

## Belmont Estates Proposed Development

### Resident Information & FAQ

#### Northwest Corner of Bell Road and Archer Avenue | Lemont, Illinois

The proposed Belmont Estates residential development is currently under review by the Village of Lemont. We understand residents may have questions about the project, and we want to ensure the community has clear and accurate information.

Below are answers to some of the most common questions we have received:

#### ***What is being proposed for the property at Bell Road and Archer Avenue?***

Belmont Estates is a proposed gated-access residential cottage community located at the northwest corner of Bell Road and Archer Avenue in Lemont. The development is designed as a neighborhood-oriented community that complements the character and aesthetics of the surrounding area while offering high-quality, flexible living options.

The developer's vision is to reintroduce and modernize the concept of multi-generational living, supporting households whose needs change over time. Small, thoughtfully designed buildings allow extended families to live close to one another while maintaining independent living spaces.

Belmont Estates combines this time-tested housing concept with classic Victorian-era architectural inspiration, creating a neighborhood that feels distinctive while remaining consistent with the charm of Lemont.

Each building will contain four residential units, consisting of a mix of one- and two-bedroom homes. The buildings are designed with a footprint comparable to that of a typical 4,000-square-foot single-family home, offering similar curb appeal and featuring attached three-car garages with indoor parking.

Residents will also enjoy welcoming front porches and access to shared outdoor amenities, including community gardens, raised vegetable beds, ponds, and landscaped parkways designed to encourage neighborhood connection and outdoor enjoyment.



### **How many units does this development include?**

The recently updated site plan submitted by the developer includes 52 units spread throughout 13 homes. The homes will be positioned across 5.3 wooded and landscaped acres. Trees and shrubbery will create a natural green buffer between neighboring communities and public roads.



### **What is a “sandwich generation” multi-family home?**

The “sandwich generation” refers to adults, often in their 40s and 50s, who play an important role in supporting both their children and their aging parents. This stage of life often involves balancing family responsibilities, careers, and household needs while staying closely connected to multiple generations. Many in this group value flexible living options that make it easier to stay engaged with family while maintaining independence and an active lifestyle.

***Will members of the public have the opportunity to purchase these homes?***

The developer is currently evaluating a range of ownership models, including offering four-unit homes for sale to the public while also retaining some within the development. Each home will contain four thoughtfully designed, independent one- to two-bedroom residences, providing flexible living arrangements within a single structure.

All homes will be governed and maintained through a professionally managed Homeowners Association to ensure consistent upkeep and high community standards. This concept also creates opportunities for individual buyers who may wish to invest in property that can generate rental income.

Importantly, this development has been intentionally designed to reflect the scale and appearance of large single-family homes, with architectural detailing and landscaping intended to contribute positively to the corridor and surrounding community character.

***What is the estimated timeline for the project?***

The developer has proposed a Spring 2026 groundbreaking with an estimated-completion date of 2027.

***What can you tell me about the developer?***

The developer, Lotus Design and Development LLC, is a local, family-owned company founded in 2015 with a strong focus on investing in and enhancing the local community through thoughtful property development. Their first project was the restoration of the 140-year old St. James Academy, formerly St. Patrick's School, on Illinois Street in downtown Lemont. The St. James was built next to St. Patrick's Parish using local quarry stone, and was the first school in Lemont to offer secondary education. The building served the local community until 1962 when classes moved to a nearby school, and the structure was left without purpose and sat vacant for years. St. James was recognized nationally and locally as a historic landmark. In 2015, the building was added on Landmarks Illinois' Most Endangered List while under threat of demolition while local preservationists and the Village pushed to save it. In 2018, the structure was ultimately saved through an adaptive reuse project led by Lotus with a plan for nine luxury apartment units.

Since then, Lotus has expanded its portfolio to include projects such as Marbella of Lemont, a luxury 78-unit apartment building as well as a ½ acre park in downtown Lemont. All new units have been rented for above market rates. St James has a 1-year waitlist and Marbella of Lemont has experienced occupancy rates between 95% and 100%. A testament that Lemont is a great community to live in and luxury units are in high demand.

Through these developments, the company has invested over \$32M in the Lemont community and has demonstrated a continued commitment to its long-term success. This future project is estimated to cost \$15-\$20M to develop. The development will also stimulate short-term job growth using local labor and material suppliers.

Lotus Design and Development remains dedicated to preserving and enhancing the character and desirability of Lemont. As a local investor with significant existing projects in the community, the developer is focused on ensuring that any new development complements the area and contributes positively to its ongoing growth and appeal.

***How will the development suit the surrounding community?***

The development is being designed to complement the character of the surrounding area. Architectural standards, landscaping, and thoughtful site planning will contribute positively to the aesthetics of the corridor.

Well-planned development of vacant land helps ensure high-quality design while preventing properties from remaining underutilized or abandoned.

***How will the development impact local traffic?***

The traffic impact study indicates that the development will generate minimal additional traffic at the signalized intersection of Archer Ave & Bell Rd. A formal traffic study has been submitted to the Village of Lemont, as well as the Illinois Department of Transportation (IDOT) for their review. All necessary signal and intersection improvements will be made as directed by the Authority Having Jurisdiction (AHJ).

***What are the proposed rental rates?***

Rental rates will be at or above market rates. Luxury units will start at around \$2,500/mo.

***What is the estimated cost of a 4-unit home in Belmont Estates?***

We are currently reviewing the project pro forma and continuing to evaluate construction factors such as labor, materials, and build rates. Key components that influence the final purchase price include the land contribution, infrastructure improvements, and the overall development density. Based on current projections, the anticipated sales price for each 4-unit building is expected to range between \$1.3 and \$1.5M.

***Why include rental homes in the development?***

Rental homes provide additional flexibility for a variety of residents and life stages. They can support multi-generational living arrangements, offer a convenient downsizing option for longtime residents, and provide an opportunity for individuals or families who want a high-quality home but may not yet be ready to purchase. Rentals also allow flexibility for people whose housing needs may change over time. In addition, the homes will be professionally managed and maintained, helping ensure consistent building quality, strong curb appeal, and a well-maintained community overall.

***Will this development place an additional burden on Lemont’s schools?***

School impact was carefully evaluated using the Impact by Person per Housing Type (Table 17-18-03) from Section 17 of Lemont’s Unified Development Ordinance. This table estimates how many school-aged children are typically generated by different housing types.

Based on the proposed 52 one- and two-bedroom residences, the projected school impact is approximately 3.46 students in total. This relatively low number reflects the unit mix and is expected to generate significantly fewer students than a typical single-family subdivision on the same property.

The proposed development is expected to generate far fewer students than a typical single-family subdivision on the same property.

***Why is the Village reviewing revised plans?***

The meeting originally scheduled for March 4, 2026 regarding the development was rescheduled at the request of the Village to allow additional time for staff and officials to review revised plans submitted by the developer.

This additional review time helps ensure the proposal receives a thorough evaluation before moving forward in the process.

***Will this development affect my property's value and taxes?***

A new, market-rate development does not automatically raise or lower nearby property values. Impacts are typically driven by design quality, buffering/ landscaping, and long-term upkeep. Belmont Estates will add new taxable value to the area, but it does not directly change a neighboring homeowner’s tax bill which is based on individual assessments and local tax levies.

2025 Property Tax Bill for the existing single-family home on the property- \$16,250

Expected Property Tax Bill for fully complete Belmont Estates - \$200,000+

***How can residents provide input?***

Community input is an important part of the review process.

Residents are invited to share their feedback through the online input/contact us form:

[www.BelmontofLemont.com](http://www.BelmontofLemont.com)

In addition, the development team will host a Community Information Session prior to the next Village Planning and Zoning meeting where residents will have the opportunity to learn more about the proposal, ask questions, and share feedback directly.

Details about the meeting will be shared soon.

***Why is this project important for the community?***

Responsible residential development represents an investment in the future of the community. Belmont Estates aims to create a stable, family-oriented neighborhood that contributes positively to the local housing supply, property values, and overall character of the area.

Thoughtful development helps ensure that growth is managed responsibly while maintaining the quality-of-life residents expect.

***Where can I learn more?***

Residents who would like more information or who wish to share feedback are encouraged to use the [contact us] form and attend the Community Information Session:

[www.BelmontofLemont.com](http://www.BelmontofLemont.com)

We appreciate the opportunity to listen to the community and look forward to engaging with residents throughout the review process.

**Equal Housing Opportunity**

Belmont Estates supports the principles of the Fair Housing Act. Housing is offered without regard to race, color, religion, sex (including sexual orientation and gender identity), national origin, familial status, disability, or any other protected class under applicable law.