

VILLAGE BOARD
Committee of the Whole Meeting

November 13, 2017 – 7:30 PM (Following Village Board Meeting)
Lemont Village Hall – Village Board Room
418 Main St., Lemont, IL 60439

AGENDA

- I. Call to Order
- II. Roll Call
- III. Discussion Items
 - A. 1250 W. 132nd Court Annexation and Rezoning Discussion
(CD)(Stapleton)(Berry)
 - B. Economic Development Initiatives Discussion
(Admin/CD)(Egofske/McClafferty)(Schafer/Berry)
- IV. Unfinished Business
- V. New Business
- VI. Audience Participation
- VII. Adjourn

TO: Village Board
FROM: George J. Schafer, Village Administrator
Jason Berry, Community Development Director
SUBJECT: Discussion of Economic Development Initiatives
DATE: November 8, 2017

SUMMARY/ BACKGROUND

As part of the approved FY 17-18 budget, the Village Board approved funding for outside economic development services to provide retail recruitment and related services. The proposed project included consulting services through a retail recruitment strategist such as Retail Coach or Retail Strategies via a request for proposal (RFP) process and would be an initial component of a multi-year plan.

The foundation for a retail recruitment strategy is already being undertaken from a staff level, which includes collection of data and developing partnerships with building and complex owners. Rather than move forward with a longer-range plan now, staff is recommending utilizing funds on several smaller projects to take advantage of some immediate needs and opportunities. The longer-range strategy, either recruitment, branding implementation, etc. will still be necessary, but staff recommends planning for these areas alongside the Village's upcoming strategic planning sessions and incorporating into future budget years.

The main areas for discussion with the Committee of the Whole include initiatives related to Route 83 and Main, Downtown Redevelopment, Website / Social Media enhancements and small business coordination/retention services.

Downtown Redevelopment

Two primary focus areas of the downtown for the next several months include the redevelopment of the Peterson Hardware site and planning for the restoration of the I&M Canal, both key economic development initiatives. There is potential investment into the hardware store site for a housing project. The Village has taken the lead on the project and is completing a survey of the property and adjacent Village land and has engaged a consultant to complete a housing study. The results of the study will be presented to the Village Board at a Committee meeting soon. The study can also be utilized to inform decisions elsewhere within the Village.

The other focus area is the I&M Canal restoration project. It does not appear the Army Corp of Engineers will permit the previously submitted dam project and as a result the Village will have to engage another engineer to take a more creative view of the situation. Staff is working with engineering companies on a proposal to provide services to the Village.

Route 83 and Main Village Owned Site –

The Village had previously been in preliminary discussions with a developer/broker looking to provide development oversight/brokerage services on behalf of the Village for the Village owned site. The discussions broke off due to cost considerations, as the developer/broker was requiring a significant retainer to provide the services. Village staff is currently making calls to engage an entity to work with the Village on a pure brokerage agreement., which will align everyone's interests. While looking for that development partner, staff has been reaching out to desired potential users and as a result staff has received preliminary interest from a boutique hotel company. The Village will be taking the lead on engaging a firm to complete a hotel study to prove up this potential. The hotel study can also be utilized to inform decisions elsewhere in Lemont.

Website Enhancement / Social Media Enhancements

Economic Development Subsite - An extension to our current village website will be implemented with the addition of a stand-alone site devoted to economic development. This site will be accessed from the main site's navigation bar with a title called Discover Lemont. The look of the site will have a similar layout as that of the home and secondary pages, but the top navigation and bottom feature bar will have different titles geared toward tourism, economic development and business attraction. Content will be pulled from the current Community Development pages and the old I Live Lemont website, along with new content. The Village will also be completing a minor redesign of the main web page. Costs for both projects will be minimal since the Village recently completed a full-scale remodel of the website and previously purchased additional services.

Social Media – We will continue to utilize the Heritage Corridor Convention Bureau as a resource for our social media campaign. Funds were budgeted in FY 17-18 to continue this program. The Village will also be implementing a LinkedIn account as part of its program.

Small Business Retention/Recruitment Services Partnership

Village Hall has a need for additional resources to be more proactive in working with new businesses, potential businesses and existing businesses. As such, staff is



recommending a pilot partnership with the Lemont Chamber of Commerce to provide small business coordination services to the Village, and would be operating within the existing structure of the Community Development Department. The partnership would include retention services to existing businesses along with recruitment services of small businesses along to the Village's business districts. The role will also include the coordination/administration of the Village's business license process, which is currently being filled by the Village's marketing coordinator. Shifting the work to this new resource allows certain Village Hall staff to reallocate it's time to other activities related to marketing and economic development. A short-term agreement to finish out this fiscal year is desired, and a potential longer-term agreement can be discussed during the FY 18-19 budget process.

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BOARD ACTION REQUESTED

Discussion purposes only.

ATTACHMENTS

None.



TO: Committee of the Whole

FROM: Jason Berry, AICP, Community Development Director

SUBJECT: Case 17-12 1250 W 132nd Ct. Annexation and Rezoning

DATE: November 13, 2017

SUMMARY/BACKGROUND

Wesley and Elizabeth Tomala, owners of the subject property, are seeking annexation to the Village of Lemont and Rezoning to R-4 Single-Family Detached Residential District for the purposes of constructing one single family residence. Staff is recommending approval with conditions.

The applicants are requesting the Annexation and Rezoning to allow construction of one single-family home on a 270 ft. wide, 1.56 acre lot of record. The applicants are also looking to connect to the Village water and sewer systems. The rezoning to R-4 Single-family Residential will permit reduced front and side yard setbacks, allowing more flexibility in site design. A portion of the site is unbuildable due to a surface drainage and lake easement.

PZC Hearing. The Planning and Zoning Commission (PZC) conducted a public hearing on October 18, 2017. John Antonopoulos, attorney for the applicant, spoke for the property owners. No residents or neighbors spoke at the public hearing. The PZC voted 5-0 to approve the annexation and rezoning with the following conditions:

1. The owners will install parkway and sidewalk pursuant to UDO 17:26.110 and 17:26.120 at time of building permit.
2. The owners will install parkway canopy trees per UDO Table 17-20-01 at time of building permit.
3. The property owners confirm in writing that they will not object to any future Special Assessment or Special Service Area should there be a need to extend utilities.

The minutes from the PZC meeting are attached.

CONCLUSIONS & RECOMMENDATIONS

The proposed Annexation and Rezoning meets with the goals of the Lemont 2030 plan and principally meets the requirements of the UDO.

The applicants seek to connect to the existing water and sanitary mains without any extension. The Village's mains end north of the northeast corner of the lot. The UDO Water Supply Chapter's Section 17.27.020 states:

All developments shall include provisions for the construction of water distribution facilities complete with valves, fire hydrants, and other such appurtenances designed in accordance with this Section. At a minimum, the water distribution system shall provide a service connection(s) at the approximate midpoint of the front property line of each individual lot or parcel within the development.

The Village Engineer provided a cost estimate to extend the water and sanitary sewer mains to the midpoint and to the west end of the lot.

<u>To Center of Lot</u>					<u>Estimated Cost</u>
8" Sanitary Sewer	150	Feet	@	\$150.00	= \$22,500.00
(8 to 10 Ft Deep)					
8" Water Main	120	Feet	@	\$110.00	= \$13,200.00
(5.5 Ft Deep)					

<u>To West End of Lot</u>					
8" Sanitary Sewer	280	Feet	@	\$150.00	= \$42,000.00
(8 to 10 Ft Deep)					
8" Water Main	230	Feet	@	\$110.00	= \$25,300.00
(5.5 Ft Deep)					

The above includes manhole covers but not hydrants, if necessary.

There are no vacant parcels to the west of this property, they are all improved lots in unincorporated Cook County, and unlikely to require water service in the near future. In lieu of extending the mains, Staff recommends approval with the acceptance of the PZC conditions, which ask the owners to confirm in writing that they will not object to any future Special Assessment or Special Service Area should there be a need to extend utilities.



ATTACHMENTS

1. PZC Minutes excerpt (October 18, 2017)
2. PZC Staff Report (October 10, 2017)
3. Findings of Fact (November 6, 2017)
4. Sewer Extension memo (November 2, 2017)
5. Utilities location map

SPECIFIC VILLAGE BOARD ACTION REQUIRED

Motion to approve an Ordinance adopting the annexation and rezoning of 1250 W 132nd Ct.



Village of Lemont
Planning and Zoning Commission
Regular Meeting of October 18, 2017

A meeting of the Planning and Zoning Commission for the Village of Lemont was held at 6:30 p.m. on Wednesday, October 18, 2017 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 6:35 p.m. He then led the Pledge of Allegiance.

B. Verify Quorum

Upon roll call the following were:

Present: Cunningham, Glomp, McGleam, Zolecki, Spinelli

Absent: Forzley and Plahm

Community Development Director Jason Berry, Consulting Planner Jamie Tate and Village Trustee Ron Stapleton were also present.

C. Approval of Minutes: September 20, 2017 Meeting

Commissioner McGleam made a motion, seconded by Commissioner Cunningham to approve the minutes from September 20, 2017 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 everyone in the audience to stand and raise his/her right hand. He then administered the oath.

III. PUBLIC HEARINGS

A. 17-12 1250 W. 132nd Court Annexation and Rezoning

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

Commissioner Zolecki made a motion, seconded by Commission Glomp to open the public hearing for Case 17-12. A voice vote was taken:

Ayes: All

Nays: None
Motion passed

Staff Presentation

Jason Berry, Community Development Director, said this hearing is an annexation and rezoning. It is a large size lot that is currently in unincorporated Cook County. They are looking to be annexed into the Village and connect to water and sewer. It meets all the standards for R-4 and the reason for the R-4 zoning is to allow flexibility with site design. There are a number of easements on the property. There is a little one on the front half of it for utilities and there is a lake on the corner. There are a few conditions for parkway sidewalk and canopy trees. They did discuss potentially some issues surrounding the connection to utilities. Public Works is looking into it and staff does not feel it is an issue at this time.

Chairman Spinelli asked if there were any questions for staff at this time. None responded. He then asked if the applicant wanted to make a presentation.

Applicant Presentation

John Antonopoulos, attorney for the applicant, stated staff has covered all their concerns. They are looking for approval so they can move forward to the Village Board.

Chairman Spinelli clarified that it was for a single-family structure on the lot and there is no indication to split the lot.

Mr. Antonopoulos said it is a single-family house.

Chairman Spinelli asked if there were any questions for the applicant. None responded. He then asked if there was anyone in the audience that wanted to speak in regards to this public hearing.

Public Comment

None

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

Commissioner McGleam made a motion, seconded by Commissioner Zolecki to close the public hearing. A voice vote was taken:

Ayes: Zolecki, Cunningham, McGleam, Glomp, Spinelli

Nays: None

Motion passed

Plan Commission Discussion

Chairman Spinelli asked if the Commission had any further comments regarding this public hearing. None responded. He then called for a motion for recommendation.

Plan Commission Recommendation

Commissioner Zolecki made a motion, seconded by Commissioner Cunningham to recommend to the Mayor and Board of Trustees approval of Case 17-12 1250 W. 132nd Court Annexation and Rezoning with the following conditions:

1. Owners will install parkway and sidewalk pursuant to UDO 17:26.110 and 17:26.120 at time of building permit.
2. Owners will install parkway canopy trees per UDO Table 17-20-01 at time of building permit.
3. The property owners confirm in writing that they will not object to any future Special Assessment or Special Service Area should there be a need to extend utilities.

A roll call vote was taken:

Ayes: Zolecki, Cunningham, McGleam Glomp, Spinelli

Nays: None

Motion passed

Chairman Spinelli called for a motion for Findings of Fact.

Commissioner Glomp made a motion, seconded by Commissioner McGleam to authorize the Chairman to approve the Findings of Fact for Case 17-12 as prepared by staff. A voice vote was taken:

Ayes: All

Nays: None

Motion passed

B. 14-12 Donegal PUD and Preliminary Plat

Chairman Spinelli called for a motion to open the public hearing for Case 14-12.

Commissioner McGleam made a motion, seconded by Commissioner Cunningham to open the public hearing for Case 14-12. A voice vote was taken:

Ayes: All

Nays: None

Motion passed

Staff Presentation

Jamie Tate, Consulting Planner, said the application was last heard on February 1, 2017 which it was continued and that continuation has expired. It was republished and the applicant has revised the engineering, lighting and landscape plans, provided renderings for the proposed screening and met some of the conditions outlined by the

TO: Planning & Zoning Commission

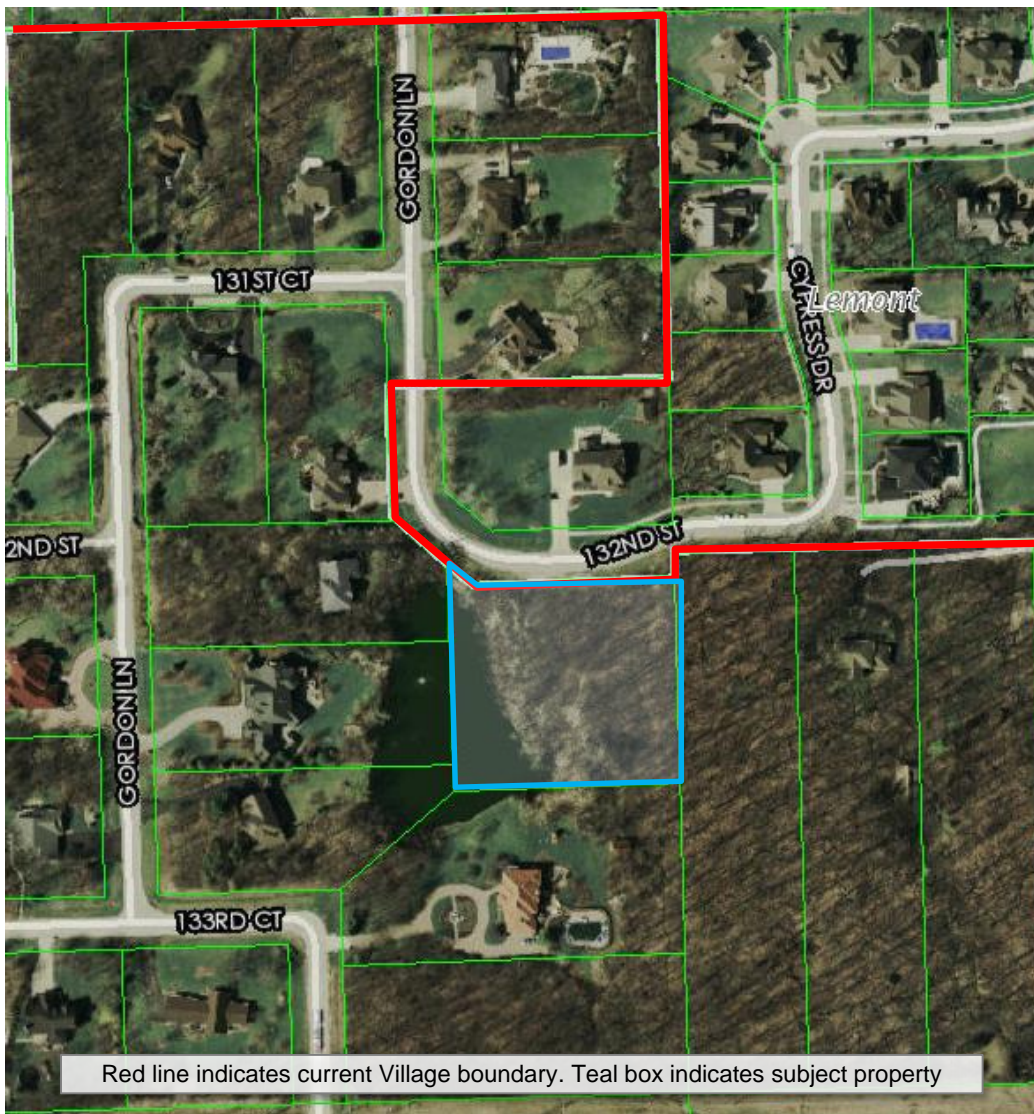
FROM: Jason Berry, AICP, Community Development Director

SUBJECT: Case 17-12 1250 W 132nd Court Annexation and Rezoning

DATE: October 10, 2017

SUMMARY

Wesley and Elizabeth Tomala, owners of the subject property, are seeking annexation to the Village of Lemont and Rezoning to R-4 Single-Family Detached Residential District for the purposes of constructing one single family residence. Staff is recommending approval with conditions.



PROPOSAL INFORMATION

Case No. 17-12
 Project Name 1250 W 132nd Court Annexation and Rezoning

General Information

Applicant	Wesley and Elizabeth Tomala
Status of Applicants	Owners
Requested Actions:	Annexation and Rezoning
Purpose for Requests	Construct a single-family detached home with Village utilities
Site Location	1250 W 132 nd Court (PIN: 22-31-404-001-0000)
Existing Zoning	Unincorporated Cook County R-4 Single-family Residential
Size	67,910 square feet (1.56 acres)
Existing Land Use	Vacant land
Surrounding Land Use/Zoning	North: R-4 Single-Family Detached Residential District (residence)
	South: Unincorporated Cook County R-4 Single-family Residential (ComEd right-of-way)
	East: R-4 Single-Family Detached Residential District (vacant)
	West: Unincorporated Cook County R-4 Single-family Residential (vacant)
Lemont 2030 Comprehensive Plan	The Comprehensive Plan map designates this area Contemporary Neighborhood (CTP)

BACKGROUND

The applicants are requesting the Annexation and Rezoning to allow construction of one single-family home on a 270 ft. wide, 1.56 acre lot of record. The applicants are also looking to connect to the Village water and sewer systems. The rezoning to R-4 Single-family Residential will permit reduced front and side yard setbacks, allowing more flexibility in site design. A portion of the site is unbuildable due to a surface drainage and lake easement.

Lot Standards	R-1	R-4	Existing
Lot Size	130,680 sf (min)	12,500 sf (min)	67,910 sf
Lot Width	150 ft (min)	90 (min)	270 ft
Front Yard Setback	50	25	n/a
Side Yard Setback	50	15	n/a



STANDARDS FOR REZONING

Illinois courts have established a set of criteria known as the “LaSalle factors” when evaluating the validity of zoning changes. The proposed zoning amendment from R-1 to R-4 meets the eight LaSalle factors.

GENERAL ANALYSIS

Consistency with Lemont 2030 Comprehensive Plan. The Lemont 2030 Comprehensive Plan map envisions this area as Contemporary Neighborhood (CTP) land use.

The proposed development is consistent with the goals of the Lemont 2030. The annexation and the rezoning will allow the construction of a single-family detached home to be connected to Village utilities. Pursuant to the Lemont 2030 plan, sidewalks for pedestrians should be incorporated. The applicants have not yet submitted a site plan for the single-family home. Staff is recommending that the public sidewalk and parkway requirements of the Unified Development Ordinance (UDO) Sections 17.26.110 and 17.26.120 and Table 17-26-01 be met at permit submittal as a condition of approval.

Compatibility with Existing Land Uses. There are no compatibility issues. The properties to the north, south and west are single-family detached homes. The property to the east was recommended for annexation at the September, 2017 PZC meeting.

Traffic & Site Access. Staff has no concerns with access or traffic. The amount of traffic that is generated by one single-family home is not significant enough to impact the level of service of 132nd Street.

Landscaping. The UDO requires parkway trees be installed. Staff is recommending that 1 canopy tree is installed every 40 ft. pursuant to UDO Table 17-20-01 as a condition of approval.

Engineering & Stormwater. The Village Engineer has requested consent from the property owners that they will not object to any future Special Assessment or Special Service Area should there be a future need to extend Village sewer and water utilities.

Village Arborist Comments. The Village Arborist notes that at permit a tree inventory will be required trees 6 in. in diameter at breast height or larger. Owner will also be responsible for tree protection fencing and an action plan for tree care activities such as root pruning, crown pruning, and fertilizing for trees that are to be saved, pursuant to UDO Section 17.20.130 Tree Preservation.

Fire District Comments. The Fire Marshal’s comments are attached with no objections.

CONCLUSIONS & RECOMMENDATIONS

The proposed Annexation and Rezoning meets with the goals of the Lemont 2030 plan and principally meets the requirements of the UDO. Staff recommends approval with the following conditions:



1. Owners will install parkway and sidewalk pursuant to UDO 17.26.110 and 17.26.120 at time of building permit.
2. Owners will install parkway canopy trees per UDO Table 17-20-01 at time of building permit.
3. The property owners confirm in writing that they will not object to any future Special Assessment or Special Service Area should there be a need to extend utilities.

ATTACHMENTS

1. Site Photographs
2. Fire Marshal review
3. Village Arborist review
4. Application package



Attachment 1. Site Photos



Figure 1 of 2: streetview looking east



Figure 2 of 2: streetview looking west



LEMONT FIRE PROTECTION DISTRICT



BUREAU OF FIRE PREVENTION

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

October 12, 2017

Building Department
Village of Lemont
418 Main Street
Lemont, IL. 60439

Re: Land Use Application – Annexation and Rezoning
1250 West 132nd
Lemont, IL, 60439

Dear Building Department;

This Department is in receipt of the site plans for the above mentioned project. The 2015 edition of the International Fire Code along with local amendments were used for this review. These plans are APPROVED AS NOTED subject to the following comments:

1. The address for the properties shall be permanently displayed, either on a sign or on the building. The type and size of the address a minimum four inches (4") - shall be in compliance with Lemont Fire Protection District Ordinance #16-01, and International Fire Code, 2015 Edition (Section 505).
2. No further comments for this property.

The review of these drawings does not relieve the contractor or building owner from designing and installing and completing this project per all code and standard requirements. Fire code and standard requirements not necessarily noted on these plans, in the plan review letter, or noted during inspections are still required to be provided and installed in full compliance with all adopted codes standards and ordinances. I will recommend approval of these plans with the stipulation that the above items are addressed and complied with. This APPROVAL with noted requirements of the Codes and Standards for the submitted project is not to be construed as final approval. This can only be granted after construction and occupancy inspections. If you should have any further questions please don't hesitate to contact me.

Sincerely,

Benjamin DeAnda, MPA, MS, CFO, FM
Fire Marshal
cc: Village of Lemont Building Department



October 12, 2017

Mr. Jason Berry, AICP
Community Development Director
Village of Lemont
418 Main Street
Lemont, IL 60439

RE: Case #17-12 1250 W. 132nd Court
Annexation and Rezoning

Dear Jason:

As requested, I have visited the reviewed the existing vegetation. The following comments summarize my review:

1. The site is heavily wooded. The majority of trees within 50 feet of the pond are primarily cottonwood and willow. Healthy oaks both large and small cover the remainder of the rest of the site.
2. The site development plan must include a tree inventory of trees 6" D.B.H. and larger. Tree protection fencing and an action plan for tree care activities such as root pruning, crown pruning, and fertilizing for trees that are to be saved. Reference Village ordinance section 17.20.130 Tree Preservation.

Sincerely,
URBAN FOREST MANAGEMENT, INC.

Charles A. Stewart
Vice-President

Annexation Application Form (with or without rezoning)

TYPE OF APPROVAL REQUESTED

CHECK ALL THAT APPLY:

- Annexation and Annexation Agreement
- Rezoning

APPLICANT INFORMATION

Wesley Tomala and Elizabeth Tomala

Applicant Name

Company/Organization

120 Doolin Street, Lemont, IL 60439

Applicant Address

630-886-4620

Telephone & Fax

wtomala44@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

1250 W. 132nd Court, Lemont, IL 60439

Address of Subject Property/Properties

22-31-404-001-0000

Parcel Identification Number of Subject Property/Properties

1 acre

Size of Subject Property/Properties

DESCRIPTION OF REQUEST

Annexation and rezoning to R4 to construct one single family residence.

Brief description of the proposed annexation/rezoning

REQUIRED DOCUMENTS

See Form 506-A, *Annexation 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: _____

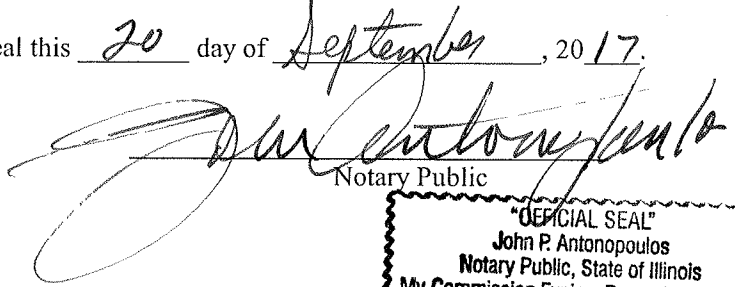
Escrow Amount Enclosed: _____

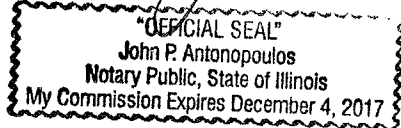
STATE OF ILLINOIS)

COUNTY OF COOK)

I, the undersigned, a Notary Public DO HEREBY CERTIFY that Wesley Tomala, personally known to me to be the person whose name is subscribed to the foregoing Petition for Annexation, appeared before me this day in person and acknowledged that he/she, being thereunto duly authorized, signed and delivered said Petition for Annexation as his/her own free and voluntary act, for the uses and purposes therein set forth.

GIVEN under my hand and official seal this 20 day of September, 2017.


Notary Public

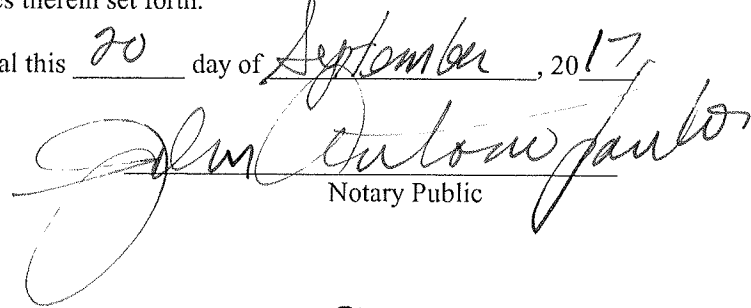


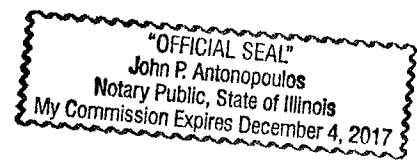
STATE OF ILLINOIS)

COUNTY OF COOK)

I, the undersigned, a Notary Public DO HEREBY CERTIFY that Elizabeth Tomala, personally known to me to be the person whose name is subscribed to the foregoing Petition for Annexation, appeared before me this day in person and acknowledged that he/she, being thereunto duly authorized, signed and delivered said Petition for Annexation as his/her own free and voluntary act, for the uses and purposes therein set forth.

GIVEN under my hand and official seal this 20 day of September, 2017.


Notary Public



Annexation Application Form

Village of Lemont

APPLICATION FEE & ESCROW

Rezoning 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

Annexation 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 = \$750 for annexation, plus \$500 for rezoning

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 annexation 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 annexation 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.

Wesley S Tomala
 Signature of Applicant

Date

Illinois

Cook

State

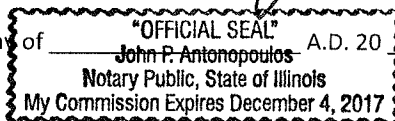
County

I, the undersigned, a Notary Public in and for the aforesaid County and State, do hereby certify that Wesley Tomala 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.

John P. Antonopoulos
 Notary Signature

Given under my hand and notary seal this 20 day of Sept A.D. 20 17.

My commission expires this _____ day of _____ A.D. 20 _____.



Annexation Application Form

Village of Lemont

APPLICATION FEE & ESCROW

Rezoning 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	

Annexation 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).

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Elizabeth Tomala

Signature of Applicant
Illinois

Date
Cook

State

County

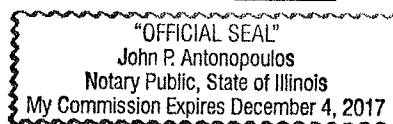
I, the undersigned, a Notary Public in and for the aforesaid County and State, do hereby certify that Elizabeth Tomala is personally known to me to be the same person whose name is subscribed to the foregoing instrument, and that said person signed, sealed and delivered the above petition as a free and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

John P. Antonopoulos

Notary Signature

Given under my hand and notary seal this 20 day of Sept A.D. 2017.

My commission expires this _____ day of _____ A.D. 20_____.

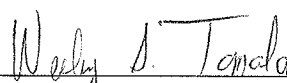


September 19, 2017

Village of Lemont Planning and
Economic Development Department
418 Main Street
Lemont, IL 60439

Re: Dakota Glen Homeowners Association

Please be advised that we have retained the services of John P. Antonopoulos to act as our attorney and agent in connection with filing the application for Annexation and Rezoning. Mr. Antonopoulos is authorized to execute any and all documents necessary and to receive communications that may be required to complete and process our annexation and application.

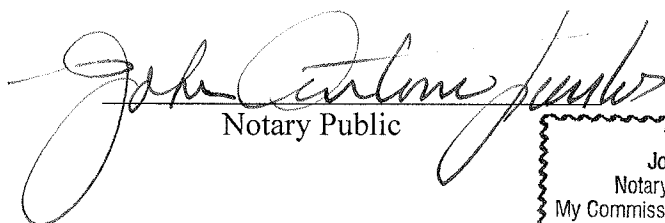


Wesley Tomala

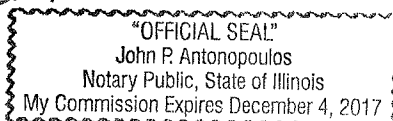


Elizabeth Tomala

Subscribed and sworn to before me this
19th day of September 2017.



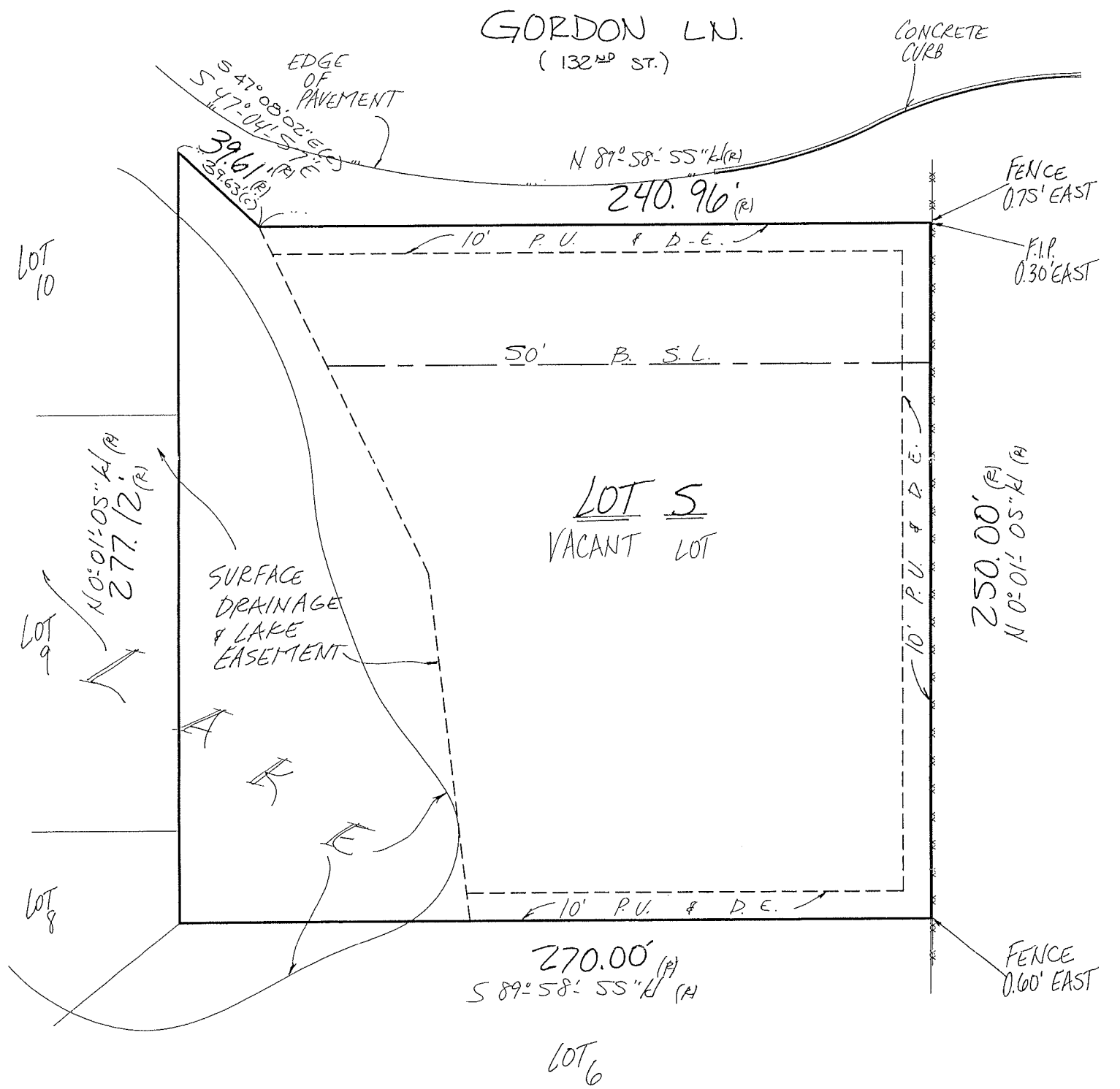
Notary Public



LOT 5 IN CACHE LAKE SUBDIVISION, A PART OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 31, TOWNSHIP 37 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

AREA OF SURVEY:
 "CONTAINING 67,914 SQ. FT. 1.56 ACRES MORE OR LESS"

GORDON LN.
 (132ND ST.)



STATE OF ILLINOIS }
 COUNTY OF WILL }SS

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

DATED, THIS 18TH DAY OF OCTOBER, A.D., 2007, AT ROMEOVILLE, ILLINOIS.

Mark A. Lindstrom

CLIENT FIORE

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035- 3482 JOB NO. 92661-07



Warranty Deed

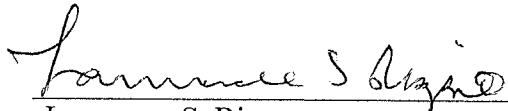
ILLINOIS

Above Space for Recorder's Use Only

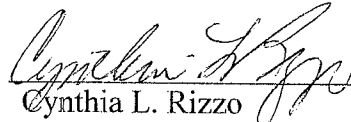
THE GRANTOR(s), Lawrence S. Rizzo and Cynthia L. Rizzo, husband and wife, of the Village of Lemont, County of Cook, State of Illinois, for and in consideration of TEN and 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEY(s) and WARRANT(s) to Wesley Tomala and Elizabeth Tomala, husband and wife, of 120 Doolin Street, Lemont, Illinois 60439, as Joint Tenants, the following described Real Estate situated in the County of Cook, in the State of Illinois to wit: *(See Page 2 for Legal Description)*, hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

SUBJECT TO: General taxes for 2016 and subsequent years; Covenants, conditions and restrictions of record, if any;
Permanent Real Estate Index Number(s): 22-31-404-001-0000 ✓
Address(es) of Real Estate: 1250 W. 132nd Court, Lemont, Illinois 60439

The date of this deed of conveyance is August 22, 2017.



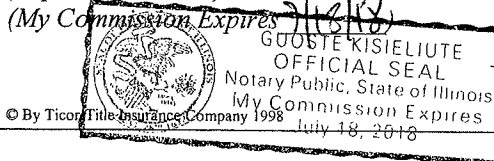
Lawrence S. Rizzo



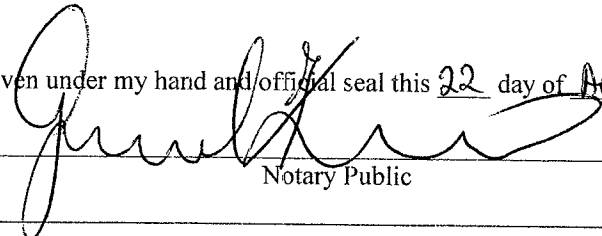
Cynthia L. Rizzo

State of Illinois, County of DuPage ss. I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Lawrence S. Rizzo personally known to me to be the same person(s) whose name(s) is(are) subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she(they) signed, sealed and delivered the said instrument as his/her(their) free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

(Impress Seal Here)



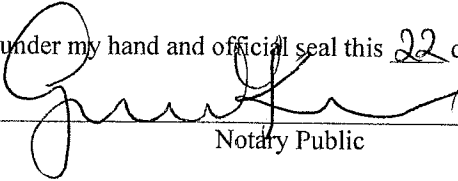
Given under my hand and official seal this 22 day of August, 2017.



Notary Public

State of Illinois, County of DuPage ss. I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Cynthia L. Rizzo personally known to me to be the same person(s) whose name(s) is(are) subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she(they) signed, sealed and delivered the said instrument as his/her(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 22 day of August, 2017.


Notary Public

© By Ticor Title Insurance Company 1998

LEGAL DESCRIPTION

For the premises commonly known as: **1250 W. 132nd Court, Lemont, Illinois 60439**

See Legal Attached.

<p>This instrument was prepared by:</p> <p>Michael A. Angileri, Esq. 1450 Plainfield Rd. Ste. 1 Darien, IL 60561</p>	<p>Send subsequent tax bills to:</p> <p>Wesley Tomala and Elizabeth Tomala 120 DUBLIN STREET LEMONT IL 60439</p>	<p>Recorder-mail recorded document to:</p> <p>WESLEY TOMALA AND ELIZABETH TOMALA 120 DUBLIN STREET LEMONT IL 60439</p>
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EXHIBIT A

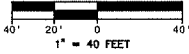
LOT 5, IN CACHE LAKE SUBDIVISION, A PART OF THE NORTHEAST 1/4 OF THE
SOUTHEAST 1/4 OF SECTION 31, TOWNSHIP 37 NORTH, RANGE 11, EAST OF THE THIRD
PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

P/N: 22-31-404-001-0000

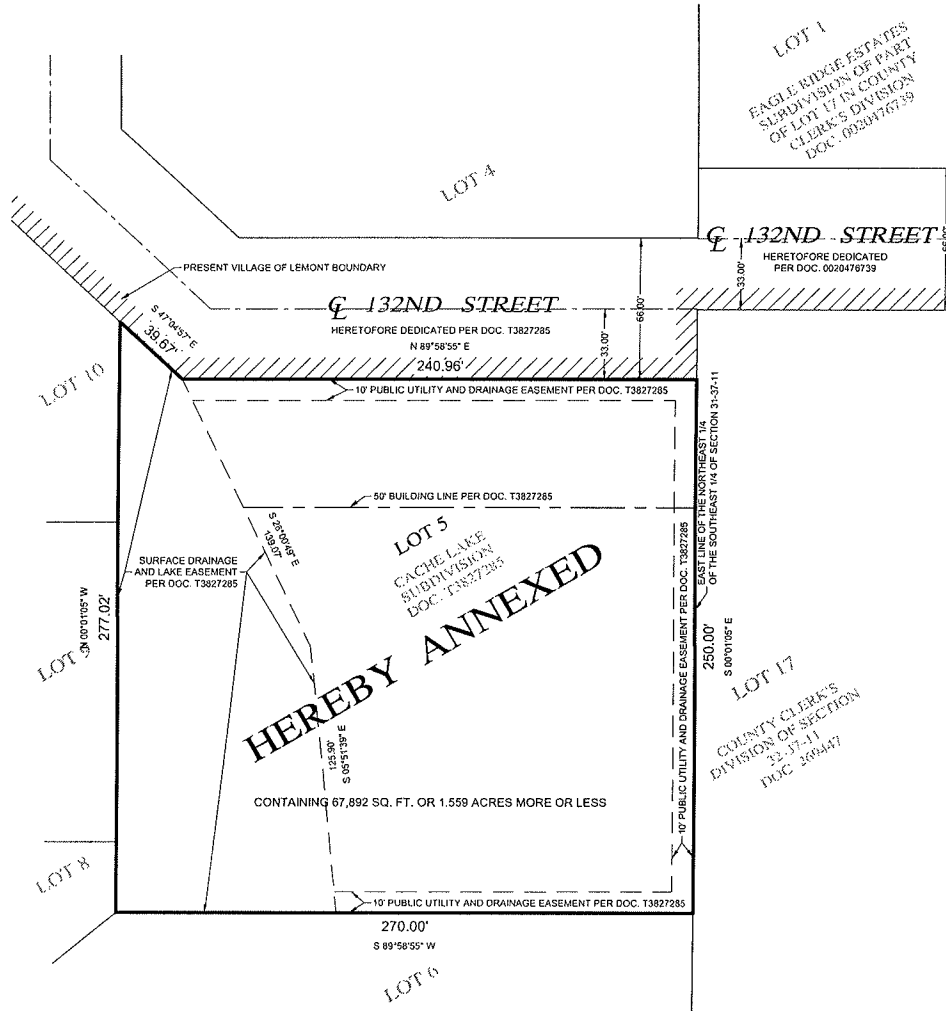
PLAT OF ANNEXATION

LEGALLY KNOWN AS:

LOT 5 IN CACHE LAKE SUBDIVISION, A PART OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 31, TOWNSHIP 37 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.



BASIS OF BEARING:
EAST LINE OF THE NORTHEAST 1/4 OF THE
SOUTHEAST 1/4 OF SECTION 31-37-11
PER RECORD SUBDIVISION PLAT,
S 00°11'05" E



STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

IRREVOCABLE PETITION REQUESTING ANNEXATION TO THE VILLAGE OF LEMONT

TO: THE VILLAGE CLERK, VILLAGE OF LEMONT, ILLINOIS

WE, THE UNDERSIGNED PETITIONERS, OWNERS OF RECORD OF ALL OF THE LAND HEREIN REQUESTING TO BE ANNEXED, RESPECTFULLY REPRESENT, UNDER OATH, THAT ALL CONDITIONS REQUIRED FOR ANNEXATION TO THE VILLAGE OF LEMONT PURSUANT TO AND IN ACCORDANCE WITH ILLINOIS MUNICIPAL CODE CHAPTER 65 ILLINOIS COMPILED STATUTES SECTION 57-1-1-8 DO HEREBY STATE UNDER OATH TO WIT:

1. THAT THE TERRITORY REQUESTED TO BE ANNEXED IS DESCRIBED AS FOLLOWS: (SEE LEGAL DESCRIPTION ATTACHED HERETO ON EXHIBIT A AND MADE A PART HEREOF)
2. THAT THE DESCRIBED TERRITORY IS NOT WITHIN THE CORPORATE LIMITS OF ANY MUNICIPALITY BUT IS CONTIGUOUS TO THE VILLAGE OF LEMONT, A MUNICIPALITY ORGANIZED AND EXISTING UNDER THE LAWS OF THE STATE OF ILLINOIS.
3. THAT A PLAT OF ANNEXATION SHOWING THE DESCRIBED TERRITORY IS ATTACHED HERETO AND MADE A PART OF THIS PETITION OR WILL BE PROVIDED PRIOR TO ADOPTION OF THE ORDINANCE ANNEXING SAID TERRITORY.

4. THAT THIS PETITION IS SIGNED BY ALL OF THE OWNERS OF RECORD OF ALL LAND IN THE DESCRIBED TERRITORY AND AT LEAST 51% OF THE ELECTORS RESIDING IN THE DESCRIBED TERRITORY.
5. THAT THIS PETITION IS IRREVOCABLE ONCE SIGNED AND SUBMITTED TO THE VILLAGE OF LEMONT BY THE OWNER(S) OF RECORD.

WHEREFORE, YOUR PETITIONERS RESPECTFULLY REQUEST THE CORPORATE AUTHORITIES OF THE VILLAGE OF LEMONT TO ANNEX THE ABOVE DESCRIBED TERRITORY TO THE VILLAGE OF LEMONT

NAME (PRINTED AND SIGNED)	ADDRESS	OWNER (CHECK ALL THAT APPLY)	ELECTOR
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, THE UNDERSIGNED, A NOTARY PUBLIC DO HEREBY CERTIFY THAT _____ PERSONALLY KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED IN THE FOREGOING PETITION FOR ANNEXATION, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT HE/SHE, BEING THEREUNTO DULY AUTHORIZED, SIGNED AND DELIVERED SAID PETITION FOR ANNEXATION AS HIS/HER OWN FREE AND VOLUNTARY ACT, FOR THE USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND OFFICIAL SEAL THIS _____ DAY OF _____, 20____

NOTARY PUBLIC

STATE OF ILLINOIS
COUNTY OF DUPAGE

THIS IS TO CERTIFY THAT I, THE UNDERSIGNED, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, HAVE CAUSED TO BE DRAWN FROM RECORDS THE ABOVE-DESCRIBED PROPERTY, AND THAT THIS PLAT WAS PREPARED FOR THE PURPOSES OF ANNEXATION TO THE VILLAGE OF LEMONT, AND THAT THIS PLAT OF ANNEXATION ACCURATELY DEPICTS SAID PROPERTY.

GIVEN UNDER MY HAND AND SEAL THIS 18TH DAY OF SEPTEMBER, A.D., 2017, AT LISLE, ILLINOIS.

Thomas J. Neal
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035-2205
MY LICENSE EXPIRES NOVEMBER 30, 2018
ILLINOIS PROFESSIONAL DESIGN FIRM PROFESSIONAL
ENGINEERING CORPORATION NO. 184-001245



Morris Engineering, Inc.
Civil Engineering • Consulting
Land Surveying
515 Warrenville Road, Lisle, IL 60532
Phone: (630) 271-0770
Survey: (630) 271-0599
FAX: (630) 271-0774
Website: www.ecivil.com



www.lemont.il.us

FINDINGS OF FACT AND RECOMMENDATIONS SHEET
CASE # 17-12 1250 W 132nd COURT ANNEXATION AND REZONING

FINDINGS. Based upon the evidence and testimony presented in the public hearing, the Planning & Zoning Commission finds the following:

1. The Comprehensive Plan map designates this area Contemporary Neighborhood (CTP).
2. The subject property does achieve the goals of the Lemont 2030 Comprehensive plan.
3. The request is consistent with the surrounding land uses.

RECOMMENDATION. For the reasons set forth above, the Planning & Zoning Commission recommends the following to the Lemont Village Board of Trustees:

 X Approval of the requested Annexation and Rezoning

 Denial of the requested Annexation and Rezoning

CONDITIONS. The foregoing recommendation is made subject to the following conditions:

1. The owners will install parkway and sidewalk pursuant to UDO 17:26.110 and 17:26.120 at time of building permit.
2. The owners will install parkway canopy trees per UDO Table 17-20-01 at time of building permit.
3. The property owners confirm in writing that they will not object to any future Special Assessment or Special Service Area should there be a need to extend utilities.

CHAIRMAN
LEMONT PLANNING & ZONING COMMISSION

11/6/17

DATE

Jason Berry

Subject: FW: 1250 W 132nd St
Attachments: aerial map.pdf; 17-12 Annexation Application Form 1250 W 132nd Ct.pdf; 132nd Ct infrastructure.png; 20171102114548824.pdf

From: Jim Cainkar - Main Account [mailto:jimcainkar@novotnyengineering.com]
Sent: Thursday, November 2, 2017 12:34 PM
To: Jason Berry <JBerry@lemont.il.us>
Cc: George Schafer <gschafer@lemont.il.us>; Ralph Pukula <rpukula@lemont.il.us>
Subject: FW: 1250 W 132nd St

Jason:

See below utility extension costs:

To Center of Lot

									<u>Estimated Cost</u>
8" Sanitary Sewer (8 to 10 Ft Deep)	150	Feet	@	\$150.00	*	=			\$22,500.00
8" Water Main (5.5 Ft Deep)	120	Feet	@	\$110.00		=			\$13,200.00

To West End of Lot

8" Sanitary Sewer (8 to 10 Ft Deep)	280	Feet	@	\$150.00	*	=			\$42,000.00
8" Water Main (5.5 Ft Deep)	230	Feet	@	\$110.00		=			\$25,300.00

Hydrant Cost is \$4,000.00 (to be added to above water main costs).

*Includes Manhole(s)

Note: The above utility extensions require an IEPA permit (for the water main)m as well as a MWRDGC permit (for the sanitary sewer).

Thank you,

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



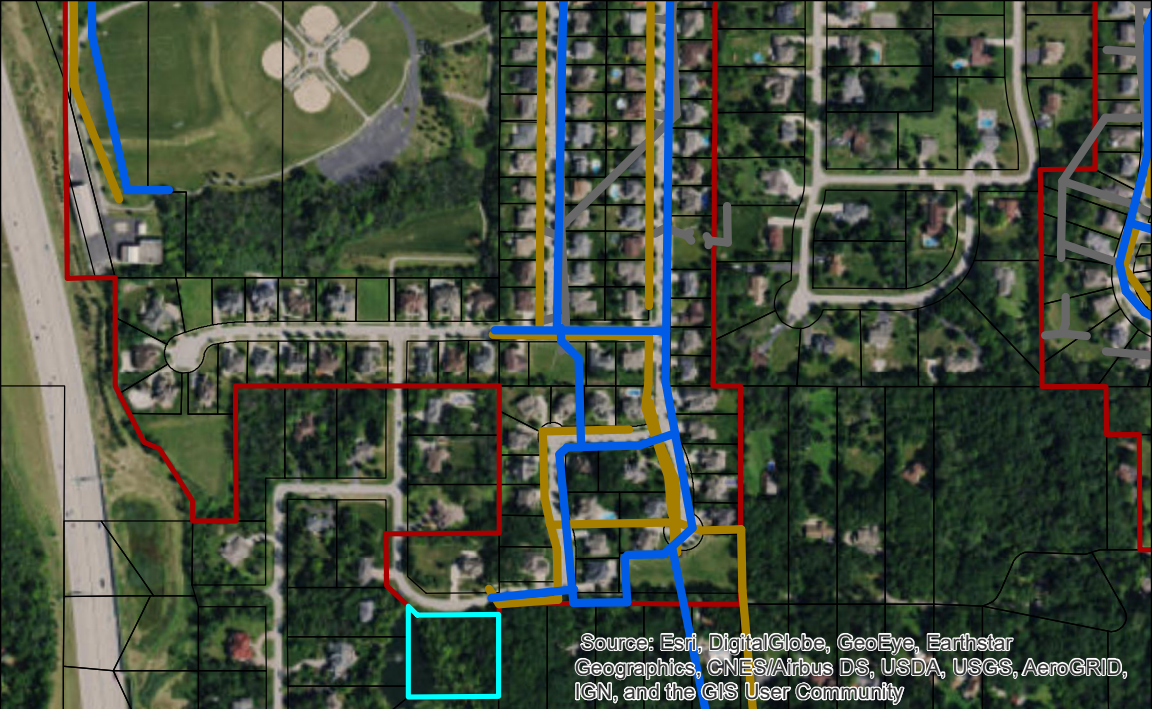
545 Plainfield Road, Suite A
Willowbrook, IL 60527

T: 630-887-8640

F: 630-887-0132




jimcainkar@novotnyengineering.com

File No.



Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

Utilities

-  WATER_MAIN
-  SANITARY_SEWER
-  STORM_SEWER

TO: Village Board
FROM: George J. Schafer, Village Administrator
Jason Berry, Community Development Director
SUBJECT: Discussion of Economic Development Initiatives
DATE: November 8, 2017

SUMMARY/ BACKGROUND

As part of the approved FY 17-18 budget, the Village Board approved funding for outside economic development services to provide retail recruitment and related services. The proposed project included consulting services through a retail recruitment strategist such as Retail Coach or Retail Strategies via a request for proposal (RFP) process and would be an initial component of a multi-year plan.

The foundation for a retail recruitment strategy is already being undertaken from a staff level, which includes collection of data and developing partnerships with building and complex owners. Rather than move forward with a longer-range plan now, staff is recommending utilizing funds on several smaller projects to take advantage of some immediate needs and opportunities. The longer-range strategy, either recruitment, branding implementation, etc. will still be necessary, but staff recommends planning for these areas alongside the Village's upcoming strategic planning sessions and incorporating into future budget years.

The main areas for discussion with the Committee of the Whole include initiatives related to Route 83 and Main, Downtown Redevelopment, Website / Social Media enhancements and small business coordination/retention services.

Downtown Redevelopment

Two primary focus areas of the downtown for the next several months include the redevelopment of the Peterson Hardware site and planning for the restoration of the I&M Canal, both key economic development initiatives. There is potential investment into the hardware store site for a housing project. The Village has taken the lead on the project and is completing a survey of the property and adjacent Village land and has engaged a consultant to complete a housing study. The results of the study will be presented to the Village Board at a Committee meeting soon. The study can also be utilized to inform decisions elsewhere within the Village.

The other focus area is the I&M Canal restoration project. It does not appear the Army Corp of Engineers will permit the previously submitted dam project and as a result the Village will have to engage another engineer to take a more creative view of the situation. Staff is working with engineering companies on a proposal to provide services to the Village.

Route 83 and Main Village Owned Site –

The Village had previously been in preliminary discussions with a developer/broker looking to provide development oversight/brokerage services on behalf of the Village for the Village owned site. The discussions broke off due to cost considerations, as the developer/broker was requiring a significant retainer to provide the services. Village staff is currently making calls to engage an entity to work with the Village on a pure brokerage agreement., which will align everyone's interests. While looking for that development partner, staff has been reaching out to desired potential users and as a result staff has received preliminary interest from a boutique hotel company. The Village will be taking the lead on engaging a firm to complete a hotel study to prove up this potential. The hotel study can also be utilized to inform decisions elsewhere in Lemont.

Website Enhancement / Social Media Enhancements

Economic Development Subsite - An extension to our current village website will be implemented with the addition of a stand-alone site devoted to economic development. This site will be accessed from the main site's navigation bar with a title called Discover Lemont. The look of the site will have a similar layout as that of the home and secondary pages, but the top navigation and bottom feature bar will have different titles geared toward tourism, economic development and business attraction. Content will be pulled from the current Community Development pages and the old I Live Lemont website, along with new content. The Village will also be completing a minor redesign of the main web page. Costs for both projects will be minimal since the Village recently completed a full-scale remodel of the website and previously purchased additional services.

Social Media – We will continue to utilize the Heritage Corridor Convention Bureau as a resource for our social media campaign. Funds were budgeted in FY 17-18 to continue this program. The Village will also be implementing a LinkedIn account as part of its program.

Small Business Retention/Recruitment Services Partnership

Village Hall has a need for additional resources to be more proactive in working with new businesses, potential businesses and existing businesses. As such, staff is



recommending a pilot partnership with the Lemont Chamber of Commerce to provide small business coordination services to the Village, and would be operating within the existing structure of the Community Development Department. The partnership would include retention services to existing businesses along with recruitment services of small businesses along to the Village's business districts. The role will also include the coordination/administration of the Village's business license process, which is currently being filled by the Village's marketing coordinator. Shifting the work to this new resource allows certain Village Hall staff to reallocate it's time to other activities related to marketing and economic development. A short-term agreement to finish out this fiscal year is desired, and a potential longer-term agreement can be discussed during the FY 18-19 budget process.

-

BOARD ACTION REQUESTED

Discussion purposes only.

ATTACHMENTS

None.



