



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, April 15, 2015
6:30 p.m.

**Planning and Zoning
Commission**

Anthony Spinelli,
Chairman

Commission Members:

Deb Arendziak
Ryan Kwasneski
David Maher
Jerry McGleam
Jason Sanderson
Phil Sullivan

**Planning & Economic
Development Department
Staff**

Charity Jones, AICP, Director

- I. **CALL TO ORDER**
 - A. Pledge of Allegiance
 - B. Verify Quorum
 - C. Approval of Minutes February 18, 2015 meeting
 - D. Approval of Minutes of March 18, 2015 meeting
- II. **CHAIRMAN'S COMMENTS**
- III. **PUBLIC HEARINGS**
 - A. **15-04 Lemont Nursing & Rehab Center.** Request for final PUD approval for expansion of existing Lemont Nursing & Rehab Center facility.
 - B. **15-05 Seven Oaks Townhomes.** Request for annexation, annexation agreement, rezoning & final PUD approval for a 26 unit townhouse development.
- IV. **ACTION ITEMS**
- V. **GENERAL DISCUSSION**
- VI. **AUDIENCE PARTICIPATION**
- VII. **ADJOURNMENT**



Village of Lemont
Planning & Economic Development Department

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

TO: Planning & Zoning Commission
FROM: Charity Jones, AICP, Planning & Economic Development Director
SUBJECT: Case 15-04 Lemont Nursing & Rehab
DATE: April 10, 2015

SUMMARY

John Antonopoulos, agent for Lemont Property, LLC, has submitted an application for Final Planned Unit Development approval for an addition to the existing Lemont Nursing and Rehabilitation Center property located at 12450 Walker Road. Staff recommends approval with conditions.



PROPOSAL INFORMATION

Case No. 15-04
Project Name Lemont Nursing & Rehab

General Information	
Applicant	John Antonopoulos
Status of Applicant	Agent for Owner
Requested Actions:	Final PUD approval
Purpose for Requests	Expansion of existing Lemont Nursing & Rehab Center
Site Location	12450 McCarthy Rd (PINs: 22-27-300-076 and 077)
Existing Zoning	R-5, Single-Family Attached District
Size	Approx. 9.39 acres
Existing Land Use	Lemont Nursing & Rehabilitation facility
Surrounding Land Use/Zoning	North: Rosewood Court shopping center, B-3 Arterial Commercial District
	South: Castlewood Estates subdivision, R-4 Single Family Residential District and Bailey's Crossing townhomes, R-5 Single-Family Attached District
	East: vacant land and large lot single-family residential, Unincorporated Cook R-3 Single-Family Residence District
	West: Amberwood Townhomes, R-5 Single-Family Attached District
Lemont 2030 Comprehensive Plan	The Comprehensive Plan map designates this area as institutional land use.

BACKGROUND

Original Ordinances. On February 14, 1994 the Village approved an annexation agreement, annexation, zoning, and special use for a unique use for the development of the Lemont Nursing and Rehab facility, which was referred to at that time as the Health Care Center of Lemont. Among the provisions of the annexation agreement was a restriction that prevented the property owner from developing anything other than single-family detached homes on the south half of the site. The annexation agreement had a typical 20-year term and therefore expired in February 2014. The special use granted in 1994 by ordinance 830 is still in effect and provides for a "unique use" to allow a nursing and rehabilitation center consistent with the following conditions:

- Site design and landscaping shall be per the approved plans referenced in the ordinance.
- 40' minimum setback along the east property line.
- Total gross floor area no more than 59,000 sf.
- Maximum of 150 beds in the facility, plus an additional 10 beds if approved by the State.
- Minimum of 80 parking spaces (the text of the ordinance requires 80 spaces however, the approved site plan attached to the ordinance only includes 74 spaces).
- Future development of the southern five acres is limited to single-family detached residential development.

The current configuration of the Lemont Nursing & Rehab Center site generally appears to conform with the requirements of the original special use ordinance. However, staff did not conduct a detailed plan review of the existing landscaping; some of the landscaping prescribed by the original special use approval may have died or been removed since 1994.

Current Application. The property owner approached staff several months ago about a potential expansion. Because the UDO no longer allows for a special use for a “unique use,” a nursing home is a special use in the R-5 zoning district, and the property is already substantially developed, staff suggested a special use for a final planned unit development for the subject site. The applicant subsequently submitted an application for a concept plan review to the Village Technical Review Committee, followed by the attached formal PUD application.

The proposed PUD includes an expansion of the building and attendant parking areas. The expansion would include add rooms to the facility, but the total number of beds in the facility would remain at 158; all shared rooms are to be converted to private rooms.

DEPARTURES FROM ZONING STANDARDS

Section 17.08.010 of the Unified Development Ordinance [UDO] describes the purpose of PUDs: “Within the framework of a PUD normal zoning standards may be modified. The resulting flexibility is intended to encourage a development that is more environmentally sensitive, economically viable, and aesthetically pleasing than might otherwise be possible under strict adherence to the underlying zoning district’s standards.” The table below illustrates how the application deviates from the zoning standards of the R-5 zoning classification. Below is a summary of current UDO standards, how the proposed PUD differs from those standards, and staff’s recommendations related to those deviations.

UDO Sec.	UDO Standard	Proposed PUD	Staff Comments
17.08.030 D	Each PUD not located in the DD district and with a residential component should consist of at least 15% open space	Staff considers the two courtyards as the site’s common open space for the benefit of residents/patients. This area, although not specifically dimensioned on the plans, appears to be around 5% of the site area.	Although the PUD does not meet the 15% minimum open space requirement, staff finds the proposed open space acceptable, given the nature of the land use and the limited mobility of some of the residents of the nursing facility. Additionally, the open spaces are connected to one another and to a walking path that extends around the front of the building, thereby extending the amenities for patients/residents beyond the confines of the two courtyard areas.
17.10.040	Minimum off-street parking of 1 space per 4 beds for nursing homes (40 spaces for 158 beds)	3.7 parking spaces per 4 beds (145)	See parking analysis in next section.
17.10.050	Maximum off-street parking is 140% of minimum (56 spaces for 158 beds)	145 parking spaces are proposed.	See parking analysis in next section.
17.20.070	35 sf of landscaped islands per parking stall, located within lot interior	Approximately 1,850 sf provided, 2,415 sf required.	Staff finds the requested deviation acceptable.

GENERAL ANALYSIS

Consistency with PUD Objectives. UDO Section 17.08.010.C.4 lists eleven different objectives to be achieved through planned unit developments. Staff finds that the proposed PUD supports objective #4, encouraging and stimulating economic development within the Village. The conversion of shared rooms to private rooms will help the facility compete against other similar facilities in the area and will represent a major investment in their existing operations.

Consistency with Lemont 2030. The Comprehensive Plan map designates this area as institutional land use. The Plan describes the institutional district as being comprised of existing and planned civic, educational, governmental, and religious land uses. The Plan acknowledges that characteristics of new development within this district will vary widely depending on the particular type of proposed land use. However, the plan dictates that all new development in this district should be sensitive to the established character of the surrounding neighborhood and/or corridor.

Compatibility with Existing Land Uses. The subject site is surrounded by residential land use to the west, south, and east. The proposed expansion will have limited new impact on the properties to the east and west, however, residences to the south of the subject site will now be closer to the facility and parking than in the past. The proposed parking lot, particularly vehicle headlights, poses the potential for some conflicts between the proposed land uses. See additional comments in the Aesthetic & Landscaping section.

Traffic & Site Access. Since the application proposes no changes to the operations of the facility, the site access will remain unchanged. Parking demand and traffic generation will also remain unchanged.

Parking Issues. The proposed PUD includes an expansion of the facility parking from 76 spaces to 145 spaces. As noted, the facility is already considered over the UDO maximum parking. However, based on staff's analysis it appears that the UDO parking standard for nursing homes is not appropriate for this facility.

In 2009, the Village received complaints from the Amberwood Townhomeowners Association (west of the subject site) aimed at Lemont Nursing facility staff parking on-street near the townhomes. At that time, staff conducted an audit of the facility parking at various times of day and found that there was a need for additional parking spaces if all parking was to be accommodated off-street. Since this recent application, staff has visited the facility and found that, with exception of early morning, the parking lots were generally over 90% utilized and some cars were parked on-street nearby or illegally parked in fire lanes within the parking lot. Therefore, staff concludes that the facility does need more parking and that the UDO parking minimums for nursing homes should likely be revised.

Absent a UDO parking standard, staff sought other standards against which to evaluate the site's proposed parking of 145 spaces. Staff contacted four area nursing and rehabilitation facilities and found that parking rates varied from .55 parking spaces per facility bed to 1.14 parking spaces per facility bed. Lemont Center's current parking rate

is .48 spaces per bed, below the lowest observed rate elsewhere. The proposed rate is .91 spaces per bed, within the range of observed rates elsewhere.

Staff also evaluated the site's proposed parking using the US Department of Veteran Affairs (VA) Parking Demand Model, published by the VA Office of Construction and Facilities Management. The model is based on parking demand observed 21 VA facilities across the country and provides estimates of demand per employee, patient, visitor, etc. These estimates of parking demand vary by urban, suburban, and rural land use contexts. Applying Lemont Center's estimates of patients, visitors, staff, etc. to the suburban, weak transit demand ratios within the model, staff calculated an estimated parking demand of 166 parking spaces. Although the Lemont Center's operations certainly vary from VA facility operations, the VA model was the only quantitative tool available, no tool for nursing and rehabilitation facilities could be found. Therefore, staff finds that the model and provides at least some additional support for the Lemont Center's requested parking expansion.

Aesthetic and Landscaping. The proposed landscaping generally conforms to Village requirements, with the exception of the interior parking lot landscaping, which staff finds acceptable. As noted in the attached Village Arborist's comments, additional information regarding tree preservation measures is needed. Additionally, no information was provided regarding the proposed plantings within the detention basin. Seed mixes, planting, and maintenance schedules are needed.

As noted earlier in this report, the proposed parking lot expansion will bring the facility parking lot nearly 190 feet closer to the homeowners south of the subject site than the current parking lot. Since the original special use for this property limited the development of the southern five acres of the subject site to single-family detached residential development, staff finds that the adjacent homeowners had a reasonable expectation of a buffer between their properties and the Lemont Center facility. The proposed parking lot will still be at least 130 feet from the nearest lot line to the south, which provides a substantial visual separation. The proposed photometric plan indicates that there will be no light spillage near the property line from the parking lot lights. Therefore, staff finds that the only remaining conflict may be that of vehicle headlights.

The current landscape plan includes shrubs along the south edge of the parking lot which will grow 6-12 ft at maturity; however, they are deciduous and will not provide year-round screening. The landscape plan also includes 10 evergreens south of the parking lot; these are beneficial but leave significant gaps between the stands of trees. Staff recommends the applicant amend the landscape plan to provide a landscaped earthen berm, a masonry wall, or combination thereof, at appropriate heights to prevent vehicle headlight glare toward the properties south of the subject site.

Additionally, staff recommends the applicant revise the design of the current trash enclosure to better conceal the trash receptacles from view. The current arrangement does not substantially conceal them from view and is likely a code violation.

Engineering Comments. The Village Engineer had no comments.

Fire District Comments. The Fire Marshal noted that an additional fire hydrant is needed on the south/southeast area of the new parking lot addition. The Fire Marshal approved the plans, with other general notes as indicated in the attached report.

CONCLUSIONS & RECOMMENDATIONS

Staff recommends approval with the conditions noted in the Arborist and Fire Marshal reviews, as well as in the aesthetic and landscaping section of this report.

ATTACHMENTS

1. Application package
2. Ordinance #830
3. Fire Marshal review
4. Arborist review



Village of Lemont
Planning & Economic Development Department

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

TO: Planning & Zoning Commission
FROM: Charity Jones, AICP, Planning & Economic Development Director
SUBJECT: Case 15-05 Seven Oaks Townhomes
DATE: April 1, 2015

SUMMARY

Cole Cullen, on behalf of Seven Oaks Developers, LLC, contract purchaser of the subject property, has requested annexation, an annexation agreement, rezoning to R-5 Single-Family Attached Residential District, and Final PUD approval for a 26-unit townhouse development. Staff recommends approval with conditions.



PROPOSAL INFORMATION

Case No. 15-05
Project Name Seven Oaks Townhomes

General Information	
Applicant	Cole Cullen, Seven Oaks Developers, LLC
Status of Applicant	Contract Purchaser
Requested Actions:	Annexation, Annexation Agreement, Rezoning & Final PUD Approval
Purpose for Requests	26 unit townhome development
Site Location	14280 McCarthy Rd (PINs: 22-27-300-020, 030, 039, and 040)
Existing Zoning	Unincorporated Cook County R-3
Size	Approx. 4.8 acres
Existing Land Use	Vacant
Surrounding Land Use/Zoning	North: Single-family residential, unincorporated Cook R-3 and Lemont R-3 South: Commercial and single-family residential, Lemont B-3 and unincorporated Cook R-3 East: Derby Plaza offices and shopping center, B-3 Arterial Commercial District West: Single-Family residential, unincorporated Cook R-3
Lemont 2030 Comprehensive Plan	The Comprehensive Plan map designates this area as multi-family midrise land use.

BACKGROUND

Technical Review Committee. Prior to submitting a formal application, the applicant submitted plans to the Technical Review Committee (TRC) in August 2014. At that time, the applicant presented a concept plan that included 13 townhome buildings to be constructed over two phases on 10 acres. The first phase presented to the TRC is essentially the plan that has currently been submitted to the PZC. The second phase has been removed from the submitted plans because the applicant currently only has a contract on the eastern 4.8 acres. However, the applicant has provided the necessary access to allow for the development of the adjacent property to the west at some point in the future.

Application. Following the TRC, the applicant worked with IDOT and other outside agencies to answer various questions related to the site. The applicant also met with staff several times before submitting a formal application in March 2015.

DEPARTURES FROM ZONING STANDARDS

Section 17.08.010 of the Unified Development Ordinance [UDO] describes the purpose of PUDs: “Within the framework of a PUD normal zoning standards may be modified. The resulting flexibility is intended to encourage a development that is more environmentally sensitive, economically viable, and aesthetically pleasing than might otherwise be possible under strict adherence to the underlying zoning district’s standards.” The table below illustrates how the application deviates from the current standards of the UDO. Below is a summary of current UDO standards, how the proposed PUD differs from those standards, and staff’s recommendations related to those deviations.

UDO Section	UDO Standard	Proposed PUD	Staff Comments
17.07.010	10,000 sf minimum lot size in R-5	Lots 4, 5, and 6 are under the 10,000 sf lot size, with lot 6 the smallest at 9,186 sf	Given the Lemont 2030 vision for this area, the deviation is acceptable.
17.07.010	3,000 sf minimum lot area per unit	The lot area per unit is within UDO requirements when accounting for the entire site (7,109 sf per unit). When calculating the lot area per unit based on the six proposed townhouse lots, excluding the common areas, the lot area per unit is 2,441 sf/unit.	Given the Lemont 2030 vision for this area, the deviation is acceptable.
17.07.010	80 ft minimum lot width in R-5	The lot width for lot 6 is 66 ft	Given the Lemont 2030 vision for this area, the deviation is acceptable.
17.07.010	15 ft minimum side yard setbacks in R-5	The proposal includes 25 ft between buildings, which represents a 12.5 ft side yard setback for each building.	Given the Lemont 2030 vision for this area, the deviation is acceptable.
17.07.010	25 ft minimum front yard setback in R-5	22 ft proposed.	Given the Lemont 2030 vision for this area, the deviation is acceptable. The reduced front yard setback still leaves sufficient room for vehicle parking and staff would prefer the reduced setback in the front rather than the rear yard.
17.08.030.D	All PUDs with a residential component must include 15% open space for the benefit of residents within the PUD.	The common open space is approximately 8% (the area north of building 1, as well as a portion of the common area west of buildings 1 and 3).	Staff finds the deviation acceptable if a common amenity (e.g. benches, gazebo, flower garden, etc.) is located west of building #1, with access provided via a path.
17.11.130.D	Subdivision signs cannot exceed 5 ft in height.	The submitted sign plan does not include an overall height, but appears it may be taller than the 5 ft height maximum.	Applicant should clarify on plan and comply with standard.

GENERAL ANALYSIS

Consistency with Lemont 2030. The Comprehensive Plan map designates this area as multi-family midrise land use. Per Lemont 2030, the multi-family midrise district is:

“characterized by larger scale multi-family development such as apartment complexes and multi-building condominium developments. These developments will generally feature more than one building on sites of at least 10 acres, with amenities such as club houses and swimming pools for residents. Within each site, building locations, open space, parking, and storm water detention are balanced and properly integrated. Both motorized and non-motorized traffic circulation are logical and clear. Open spaces are purposefully designed and well integrated within the development, with opportunities for residents to

enjoy private and public open spaces. Buildings in this district will generally be three to six stories.”

The proposed development is not for multi-family midrise use; it is more akin to the development pattern described in the contemporary neighborhood district. However, the subject site also does not comport with the minimum site size for multi-family midrise established in Lemont 2030. In this area, the land designated in Lemont 2030 as multi-family midrise is comprised of parcels under two different owners. The applicant and staff have both spoken with the adjacent property owner and the development of the entire the 10-acre site at this time is not possible. Therefore, the Village is in a position to either 1) consider a townhouse project for a portion of the site, which would have a different character and somewhat lower densities than envisioned by Lemont 2030 or 2) wait until both sites become available for development and insist upon the multi-family development envisioned by Lemont 2030. Although staff would have preferred to see the entire site develop for multi-family use, given the current conditions of the site, staff is comfortable with the development of the property as townhouse/contemporary neighborhood use since such use is still residential in character and higher density than single-family detached homes.

Consistency with PUD Objectives. UDO Section 17.08.010.C.4 lists eleven different objectives to be achieved through planned unit developments. Staff finds that the proposed PUD supports objective #1, ensuring that the future growth and development which occurs is in accordance with policies and goals of the Village; although the plan is not entirely consistent with Lemont 2030, it does provide higher density residential development in an area the Village wishes to increase density. The proposed PUD also supports objective #2, providing a more desirable living environment by preserving and integrating the natural environmental and landscape features of the property into land development; there is an existing wetland on the subject site that will be preserved. Finally, the proposed PUD supports objective #8, encouraging patterns of and use that decrease trip lengths and increase the use of modes of transportation other than private vehicle; this property is immediately adjacent to several commercial land uses that provide many services within walking distance of the proposed PUD.

Compatibility with Existing Land Uses. The properties to the north, south, and west are single-family residential on large lots. The majority of the properties to the west will likely redevelop for similar townhouse or other higher density use at some point in the future. The homes to the north are separated from the subject site by McCarthy Road. The home to the south of the subject site, and the southernmost home west of the subject site are adjacent to the proposed detention area. The other adjacent properties to the east and south are developed for commercial use. Staff sees no compatibility issues.

Traffic & Site Access. The site is proposed to be access from McCarthy Road; the location of the proposed access on McCarthy is generally the same location as the existing curb cut for the property's current access onto McCarthy Road. The applicant has received initial approval for this access location from IDOT. Although Derby Plaza's parking is adjacent to the west property line of the site, there is no cross-access agreement or access easement to allow the subject site to access from Derby Plaza.

Internally, access is provided from the proposed Lacey Drive, which terminates in a hammer head at the southwest portion of the site. The plat of subdivision dedicates the

right of way for Lacey Road, as well as the area west of its current terminus, in order to provide access for future development of property immediately to the west of the subject site.

Landscaping. The Village Arborist has reviewed the submitted landscape plan and generally found the proposed landscaping to be acceptable, with some additional clarification needed on the plans. The Arborist notes that the naturalized stormwater detention facility does not include any provisions for the installation and maintenance of the necessary plant material for that area. The applicant should provide these details for review and approval. Additionally, as discussed in the next section, the applicant has agreed to provide additional green space between the side-by-side driveways; the landscape plan should be revised to include ornamental grasses or shrubs within these spaces to reduce the visual impact of the side-by-side driveways.

Building & Site Design. Aesthetically, the applicant has provided a logical site design. The proposed buildings are constructed of quality materials and are appropriately designed. Staff's concerns are limited to garages and driveways within the development, both their overall visual dominance and the specific location of building #1's driveways.

The plan proposes three five-unit buildings, two four-unit buildings, and one three-unit building. Five-unit townhome buildings are relatively uncommon within the Village and where they have been constructed in the past they generally feature rear loaded garages, so the building facades facing the public street do not include the garages and driveways. Staff understands that in this development the applicant desires to provide private outdoor space for the residents of the development; rear loaded garages preclude rear patios or other similar private open space in the rear yard of the townhomes. With rear loaded garages, private open space is generally limited to second story decks and/or front porches. The applicant has agreed to take steps to minimize the dominance of the garages/driveways by providing windows in garage doors and by reducing the driveway width for each unit to 16 ft. Staff believes these changes will help, but feels that additional measures are also necessary to ensure the best possible public realm within the development.

In the current plan, the majority of driveways are side-by-side. Redesigning the garage/driveway arrangement of the five-unit buildings would create an asymmetry to the façade that staff finds would detract from the overall architecture of the buildings. However, modifications to the four and three-unit buildings would reduce the number and visual impact of the side-by-side driveways without detracting from the buildings themselves. Staff proposes:

1. Revising the arrangement of the Willow and Chestnut floor plans within the four-unit buildings so that there is one side-by-side driveway in the middle of the building and separated drives on each building end. This would eliminate the side pedestrian entrances for the four-unit buildings, but staff believes the development's overall benefit in separating the driveways outweighs the benefit of the side entrances.
2. Switching the location of the side-by-side driveway on the three-unit building from its current location on the west side of building #6 to the east side of building. This

will place the side-by-side driveway further from Lacey Road, thereby reducing its visual impact when viewed from the public street.

Building #1's northernmost driveway apron is located approximately 20 feet from the northern property line. Although the driveway appears to meet the minimum separation required by the UDO, because of the alignment of Lacey Drive, the driveway becomes a visitor's first impression of the development and contributes to the overall visual dominance of driveways within the development. Staff's first recommendation would be to change building #1 to a four unit building. Absent that, staff recommends the applicant explore shifting both buildings #1 and #3 to the south and/or reducing the open space between buildings to gain more separation between McCarthy Road and the first driveway.

Engineering Comments & Stormwater Management. The Village Engineer's comments are attached. Generally, the Village Engineer approves of the proposed plans for the purposes of zoning entitlements.

There is a wetland on the subject site, which was determined by Army Corps of Engineers to be isolated and therefore non-jurisdictional. However, MWRD claims jurisdiction of all isolated wetlands and will review the development for any impacts to the wetland during permitting. The submitted site plan proposes to avoid impacts to the existing wetland.

Fire District Comments. The Fire Marshal's comments are attached; he approved the submitted plans as noted.

CONCLUSIONS & RECOMMENDATIONS

Overall, the proposed development is well designed and complies with most requirements of the Unified Development Ordinance. It falls short of executing the vision of Lemont 2030 but does provide for higher density residential development within close proximity to amenities like retail uses. Therefore, staff recommends approval with the following conditions:

1. Revise the arrangement of the four unit building garages as described in this report to reduce the number of side-by-side garages/driveways.
2. Move the side-by-side garage on building #6 to the east half of the building.
3. Revise the landscape plan to include shrubs or ornamental grasses in the space between side-by-side driveways.
4. Revise the geometric plan to reduce the driveway widths to 16 ft.
5. Explore options to revise building #1 as discussed in the staff report to either reduce the number of units or revise the building placement.
6. Revise the landscape plan to include a common amenity west of building #1 (e.g. a sitting area, flower garden, etc.). Common access should be provided to this amenity via some sort of path.
7. Address the outstanding issues as noted by the Village Arborist, Village Engineer, and Fire Marshal.

ATTACHMENTS

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



Urban Forest Management, Inc.

April 10, 2015

Ms. Charity Jones, AICP
Director of Planning & Economic Development
Village of Lemont
418 Main Street
Lemont, Illinois 60439


**RE: *The Townhomes at Seven Oaks
Plan Review #1***

Dear Charity:

As requested, I have reviewed the Tree Preservation Report by Gary R. Weber Associates, Inc. dated September 9, 2014 and the Final Landscape & Tree Preservation Report by Beary Landscaping dated 3/25/15. I also reviewed the Existing Tree Survey dated 03-11-15, the Existing Conditions Map dated 03-24-15, and the Plat of Subdivision dated 03-24-15; all by DJA Civil Engineers & Surveyors.. The following comments summarize this review.

1. The Tree Preservation Report shows that a silver maples will be saved and that 3 oak trees along McCarthy Road will be removed and replace with 3 oak trees. The Final Landscape & Tree Preservation Plan includes the trees to be saved and protected and the replacement oak trees.
2. The Final Landscape & Tree Preservation Plan is generally acceptable. It does not, however, show any landscaping in the storm water management area. The Tree Preservation Report indicates that "all of the trees in the naturalized detention basin/wetland area to be removed". The tree survey does not show any trees in the wetland area and the Final Landscape & Tree Preservation Plan does not show the naturalization of the detention basin.
3. If the detention basin is to be naturalized, then the Final Landscape & Tree Preservation Plan should provide for the proper installation, and acceptance procedures for the initial planting and maintenance of these areas.
4. The Plat of Subdivision Provides for the proper protection and care of the Wetland, Landscaping, and Tree Preservation Easements.

Sincerely,
URBAN FOREST MANAGEMENT, INC.



Charles A. Stewart
Vice President



Frank Novotny & Associates, Inc.

825 Midway Drive ♦ Willowbrook, IL ♦ 60527 ♦ Telephone: (630) 887-8640 ♦ Fax: (630) 887-0132

Civil Engineers/
Municipal Consultants

April 10, 2015

Ms. Charity Jones
Director of Planning & Economic Development
Village of Lemont
418 Main Street
Lemont, Illinois 60439

Re: **Seven Oaks Townhouses**
Preliminary Engineering Plan Review

Dear Charity:

I have reviewed the Preliminary Engineering Plans for Seven Oaks Townhomes, dated March 24, 2015, and have the following comments.

1. The following Permits are needed.

	Agency	For	Status
1.	IDOT	Access	Letter from IDOT received.
2.	MWRDGC-WMO	Sanitary Sewer & Watershed	To be applied for.
3.	IEPA-DPW	Water Main	To be applied for.
4.	IEPA-DWPC	Sanitary Sewer	To be applied for.
5.	IEPA (NOI)	Earthwork	To be applied for.

2. The site is unusual in that the general flow of stormwater is to the southwest low area, while the only drainage outlet for the site is in the northeast corner of the property. Thus, the site has been built up approximately 3.5 feet in areas to provide positive drainage flow to the southwest detention basin, while at the same time, having the units be 2 feet above the McCarthy Road entrance, and the detention basin high water level.
3. The detention basin 100 year drainage overflow route is located along the south and east portions of the property. The basin and overflow route appear to drain to the Derby Plaza detention basin via an existing connection made during construction of Derby Plaza. The plan is unclear where the actual storm drainage outlet is located. Some detention is also provided in the oversized storm sewer that is to be constructed along the south and east portions of the property. This storm sewer system is hydraulically disconnected from the Lacey Drive storm sewer system and detention basin, so as not to surcharge the rear yard system when the detention basin reaches its high water level.
4. The property contains a wetland. Although the wetland is non-jurisdictional per USACEO letter, it may be jurisdictional for the MWRDGC Cook County WMO. The exact limits of the wetland will need to be confirmed in the field, and approved by MWRDGC, in order to determine if mitigation is required.

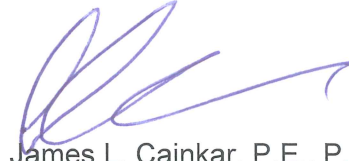
Ms. Charity Jones
Village of Lemont
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5. Please verify if the parcel is subject to the Oak Tree Recapture for sanitary sewer.
6. The water main is shown to be "dead end", but needs to be looped back east into Derby Plaza, or north to McCarthy Road.
7. On the Plat of Subdivision, there is a 10-foot wide drainage and utility easement shown at certain locations, yet the Plat also states that "All common areas are hereby dedicated as Public Utility & Drainage Easements". We prefer this blanket easement designation.

Given the above considerations, I do not see a reason that the project cannot move forward with the necessary revisions.

Sincerely,

FRANK NOVOTNY & ASSOCIATES, INC.



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



LEMONT FIRE PROTECTION DISTRICT

BUREAU OF FIRE PREVENTION

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

April 1, 2015

Mrs. Charity Jones
Director of Planning & Economic Development
Village of Lemont
418 Main St.
Lemont, IL 60439

Re: Site Plans-Seven Oaks Townhomes
14280 McCarthy Rd., Lemont

Dear Mrs. Jones;

This Department is in receipt of the plans for the above mentioned project. The 2006 edition of the International Fire Code with local amendments were used for this review. These plans are **APPROVED AS NOTED** subject to compliance with the following comments:

- 1) The address for the property shall be permanently displayed, either on a sign or on the building. The type and size of the address a minimum four inches (4") - shall be in compliance with Lemont Fire Protection District Ordinance #14-02, and International Fire Code, 2006 Edition (Section 505).
NOTE: Verify address prior to building site work commencing.
- 2) Underground piping shall be designed, installed, and tested in accordance with N.F.P.A. Standard #24, 2002 Edition, "Installation of Private Fire Service Mains and their Appurtenances." (Section 24.10.10.2). Notify the appropriate municipality **forty-eight (48) hours in advance**, so that all tests can be witnessed. Upon successful completion of this test, a properly completed "Contractor's Material & Test Certificate for Underground Piping" form shall be submitted to the Bureau of Fire Prevention for approval.

- 3) An approved automatic sprinkler system shall be installed throughout this occupancy. This system shall be designed and installed in accordance with N.F.P.A. Standard #13, 2007 Edition. A complete set of sprinkler shop/working drawings, and the appropriate equipment specification sheets, shall be submitted to the Bureau of Fire Prevention for review and approval prior to installation in accordance with Lemont Fire Protection District Ordinance #14-02 (Section 903), and International Fire Code, 2006 Edition (Section 903).
- 4) Underground mains and lead-in connections to system riser(s) shall be completely flushed before connection is made to sprinkler piping. The flushing operation shall be continued for a sufficient time to ensure thorough cleaning in accordance with N.F.P.A. Standard #13, 2010 Edition (Section 10.10.2).
- 5) An approved water supply capable of supplying the required fire flow for fire protection shall be provided to premises upon which facilities, buildings or portions of buildings are hereafter constructed or moved into or within the jurisdiction in accordance with the 2006 International Fire Code, Section 508.1.

NOTE: The minimum size water main supplying the fire hydrants shall be 8" and this water main shall not terminate as a dead end.

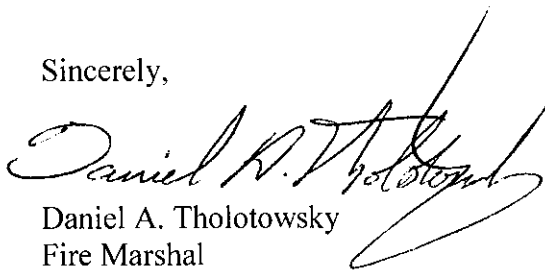
- 6) Fire hydrants shall be located along a fire apparatus access road so that no portion of a building or facility will be more than 300 feet from any hydrant. Additional hydrants and mains shall be provided where required by the code official. Lemont Fire Protection District Ordinance #14-02 (Section 508.5.1).
- 7) Fire Hydrant Installation: Fire hydrants shall be installed so that:
 - 1) Access: Access to fire hydrants shall be by any approved roadway as specified by this code.
 - 2) Distance to Roadways: Hydrants shall be located approximately ten (10) feet from all-weather roadways.
 - 3) Pumper Outlet Direction: Each hydrant shall have the pumper (steamer) connection facing the primary roadway and shall be accessible so that a connection can be made between the hydrant and the apparatus located in the street with twenty (20) feet of suction hose.
 - 4) Hydrant Outlet Location: Fire hydrant outlets shall be a minimum of eighteen (18) inches and no more than thirty-six (36) inches above the finished grade.

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- 5) Hydrant Type: Fire hydrants used in conjunction with water supplies shall be of a type acceptable to the Lemont Fire Protection District.
- 6) Cover/Cap: The larger steamer port on the hydrant is to be equipped with a five (5) inch "storz" fitting with a cover/cap. This cover/cap shall be connected to the hydrant with a 0.125" vinyl coated aircraft cable. If this type of connection cannot be used, final determination shall be made by the fire code official. Lemont Fire Protection District Ordinance #14-02 (Section 508.5.7).
- 8) Dead-end fire apparatus access roads in excess of 150 feet (45 720 mm) in length shall be provided with an approved area for turning around fire apparatus in accordance with the 2012 International Fire Code, Section 503.2.5.
NOTE: This comment pertains to the end of Lacey Drive.

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

Sincerely,



Daniel A. Tholotowsky
Fire Marshal

File #112