



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, July 17, 2013
6:30 p.m.

**Planning and Zoning
Commission**

Anthony Spinelli,
Chairman

Commission Members:

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

**Planning & Economic
Development Department
Staff**

Charity Jones, Director
Martha M. Glas, Planner

I. CALL TO ORDER

A. Pledge of Allegiance

B. Verify Quorum

C. Approval of Minutes: >i bY % , 2013 meeting

II. CHAIRMAN'S COMMENTS

III. ACTION ITEMS

A. Case 13-06 – St. Patrick parking lot at 217 Cass

St. A public hearing for special use for a parking lot in a residential zone.

B. Case 13-07 – Westway Coach, Inc. at Lemont

Rd. A public hearing for special use for a school bus terminal and repair facility.

IV. GENERAL DISCUSSION

A. Staffing update

V. ADJOURNMENT

Village of Lemont
Planning and Zoning Commission
Regular Meeting of June 19, 2013

A meeting of the Planning and Zoning Commission of the Village of Lemont was held at 6:30 p.m. on Wednesday, June 19, 2013 in the second floor Board Room of the Village Hall, 418 Main Street, Lemont, Illinois.

I. CALL TO ORDER

A. Pledge of Allegiance

Chairman Spinelli called the meeting to order at 6:32 p.m. He then led the Pledge of Allegiance.

B. Verify Quorum

Upon roll call the following were:

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

Absent: Sullivan

Assistant Village Administrator George Schafer was also present.

C. Approval of Minutes

Commissioner McGleam made a motion, seconded by Commissioner Kwasneski to approve the minutes from April 17, 2013 with no changes. A voice vote was taken:

Ayes: All

Nays: None

Motion passed

II. CHAIRMAN'S COMMENTS

Chairman Spinelli welcomed everyone to his first official meeting as Chairman.

III. ACTION ITEMS

A. Case 13-06 – St. Patrick parking lot at 217 Cass Str. A public hearing for special use for parking lot in a residential zone.

Chairman Schubert called for a motion to open Case 13-06.

Commissioner Messer made a motion, seconded by Commissioner Sanderson to open the public hearing for Case 13-06. A voice vote was taken:

Ayes: All

Nays: None

Motion passed

Chairman Spinelli stated to the audience that due to some unforeseen circumstances the public hearing will have to be continued until the next available meeting. He said staff will contact the applicant and let them know exactly when that will be.

Chairman Spinelli called for a motion to continue the public hearing for Case 13-06.

Commissioner Kwasneski made a motion, seconded by Commissioner Sanderson to continue the public hearing for Case 13-06 until the next available meeting. A voice vote was taken:

Ayes: All

Nays: None

Motion passed

IV. GENERAL DISCUSSION

A. Introduction of new Planner and Intern

Mr. Schafer stated the new Planner did start today, but due to the unforeseen circumstances staff did not want to overwhelm her. He stated Ms. Glas is very nice and comes with a lot of experience in Planning.

V. ADJOURNMENT

Chairman Spinelli called for a motion to adjourn the meeting.

Commissioner Messer 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 #052-13

FROM: James A. Brown, Planning & Economic Development Director

THRU:

SUBJECT: Case 13-06 - St. Patrick Parking Lot Special Use for 217 Cass St

DATE: 12 June 2013

SUMMARY

St. Patrick Church, contract purchaser of the subject property, has requested a special use for a parking lot in a residential zoning district. The subject property is at 217 Cass in the R-4A district and within the Lemont Historic District. This application follows recent approval by Village Board to grant Certificate of Appropriateness to demolish existing single-family home and garage on site. The parking lot would serve the needs of the parish. A rudimentary site plan for the proposed parking lot has been submitted.



PROPOSAL INFORMATION

Case No. 13.06
Project Name St. Patrick Parking Lot Special Use for 217 Cass St.

General Information

Applicant	St Patrick Parish
Agent for Applicant	Larry Oskielunas
Status of Applicant	Contract purchaser of the subject property
Requested Actions:	Special use for parking lot in an R zoning district
Purpose for Requests	To establish parking lot to serve the church
Site Location	217 Cass St., PIN 22-20-315-0 2
Existing Zoning	R-4A
Size	66 X 132 feet (8,712 sq ft)
Existing Land Use	Single-Family Residential
Surrounding Land Use/Zoning	North: Vacant church property / DD
	South: Single-Family Residential / R-4A
	East: Institutional / telecommunications bldg / R-4A
	West: Single-Family Residential / R-4A
Comprehensive Plan 2002	The Comprehensive Plan map designates this area as medium density (2-6 dwelling units per acre) with a historic district overlay

Special Information

Demolition of House	St. Patrick granted Certificate of Appropriateness to demolish existing residence and garage on the subject site
Physical Characteristics	The property is currently developed as a three unit, single-family attached (townhouse) building.

BACKGROUND

In late 2012 members of St. Patrick Parish approached the Planning & Economic Development Department about its parking needs and the possibility of demolishing an existing single-family residence at 217 Cass Street and converting the 8,712-square foot lot into a parking lot. The subject property is not directly adjacent to the church building or existing church parking. Additionally, the area is within the Lemont Historic District (map of historic district attached).

To fulfill its desire for a parking lot at 217 Cass, St. Patrick Parish had two previous challenges to overcome.

(1) Since the property was within the historic district, a Certificate of Appropriateness would be required to demolish the residence. The Parish's application for a Certificate of Appropriateness to demolish the house was denied by the Historic Preservation Commission in February 2013. The Parish subsequently appealed the decision to the Village Board, and in April the Board overturned the HPC's decision.

(2) The proposed lot was in a different zoning district than the church, and would not be contiguous with existing church parking. The Unified Development Ordinance did not address such situations, i.e. a parking lot on a separate zoning lot (and thus not an accessory use but rather a principal use of the lot), and therefore some type of amendment to the UDO would be necessary. Staff recommended a zoning text amendment that would allow parking lots as a principal use in residential zones as a special use. Following a public hearing before the PZC in February 2013, the Village Board approved such an amendment in May 2013.

Having overcome these two hurdles, the Parish then submitted the special use application now before the Planning & Zoning Commission.

STANDARDS FOR SPECIAL USE

UDO Section 17.04.150.C states that special use requests must be consistent with the following six standards to be recommended by the PZC for approval:

1. **Standard.** The special use is deemed necessary for the public convenience at that location.

Analysis. The applicant asserts that there is currently heavy demand for all Masses at the church, particularly Masses on Saturday and Sunday evenings and special events. Church parking needs for these times have saturated the capacity of its own parking lot as well as several nearby parking lots, including Metra station parking areas, and a parking lot at a funeral home across the street. On-street parking in the vicinity of the church is extremely limited. The addition of the proposed parking lot would greatly alleviate the current parking issues during Mass times.

2. **Standard.** The special use is so designed, located, and proposed to be operated that the public health, safety, and welfare will be protected.

Analysis. The site plan submitted with the application indicates 20 dedicated parking stalls and three rows of stadium parking. The parking lot is bounded on three sides by a three-foot grass strip. The UDO contains landscaping standards for parking lots; such standards are intended to help protect the public health, safety and welfare. The parking lot design therefore would need to be altered to accommodate required landscaping. As a condition of approval the Village may want to impose additional landscaping to further mitigate the effects illumination nuisances associated with cars using the parking lot. See the section below for further comment.

3. **Standard.** The special use will not cause substantial injury to the value of other property in the neighborhood in which it is located.

Analysis. The parking lot will not generate new traffic, but may slightly alter existing parking and driving patterns. These increase in negative impacts associated with traffic and attendant noise would be minimal. However, there will be increased negative impacts on the surrounding properties due to illumination. The illumination

impacts take two forms: headlights of vehicles moving in and out of the lot and while parking would shine on nearby homes; and illumination from required parking lot light standards.

4. **Standard.** The special use shall not create excessive demands on Village service or impair the ability of the Village to maintain the peace and provide adequate protection for its citizens.

Analysis. The addition of a parking lot at this site would not negatively impact Village services or the Village's ability to maintain the peace and provide adequate protection.

5. **Standard.** The special use is consistent with standards enumerated elsewhere in this ordinance for the specific use, including planned unit developments.

Analysis. The UDO contains specific standards for parking lots. In many instances, the submitted site plan does not follow those standards. See the discussion below for details.

6. **Standard.** The special use meets, as applicable, the standards for planned unit developments found in Chapter 17.08 of this ordinance.

Analysis. Not applicable.

GENERAL ANALYSIS

Consistency with the Comprehensive Plan. The Comprehensive Plan designates this area for medium density residential use. The Comprehensive Plan also indicates the subject property as being within a historic district overlay, and indeed subsequent to the adoption of the Comprehensive Plan the Lemont Historic District has created.

Landscaping Standards. The Lemont UDO contains landscaping standards for parking lots (§17.20.050 and §17.20.070). These standards apply to all parking lots with 15 or more parking spaces:

- One canopy tree per 40 ft of street frontage
- "The exteriors of the parking lot shall be landscaped with at least three plant units per 100 feet of linear distance surrounding the parking area. Plants that are counted toward the street landscaping requirements of §17.20.050...may also be counted toward this requirement." One "plant unit" equals: 0.5 canopy trees; 1.0 evergreen trees; 1.5 understory/ornamental trees; and 6.0 shrubs or 6.0 minimum 18-inch containers of ornamental/native grasses.
- "Landscaped areas totaling 35 square feet per parking stall shall be provided on the interior of the parking lot."

The subject lot is 66 ft wide by 132 ft deep. Based on these dimensions and the UDO requirements, the parking lot would need to be surrounded with the following:

- 1 canopy tree, 2 evergreen trees, 3 understory/ornamental trees, and 12 shrubs planted along both the east and west sides of the parking lot; and
- 1 evergreen tree and 2 understory/ornamental trees and 6 shrubs along the north side of the parking lot; and
- One street tree (canopy tree) in the parkway plus one evergreen tree, two understory/ornamental trees and six shrubs grasses along the south side of the lot, i.e. on the inside of the sidewalk.
- While the UDO does not require any minimum landscaped width for these plantings, a revised plan should indicate at least a six-ft strip on all sides of the parking lot to accommodate the plants.
- Assuming that such landscaped strips will cause elimination of the row of parking stalls along the east side of the lot, only 11 actual stalls remain. Therefore, the interior of the lot would need an additional 385 square feet of landscaping.

Illumination Standards. Section 17.14.020 of the UDO requires all off-street parking areas to be illuminated. The site plan submitted by the applicant does not indicate any light poles or other methods of illumination.

Chapter 17.14 of the UDO also contains maximum standards for the illumination of parking lot interiors as well as maximum standards for illumination at the property line. Additionally, the UDO requires the use of "lights that are shielded or otherwise optically controlled so as to prevent glare or create a nuisance on adjacent property." Since this parking lot would be in a residential area, the Village may wish to impose additional standards to mitigate the effects of the illumination, e.g. lower light standards, the use of bollards instead of light poles.

Other Standards. Site development regulations contained within the UDO require parking lots to be improved with protective curb and gutter. In limited instances the Village has waived this requirement in lieu of environmentally-friendly approaches to site design. Potentially the parking lot could be surrounded by bioswales, instead of curb and gutter, to help filter stormwater run-off.

Engineering Comments. The Village Engineer has cautioned that storm water detention will most likely be required. The parish had indicated previously that underground stormwater storage would be considered.

Fire Protection District Comments. Not received at time of drafting. Staff will present any Lemont Fire Protection District comments or concerns at the public hearing.

CONCLUSIONS & RECOMMENDATIONS

The landscaping requirements will result in a parking lot with perhaps 12 stalls along one side, and an additional two rows of stadium parking. Total parking capacity would be approximately 33 vehicles instead of the 41 vehicles as indicated on the application packet.

The Historic Preservation Commission found that the removal of the residence at 217 Cass would create a visual breach on the streetscape. As a condition of the special use approval, therefore, the PZC may want to recommend additional landscaping along Cass Street.

As explained above, the PZC should also consider recommending the use of bollards instead of light poles

ATTACHMENTS

1. Application Materials
2. Map, Lemont Historic District
3. Photographs of subject property

St. Patrick Church, Lemont

Special Use Application – Project Summary

Additional Parking at 217 Cass Street

May 22, 2013

St. Patrick Parish plans to purchase the property at 217 Cass Street in Lemont with the intention of demolishing the residence and building a parking lot on the property. This additional parking will augment the existing parking lot further west on Cass Street, thereby relieving a serious over-crowding parking situation that is causing significant safety concerns. This safety issue was presented by St. Patrick parish at the March 11, 2013 Committee of the Whole meeting.

The Property Identification Number (PIN) for the property at 217 Cass Street is 22203150120000.

The legal description of the property is listed on the enclosed Plat of Survey. The legal description is: Lot Eleven (11) in Block Eight (8) in the Village of Lemont in the South Fractional Half of Section Twenty (20), Township Thirty Seven (37) North, Range Eleven (11), East of the Third Principal Meridian, in Cook County, Illinois.

The lot at 217 Cass measures 66 feet by 132 feet. This equates to a total of approximately 8,712 square feet.

The proposed parking lot would provide parking for approximately 35 to 40 automobiles. See the enclosed drawing. This capacity is based on spaces oriented toward each other with stadium-style parking in the center. Note, this drawing is not a final rendering, but is a working drawing from a member of the St. Patrick Master Planning Committee to give the Village of Lemont an idea of the parking layout. The formal parking lot design will be created including appropriate setbacks, landscaping, lighting, storm drainage, etc. if Special Use approval is obtained. The total square footage of paved parking and the total parking capacity will be calculated after these design parameters are incorporated.

The parking lot will be accessed by entrances on Cass Street and the alley on the north.

Note: The existing lot at Cass and State Street can accommodate a maximum of 46 cars parked stadium-style. The addition of the parking at 217 Cass Street will make a significant addition of parking capacity.

Special Use Application Form

APPLICANT INFORMATION

Applicant Name Saint Patrick Parish

Company/Organization Archdiocese of Chicago

Applicant Address 200 Illinois Street, Lemont, IL 60439

Telephone & Fax Office = 630-257-6134 Fax = 630-257-0401

E-mail stpatricklemont@sbcglobal.net

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

Address of Subject Property/Properties 217 Cass Street

Parcel Identification Number of Subject Property/Properties 22203150120000

Size of Subject Property/Properties 66 feet by 132 feet

DESCRIPTION OF REQUEST

Brief description of the proposed special use Removal or demolition of residence, construction of parking lot.
(66 feet by 132 feet)

REQUIRED DOCUMENTS

See Form 501-A, *Special Use 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: _____



Special Use Application Form

Village of Lemont

APPLICATION FEE & ESCROW

Application Fee = \$500 for properties less than 10 acres, \$750 for properties 10 acres or larger
Fee is non-refundable.

Required Escrow = \$500

At the time of application, the applicant shall submit a check for the establishment of an escrow account. The escrow money shall be used to defray costs of public notice, consultants, or other direct costs incurred by the Village in association with the special use 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 special use 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.

x Rev. Kurt D. Boras, Pastor 5/23/13

Signature of Applicant

Date

Illinois

Cook County

State

County

I, the undersigned, a Notary Public in and for the aforesaid County and State, do hereby certify that Rev. Kurt Boras 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.

Mary P. Geoghegan
Notary Signature

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

My commission expires this 15th day of Oct. A.D. 20 14.



To: Jim Brown
Director of Community Development
Village of Lemont

RE: Consent for Special Use Application for 217 Cass

Dear Mr. Brown,

I am the owner of the property at 217 Cass in Lemont. I give my consent for representatives of St. Patrick Church to submit a Special Use Application to request approval to demolish the residence, and build a parking lot on the property.

Jack Lebert, my son-in-law, is working with members of St. Patrick Church through the approvals process. He is familiar with the effort and represents my interest in this matter.

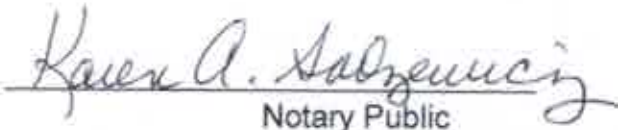
Sincerely,



Albert O. Wend
59 West Wend Street
Lemont, IL 60439

5/23/13
Date

Subscribed and sworn before me this 23rd day of MAY, 2013.



Notary Public

My commission expires on 11-9-14

Notary Seal:



Special Use Criteria Worksheet

Unified Development Ordinance (UDO) Section 17.04.140.C establishes the criteria for approval of special use requests; no special use will be recommended by the Planning & Zoning Commission unless it meets the following criteria.

Please describe below how your variation request meets the criteria of UDO Section 17.04.140.C. Attach additional sheets if necessary.

UDO Section 17.04.140.C.1

The special use is deemed necessary for the public convenience at that location:

St. Patrick Parish needs additional parking to accommodate the parking needs at weekend religious services, and allow growth of the parish to accommodate special events.

UDO Section 17.04.140.C.2

The special use is so designed, located and proposed to be operated that the public health, safety and welfare will be protected:

Current parking conditions at St. Patrick presents significant safety issues. The over-crowded parking causes cars to be parked in locations that block emergency vehicle access. Parking alternatives of Matkevich Funeral Home or Metra creates safety issues for people crossing busy intersections. The proposed parking eliminates this danger.

UDO Section 17.04.140.C.3

The special use will not cause substantial injury to the value of other property in the neighborhood in which it is located:

The proposed site, 217 Cass, lies on the north side of Cass, where there is a school building, an industrial building (AT&T) and one residence. St. Patrick has expressed interest in purchasing the remaining residence, 215 Cass. The proposed parking will include appropriate landscaping, lighting, storm drainage to not detract property values.

UDO Section 17.04.140.C.4

The special use shall not create excessive demands on Village service or impair the ability of the Village to maintain the peace and provide adequate protection for its citizens:

The proposed special use is a parking lot, and will improve the safety of the community. A parking lot places no further demands on Village services, such as fire protection, policing, ~~or~~ sanitation, etc.

UDO Section 17.04.140.C.5

The special use is consistent with the standards enumerated elsewhere in the UDO for the specific use, including but not limited to, planned unit developments:

The proposed special use is a parking lot which is consistent with standards in the UDO such as landscaping, lighting, lot size, etc.

UDO Section 17.04.140.C.6

The special use meets, as applicable, the standards for planned unit developments found in Chapter 17.08 of the UDO:

The proposed special use is a parking lot, so does not involve planned unit developments.

RAYMOND SWIETC
ST. PATRICKS

PUBLIC ALLEY
≈ 66'-0"

SIZE
PARKING STALL
10'-0" X 18'-0"

41 PARKING STALLS

3'-0" GRASS

≈ 132'-0"

217 CASS

PIN: 22-20-315-012-0000

ROW 1

ROW 2

ROW 3

7 CARS/ROW

3'-0" GRASS

PROPERTY
LINE

3'-0" GRASS

PARKWAY

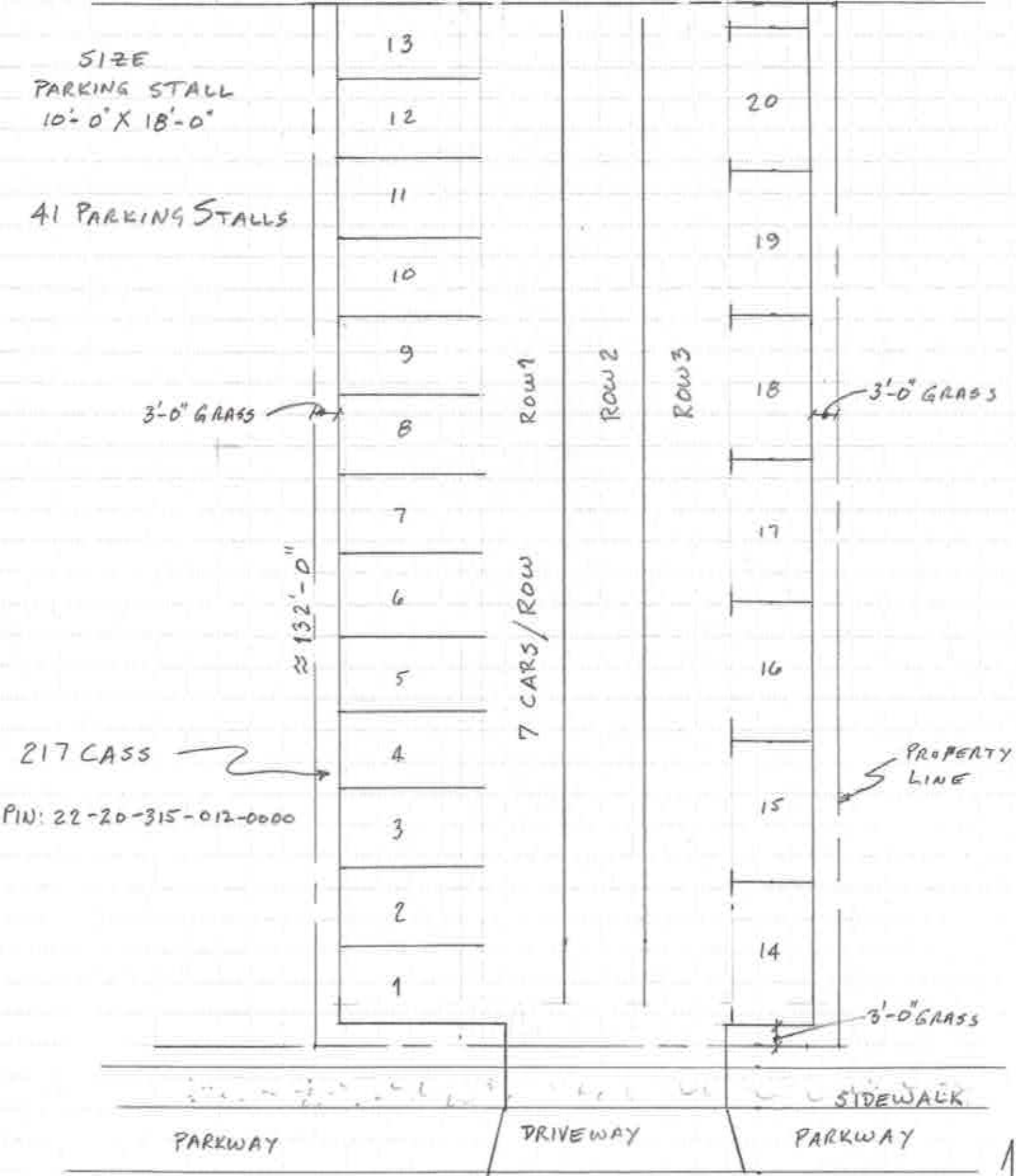
DRIVEWAY

SIDEWALK
PARKWAY

1/16" = 1'-0"

CASS STREET

NORTH





COOK COUNTY ASSESSOR'S OFFICE

Property Search Results

Property Index Number: 22-20-315-012-0000
Address: 217 Cass St
CITY: Lemont



22203150120000 08/29/2007

[Close Window](#)



Cook County Assessor's Office

Joseph Berrios

217 Cass St

PIN: 22-20-315-012-0000

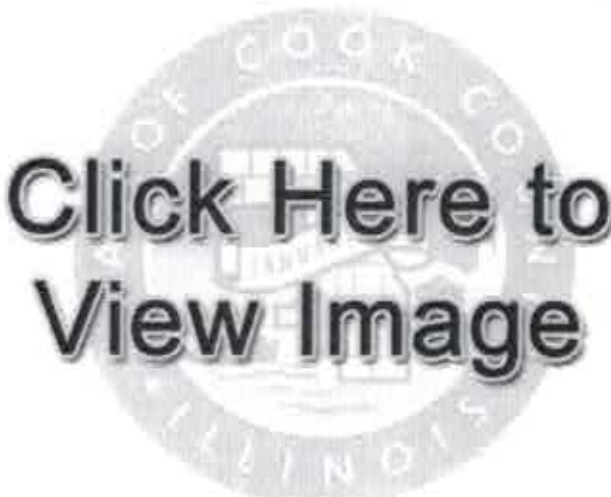
Property

Appeals

Exemptions

Certificate Of Error

Property Details




City
Lemont

Township
Lemont

NBHD.
10

Taxcode
19006

Class
2-11

 [VIEW LARGER IMAGE](#)

Assessed Valuation

	2012 Assessor Certified Assessment	2011 Board of Review Certified
Land Assessed Value	3,920	3,920
Building Assessed Value	18,162	18,162
Total Assessed Value	22,082	22,082

Property Characteristics

Estimated 2012 Market Value	220,820
Estimated 2011 Market Value	220,820
Description	Two to Six Apartments, Over 62 Years
Residence Type	Two Story
Use	Multi Family
Apartments	Two
Exterior Construction	Frame
Full Baths	2
Half Baths	0
Basement ¹	Full and Unfinished
Attic	None
Central Air	No
Number of Fireplaces	0
Garage Size/Type ²	2.5 car detached

Age:	127
Land Square Footage	8,712
Building Square Footage	1,994
Assessment Pass	Assessor Certified

¹ Excluded from building square footage, except apartment

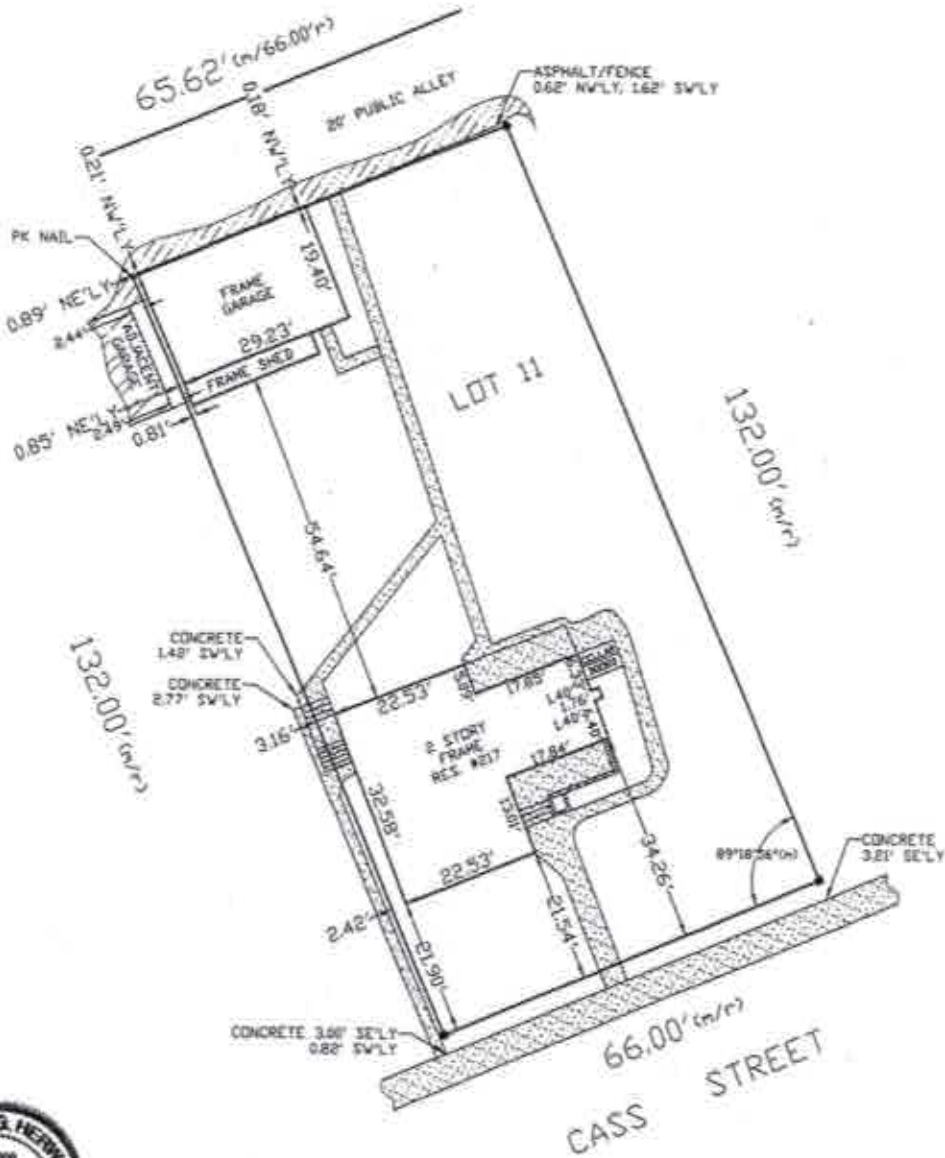
² Excluded from building square footage

Associated Surveying Group, LLC

Illinois Prof. Design Firm No. 164-004973
 P.O. Box 810 Bolingbrook, IL 60440
 PH: 630-759-0205 FAX: 630-759-9291

PLAT OF SURVEY

LOT ELEVEN (11) IN BLOCK EIGHT (8) IN THE VILLAGE OF LEMONT IN THE SOUTH FRACTIONAL HALF OF SECTION TWENTY (20), TOWNSHIP THIRTY SEVEN (37) NORTH, RANGE ELEVEN (11), EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.



State of Illinois }
 County of Will } SS

I, Michael G. Herwy, 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 11th day of DECEMBER, A.D., 2012,
 at Bolingbrook, Illinois.

FIELDWORK DATE: NOVEMBER 2, 2012

Michael G. Herwy
 Illinois Professional Land Surveyor No. 89-002900
 License Expires: November 30, 2014

CLIENT: WEND

JOB NO.: 72333-12

NOTES:
 1. COMPARE THE LEGAL DESCRIPTION ON THIS PLAT WITH YOUR DEED, ABSTRACT, OR CERTIFICATE OF TITLE. ALSO, COMPARE ALL FIELD MEASURED LOT CORNERS & BUILDING TIES WITH THIS PLAT BEFORE CONSTRUCTION AND REPORT ANY DIFFERENCE AT ONCE.
 2. BUILDING LINES AND EASEMENTS ARE SHOWN ONLY WHERE THEY ARE SO DEPICTED ON THE RECORDED SUBDIVISION PLAT. REFER TO YOUR DEED, ABSTRACT, OR CERTIFICATE OF TITLE FOR ADDITIONAL DIMENSIONS.
 3. MEASURED LOT DIMENSIONS ARE SHOWN ONLY WHEN THEY DIFFER FROM RECORD DIMENSIONS BY 1/8 INCH OR MORE.
 4. CURVED LINES DENOTED WITH ARC LENGTHS UNLESS OTHERWISE NOTED. ALSO, ALL ARCS ARE TANGENT UNLESS OTHERWISE NOTED.

LEGEND:

	ASPHALT		BRICK
	WALL		CONCRETE
	WOOD/PVC		ENCLOSED COVERED
	SET		IRON PIPE
	IRON PIPE		CROSS
	PIPE		RESARROD
	PIPE		NOTCH
	CHAIN LINK FENCE		WOOD FENCE
	WOOD FENCE		ALL OTHER FENCE TYPES

ABBREVIATIONS:

A = ARC LENGTH	NELY = NORTHERLY
R = RADIUS	SELY = SOUTHERLY
CH = CHORD LENGTH	SELY = SOUTHERLY
(V) = RECORD VALUE	WELY = WESTERLY
(M) = MEASURED VALUE	TYP = TYPICAL
S.S.L. = BUILDING SETBACK LINE	
P.U.E. = PUBLIC UTILITY EASEMENT	
P.U.D.E. = PUBLIC UTILITY & DRAINAGE EASEMENT	

Associated Surveying Group, LLC

Illinois Prof. Design Firm No. 184-004973
P.O. Box 810
PH: 630-759-0205
Bolingbrook, IL 60440
FAX: 630-759-9291

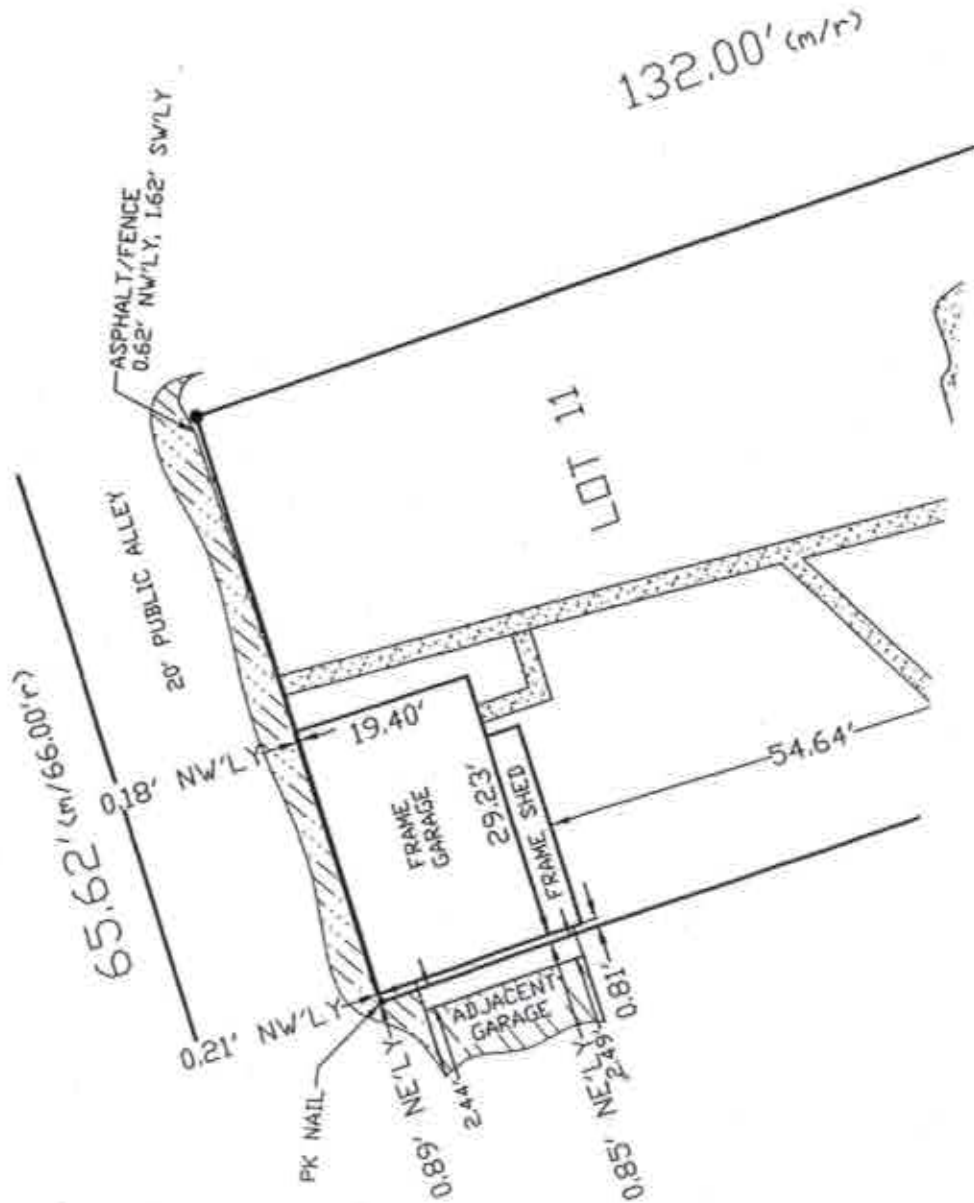
PLAT OF SURVEY

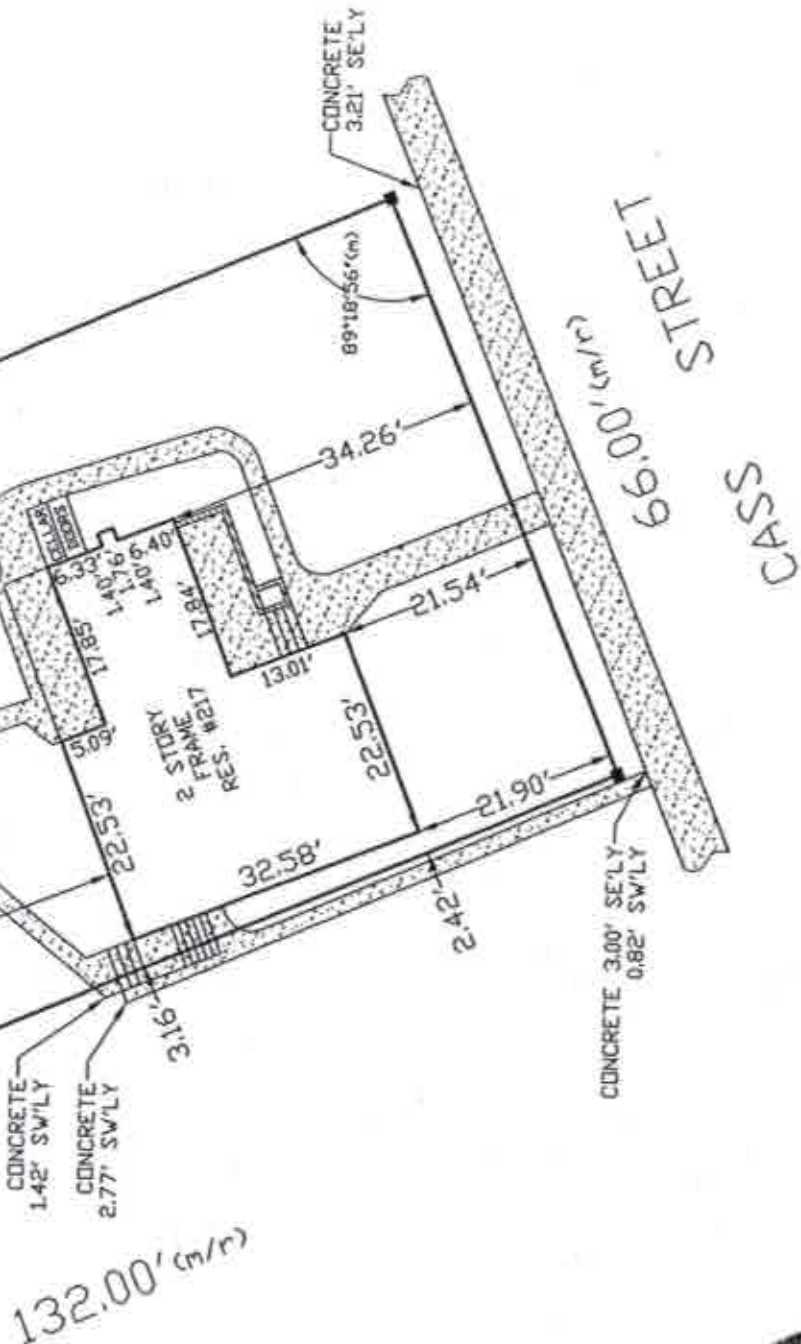
LOT ELEVEN (11) IN BLOCK EIGHT (8) IN THE VILLAGE OF LEMONT IN THE SOUTH FRACTIONAL HALF OF SECTION TWENTY (20), TOWNSHIP THIRTY SEVEN (37) NORTH, RANGE ELEVEN (11), EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.



TRUE NORTH

SCALE 1" = 20'





State of Illinois }
 County of Will } SS

I, Michael G. Herwy, 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 11th day of DECEMBER, A.D., 2012, FIELDWORK DATE: NOVEMBER 2, 2012
 at Bolingbrook, Illinois.

Michael G. Herwy
 Illinois Professional Land Surveyor No. 35-002900
 License Expires: November 30, 2014

CLIENT: WEND

JOB NO.: 72333-12

LEGEND:

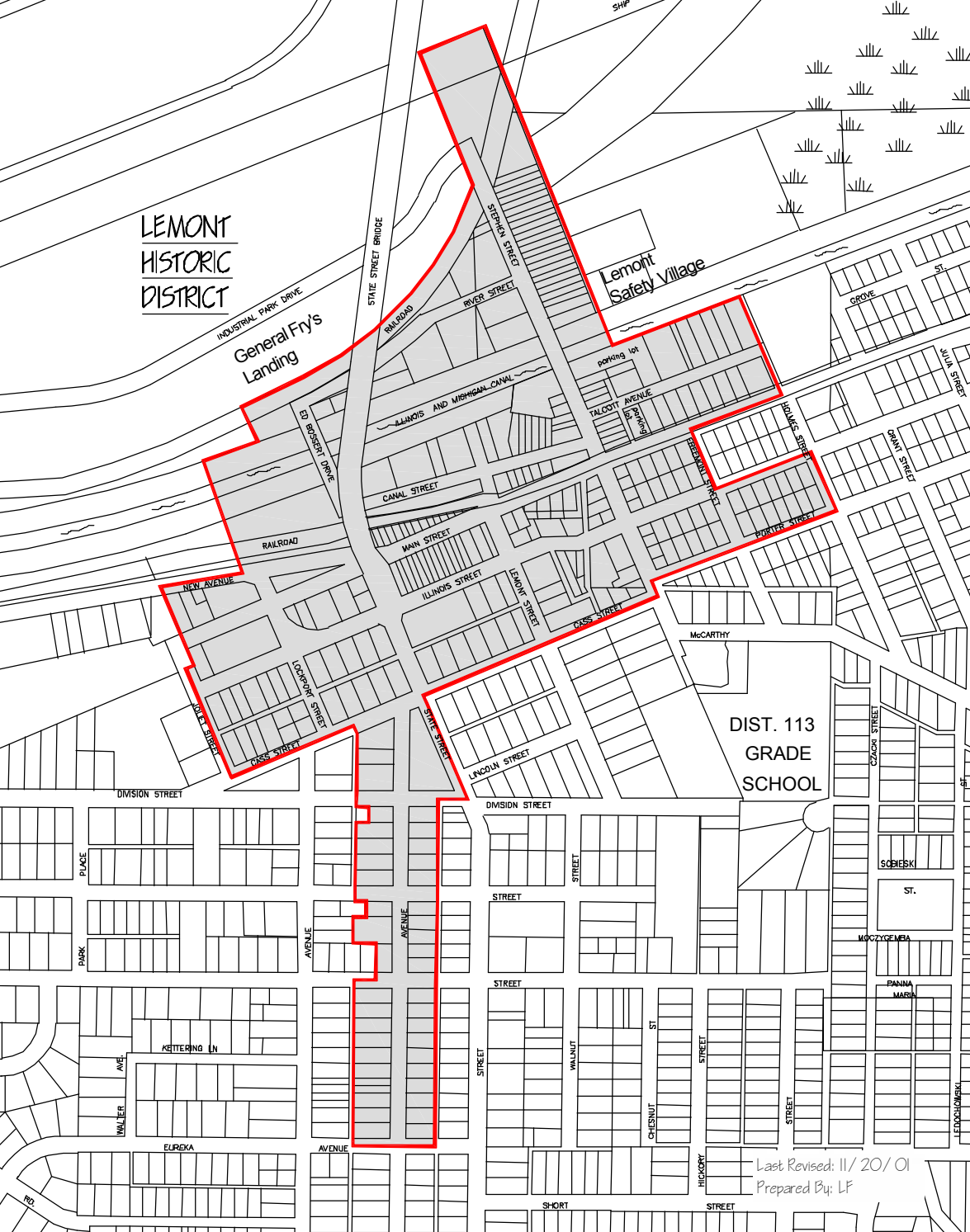
	ASPHALT		BRICK
	WALL		CONCRETE
	WOOD/ PVC		ENCLOSED COVERED
	IRON PIPE		CROSS
	REBAR/IRC		NOTCH
	PK NAILS AS NOTCH		CHAIN LINK FENCE
	WOOD FENCE		ALL OTHER FENCE TYPES

ABBREVIATIONS:
 A = ARC LENGTH
 R = RADIUS
 CH = CHORD LENGTH
 (I) = RECORD VALUE
 (M) = MEASURED VALUE
 B.S.L. = BUILDING SETBACK LINE
 P.U.E. = PUBLIC UTILITY EASEMENT
 P.U.D.E. = PUBLIC UTILITY & DRAINAGE EASEMENT

NLY = NORTHERLY
 SLY = SOUTHERLY
 ELY = EASTERLY
 WLY = WESTERLY
 TYP = TYPICAL

NOTES:
 1. COMPARE THE LEGAL DESCRIPTION ON THIS PLAT WITH YOUR DEED, ABSTRACT, OR CERTIFICATE OF TITLE. ALSO, COMPARE ALL FIELD MEASURED LOT CORNERS & BUILDING TIES WITH THIS PLAT BEFORE CONSTRUCTION AND REPORT ANY DIFFERENCE AT ONCE.
 2. BUILDING LINES AND EASEMENTS ARE SHOWN ONLY WHERE THEY ARE SO DEPICTED ON THE RECORDED SUBDIVISION PLAT.
 3. MEASURED LOT DIMENSIONS ARE SHOWN ONLY WHEN THEY DIFFER FROM RECORD DIMENSIONS BY 0.15 FEET OR MORE.
 4. CURVED LINES DENOTED WITH ARC LENGTHS UNLESS OTHERWISE NOTED. ALSO, ALL ARCS ARE TANGENT UNLESS OTHERWISE NOTED.

LEMONT HISTORIC DISTRICT



General Fry's
Landing

Lemont
Safety Village

DIST. 113
GRADE
SCHOOL

Last Revised: 11/20/01
Prepared By: LF

Ground-level photography of 217 Cass St.



217 Cass St.





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 #053-13

FROM: Martha M. Glas, Village Planner

THRU: Charity Jones, Planning & Economic Development Director

SUBJECT: Case 13-07 – School bus terminal and repair facility on Lemont Road

DATE: 17 July 2013

SUMMARY

Westway Coach Inc., a wholly owned subsidiary of Cook-Illinois and prospective lessee of the subject property, has requested a special use for a school bus terminal and repair facility in an M-3 zoning district. The subject property is located at 11295 Lemont Road.



PROPOSAL INFORMATION

Case No. 13-07
Project Name School bus terminal and repair facility on 11295 Lemont Road

General Information	
Applicant	Westway Coach, Inc.
Agent for Applicant	Anthony Benish
Status of Applicant	Prospective lessee of the subject property
Requested Actions:	Special use for school bus terminal and repair facility in M-3 zoning district
Purpose for Requests	To operate a school bus terminal and repair facility
Site Location	11295 Lemont Road, PIN 22-20-100-013
Existing Zoning	M-3; Heavy Manufacturing
Size	5.183 acres ; Building is approximately 5,330 sq. ft.
Existing Land Use	Vacant, developed
Surrounding Land Use/Zoning	North: Truck and trailer leasing / M-3 South: Vacant, undeveloped / M-3 East: Vacant, undeveloped / M-3 West: Vacant, undeveloped / P-1 Cook County, public land district
Comprehensive Plan 2002	The Comprehensive Plan map designates this area open space (public or private)

Special Information	
Lessee	Applicant is currently negotiating lease terms with the owner of the property.
Physical Characteristics	This site has been vacant for approximately 15 years. There is a vacant building with a concrete parking area that is enclosed by a wood plank fence.
Utilities	The site has no known potable well water and unknown septic capability. See email correspondence from Village Engineer.

BACKGROUND

Westway Coach, Inc., a wholly owned subsidiary of Cook-Illinois, is currently using a large lot on New Ave outside Village jurisdiction in Will County (near I-355 Bridge) for the parking of its school buses that service school districts in Downers Grove, Glen Ellyn and Hinsdale.

Cook-Illinois finds the subject site preferable to their current site along New Ave. because:

1. It is a shorter distance to Downers Grove, thus cutting approximately 4 miles in round trip per bus per day.
2. Buses going to Bolingbrook currently use 127th to get to the tollway; this site would make it worthwhile to avoid I-355.
3. None of their buses would need to go through downtown Lemont. Currently buses use Lemont Rd. to the stoplight at State/Illinois, and then go down New Ave.

The applicant stated that the facility on Lemont Rd. would be used to dispatch buses, do light repairs, maintain an office and store the buses in the evening. They anticipate approximately 90 to 100 buses on the site, leaving between 6:00 a.m. at the earliest and 5:00 p.m. at the latest. About half of the buses would return around 10:00 a.m., while the others remain out for the entire day. Drivers would park their cars onsite for the day while out on their bus routes.

The applicant stated that minor repairs and maintenance, such as tire changing and window and seat repairs and cleaning would be done at the facility. Major repairs would be done at other facilities owned by the company. The Village Engineer stated the bus repairs will require an oil separator in the septic system but additional information is needed pertaining to the well and septic status on the property.

The Unified Development Ordinance does not specifically address school bus terminals as a use. The closest designations in the Ordinance are "freight transportation terminal" which is permitted use in M-3 and a "container storage yard" which is special use in M-3. Because a school bus terminal does not include freight movement or the movement of goods but does include storage of buses, it was determined that the more restrictive definition would apply which is to categorize the use as a container storage yard.

STANDARDS FOR SPECIAL USE

UDO Section 17.04.150.C states that special use requests must be consistent with the following six standards to be recommended by the PZC for approval:

1. **Standard.** The special use is deemed necessary for the public convenience at that location.

Analysis. The proposed special use may have a positive impact on public convenience as the relocation of the bus terminal from its current location would eliminate the need for buses to travel along the western edge of downtown Lemont from Lemont Road to New Ave. From the current location some buses travel along 127th Street to utilize I-355 and others continue west along New Ave. to go north on Lemont Road. The new location will have all buses entering and existing directly only Lemont Road. Buses will exit to the north and return from the north, where there is an existing left turn lane into the site. Although the new traffic arrangement may have some positive impacts, the Fire Protection District expressed concern over the number of buses exiting and entering the site during rush hour.

2. **Standard.** The special use is so designed, located, and proposed to be operated that the public health, safety, and welfare will be protected.

Analysis. The special use would allow for operation of a school bus terminal in a zoning district that is designed to accommodate relatively large, self-contained and isolated areas intended to be used for industrial activities having potentially moderate to high land use intensity. The Village has not received a site plan indicating the proposed location of the bus parking or employee parking but view the use to generally be of moderate intensity. The applicant should submit a site plan depicting the proposed location of employee parking and the location for bus storage.

The applicant did not indicate if there are any improvements proposed to the property and no site plan depicting design considerations was submitted, making it difficult to determine that public health, safety and welfare would be protected. Additionally, the Village Engineer cautioned that the site is 100% floodplain.

3. **Standard.** The special use will not cause substantial injury to the value of other property in the neighborhood in which it is located.

Analysis. Currently, the surrounding properties zoned M-3 and are either a similar industrial use or currently vacant and undeveloped. A container storage yard on the subject site would not be incompatible with the nearby existing land uses and would likely not have a substantial impact on the property values of the surrounding industrial properties. However, the property is also highly visible to many nonresidential properties in the larger area; to prevent negative impacts to any of those properties, the applicant should submit site plan and landscaping plan for review that includes proposed site design and screening.

4. **Standard.** The special use shall not create excessive demands on Village service or impair the ability of the Village to maintain the peace and provide adequate protection for its citizens.

Analysis. As long as the school bus terminal and repair facility is operated in a manner consistent with the requirements of the Village Engineer, Fire Protection District, and other relevant regulating agencies there is no reason to expect that the use will create any demands on Village service.

5. **Standard.** The special use is consistent with standards enumerated elsewhere in this ordinance for the specific use, including planned unit developments.

Analysis. The UDO does not contain any additional standards for a container storage yard in the M-3 zoning district

6. **Standard.** The special use meets, as applicable, the standards for planned unit developments found in Chapter 17.08 of this ordinance.

Analysis. Not applicable.

GENERAL ANALYSIS

Consistency with the Comprehensive Plan. The proposed special use is not consistent with the Comprehensive Plan future land use designation for this area, but neither is the property's current zoning or the area's existing land uses. The M-3 zoning district is "designed to accommodate relatively large, self-contained and isolated areas intended to be used for industrial activities having potentially moderate to high land use intensity" (UDO Section 17.05.010.C). The existing land uses in the area are generally all consistent with the description of the M-3 zoning district but are limited in providing visual appeal.

Health and Safety. The applicant did not state if there are intentions of keeping any large quantities of combustible liquids for cleaning or repair of vehicles in the building but

compliance with the Fire Protection District would be required as part of the special use request to ensure public safety. Additionally, the Fire Protection District did state that there is an underground fuel storage tank that must be removed or abandoned in place and compliance would be required.

The Village Engineer has concerns regarding the availability of potable water. More information was requested of the applicant but this has not been provided to date. The availability of potable water will affect the health and safety and will need to be addressed.

Aesthetic and Environmental. The potential environmental impact is unknown; the details of the proposed minor repair activity need to be clarified. If oil changes or other similar repairs will be taking place on-site, then appropriate measures would need to be taken to ensure that the activity does not create negative environmental impacts. The items proposed to be stored on-site are vehicles and school buses and do not create a negative environmental impact.

Aesthetically, the proposed outdoor storage is not dissimilar to the surrounding existing land uses, which includes a truck storage facility immediately to the north. However, the existing land uses / sites have been in place for many years and are not up to current Village standards for industrial special use approvals. The property is located in a highly visible area that serves as a gateway into the Village and the I&M Canal National Heritage Corridor; therefore consideration should be taken to increase the aesthetic appeal of the site. A site plan indicating location of bus storage, employee parking and any appropriate landscaping/screening should be submitted.

Engineering Comments. The Village Engineer cautioned that the property is 100% floodplain and that additional information about the well and septic system on the property is needed as it relates to the increased use and occupancy before making a recommendation. This information was requested of the applicant, but has not been received to date.

Fire District Comments. The Fire Marshal cautioned that the previous owner had an underground fuel storage tank and that the Office of the State Fire Marshall (OSFM) requires that the tank be property removed or abandoned in place. Additional permits would be required if it has not already been addressed. Any proposal to include fuel storage onsite would require a permit from OSFM and the District. Other concerns of the Fire Marshal related to the number of proposed vehicles leaving the site during evening rush hour and fire code regulations pertaining to the building. See the attached letter for details.

CONCLUSIONS & RECOMMENDATIONS

The proposed special use does little to improve the existing aesthetics of the area and it is not compatible with the Village's Comprehensive Plan which depicts the area as open space. However, it is not dissimilar to the existing surrounding land uses, particularly the property to the north which is operated as a truck leasing facility and also parks/stores trucks on site.

As stated in the report, the applicant has supplied limited information regarding the site conditions and the proposed use. As such, it is difficult to provide a recommendation at this time. The applicant needs to address the questions raised by staff in this report before a positive recommendation could be considered.

ATTACHMENTS

1. Photographs of subject property
2. Letter from Lemont Fire Protection District dated July 2, 2013
3. Email correspondence from the Village Engineer dated July 1, 2013 & July 9, 2013
4. Application Materials

Site Pictures

Facing East, at the subject property



Facing North



Facing West, towards Lemont Road.



Facing South





LEMONT FIRE PROTECTION DISTRICT



BUREAU OF FIRE PREVENTION

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

July 2, 2013

Martha M. Glas
Lemont Village Planner
418 Main Street
Lemont, IL 60439

Re: Land Use Application for Westway Coach, 11295 Lemont Road

1. Local ordinance requires buildings over 1000 sq. ft. to have an automatic and manual fire alarm system and directly connected to the communication center of the Lemont Fire Protection District
2. Local ordinance requires this building install Knox box brand key vault/ rapid entry system.
3. Local ordinance requires buildings over 3000 sq. ft. to be equipped with an automatic sprinkler system.
4. Define minor vehicle repairs – do they intend to do any oil changes? Any large quantities of combustible liquids being house inside building for cleaning or repair of vehicles?
5. Will they be installing any type of fuel storage for their vehicles? Permits to install required by Office of the State Fire Marshal and our Department.
6. Previous tenant had underground fuel storage tank, OSFM requires that the tank be properly removed or abandoned in place. We have nothing on record that this was done. Permits to remediate are required by OSFM and our Department.
7. Concern over 90-100 drivers leaving this facility during evening rush hour.

If you have questions feel free to contact our Department.

Sincerely,

Joe Rymkey
Fire Inspector

Martha Glas

From: Jim Cainkar
Sent: Tuesday, July 09, 2013 1:57 PM
To: Martha Glas
Cc: jstein@tresslerllp.com; Charity Jones
Subject: RE: July 11th meeting

Martha:

Case 2013-07

Can I please get more information from the applicant about the site prior to the Hearing Date?

- 1) Location of any water well, and proof of water potability.
- 2) Location of any septic system or holding tank, and capacity. A copy of the any Cook County Health Department permit(s) would be ideal.

The Village Plumbing Inspector should also be asked to do an Illinois Plumbing Code review of any of the above results.

Please let me know. This information is critical, since the intended use provided for is a significant change in utility demand.

Thank you,
James L. Cainkar, P.E., P.L.S.
Acting Village Engineer

From: Martha Glas
Sent: Tuesday, July 02, 2013 3:22 PM
To: Jim Cainkar
Subject: July 11th meeting

Jim,

Pam just came in asking if we could set up a meeting on July 11th for review of Timberline Knolls and that you suggested 11:00. Would you be available at noon that day? We have 2 concepts plans to discuss for the TRC and one is regarding a historic property so I want to make sure we have enough time for both reviews without making anyone wait.

Let me know your thoughts

Martha

Martha M. Glas | Village Planner
LEED Green Associate
Village of Lemont | Lemont, IL | 60439
mglas@lemont.il.us | 630 257-1595
<http://www.lemont.il.us/>

Martha Glas

From: Jim Cainkar
Sent: Monday, July 01, 2013 1:12 PM
To: Martha Glas
Subject: RE: Special use permit review

Hi Martha:

When is the hearing? There are many issues here.

- 1) No potable well water.
- 2) Unknown Septic capability.
- 3) 100% Flood Plain.
- 4) Bus "repairs" require an oil separator into the Septic System (no holding tanks allowed).

Please advise.

Thank you,
James L. Cainkar, P.E., P.L.S.
Acting Village Engineer

FNA File No. 13227

From: Martha Glas
Sent: Friday, June 28, 2013 9:22 AM
To: Chuck Stewart; Jeff Stein; Jim Cainkar; John Rutkowski
Cc: George Schafer
Subject: Special use permit review

The Village has received an application requiring zoning action. Please review the attached packet and provide comments at your earliest convenience.

Zoning Case: 2013-07
Applicant: Westway Coach, Inc., wholly owned subsidiary of Cook-Illinois, as prospective lessee
Purpose: Special use permit to operate a school bus terminal and repair facility
Location: 11295 Lemont Road
PIN: 22-20-100-013

Thank you,

Martha M. Glas | Village Planner
LEED Green Associate
Village of Lemont | Lemont, IL | 60439
mglas@lemont.il.us | 630 257-1595
<http://www.lemont.il.us/>

Special Use Application Form

APPLICANT INFORMATION

Anthony Benish

Applicant Name

Westway Coach, Inc.

Company/Organization

4845 W. 167th Street, Suite 300, Oak Forest, IL 60452

Applicant Address

708-560-9840 Fax: 708-560-2520

Telephone & Fax

tony@cookillinois.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 current purchaser of the subject property negotiating lease for subject property.
- Applicant is acting on behalf of the beneficiary of a trust.
- Applicant is acting on behalf of the owner.

PROPERTY INFORMATION

11295 Lemont Road, Lemont, Illinois

Address of Subject Property/Properties

22-20-100-013

Parcel Identification Number of Subject Property/Properties

5.183 acres

Size of Subject Property/Properties

DESCRIPTION OF REQUEST

Special Use Permit for a School Bus Terminal and Repair Facility in the M-3 Zoning District.

Brief description of the proposed special use

REQUIRED DOCUMENTS

See Form 501-A, *Special Use 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: _____

Special Use Application Form

Village of Lemont

APPLICATION FEE & ESCROW

Application Fee = \$500 for properties less than 10 acres, \$750 for properties 10 acres or larger

Fee is non-refundable.

Required Escrow = \$500

At the time of application, the applicant shall submit a check for the establishment of an escrow account. The escrow money shall be used to defray costs of public notice, consultants, or other direct costs incurred by the Village in association with the special use 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 special use 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.

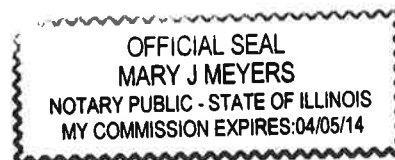
Anthony Benish 6-14-13
Signature of Applicant Date
Illinois Cook
State County

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

Mary J Meyers
Notary Signature

Given under my hand and notary seal this 14th day of June A.D. 20 13.

My commission expires this 5th day of April A.D. 20 14.



Special Use Application Checklist of Required Materials

Materials Required at Submittal of Application

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

- Application Form.** One original copy of the attached *Special Use Application Form*, signed by the applicant and notarized.
 - Application Fee.** A non-refundable fee of \$500 for properties less than 10 acres or \$750 for properties 10 acres or greater.
 - Escrow Account.** \$500 per application. Any unused portion may be refunded upon request after completion of the special use review process.
 - Proof of Ownership & Applicant Authorization.** One copy of a deed that documents the current ownership of the subject property. If the applicant is the owner, this is the only documentation necessary. If the applicant is not the owner, the following are required in addition to a copy of the deed:
 - If the applicant is the contract purchaser of the property, a copy of said contract must be attached.
 - If the applicant is acting on behalf of the beneficiary of a trust, a notarized letter from an authorized trust officer identifying the applicant as an authorized individual acting in behalf of the beneficiaries must be attached. The letter must also provide the name, address and percentage of interest of each beneficiary.
 - If the applicant is acting on behalf of the owner, a notarized letter of consent from the owner must be attached.
- If the property owner is a company, a disclosure of the principals of the company must be included in the application materials. For example, an LLC may submit a copy of the LLC Management Agreement.



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

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

The submittal packet shall include the following:

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

Statement of Use

Westway Coach Inc. is seeking a special use permit to use the site for a Bus Terminal primarily for school buses to service the school districts to the north in Downers Grove, Glen Ellyn and Hinsdale. The facility will be used to dispatch buses, do light repairs, maintain an office and store the buses at night time.

It is anticipated that there will be approximately 90 to 100 buses used on this site. Typically the buses will leave between 6:00 a.m. at the earliest until approximately 8:30 a.m. Usually around half the buses will return before 10:00 a.m. and the other half will remain out the entire day. The buses returned to the site will leave again between 2:30 p.m. and 4:00 p.m. and all the buses will return between 3:00 p.m. and 5:00 p.m. During the day the drivers will leave their cars on the site.

Minor light repairs and maintenance, such as tire changing and window and seat repairs and cleaning will be done at the site. Major repairs will be done at other facilities owned by the Company.

The site is 5.183 acres and the building is approximately 5330 square feet.

Special Use Criteria Worksheet

Unified Development Ordinance (UDO) Section 17.04.140.C establishes the criteria for approval of special use requests; no special use will be recommended by the Planning & Zoning Commission unless it meets the following criteria.

Please describe below how your variation request meets the criteria of UDO Section 17.04.140.C. Attach additional sheets if necessary.

UDO Section 17.04.140.C.1

The special use is deemed necessary for the public convenience at that location:

Westway Coach, Inc. currently services school districts in Downers Grove, Glen Ellyn and Hinsdale. This location is ideally situated for that operation which would serve the public convenience that the school buses provide.

UDO Section 17.04.140.C.2

The special use is so designed, located and proposed to be operated that the public health, safety and welfare will be protected:

The site and improvements are already built and fenced, and the location has few surrounding users. There should be no impact on public health, safety or welfare.
All buses will exit to the north and return from the north where there is an existing left turn lane into the site.

UDO Section 17.04.140.C.3

The special use will not cause substantial injury to the value of other property in the neighborhood in which it is located:

This use is somewhat isolated and will be located in an industrial location which is fenced. It should have no impact on surrounding property values with the highway to the west, the canal and wetlands to the south and east, and a truck terminal to the north.

UDO Section 17.04.140.C.4

The special use shall not create excessive demands on Village service or impair the ability of the Village to maintain the peace and provide adequate protection for its citizens:

The use should not create any more special or excessive demands on the Village than other ordinary industrial use would do.

UDO Section 17.04.140.C.5

The special use is consistent with the standards enumerated elsewhere in the UDO for the specific use, including but not limited to, planned unit developments:

N/A

UDO Section 17.04.140.C.6

The special use meets, as applicable, the standards for planned unit developments found in Chapter 17.08 of the UDO:

N/A

Affidavit of Owner's Consent

DRAW ENTERPRISES
I, MANUFACTURING, LP, being the owner of record of property identified by
permanent index number 22-20-100-013 and commonly known as
11295 Lemont Road, Lemont hereby grant permission to Anthony Benish / Westway Coach, Inc.

to file a petition(s) for:
Special use permit for a school bus terminal and repair facility in the M-3 zoning district

with the Village of Lemont for proposed action concerning the above-referenced property.

Dated this 26TH day of JUNE, 2013.
BY: [Signature]
FRANK WARD, SR

SUBSCRIBED AND SWORN TO BEFORE ME

This 26TH day of JUNE, 2013.

[Signature]
Notary Public





12300 New Avenue, Lemont, Illinois 60439

June 25, 2013

Phone: (630) 243-1670 • Fax: (630) 243-1676

Martha M. Glass, Village Planner
418 Main Street
Village of Lemont
Lemont, IL 60439

RE: Special Use Permit for School Bus Terminal, 11295 Lemont Rd

Dear Ms. Glass:

Westway Coach, Inc. is a wholly owned subsidiary of Cook-Illinois Corp. Cook-Illinois Corp. is a privately held parent company that owns and operates school buses in the Chicago land area. Cook-Illinois is owned by John Benish, Sr. and through various trusts, by his 5 children who are listed below:

John Benish, Jr.

Margaret (Benish) O'Sullivan

Katherine (Benish) Knoelke

Nell (Benish) Sikora

Anthony Benish

John Benish, Jr. is the president of Cook-Illinois Corp. and I serve as their General Counsel.

If you require any further information, please feel free to contact me directly.

Very Truly Yours,

A handwritten signature in black ink that reads "Anthony Benish". The signature is written in a cursive, flowing style.

Anthony Benish, Secretary
Westway Coach, Inc.

PLAT OF SURVEY

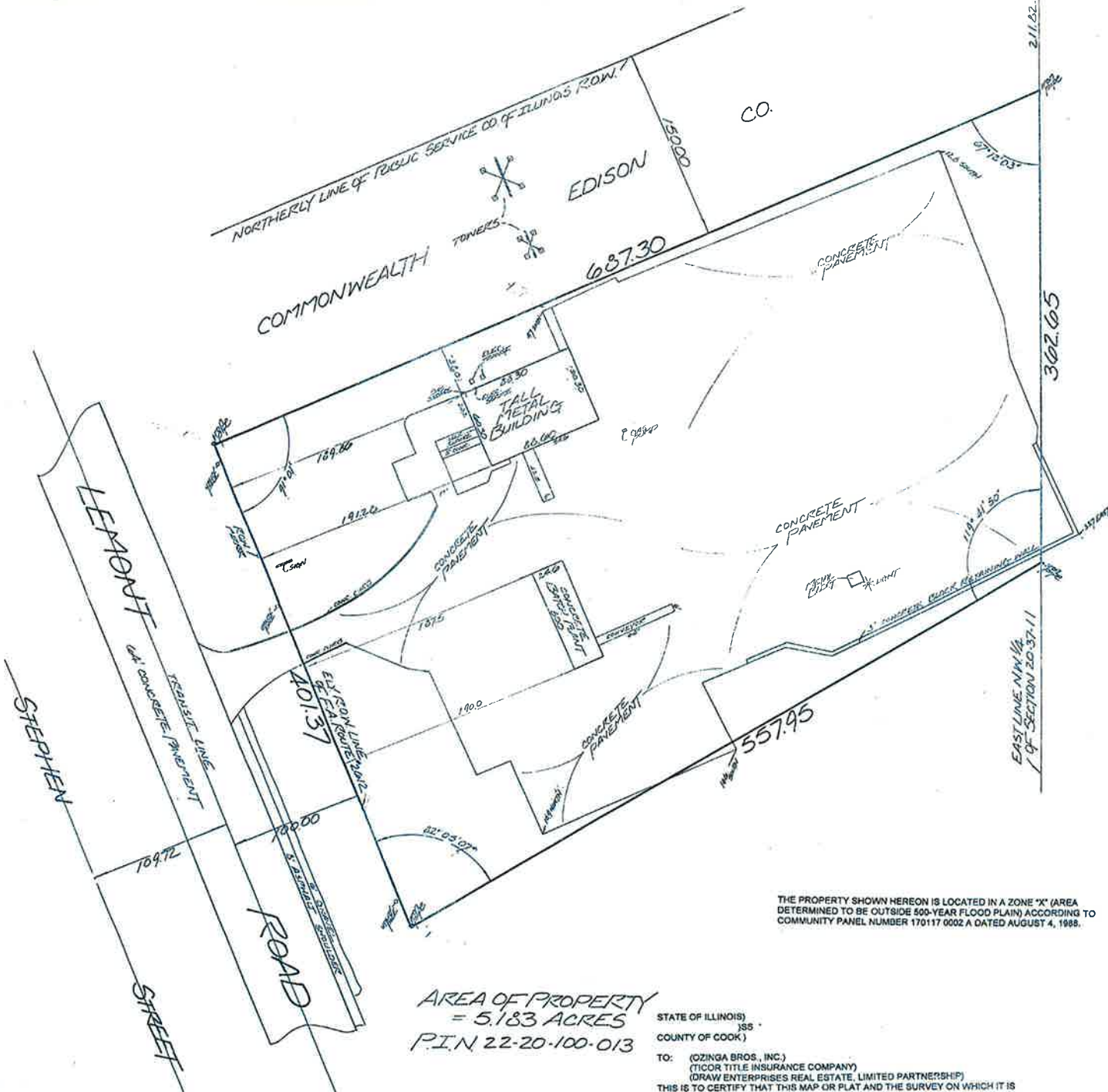
STONELAKE SURVEY CO., LTD.
REGISTERED LAND SURVEYORS
11659 S. MAYFIELD AVENUE
WORTH ILLINOIS 60482
PHONE: 708-388-1010

THAT PART OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 20, TOWNSHIP 37 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTH OF A LINE DRAWN FROM THE SOUTHWEST CORNER OF SAID NORTHEAST 1/4 OF THE NORTHWEST 1/4 TO A POINT ON THE EAST LINE OF SAID NORTHEAST 1/4 OF THE NORTHWEST 1/4, 754.43 FEET NORTH OF THE SOUTHEAST CORNER OF SAID NORTHEAST 1/4 OF THE NORTHWEST 1/4 DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID NORTHEAST 1/4 OF THE NORTHWEST 1/4; THENCE NORTHEASTERLY ALONG THE ABOVE MENTIONED LINE, 754.10 FEET TO THE CENTER LINE OF STEPHEN STREET; THENCE CONTINUING NORTHEASTERLY ALONG THE LAST MENTIONED LINE, 211.75 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF PROPOSED F.A.U.S. ROUTE NUMBER 2812, BEING THE POINT OF BEGINNING; THENCE CONTINUING ALONG THE LAST MENTIONED LINE, 557.05 FEET TO A POINT IN THE EAST LINE OF SAID NORTHEAST 1/4 OF THE NORTHWEST 1/4, 754.43 FEET NORTH OF THE SOUTHEAST CORNER THEREOF; THENCE NORTH ALONG THE EAST LINE OF SAID NORTHEAST 1/4 OF THE NORTHWEST 1/4, 382.85 FEET TO THE SOUTHERLY LINE OF THE PUBLIC SERVICE COMPANY RIGHT-OF-WAY; THENCE SOUTHWESTERLY ALONG THE SOUTHERLY LINE OF SAID RIGHT-OF-WAY, 687.30 FEET TO THE AFORESAID EASTERLY RIGHT-OF-WAY LINE OF F.A.U.S. ROUTE NUMBER 2812; THENCE SOUTHEASTERLY ALONG A LINE FORMING AN ANGLE OF 91° 01' (MEASURED FROM NORTHEAST TO SOUTHEAST), A DISTANCE OF 401.37 FEET TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.



1 INCH = 50 FEET

NORTH LINE N.W. 1/4
OF SECTION 20-37-11



AREA OF PROPERTY
= 5.183 ACRES
P.I.N. 22-20-100-013

THE PROPERTY SHOWN HEREON IS LOCATED IN A ZONE "X" (AREA DETERMINED TO BE OUTSIDE 400-YEAR FLOOD PLAIN) ACCORDING TO COMMUNITY PANEL NUMBER 170117 0002 A DATED AUGUST 4, 1988.

STATE OF ILLINOIS)
JSS)
COUNTY OF COOK)

TO: (OZINGA BROS., INC.)
(TICOR TITLE INSURANCE COMPANY)
(DRAW ENTERPRISES REAL ESTATE, LIMITED PARTNERSHIP)

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE (I) IN ACCORDANCE WITH "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS", JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND ACSM IN 1992, AND INCLUDES ITEMS 1, 3, 7, 21, 6, 9, 10 OF TABLE A THEREOF, AND (II) PURSUANT TO THE ACCURACY STANDARDS (AS ADOPTED BY ALTA AND ACSM AND IN EFFECT ON THE DATE OF THIS CERTIFICATION OF AN URBAN SURVEY).

DATE: 07-17-97 BY: [Signature]
STONELAKE SURVEY CO., LTD.
IL REGISTERED LAND SURVEYOR #1702

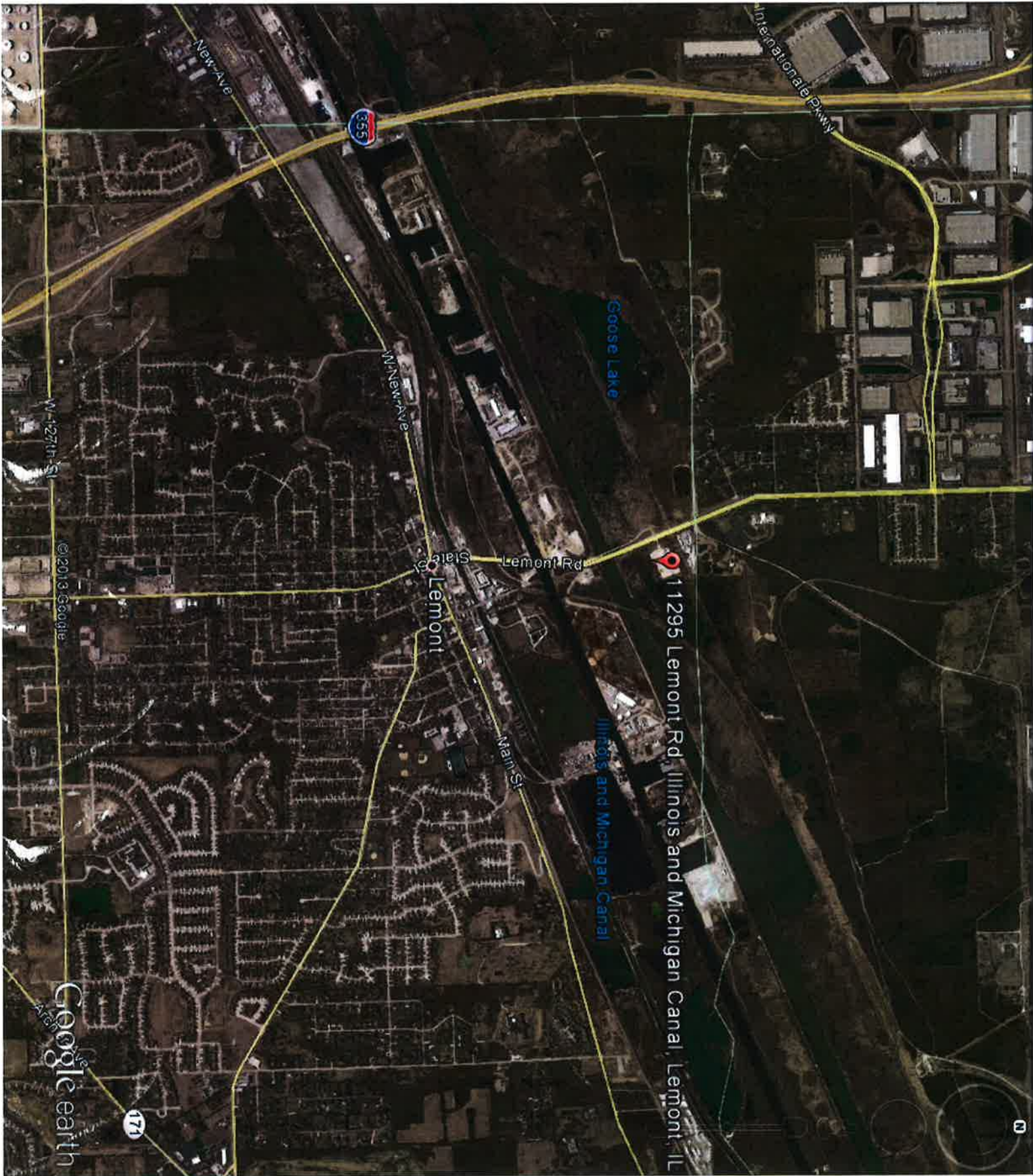
*WORK DONE IN ACCORDANCE WITH TICOR INSURANCE COMPANY'S COMMITMENT NO. 2000 000409049 DATED NOVEMBER 5, 1997.



ADDRESS: 11295 LEMONT ROAD
SURVEYED FOR: OZINGA BROTHER, INC.
ORDERED BY: RICHARD VAN KALKER
ORDER NO. 6847-2

BOOK: 342 PAGE 57
NO MEASUREMENTS ARE TO BE ASSUMED BY SCALING

THAT PART OF THE NORTHEAST $\frac{1}{4}$ OF THE NORTHWEST $\frac{1}{4}$ OF SECTION 20, TOWNSHIP 37 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTH OF A LINE DRAWN FROM THE SOUTHWEST CORNER OF SAID NORTHEAST $\frac{1}{4}$ OF THE NORTHWEST $\frac{1}{4}$ TO A POINT ON THE EAST LINE OF SAID NORTHEAST $\frac{1}{4}$ OF THE NORTHWEST $\frac{1}{4}$, 754.43 FEET NORTH OF THE SOUTHEAST CORNER OF SAID NORTHEAST $\frac{1}{4}$ OF THE NORTHWEST $\frac{1}{4}$ DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID NORTHEAST $\frac{1}{4}$ OF THE NORTHWEST $\frac{1}{4}$; THENCE NORTHEASTERLY ALONG THE ABOVE MENTIONED LINE, 754.10 FEET TO THE CENTER LINE OF STEPHEN STREET; THENCE CONTINUING NORTHEASTERLY ALONG THE LAST MENTIONED LINE, 211.75 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF PROPOSED F.A.U.S. ROUTE NUMBER 2612, BEING THE POINT OF BEGINNING; THENCE CONTINUING ALONG THE LAST MENTIONED LINE, 557.95 FEET TO A POINT IN THE EAST LINE OF SAID NORTHEAST $\frac{1}{4}$ OF THE NORTHWEST $\frac{1}{4}$, 754.43 FEET NORTH OF THE SOUTHEAST CORNER THEREOF, THENCE NORTH ALONG THE EAST LINE OF SAID NORTHEAST $\frac{1}{4}$ OF THE NORTHWEST $\frac{1}{4}$, 362.65 FEET TO THE SOUTHERLY LINE OF THE PUBLIC SERVICE COMPANY RIGHT-OF-WAY; THENCE SOUTHWESTERLY ALONG THE SOUTHERLY LINE OF SAID RIGHT-OF-WAY, 687.30 FEET TO THE AFORESAID EASTERLY RIGHT-OF-WAY LINE OF F.A.U.S. ROUTE NUMBER 2612; THENCE SOUTHEASTERLY ALONG A LINE FORMING AN ANGLE OF 91 DEGREES 01 MINUTES (MEASURED FROM NORTHEAST TO SOUTHEAST), A DISTANCE OF 401.37 FEET TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, LLINOIS.



11295 Lemont Rd, Illinois and Michigan Canal, Lemont, IL

Goose Lake

Illinois and Michigan Canal

Lemont Rd

State St
Lemont

INew-Ave

New-Ave

International Pkwy



171

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Google earth

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Imagery Date: 4/2/2013 41941102.58°N 88900105.67°W elev: 180m eye alt: 485m

Lemont Rd

Old Lemont Rd



Ingress

Egress

Bus Route

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Google earth

1993

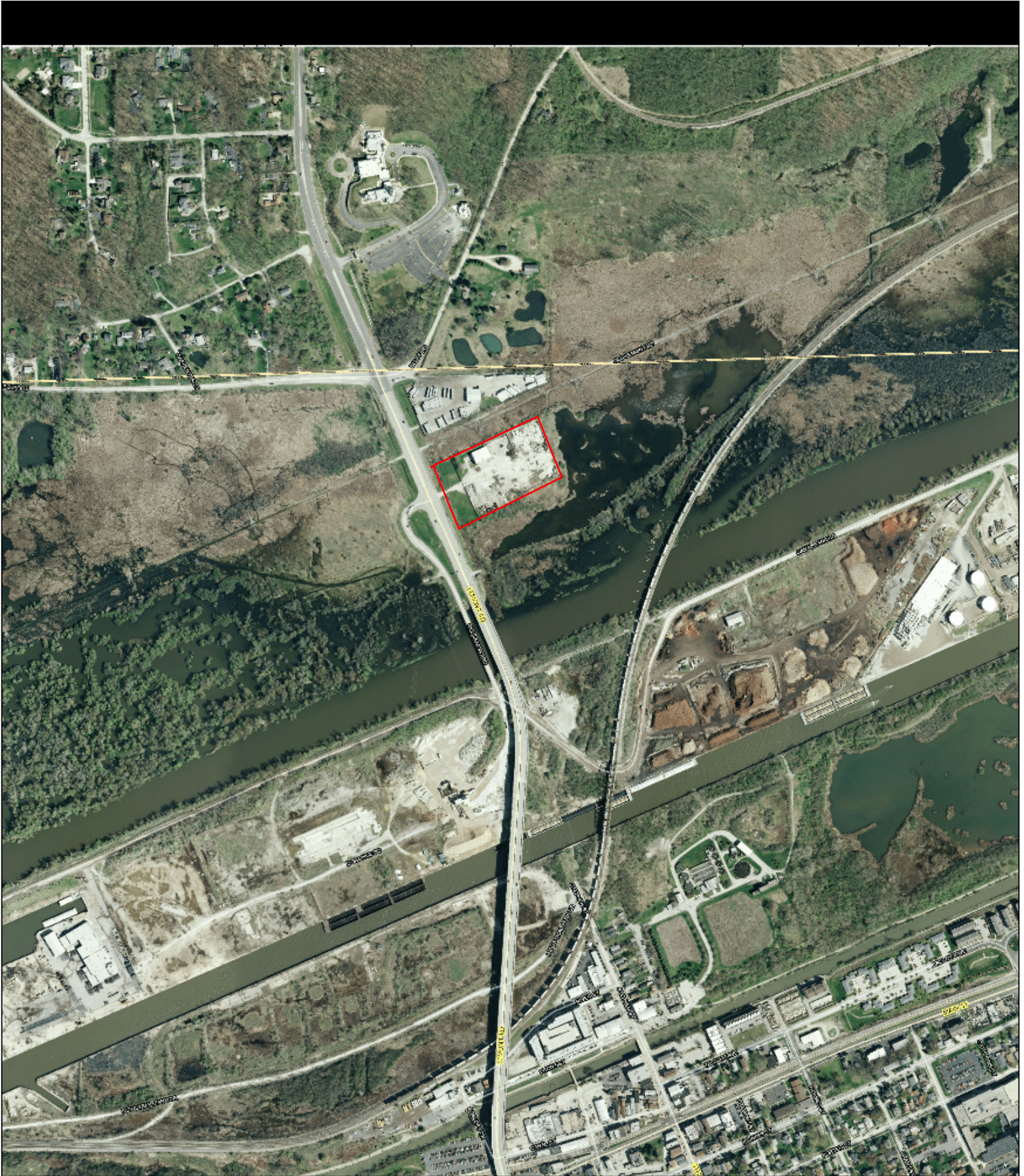
Imagery Date: 4/2/2013

41°41'06.56" N 88°00'13.26" W

elev 590 ft eye alt 1771 ft



SUP for school bus terminal



1:15000

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