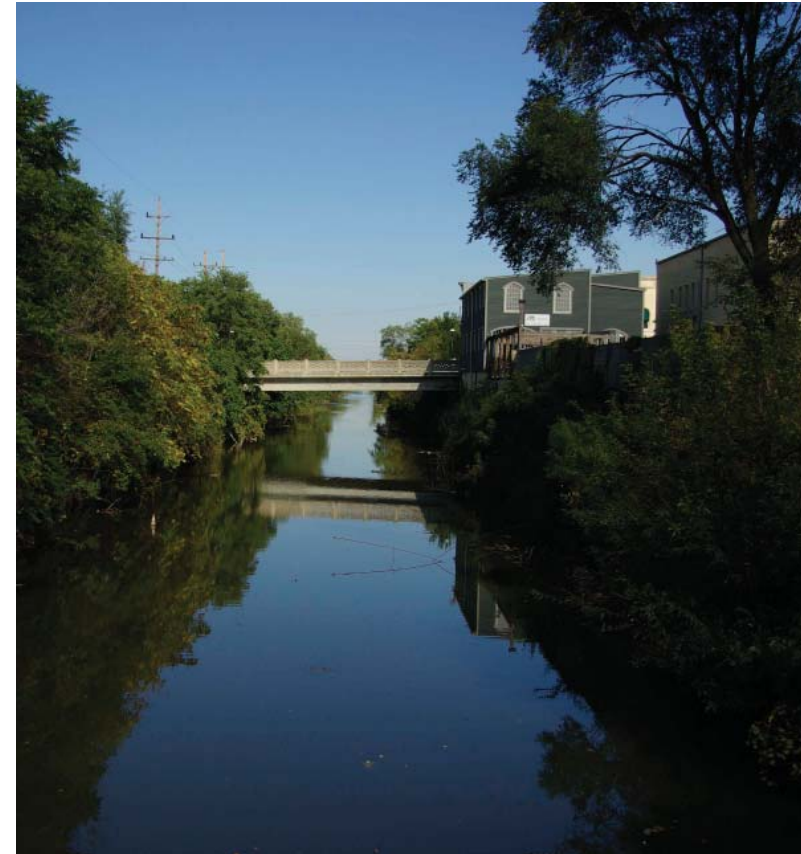


Village of Lemont Community Profile



February 2009

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prepared by
Community Development Department
Village of Lemont

Unless otherwise noted, all photographs by the
Community Development Department

This is the first edition of the Village of Lemont Community Profile. It contains data collected from the U.S. Census Bureau and Village records. Brief commentaries and interpretations accompany the graphic representations of the data. The document also offers background information on such items as education, amenities, and major employers.

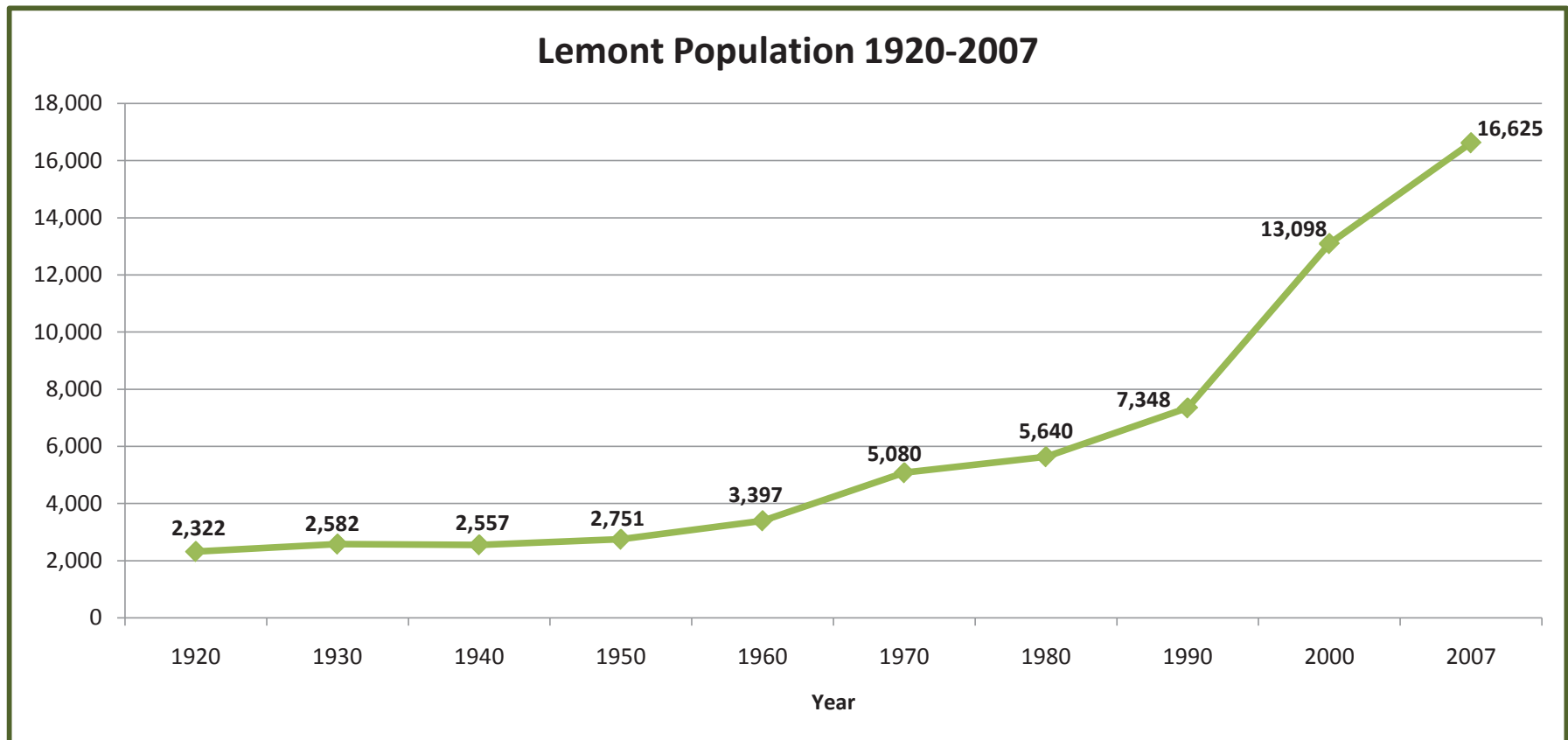
The last portion of the Community Profile is devoted to development in 2008. Here one can find information regarding new businesses, the progress of downtown development, and statistics and maps on home construction.

The Community Development Department intends to update the profile annually; expanded sections on amenities and will be included in future editions.

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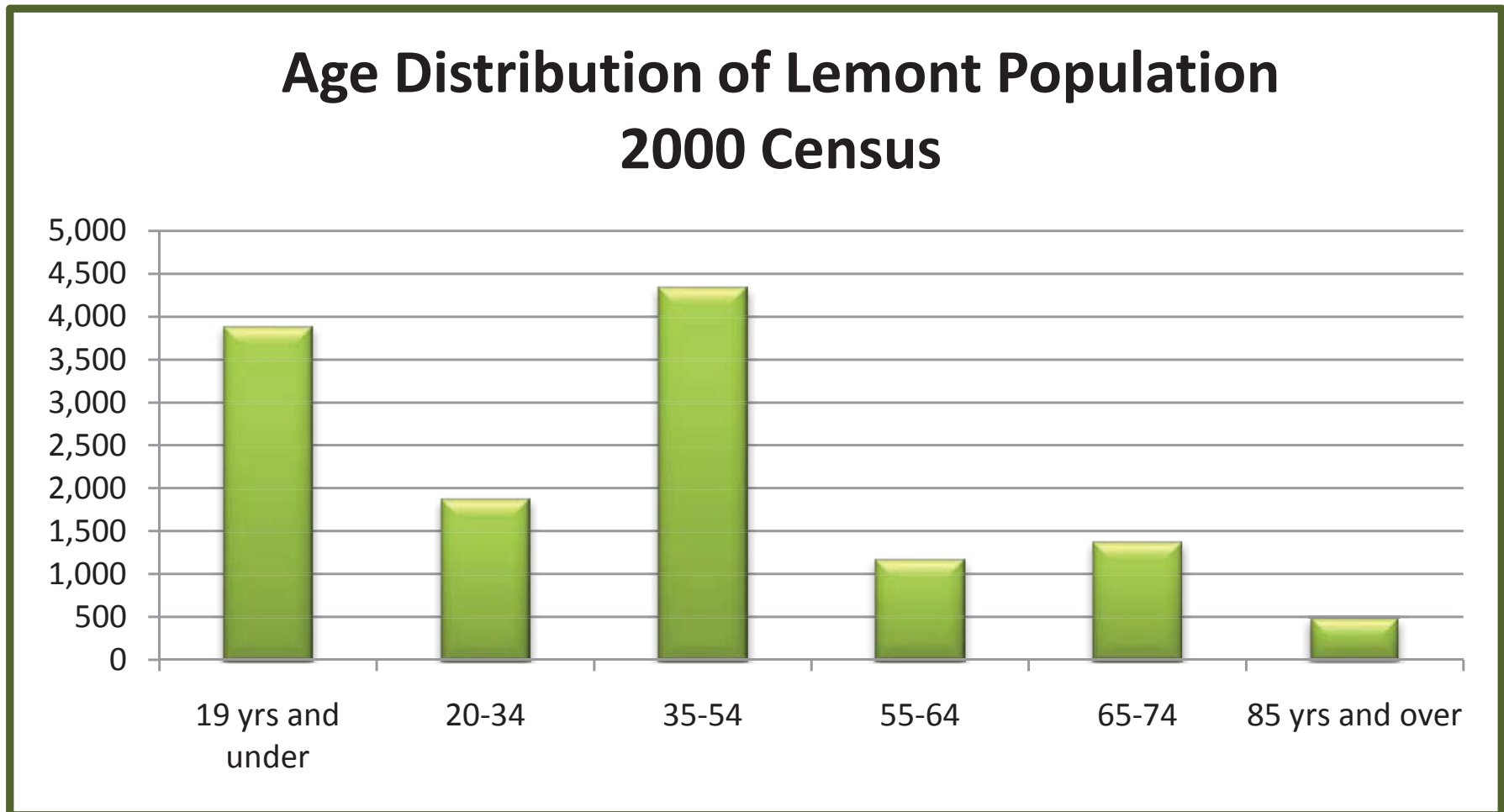
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Population Growth. Lemont's population grew slowly but steadily from about 1920 to 1990. In this 70-year period the population more than doubled, i.e., it grew on average about one percent a year. A housing boom beginning in the late 1980s fueled a dramatic increase in Lemont's size; within 17 years the population nearly tripled and the Village annexed more than 1,000 acres. Upon requests from the Village, the U.S. Census Bureau has conducted a special census twice since 2000. The most recent special census, in 2007, raised the Village's official population to 16,625. While land available for annexation is now somewhat limited, infill development and higher-density residential projects should drive continued population growth. The Chicago Metropolitan Agency for Planning predicts Lemont's population will be 30,209 in the year 2030.



Source: U.S. Census Bureau

Age Distribution. While Lemont had nearly 4,000 residents 19 years old and younger in 2000, the largest group was aged 35-54. The median age in Lemont was 38.3 years. Many recent developments have targeted the 55+ age group, with more townhouses, duplexes, and condos being built than in the past. Historically such dwelling units have been occupied by empty nesters, singles, single parents, or couples with relatively smaller families.



Source: U.S. Census Bureau

Race and Ancestry. The construction of the I&M Canal in the mid-nineteenth century brought an influx of European immigrants, particularly Irish, to Lemont. By 1870 the population was almost equally Irish, German, Swedish, Danish, and native-born¹. In the decades that followed, Polish and other eastern European immigrants became a large part of the ethnic mix. Today's racial and ethnic compositions of the Village reflect the northern and eastern European roots of the community's population. According to the 2000 U.S. Census, Polish is the most prevalent ancestry; 32.8% of residents identify themselves as of Polish descent. Other common ancestries include: German (25.5%); Irish (20.6%); and Lithuanian (4.1%). Lemont continues to be a home for eastern European immigrants. The Lithuanian World Center is part of a large and active Lithuanian community in town, and Lemont boasts a handful of European delicatessens where shoppers and staff are more likely to speak in Polish or Lithuanian than English. Another large cultural institution in the Village, the Hindu Temple of Greater Chicago, attracts worshipers largely from outside the Village population. The Village's Asian, African-American, Native and Hispanic and Latino populations remain small. An overwhelming majority of Lemont residents (95.9%) identified themselves as "non-Hispanic, white only" in the 2000 U.S. Census.

¹ Sonia Aamot Kallack, *Lemont and its People 1763-1910*, (Louisville: Chicago Spectrum Press, 1998), p. 136-140,



Clockwise from left: Hindu Temple of Greater Chicago; Ethnic festival at Lithuanian World Center; crosses at Lithuanian World Center.



Population Density. The 2000 U.S. Census reported the Village of Lemont's population density as 2,030 people per square mile. This does not approach the heavy densities found in some of Chicago's inner-ring suburbs. Cicero, for example, has a population density of over 16,000 people per square mile. Lemont's population density is similar to some of the outer ring suburbs in the Chicago region. See the chart on this page for a comparison with some selected communities.

The 2007 special census targeted subdivisions--some already annexed in 2000--that had undergone rapid build-out after the 2000 census. While the special census revealed a substantial population increase, recent annexations kept the population density virtually the same. It increased from 2,030 to 2,031 people per square mile.

Comparison of Population Density for Selected Municipalities, 2000	
Municipality (IL)	Population / Sq. Mi.
Palos Park	1,242
Naperville	1,290
Oswego	2,024
Lemont	2,030
West Dundee	2,040
Palos Heights	2,979
Palos Hills	4,240

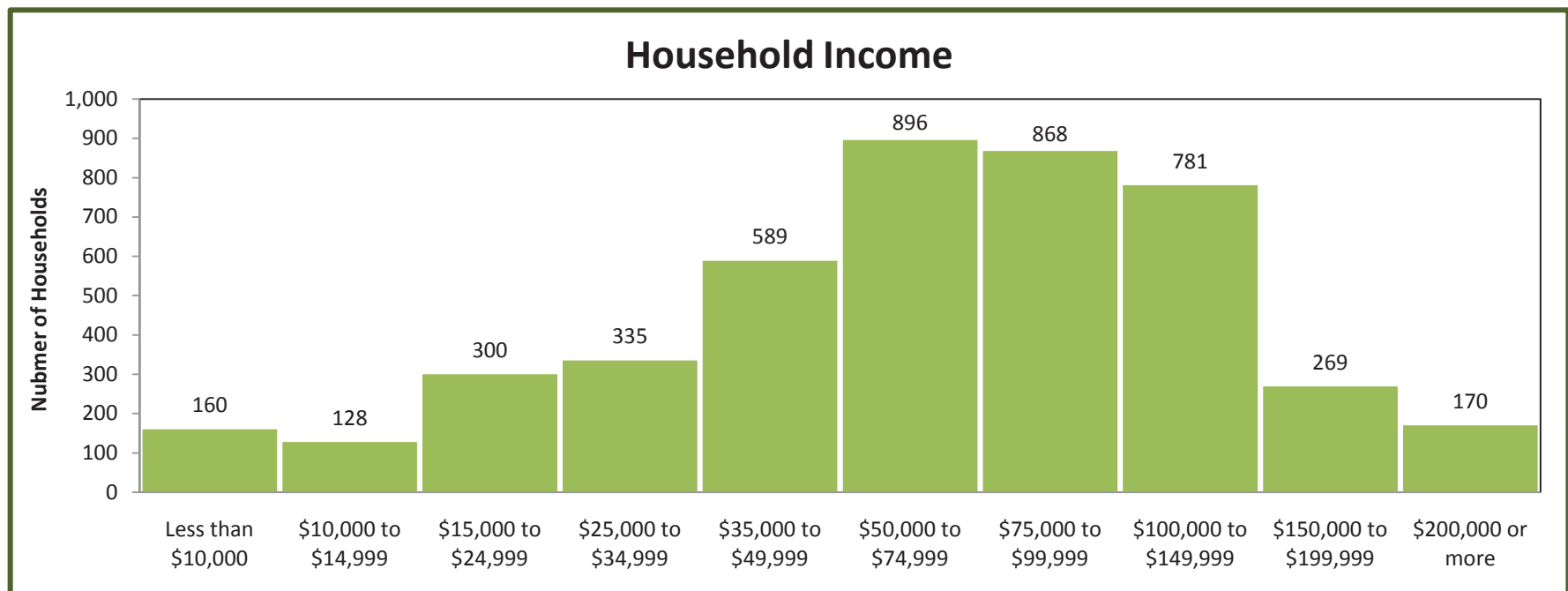
Source: U.S. Census Bureau, 2000 Census



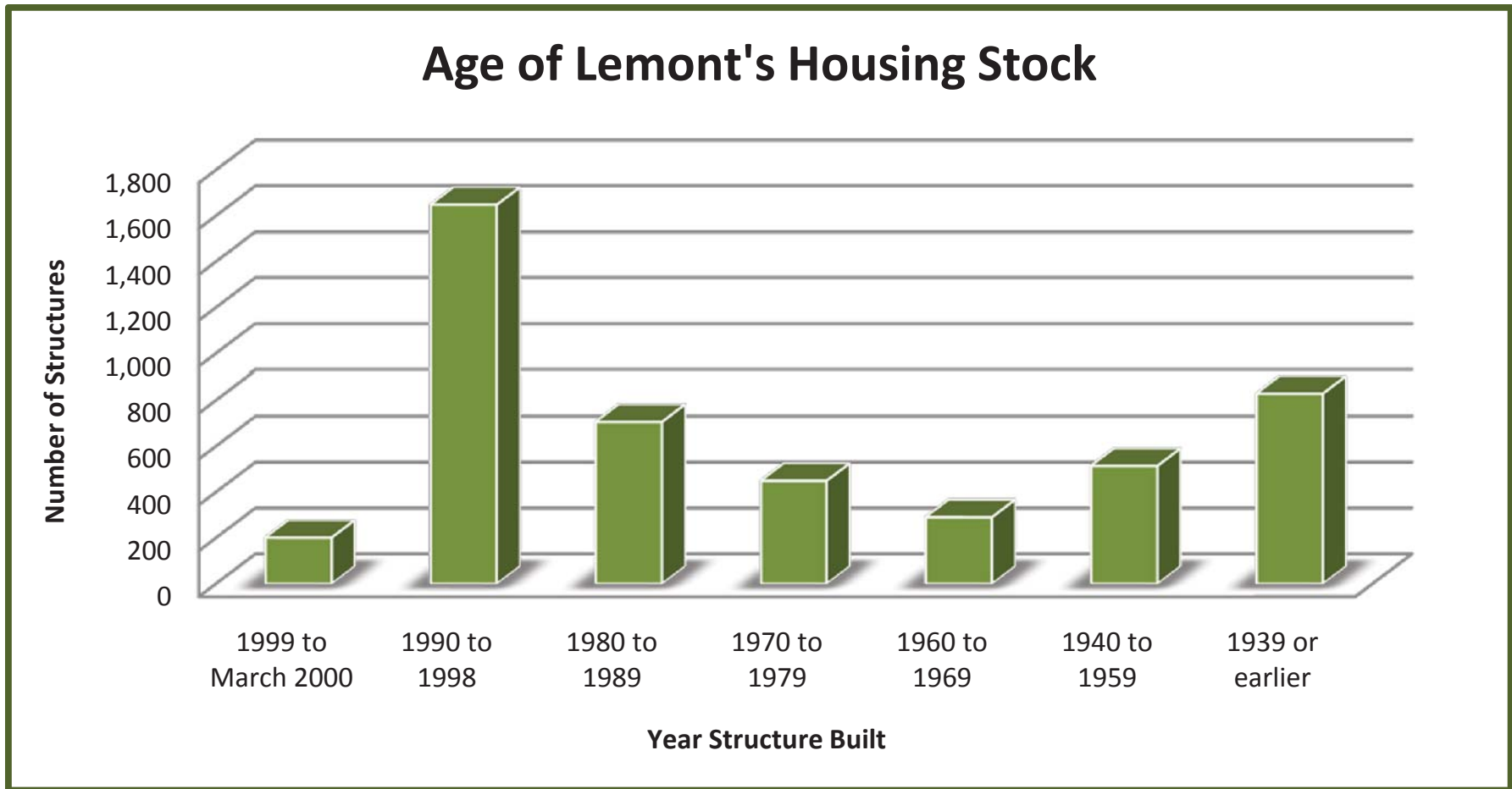
Aerial photo of Lemont, courtesy of Cook County

Household Income. According to 2000 census figures, Lemont's median household income ranks in the top six percent of all places in the United States. In 1999 the median household income in the Village was \$70,563. Comparatively, the statewide median household income for Illinois in 2004 was \$47,711. While the median household income for Lemont in 1999 was \$70,563, the average--or mean--household income was higher: \$82,347. Most likely there are at least a handful of households earning substantially more than \$200,000, i.e., household earnings at the high end of the scale are numerically distant from the remainder of the income data. These outliers thus account for the mean income being substantially higher than the median income.

Household Size & Type. The average household size in Lemont is 2.85 persons, according to the 2000 Census. This is higher than the state average of 2.63 persons per household. One reason Lemont has a comparatively high household size is likely because the majority of homes are occupied by families. As reported in the 2000 Census, only 19.6% of households in Lemont are occupied by people who live alone; 77.1% of households are filled by families. Of the families in Lemont, 39% included children under 18 years of age.



Source: U.S. Census Bureau, 2000 Census



Source: U.S. Census Bureau, 2000 Census

Housing Stock. The recent, rapid growth of Lemont is reflected in the housing stock. Over half of the total number of housing units reported in the 2000 Census were built between 1980 and March 2000.

Housing Tenure (Homeownership). Nearly 83% of people in Lemont own the homes in which they live. Just over 17% rent their homes. The most recent statewide homeownership rate for Illinois is 67.3%, as reported in the 2000 Census.

Housing Characteristics

The Village has expanded outward from its historic core; most of the newer homes are on the Village's periphery. Lemont, for the most part, escaped the teardown craze that swept the region over the last decade or so. Many charming homes, dating from the 1870s through the first half of the twentieth century, and built in a variety of residential styles of architecture, fill areas near the downtown. In 2002 Lemont established a historic district to protect these residential areas as well as the older commercial buildings in the downtown. In 2007 the Village strengthened its zoning regulations to further protect the older, established neighborhoods from the introduction of out-of-scale and out-of-character development.

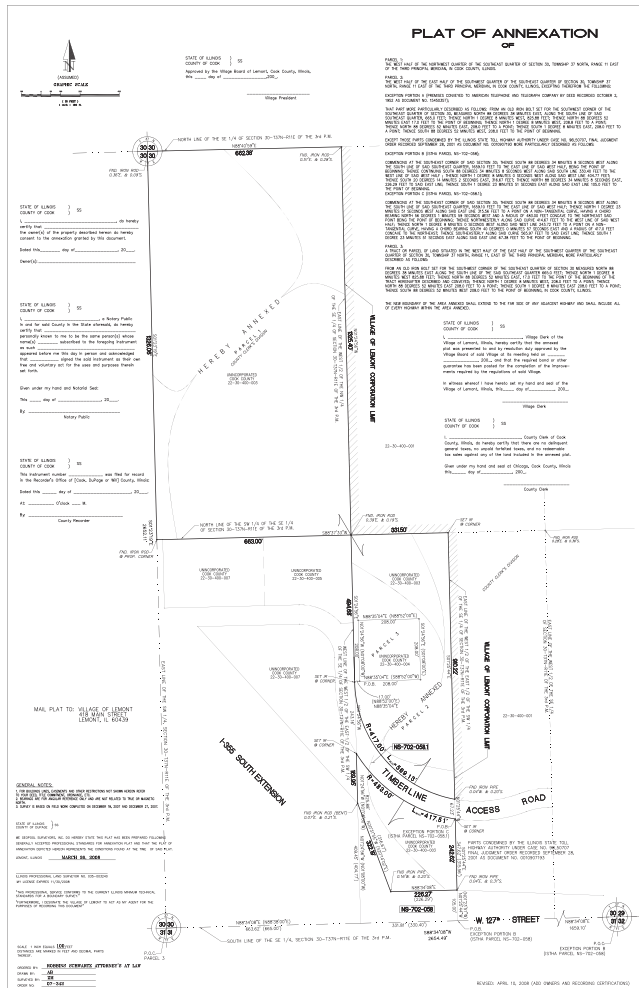


While not in the historic district, these older homes are nevertheless in a zoning district with controls that prohibit the demolition of smaller, older homes and their replacement with homes that are out-of-scale with the neighborhood.



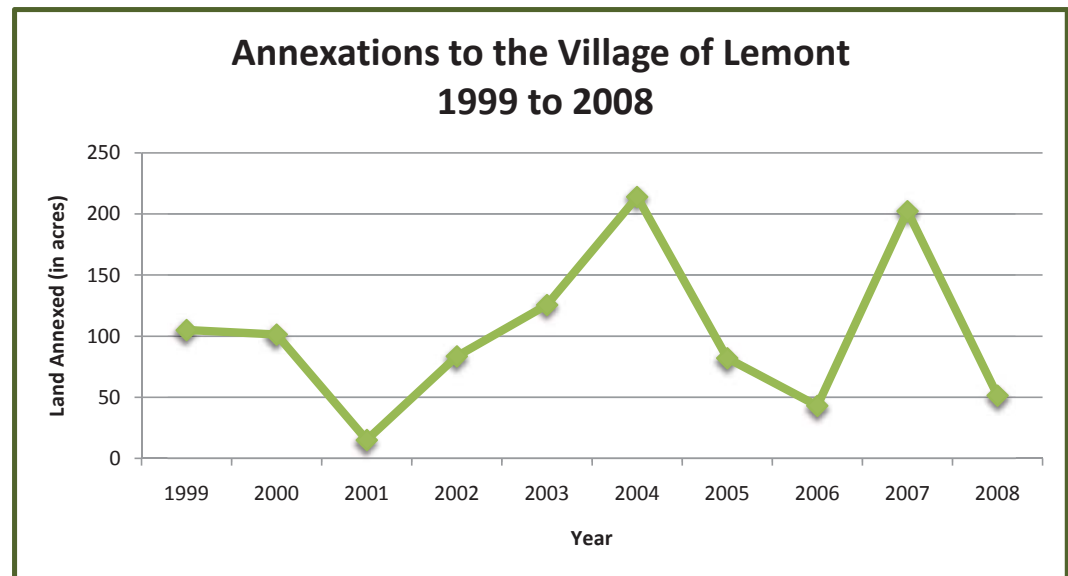
Much of Lemont's housing stock is relatively new. Above are recently-built homes in the Abbey Oaks subdivision. Below is an older home in Lemont's historic district. Whether new or old, most dwellings are owner occupied.



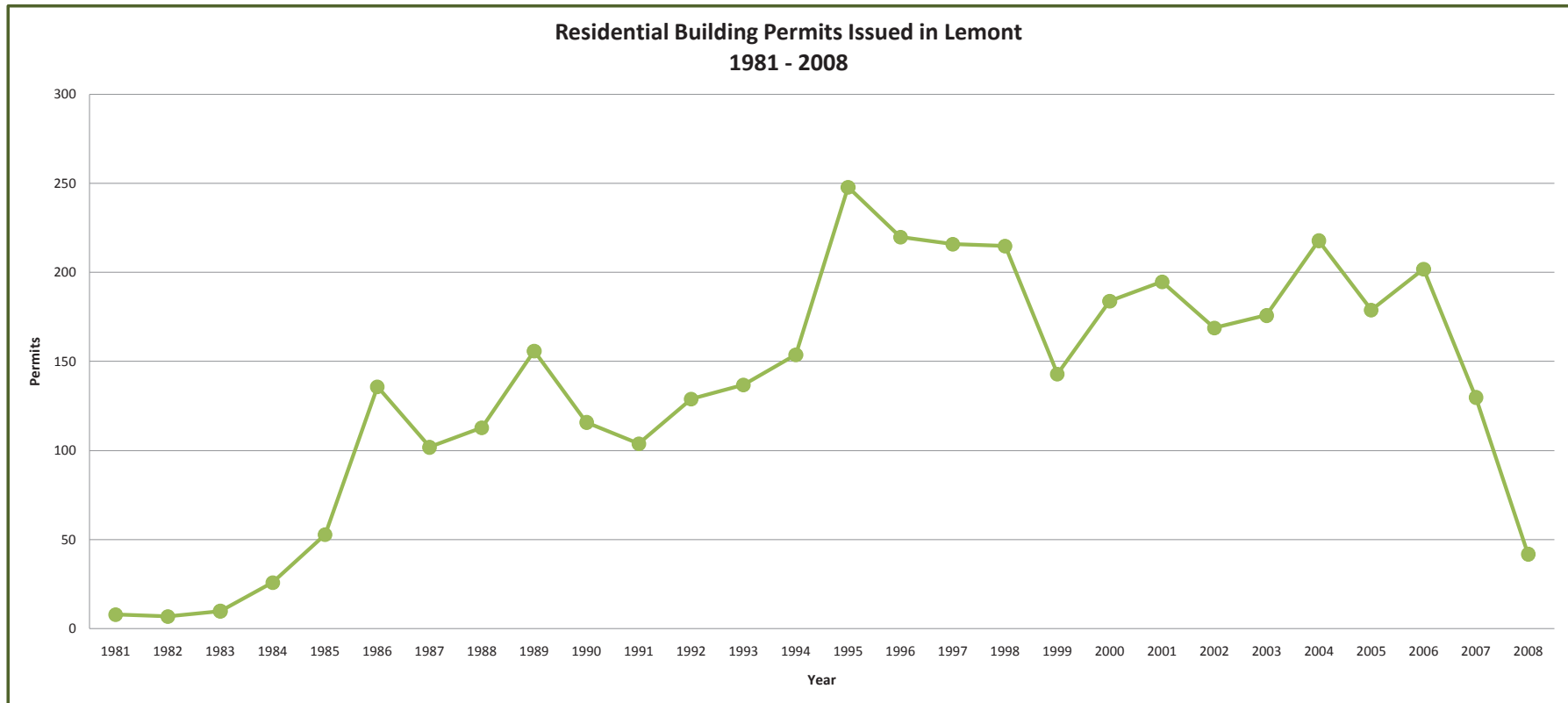


This plat was prepared for the annexation of Lemont Township property. It was one of a handful of annexations to the Village in 2008.

Annexations. Lemont annexed 1,024 acres, or 1.6 square miles, during the period from 1999-2008. Much of this land was annexed for new residential development. The largest residential annexation between 1998 and 2008 was the 131-acre Glen Oaks subdivision on the southwest corner of 131st Street and Parker Road. The Village also annexed a sizable piece of land (200 acres) from the Metropolitan Water Reclamation District of Greater Chicago in 2004 for use as commercial and recreational land. Overall, the village grew 24% in land area between December 1998 and December 2008 and now totals 5,238 acres (8.18 square miles) in area.

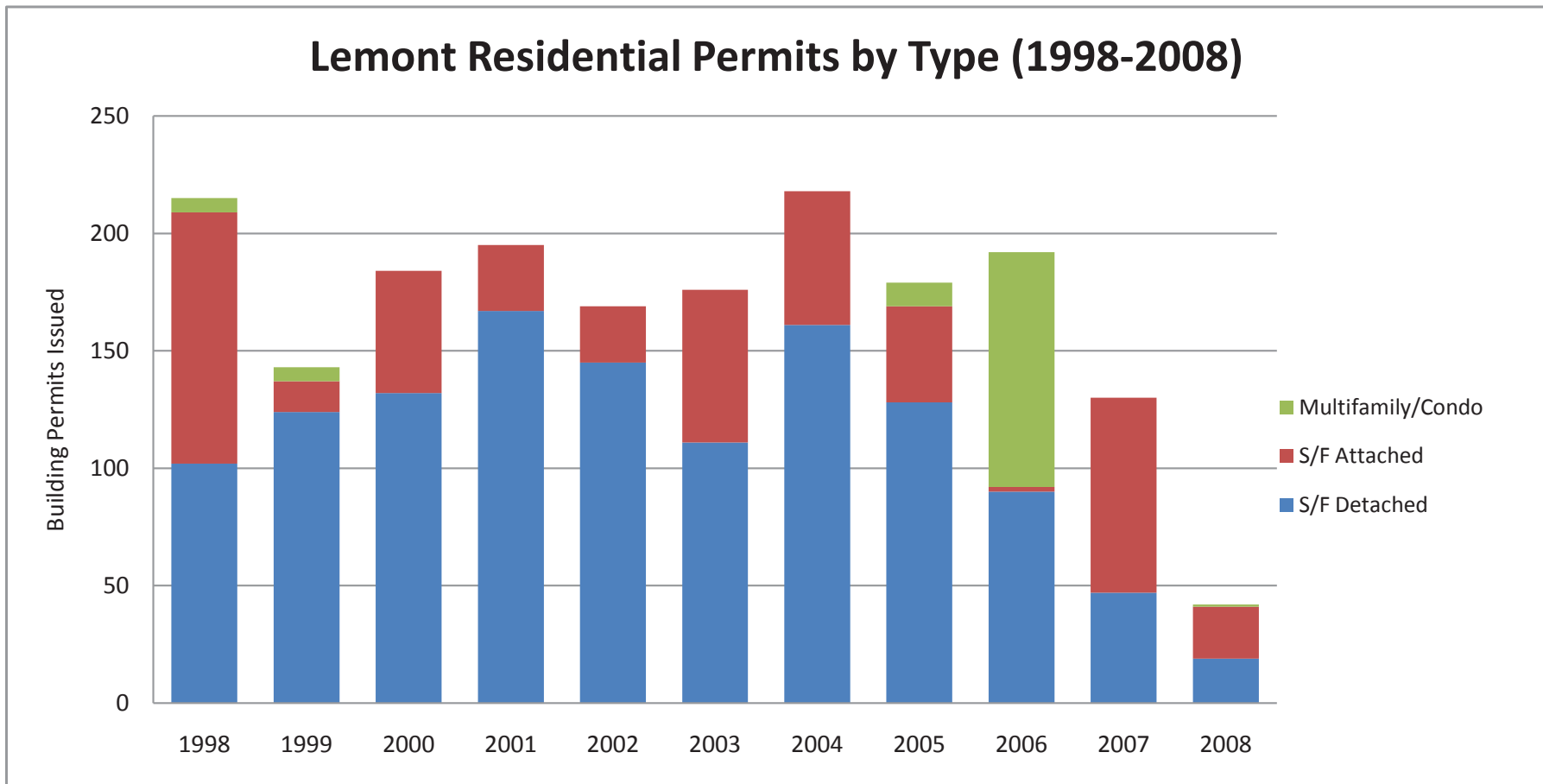


Source: Village ordinances



Source: Village Building Records

Residential Construction. Residential construction is an important indicator as a source of population growth and economic activity. Building permits are required to start construction, but they do not necessarily indicate occupancy. The Village's earliest records of building permits date to 1981. In the early 1980s permit activity was minimal, but by 1986 a housing boom was underway in the Village. For 22 consecutive years, from 1986 to 2007, over 100 building permits were issued annually. Although housing construction peaked in 1995-1998, housing starts remained strong through 2006, when the Village issued 202 permits for home construction. The housing market has since collapsed. In 2007 the Village issued only 130 permits, and in 2008 the Village issued less than 50 permits (42) for home construction for the first time since 1984.



Source: Village Building Department Records

Dwelling Unit Types. The graph above shows the total number of residential permits issued as well as the type of dwelling unit for which the permit was issued. The single-family attached category includes townhouses and duplexes. Most development projects approved by the Village between 1998 and 2005 consisted of either: (1) exclusively single-family detached homes; or (2) were largely comprised of single-family detached homes. The last three years have shown an increasing percentage of permits issued for condos, duplexes or townhomes. The Front Street Lofts (condos), Old Town Square (condos, townhomes), Bella Strada (townhomes), Singer Landing (townhomes), and Woodglen (duplexes) are all recently approved projects that were under construction 2006-2008. Glen Oaks Estates, the Montalbano proposal for the Leona Farm, was approved for 250 single-family detached units in 2006, but construction has yet to start and its impact is therefore not reflected in the chart.

Growth & Development



Projects approved and under construction since 2006 have been more apt to be for attached single-family or multi-family dwelling units than for detached single-family homes. Photographs of three of such projects are included here: (clockwise from top left) Woodglens duplexes, the Front Street Lofts condos, and Bella Strada townhouses.

Future Home Construction. The Village has approved numerous subdivisions over the past decade. Of course, many of the subdivisions were phased or have otherwise not been built out to the number of approved lots or dwelling units. The table on the left below lists all of the approved subdivisions

Subdivisions Where Home Construction Has Started, and Homes Remain to be Built			
Subdivision Name	# of (New) Dwelling Units	# of Permits Issued	Unbuilt Units/Lots Remaining
Glens of Connemara	140	22	118
Woodglen	90	34	56
Braircliffe	127	88	39
Asbury Woods III	39	12	27
Cov Knolls Phase 7	124	98	26
Rolling Meadows	38	18	20
Mayfair	56	37	19
Limestone	33	15	18
Smith Farms	19	3	16
Old Town Square	36	25	11
Singer Landing	42	32	10
Bella Strada	20	10	10
Chestnut Crossing	16	12	4
Fordham Hills	95	93	2
Amberwood	43	41	2
Eagle Ridge	22	20	2
Victorian Estates	3	1	2
Cov Knolls Phase 6B	53	52	1
Firerock Farm	12	11	1
South Pointe	21	20	1
Emily Court	8	7	1
Eaglecrest III	3	2	1
TOTAL NUMBER OF UNBUILT UNITS/LOTS			387

where home construction has started but unbuilt lots or dwelling units remain. The table below lists all of the subdivisions that have been granted preliminary or final approval but no home construction has started. Combined, the two lists indicate that the Village has an inventory of 859 approved but unbuilt lots or dwelling units.

The tables on this page indicate only whether a building permit has been issued or not. They do not indicate whether the home construction has been completed, and they do not indicate whether the units have been sold or occupied.

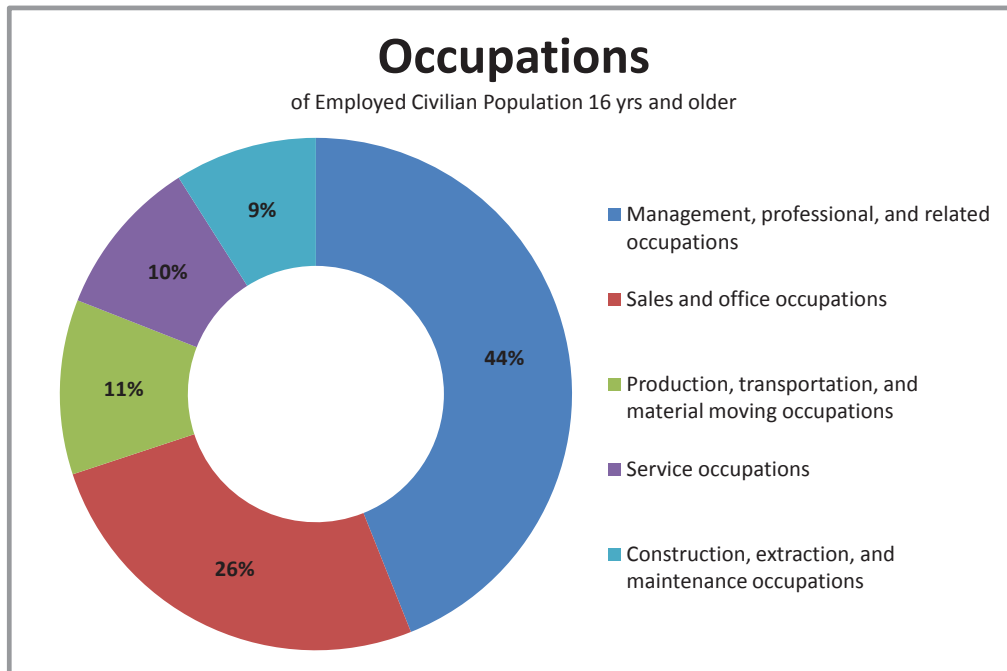
Subdivision Approved, But No Building Permits Issued			
Subdivision Name	# of (New) Dwelling Units	# of Permits Issued	Unbuilt Units/Lots
Glen Oaks	250	0	250
Heritage Park	56	0	56
Notting Hill	45	0	45
Krystyna Crossing	26	0	26
Cov Knolls Phase 8	24	0	24
Paradise Park	21	0	21
Walus	14	0	14
Meadowlark	10	0	10
Serenity Cove	10	0	10
Crossing Creek	4	0	4
Isla Bella	4	0	4
508-510 Illinois	3	0	3
Shoup (lot split)	1	0	1
Wesner (lot split)	1	0	1
King (re-subivision)	1	0	1
Lichlyter (lot split)	1	0	1
Forest Trails	1	0	1
TOTAL NUMBER OF UNBUILT UNITS/LOTS			472

Source: Village Building Department Records

Subdivisions Applied For, But Not Yet Approved		
Subdivision Name	# of Proposed Dwelling Units	Approval Status (as of 10 Feb 2009)
Windsor Courts	186	Annexation Agreement hearing concluded
Ashford Condos	56	Annexation Agreement hearing concluded
Woodlands of Lemont	47	Annexation Agreement hearing concluded
Courtyards of Braircliffe	39	Public hearing scheduled for Feb 2009
Cov Knolls Phase 3	24	Preliminary approval expired; developer intends to re-apply
Paul Reserve	12	Reviewed by Committee of the Whole
Saddlebrook	10	Reviewed by Committee of the Whole; latest proposal reduced to 10 units
Prairie Ridge	10	Preliminary approval expired; developer re-applied and public hearing for re-application concluded
Prodromos (Resubdivision)	4	Before Planning & Zoning Commission
TOTAL PROPOSED UNITS	388	

At any given time the Village has several development proposals in the approval process. Current residential subdivisions for which the Village has received a formal application, but for which approval has not been granted, are listed in the table at left. If approved for the requested number of lots and units, these proposed subdivisions would add, when built, another 388 dwelling units to the Village.

Source: Village Building Department Records



Source: U.S.Census Bureau, 2000 Census

Occupations. Most people in Lemont are employed in “white collar” occupations. 70% of the employed civilian population over 16 years of age are either employed in management and professional related occupations or sales and office occupations.

Educational Attainment. Lemont is a well educated community. The percentage of people in Lemont with a high school diploma or higher exceeds the Cook County and statewide percentages. Likewise, Lemont’s percentage of people with a bachelor’s degree or higher exceeds the statewide percentage by six percent.

Employers. In addition to the information provided in the table to the right, the Lemont Area Chamber of Commerce maintains information on businesses in Lemont.

Educational Attainment (age 25+)			
	State of Illinois	Cook County	Lemont
High School diploma or higher (percent)	81.4	77.7	86.5
Bachelors degree or higher (percent)	26.1	28.0	32.0

Source: U.S.Census Bureau, 2000 Census

Commute. As reported in the 2000 Census, the average commute time for residents of Lemont is 33.1 minutes. The overwhelming majority (81%) of commuters drive alone; 13% of commuters carpool or take public transit.

10 Largest Lemont Area Employers		
Employer Name	Type of Organization/ Business	Number of Employees
Argonne National Laboratory	lab	4,000
Citgo Refinery	oil refinery	510
K-Five Construction	construction	500
Lemont Bromberek School District 113A	education	250
Jewel-Osco	grocery	183
Mother Theresa Home	nursing home	174
Lemont Nursing & Rehab	nursing home	174
Target Stores	retail	170
Kohl’s Department Store	department store	112
IMTT	chemical storage	100

Source: IL Department of Commerce and Economic Opportunity

Education. The Village of Lemont is served by the Lemont Bromberek School District 113A and the Lemont High School District 210. There are also several parochial schools in Lemont. Below is a list of the K-12 public schools in Lemont and nearby post-secondary educational facilities.

Educational Facilities	
Lemont Bromberek School District 113A www.sd113a.org	<i>Higher Education (miles from Lemont)</i> Lewis University (9 miles) One University Parkway Romeoville, IL 60446 www.lewisu.edu
<i>K-8 Public Schools</i>	
Central School 410 McCarthy Road Lemont, IL 60439 Phone 630-257-2286 x 3100	Moraine Valley Community College (9.5 miles) 9000 W. College Parkway Palos Hills, IL 60465 www.morainevalley.edu
Oakwood School 1130 Kim Place Lemont, IL 60439 Phone 630-257-2286 x 1100	Benedictine University (14 miles) 5700 College Road Lisle, IL 60532 http://www.ben.edu
Old Quarry Middle School 16100 W. 127th Street Lemont, IL 60439 Phone 630-257-2286 x 4100	North Central College (16 miles) 30 North Brainard Street Naperville, IL 60540 http://www.northcentralcollege.edu
River Valley School 15425 127th Street Lemont, IL 60439 Phone 630-257-2286 x 2100	Joliet Junior College (24 miles) 1215 Houbolt Road Joliet, IL 60431 www.jjc.edu
<i>Public High School</i>	
Lemont High School 800 Porter Street Lemont, IL 60439 Phone 630-257-5838 www.lemont.k12.il.us	

Shopping. Lemont offers a wide array of shopping experiences. Historic downtown Lemont features antique stores, upscale salons, boutique shops, great dining, and more. Shoppers can browse through the shops, admire the architecture, and take a scenic walk along the historic I&M Canal. Visit www.downtownlemont.com for more information.

Outside downtown, Lemont has a variety of modern shopping and dining options. Along State Street are the Village's three major grocery stores - Chipain's, Jewel-Osco, and Aldi's. Near these grocery stores are a number of family-friendly restaurants and other retail establishments. At the intersection of State Street and Archer Avenue are a Target and a Kohl's department store. Of course, there are many more stores, services, and restaurants in Lemont. The Lemont Chamber of Commerce provides a searchable database of businesses in Lemont at their website, www.lemontchamber.com.

Recreation. Lemont offers a wide range of recreational opportunities. The Village is encircled by forest preserves and golf courses, and several regional bicycle trails converge in or near Lemont. The Lemont Park District manages 19 park/recreational sites throughout Lemont. Centennial Park, at 16028 W. 127th Street, is home to the Park District’s business offices and offers activities such as indoor basketball, volleyball, racquetball, soccer and gymnastics. The Park District offers recreational programming for every age group. More information about Park District facilities and programming is available at their website, www.lemontparks.org.

The Village of Lemont and Lemont Township each have substantial open space areas. The Village owns the Lemont Heritage Quarries Recreation Area. This area was the site of limestone mining activities from 1850 to 1900. Once mining ceased, natural underground springs filled the former quarries, creating freshwater lakes where people can now enjoy fishing and boating. The Heritage Quarries Recreation Area also features 3.8 miles of hiking and biking trails. The trails within the Heritage Quarries Recreation Area connect to the I&M Canal trail. This trail runs through historic downtown Lemont. For more information on the Heritage Quarries Recreation Area, visit the Village website at www.lemont.il.us and download the brochure.

In 2008 Lemont Township opened its “Heritage Woodland Scantuary,” a native habitat restoration project done in conjunction with the Illinois Department of Natural Resources. It includes a dog park and several trails meandering through approximately 50 acres of native prairie plantings.





Indian grass, native to the Illinois prairie, at Waterfall Glen, a DuPage County Forest Preserve property north of Lemont.

The Cog Hill Golf and Country Club, immediately east of Lemont, hosts the BMW Championship, which features 70 of the top players from the PGA tour. This year's event will be held from Sept 7 - 13.

The Forest Preserve District of Cook County maintains Camp Sagawau, located just east of Lemont. It is an environmental education center established to promote the study of nature in a relaxed setting. Some of their programs include: environmental education workshops; college credit courses; outdoor nature photography; naturalist guided walks; field trips for adult groups and school classes; and winter Nordic ski program. Several other Cook County Forest Preserves are near Lemont. For more information, visit the Forest Preserve District's website at www.fpdcc.com. Waterfall Glen, part of the DuPage County Forest Preserve, is a mile north of Lemont.

Significant Development Applications Received by Village of Lemont, 2008		
Development Name	Nature of Development Proposal	Status
Paradise Park	Senior living facility with independent and assisted living at corner of 131st and Parker	Annexation and final plat approved; construction has not started
Woodlands of Lemont	Upscale, 47-unit, single-family home development south of 131st St	Public hearing on annexation agreement held; Village awaiting signed annexation agreement from petitioner
Isla Bella	Upscale, 4-unit, single-family home subdivision along McCarthy Rd	Annexation agreement and preliminary plan and plat approved; Village awaiting submission of final plan and plat
National City Bank	Annexation and special use for a bank with drive-through window along 127th St	Application withdrawn
Hindu Temple	Two projects: addition to a meditation hall and building of a new temple	Site development underway for meditation hall addition; awaiting resolution of engineering issues for new temple building permits
AutoZone	Annexation and preliminary approval for strip center consisting of AutoZone and other retail space along 127th St	Revised plans reviewed by Committee of the Whole; recommendations for additional revisions made
Prodromos Re-subdivision	Re-subdivision of recently downzoned property along East St	Plans reviewed by Planning & Zoning Commission. Applicant is revising plans based on comments relating to storm water management issues
Prairie Ridge	Re-submission of expired approval for 10 single-family home subdivision along Archer Ave	Public hearing held by Planning & Zoning Commission. Proposal will be reviewed by Committee of the Whole in Feb 2009

Development Activity. In 2008 the number of applications for new residential construction was substantially below previous annual levels. However, the number of overall building permits issued, for both residential and commercial development, remained fairly steady. In 2008 the Village issued 967 total building permits, as compared to 1,106 in 2006 and 943 in 2007. The build-out of several previously approved commercial and mixed-use projects accounted for the consistent pace of permits.

The Village continued to receive a number of inquiries for commercial and residential development, although not at the level seen in previous years. Several formal development applications were received; the more significant ones are highlighted in the table at left.

Several new businesses opened their doors in Lemont in 2008. The Village has received and approved several other applications for new businesses, some of which remain under construction.



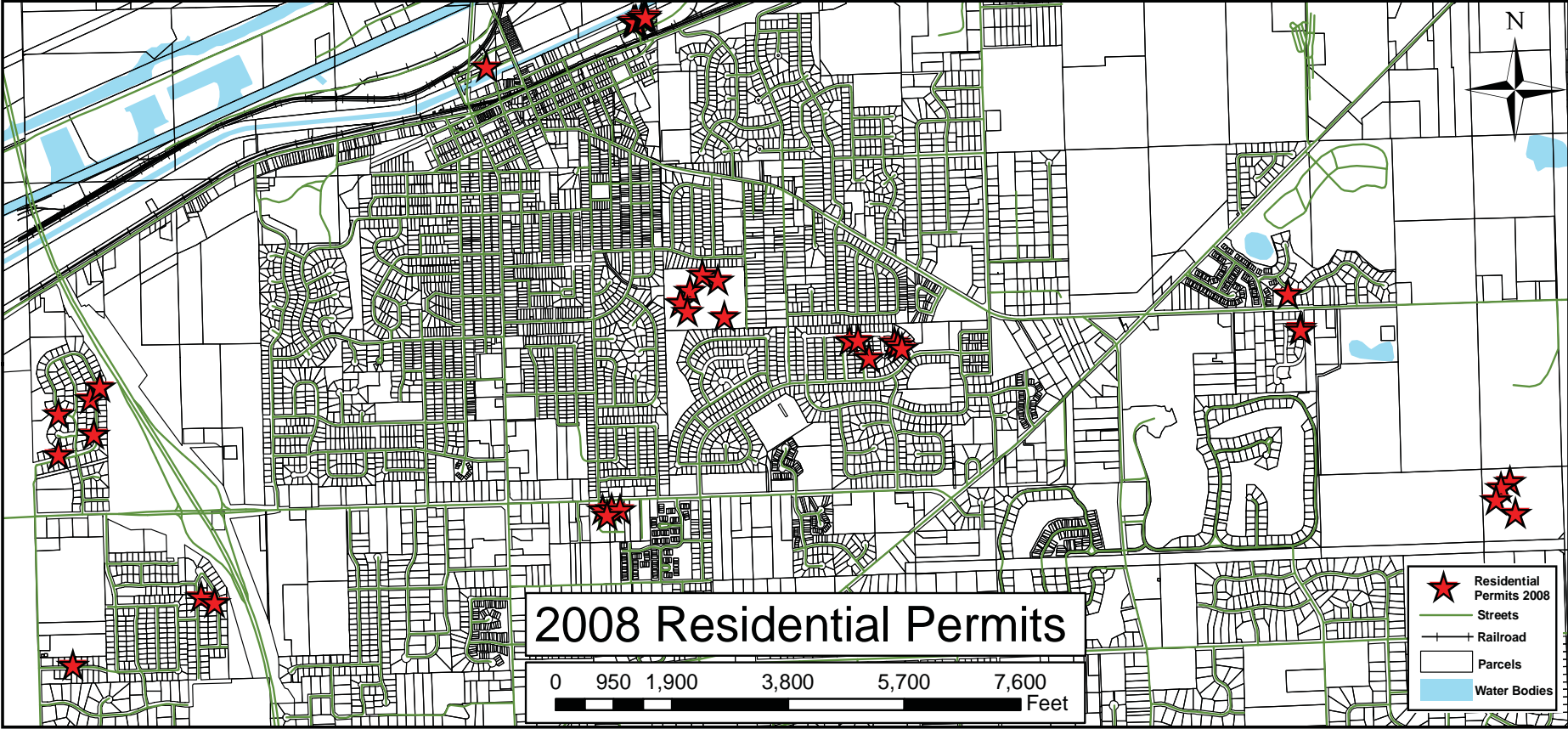
New Businesses in Lemont, 2008		
Business Name	Type of Business	Location
Aldi's	Groceries	Lemont Village Square, State Street
Atrium	Landscaping	Davey Road
Aurelio's Pizza	Restaurant	Lemont Village Square, State Street
Bottles	Wine, beer, liquor	Old Town Square, Talcott Street
Cold Stone Creamery	Ice cream parlor	Lemont Village Square, State Street
DM Foot and Ankle Associates	Medical	Derby Plaza, McCarthy Road
Game Storm	Amusement	Main Street
Grand Dukes Restaurant	Restaurant	Lithuanian World Center
Inn at Smokey Row	Lodging	Stephen Street
Inspired Needle	Retail	Illinois Street
Jakk's Apparel	Women's clothing	Old Town Square, Talcott Street
L.A. Tan	Tanning salon	Jewel Shopping Center, State Street
Mike-Eez Pizza	Restaurant	Jewel Shopping Center, State Street
Shell Sevice Station	Gas station	Corner of Archer Ave and 127th Street
Singer Manision Bed & Breakfast	Lodging	Singer Avenue
Wine Emporium	Wine, beer, liquor	Lemont Village Square, State Street



(Top) Aldi's grand opening was in October 2008. The event was attended by the Village Mayor, Board of Trustees, and Village Clerk as well as Aldi's corporate personnel. (Bottom) Cold Stone Creamery also opened in Lemont Village Square in late 2008.

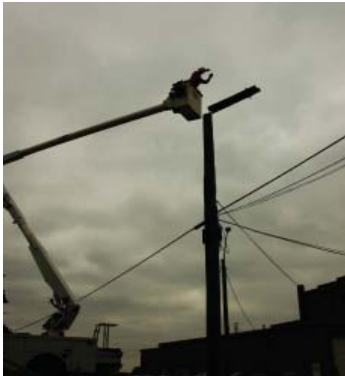


(Left) Bottles, an upscale wine and liquor store, opened in Old Town Square in the fall of 2008. Another addition to Old Town Square (pictured above) was Jakk's Apparel. (Right) The Wine Emporium, offering fine wines from around the globe, opened in Lemont Village Square in mid-2008.



Residential Permits. In 2008, the village issued 42 residential building permits. Many of the units built were in the downtown area and in the Briarcliffe, Covington Knolls, and Woodglen subdivisions.

Development in 2008



The Front Street Lofts mixed-use development neared completion in 2008. The banks of the I&M Canal immediately south of the development were cleared of overgrowth, telephone poles were removed and utilities buried. The area received new sod and trees as a temporary measure until a formal landscape plan can be completed and installed. Workers put the finishing touches on exteriors and interior units; by year's end occupants had begun moving into the development and the new parking garage was in use. Additionally in 2008, River Street was re-constructed. Build-out of the Lofts continues, and "The Front Street Cantina" and "My English Garden" are two of the businesses anticipated to open in early 2009.



For more information on the Village of Lemont, including information on development or business opportunities, contact:

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Community Development Department
630-257-1595

jbrown@lemont.il.us
cjones@lemont.il.us

www.lemont.il.us