Form 500-A, *Variation 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: _____

Variation Application Form

Village of Lemont

APPLICATION FEE & ESCROW

Application Fee = \$250 (per zoning lot)

Fee is non-refundable. A zoning lot is defined as "a single tract of land located within a single block that (at the time of filing for a building permit) is designated by its owner or developer as a tract to be used, developed, or built upon, under single ownership or control" (Unified Development Ordinance Chapter 17.02).

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 variation 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 variation 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.

Signature of Applicant

Date

State

County

[Handwritten Signature] 7-28-14
ILLINOIS COOK

I, the undersigned, a Notary Public in and for the aforesaid County and State, do hereby certify that Joseph Dlugopalski 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 20th day of July A.D. 20 14.

My commission expires this 3rd day of December A.D. 20 14.



Variation Criteria Worksheet

Unified Development Ordinance (UDO) Section 17.04.150.D.1 establishes the criteria that all applications for variations must meet. In addition, Section 17.04.150.D.2 of the Unified Development Ordinance requires that the Planning & Zoning Commission or Zoning Hearing Officer take the following conditions into consideration when determining whether a request qualifies for a variation. You may want to consider the following in your variation request:

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

Please describe below how your variation request meets the criteria of UDO Section 17.04.150.D.1. Attach additional sheets if necessary.

UDO Section 17.04.150.D.1.a

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

The proposed variation will first and foremost cause no detriment to public welfare or impede negatively on any other property or improvement actions in the surrounding neighborhood. This variation will also not impair on adequate light or air supply to adjacent properties or have any negative impact on congestion in public streets putting the properties and residents at in dander of fire or other public safety. The proposed variation will most definitely improve the aesthetic appearance of the neighborhood and there is no concern for diminishing

UDO Section 17.04.150.D.1.a

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

CONTINUED FROM PREVIOUS...

Property values within the neighborhood.

Furthermore this alleged difficulty or hardship has not been created by any person presently having an interest in the property. The home was built per code on the empty lot near 4 years ago.

901 Singer Ave is the corner lot located on the streets of Singer and Norton. The primary concerns prompting this variation appeal would include the physical surroundings. Singer Ave is located just one block in of the Main St. Along Norton Ave the property also backs up to an alleyway housing a full apartment complex and residents parking spaces. Although street stop signs are present on only Norton Ave passerby vehicles often roll through these stops signs and rarely are going the posted speed limits. A beautiful new home was built up in a wonderful, convenient, and safe, neighborhood. Although the family does not have any immediate concerns in terms of child abduction, the existing 3ft fence provides very little in terms of safety and security for a family with 2 young children and expectant of a 3rd. The family's young puppy will also grow to be near 60 lbs in adulthood. The existing fence again provides little in terms of safety for both the family and pedestrians. Even with the most stringent monitoring children and pets are both naturally unpredictable. A full 6 ft fence would provide the family with a safe and secure yard for their children and pets to enjoy themselves without the constant stress and worry that turning your head for a brief moment will yield a child or pet running into the busy streets. If any place for an individual to feel safe and secure, that would be their home in their own neighborhood.

The previously approved landscaping plan had been initiated the year prior in an attempt to increase privacy and safety, however due to the condition and health of the soil near on the property, all but 4 or 5 of the landscaping bushes had died within months and were simply plucked right out of the soil with little effort. After spending near \$5,000 to create a pseudo privacy fence the family is again left feeling completely exposed.

With approval of the variation the existing 3 ft fence, currently 3ft in from sidewalk placed by the family at time of building, would be increased to a 6ft fence. This would create an aesthetically pleasing addition to the home and neighborhood, would cause absolutely no detriment to any surrounding properties or residents, and would have no ill affect on safety as there would be no change in visibility for drivers on the streets or in the alley way. Above all would provide for a safe environment to children to play in their own backyard.

UDO Section 17.04.150.D.1.b

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

The primary concern and reason for initiating this appeal is to simply increase the privacy and safety of the home and backyard area. The family consists of two young children, 2 & 4 yrs of age, with one on the way in Jan '15. A recent family addition includes a lab/boxer mix puppy who will grow to be near 60 lbs in weight. Being located on a relatively busy corner lot just once block in from Main St and backing an alley way, only a full 6 ft fence could provide an adequate sense of security, safety, and privacy for the homeowners/family.

UDO Section 17.04.150.D.1.c

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

The proposed variation will absolutely not alter the character of the locality in any sense. The property is located on a side/corner lot backing an alley with an apartment complex. Increasing the existing fence to the proposed 6 ft fence would create no detriment to any surrounding properties or residents. A 6 ft wood framed fence, as opposed the already approved 6ft plus landscaping plan, would create equal if not improved aesthetic appeal. Placement of this 6ft fence would also not cause any increased visibility issues from a street or alley standpoint than would a full 6ft plus landscaping plan. A permanent fence fixture may also prove to be a safer option in terms of visibility as landscaping can become unruly and grow several ft higher.

**QUIT CLAIM DEED
Statutory (ILLINOIS)
(Individual to Individual)**



Doc#: 1109446219 Fee: \$42.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 04/04/2011 02:09 PM Pg: 1 of 4

(Above Space for Recorder's Use Only)

THE GRANTOR (S) Joseph Dlugopolski married to Barbara Antol, of the City of Lemont, County of Cook, State of Illinois for the consideration of (\$) TEN DOLLARS, and other good and valuable considerations in hand paid, **CONVEYS** and **QUIT CLAIMS** to

Joseph Dlugopolski and Barbara Antol husband and wife as tenants by the entirety,

all interest in the following described Real Estate, the real estate situated in Cook County, Illinois, commonly known as 901 Singer Ave. Lemont, IL 60439, legally described as:

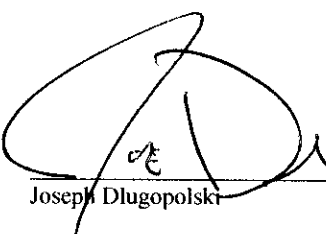
SEE ATTACHED LEGAL

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.:

Permanent Real Estate Index Number(s): **22-29-119-001-0000**

Address(es) of Real Estate: **901 Singer Ave. Lemont IL 60439**

Dated this 16 day of December, 2010

PLEASE PRINT OR  (SEAL) _____ (SEAL)
BELOW SIGNATURE(S) _____ (SEAL) _____ (SEAL)

THIS IS NOT HOMESTEAD PROPERTY

State of Illinois, County of Cook ss, I, the undersigned, a Notary Public
In and for said County, in the State aforesaid, DO HEREBY CERTIFY that Neil
McLaughlin personally known to me to be the same person(s) whose name(s)
subscribed to the foregoing instrument, appeared before me this day in person,
and acknowledged that they signed, sealed and delivered the said instrument as
their 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 official seal, this 16 day of December, 2010.



Commission expires 4-18-11

NOTARY PUBLIC

This instrument was prepared by: DENNIS FOX INC. 6165 S ARCHER, CHICAGO, Illinois 60638

MAIL TO:

SEND SUBSEQUENT TAX BILLS TO:

Joseph Dlugopolski
901 Singer Ave.
Lemont IL 60439

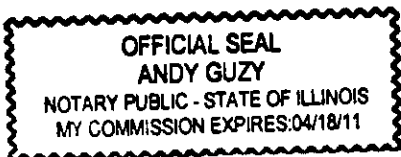
Same As Mail To

OR

Recorder's Office Box No. _____

EXEMPT UNDER PROVISIONS OF PARAGRAPH
E SECTION 31 - 45,
REAL ESTATE TRANSFER TAX LAW
DATE: 12-18-10

Signature of Buyer, Seller or Representative

(Notary Public)

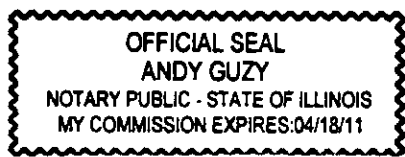
LOT 20 IN BLOCK 3 IN NORTON AND WARNER'S SUBDIVISION OF PART OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER AND THE SOUTH 30 FEET OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 29, TOWNSHIP 37 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois Corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title real estate to real estate in Illinois, or other entity recognized person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Date 12-16 2010
Signature: [Handwritten Signature]
Grantor or Agent

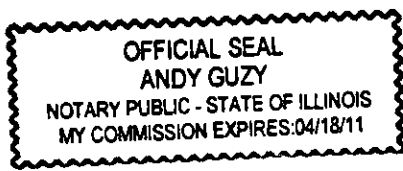
Subscribed and sworn to before me by the said Grantor this 16 day of December, 2010
Notary Public [Handwritten Signature]



The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title real estate to real estate in Illinois, or other entity recognized person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Date 12-16 2010
Signature: [Handwritten Signature]
Grantee or Agent

Subscribed and sworn to before me by the said Grantee this 16 day of December, 2010
Notary Public [Handwritten Signature]



Note: Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

(Attached to deed or ABI to be recorded in Cook County, Illinois, if exempt under the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)



Area Survey Company
16144 S. Bell Road
Homer Glen, Illinois 60491

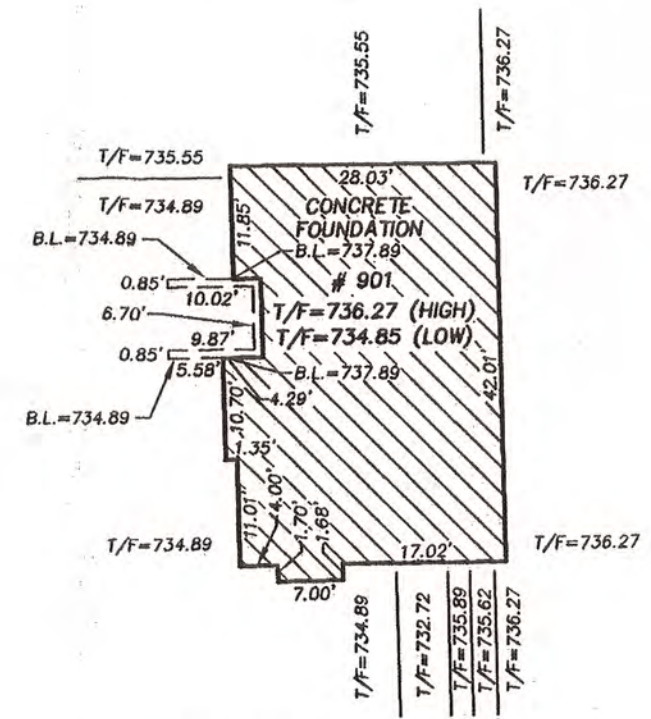
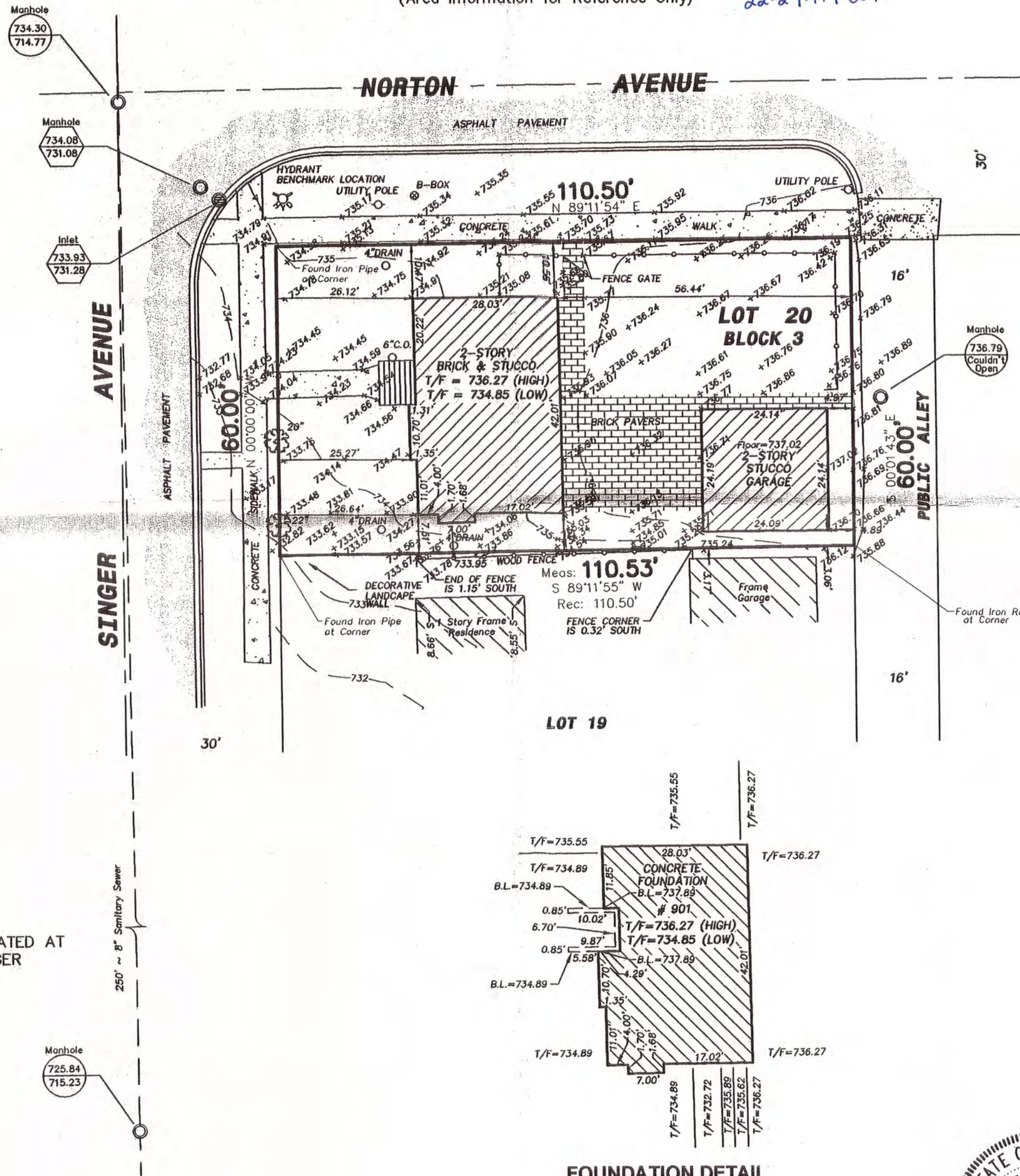
FINAL GRADING SURVEY

Phone: (708) 349-7364
Fax: (708) 349-7372
E-mail: area.tom@gmail.com

OF:

LOT 20 IN BLOCK 3 IN SUBDIVISION OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 29, TOWNSHIP 37 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, INCLUDING THE SOUTH 30 FEET OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 TO FORM THE NORTH 1/2 OF EUREKA AVENUE, AS RECORDED JANUARY 12, 1886, IN BOOK 21, PAGE 26, AS DOCUMENT NO. 688090, IN COOK COUNTY, ILLINOIS.

Area of Lot: 6,630 Square Feet or 0.152 Acres (More or Less)
(Area Information for Reference Only) 22-29-119-001



Engineering
VILLAGE OF LEMONT
 APPROVED
 APPROVED AS NOTED
 NOT APPROVED
Date: 11/11/11 Signature: [Signature]

* swale must be per approved site plan along south property line
* rear yard sheet flow to building; must slope away 0.5' in 10'

BENCHMARK:

EAST-SOUTHEAST FLANGE BOLT ON FIRE HYDRANT LOCATED AT THE SOUTHEAST CORNER OF NORTON AVENUE AND SINGER AVENUE.

ELEV. = 736.95

PROPERTY ADDRESS:

901 Singer Avenue
Lemont, Illinois

Compare all points before building and at once report any differences to the surveyor. For building lines, easements and other restrictions not shown hereon, refer to your abstract, deed, contract, and zoning ordinance. No dimension shall be assumed by scale measurement upon this plot.

Scale: 1" = 20' Order Number: 2761-20

Ordered By: JOE DLUGOPOLSKI

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

This Professional Service conforms to the current Illinois Minimum Standards for a Boundary Survey.

Field Work was completed on NOVEMBER 10, 2011

Signed on this 11TH day of NOVEMBER, 2011



Thomas J. Cesal
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 2205
(License Expiration Date: November 30, 2010)
Illinois Professional Design Firm No. 184-003604



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 14-08, Athen Knolls Resubdivision
DATE: August 15, 2014

SUMMARY

Michael Lippner, owner of the subject property, and the Village have made a joint submission for the approval of a final plat of subdivision for lot 16 in Athen Knolls Subdivision. Staff recommends approval.



PROPOSAL INFORMATION

Case No. 14-08
Project Name Lippner Resubdivision

General Information

Applicant	Michael Lippner
Status of Applicant	Owner
Requested Actions:	Final plat of subdivision
Purpose for Requests	Resubdivision of lot 16 in Athen Knolls subdivision
Site Location	12721 Jane Ave (PINs: 22-33-207-006)
Existing Zoning	B-1, Office/Retail Transitional District
Size	Lot 1 is 20,358 Sq Ft & Lot 2 is 14,527 Sq Ft.
Existing Land Use	Lot 1 Vacant and Lot 2 Public Utility and Drainage Easement
Surrounding Land Use/Zoning	North: R-4 Single Family Residential South: R-4 Single Family Residential East: B-1, Office/Retail Transitional District West: B-3, Arterial Commercial District & Unincorporated Cook, R-3 Single Family Residence
Comprehensive Plan 2002	The Comprehensive Plan map designates this area as low density residential (0-2 dwelling units per acre).

Special Information

Public Utilities	The site is served by Village utilities
Physical Characteristics	Lot is vacant; a portion (Lot 2) has a detention pond on site.

BACKGROUND

Athen Knolls (also known as Archer Knolls) subdivision was annexed and subdivided on December 26, 1989 (O-643 & O-644). The subject lot is lot 16 and shown in Exhibit A. The resubdivision will create 2 lots. Lot 1 is 20,358 sq. ft. and Lot 2 is 14,527 sq. ft. Lot 2, in its entirety, is designated as a public utility and drainage easement.

The resubdivision will allow the detention basin present on the southeastern portion of the lot to be a separate lot (Lot 2). Lot 1 has frontage along Archer Ave. and is vacant. Both lots will remain B-1.

GENERAL ANALYSIS

Consistency with the Comprehensive Plan. Consistency with the Comprehensive Plan is not applicable for this resubdivision as it is merely a resubdivision to make the existing public utility and drainage easement a separate lot. The separate lot will assist in the future maintenance of the detention facility present on the lot.

Consistency with Subdivision Standards. The proposed lot sizes and lot widths are consistent with Village subdivision standards.

Aesthetic and Environmental. No changes are proposed to the site.

Engineering Comments. The Village Engineer has drafted the plat of resubdivision and has worked with the applicant on maintenance issues related to the site.

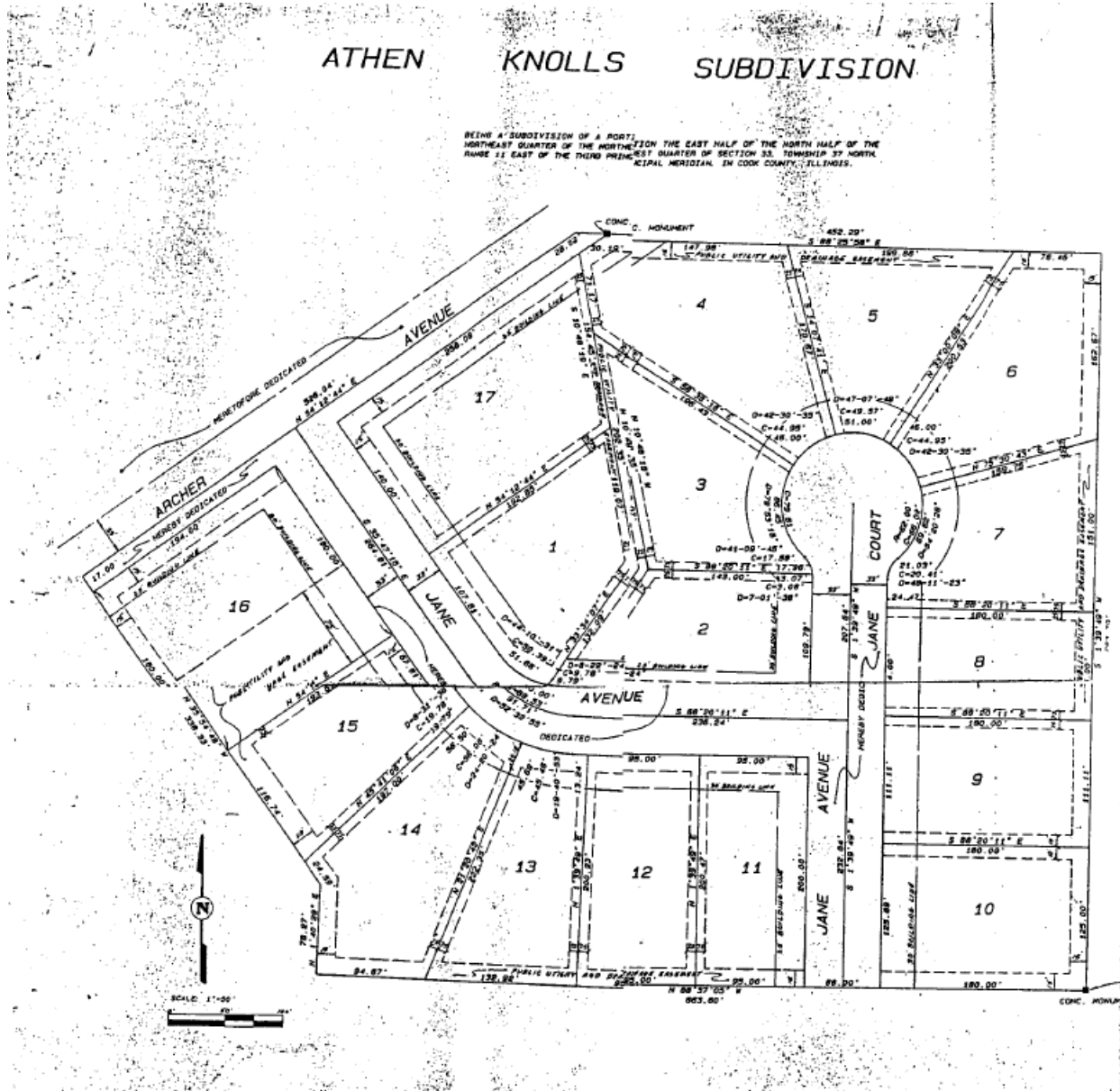
CONCLUSIONS & RECOMMENDATIONS

Staff recommends approval of the proposed resubdivision.

ATTACHMENTS

1. Exhibit A – Athen Knolls subdivision
2. Plat of Athen Knolls Lot 16 Resubdivision

EXHIBIT A





RUSSELL W. SCHOMIG, PLS
WILLIAM K. SCHOMIG

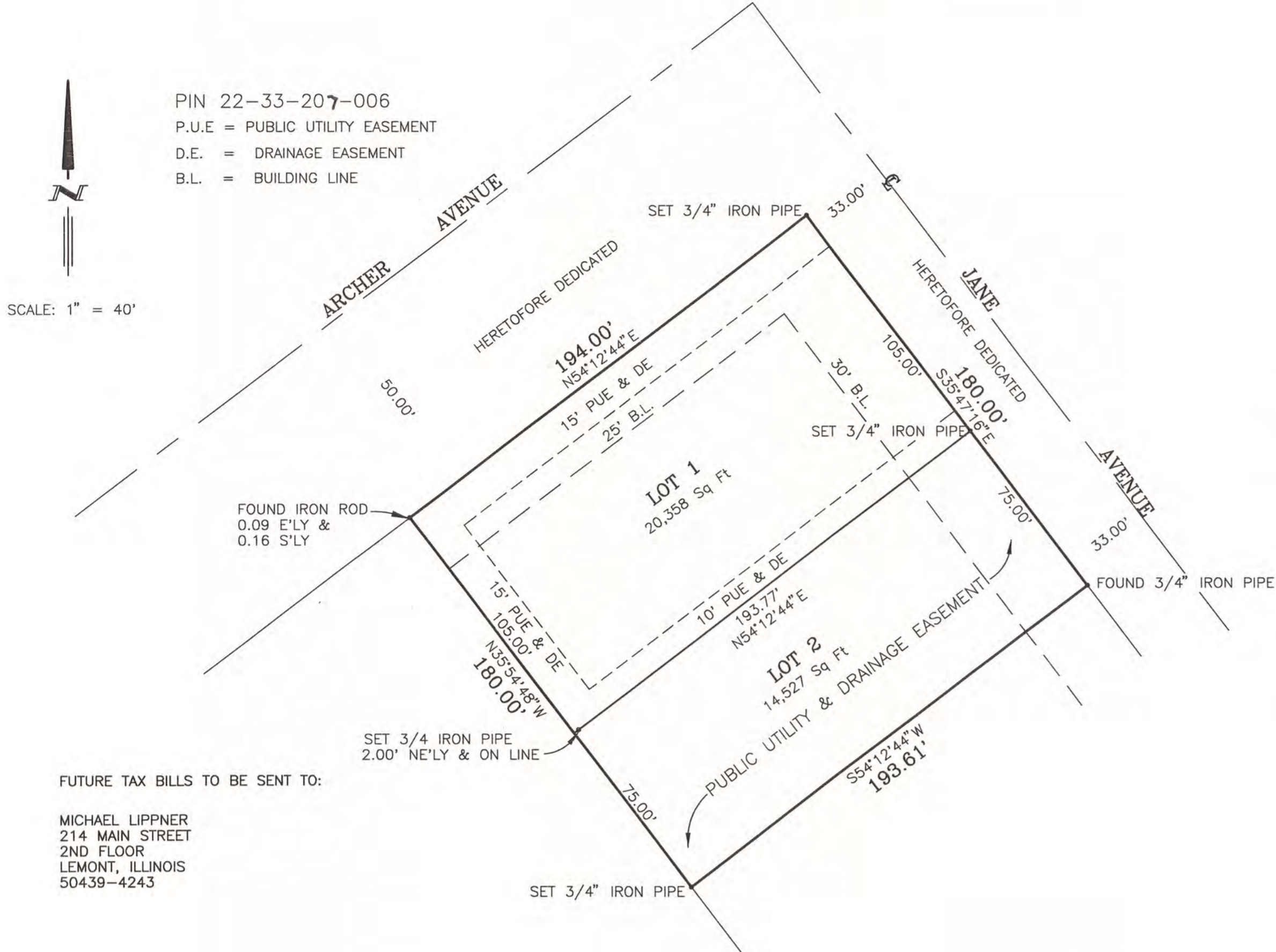
• BOUNDARY • TOPOGRAPHICAL • SUBDIVISIONS • ALTA/ACSM • CONDOMINIUMS • SITE PLANS • CONSTRUCTION • FEMA CERTIFICATES •

909 EAST 31st STREET
LA GRANGE PARK, ILLINOIS 60526
SCHOMIG-SURVEY@SBCGLOBAL.NET
WWW.LAND-SURVEY-NOW.COM
PHONE (708) 352-1452
FAX (708) 352-1454

SCHOMIG LAND SURVEYORS, LTD.

PLAT OF: ATHEN KNOLLS LOT 16 RESUBDIVISION

OF LOT 16 IN ATHEN KNOLLS SUBDIVISION IN THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 33,
TOWNSHIP 37 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.



PIN 22-33-207-006
P.U.E. = PUBLIC UTILITY EASEMENT
D.E. = DRAINAGE EASEMENT
B.L. = BUILDING LINE

SCALE: 1" = 40'

FOUND IRON ROD
0.09 E'LY &
0.16 S'LY

FUTURE TAX BILLS TO BE SENT TO:

MICHAEL LIPPNER
214 MAIN STREET
2ND FLOOR
LEMONT, ILLINOIS
50439-4243

EASEMENT PROVISIONS

PUBLIC UTILITY AND DRAINAGE EASEMENT PROVISIONS

A NON-EXCLUSIVE PERPETUAL EASEMENT IS HEREBY RESERVED AND GRANTED TO THE VILLAGE OF LEMONT, AND THEIR SUCCESSORS AND ASSIGNS OVER ALL AREAS DESIGNATED "PUBLIC UTILITY AND DRAINAGE EASEMENT" AND THOSE AREAS DESIGNATED "PU & DE" ON THE PLAT, TO CONSTRUCT, RECONSTRUCT, REPAIR, INSPECT, MAINTAIN AND OPERATE VARIOUS TRANSMISSIONS, DISTRIBUTION, AND COLLECTION SYSTEMS, INCLUDING BUT NOT LIMITED TO WATER LINES, SANITARY SEWERS, STORM SEWERS AND STORM WATER DETENTION, TOGETHER WITH ANY AND ALL NECESSARY VALVE VAULTS, FIRE HYDRANTS, MANHOLES, CATCH BASINS, CONNECTIONS, APPLIANCES AND OTHER STRUCTURES AND APPURTENANCES AS MAY BE DEEMED NECESSARY BY SAID VILLAGE, OVER, UPON, ALONG, UNDER AND THROUGH THE SURFACE OF THE PROPERTY SHOWN ON THE PLAT, TOGETHER WITH THE RIGHT OF ACCESS FOR NECESSARY LABOR, MATERIALS AND EQUIPMENT TO DO ANY OF THE ABOVE WORK. THE RIGHT IS ALSO GRANTED TO CUT DOWN, TRIM OR REMOVE, WITHOUT OBLIGATION TO RESTORE OR REPLACE ANY OBSTRUCTION, INCLUDING BUT NOT LIMITED TO TREES, SHRUBS, OTHER PLANTS, STRUCTURES OR IMPROVEMENTS ON THE EASEMENT THAT INTERFERE WITH THE OPERATION OF SUCH LINES AND SEWERS. NO PERMANENT BUILDINGS OR STRUCTURES SHALL BE PLACED ON SAID EASEMENT, BUT SAME MAY BE USED FOR GARDENS, LANDSCAPE AREAS, AND OTHER PURPOSES THAT DO NOT THEN OR LATER INTERFERE WITH THE AFORESAID USES OR RIGHTS. WHERE AN EASEMENT IS USED FOR BOTH SEWER AND OTHER UTILITIES, THE OTHER UTILITY INSTALLATION SHALL BE SUBJECT TO THE ORDINANCE OF THE VILLAGE OF LEMONT AND TO VILLAGE APPROVAL AS TO DESIGN AND LOCATION.

PERPETUAL EASEMENTS ARE HEREBY RESERVED FOR AND GRANTED TO THE VILLAGE OF LEMONT AND OTHER GOVERNMENTAL AUTHORITIES HAVING JURISDICTION OF THE LAND, OVER THE ENTIRE EASEMENT AREA FOR INGRESS, EGRESS, AND THE PERFORMANCE OF MUNICIPAL AND OTHER GOVERNMENTAL SERVICES INCLUDING WATER, STORM AND SANITARY SEWER SERVICE AND STORM WATER DETENTION AND MAINTENANCE AND EMERGENCY AND ROUTINE POLICE, FIRE, AND OTHER PUBLIC SAFETY RELATED SERVICES.

COM ED COMPANY AND AT&T CORPORATION

AN EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO COMED COMPANY AND AT&T CORPORATION, THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, JOINTLY AND SEVERALLY, FOR THE INSTALLATION, MAINTENANCE, RELOCATION, RENEWAL AND REMOVAL OF OVERHEAD AND UNDERGROUND ELECTRIC AND COMMUNICATIONS CABLES AND APPURTENANCES IN, OVER, UNDER, ACROSS, ALONG AND UPON THE SURFACE OF THE PROPERTY SHOWN ON THE PLAT AND DESIGNATED AS "PUBLIC UTILITY AND DRAINAGE EASEMENT" OR "PU & DE" AND THE PROPERTY DESIGNATED ON THE PLAT FOR STREETS AND ALLEYS REQUIRED TO PROVIDE THE RESUBDIVISION AND OTHER PROPERTY, WHETHER OR NOT CONTIGUOUS THERETO, WITH ELECTRIC AND COMMUNICATIONS SERVICES, TOGETHER WITH THE RIGHT TO INSTALL REQUIRED SERVICE CONNECTIONS OVER OR UNDER THE SURFACE OF EACH LOT TO SERVE IMPROVEMENTS THEREON, OR ON ADJACENT LOTS, THE RIGHT TO CUT, TRIM OR REMOVE TREES, BUSHES AND ROOTS, AS MAY BE REASONABLY REQUIRED INCIDENT TO THE RIGHTS HEREIN GIVEN, AND THE RIGHT TO ENTER UPON THE SUBDIVIDED PROPERTY FOR ALL SUCH PURPOSES. NO BUILDING OR OTHER OBSTRUCTION SHALL BE PLACED OVER GRANTEES' FACILITIES OR IN, UPON OR OVER THE PROPERTY WITHIN THE "PUBLIC UTILITY AND DRAINAGE EASEMENT" OR "PU & DE" WITHOUT THE PRIOR WRITTEN CONSENT OF GRANTEES. NOR SHALL ANY OTHER USE BE MADE THEREOF WHICH WILL INTERFERE WITH THE EASEMENTS RESERVED AND GRANTED HEREBY. AFTER INSTALLATION OF ANY SUCH FACILITIES, THE GRADE OF SUBDIVIDED PROPERTY SHALL NOT BE ALTERED IN A MANNER SO AS TO INTERFERE WITH THE PROPER OPERATION AND MAINTENANCE THEREOF.

NICOR CORPORATION / NICOR GAS COMPANY

AN EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO NICOR CORPORATION AND NICOR GAS COMPANY, THEIR SUCCESSORS AND ASSIGNS, JOINTLY AND SEVERALLY, FOR THE INSTALLATION, MAINTENANCE, RELOCATION, RENEWAL AND REMOVAL OF GAS MAINS AND APPURTENANCES IN, UNDER ACROSS, ALONG AND UPON THE SURFACE OF THE PROPERTY SHOWN ON THE PLAT AND DESIGNATED AS "PUBLIC UTILITY AND DRAINAGE EASEMENT" OR "PU & DE" AND THE PROPERTY DESIGNATED ON THE PLAT FOR STREETS AND ALLEYS AS REQUIRED TO PROVIDE THE RESUBDIVISION AND OTHER PROPERTY, WHETHER OR NOT CONTIGUOUS THERETO, WITH GAS SUPPLY SERVICES, TOGETHER WITH THE RIGHT TO INSTALL REQUIRED SERVICE CONNECTIONS FOR EACH LOT. NO BUILDINGS OR OTHER OBSTRUCTION SHALL BE CONSTRUCTED OR ERRECTED IN ANY SUCH "PUBLIC UTILITY AND DRAINAGE EASEMENT" OR "PU & DE" AREAS, WITHOUT THE PRIOR WRITTEN CONSENT OF GRANTEES. NOR SHALL ANY OTHER USE BE MADE THEREOF WHICH WILL INTERFERE WITH THE EASEMENTS RESERVED AND GRANTED HEREBY.

COMCAST COMMUNICATIONS

AN EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO COMCAST COMMUNICATIONS CORPORATION, OPERATING WITHIN THE VILLAGE OF LEMONT, ITS SUCCESSORS AND ASSIGNS, JOINTLY AND SEVERALLY, FOR THE INSTALLATION, MAINTENANCE, RELOCATION, RENEWAL AND REMOVAL OF CABLE COMMUNICATION AND BROADCAST SIGNAL SYSTEMS IN, UNDER ACROSS, ALONG AND UPON THE SURFACE OF THE PROPERTY SHOWN ON THE PLAT AND DESIGNATED AS "PUBLIC UTILITY AND DRAINAGE EASEMENT" OR "PU & DE" AND THE PROPERTY DESIGNATED ON THE PLAT FOR STREETS AND ALLEYS AS REQUIRED TO PROVIDE THE RESUBDIVISION AND OTHER PROPERTY, WHETHER OR NOT CONTIGUOUS THERETO, WITH COMMUNICATION AND BROADCAST TV SERVICES, TOGETHER WITH THE RIGHT TO INSTALL REQUIRED SERVICE CONNECTIONS FOR EACH LOT. NO BUILDINGS OR OTHER OBSTRUCTION SHALL BE CONSTRUCTED OR ERRECTED IN ANY SUCH "PUBLIC UTILITY AND DRAINAGE EASEMENT" OR "PU & DE" AREAS, WITHOUT THE PRIOR WRITTEN CONSENT OF GRANTEES. NOR SHALL ANY OTHER USE BE MADE THEREOF WHICH WILL INTERFERE WITH THE EASEMENTS RESERVED AND GRANTED HEREBY.

OWNERS CERTIFICATE

STATE OF ILLINOIS) ss.
COUNTY OF COOK)

WE, ATHEN KNOLLS, LLC, DO HEREBY CERTIFY THAT WE ARE THE OWNER OF THE PROPERTY DESCRIBED IN THE CAPTION TO THE PLAT HEREON DRAWN AND AS SUCH OWNER WE HAVE CAUSED SAID PROPERTY TO BE SURVEYED AND RESUBDIVIDED AS HEREON SHOWN, AS OUR OWN FREE AND VOLUNTARY ACT AND DEED.

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

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

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

BY: _____ MANAGER
MICHAEL LIPPNER

OWNER'S NOTARY CERTIFICATE

STATE OF ILLINOIS) ss.
COUNTY OF COOK)

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

MICHAEL LIPPNER AND _____
RESPECTIVELY,
MANAGER AND _____

OF ATHENS KNOLLS, LLC, PERSONALLY KNOWN TO ME TO BE THE SAME PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT AS SUCH

MANAGER AND _____
RESPECTIVELY, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT THEY SIGNED THE SAID INSTRUMENT AS THE FREE AND VOLUNTARY ACT, AND AS THE FREE AND VOLUNTARY ACT OF SAID LLC, FOR THE USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTARIAL SEAL:

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

BY: _____ NOTARY PUBLIC

SCHOOL DISTRICT CERTIFICATE

STATE OF ILLINOIS) ss.
COUNTY OF COOK)

THIS IS TO CERTIFY THAT TO THE BEST OF MY KNOWLEDGE, I, THE UNDERSIGNED AS MANAGER OF THE PROPERTY, WHICH WILL BE KNOWN AS "ATHEN KNOLLS LOT 16 RESUBDIVISION" IS LOCATED WITHIN THE BOUNDARIES OF:

ELEMENTARY SCHOOL DISTRICT: 113A

HIGH SCHOOL DISTRICT: 211

JUNIOR COLLEGE DISTRICT: _____

IN COOK COUNTY, ILLINOIS.

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

BY: _____ MANAGER
MICHAEL LIPPNER

SCHOOL DISTRICT NOTARY CERTIFICATE

STATE OF ILLINOIS) ss.
COUNTY OF COOK)

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

MICHAEL LIPPNER

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

GIVEN UNDER MY HAND AND NOTARIAL SEAL:

THIS _____ DAY OF _____ A.D. 20____

BY: _____ NOTARY PUBLIC

PRESIDENT AND BOARD OF TRUSTEES CERTIFICATE

STATE OF ILLINOIS) ss.
COUNTY OF COOK)

APPROVED AND ACCEPTED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF LEMONT, COOK COUNTY, ILLINOIS AT A PUBLIC MEETING HELD:

THIS _____ DAY OF _____ A.D. 20____

BY: _____ VILLAGE PRESIDENT

ATTEST: _____ VILLAGE CLERK

VILLAGE TREASURER CERTIFICATE

STATE OF ILLINOIS) ss.
COUNTY OF COOK)

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

DATED AT LEMONT, _____ COUNTY, ILLINOIS

THIS _____ DAY OF _____ A.D. 20____

BY: _____ VILLAGE TREASURER

SURFACE WATER DRAINAGE CERTIFICATE

STATE OF ILLINOIS) ss.
COUNTY OF COOK)

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

DATE THIS _____ DAY OF _____ A.D. 20____

BY: _____ OWNER OR DULY AUTHORIZED ATTORNEY

VILLAGE ENGINEER

STATE OF ILLINOIS) ss.
COUNTY OF COOK)

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

DATED THIS 11 DAY OF August A.D. 20 14

BY: JLC VILLAGE ENGINEER
I.A.E. 62-36190

SURVEYORS CERTIFICATE

STATE OF ILLINOIS) ss.
COUNTY OF COOK)

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

I, RUSSELL W. SCHOMIG, FURTHER CERTIFY THAT BASED ON EXAMINATION OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, PANEL NUMBER 17031C0588J AND 17031C0586J, BOTH MAP REVISED DATE OF AUGUST 19, 2008, THAT THE PARCEL INCLUDED IN THIS RECORD OF DEED IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA.

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

DATE THIS 19th DAY OF SEPTEMBER A.D. 2013

BY: Russell W. Schomig
ILLINOIS PROFESSIONAL LAND SURVEYOR

LICENSE NUMBER: 035-002446

PLAT: 131462R; 107-66; 131476; FC 2560





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 – Future Land Use Map
DATE: August 15, 2014

SUMMARY

Attached is a draft Future Land Use Map, revised per the COW's input at the July meeting. Please review and provide comment.

ATTACHMENTS

1. DRAFT Future Land Use Map

DRAFT FUTURE LAND USE REVISED - DRAFT 3

Revised Per July COW

Legend
Future Land Use

- Community Retail
- Contemporary Neighborhood
- Conventional Neighborhood
- Employment Center
- Industrial
- Infill Residential
- Institutional
- Mixed Use
- Multi-Family Midrise
- Neighborhood Retail
- Open Space and Recreation
- Utility ROW

