



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, May 20, 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
Heather Milway, Planner

- I. **CALL TO ORDER**
 - A. **Pledge of Allegiance**
 - B. **Verify Quorum**
 - C. **Approval of Minutes April 15, 2015 meeting**
- II. **CHAIRMAN'S COMMENTS**
- III. **PUBLIC HEARINGS**
 - A. **15-04 Lemont Nursing & Rehab Center**
Continued. Request for final PUD approval for expansion of existing Lemont Nursing & Rehab Center facility.
 - B. **15-06 508 Illinois Street Preliminary PUD.**
Request preliminary PUD approval for two two-unit structures and one three-unit structure in a historic district.
- IV. **ACTION ITEMS**
- V. **GENERAL DISCUSSION**
- VI. **AUDIENCE PARTICIPATION**
- VII. **ADJOURNMENT**

Village of Lemont
Planning and Zoning Commission
Regular Meeting of April 15, 2015

A meeting of the Planning and Zoning Commission for the Village of Lemont was held at 6:30 p.m. on Wednesday, April 15, 2015 in the second floor Board Room of the Village Hall, 418 Main Street, Lemont, Illinois.

I. CALL TO ORDER

A. Pledge of Allegiance

Chairman Spinelli called the meeting to order at 6:35 p.m. He then led the Pledge of Allegiance.

B. Verify Quorum

Upon roll call the following were:

Present: Kwasneski, McGleam, Sanderson, Sullivan, Spinelli

Absent: Arendziak and Maher

Planning and Economic Development Director Charity Jones, Village Trustee Ron Stapleton and Fire Marshal Dan Tholotowsky were also present.

C. Approval of Minutes for the February 18, 2015 Meeting

Commissioner McGleam made a motion, seconded by Commissioner Kwasneski to approve the minutes for the February 18, 2015 meeting with no changes. A voice vote was taken:

Ayes: All

Nays: None

Motion passed

D. Approval of Minutes for the March 18, 2015 Meeting

Commissioner Kwasneski made a motion, seconded by Commissioner Sullivan to approve the minutes for the March 18, 2015 meeting with no changes. A voice vote was taken:

Ayes: All

Nays: None

Motion passed

II. CHAIRMAN'S COMMENTS

Chairman Spinelli greeted the audience. He then asked for everyone to stand and raise his/her right hand. He then administered the oath.

III. PUBLIC HEARINGS

A. 15-04 Lemont Nursing & Rehab Center.

Request for final PUD approval for expansion of existing Lemont Nursing & Rehab Center facility.

Chairman Spinelli called for a motion to open the public hearing for Case 15-04.

Commissioner McGleam made a motion, seconded by Commissioner Kwasneski to open the public hearing for Case 15-04. A voice vote was taken:

Ayes: All

Nays: None

Motion passed

Staff Presentation

Mrs. Jones said the application before the Commission is for a Planned Unit Development (PUD) for an addition to the existing Lemont Nursing & Rehab Center. Some background information, in 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 as it exists today. The Village no longer has this “special use for a unique use” in their Code. When Lemont Nursing came to staff and talked about their expansion plans, we had suggested that they apply for a special use for a PUD. Nursing Homes are a special use in their zoning category, but rather than a special use for a unique use it is a special use for a PUD. It locks in the site plan if approved. In the original approval from 1994 there were some requirements for site design and landscaping and that ordinance was attached. It included:

- 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 State.
- Minimum of 80 parking spaces.
- The southern five acres is limited to single-family detached residential development.

She stated the current configuration of the site currently complies with that original ordinance. However, some of the landscaping that was prescribed by the original special use may not actually be there.

Mrs. Jones said the current application would be for a final PUD and would include an expansion of the building and parking area but would not add any beds to the facility. The proposal is to convert all of the shared rooms into private rooms. The total bed count would remain at 158. There is a table included in staff’s report that illustrates how the application deviates from the different zoning standards. One of those is off street parking. The Village’s off street parking requirement for Nursing Homes is one space per four beds and that is the minimum and 140% would be the maximum. So

their minimum would be 40 spaces and their maximum would be 56 spaces. Clearly they have more than that now. Based on staff's observation and complaints by neighbors from the west they are generally lacking in parking. They are proposing an expansion of the parking from 76 spaces to 145 spaces. The standard that is in the UDO is very low so staff did some research to see what other facilities had for parking. She stated she had contacted four other facilities in the area and found that their parking spaces ranged from .55 spaces per facility bed to 1.14 spaces per facility bed. Lemont Nursing's current parking rate is .48 spaces per bed, which is lower than any of the facilities that they had contacted. The proposed rate is .91 per space per bed which is on the high end, but within the range of rates observed elsewhere.

Mrs. Jones stated they also looked at the parking using the U.S. Department of Veteran Affairs Parking Demand Model. That model is based on observed parking related to 21 different VA facilities across the country. This is not a perfect fit because a VA facility is not the same as Lemont Nursing, but it was the guide staff could find available. According to that guide there would be estimated parking demand of 166 parking spaces. Staff feels with that and the combination of their research of other facilities their parking proposal is within the range of what might be acceptable or expected. However, staff can't say it is exactly the right amount specifically because they don't have a great standard to be able to use.

Mrs. Jones said she would like to talk about the consistency with the recently adopted Lemont 2030 Comprehensive Plan. The Plan does designate this area as institutional land use as well as compatibility with the existing uses. Staff finds that it would have limited new impact to the properties to the east and west because the extension is directly to the south. The impact then would be mostly to the owners to the south and will talk about that when they get into the landscaping and aesthetics. The addition is a one story building addition and the materials will all match the existing building.

Mrs. Jones stated that Village Arborist noted that there would need to be additional information regarding how the trees that are suppose to be preserved will be preserved. Also the detention basin, which is on the west side of the property, is supposed to be a naturalized detention basin. Naturalized detention basins are designed to filter out more contaminants and are therefore better for the environment. The applicant's plan did not include the information that staff needs on what exactly those plants are, planting schedules, and maintenance will look like.

Mrs. Jones said the proposed parking lot will bring the parking lot nearly 190 feet closer to the homeowners south of the subject site. Since the original special use for this property limited the development of the southern five acres of the subject site to residential development, staff finds that the adjacent homeowners had a reasonable expectation of a buffer between their property and the Nursing Home. The proposed parking lot will be at least 130 feet from the nearest lot line to the south, which does provide a substantial visual separation. The proposed photometric plan shows there will be no new light spillage near the property line. Therefore staff finds the remaining conflict would be vehicle headlights. In the landscape plan they proposed shrubs along

the south end of the parking lot as well as a couple of stands of evergreen trees. Staff does not feel that it is sufficient, and so is recommending that there be a landscape berm or a masonry wall of an adequate height to prevent headlights from cars shining to the property owners to the south.

Mrs. Jones stated the Village Engineer was satisfied that the plans submitted were sufficient for zoning and entitlement approval. The Fire Marshall noted that an additional fire hydrant is needed on the southeast area of the parking lot addition. She said this would conclude staff's presentation.

Chairman Spinelli asked if the southern five acres was for residential or nursing home resident usage.

Mrs. Jones said it was originally to be developed for single-family residential.

Chairman Spinelli stated that is going to remain as a buffer now instead of actual potential building.

Mrs. Jones said it would not be developable under this PUD and they are only seeking approval for this specific site plan. If they wanted to change this site plan then they would have to come back through the zoning entitlement process to do so.

Chairman Spinelli stated she had mentioned sight lines for the parking lot with the landscape plan. They are providing plantings at the south end of the parking lot. The existing property line adjacent to the residents to the south is higher than the parking lot. He feels that there might not be much of an issue with headlights. He said berming at the parking lot might not be beneficial because it will stop what the existing grading would have stopped.

Chairman Spinelli asked if any of the Commissioners had any additional questions for staff at this time. None responded. He then asked if the applicant wanted to come up and make a presentation.

Applicant Presentation

John Antonopoulos, attorney for Lemont Nursing & Rehab, stated he is very familiar with this facility. He knows people are concerned regarding the expansion of the facility. It will be the same number of beds, but instead of having two people in a room they will only have one in a room. Parking space is going to double for the area. He said a PUD means that whatever a developer puts on that plan he has to build. He brought four people with him to answer any questions, which include the Administrator of the Nursing & Rehab Center, two architects, and a representative who owns these facilities. They currently own 14 facilities throughout the U.S. He stated they are present tonight to answer any questions.

Chairman Spinelli asked if anyone from his team would like to speak at this time.

Mr. Antonopoulos said not at this time.

Chairman Spinelli asked if any of the Commissioners had any questions for the applicant. None responded.

Public Comment

John Savas, who lives on the corner of Roscommon Way and Walker, stated he has seen the plans and does not have a problem with the plans. He has two concerns, the parking has always been an issue and it is ironic that just before the letter came out there hasn't been anybody parking on Walker. What this tells you is that there has always been adequate parking but the employees have chosen not to park there. He would like to see some kind of restriction with parking on Walker. This way they can still have their own guests and visitors over and they can find parking. His second concern is people would go out to these cars and eat their lunch there then leave their garbage there. He said they have picked up garbage every single day from that area. He asks that they be good neighbors and try to enforce that their employees should not park there and not leave their garbage lying around.

Ted Dziubek, 1331 Bailey's Crossing, said his concerns are for the detention area that is adjacent to 1285 and 1295 Bailey's Crossing. The detention pond gets all the drainage from Archer Avenue coming down along Bailey's Crossing into the cul-de-sac where he lives. That detention area is filled up with water and is released over a period of time. It drains into the field that is by the nursing home. He would like to know if there has been some engineering done and is that water going to be restricted in anyway.

Chairman Spinelli stated he has not spoken with the Village Engineer but he is familiar with the process. The site will have its own detention basin and they will control their own release off of their property.

Mr. Dziubek asked if this would affect his release of water.

Chairman Spinelli said State drainage laws do not allow them to negatively impact downstream properties. By the same token, downstream properties can not block drainage from upstream. If this property drains towards your detention basin, then your detention basin has to take the water. They will be restricted on their property to hold back and have a slower release rate. This can be done with a non-mechanical device so you don't have to have someone go out during a storm to open or close the valve.

Mr. Dziubek asked if his release from his detention area would flow into theirs.

Chairman Spinelli stated he does not have storm sewer path for his site or from the proposed site.

Mr. Dziubek asked if there was any engineering data done to see if the runoff that he has will go along that same path.

Chairman Spinelli said there is preliminary engineering that has been done but he does not have a report from the Village Engineer. This Commission does not review the Engineering Plans.

Mrs. Jones stated the Village Engineer has reviewed the Engineering Plans that were part of this submittal. He is confident that the detention basin is sized and designed appropriately and no substantial changes will need to be made to it. This process gets them their zoning entitlements and locks in the site plan. Then they have to go through a permitting process where they get permits from IEPA, MWRD, and as well from the Village. At that point, the very detailed engineering plans get drawn up and the Village Engineer and MWRD reviews those plans for storm water.

Mr. Dziubek asked if there could be some kind of special assessment for their development.

Mrs. Jones said that could not be legally possible.

Mr. Dziubek asked if he had to go to all these meetings to make sure that they sign off on this.

Commissioner Sanderson stated he does not need to come to all the meetings. It will be taken care of by the proper agencies. There is no way around the laws.

Chairman Spinelli said recently Cook County had enacted a more stringent ordinance regarding storm water management which are currently in effect.

Craig Hearne, 12502 S. Archer Avenue, stated he lives in unincorporated Cook County but it is in the area of the Village. He showed on the site plan where his house would be located. He showed the storm water detention pond that Mr. Dziubek was talking about. The level of that land right now is the level of his property and his next door neighbor. He said the drainage pond drains into an empty lot. When they finish all the site work where is all that water going to go.

Chairman Spinelli said the preliminary drainage plan that he has shows that drainage path is maintained to the north along the east side of the building.

Mr. Hearne asked where the water is going to go.

Chairman Spinelli stated it is draining north along the east side of that parcel.

Mr. Hearne said when this is developed it is going to sit there.

Chairman Spinelli stated based on the contours of the site the site drains north towards the building from his property.

Commissioner Sanderson showed Mr. Hearne the preliminary drainage plan. He said what the owners concern is that even though the engineering is proposed this way, it sounds like there are some field conditions out there that aren't corresponding to the existing grades that are listed on the plan. He stated staff should make sure before final engineering that the topography has been updated dealing specifically with the east property line.

Mr. Hearne explained showing on the site plan where his concern is at with the drainage on the property.

Chairman Spinelli stated the developer and property owner will have to maintain proper drainage on their site. When the final engineering plans are done, the Village engineer and MWRD will be reviewing the plans. They will have to ensure that the drainage is correct for the site. Currently the existing grades drain north and they have to make provisions to accept their water. The water from off-site must be maintained on receiving properties. Their engineer will have to do whatever it takes to design the system and site grading to still maintain acceptance of that water.

Mr. Hearne said the second issue he has is parking. It was pointed out that there is no need for a berm or shrubbery.

Chairman Spinelli stated what he indicated was the height of the parking lot is significantly lower than the south property line. A berm immediately adjacent to the parking lot will not serve the best interest to the neighbors to the south. He said he has his own opinion as to where certain plantings should be placed.

Mr. Hearne said the southeast section is the same level as the parking lot. He stated he has been present at previous cases, such as the banquet hall that went in north of him, and he was assured that they would put a berm and landscaping. Now every Thursday, Friday, Saturday and Sunday night he gets headlights flashing through his front door from that last row of parking. That was also supposed to be addressed, so telling him it will be addressed he'd rather see it in writing.

Chairman Spinelli stated the Final Landscaping Plan when it is approved will be available for viewing.

Patricia Pietrzak, 1305 Draw Bridge Lane, said she has a problem with the parking lot and the west side detention pond. She provided the Commissioners with pictures of what she looks at everyday. There is talk about landscaping on the south end of the parking lot but what about the west side. The Nursing home does not take care of the field and she has complained for 18 years. They cut the field only about three times a year. She stated this plan has no concern for the residents in the surrounding area.

Chairman Spinelli said the Landscape Plan does not only address the south but is required to address the entire parking lot. Staff has received an initial Landscape Plan but they have not accepted it and would want more landscaping.

Ms. Pietrzak stated this is not a quiet lot, but rather a 24 hour lot. In the winter they get to listen to the snow plow at 2 a.m. beeping back and forth. She asked where are they going to put all the snow for this big lot.

Pam Rae, 1313 Drawbridge Lane, said she is south of the proposed site. She is extremely upset about this plan and does not understand the need for all the parking. She is upset about what negative value this will put on her home where she has lived for over 16 years. There is no need for this many parking spaces and begs the Commission to reconsider the plan. She provided a written statement to the Commission.

Randy Kaden, 1429 Roscommon Way, he stated he echoes his neighbors regarding the parking situation that has been ongoing for the past decade. He asked if the plan goes through will there be restrictions imposed on Walker that will no longer allow people to park there.

Chairman Spinelli asked if he wanted restrictions.

Mr. Kaden said yes he does. He is out there in the morning with his puppy and has found other items like condoms and empty whiskey bottles in the field behind the Nursing Home.

Chairman Spinelli stated he hopes that he is not implying that it is coming from the facility.

Mr. Kaden said where do you think it is coming from. It is coming from the people who take McDonald's bags and dump them on the prairie. It is open land and they don't have any respect for it. If and when he decides to sell, he does not want to have a line of cars parked up and down Walker. He asked how intense will the overhead lighting be at night and will it be on 24/7. He is concerned that when he comes around the corner there will be a brightly lit parking lot.

Mrs. Jones stated the applicant is required to submit a photometric plan that for each light it shows how many foot candles of light are shining down at equal intervals across the property. It gets to zero before you get to any of the property boundaries. Obviously with the building and parking lot expanding there will not be as much dark prairie land, but there will be no light spillage. If the lights are currently on during the night, then she would assume that would continue.

Mr. Kaden asked how bright would this be. This prairie has been dark for a long time. He is concerned as a property owner and for resale value how this bright parking lot is going to affect him.

Mrs. Jones said they do have ordinances and require that the lights are shielded so light focuses downward. They also require these photometric plans that show the lights are focused downward and do not spill out of the parking lot. It has to reach zero before it reaches the property line.

Mr. Kaden stated his last question is in regard to the Nursing Home being in violation with whatever standing laws exist for the garbage dumpsters. He asked where are the dumpsters going to be located. He works from home and on nice days he will have his windows open and about every 10 minutes an employee comes out to throw trash in the dumpsters. All you hear is the squeaky hinges and the slam of the door shutting. He has asked them repeatedly to oil the hinges and to put some kind of insulation on the doors of the dumpsters. He feels like he is living downtown above a Chinese restaurant.

Mrs. Jones said one thing she forgot to mention in her oral report was that staff recommends a revised design of the current trash enclosure. The current trash enclosure does not conceal all of the different trash receptacles from view.

Mr. Kaden asked if there will be some sensitivity applied to the fact that there is a certain noise issue. It could very easily be addressed by either investing in new dumpsters or equipment.

Mrs. Jones stated the applicant might be able to answer that later.

Brenda Miller, 1366 Bailey's Crossing, said there are three issues. The first issue being the drainage from their detention pond behind their properties and where that water is going to go. It does not seem like the engineers have addressed that problem at all. There can be sewer drainage from their detention pond to theirs that goes across the property or north towards McCarthy on the east side of building. Another issue is the landscaping. They do not want to look at a parking lot. Lastly, she wants to know if there is more than one entrance to that parking lot.

Mrs. Jones stated there is not and there is only the one entrance.

Ms. Miller stated her concern is that she walks her dog a lot along there, and there is a lot of trash along there, the people come out of the parking lot very fast. They then go through the neighborhood instead of going to the light at McCarthy. The employees have no respect for the property there or the neighbors who live there. The employees should have some type of rules that they have to abide by.

Rick Seskauskas, 12486 Archer Avenue, said he lives next door to Mr. Hearne. The water does run from Bailey's Crossing into his yard. There are drain tiles that run along the east side of the proposed property. He asked if anything is going to be disturbed there, because otherwise his yard is going to flood.

Chairman Spinelli stated by looking at the proposed grading plan it does not appear that they are doing any grading or drainage on that portion of the property.

Commissioner Sanderson said from his understanding is that there is a current problem out there right now.

Mr. Seskauskas stated yes there is.

Commissioner Sanderson stated as you have pointed out the water flows and wraps around to hit your property. What you are asking the applicant is can they fix this current problem since they will be doing work out here. He said they are not doing any work in that area so they are not going to make it any worse, but the problem is they are not going to make it any better. He asked staff can they get the engineers out there and try to define what the problem is. When they look at the paper right now it is not down to the inches and inches can cause water to go different ways. If the engineers can look at this corner specifically and maybe they can work something out to fix the problem. There are no guarantees, but at least they can specifically look at this corner.

Mr. Seskauskas said that would be good. He stated you have to remember though he and his neighbors did not create the problem. When they put in Bailey's Crossing they had raised the land three and half feet and now the water runs into his backyard. He wants to make sure nothing will happen to the drainage tile along the east side of the property because if it does then he will flood. Again he said he did not create the problem, but they allow for these things to go in and nobody follows up after to see how they are going. He was told they would have all these trees on the berms and nothing happened. Mr. Seskauskas stated we need to do something better with this. The Village is changing zoning and changing what is around them which is affecting their property values. He wants to know what landscaping is going to be done so he does not have to look at a building or have headlights from the parking lot shining on his house.

Chairman Spinelli stated this is not changing zoning.

Mrs. Jones said the original special use for the property restricted the southern five acres to single-family development. It is changing the provision of the special use and going to a PUD to allow the expansion. Technically it is not changing the zoning district because it is all still remaining in the R-5 district because nursing homes are a special use in the R-5. It is changing the provision from 20 years ago.

Commissioner Sanderson stated he is not sure who caused the original problem.

Ms. Pietrzak said the original excavation was just left on the property.

Mrs. Jones stated there is a mound of dirt that was left on the property.

Commissioner Sanderson said there are multiple concerns with the development that they are going to try and address in the conditions when they vote on it.

Mr. Seskauskas asked what happens after this.

Chairman Spinelli stated they are just a recommending Board. The Commission's recommendation positive or negative will go before the Village Board with conditions and all the minutes that are being taken tonight. The Village Board reviews it at the Committee of the Whole meeting (COW) then it gets voted on or there is a continuance at the Village Board meeting.

Mrs. Jones said when the Village Board gets it at the COW meeting they see whatever happens tonight and then whatever revisions the applicant makes because of the comments and conditions made at this meeting. The Village Board will review it and they may request additional changes from the applicant or they may not. When it goes before the Village Board for a vote those are the Final Plans for the PUD.

Mr. Seskauskas asked what is going on with the east side in regards to berming or landscaping.

Mrs. Jones pulled up the landscape plan on the overhead screen. Most of the landscaping is clustered around the parking lot. There is no landscaping proposed on the east side.

Mr. Seskauskas stated it needs to be addressed because they are ignoring one whole side. He asked if the building going south was going in a straight line.

Mrs. Jones said it goes straight down. The existing building is 42 feet from the property line and the addition will be going straight down from there.

Edward Andruszkiewicz, 12518 Archer Avenue, stated he understands that the applicant's plans cannot impact them, but what they want is to fix a problem that was made a long time ago. What he understands is that they can't force these people to fix an existing problem. What he and his neighbors are looking for from this Commission is how do they fix a problem that was made when Bailey's Crossing took out their drainage and put the berm up. Their natural line of flowing was impacted. They are in an unincorporated area and that was Village. He was not there when they built Bailey's Crossing but he has to deal with what is wrong. There is no way someone is going to buy his property which is an acre but when it rains it goes down to a quarter of an acre.

Chairman Spinelli asked staff if there was some way they can have someone from their engineering firm or public works come out and look at the area. He said he can ask the applicant when he comes back up to try to incorporate something or at least help minimize the issue. At least you are acknowledging that it was not something this property caused and it is the detention basin in Bailey's Crossing that is causing this.

John Rae, 1313 Draw Bridge, asked why do they need so many parking spaces. He said they even stated that they don't need that many parking spaces.

Chairman Spinelli said as far as whether or not they need it, they do not have that information. The residents along Walker indicated that all the employees are parking over there.

Commissioner Sanderson stated the applicant can speak in regards to that.

Mr. Rae asked if the Cisco food trucks were going to be unloading and loading in the same area.

Mrs. Jones said they are not making any changes in regards to that.

Matt Friscia, 1309 Drawbridge Lane, stated his concern is the people to the south have to look into a parking lot. He would like to see some kind of structure or wall so they do not have to look into a parking lot. The lot to the south is only cut a few times every summer, which causes another eyesore. There is the issue with the garbage also.

Mr. Conklin, 1446 Amber Wood, asked what is the next step.

Chairman Spinelli explained again what happens after the Commission votes on the case tonight.

Madelyn Dziallo, 1442 Covington Drive, said she is directly across the street from the nursing home. She asked when would they be starting this project. She is concerned about the amount of noise.

Chairman Spinelli stated the applicant can come back up to answer that question in a few minutes. He then asked if there was anyone else in the audience that wanted to come up and speak in regards to this case. None responded. He then asked if the applicant wanted to come up and speak in regards to the questions and comments that were made.

Mr. Antonopoulos said he would like to thank all the people in the audience and he understands that it is a difficult situation. He stated he is assured that this Commission and Village Board will take all of this into consideration. There are about five main issues with one being drainage. We have a Village Engineer and multiple layers of oversight to make sure the water does not impact adjoining property owners. They will try to coordinate their engineer with the Village Engineer to look at some of the issues that the residents are concerned about. He said parking is another issue and has been for a long time. Village staff did a great job researching other nursing homes. They are not increasing the number of beds and this facility is geared more for rehabilitation rather than nursing home. Because of this sometimes people visit more or there might be more doctors visiting.

Mr. Antonopoulos stated there are a number of housekeeping issues that need to be addressed. The Director is present and heard the complaints and will talk to staff about the dumpsters, garbage and parking. They plan on working with staff regarding the landscaping. As far as when do they want to start construction, they would like to start as soon as they can once they get approval. They hope it will be sometime this year.

Chairman Spinelli asked about the trash enclosure.

Mr. Antonopoulos said they will redo the enclosure and put in landscaping or enclose it to make sure it is not visible.

Commissioner Sullivan asked what was the reasoning for switching from double rooms to single rooms.

Ron Nunziato said it is what the market is bearing.

Commissioner Sullivan asked what if in the future you get more paying customers do you plan on doubling up again.

Mrs. Jones stated the PUD can cap the number of beds in the facility. She planned on leaving the cap at 160, which is what it is at now. If this is the number of parking spaces they feel they need for 160 beds then she does not think they should give them the opportunity of getting into another parking crunch by increasing the number of beds.

Mr. Antonopoulos said they agree with it.

Commissioner Sullivan asked if there was room for expansion.

Mrs. Jones said it would have to go back through this process again.

Commissioner Sullivan stated he was just looking out for the future. The applicant has not complained at all about the residents, but there are a lot of residents complaining about the applicant. He would hate to see 10 years from now more burdens on these residents.

Mr. Antonopoulos said as far as they are concerned this is it. There are a lot of constraints with the site already.

Mr. Friscia asked how are the construction vehicles going to get on the property during construction.

Mr. Antonopoulos stated there will be a preconstruction meeting with the Village Engineer and staff as to where they can or can't go.

Commissioner Sanderson said it has been asked by residents as to whether the applicant feels they need these parking spots.

Mr. Antonopoulos stated they don't want to spend the money if they don't have to. If they could make it smaller, then they would.

Commissioner Sanderson said the audience asked where the number had come from.

Mrs. Jones stated it was based on surveying the other nursing homes and the VA standards. She can't say it is specifically the exact number of spaces they will need.

Discussion continued in regards to the number of parking spaces needed.

Commissioner Sanderson said someone asked if the parking is on 24/7. He would assume that it would be for safety.

Mr. Nunziato stated it is on 24/7.

Chairman Spinelli asked if at night they could go to where not every parking light is illuminated. He said he is not sure if it is possible or maybe where they could be dimmed after a certain hour.

Mr. Antonopoulos stated he could look into it.

Commissioner Sanderson asked if on the landscape plan are there any trash receptacles on site.

Mrs. Jones said there is not and it would make sense.

Commissioner McGleam stated he would like the applicant to go over the landscape plan. He feels it would be beneficial for the audience.

Mr. Antonopoulos said he can have the architect come up. However, the Village has an arborist and they agree within limits what the arborist recommends and will comply with it.

Commissioner McGleam stated the arborist is looking at proposed trees that are going to be planted or what trees are going to be removed. He asked are they looking at in full detail for the screening benefits.

Mrs. Jones said that is what she is doing. She will make sure that they meet the ordinance. In general they meet everything for the ordinance, but they are a little short with the parking lot islands.

Chairman Spinelli stated he feels the buffer on the south end outweighs adding landscaping to islands which would in turn push parking further south.

Mrs. Jones said what they are requesting in regards to additional screening and buffering here along the south edge of the parking lot is above and beyond the code requirement. The residents to the south had an expectation that the property would be residential if anything. The shrubs along the edge of the parking lot will be at maturity 6 to 12 feet high. There are deciduous and not evergreens, so they won't provide year round screening. There is a small section or pockets of evergreens but if you are concerned about headlights those can go through all the gaps.

Discussion continued in regards to what trees are allowed and where.

Commissioner Sanderson asked that there has been talk about a berm and can that berm be carried around to the east.

Mrs. Jones stated it could.

Stan Durkiewicz, neighbor to Mr. Seskauskas, said he owns about 700 feet from Mr. Seskauskas where the site borders. There are no good significant trees there. He stated when they first built the nursing home they were suppose to put in evergreen trees that were so large they would need a crane to put them in and a five foot berm. He never saw the berm and all they put in were a bunch of deformed evergreens that ended up dying. He feels they should first finish up the first nursing home before they start the second one.

Mrs. Jones stated she had met with Mr. Durkiewicz last week and she did see the evergreens on the property line. She assumed they were the original evergreens that were required under the landscape plan for the nursing home. The original landscape plan that is attached to the original special use ordinance is not that detailed as the landscaped plans that they are getting now. That and time limitations is the reason why they did not do a complete evaluation of their existing landscaping.

Commissioner Sanderson said things are different now so when they plant the landscape there will be a final inspection.

Mr. Durkiewicz stated with the original grading he had told the gentleman to make sure the grading was lower so the water from his property can run to the west. He thinks he made the guy mad because he kept insisting to him that he wanted it that way. When they left they had left it higher. Due to his medical condition, he had to have his wife dig 300 feet with a shovel so the water can drain from his house. He had gone to the Village but never got any help and nothing happened.

Mr. Antonopoulos said they will try to do the best they can to accommodate the concerns of the neighbors. He thanked the Commission for their time.

Wayne Molitor, 12516 Archer Avenue, asked if there is going to be a spot on site for staff where they can eat their lunches.

Chairman Spinelli stated they did ask the attorney for the applicant to look into providing receptacles for the parking lot to help eliminate the potential of garbage being left around.

Mr. Molitor said they need to tell their employees what to do and where not to park. It should be part of their duties for running the facility.

Chairman Spinelli stated they did indicate that they have an outreach program for their employees that will be letting them know of potential new rules. This should help alleviate 90% of the concerns that the neighbors have.

Mr. Molitor said he would like to reiterate what Mr. Durkiewicz had said in regards to other surrounding projects. There was nobody who followed up on the projects. He hopes this time the Village and the Building Department will follow up and make sure this plan is properly initiated.

Chairman Spinelli asked if there were any further questions or comments from the audience. None responded. He then called for a motion to close the public hearing for Case 15-04.

Commissioner Sanderson made a motion, seconded by Commissioner McGleam to close the public hearing for Case 15-04. A voice vote was taken:

Ayes: All

Nays: None

Motion passed

Plan Commission Discussion

Chairman Spinelli asked if there were any further questions or comments from the Plan Commission.

Commissioner McGleam asked if they could go through staff's recommendations.

Mrs. Jones said staff's conditions are that the applicant addresses the Village Arborist and Fire Marshall's comments. They need to revise the landscape plan to include a landscape earth and berm or masonry wall or combination there of at an appropriate height to prevent vehicle headlight glare to the properties to the south. She stated they could include southeast of the subject site. Lastly, the redesign the trash enclosure to better conceal the trash receptacles from view. She said the Commission can add that it has to be a full masonry enclosure which might help with the noise. It is currently all fencing which is not allowed today.

Commissioner Sanderson asked if the materials are going to match.

Mrs. Jones stated they would.

Chairman Spinelli asked if there were any other conditions that any of the Commissioners would like to include or suggest.

Commissioner Sullivan said he has been to the facility several times and he would go at different times, either during the day or evening and he never had a problem parking in that parking lot. He would have to think then that the parking on the street is employee parking. He would like staff to look into putting some type of parking restriction on Walker Road, similar to what they have around the high school. They are doubling their parking so there should be no need for anyone to be parking on Walker Road.

Chairman Spinelli asked staff if the Village Attorney and staff could look into placing restrictions on that road. It would be difficult to provide 100% protection for the neighbors, but there might be some type of means.

Mrs. Jones stated if they are adding all this additional parking then they should not be seeing any more staff parking on Walker. She would rather monitor it and if it continues to be a problem then they could pursue parking restrictions.

Chairman Spinelli said he does not feel that at this time the request is to automatically implement parking restrictions. It would be for staff to review the possibility and options and if the issue is still there then the restrictions can be implemented right away so there is no waiting.

Commissioner McGleam asked about the berm going to the southeast.

Commissioner Sanderson stated staff's recommendation is for a land and earth berm that will going down the south edge and wrap around to the east.

Commissioner McGleam asked if there was a height requirement for that berm.

Mrs. Jones said she did not include a specific height requirement. It states at a sufficient height to prevent headlight glare. They would have to demonstrate that.

Commissioner Sanderson stated he would like to see more solid year round trees for their plantings.

Chairman Spinelli asked that when they are evaluated for sight lines for the berm make sure they provide a cross sectional view. He then asked if there were any further comments or questions. None responded. He then called for a motion to approve Case 15-04.

Plan Commission Recommendation

Commissioner Sanderson made a motion, seconded by Commissioner McGleam to recommend to the Mayor and Village Board approval of Case 15-04 Lemont Nursing & Rehab Final PUD with the following conditions:

1. Approval from the Village Arborist and Fire Marshall in regards to their comments and the applicant meeting those comments.
2. The applicant is to design and include some type of earth berm or masonry wall, to help screen the headlights from the parking lot. A cross sectional diagram needs to be approved by staff to ensure the berm or wall is at a sufficient height. Staff should encourage that there are added trees as part of that berm, within reason, for all the adjacent neighbors.
3. The trash enclosure needs to be brought up to the current Village standards which includes using like materials for building construction. In an effort, they would like the applicant to do all they can to limit the noise caused by the slamming of the dumpster.
4. Trash receptacles need to be installed on-site.
5. Have staff meet with the Village Engineer and some of the neighbors, along with the applicant's Engineer, to see what can possibly be done to address the current conditions along the southeast corner of the property.

A roll call vote was taken:

Ayes: Sanderson, McGleam, Kwasneski, Sullivan, Spinelli

Nays: None

Motion passed

Commissioner Kwasneski made a motion, seconded by Commissioner McGleam to authorize the Chairman to approve the Findings of Fact for Case 15-04 as prepared by staff. A voice vote was taken:

Ayes: All

Nays: None

Motion passed

B. 15-05 Seven Oaks Townhomes

Request for annexation, annexation agreement, rezoning and final PUD approval for a 26 unit townhouse development.

Chairman Spinelli called for a motion to open the public hearing for Case 15-05.

Commissioner McGleam called for a motion, seconded by Commissioner Kwasneski to open the public hearing for Case 15-05. A voice vote was taken:

Ayes: All

Nays: None

Motion passed

Staff Presentation

Mrs. Jones stated Cole Cullen, on behalf of Seven Oaks Developers, LLC, is the purchaser of the subject property. He is requesting annexation, an annexation agreement, rezoning to R-5 Single-Family Attached Residential District and Final PUD approval for 26 unit townhome development. Staff is recommending approval with conditions. She showed on the overhead an aerial view of the subject site and pointed out that there is a flag lot to the west. She then showed on the overhead the site plan.

Mrs. Jones said as part of doing the new 2030 Comprehensive Plan there was talk about increasing density in appropriate areas that are close to commercial amenities that are in walking or biking distance. This area in the Comprehensive Plan is designated as multi-family development. This is not multi-family but more similar to what is considered in the Comprehensive Plan as contemporary neighborhood. However, multi-family districts in the Comprehensive Plan talk about minimum site size of about 10 acres. This combined with all of the other unincorporated property immediately to its west would just be around 10 acres. So given that we are seeing a proposal tonight just for approximately half of that area staff is comfortable with a townhouse project for the portion of the site that is being proposed tonight. It is still residential in character and still higher density than single-family detached homes, so instill keeping with some of the principles that were behind the land use planning in the Comprehensive Plan.

Mrs. Jones stated there are 26 units, three five-unit buildings, two four-unit buildings and a three-unit building. There is an existing wetland on the property that the applicant is maintaining. The applicant is providing a road of right-of-way so if there is development to the west the road can go through without any issues. That is consistent with the objectives for connectivity within the community. She showed an example of what the buildings will look like. There will be masonry on the first floor and siding on the second floor.

Mrs. Jones said with all PUDs staff does a table which is included in staff's report that shows all deviations from the code that are being requested. These deviations that are being requested relate to the minimum lot size, minimum lot area per unit, and minimum lot width. For all three of those, because they are deviations to provide a little bit higher density product in this area that is designated for higher density in the Comprehensive Plan, staff finds those to be acceptable. There is also a reduced front yard setback, which is normally 25 feet, but the applicant is proposing 22 feet. Again, staff finds that to be acceptable and it still leaves sufficient room for vehicle parking in front of the units in the driveways. Staff would rather see a reduced front yard setback rather than a rear yard setback. Another deviation is the sign, which is not to exceed five feet and theirs did not include a dimension. So that will be clarified as we move on.

Mrs. Jones stated staff finds that the proposed PUD does support several objectives for PUD's. The first being that it is ensuring future growth and development in accordance with the policies and goals of the Village. It is substantially consistent with Lemont's 2030 Comprehensive Plan. The PUD provides a more desirable living environment by

preserving and integrating the natural environmental and landscape features into land development. There is an existing wetland on the subject site that will be preserved. The PUD also encourages patterns of and uses that decrease trip lengths and increase the use of modes of transportation other than private vehicles. This property is immediately adjacent to Derby Plaza and Three Corners area. Residents in the area will easily be able to walk and go to the grocery store, hair salons, restaurants, etc.

Mrs. Jones said the site is proposed to be accessed from McCarthy Road. The applicant has received initial approval from IDOT. Although Derby Plaza's parking is adjacent to the east of the site, there was no easement granted when Derby Plaza was developed. The developer would also rather have the development have their own access. In regards to landscaping, the Village Arborist has reviewed the submitted landscape plan and generally found it acceptable, there is some additional clarification needed on a few points. Additionally, there was a little mix up with the submittal of the plans, the naturalized storm water detention facility did not get transmitted to staff, but she does have them now. The Village Arborist will review the naturalized plantings. The applicant has agreed to reduce the overall driveway width and increase the amount of green space between the side by side driveways to allow for some plantings or shrubbery. After reviewing other townhouse subdivisions in Lemont, staff found that having the visual buffer helped minimize the look of all of those driveways together.

Mrs. Jones stated regarding the building and 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 only concerns are limited to garages and driveways within the development. The applicant has addressed some of those concerns. In the staff report there was concern about the first driveway on the west side. Staff was concerned with its proximity to McCarthy Road. The applicant has proposed to move those buildings over to move that driveway a little farther away. Also, switching the side by side drive on the three unit building. The only other comment that staff had was in the Village there are not many five unit townhomes. The only five-unit buildings have are rear loading garages. It is rare that they ever have five driveways on a building like this one presented. Staff was concerned about having so many driveways in such a small area. So what they had suggested was to shift the arrangement of the four unit buildings to provide for separation between the driveways on those buildings, rather than reducing the overall number of units in the development.

Mrs. Jones said the Village Engineer has comments that are attached. He generally approves of the proposed plan for the purpose of zoning entitlements. As noted, there is a wetland on the property which is not subject to Army Corps of Engineers review but is subject to MWRD. The Fire Marshal's comments are attached and he approved the plans as noted in his comments. Staff does recommend approval and the only remaining issue is the driveway and are they going to require any changes to the floor plans to minimize the number of side by side driveways. She stated this would conclude staff's presentation.

Chairman Spinelli stated the flag lot needs to be included in the Plat of Subdivision. It is being called outlot 7, which is the 33 foot strip that has been taken off of the Plat of Subdivision. The detention basin's storage depth exceeds the Village Ordinance of four feet. It is currently showing as four and half feet on the plans that they provided, so the Village Engineer needs to look at that. Lastly, the entrance monument sign looks like it might be encroaching on the vision triangle.

Mrs. Jones said the location of the sign was more than four feet from the sidewalk.

Chairman Spinelli stated the vision triangle is based on property lines and not the sidewalk.

Mrs. Jones said they did revise their sign plan from the initial submittal, but she will review that.

Applicant Presentation

Phil Cullen, 440 N. Wabash, Chicago, said he and his son, Cole Cullen, are managing partners for Seven Oaks Developers. He also brought with him Carl Peterson who is a certified wetland specialist. He stated the flag lot is what they need to talk about and he is not sure if it is considered an outlot.

Chairman Spinelli stated it is part of the property that is being included in the development so it can be called outlot 8, but it has to be part of the Plat.

Mr. Cullen said this property has been for sale for over two and half years. They started working on this back around July 28th of last year. The property lines are not parallel to McCarthy Road which makes it difficult. They have come up with six different floor plans trying to make it fit. The single-family home on the property would come down along with the two detached garages.

Mr. Cullen stated in regards to the wetland, the natural flow that is coming from the south is going to continue to feed that wetland. The detention basin is going to bypass that wetland. There are three trees on the property that are going to stay. He then showed pictures of the site and how it currently looks. He then explained how he shifted the buildings to give a little more room. In regards to the open space, he had added a patio with some benches. He originally had it with access coming off of the public sidewalk, but staff would prefer the sidewalk coming from the subdivision.

Mr. Cullen said water and sewer are on the opposite side of the street. He has seen the comments from the Village Engineer and when his engineer gets back into town they will all sit down to address those comments. One of the things was there was a dead end on a storm sewer that was running out which was the discharge line for the Atlantis facility that nobody had any "as builts". He had gone to city hall, public works and talked with the Village Engineer. When they built the office buildings they had buried the manholes, so he brought in a camera crew and found them pretty quickly. When

they did the storm sewer on McCarthy Road it is a lot higher than what they are going to drain off of that detention pond. Everything from Atlantis, Derby Plaza actually flows out and discharges into the pond in front. All the restrictors are further south so once it hits a 36 inch pipe that gets into that pond it just releases under McCarthy Road. The Village Engineer has gone through it and once he got the jurisdiction determination letter that the Army Corps was not claiming jurisdiction of the property they were able to go to MWRD. As soon as the snow melted they had sent someone out and they liked the plan so they are letting them move forward.

Mr. Cullen stated the proposed grading plan might need to be adjusted. Some of the basins are a little bit low and they don't need to be which might create some swales down on the front of the property. The rim elevation can be brought up about six to nine inches minimum to flatten out that surfaces and it will still keep from running on the property next door. In regards to the tree survey, he would prefer to reforest the area. One of things he did do because they call it Seven Oaks Development is up where the sign is he put a cluster trees with three on one side and four on the other and tied in the new seating under the oak trees.

Mr. Cullen said with the building design there will be nine foot basements with nine foot first floor ceilings, so there will be nine foot of brick on them. The product on the top is LP siding. He then showed some brick samples. In regards to the landscape plan, for the one neighbor there will be a berm and there are trees on his property. He showed all the stuff they are tearing down and how the water flows on the property. He said when they did Atlantis there was a beehive. The rim elevation on the beehive on the Atlantis property was designed to keep the water level low. The rim elevation on the beehive is nine inches higher than wetland so there is enough flow to sustain the wetland based on them routing around it. At first they were going to discharge into the wetland, but once they did their calculations they did not need to keep supplying the wetland and that is what MWRD agreed to. He feels the landscaping is sufficient and colorful. He then showed his designed seating area.

Mr. Cullen then showed a picture of the original sign, which was about six feet high. He will make corrections to the sign and get it in the annexation agreement. It will be a limestone sign with 16 by 16 columns made of brick.

Commissioner Kwasneski asked if there is going to be any lighting to the sign.

Mr. Cullen said yes. Their driveways will be concrete with full irrigation on the sod. The wetland will be under a three year management program. They run very similar to what the Army Corp of Engineers. Once it is developed and created they have to approve that their standards have been met. He stated he will now have Carl Peterson come up and speak in regards to the wetland.

Carl Peterson stated the staff report says that they are preserving the wetland however; this is a small part of the land. It is less than a tenth of an acre below the threshold that MWRD approves. They are still in the process of getting approved but after five

months of review they have been told verbally that it looks like it will go through. The hang up is not about if they could build this and the wetland can be preserved. MWRD requires that the Village of Lemont has all of the engineering approved and approves the application. The basin itself is going to be native vegetation. They did a very basic grass and wildflower mix, but it will be mostly grass. This will make it easier for long term maintenance and deep rooted native vegetation helps get that water into the ground. The detention will be piped out and will go out to McCarthy Road. As far as drainage goes or flow from the wetland it is not going to effect adjacent properties. The wetland is going to be the same as it is.

Mr. Cullen said the last thing they are looking at is some comments from the Village Engineer as to where they are going to make their sewer and water connections. On one of the pages he had shown his sewer and water services incorrect. There have been a lot of changes, but when both engineers get back in the office then they will meet. There are two models, but both are designed with three bedrooms. He then went through the different floor plans. This product is selling at a base price of \$300,000 to \$350,000 based on the interior finishes. He then asked if the Commission had any questions.

Commissioner Sullivan stated on the west side of the development it shows a little berm at 737.50. The high water mark in the detention pond is 736.50; there are storm inlets at 735 and a building at 738. When the detention pond gets at high water mark then you are going to have a foot of water coming out of your manholes. If you have 737 at the west and 738 at the building then you are going to have a pond sitting there. He asked if that was planning to be a retention area.

Mr. Cullen said like he said there are a few things that need to be adjusted on there.

Commissioner Sullivan stated there are 26 homes being built; there is no room for company or visitors to park in the area. He has never seen a development with 26 homes and zero street parking.

Mr. Cullen said if you have 66 foot driveway or lot in front of you then you have space to put a couple of cars.

Chairman Spinelli stated the common area there is nothing in the sub-plat regarding what its permitted use is. A lot times there is a blanket drainage utility easement over the top and he does not see that indicated on the plat.

Mrs. Jones said that was noted in the Village Engineer's comments.

Chairman Spinelli stated the basin in the south end is going to back up through the storm pipes because the rim elevations are a foot lower than the high water. There is going to be a significant pond behind buildings one and three which are currently not in an easement. He feels it is not the applicant's intent to include detention back there so it needs to be addressed.

Mr. Cullen said when he was looking at the rim elevations he did not want to create these big swales. He wants to prevent the water from going onto the neighbor's property.

Chairman Spinelli stated in regard to the drainage, seven out of the eight curb inlets, the rim elevation is at high water. If there is no chimney seals on those catch basins the pavement sub grade will fail if they remain at the high elevation. If the catch basins are full of water they are going to leech into the pavement sub grades. He understands that the applicant is not at Final Engineering but they are at a point where it needs to be looked at. If the Village Engineer did not note that then it needs to be looked at. Another comment is on the northern most driveway on building one, which is on the west side of the entrance; the driveway is in the staging lanes for entrance/exit of this development.

Mrs. Jones said that was the comment in the staff report. The applicant has proposed to shift the buildings south to move that driveway further away.

Chairman Spinelli stated he is surprised that IDOT did not comment on a driveway that close to an entrance. He then asked if any of the Commissioners had any questions or comments for the applicant. None responded. He then asked if there was anyone in the audience that wanted to come up and speak in regards to this case.

Public Comment

Stan Durkiewicz, lives next door to the subject property, said there is water currently on the property. He does not understand how he is going to put in nine foot basements because if you drill a hole three feet it will fill with water.

Mr. Cullen said he has taken soil borings off of every one of those lots. These foundations are coming up to 738.5 because the office buildings are 738.44. The foundations are going to be brought up out of the water tables.

Mr. Durkiewicz asked if he could put on the overhead the aerial view of the site. He asked about a certain piece of property as to what will happen to it because he has a perpetual easement.

Chairman Spinelli stated if that easement is currently recorded then it will have to be maintained. The developer is not proposing to vacate that easement at this time.

Lorraine Wood, 14317 McCarthy Road, said she is across the street from the subject property. She asked if the road will currently go through.

Mr. Cullen stated no it is not at this time. There will be a turn around for the fire department.

Ms. Wood asked if the detention pond was going to be on the south end of the property.

Mr. Cullen said yes it is.

Ms. Wood said she is concerned about the 22 foot setback and feels it will be awfully close to the road.

Mrs. Jones stated the building will be much farther than 22 feet from McCarthy Road. It is from the internal drive that they are setback.

Wayne Molitor, 12516 Archer Avenue, showed on the overhead where his property is located to the subject site. He stated he has a problem with the density. He understands it will be nice for people to move in and utilize all the businesses on Derby. He has $\frac{3}{4}$ of an acre and the other properties around him are on an acre. He did not buy his home to have apartments down the street and feels it needs to be looked at as far as density goes.

Ms. Woods said at one time when their property was annexed she had thought the Comprehensive Plan showed that property as being commercial. The Derby Plaza they were expecting, so how did this residential come in.

Mrs. Jones stated in November 2014 the Village had recently adopted a new Comprehensive Plan. The process started in October 2011 so over the last three years they have been working on updating the plan. There were at least a dozen public workshops throughout that time period. The Village did their best trying to get the word out.

Ms. Wood asked what the general feel is for that area is. Her neighbors are older so she is getting information and brining it back to them.

Mrs. Jones asked if she would like to give her phone number or contact information so she could call her or send her the area around her house. This way she can see what the Comprehensive Plan shows.

Rick Seskauskas, 12486 Archer Avenue, said he feels that the Commission covered the majority of it. He feels the density needs to be looked at. He asked how does anyone turn around in the subdivision.

Chairman Spinelli explained they are putting in a hammerhead at the end of the road to turn around at. He stated the reason why it is like that is so if the property next to him develops then the road can be connected.

Dan Tholotowsky, Fire Marshal, said the applicant is going to work with the Fire District in modifying that hammerhead so their apparatuses are able to turn around there.

Mr. Cullen stated they will have a sign at the entrance that will say “no through traffic”.

Mr. Seskauskas said his last question is what the setback to the detention pond is.

Mr. Cullen stated it is designed with a lot of heavier grasses on the outside then bermed up all natural then go back down. It is about eight feet off of the property line.

Mr. Peterson said the reason for the thatch grass is it is like a turf grass that you don't have to mow. It only grows eight inches so you don't have the grass flopping over onto the road.

Mr. Seskauskas asked how far from his property is the detention pond.

Mr. Cullen stated the high water level will be a foot lower than the top of the berm. It is about 25 feet from the lot line.

Mr. Peterson said that basin is not like a lake. The bottom is going to be six inches deep. At a heavy rain the basin can get three and half to four feet deep.

Mr. Seskauskas stated 25 feet from his house is going to be this hole. He is concerned about safety. There is an issue with density so they should pull a building out and move that backwards.

Mr. Cullen asked if the Comprehensive Plan was online.

Mrs. Jones said yes it is.

Mr. Cullen stated when he originally started this he was working off of the old Plan. He said he was kind of surprised that you could do a midrise building there up to six stories.

Mrs. Jones said the Comprehensive Plan is in general terms. It talks about three to six story buildings in multi-family midrise districts. It does not mean that six stories is appropriate everywhere they have multi-family midrise. Obviously closer to the downtown is where you would be looking at a higher building.

Mr. Cullen stated he was just bringing it up because down on Main Street all the work that they did with Heritage Park and they put the condominiums down there. The density here is about 5.4 and when you get into a three story building the density would increase to 13 to 14 units per acre. This is a smaller density then what is in the Comprehensive Plan.

Mr. Seskauskas said he does not feel that it fits there with the other homes there. There is no parking and they are trying to fit too much for the area. He is concerned that it is to close to his road.

Commissioner McGleam asked staff if when the Village looks at a development do they look at on street parking.

Mrs. Jones stated there is limited on street parking in this development. It is the challenge for this site. The opportunity for the higher density, which she knows the surrounding property owners do not like, is consistent with their established Plan outweighs some of the lack of on street parking options.

Discussion continued in regards to the limited parking.

Mr. Molitor asked if there is any consideration given to the six homes surrounding the subject site in regards to their property value. He asked if there was a study done on what would happen to property values if they are next door to a development like this.

Mr. Cullen said in all the developments he has done he has never done an appraisal of other people's property.

Mr. Molitor stated he did not care about that. He feels that everyone here is really happy that this is going in. He said he is not happy about this development and he feels his neighbors feel the same way. He feels this is a done deal already.

Chairman Spinelli said he is implying that this Commission does not care because he and his neighbors are not in the Village. They are looking out for the best interest of all the surrounding properties including the Village of Lemont.

Mr. Molitor stated the way it is going it does not feel that way to him.

Chairman Spinelli said they have not voted on this Case. They are listening right now to all of the neighbors concerns.

Mr. Molitor stated he can see what is going on and he is not blind.

Chairman Spinelli said he takes offense to that.

Commissioner Sanderson stated he lives in the township also. This is not about whether you are in town or not.

Mr. Molitor said they are surrounded by the Village so they do not have a say.

Mrs. Jones stated to the point of the surrounding land uses. The reason that there is not a lot of reference in the staff report and the discussion so far is because the developer has put the lowest intensity use, which is the storm water detention basin, adjacent to the surrounding residential properties. The buildings are pushed towards the existing commercial uses.

Chairman Spinelli asked if staff had the amount of pervious or lot coverage on that property that could potentially be here.

Mrs. Jones said she believes the limit for commercial is 85% and residential is 65%. It would be less impervious surface.

Chairman Spinelli stated potentially even though this is townhomes and it is not multi-story residents it could have a higher lot coverage than what is being proposed.

Mrs. Jones said that is correct.

Craig Hearne, 12502 S. Archer Avenue, stated he built his house 16 years ago. The contractor at that time called him 15 minutes into digging his basement told him he could not do it. He said he did and he has a nine foot basement that have two commercial pumps and a back up generator. His comment is that they are going to have 26 townhomes with nine foot inside swimming pools. He is 200 feet from him and he knows what the ground is going to look like. The applicant surrounded the property with drainage. There is drainage to the east, south, and southeast.

Chairman Spinelli said any ground water issues is something the developer is going to have to overcome. If his soil boring logs are incorrect then he is going to have to re-evaluate his structure and he might not be able to provide basements.

Mr. Hearne stated that is what brings up his concern. All of the natural drainage that they have talked about goes here. He showed on the site plan the areas that flood when the snow melts. The day they finished the dig of his basement the next day he had three feet of water. That is what happened overnight with no rain. If there is a problem with the water then there will be problems with foundations and houses themselves. That will affect the neighbors because they are surrounding them.

Commissioner Sanderson asked staff if inspections are done before they pour foundations.

Mrs. Jones said they do inspections pre-pour and after the foundation goes in.

Commissioner Sanderson stated the applicant will be given the chance to overcome that obstacle if it develops just like you were able to.

Mr. Hearne said if he knew then what he knows now he would have a ranch home.

Edward Andruszkiewicz, 12518 Archer Avenue, stated he is the new guy in the neighborhood with the oldest house. The underlying theme with the previous applicant and this case here is drainage and water. He has an acre that goes down to a quarter with a good rain. The doors in his house only close six months out of the years. It sits on that clay bowl and rolls around. The reason why it shifts around like that is because there is a lot of water in this area. The Village should really consider what potential

future problems they might have with this drainage water type issue. If they are able to control it then that will be great, but in this area an in-depth study needs to be done about water and drainage and how to handle it.

Mr. Durkiewicz said he has lived in the area for 65 years and there was nothing but corn fields. The farmers all had drain lines all over the area and the corn was great until people started developing and breaking those lines. That is why there is water now. Where Mr. Seskauskas lives it is just a pond.

Stan Bafia, from Crystal Grand Banquets, stated the water level is about six feet under. When they did the drilling in four places the water level was six feet under. Derby Plaza did 11 drillings and did not find any, but they have lots of problems with their basements. He said his detention pond collects water from the five acres the building is on, but it also connects from the neighbor's cul-de-sac. He asked if the buildings can be turned so the residents are not bothered with the noise from the parking lot.

Chairman Spinelli asked if there were any other questions or comments. None responded. He then asked if the applicant wanted to come up and speak in regards to any of the comments that were made.

Mr. Cullen said he has worked with staff and this is not his first development. He has worked with wetlands and flood plains. He trusts the soil borings and he understands what they are up against. He is aware of the banquet hall and plaza so he overloaded the landscaping by the office buildings because it was not done. He then went over where he added landscaping.

Chairman Spinelli asked if there was any further comments or questions. None responded. He then called for a motion to close the public hearing for Case #15-05.

Commissioner Sanderson made a motion, seconded by Commissioner Kwasneski to close the public hearing for Case 15-05. A voice vote was taken:

Ayes: All

Nays: None

Motion passed

Plan Commission Discussion

Chairman Spinelli asked if there were any comments or questions from the Commissioners.

Commissioner Sanderson stated in regards to the density. Even if you pulled one unit off of the six buildings you would only be eliminating six driveways. It is high in density, but he does not see parking getting much better.

Chairman Spinelli said even if you pulled a unit out of buildings one and three the only thing it will do is move it closer to McCarthy.

Commissioner McGleam stated you are not getting the parking by eliminating the driveway.

Commissioner Sanderson asked staff what is the best comparison to this.

Mrs. Jones said what is different here is that these are front loading garages. So all those garages are facing the street. Part of that is a function of the way the site lays out. The other part is the developer wanted to provide a private outdoor rear yard space for the owners. It is important to have a balance of both in the community, but she has some concerns about having all those driveways so close together. She stated her suggestion was revising the floor plan of the four unit buildings to separate those driveways from each other.

Chairman Spinelli asked if there was any thought in doing a carriage walk.

Mrs. Jones stated her concern with that is there is already so much pavement in a small area. She feels having that parkway space is beneficial.

Commissioner Sanderson asked what the current zoning was right now.

Mrs. Jones said it is R-3 right now.

Commissioner Sanderson stated when they did the Comprehensive Plan he remembers someone being concerned with where the Mama D's strip mall is. They were concerned about it coming in the resident area and they did not want that. Now they will have residents there. It could have been six more office buildings with parking lots. He is not sure if one is better than the other. He does not see it staying as single-family home for the next 20 years. He sees the area getting developed over the years. It is just trying to pick the better option.

Commissioner McGleam asked if staff could go over their recommendations.

Mrs. Jones said there were seven recommendations in the staff report. Her understanding by what they received from the applicant all but two of those have been addressed in his revisions to the plans or his willingness to address those. The only ones that remain are:

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. Address the outstanding issues as noted by the Village Arborist, Village Engineer, and Fire Marshal.

She feels the applicant has every intention in doing that, but the applicant just was not able to get it all accomplished by tonight.

Commissioner Sanderson stated the issue with the driveway at the north end.

Mrs. Jones said that has been revised.

Chairman Spinelli stated two through six have been completed to staff's satisfaction. In regards to his and Commissioner Sullivan's engineering comments, it is part of the minutes and Trustee Stapleton is present. It does not have to part of the motion. It is not up to the Commission to approve the engineering issues. The Commission can highlight them, include them in the minutes, and staff is aware of the issues. He said what he feels should be included is the post part of the parcel that inadvertently got left off of the Subdivision Plat. He asked if there were any further questions or comments. None responded. He then called for a motion for approval of Case 15-05.

Plan Commission Recommendation

Commissioner Sanderson made a motion, seconded by Commissioner Sullivan to recommend to the Mayor and Village Board approval of Case 15-05 Seven Oaks Townhomes annexation, annexation agreement, rezoning & final PUD with the following recommendations:

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. Address the outstanding issues as noted by the Village Arborist, Village Engineer, and Fire Marshal.
3. Subdivision Plat needs to be updated to include the 33 foot strip of land, north of lot 7.

A roll call vote was taken:

Ayes: Sanderson, Sullivan, McGleam, Kwasneski, Spinelli

Nays: None

Motion passed

Commissioner Kwasneski made a motion, seconded by Commissioner McGleam to authorize the Chairman to approve the Findings of Fact for Case 15-05 as prepared by staff. A voice vote was taken:

Ayes: All

Nays: None

Motion passed

IV. ACTION ITEMS

None

V. GENERAL DISCUSSION

Mrs. Jones said the Village has extended an offer for a new Planner and hope to hear something soon.

Chairman Spinelli asked staff if there was any information about J-Stack getting their trash enclosure done. The sandwich board out in front also seems very big.

Mrs. Jones stated Code Enforcement has been working on the issue.

Discussion continued in regards to code enforcement.

Mrs. Jones said she has invitations to the new model at the Glens of Connemara for each of the Commissioners.

Chairman Spinelli asked if there were any further questions or comments. None responded.

VI. AUDIENCE PARTICIPATION

None

VII. AJOURNMENT

Commissioner Sanderson made a motion, seconded by Commissioner Kwasneski to adjourn the meeting. A roll call 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
FROM: Charity Jones, AICP, Planning & Economic Development Director
SUBJECT: Case 15-04 Lemont Nursing & Rehab
DATE: May 17, 2015

SUMMARY

Last month, the Planning & Zoning Commission (PZC) considered a Final Planned Unit Development approval for an addition to the existing Lemont Nursing and Rehabilitation Center property located at 12450 Walker Road. The applicant has revised their proposal; no changes are proposed to the general site design but the applicant has requested to increase the number of allowable beds within the facility to 186.



BACKGROUND

PZC Hearing and post-hearing actions. On April 15, the PZC conducted a lengthy and well attended public hearing on the proposed PUD, during which it was stated that the number of beds within the Lemont Nursing and Rehab facility would not change with the proposed expansion. The PZC voted 5-0 to recommend approval of the proposed final PUD with the following conditions:

1. Approval from the Village Arborist and Fire Marshall in regards to their comments and the applicant meeting those comments.
2. The applicant is to design and include some type of earth berm or masonry wall to help screen the headlights from the parking lot. A cross sectional diagram needs to be approved by staff to ensure the berm or wall is at a sufficient height. Staff should encourage that there are added trees as part of that berm, within reason, for all the adjacent neighbors.
3. The trash enclosure needs to be brought up to the current Village standards which includes using like materials for building construction. In an effort, they would like the applicant to do all they can to limit the noise caused by the slamming of the dumpster.
4. Trash receptacles need to be installed on-site.
5. Have staff meet with the Village Engineer and some of the neighbors, along with the applicant's Engineer, to see what can possibly be done to address the current conditions along the southeast corner of the property.

The day after the hearing, the applicant reached out to staff and informed them that they did desire to increase the number of beds within the facility from the maximum 160 currently allowed by the special use for the property. The applicant has requested a maximum of 186 beds. Therefore, a new public hearing is required. This staff memo does not re-evaluate the entire proposal, but rather will address whether the revised submittal addresses the PZC's conditions from April and what, if any, impact the proposed increased number of beds has on the final PUD.

PZC CONDITIONS

Arborist & Fire Marshal comments. The applicant provided additional information regarding the proposed plantings within the detention basin and tree preservation measures; staff has not completed review of these revised materials. The applicant also added a fire hydrant, per the request of the Fire Marshal.

Landscaping / Screening. The applicant has provided a revised landscape plan that includes a berm that is 4.5 feet higher than the elevation of the parking lot. The applicant also provided a sight line analysis. The plan includes a variety of plan material, including 8 evergreen trees, 22 evergreen shrubs, 6 ornamental deciduous trees, and 5 deciduous shrubs. The applicant should revise the landscape plan further to make the berm a full five feet higher than the parking lot grade and include a higher percentage of evergreen plant material vs. deciduous; this material could be placed within the bermed area and/or the landscaping border immediately adjacent to the southern

edge of the parking lot. In particular, the area southwest of the parking lot needs additional landscaping.

Dumpster enclosure and trash receptacles. The applicant did provide a revised plan for a trash enclosure but it failed to enclose the medical waste receptacles; it only enclosed the standard commercial dumpster. The applicant has been advised that all large waste receptacles need to be enclosed and is preparing a second revised plan for such. The applicant has provided three trash cans for employee and visitor use within the revised site plan.

Pre-existing drainage issues. The applicant has not yet met with the Village Engineer but has indicated that they plan to do so.

GENERAL ANALYSIS

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 but the UDO parking standard for nursing homes appears to be inadequate.

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, based on an increase to 186 beds is .78 spaces per bed, within the range of observed rates elsewhere.

Staff again 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 173 parking spaces.

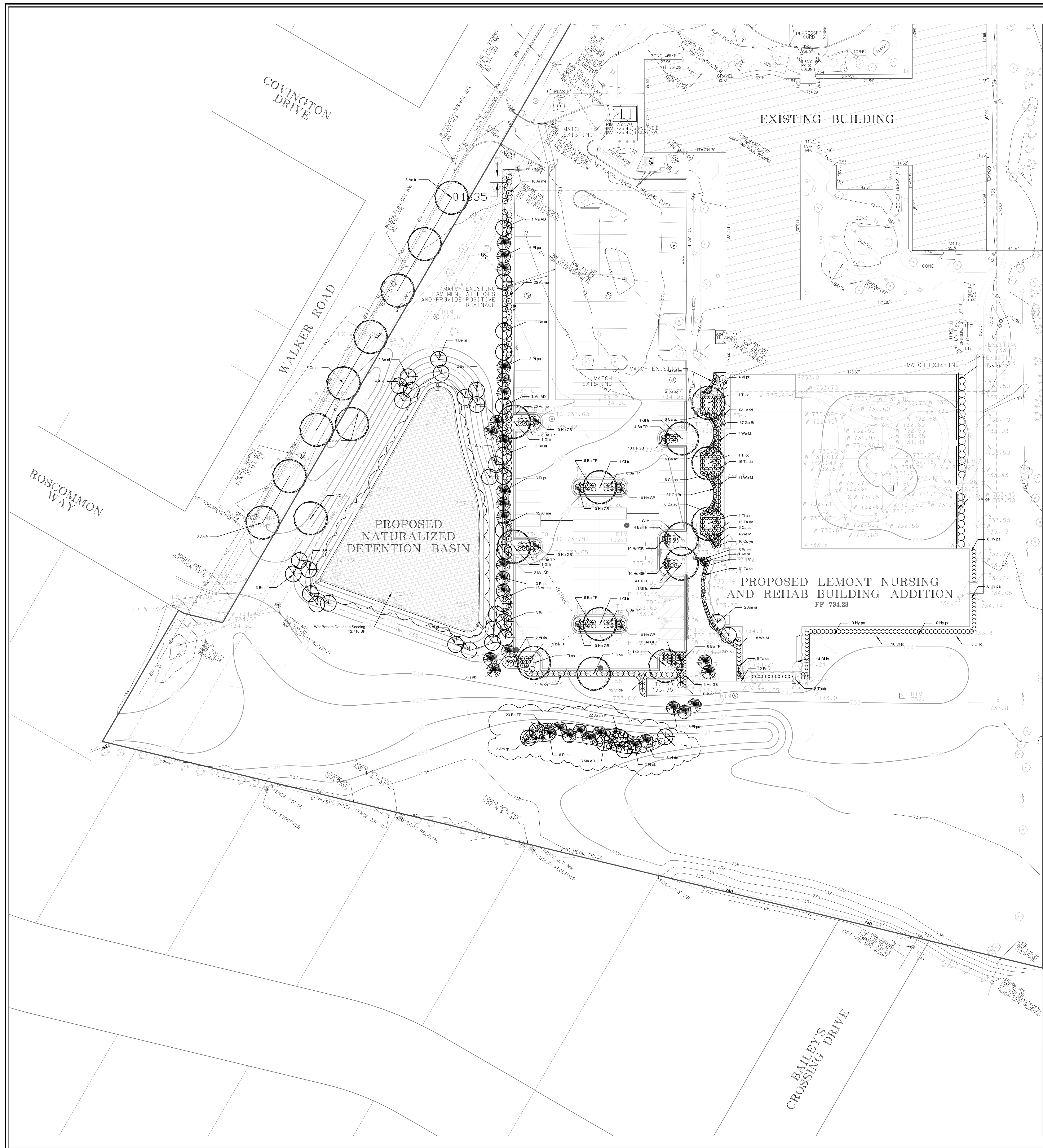
In order for staff to run the VA model, the applicant submitted its projected staffing and visitor changes for a total of 186 beds vs current. Although the increase from 158 beds to 186 beds represents a 12% increase in patient capacity, the applicant's projected staffing and visitor changes varied from 3% to 16%. The applicant should provide additional explanation related to this observed variance.

CONCLUSIONS & RECOMMENDATIONS

Staff would like further explanation from the applicant regarding the parking and staffing levels. Additionally, further revisions are needed to the landscape plan.

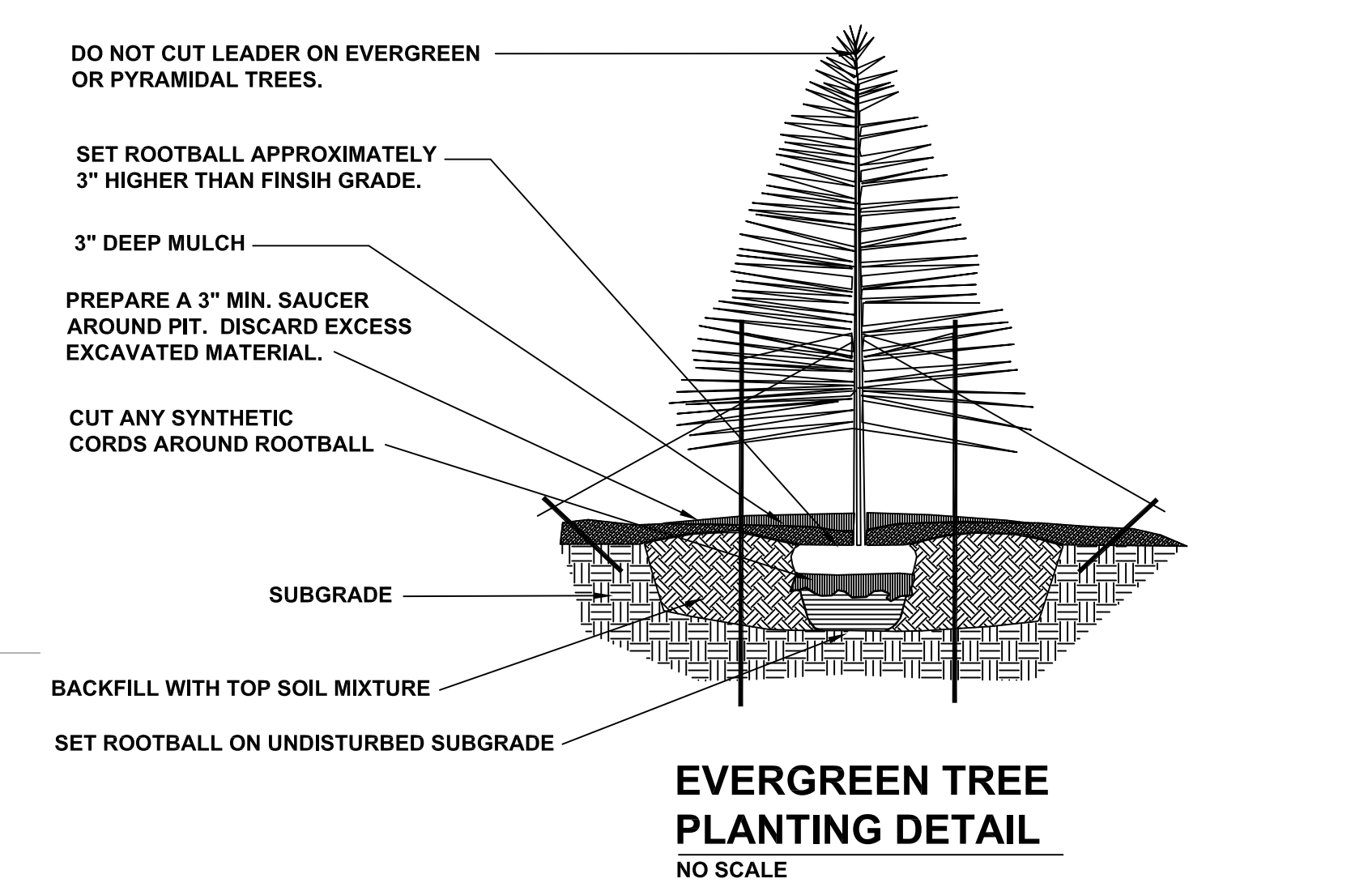
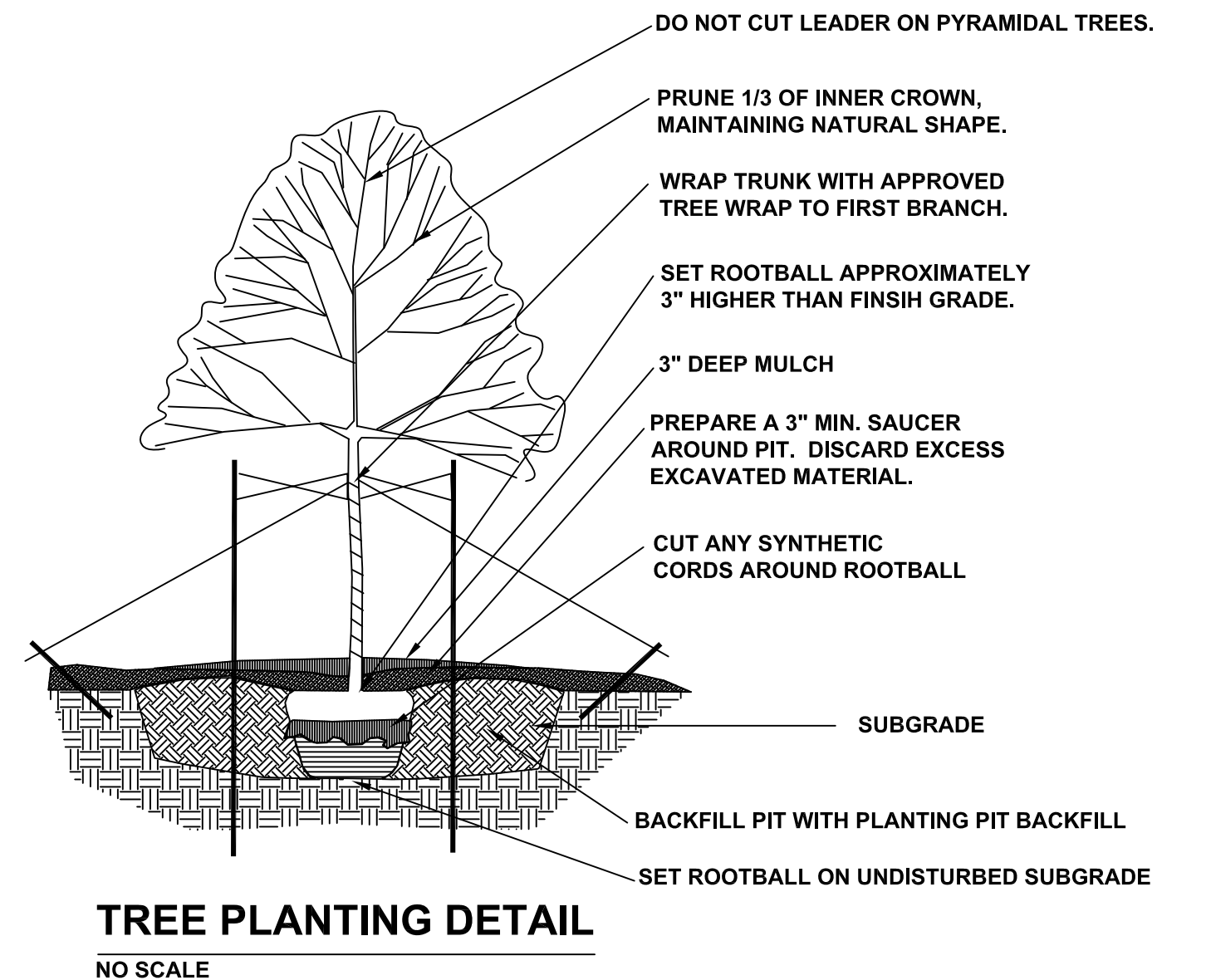
ATTACHMENTS

1. Revised Application package



SYM.	BOTANICAL NAME	COMMON NAME	Qty.	Size	Cond.
Deciduous Shade Trees					
Ac fr	Acer x freemanii 'Autumn Blaze'	Autumn Blaze Maple	5	3"	B & B
Ce oc	Celtis occidentalis	Common Hackberry	5	3"	B & B
G tr	Gleditsia triacanthos inermis 'Skyline'	Skyline Honeylocust	7	3"	B & B
Ti co	Tilia cordata 'Greenspire'	Greenspire Linden	6	3"	B & B
Deciduous Ornamental Trees					
Ac pl	Acer palmatum dissectum garnet	Garnet Japanese Maple	1	4'	B & B
Al gl	Alnus glutinosa	Black Alder	13	12'	B & B
Be ni	Betula nigra	River Birch	14	12'	B & B
Am gr	Amenlaecher grandiflora 'Autumn Brilliance'	Autumn Brilliance Serviceberry	5	10'	B & B
Ma AD	Malus Adams	Adams Crab	7	2"	B & B
Evergreen Trees					
Pi ab	Picea abies	Norway Spruce	8	8'	B & B
Pi pu	Picea pungens	Colorado Blue Spruce	23	8'	B & B
Deciduous Shrubs					
Ar me	Aronia melanocarpa 'Morton'	Iroquois Beauty Chokeberry	93	#5	Cont.
Vi de	Viburnum dentatum 'Blue Muffin'	Blue Muffin Arrowwood	36	3'	B & B
Vi pr	Viburnum prunifolium	Blackhaw Viburnum	4	4'	B & B
We M	Weigela florida Minuet	Minuet Weigela	30	#2	Cont.
Evergreen Shrubs					
Bu mi	Buxus 'Chicagoland Green'	Chicagoland Green Boxwood	5	#3	Cont.
Ju ch K	Juniperus chinensis 'Kallay'	Kallay's Compact Pfitzer Juniper	22	#5	Cont.
Ta de	Taxus densiformis	Dense Yew	97	#5	Cont.
Th oc	Thuja occidentalis 'Smaragd'	Emerald Green Arborvitae	9	5'	B & B
Perennials / Grasses					
Ba TP	Baptisia Twilite Prairieblues	Twilite PrairieBlue False Indigo	86	#1	Cont.
Ca ac	Calamagrostis x acutiflora 'Karl Foerster'	Feather Reed Grass	34	#1	Cont.
Cc ve	Cortaderia verticillata 'Zagreb'	Zagreb Coreopsis	30	#1	Cont.
He GB	Hemerocallis 'Going Bananas'	Going Bananas Daylily	131	#1	Cont.
Ge Br	Geranium 'Brookside'	Brookside Geranium	74	#1	Cont.
Li sp	Liriope spicata	Lily turf	20	10 Flat	Cont.

- GENERAL CONSTRUCTION NOTES:**
- ALL ALTERATIONS MUST BE APPROVED BY THE LANDSCAPE ARCHITECT.
 - CONTRACTORS MUST VERIFY ALL QUANTITIES AND OBTAIN ALL PROPER PERMITS AND LICENSES FROM THE PROPER AUTHORITIES.
 - ALL LANDSCAPE IMPROVEMENTS SHALL MEET MUNICIPALITY REQUIREMENTS AND GUIDELINES, WHICH SHALL BE VERIFIED BY MUNICIPAL AUTHORITIES.
 - ALL MATERIAL MUST MEET INDUSTRY STANDARDS AND THE LANDSCAPE ARCHITECT HAS THE RIGHT TO REFUSE ANY POOR MATERIAL OR WORKMANSHIP.
 - LANDSCAPE ARCHITECT IS NOT RESPONSIBLE FOR UNSEEN SITE CONDITIONS.
 - ALL PLANTINGS SHALL BE SPACED EQUAL DISTANCE BACKFILLED WITH AMENDED SOIL IN A HOLE TWICE THE ROOTBALL DIAMETER, WATERED, FERTILIZED, PRUNED AND HAVE ALL TAGS AND ROPES REMOVED.
 - TREES SHALL BE STAKED AND GUYED AND WATERING SAUCER AT BASE.
 - ALL BEDS TO BE BERMED 12" TO 24" ABOVE GRADE AND MEET DRAINAGE REQUIREMENTS.
 - LAWN AND BED AREAS SHALL BE ROTOTILLED AND CLUMPS OF SOIL, AGGREGATES AND DEBRIS RAKED OUT AND REMOVED FROM THE SITE.
 - ALL DISTURBED AREAS SHALL HAVE A MIN. OF 6" OF TOPSOIL PLACED AND THEN SEED, FERT. AND BLANKET INSTALLED.
 - ALL BEDS SHALL BE EDGED, HAVE WEED PRE-EMERGENTS APPLIED AT THE RECOMMENDED RATE, AND SHREDDED HARDWOOD MULCH SPREAD AT A MINIMUM OF 3" DEPTH.
 - ALL DEBRIS SHALL BE REMOVED FROM THE SITE AND DISPOSED OF PROPERLY.
 - ALL EXISTING TREES OF HIGH QUALITY LOCATED OUTSIDE OF THE CONSTRUCTION ZONE SHALL BE SAVED.
 - CONTRACTOR TO DEEP SPADE EDGE AND MULCH ALL EXISTING LANDSCAPE BEDS WITHIN THE PROJECT LIMITS.



LEGATARCHITECTS
sustainability performance design

EXTENDED CARE
CLINICAL, LLC

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SIGNATURE _____
DATE _____

REVISIONS		
NO.	DESCRIPTION	DATE
1	ZONING REVISION	5/6/15

PROJECT NUMBER 215019.00
DATE OF ISSUE 03.18.2015
DRAWN BY Author
CHECKED BY Checker

LANDSCAPE PLAN

L-1
ZONING REVIEW

PROPOSED LEMONT NURSING AND REHABILITATION CENTER

VILLAGE OF LEMONT, ILLINOIS

LEGATARCHITECTS
sustainability performance design

EXTENDED CARE CLINICAL, LLC

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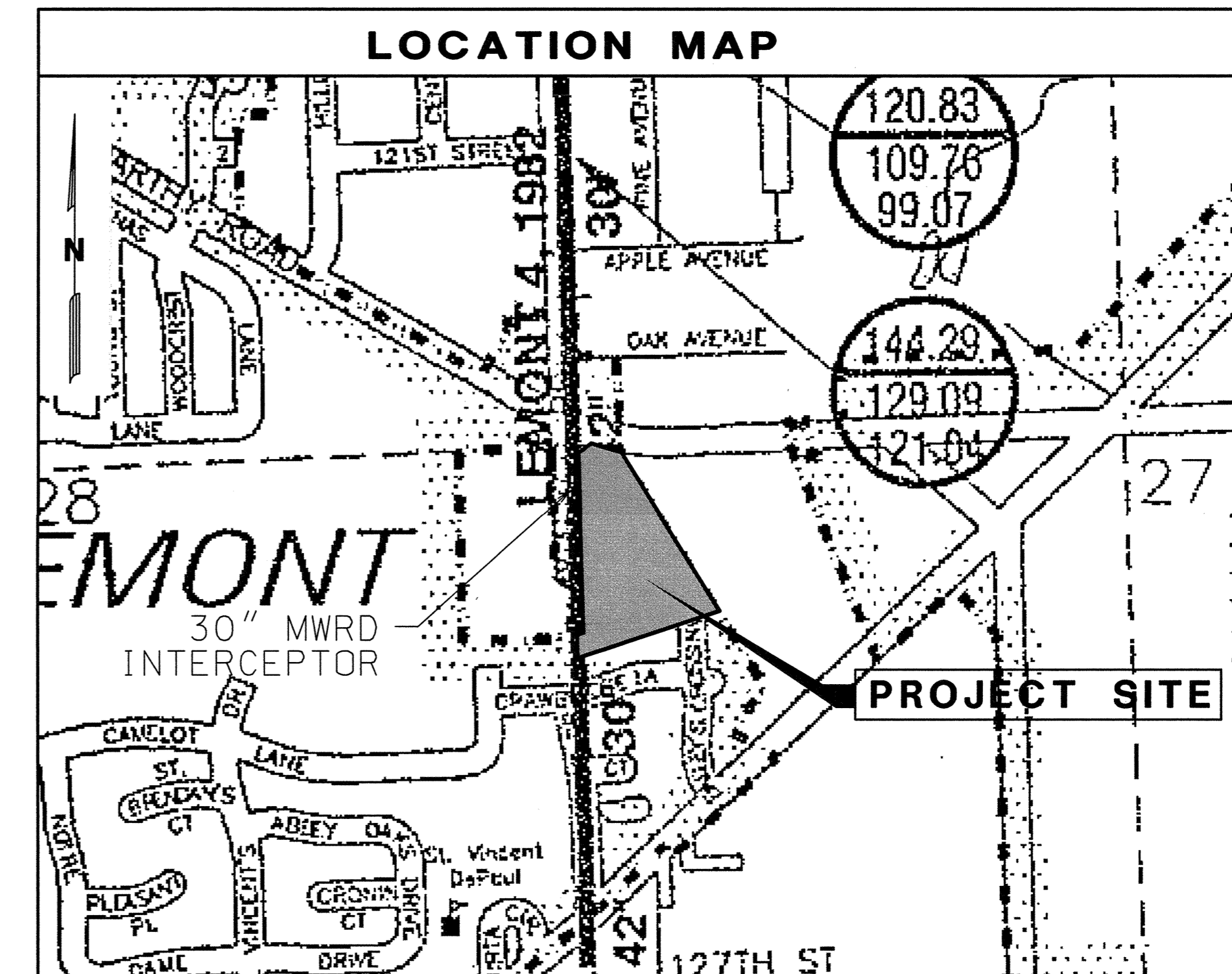
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	EXISTING	PROPOSED
SANITARY SEWER	8" PVC	8" PVC
FORCE MAIN	FM	FM
STORM SEWER	12" RCP	12" RCP
UNDERDRAIN	UD	UD
MANHOLE	○	⊙
CATCH BASIN	○	⊙
INLET	○	⊙
CLEANOUT	○	⊙
WATER MAIN	WM	WM
VALVE VAULT	○	⊙
VALVE BOX	○	⊙
FIRE HYDRANT	○	⊙
FLARED END SECTION	△	△
COMBINED SEWER	CS	CS
STREET LIGHT/PARKING LOT LIGHT	XL	XL
POWER POLE	PP	PP
STREET SIGN	SS	SS
FENCE	X	X
GAS MAIN	GM	GM
OVERHEAD LINE	OL	OL
TELEPHONE LINE	T	T
ELECTRIC LINE	E	E
CABLE TV LINE	CTV	CTV
HIGH WATER LEVEL	HWL XXX	HWL XXX
NORMAL WATER LEVEL	NWL XXX	NWL XXX
CONTOUR LINE	XXX.XX	XXX.XX
TOP OF CURB ELEVATION	BC XXX.XX	TC XXX.XX
TOP OF DEPRESSED CURB	BC XXX.XX	TDC XXX.XX
PAVEMENT ELEVATION	P XXX.XX	P XXX.XX
SPOT ELEVATION	XXX.XX	XXX.XX
FINISHED FLOOR ELEVATION	FF XXX.XX	FF XXX.XX
TOP OF FOUNDATION	TF XXX.XX	TF XXX.XX
GRADE AT FOUNDATION	GF XXX.XX	GF XXX.XX
HIGH OR LOW POINT		⊙
OVERLAND FLOOD ROUTE		⬇
PAVEMENT FLOW DIRECTION		2.0%
SWALE FLOW DIRECTION		
DEPRESSED CURB AND GUTTER		
REVERSE CURB AND GUTTER		

INDEX	
C-100	COVER SHEET
C-101	DEMOLITION PLAN
C-102	GRADING PLAN
C-103	STORMWATER POLLUTION PREVENTION PLAN
C-104	STORMWATER POLLUTION PREVENTION DETAILS AND SPECIFICATIONS
C-105	UTILITY PLAN
C-106	GEOMETRIC AND PAVING PLAN
C-107	CONSTRUCTION DETAILS
C-108	CONSTRUCTION DETAILS
C-109	PROJECT SPECIFICATIONS



ABBREVIATIONS			
AC	ACRE	HWL	HIGH WATER ELEVATION
BC	BACK OF CURB	INL	INLET
BTM	BOTTOM	INV	INVERT
CB	CATCH BASIN	LF	LINEAL FEET/FOOT
CFS	CUBIC FEET PER SECOND	LP	LIGHT POLE
CY	CUBIC YARD	LT	LEFT
DIA	DIAMETER	L/W	LOWEST GRADE ADJACENT TO RETAINING WALL
DIWM	DUCTILE IRON WATER MAIN	MAX	MAXIMUM
EL	ELEVATION	MH	STORM MANHOLE
EP	EDGE OF PAVEMENT	MIN	MINIMUM
FF	FINISHED FLOOR	NWL	NORMAL WATER ELEVATION
FES	FLARED END SECTION	OCS	OUTLET CONTROL STRUCTURE
FT	FOOT/FEET	P	PAVEMENT ELEVATION
G	GUTTER ELEVATION	PVC	POLYVINYL CHLORIDE PIPE
GF	GRADE AT FOUNDATION	R	RADIUS
GR	GRADE RING ELEVATION	RCP	REINFORCED CONCRETE PIPE
HDPE	HIGH DENSITY POLYETHYLENE PIPE	RIM	RIM ELEVATION
HYD	FIRE HYDRANT	RT	RIGHT
HMA	HOT MIX ASPHALT	ROW	RIGHT OF WAY
SAN	SANITARY SEWER	TDC	TOP OF DEPRESSED CURB
SMH	SANITARY MANHOLE	TC	TOP OF CURB
STA	STATION	TF	TOP OF FOUNDATION
STM	STORM SEWER	T/W	TOP OF RETAINING WALL
SY	SQUARE YARD	TYP	TYPICAL
SWPP	STORMWATER POLLUTION PREVENTION PLAN	VB	VALVE BOX
TDC	TOP OF DEPRESSED CURB	VC	VERTICAL CURVE
TC	TOP OF CURB	VV	VALVE VAULT
TF	TOP OF FOUNDATION	W	WALK ELEVATION
T/W	TOP OF RETAINING WALL	WM	WATER MAIN
TYP	TYPICAL	VPI	VERTICAL POINT OF INTERSECTION

SOURCE BENCHMARK:

BENCHMARK 03 CUT SQUARE ON TOP/CURB AT SE QUADRANT OF OAK & WALKER INTERSECTION AT ROSEWOOD COURT CENTER. ELEVATION = 731.29

SITE BENCHMARK 1: WEST FLANGE BOLT ON FH AT SOUTHEAST CORNER OF EXISTING BUILDING. ELEVATION = 734.51



DRAINAGE CERTIFICATION

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF, THE DRAINAGE OF SURFACE WATERS WILL NOT BE CHANGED BY THE CONSTRUCTION OF SAID IMPROVEMENTS OR ANY PART THEREOF, OR THAT IF SUCH SURFACE WATER DRAINAGE WILL BE CHANGED, REASONABLE PROVISION HAS BEEN MADE FOR COLLECTION AND DIVERSION OF SUCH SURFACE WATERS INTO PUBLIC AREA, OR DRAINS WHICH THE SUBDIVIDER HAS A RIGHT TO USE AND THAT SUCH SURFACE WATERS WILL BE PLANNED FOR IN ACCORDANCE WITH GENERALLY ACCEPTED ENGINEERING PRACTICES SO AS TO REDUCE THE LIKELIHOOD OF DAMAGE TO THE ADJOINING PROPERTY BECAUSE OF THE CONSTRUCTION OF THE IMPROVEMENTS.

B.S.R. McO
ENGINEER'S SIGNATURE 5/6/2015

062-056283
LICENSED PROFESSIONAL ENGINEER
STATE OF ILLINOIS
11/30/2015

062-056283
LICENSED PROFESSIONAL ENGINEER
STATE OF ILLINOIS

SIGNATURE *B.S.R. McO*
DATE 5/6/2015

REVISIONS		
NO.	DESCRIPTION	DATE
1	ZONING REVISION #1	5-6-15

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COVER SHEET

C-100
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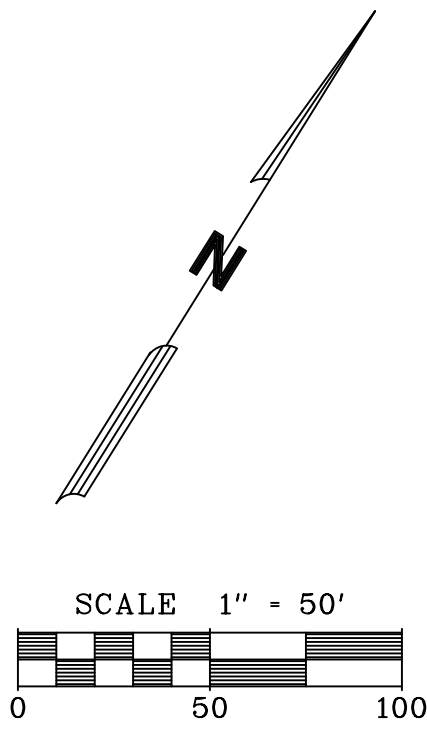
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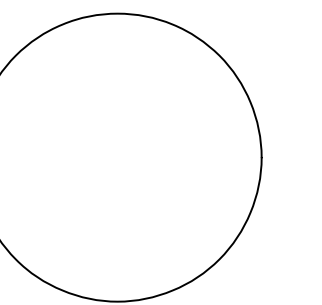
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LEGEND	
EXISTING UTILITY TO BE REMOVED	-X-WM-X-
EXISTING UTILITY TO BE ABANDONED	---WM---
EXISTING STRUCTURE, TREE, MISCELLANEOUS OBJECT TO BE REMOVED	X
EXISTING CONCRETE TO BE REMOVED	XXXX
EXISTING CURB TO BE REMOVED	-XXX-
PROPOSED TREE PROTECTION FENCE	○

DEMOLITION PLAN GENERAL NOTES:

- CONTRACTOR SHALL PERFORM ALL DEMOLITION WORK IN ACCORDANCE WITH ALL FEDERAL, STATE AND LOCAL REQUIREMENTS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED PERMITS FOR DEMOLITION WORK AND ASSOCIATED UTILITY DISCONNECT FEES.
- THE MUNICIPALITY AND THE OWNER SHALL BE NOTIFIED AT LEAST 48 HOURS PRIOR TO THE START OF CONSTRUCTION.
- THIS PLAN WAS PREPARED FROM TOPOGRAPHIC SURVEY PREPARED BY MACKIE CONSULTANTS, LLC, DATED SEPTEMBER 12, 2014 AND AVAILABLE RECORDS. CONTRACTOR SHALL FIELD VERIFY ALL UTILITIES SHOWN AND NOT SHOWN BEFORE COMMENCING WORK AND NOTIFY THE ENGINEER OR OWNER OF ANY DISCREPANCIES.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING ALL UTILITY COMPANIES PRIOR TO BEGINNING DEMOLITION WORK FOR THE EXACT LOCATIONS OF THE UTILITIES. THE CONTRACTOR SHALL ARRANGE FOR THE DISCONNECTION, PROTECTION OR RELOCATION OF ANY EXISTING UTILITY SERVICES, INCLUDING WATER, SEWER, GAS, ELECTRIC, TELEPHONE AND CABLE.
- THE CONTRACTOR IS REQUIRED TO ASSURE HIMSELF OF LOCATION AND DEPTH OF EXISTING UTILITIES AND RELATED FEATURES AND SHALL REPORT AT ONCE TO THE OWNER OR ENGINEER ANY DISCREPANCIES WITH RESPECT TO INFORMATION INDICATED IN THE CONTRACT DOCUMENTS.
- ALL BITUMINOUS PAVEMENT AND BUILDING MATERIALS SHALL BE REMOVED TO AN OFFSITE LOCATION. GRAVEL BASE MATERIALS SHALL BE STOCKPILED ONSITE AND USED FOR TEMPORARY ROADS OR GENERAL FILL, AS APPROVED BY THE OWNER OR DEVELOPER. ANY BASE MATERIALS REMAINING UPON COMPLETION OF THE PROPOSED IMPROVEMENTS SHALL BE HAULED TO AN OFFSITE LOCATION.
- ALL UTILITIES TO REMAIN AS NOTED SHALL BE ADJUSTED TO THE FINAL GRADES AS PROVIDED ON THE UTILITY PLANS.
- GAS, TELEPHONE AND ELECTRIC DISTRIBUTION SYSTEM REMOVALS AND ADJUSTMENTS SHALL BE DONE BY RESPECTIVE UTILITY AND PAID FOR SEPARATELY BY OWNER. CONTRACTOR SHALL BE RESPONSIBLE FOR THE COORDINATION OF THIS WORK INCIDENTAL TO THE CONTRACT. ALL ENVIRONMENTAL REMEDIATION WILL BE COMPLETED BY OWNER PRIOR TO START OF CONSTRUCTION.
- ALL EXISTING UTILITIES ARE TO REMAIN IN SERVICE UNLESS SPECIFICALLY SHOWN TO BE REMOVED.
- ALL UTILITIES AND STRUCTURES LOCATED WITHIN 5 FEET OF THE PROPOSED BUILDING LOCATION SHALL BE COMPLETELY REMOVED AND THE EXCAVATION BACKFILLED WITH SELECT GRANULAR MATERIAL. ALL REMAINING UTILITIES AND STRUCTURES LOCATED WITHIN THE PROJECT AREA SHALL BE REMOVED TO A DEPTH OF 2- FEET BELOW PROPOSED FINISHED GRADE.
- ALL PIPES TO BE ABANDONED IN PLACE SHALL BE PLUGGED AT BOTH ENDS WITH A MINIMUM OF TWO (2) FEET NON-SHRINK CONCRETE MORTAR PLUGS. ANY STRUCTURES TO REMAIN SHALL HAVE THE BOTTOM BROKEN TO FACILITATE DRAINAGE AND FILLED WITH SAND OR PEA GRAVEL.
- ALL EXISTING TREES THAT ARE TO BE REMOVED, BRUSH, AND MISCELLANEOUS APPURTENANCES, SUCH AS FENCES, WHEEL STOPS, POLES LIGHTS AND MISCELLANEOUS DEBRIS SHALL BE HAULED TO AN OFF-SITE LOCATION.
- THE CONTRACTOR SHALL ENSURE THAT ALL ADJOINING AREAS, INCLUDING ADJACENT STREETS AND DRIVEWAYS, SHALL BE FREE OF DEBRIS AT ALL TIMES.
- PAVEMENT, CURB AND GUTTER AND SIDEWALK SHALL BE SAWCUT FULL DEPTH AT THE LIMITS OF REMOVAL.
- ALL TREES TO REMAIN SHALL BE PROTECTED WITH SILT FENCE OR ORANGE CONSTRUCTION FENCES. PROTECTIVE FENCING SHALL BE PLACED AT THE DRIP LINE OF THE TREE TO BE SAVED. CONSTRUCTION WITHIN THE FENCE WITHOUT PERMISSION FROM THE OWNER OR MUNICIPALITY IS STRICTLY PROHIBITED.
- EXISTING WELLS ENCOUNTERED SHALL BE EXCAVATED, SEALED AND ABANDONED IN ACCORDANCE WITH ALL APPLICABLE FEDERAL, STATE AND LOCAL RULES AND REGULATIONS.
- EXISTING SEPTIC FIELDS ENCOUNTERED SHALL BE EXPOSED, DRAINED AND ABANDONED IN ACCORDANCE WITH ALL APPLICABLE FEDERAL, STATE AND LOCAL RULES AND REGULATIONS.
- ANY DAMAGE DONE TO EXISTING STRUCTURES OR OBJECTS NOT SHOWN TO BE REMOVED OR REPLACED SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE.



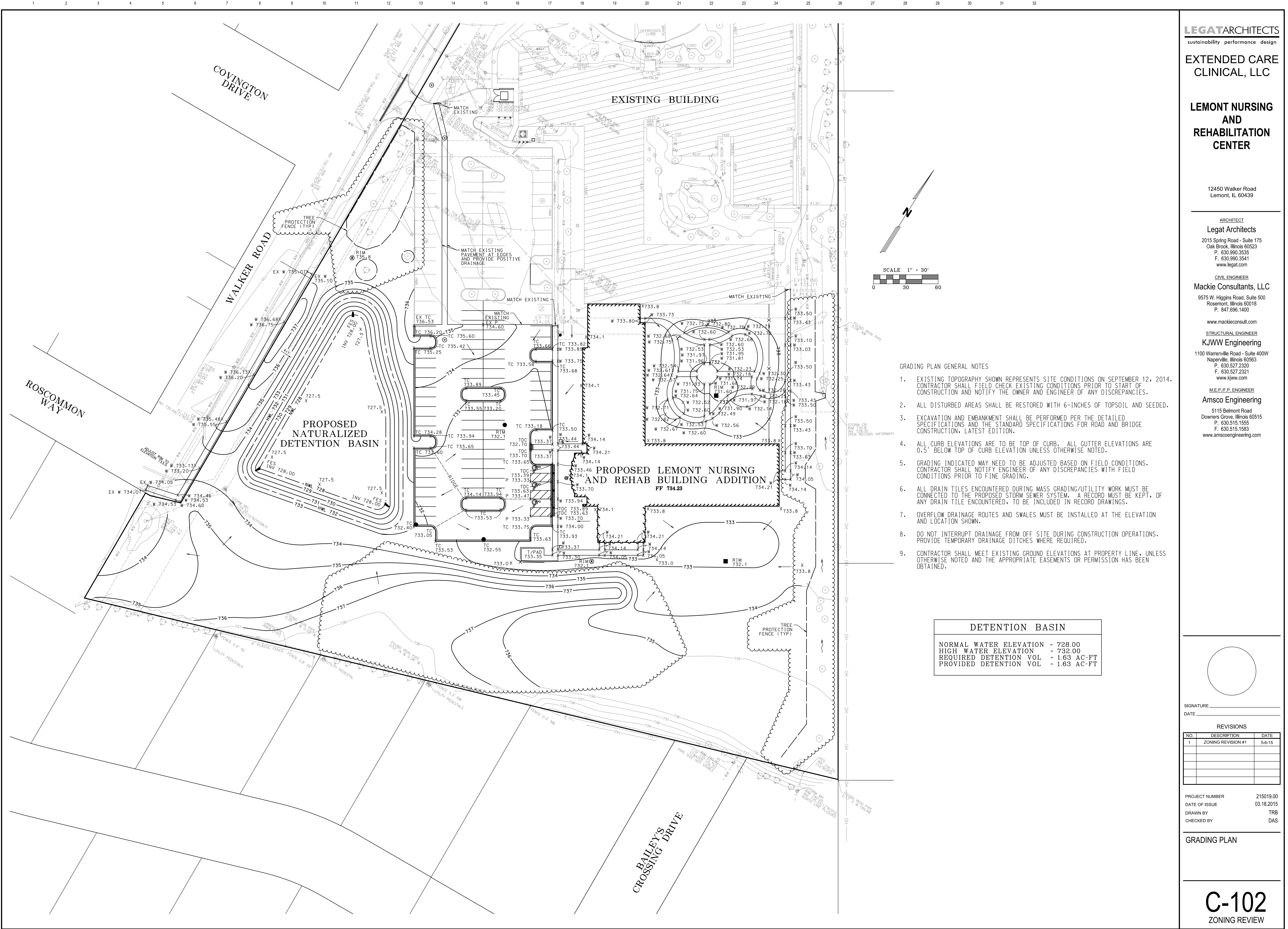
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1	ZONING REVISION #1	5-6-15

PROJECT NUMBER 215019.00
DATE OF ISSUE 03.18.2015
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DEMOLITION PLAN



GRADING PLAN GENERAL NOTES

- EXISTING TOPOGRAPHY SHOWN REPRESENTS SITE CONDITIONS ON SEPTEMBER 12, 2014. CONTRACTOR SHALL FIELD CHECK EXISTING CONDITIONS PRIOR TO START OF CONSTRUCTION AND NOTIFY THE OWNER AND ENGINEER OF ANY DISCREPANCIES.
- ALL DISTURBED AREAS SHALL BE RESTORED WITH 6-INCHES OF TOPSOIL AND SEEDS.
- EXCAVATION AND EMBANKMENT SHALL BE PERFORMED PER THE DETAILED SPECIFICATIONS AND THE STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, LATEST EDITION.
- ALL CURB ELEVATIONS ARE TO BE TOP OF CURB. ALL GUTTER ELEVATIONS ARE 0.5' BELOW TOP OF CURB ELEVATION UNLESS OTHERWISE NOTED.
- GRADING INDICATED MAY NEED TO BE ADJUSTED BASED ON FIELD CONDITIONS. CONTRACTOR SHALL NOTIFY ENGINEER OF ANY DISCREPANCIES WITH FIELD CONDITIONS PRIOR TO FINE GRADING.
- ALL DRAIN TILES ENCOUNTERED DURING MASS GRADING/UTILITY WORK MUST BE CONNECTED TO THE PROPOSED STORM SEWER SYSTEM. A RECORD MUST BE KEPT, OF ANY DRAIN TILE ENCOUNTERED, TO BE INCLUDED IN RECORD DRAWINGS.
- OVERFLOW DRAINAGE ROUTES AND SWALES MUST BE INSTALLED AT THE ELEVATION AND LOCATION SHOWN.
- DO NOT INTERRUPT DRAINAGE FROM OFF SITE DURING CONSTRUCTION OPERATIONS. PROVIDE TEMPORARY DRAINAGE DITCHES WHERE REQUIRED.
- CONTRACTOR SHALL MEET EXISTING GROUND ELEVATIONS AT PROPERTY LINE, UNLESS OTHERWISE NOTED AND THE APPROPRIATE EASEMENTS OR PERMISSION HAS BEEN OBTAINED.

DETENTION BASIN
 NORMAL WATER ELEVATION = 728.00
 HIGH WATER ELEVATION = 732.00
 REQUIRED DETENTION VOL = 1.63 AC-FT
 PROVIDED DETENTION VOL = 1.63 AC-FT

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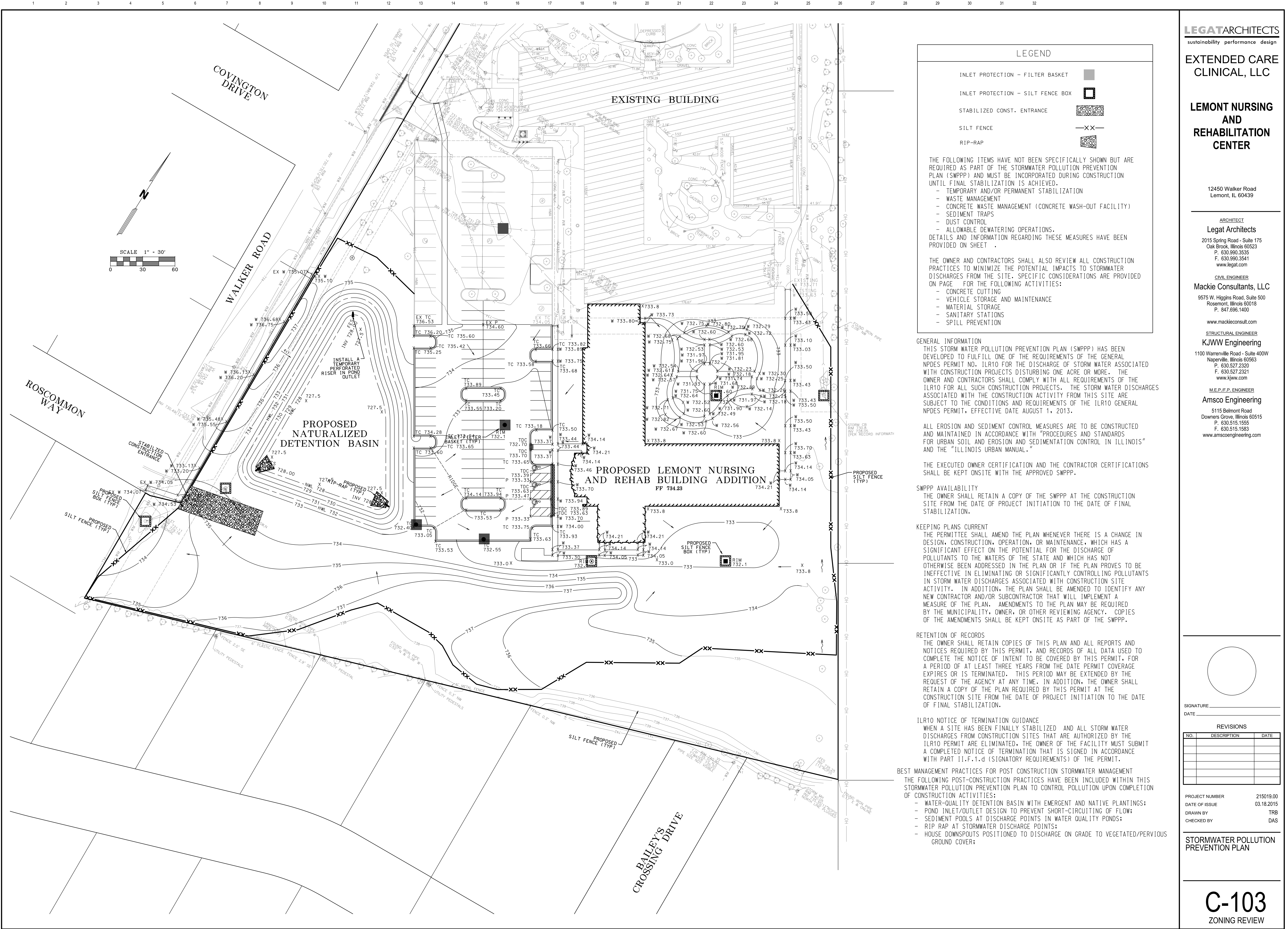
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GRADING PLAN



LEGEND

- INLET PROTECTION - FILTER BASKET
- INLET PROTECTION - SILT FENCE BOX
- STABILIZED CONST. ENTRANCE
- SILT FENCE
- RIP-RAP

THE FOLLOWING ITEMS HAVE NOT BEEN SPECIFICALLY SHOWN BUT ARE REQUIRED AS PART OF THE STORMWATER POLLUTION PREVENTION PLAN (SWPPP) AND MUST BE INCORPORATED DURING CONSTRUCTION UNTIL FINAL STABILIZATION IS ACHIEVED.

- TEMPORARY AND/OR PERMANENT STABILIZATION
- WASTE MANAGEMENT
- CONCRETE WASTE MANAGEMENT (CONCRETE WASH-OUT FACILITY)
- SEDIMENT TRAPS
- DUST CONTROL
- ALLOWABLE DEWATERING OPERATIONS.

DETAILS AND INFORMATION REGARDING THESE MEASURES HAVE BEEN PROVIDED ON SHEET .

THE OWNER AND CONTRACTORS SHALL ALSO REVIEW ALL CONSTRUCTION PRACTICES TO MINIMIZE THE POTENTIAL IMPACTS TO STORMWATER DISCHARGES FROM THE SITE. SPECIFIC CONSIDERATIONS ARE PROVIDED ON PAGE FOR THE FOLLOWING ACTIVITIES:

- CONCRETE CUTTING
- VEHICLE STORAGE AND MAINTENANCE
- MATERIAL STORAGE
- SANITARY STATIONS
- SPILL PREVENTION

GENERAL INFORMATION

THIS STORM WATER POLLUTION PREVENTION PLAN (SWPPP) HAS BEEN DEVELOPED TO FULFILL ONE OF THE REQUIREMENTS OF THE GENERAL NPDES PERMIT NO. ILR10 FOR THE DISCHARGE OF STORM WATER ASSOCIATED WITH CONSTRUCTION PROJECTS DISTURBING ONE ACRE OR MORE. THE OWNER AND CONTRACTORS SHALL COMPLY WITH ALL REQUIREMENTS OF THE ILR10 FOR ALL SUCH CONSTRUCTION PROJECTS. THE STORM WATER DISCHARGES ASSOCIATED WITH THE CONSTRUCTION ACTIVITY FROM THIS SITE ARE SUBJECT TO THE CONDITIONS AND REQUIREMENTS OF THE ILR10 GENERAL NPDES PERMIT, EFFECTIVE DATE AUGUST 1, 2013.

ALL EROSION AND SEDIMENT CONTROL MEASURES ARE TO BE CONSTRUCTED AND MAINTAINED IN ACCORDANCE WITH "PROCEDURES AND STANDARDS FOR URBAN SOIL AND EROSION AND SEDIMENTATION CONTROL IN ILLINOIS" AND THE "ILLINOIS URBAN MANUAL."

THE EXECUTED OWNER CERTIFICATION AND THE CONTRACTOR CERTIFICATIONS SHALL BE KEPT ONSITE WITH THE APPROVED SWPPP.

SWPPP AVAILABILITY

THE OWNER SHALL RETAIN A COPY OF THE SWPPP AT THE CONSTRUCTION SITE FROM THE DATE OF PROJECT INITIATION TO THE DATE OF FINAL STABILIZATION.

KEEPING PLANS CURRENT

THE PERMITTEE SHALL AMEND THE PLAN WHENEVER THERE IS A CHANGE IN DESIGN, CONSTRUCTION, OPERATION, OR MAINTENANCE, WHICH HAS A SIGNIFICANT EFFECT ON THE POTENTIAL FOR THE DISCHARGE OF POLLUTANTS TO THE WATERS OF THE STATE AND WHICH HAS NOT OTHERWISE BEEN ADDRESSED IN THE PLAN OR IF THE PLAN PROVES TO BE INEFFECTIVE IN ELIMINATING OR SIGNIFICANTLY CONTROLLING POLLUTANTS IN STORM WATER DISCHARGES ASSOCIATED WITH CONSTRUCTION SITE ACTIVITY. IN ADDITION, THE PLAN SHALL BE AMENDED TO IDENTIFY ANY NEW CONTRACTOR AND/OR SUBCONTRACTOR THAT WILL IMPLEMENT A MEASURE OF THE PLAN. AMENDMENTS TO THE PLAN MAY BE REQUIRED BY THE MUNICIPALITY, OWNER, OR OTHER REVIEWING AGENCY. COPIES OF THE AMENDMENTS SHALL BE KEPT ONSITE AS PART OF THE SWPPP.

RETENTION OF RECORDS

THE OWNER SHALL RETAIN COPIES OF THIS PLAN AND ALL REPORTS AND NOTICES REQUIRED BY THIS PERMIT, AND RECORDS OF ALL DATA USED TO COMPLETE THE NOTICE OF INTENT TO BE COVERED BY THIS PERMIT, FOR A PERIOD OF AT LEAST THREE YEARS FROM THE DATE PERMIT COVERAGE EXPIRES OR IS TERMINATED. THIS PERIOD MAY BE EXTENDED BY THE REQUEST OF THE AGENCY AT ANY TIME. IN ADDITION, THE OWNER SHALL RETAIN A COPY OF THE PLAN REQUIRED BY THIS PERMIT AT THE CONSTRUCTION SITE FROM THE DATE OF PROJECT INITIATION TO THE DATE OF FINAL STABILIZATION.

ILR10 NOTICE OF TERMINATION GUIDANCE

WHEN A SITE HAS BEEN FINALLY STABILIZED AND ALL STORM WATER DISCHARGES FROM CONSTRUCTION SITES THAT ARE AUTHORIZED BY THE ILR10 PERMIT ARE ELIMINATED, THE OWNER OF THE FACILITY MUST SUBMIT A COMPLETED NOTICE OF TERMINATION THAT IS SIGNED IN ACCORDANCE WITH PART II.F.1.d (SIGNATORY REQUIREMENTS) OF THE PERMIT.

BEST MANAGEMENT PRACTICES FOR POST CONSTRUCTION STORMWATER MANAGEMENT

THE FOLLOWING POST-CONSTRUCTION PRACTICES HAVE BEEN INCLUDED WITHIN THIS STORMWATER POLLUTION PREVENTION PLAN TO CONTROL POLLUTION UPON COMPLETION OF CONSTRUCTION ACTIVITIES:

- WATER-QUALITY DETENTION BASIN WITH EMERGENT AND NATIVE PLANTINGS;
- POND INLET/OUTLET DESIGN TO PREVENT SHORT-CIRCUITING OF FLOW;
- SEDIMENT POOLS AT DISCHARGE POINTS IN WATER QUALITY PONDS;
- RIP RAP AT STORMWATER DISCHARGE POINTS;
- HOUSE DOWNSPOUTS POSITIONED TO DISCHARGE ON GRADE TO VEGETATED/PERVIOUS GROUND COVER;

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STORMWATER POLLUTION PREVENTION PLAN

GENERAL INFORMATION

- SITE DESCRIPTION
A. THIS PLAN COVERS THE CONSTRUCTION OF AN ADDITION TO THE EXISTING LEMONT NURSING AND REHABILITATION BUILDING.
B. THE FOLLOWING IS A DESCRIPTION OF THE INTENDED SEQUENCE OF CONSTRUCTION ACTIVITIES:
1. INSTALL PERIMETER SOIL EROSION AND SEDIMENT CONTROL MEASURES:
- SELECTIVE VEGETATION REMOVAL FOR SILT FENCE INSTALLATION
- PERIMETER SILT FENCE
- CONSTRUCTION FENCING AROUND AREAS NOT TO BE DISTURBED
- STABILIZED CONSTRUCTION ENTRANCE
2. DEMOLITION OF EXISTING STRUCTURES
3. TREE REMOVAL WHERE NECESSARY (CLEAR & GRUB).
4. CONSTRUCT SEDIMENT TRAPPING DEVICES (SEDIMENT TRAPS, BASINS).
5. CONSTRUCT DETENTION FACILITIES AND OUTLET CONTROL STRUCTURE WITH OUTLET PROTECTION NOTED ON PLAN.
6. STRIP TOPSOIL, STOCKPILE TOPSOIL AND GRADE SITE.
7. TEMPORARILY STABILIZE TOPSOIL STOCKPILES (INCLUDING SEED AND SILT FENCE AROUND THE PERIMETER).
8. INSTALL STORM SEWER.
9. INSTALL INLET PROTECTION WITHIN ALL STORM STRUCTURES WITH "OPEN" GRATES.
10. PERMANENTLY STABILIZE DETENTION BASINS WITH SEED AND EROSION CONTROL BLANKET OR AS SHOWN ON THE APPROVED LANDSCAPE PLAN.
11. TEMPORARILY STABILIZE ALL AREAS INCLUDING AREAS THAT HAVE REACHED TEMPORARY GRADE WITHIN 7 DAYS OF LAST CONSTRUCTION ACTIVITY IN THAT AREA.
12. PERMANENTLY STABILIZE GRASSY AREAS.
13. REMOVE ALL TEMPORARY CONTROL MEASURE AFTER SITE IS STABILIZED AND RE-SEED AREAS DISTURBED BY THEIR REMOVAL.
C. THE SITE HAS A TOTAL ACREAGE OF APPROXIMATELY 9.4 ACRES. CONSTRUCTION ACTIVITY WILL DISTURB APPROXIMATELY 4.1 ACRES OF THE SITE.
D. PLEASE REFER TO PAGE C-103 FOR A MAP INDICATING DRAINAGE PATTERNS AND APPROXIMATE SLOPES ANTICIPATED BEFORE AND AFTER MAJOR GRADING ACTIVITIES, LOCATIONS WHERE VEHICLES ENTER OR EXIT THE SITE AND CONTROLS TO PREVENT OFFSITE SEDIMENT TRACKING, AREAS OF SOIL DISTURBANCE, THE LOCATION OF MAJOR STRUCTURAL AND NON-STRUCTURAL CONTROLS IDENTIFIED IN THE PLAN, THE LOCATION OF AREAS WHERE STABILIZATION PRACTICES ARE EXPECTED TO OCCUR, SURFACE WATERS (INCLUDING WETLANDS), AND LOCATIONS WHERE STORM WATER IS DISCHARGED TO A SURFACE WATER.
E. THE RECEIVING WATER OF THE PROPOSED DEVELOPMENT IS CALUMET RIVER.
F. POTENTIAL SOURCES OF POLLUTION ASSOCIATED WITH THIS CONSTRUCTION ACTIVITY MAY INCLUDE:
- SEDIMENT FROM DISTURBED SOILS - SANITARY STATIONS
- FUEL TANKS - STAGING AREAS
- WASTE CONTAINERS - CHEMICAL STORAGE AREAS
- OIL OR OTHER PETROLEUM PRODUCTS - ADHESIVES
- TAR - SOLVENTS
- DETERGENTS - FERTILIZERS
- PAINTS - RAW MATERIALS (I.E. BAGGED PORTLAND CEMENT)
- CONSTRUCTION DEBRIS - LANDSCAPE WASTE
- CONCRETE AND CONCRETE TRUCKS - LITTER

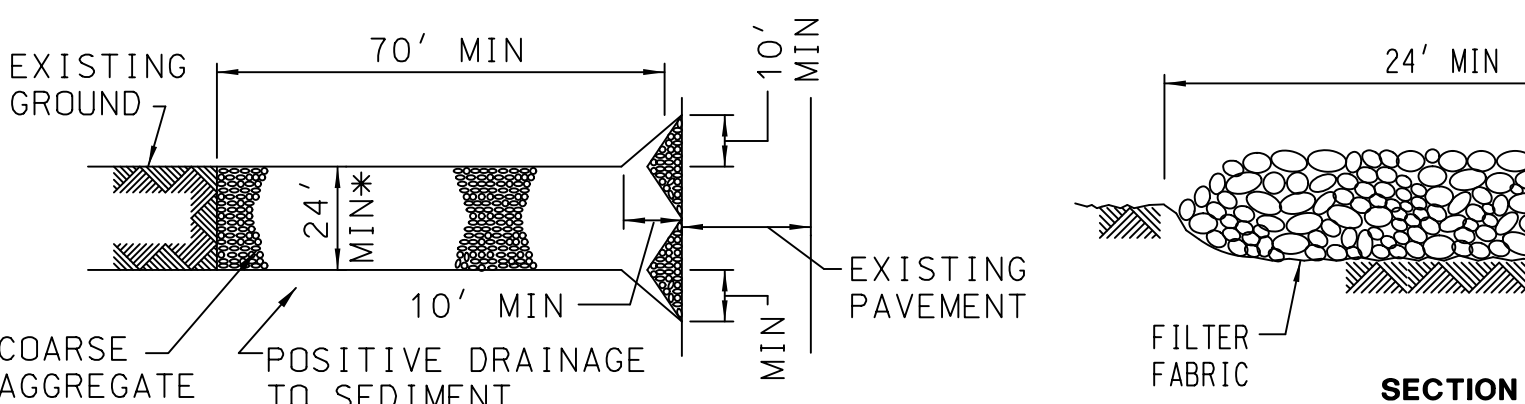
- ADDITIONAL MEASURES REQUIRED:
1. STABILIZATION: STABILIZATION PRACTICES MUST BE INITIATED WITHIN ONE (1) WORKING DAY OF PERMANENT OR TEMPORARY CESSATION OF EARTH DISTURBING ACTIVITIES AND SHALL BE COMPLETED AS SOON AS POSSIBLE BUT NOT LATER THAN 14 DAYS FROM THE INITIATION OF STABILIZATION WORK IN ANY AREA. EXCEPTIONS TO THESE TIME FRAMES ARE SPECIFIED AS PROVIDED BELOW:
A. WHERE THE INITIATION OF STABILIZATION MEASURES IS PRECLUDED BY SNOW COVER, STABILIZATION MEASURES SHALL BE INITIATED AS SOON AS PRACTICABLE.
B. ON AREAS WHERE CONSTRUCTION ACTIVITY HAS TEMPORARILY CEASED AND WILL RESUME AFTER 14 DAYS, A TEMPORARY STABILIZATION METHOD CAN BE USED.
C. THE FOLLOWING PRACTICES ARE ACCEPTABLE STABILIZATION MEASURES:
- PERMANENT SEEDING IN ACCORDANCE WITH THE APPROVED LANDSCAPE PLAN.
- TEMPORARY SEEDING: MAY CONSIST OF SPRING OATS (100 LBS/ACRE) AND/OR WHEAT OR CEREAL RYE (150 LBS/ACRE).
- MULCHING
- GEOTEXTILES
- SODDING
- VEGETATIVE BUFFER STRIPS
THE APPROPRIATE STABILIZATION MEASURE SHALL BE DETERMINED BASED ON SITE CONDITIONS AT THE TIME THE CONSTRUCTION ACTIVITY HAS CEASED, INCLUDING BUT NOT LIMITED TO WEATHER CONDITIONS AND LENGTH OF TIME MEASURE MUST BE EFFECTIVE.

- 2. WASTE MANAGEMENT
NO SOLID MATERIALS, INCLUDING BUILDING MATERIALS, SHALL BE DISCHARGED TO WATERS OF THE STATE, EXCEPT AS AUTHORIZED BY A SECTION 404 PERMIT. ALL WASTE MATERIALS SHOULD BE COLLECTED AND STORED IN APPROVED RECEPTACLES. NO WASTES SHOULD BE PLACED IN ANY LOCATION OTHER THAN IN THE APPROVED CONTAINERS APPROPRIATE FOR THE MATERIALS BEING DISCARDED. THERE SHOULD BE NO LIQUID WASTES DEPOSITED INTO DUMPSTERS OR OTHER CONTAINERS WHICH MAY LEAK. RECEPTACLES WITH DEFICIENCIES SHOULD BE REPLACED AS SOON AS POSSIBLE AND THE APPROPRIATE CLEAN-UP PROCEDURE SHOULD TAKE PLACE, IF NECESSARY. CONSTRUCTION WASTE MATERIAL IS NOT TO BE BURIED ONSITE. WASTE DISPOSAL SHOULD COMPLY WITH ALL LOCAL, STATE, AND FEDERAL REGULATIONS.

ONSITE HAZARDOUS MATERIAL STORAGE SHOULD BE MINIMIZED AND STORED IN LABELED, SEPARATE RECEPTACLES FOR NON-HAZARDOUS WASTE. ALL HAZARDOUS WASTE SHOULD BE DISPOSED OF IN THE MANNER SPECIFIED BY LOCAL OR STATE REGULATION OR BY THE MANUFACTURER.

- 3. CONCRETE WASTE MANAGEMENT
CONCRETE WASTE OR WASHOUT SHOULD NOT BE ALLOWED IN THE STREET OR ALLOWED TO REACH A STORM WATER DRAINAGE SYSTEM OR WATERCOURSE. A SIGN SHOULD BE POSTED AT EACH LOCATION TO IDENTIFY THE WASHOUT. TO THE EXTENT PRACTICABLE, CONCRETE WASHOUT AREAS SHOULD BE LOCATED A REASONABLE DISTANCE FROM A STORM WATER DRAINAGE INLET OR WATERCOURSE. CONCRETE WASHOUT AREAS SHOULD BE LOCATED AT LEAST 10 FEET BEHIND THE CURB. IF THE WASHOUT AREA IS ADJACENT TO A PAVED ROAD, A STABILIZED ENTRANCE THAT MEETS ILLINOIS URBAN MANUAL STANDARDS SHOULD BE INSTALLED AT EACH WASHOUT AREA.

THE CONTAINMENT FACILITIES SHOULD BE OF SUFFICIENT VOLUME TO COMPLETELY CONTAIN ALL LIQUID AND CONCRETE WASTE MATERIALS INCLUDING ENOUGH CAPACITY FOR ANTICIPATED LEVELS OF RAINFALL. THE DRIED CONCRETE WASTE MATERIAL SHOULD BE PICKED UP AND DISPOSED OF PROPERLY WHEN 75% CAPACITY IS REACHED. HARDENED CONCRETE CAN BE PROPERLY RECYCLED AS APPROVED BY THE MUNICIPALITY AND USED AGAIN ONSITE OR HAULED OFFSITE TO AN APPROPRIATE LANDFILL.



- NOTES:
1. FILTER FABRIC SHALL MEET THE REQUIREMENTS OF AASHTO M-288-00 AND SHALL BE PLACED OVER THE CLEARED AREA PRIOR TO THE PLACING OF ROCK.
2. ROCK OR RECLAIMED CONCRETE SHALL BE 100T COARSE AGGREGATE GRADATION CA-1, CA-2, CA-3 OR CA-4.
3. STABILIZED CONSTRUCTION ENTRANCE SHALL BE INSTALLED PRIOR TO ONSET OF CONSTRUCTION OPERATIONS AND SHALL BE MAINTAINED THROUGHOUT THE PROJECT DURATION.
4. ANY DRAINAGE FACILITIES REQUIRED BECAUSE OF WASHING SHALL BE CONSTRUCTED ACCORDING TO MANUFACTURER'S SPECIFICATIONS.
5. IF WASH RACKS ARE USED THEY SHALL BE INSTALLED ACCORDING TO THE MANUFACTURER'S SPECIFICATIONS.

STABILIZED CONSTRUCTION ENTRANCE DETAIL NOT TO SCALE

- 4. DEWATERING OPERATIONS
DURING DEWATERING/PUMPING OPERATIONS, ONLY UNCONTAMINATED WATER SHOULD BE ALLOWED TO DISCHARGE TO PROTECTED NATURAL AREAS, WATERS OF THE STATE, OR TO A STORM SEWER SYSTEM (IN ACCORDANCE WITH LOCAL PERMITS). INLET HOSES SHOULD BE PLACED IN A STABILIZED SUMP PIT OR FLOATED AT THE SURFACE OF THE WATER IN ORDER TO LIMIT THE AMOUNT OF SEDIMENT INTAKE. PUMPING OPERATIONS SHOULD BE DISCHARGED TO A STABILIZED AREA THAT CONSISTS OF AN ENERGY DISSIPATING DEVICE (I.E. STONE, SEDIMENT FILTER BAG, OR BOTH). WHEN NECESSARY, STABILIZED CONVEYANCE CHANNELS SHOULD BE INSTALLED TO DIRECT WATER TO THE DESIRED LOCATION. ADDITIONAL BMPs MAY BE REQUIRED AT THE OUTLET AREA AS REQUESTED BY THE MUNICIPALITY, OR OTHER REVIEWING AGENCY.

- 5. DUST CONTROL
A WATER TRUCK MAY BE NECESSARY ONSITE TO LIMIT THE AMOUNT OF DUST LEAVING THE SITE. THE FOLLOWING LIST OF CONTROL MEASURES MAY BE IMPLEMENTED ONSITE TO LIMIT THE GENERATION OF DUST AS NEEDED:
- SPRINKLING/IRRIGATION - VEGETATIVE COVER
- MULCH - SPRAY-ON SOIL TREATMENTS
- TILLAGE - STONE

- 6. OFF-SITE VEHICLE TRACKING
STABILIZED CONSTRUCTION ENTRANCE(S) SHOULD BE INSTALLED TO HELP REDUCE VEHICLE TRACKING OF SEDIMENTS. ADJACENT ROADWAYS SHOULD BE SWEEP AS NEEDED, TO REDUCE EXCESS SEDIMENT, DIRT, OR STONE TRACKED FROM THE SITE. ACCUMULATED SEDIMENT AND STONE SHOULD BE REMOVED FROM THE STABILIZED ENTRANCE AS NEEDED. VEHICLES HAULING ERODIBLE MATERIAL TO AND FROM THE CONSTRUCTION SITE SHOULD BE COVERED WITH A TARP.

- 7. CONCRETE CUTTING
CONCRETE WASTE MANAGEMENT SHOULD BE IMPLEMENTED TO CONTAIN AND DISPOSE OF SAW-CUTTING SLURRIES. CONCRETE CUTTING SHOULD NOT TAKE PLACE DURING OR IMMEDIATELY AFTER A RAINFALL EVENT. WASTE GENERATED FROM CONCRETE CUTTING SHOULD BE CLEANED-UP AND DISPOSED INTO THE CONCRETE WASHOUT FACILITY AS DESCRIBED ABOVE.

- 8. VEHICLE STORAGE AND MAINTENANCE
WHEN NOT IN USE, VEHICLES UTILIZED IN THE DEVELOPMENT OPERATIONS OF THE SITE SHOULD BE STORED IN A DESIGNATED UPLAND AREA AWAY FROM ANY NATURAL OR CREATED WATERCOURSE, POND, DRAINAGE-WAY OR STORM DRAIN. WHENEVER POSSIBLE VEHICLE MAINTENANCE, FUELING, AND WASHING SHOULD OCCUR OFFSITE. IF ALLOWED ON-SITE, VEHICLE MAINTENANCE (INCLUDING BOTH ROUTINE MAINTENANCE AS WELL AS ON-SITE REPAIRS) SHOULD BE MADE WITHIN THE DESIGNATED AREA TO PREVENT THE MIGRATION OF MECHANICAL FLUIDS (OIL, ANTIFREEZE, ETC.) INTO WATERCOURSES, WETLANDS OR STORM DRAINS. DRIP PANS OR ABSORBENT PADS SHOULD BE USED FOR ALL VEHICLE AND EQUIPMENT MAINTENANCE ACTIVITIES THAT INVOLVE GREASE, OIL, SOLVENTS, OR OTHER VEHICLE FLUIDS. CONSTRUCTION VEHICLES SHOULD BE INSPECTED FREQUENTLY TO IDENTIFY ANY LEAKS; LEAKS SHOULD BE REPAIRED IMMEDIATELY OR THE VEHICLE SHOULD BE REMOVED FROM SITE. DISPOSE OF ALL USED OIL, ANTIFREEZE, SOLVENTS AND OTHER AUTOMOTIVE-RELATED CHEMICALS ACCORDING TO MANUFACTURER OR MSDS INSTRUCTIONS. CONTRACTORS SHOULD IMMEDIATELY REPORT SPILLS TO THE OWNER FOR PROPER REMEDIATION.

- WASH WATERS, FROM EQUIPMENT OR VEHICLE WASHING, WHEEL WASH WATER AND OTHER WASH WATERS, MUST BE TREATED IN A SEDIMENT BASIN OR ALTERNATIVE CONTROL THAT PROVIDES EQUIVALENT OR BETTER TREATMENT PRIOR TO DISCHARGE.

- 9. MATERIAL STORAGE
MATERIALS AND/OR CONTAMINANTS SHOULD BE STORED IN A MANNER THAT MINIMIZES THE POTENTIAL TO DISCHARGE INTO STORM DRAINS OR WATERCOURSES. AN ONSITE AREA SHOULD BE DESIGNATED FOR MATERIAL DELIVERY AND STORAGE. ALL MATERIALS KEPT ONSITE SHOULD BE STORED IN THEIR ORIGINAL CONTAINERS WITH LEGIBLE LABELS, AND IF POSSIBLE UNDER A ROOF OR OTHER ENCLOSURE. LABELS SHOULD BE REPLACED IF DAMAGED OR DIFFICULT TO READ. BERMED-OFF STORAGE AREAS ARE AN ACCEPTABLE CONTROL MEASURE TO PREVENT CONTAMINATION OF STORM WATER. MSDS SHEETS SHOULD BE AVAILABLE FOR REFERENCE AND CLEAN UP PROCEDURES. ANY RELEASE OF CHEMICALS OR CONTAMINANTS SHOULD BE IMMEDIATELY CLEANED UP AND DISPOSED OF PROPERLY. CONTRACTORS SHOULD IMMEDIATELY REPORT ALL SPILLS TO THE OWNER, WHO SHOULD NOTIFY THE APPROPRIATE AGENCIES, IF NEEDED.

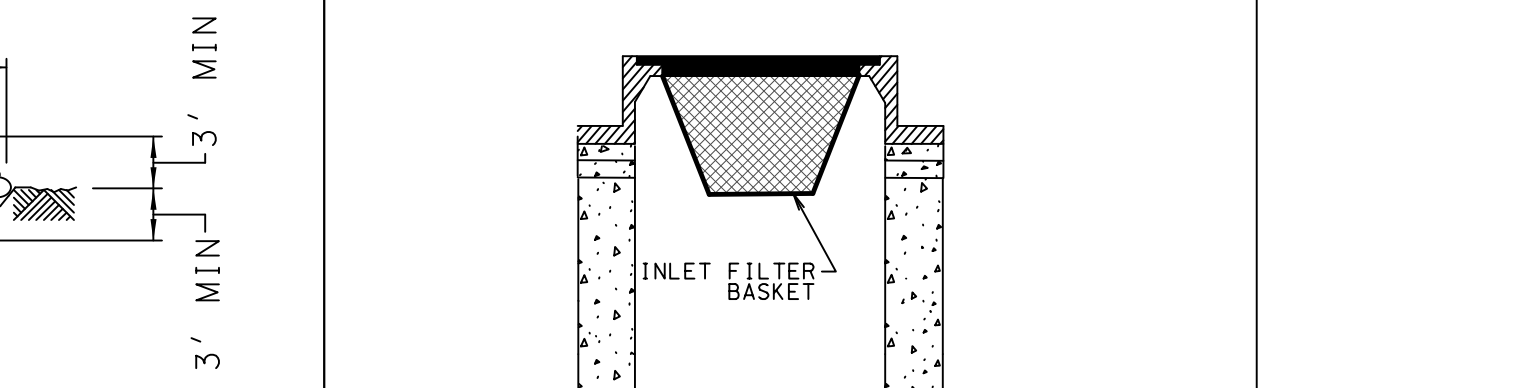
- TO REDUCE THE RISKS ASSOCIATED WITH HAZARDOUS MATERIALS ONSITE, HAZARDOUS PRODUCTS SHOULD BE KEPT IN ORIGINAL CONTAINERS UNLESS THEY ARE NOT RE-SEALABLE. THE ORIGINAL LABELS AND MSDS DATA SHOULD BE RETAINED ONSITE AT ALL TIMES. HAZARDOUS MATERIALS AND ALL OTHER MATERIAL ONSITE SHOULD BE STORED IN ACCORDANCE WITH MANUFACTURER OR MSDS SPECIFICATIONS. WHEN DISPOSING OF HAZARDOUS MATERIALS, FOLLOW MANUFACTURER'S OR LOCAL AND STATE RECOMMENDED METHODS.

- 10. SANITARY STATIONS
TO THE EXTENT PRACTICABLE, PORT-A-POTTIES SHOULD BE LOCATED AT A MINIMUM 8 FEET BEHIND THE CURB AND GUTTER OF THE INTERNAL ROADS AND BE LOCATED IN AN AREA THAT DOES NOT DRAIN TO ANY PROTECTED NATURAL AREAS, WATERS OF THE STATE, OR STORM WATER STRUCTURES AND SHOULD BE ANCHORED TO THE GROUND TO PREVENT TIPPING OVER. PORT-A-POTTIES LOCATED ON IMPERVIOUS SURFACES SHOULD BE PLACED ON TOP OF A SECONDARY CONTAINMENT DEVICE, OR BE SURROUNDED BY A CONTROL DEVICE (I.E. GRAVEL-BAG BERM).

- 11. SPILL PREVENTION
DISCHARGES OF A HAZARDOUS SUBSTANCE OR OIL CAUSED BY A SPILL (E.G., A SPILL OF OIL INTO A SEPARATE STORM SEWER OR WATERS OF THE STATE) ARE NOT AUTHORIZED BY THIS PERMIT. IF A SPILL OCCURS, NOTIFY THE OWNER IMMEDIATELY. THE CONSTRUCTION SITE SHOULD HAVE THE CAPACITY TO CONTROL, CONTAIN, AND REMOVE SPILLS IF THEY OCCUR. SPILLS SHOULD BE CLEANED IMMEDIATELY AFTER DISCOVERY IN ACCORDANCE WITH MSDS AND NOT BURIED ON SITE OR WASHED INTO STORM DRAINS OR WATERS OF THE STATE.

- SPILLS IN EXCESS OF FEDERAL REPORTABLE QUANTITIES (AS ESTABLISHED UNDER 40 CFR PARTS 110, 117, OR 302), SHOULD BE REPORTED TO THE NATIONAL RESPONSE CENTER BY CALLING (800) 424-8802. MSDS OBTAIN INFORMATION ON FEDERAL REPORTABLE QUANTITIES FOR MATERIALS. SPILLS OF TOXIC OR HAZARDOUS MATERIALS SHOULD BE REPORTED TO THE APPROPRIATE STATE OR LOCAL GOVERNMENT AGENCY, REGARDLESS OF SIZE. WHEN CLEANING UP A SPILL, THE AREA SHOULD BE KEPT WELL VENTILATED AND APPROPRIATE PERSONAL PROTECTIVE EQUIPMENT SHOULD BE USED TO MINIMIZE INJURY FROM CONTACT WITH A HAZARDOUS SUBSTANCE.

- IN ADDITION TO PROPER WASTE MANAGEMENT, CONCRETE WASTE MANAGEMENT, CONCRETE CUTTING, VEHICLE STORAGE AND MAINTENANCE, MATERIAL STORAGE, AND SANITARY STATION PROTECTION, THE FOLLOWING MINIMUM PRACTICES SHOULD BE FOLLOWED TO REDUCE THE RISK OF SPILLS:
- ON-SITE VEHICLES SHOULD BE MONITORED FOR LEAKS AND SHOULD RECEIVE REGULAR PREVENTATIVE MAINTENANCE TO REDUCE THE CHANCE OF LEAKAGE.
- PETROLEUM PRODUCTS SHOULD BE STORED IN TIGHTLY SEALED AND CLEARLY LABELED CONTAINERS.
- ALL PAINT CONTAINERS SHOULD BE TIGHTLY SEALED AND STORED WHEN NOT REQUIRED FOR USE. EXCESS PAINT SHOULD BE DISPOSED OF ACCORDING TO THE MANUFACTURER'S INSTRUCTIONS OR STATE AND LOCAL REGULATIONS, AND SHOULD NOT BE DISCHARGED TO THE STORM SEWER.
- CONTRACTORS SHOULD FOLLOW THE MANUFACTURER'S RECOMMENDATIONS FOR PROPER USE AND DISPOSAL OF MATERIALS.



- NOTES:
1. AN INLET FILTER BASKET SHALL BE INSTALLED IN ALL OPEN FRAME STRUCTURES AND SHALL BE MAINTAINED UNTIL PERMANENT VEGETATION IS ESTABLISHED.
2. THE INLET BASKET SHALL BE CLEANED ON A WEEKLY BASIS AND AFTER ANY RAINFALL EVENT.
3. INLET FILTER BASKETS SHALL BE "CATCH-ALL" BY MAR-MAC MANUFACTURING OR APPROVED EQUAL.

INLET PROTECTION - FILTER BASKET DETAIL NOT TO SCALE

MAINTENANCE

THE FOLLOWING IS A DESCRIPTION OF PROCEDURES THAT SHOULD BE USED TO MAINTAIN, IN GOOD AND EFFECTIVE OPERATION CONDITIONS, VEGETATION, EROSION AND SEDIMENT CONTROL MEASURES AND OTHER PROTECTIVE MEASURES IDENTIFIED IN THIS PLAN AND STANDARD SPECIFICATIONS.

STABILIZED CONSTRUCTION ENTRANCE: THE ENTRANCES SHOULD BE MAINTAINED TO PREVENT TRACKING OF SEDIMENT ONTO PUBLIC STREETS. MAINTENANCE INCLUDES TOP DRESSING WITH ADDITIONAL STONE AND REMOVING TOP LAYERS OF STONES AND SEDIMENT. THE SEDIMENT RUN-OFF ONTO THE PUBLIC RIGHT OF WAY SHOULD BE REMOVED IMMEDIATELY.

RIPRAP OUTLET PROTECTION: RIPRAP SHOULD BE INSPECTED FOR ANY SCOUR BENEATH THE RIPRAP OR FOR STONES THAT HAVE BEEN DISLODGED. SEDIMENT ACCUMULATION IN THE OUTFALL AREA SHOULD BE REMOVED AS NEEDED.

CONCRETE WASHOUT AREA: EXISTING FACILITIES SHOULD BE CLEANED OUT, OR NEW FACILITIES SHOULD BE CONSTRUCTED AND OPERATIONAL ONCE THE EXISTING WASHOUT IS 75% FULL. WASHOUTS SHOULD BE INSPECTED FREQUENTLY TO ENSURE THAT PLASTIC LININGS ARE INTACT AND SIDEWALLS HAVE NOT BEEN DAMAGED BY CONSTRUCTION ACTIVITIES. WHEN THE WASHOUT AREA IS ADJACENT TO A PAVED ROAD, THE PAVED ROAD SHOULD BE INSPECTED FOR ACCUMULATED CONCRETE WASTE. ANY ACCUMULATED CONCRETE WASTE ON THE ROAD, CURB, OR GUTTER SHOULD BE REMOVED AND PROPERLY DISPOSED.

EROSION CONTROL BLANKET: THE BLANKET AND STAPLES SHOULD BE INSPECTED FREQUENTLY AND SHALL BE INSTALLED TO THE ILLINOIS URBAN MANUAL, UNLESS OTHERWISE INSTRUCTED BY THE MANUFACTURER. EROSION OCCURRING UNDERNEATH THE BLANKET SHOULD BE BACK-FILLED AND SEEDING WITH THE APPROPRIATE SEED MIX. ADDITIONAL BMP'S MAY NEED TO BE INSTALLED TO REDUCE EROSION UNDER THE BLANKET.

SILT FILTER FENCE: SILT FILTERS SHOULD BE INSPECTED REGULARLY FOR UNDERCUTTING WHERE THE FENCE MEETS THE GROUND, OVERTOPPING, AND TEARS ALONG THE LENGTH OF THE FENCE. DEFICIENCIES SHOULD BE REPAIRED IMMEDIATELY. REMOVE ACCUMULATED SEDIMENTS FROM THE FENCE BASE WHEN THE SEDIMENT REACHES ONE-HALF THE FENCE HEIGHT. DURING FINAL STABILIZATION, PROPERLY DISPOSE OF ANY SEDIMENT THAT HAS ACCUMULATED ON THE SILT FENCE. INSTANCES WHEN AREAS OF SILT FENCE CONTINUALLY FAIL, REPLACE SILT FENCE WITH ANOTHER BMP AS SEEN FIT.

CATCH BASIN AND INLET FILTERS: INLET FILTERS SHOULD BE INSPECTED FOR PROPER FILTERING. IF FILTER BAGS ARE USED, REMOVE SEDIMENT FROM THE FILTER BAGS WHEN 50% PERCENT OF THE STORAGE VOLUME HAS BEEN FILLED, UNLESS OTHERWISE INSTRUCTED BY THE MANUFACTURER. REMOVE TRASH AND DEBRIS DURING INSPECTIONS. ACCUMULATED MATERIAL IN THE FILTERS SHOULD BE DISPOSED PROPERLY. DO NOT PUNCTURE HOLES IN FILTERS IF PONDING OCCURS.

INSPECTIONS
THE OWNER SHALL DESIGNATE A QUALIFIED PERSONNEL TO BE RESPONSIBLE FOR SEDIMENT AND EROSION CONTROL MECHANICAL REPORTING. THIS QUALIFIED PERSONNEL SHALL MEET THE REQUIREMENTS NOTED IN THE ILR10 PERMIT CONDITIONS AND LOCAL CODES. SITE OBSERVATIONS SHOULD OCCUR AT LEAST EVERY SEVEN CALENDAR DAYS AND WITHIN 24 HOURS OF THE END OF A STORM OR BY THE END OF THE FOLLOWING BUSINESS OR WORK DAY THAT IS 0.5 INCHES OR GREATER, OR EQUIVALENT SNOWMELT. OBSERVATIONS MAY BE REDUCED TO ONCE A MONTH WHEN CONSTRUCTION ACTIVITIES HAVE CEASED DUE TO FROZEN CONDITIONS. WEEKLY OBSERVATIONS SHOULD RECOMMENCE WHEN CONSTRUCTION ACTIVITIES ARE CONDUCTED, OR IF THERE IS 0.5" OR GREATER RAIN EVENT, OR A DISCHARGE DUE TO SNOWMELT OCCURS.

SITE OBSERVATION REPORTS SHOULD BE MAINTAINED ONSITE AS PART OF THE SWPPP. EACH SITE OBSERVATION SHALL INCLUDE THE FOLLOWING COMPONENTS:
A. DISTURBED AREAS AND AREAS USED FOR THE STORAGE OF MATERIALS THAT ARE EXPOSED TO PRECIPITATION SHALL BE CHECKED FOR EVIDENCE OF, OR POTENTIAL FOR, POLLUTANTS ENTERING THE DRAINAGE SYSTEM. THE EROSION AND SEDIMENT CONTROL MEASURES IDENTIFIED IN THE PLAN SHALL BE OBSERVED TO ENSURE THAT THEY HAVE BEEN INSTALLED AND ARE OPERATING CORRECTLY. WHERE DISCHARGE POINTS ARE ACCESSIBLE, THEY SHOULD BE CHECKED TO ASCERTAIN WHETHER EROSION CONTROL MEASURES ARE EFFECTIVE IN PREVENTING SIGNIFICANT IMPACTS TO THE RECEIVING WATERS. LOCATIONS WHERE VEHICLES ENTER AND EXIT THE SITE SHOULD BE CHECKED FOR OFF-SITE SEDIMENT TRACKING. ALL PUMPING OPERATIONS AND ALL OTHER POTENTIAL NON-STORM WATER DISCHARGES SHOULD BE OBSERVED.

B. BASED ON THE RESULTS OF THE SITE OBSERVATION, THE DESCRIPTION OF POTENTIAL POLLUTANT SOURCES IDENTIFIED, AND THE POLLUTION PREVENTION MEASURES DESCRIBED IN THIS PLAN SHALL BE REVISED AS APPROPRIATE, AS SOON AS PRACTICABLE AFTER THE OBSERVATION. THE MODIFICATIONS, IF ANY, SHALL PROVIDE FOR TIMELY IMPLEMENTATION OF ANY CHANGES TO THE PLAN WITHIN 7 CALENDAR DAYS FOLLOWING THE SITE OBSERVATION.

C. A REPORT SUMMARIZING THE SCOPE OF THE OBSERVATION, NAME(S) AND QUALIFICATIONS OF PERSONNEL MAKING THE OBSERVATION, THE DATE(S) OF THE OBSERVATION, MAJOR OBSERVATIONS RELATING TO THE IMPLEMENTATION OF THE STORM WATER POLLUTION PREVENTION PLAN, AND ACTIONS TAKEN IN ACCORDANCE WITH PARAGRAPH 9 ABOVE SHALL BE MADE AND RETAINED AS PART OF THE STORM WATER POLLUTION PREVENTION PLAN FOR AT LEAST THREE YEARS FROM THE DATE OF FINAL STABILIZATION OR PERMIT CLOSURE IS TERMINATED. THE REPORT SHALL BE SIGNED IN ACCORDANCE WITH PART VI.G (SIGNATORY REQUIREMENTS) OF THE ILR10 NPDES PERMIT.

D. THE OWNER SHALL NOTIFY THE APPROPRIATE AGENCY FIELD OPERATIONS SECTION OFFICE BY EMAIL AT EPA_SWMONC@ILLINOIS.GOV, TELEPHONE, OR FAX WITHIN 24 HOURS OF ANY INCIDENCE OF NONCOMPLIANCE FOR ANY VIOLATION OF THE STORM WATER POLLUTION PREVENTION PLAN OBSERVED DURING A SITE OBSERVATION, OR FOR VIOLATIONS OF ANY CONDITION OF THE PERMIT. THE OWNER SHALL COMPLETE AND SUBMIT WITHIN 5 DAYS AN INCIDENCE OF NONCOMPLIANCE(ION) REPORT FOR ANY VIOLATION OF THE STORM WATER POLLUTION PREVENTION PLAN OBSERVED DURING AN INSPECTION CONDUCTED. SUBMISSION SHALL BE ON FORMS PROVIDED BY THE AGENCY AND INCLUDE SPECIFIC INFORMATION ON THE CAUSE OF NONCOMPLIANCE, ACTIONS WHICH WERE TAKEN TO PREVENT ANY FURTHER CAUSES OF NONCOMPLIANCE, AND A STATEMENT DETAILING ANY ENVIRONMENTAL IMPACT, WHICH MAY HAVE RESULTED FROM THE NONCOMPLIANCE.

E. ALL REPORTS OF NONCOMPLIANCE SHALL BE SIGNED BY A RESPONSIBLE AUTHORITY AS DEFINED IN PART VI.G OF THE ILR10 NPDES PERMIT (SIGNATORY REQUIREMENTS).

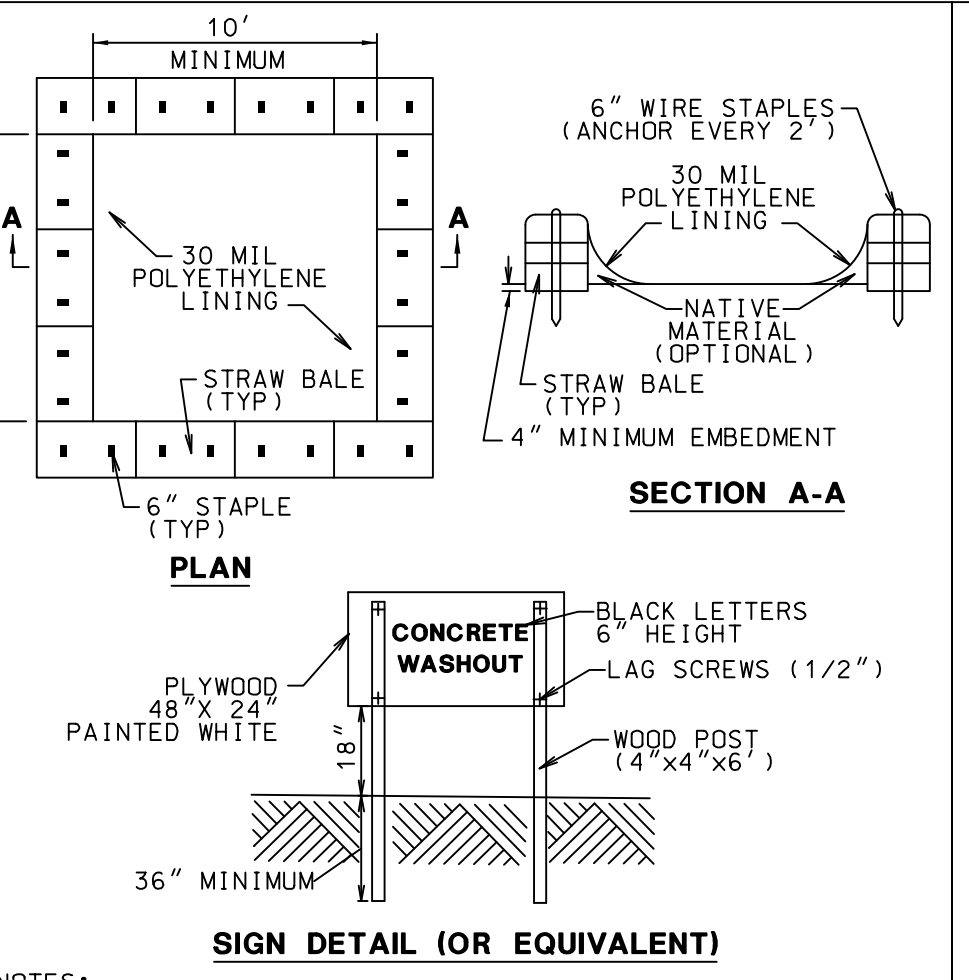
F. ALL REPORTS OF NONCOMPLIANCE SHALL BE MAILED TO THE AGENCY AT THE FOLLOWING ADDRESS: ILLINOIS ENVIRONMENTAL PROTECTION AGENCY DIVISION OF WATER POLLUTION CONTROL COMPLIANCE ASSURANCE SECTION 1021 NORTH GRAND AVENUE EAST POST OFFICE BOX 19276 SPRINGFIELD, ILLINOIS 62794-9276

NON-STORM WATER DISCHARGES

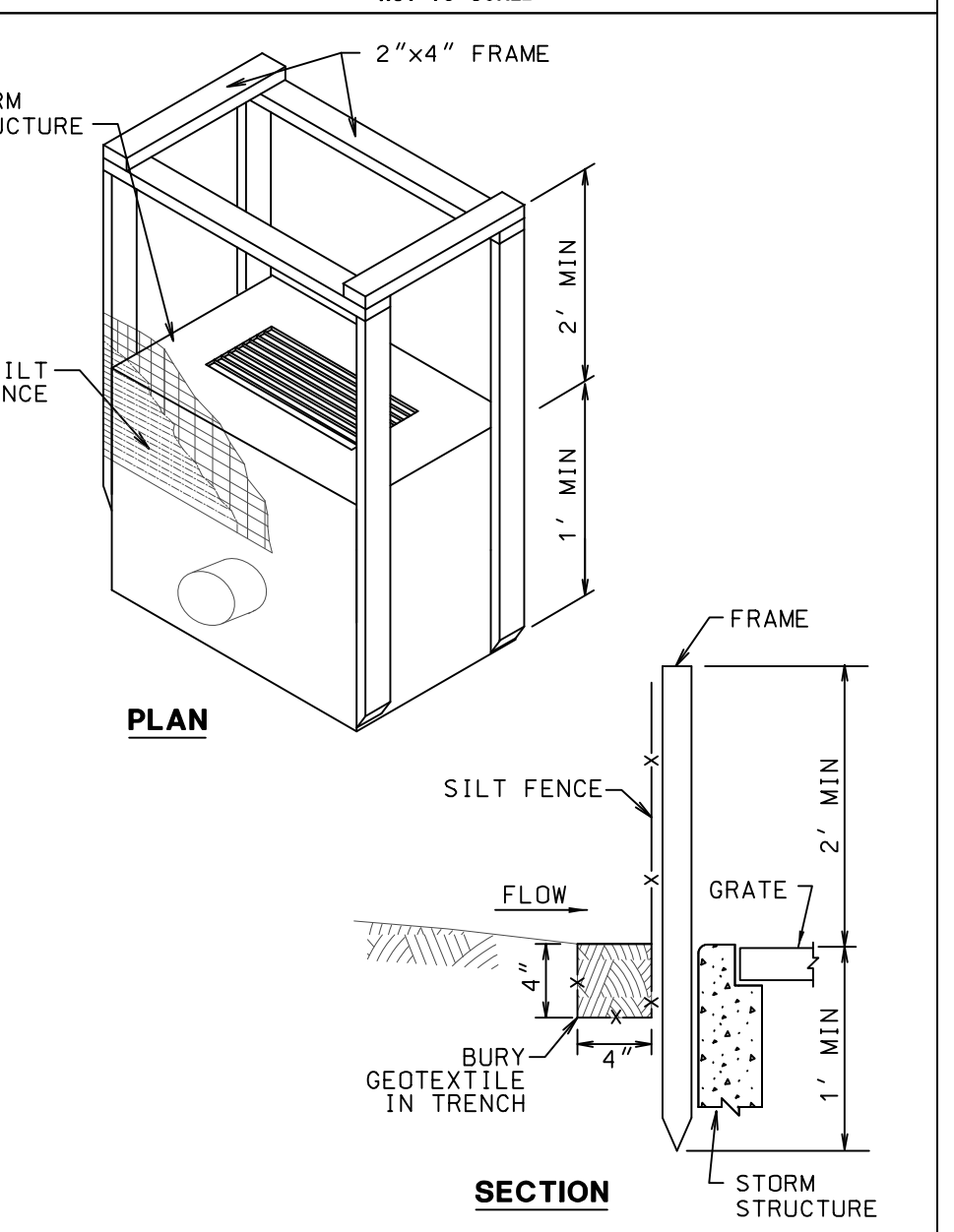
NON-STORM WATER FLOWS THAT MAY BE COMBINED WITH STORM WATER DISCHARGES ARE INCLUDED WITHIN THIS PLAN. THESE DISCHARGES INCLUDE: DISCHARGES FROM FIRE FIGHTING ACTIVITIES; FIRE HYDRANT FLUSHINGS; WATERS USED TO WASH VEHICLES WHERE DETERGENTS ARE NOT USED; WATERS USED TO CONTROL DUST; POTABLE WATER SOURCES INCLUDING UNCONTAMINATED WATERLINE FLUSHINGS; LANDSCAPE IRRIGATION DRAINAGES; ROUTINE EXTERNAL BUILDING WASHDOWN WHICH DOES NOT USE DETERGENTS; PAVEMENT WASH WATERS WHERE SPILLS OR LEAKS OF TOXIC OR HAZARDOUS MATERIALS HAVE NOT OCCURRED (UNLESS ALL SPILLED MATERIAL HAS BEEN REMOVED) AND WHERE DETERGENTS ARE NOT USED; UNCONTAMINATED AIR CONDITIONING CONDENSATE; SPRINGS; UNCONTAMINATED GROUND WATER; AND FOUNDATION OR FOOTING DRAINS WHERE FLOWS ARE NOT CONTAMINATED WITH PROCESS MATERIALS OR SOLVENTS.

THE FOLLOWING NON-STORM WATER DISCHARGES ARE PROHIBITED: CONCRETE AND WASTE WATER FROM WASHOUT OF CONCRETE (UNLESS MANAGED BY AN APPROPRIATE CONTROL), DRILLWELL COMPOUND, WASTE WATER FROM WASHOUT AND CLEANOUT OF STUCCO, PAINT, FORM RELEASE OILS, CURING COMPOUNDS AND OTHER CONSTRUCTION MATERIALS, FUELS, OILS OR OTHER POLLUTANTS USED IN VEHICLE AND EQUIPMENT OPERATION AND MAINTENANCE, SOAPS, SOLVENTS, OR DETERGENTS, TOXIC OR HAZARDOUS SUBSTANCES FROM A SPILL OR OTHER RELEASE, OR ANY OTHER POLLUTANT THAT COULD CAUSE OR TEND TO CAUSE WATER POLLUTION.

DISCHARGES FROM DEWATERING ACTIVITIES, INCLUDING DISCHARGES FROM DEWATERING TRENCHES AND EXCAVATIONS ARE ALLOWABLE IF MANAGED BY APPROPRIATE CONTROL.

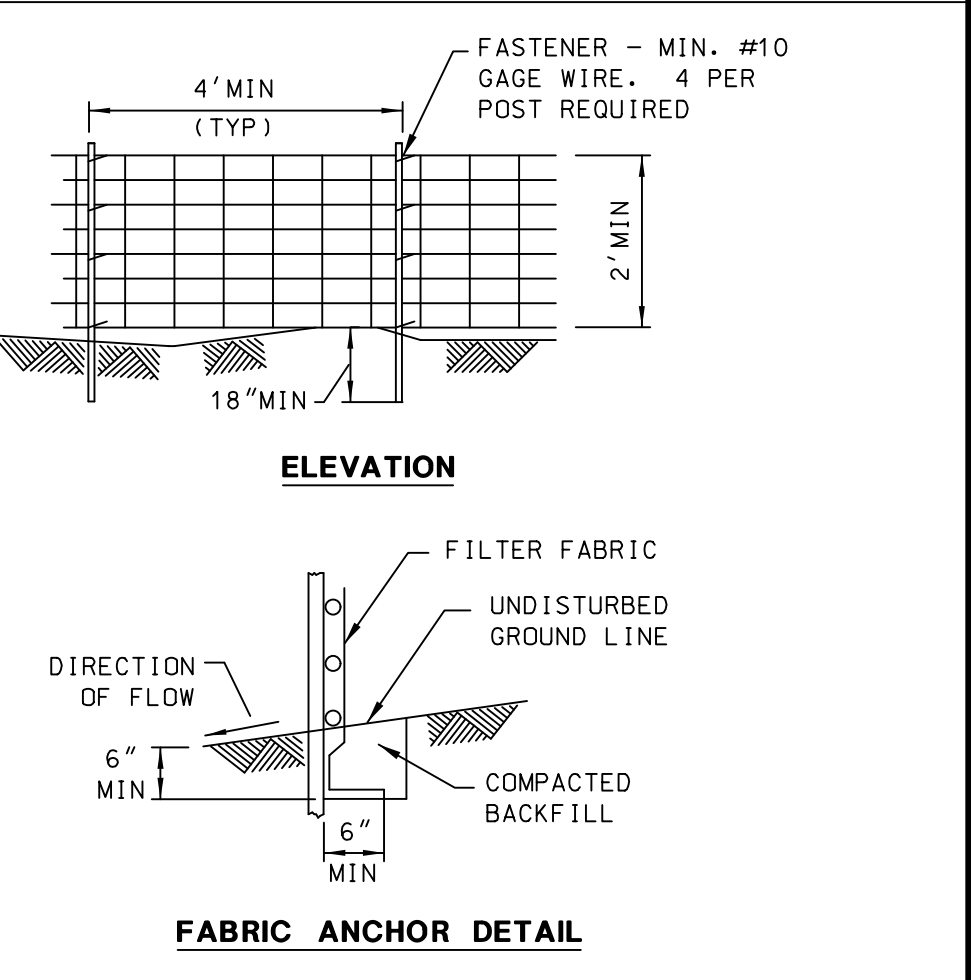


- NOTES:
1. ACTUAL LAYOUT AND LOCATION TO BE DETERMINED IN FIELD.
2. MAINTAINING TEMPORARY CONCRETE WASHOUT FACILITIES SHALL INCLUDE REMOVING AND DISPOSING OF HARDENED CONCRETE AND/OR SLURRY AND RETURNING FACILITY TO A FUNCTIONAL CONDITION.
3. FACILITY SHALL BE CLEANED OR RE-CONSTRUCTED IN A NEW AREA ONCE WASHOUT BECOMES TWO-THIRDS FULL.
4. EACH STRAW BALE IS TO BE STAKED IN PLACE USING (2) 2\"/>

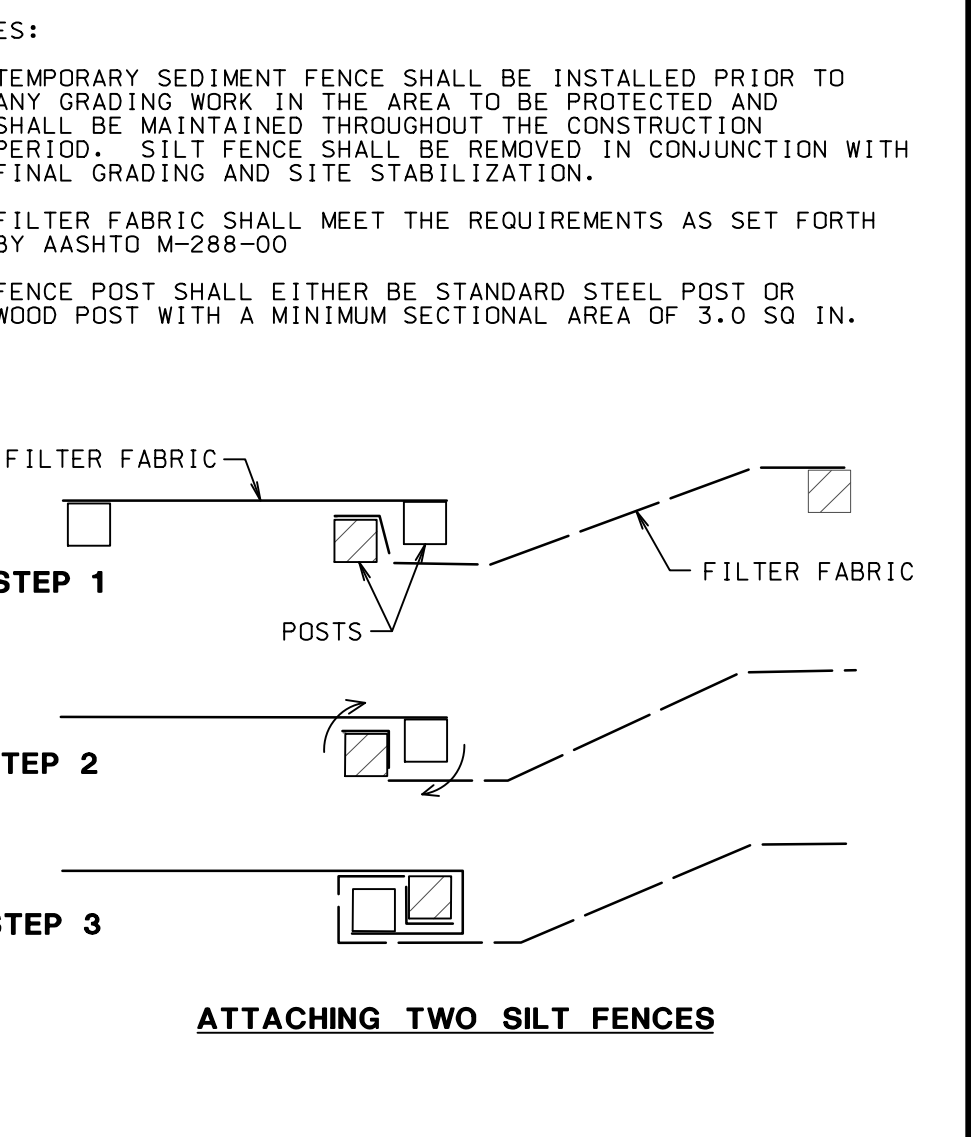


- NOTES:
1. STRUCTURE SHALL BE CONSTRUCTED SUCH THAT GEOTEXTILE MATERIAL SHALL BE FASTENED TO POSTS CREATING A SEAMLESS JOINT.
2. ENSURE THAT PONDING HEIGHT OF WATER DOES NOT CAUSE FLOODING ON ADJACENT ROADWAYS OR PRIVATE PROPERTY.

INLET PROTECTION - SILT FENCE BOX NOT TO SCALE



- NOTES:
1. TEMPORARY SEDIMENT FENCE SHALL BE INSTALLED PRIOR TO ANY GRADING WORK IN THE AREA TO BE PROTECTED AND SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD. THE FENCE SHALL BE REMOVED IN CONJUNCTION WITH FINAL GRADING AND SITE STABILIZATION.
2. FILTER FABRIC SHALL MEET THE REQUIREMENTS AS SET FORTH BY AASHTO M-288-00
3. FENCE POST SHALL EITHER BE STANDARD STEEL POST OR WOOD POST WITH A MINIMUM SECTIONAL AREA OF 5.0 SQ IN.



- NOTES:
1. PLACE THE END POST OF THE SECOND FENCE INSIDE THE END POST OF THE FIRST FENCE.
2. ROTATE BOTH POSTS AT LEAST 180 DEGREES IN A CLOCKWISE DIRECTION TO CREATE A TIGHT SEAL WITH THE FABRIC MATERIAL.
3. DRIVE BOTH POSTS A MINIMUM OF 18 INCHES INTO THE GROUND AND BURY THE FLAP.

SILT FENCE DETAIL NOT TO SCALE

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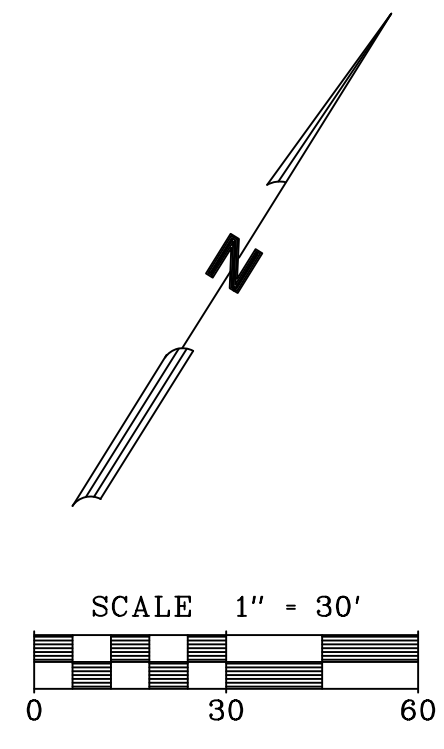
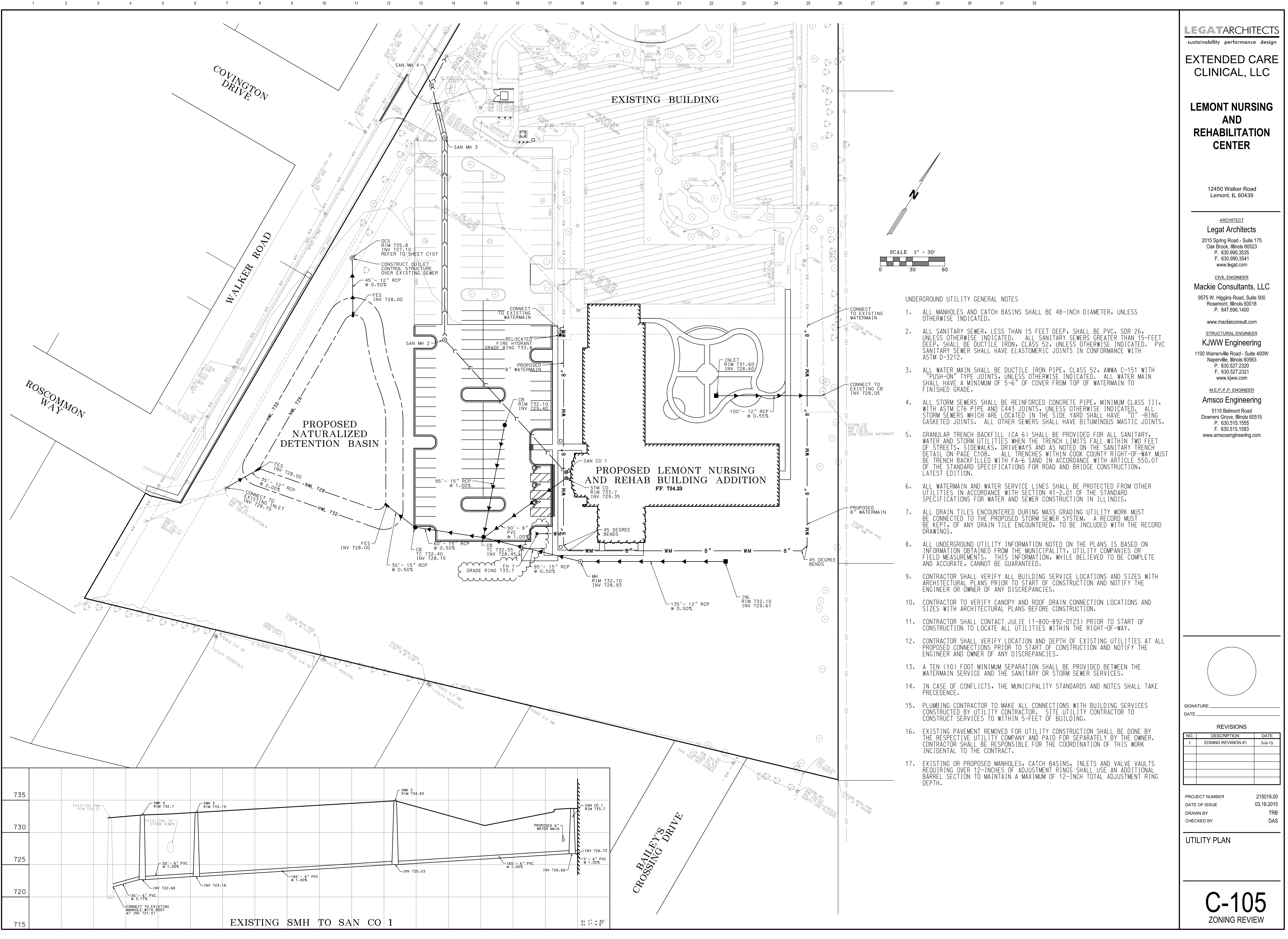
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SIGNATURE DATE

Table with 3 columns: NO., DESCRIPTION, DATE. Header row: REVISIONS

PROJECT NUMBER 215019.00 DATE OF ISSUE 03.18.2015 DRAWN BY TRB CHECKED BY DAS

STORMWATER POLLUTION PREVENTION DETAILS AND SPECIFICATIONS



- UNDERGROUND UTILITY GENERAL NOTES
- ALL MANHOLES AND CATCH BASINS SHALL BE 48-INCH DIAMETER, UNLESS OTHERWISE INDICATED.
 - ALL SANITARY SEWER, LESS THAN 15 FEET DEEP, SHALL BE PVC, SDR 26, UNLESS OTHERWISE INDICATED. ALL SANITARY SEWERS GREATER THAN 15- FEET DEEP, SHALL BE DUCTILE IRON, CLASS 52, UNLESS OTHERWISE INDICATED. PVC SANITARY SEWER SHALL HAVE ELASTOMERIC JOINTS IN CONFORMANCE WITH ASTM D-3212.
 - ALL WATER MAIN SHALL BE DUCTILE IRON PIPE, CLASS 52, AWWA C-151 WITH "PUSH-ON" TYPE JOINTS, UNLESS OTHERWISE INDICATED. ALL WATER MAIN SHALL HAVE A MINIMUM OF 5'-6" OF COVER FROM TOP OF WATERMAIN TO FINISHED GRADE.
 - ALL STORM SEWERS SHALL BE REINFORCED CONCRETE PIPE, MINIMUM CLASS III, WITH ASTM C76 PIPE AND C443 JOINTS, UNLESS OTHERWISE INDICATED. ALL STORM SEWERS WHICH ARE LOCATED IN THE SIDE YARD SHALL HAVE "O" -RING GASKETED JOINTS. ALL OTHER SEWERS SHALL HAVE BITUMINOUS MASTIC JOINTS.
 - GRANULAR TRENCH BACKFILL (CA 6) SHALL BE PROVIDED FOR ALL SANITARY, WATER AND STORM UTILITIES WHEN THE TRENCH LIMITS FALL WITHIN TWO FEET OF STREETS, SIDEWALKS, DRIVEWAYS AND AS NOTED ON THE SANITARY TRENCH DETAIL ON PAGE C108. ALL TRENCHES WITHIN COOK COUNTY RIGHT-OF-WAY MUST BE TRENCH BACKFILLED WITH FA-6 SAND IN ACCORDANCE WITH ARTICLE 550.07 OF THE STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, LATEST EDITION.
 - ALL WATERMAIN AND WATER SERVICE LINES SHALL BE PROTECTED FROM OTHER UTILITIES IN ACCORDANCE WITH SECTION 41-2.01 OF THE STANDARD SPECIFICATIONS FOR WATER AND SEWER CONSTRUCTION IN ILLINOIS.
 - ALL DRAIN TILES ENCOUNTERED DURING MASS GRADING UTILITY WORK MUST BE CONNECTED TO THE PROPOSED STORM SEWER SYSTEM. A RECORD MUST BE KEPT, OF ANY DRAIN TILE ENCOUNTERED, TO BE INCLUDED WITH THE RECORD DRAWINGS.
 - ALL UNDERGROUND UTILITY INFORMATION NOTED ON THE PLANS IS BASED ON INFORMATION OBTAINED FROM THE MUNICIPALITY, UTILITY COMPANIES OR FIELD MEASUREMENTS. THIS INFORMATION, WHILE BELIEVED TO BE COMPLETE AND ACCURATE, CANNOT BE GUARANTEED.
 - CONTRACTOR SHALL VERIFY ALL BUILDING SERVICE LOCATIONS AND SIZES WITH ARCHITECTURAL PLANS PRIOR TO START OF CONSTRUCTION AND NOTIFY THE ENGINEER OR OWNER OF ANY DISCREPANCIES.
 - CONTRACTOR TO VERIFY CANOPY AND ROOF DRAIN CONNECTION LOCATIONS AND SIZES WITH ARCHITECTURAL PLANS BEFORE CONSTRUCTION.
 - CONTRACTOR SHALL CONTACT JULIE (1-800-892-0123) PRIOR TO START OF CONSTRUCTION TO LOCATE ALL UTILITIES WITHIN THE RIGHT-OF-WAY.
 - CONTRACTOR SHALL VERIFY LOCATION AND DEPTH OF EXISTING UTILITIES AT ALL PROPOSED CONNECTIONS PRIOR TO START OF CONSTRUCTION AND NOTIFY THE ENGINEER AND OWNER OF ANY DISCREPANCIES.
 - A TEN (10) FOOT MINIMUM SEPARATION SHALL BE PROVIDED BETWEEN THE WATERMAIN SERVICE AND THE SANITARY OR STORM SEWER SERVICES.
 - IN CASE OF CONFLICTS, THE MUNICIPALITY STANDARDS AND NOTES SHALL TAKE PRECEDENCE.
 - PLUMBING CONTRACTOR TO MAKE ALL CONNECTIONS WITH BUILDING SERVICES CONSTRUCTED BY UTILITY CONTRACTOR. SITE UTILITY CONTRACTOR TO CONSTRUCT SERVICES TO WITHIN 5'-FEET OF BUILDING.
 - EXISTING PAVEMENT REMOVED FOR UTILITY CONSTRUCTION SHALL BE DONE BY THE RESPECTIVE UTILITY COMPANY AND PAID FOR SEPARATELY BY THE OWNER. CONTRACTOR SHALL BE RESPONSIBLE FOR THE COORDINATION OF THIS WORK INCIDENTAL TO THE CONTRACT.
 - EXISTING OR PROPOSED MANHOLES, CATCH BASINS, INLETS AND VALVE VAULTS REQUIRING OVER 12-INCHES OF ADJUSTMENT RINGS SHALL USE AN ADDITIONAL BARREL SECTION TO MAINTAIN A MAXIMUM OF 12-INCH TOTAL ADJUSTMENT RING DEPTH.

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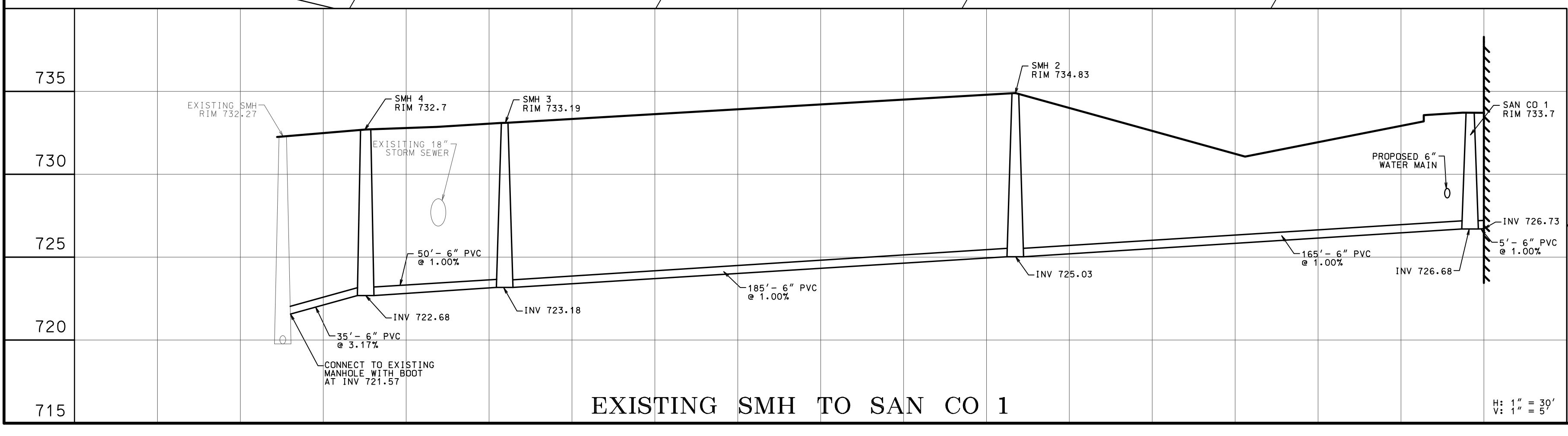
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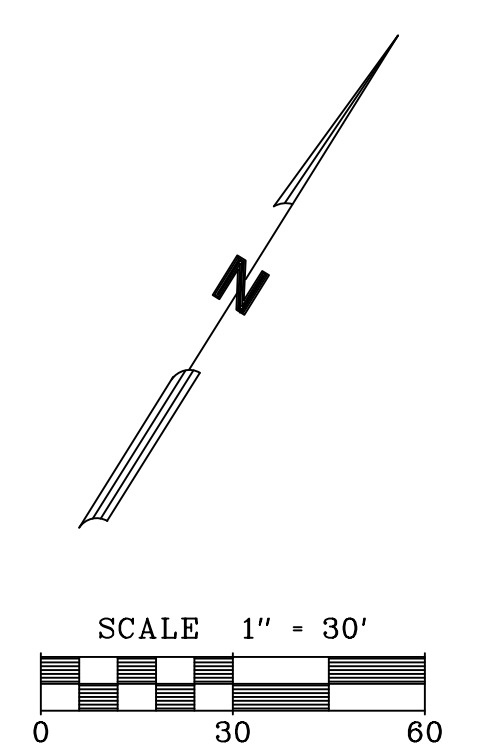
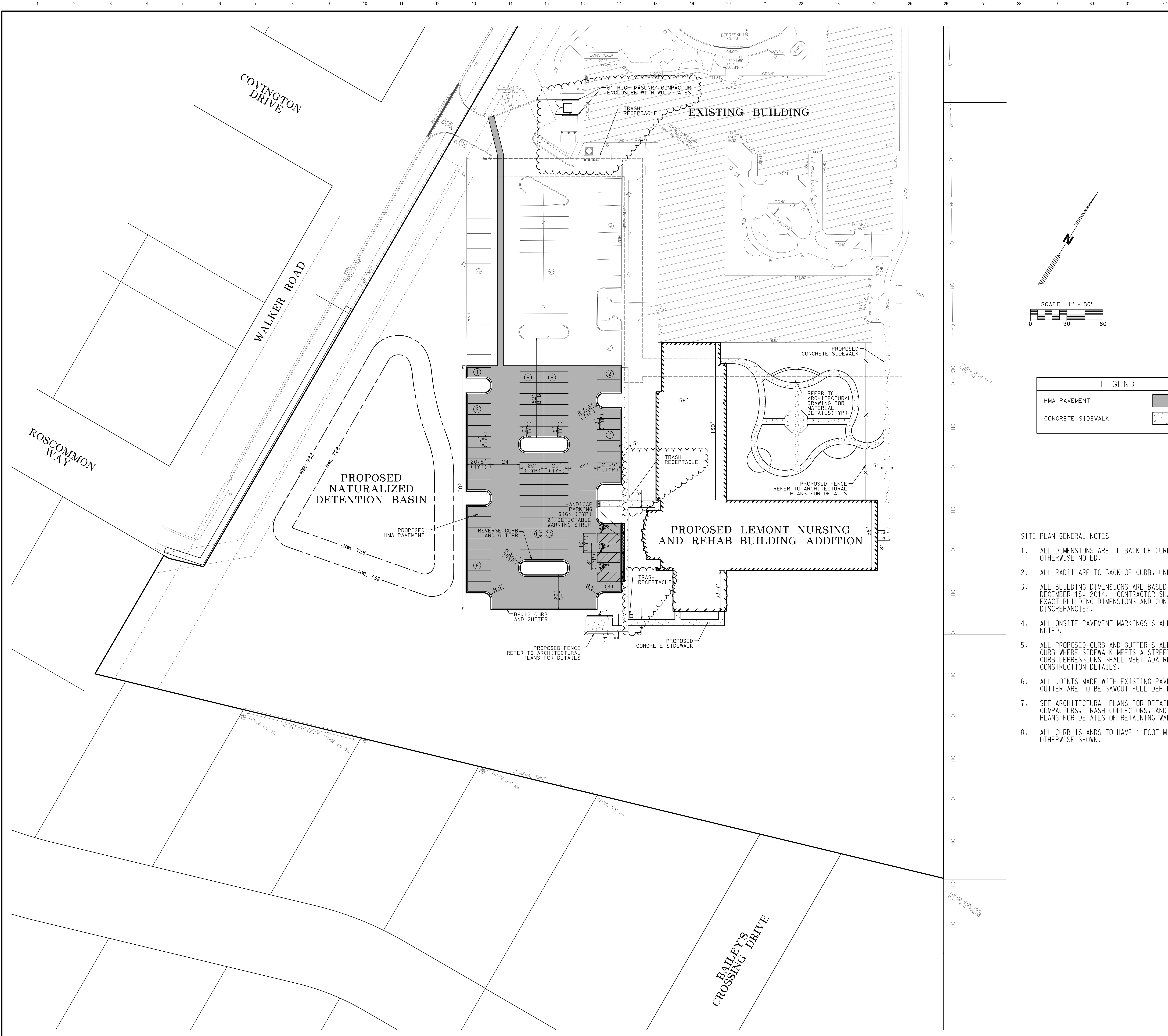
REVISIONS		
NO.	DESCRIPTION	DATE
1	ZONING REVISION #1	5-6-15

PROJECT NUMBER 215019.00
DATE OF ISSUE 03.18.2015
DRAWN BY TRB
CHECKED BY DAS

UTILITY PLAN

C-105
ZONING REVIEW





LEGEND	
HMA PAVEMENT	
CONCRETE SIDEWALK	

SITE PLAN GENERAL NOTES

1. ALL DIMENSIONS ARE TO BACK OF CURB OR FACE OF BUILDING, UNLESS OTHERWISE NOTED.
2. ALL RADII ARE TO BACK OF CURB, UNLESS OTHERWISE NOTED.
3. ALL BUILDING DIMENSIONS ARE BASED ON ARCHITECTURAL PLANS DATED DECEMBER 18, 2014. CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT BUILDING DIMENSIONS AND CONTACT THE ARCHITECT FOR ANY DISCREPANCIES.
4. ALL ONSITE PAVEMENT MARKINGS SHALL BE PAINTED, UNLESS OTHERWISE NOTED.
5. ALL PROPOSED CURB AND GUTTER SHALL BE B6.12 AND SHALL BE DEPRESSED CURB WHERE SIDEWALK MEETS A STREET, UNLESS OTHERWISE INDICATED. CURB DEPRESSIONS SHALL MEET ADA REQUIREMENTS AS NOTED IN THE CONSTRUCTION DETAILS.
6. ALL JOINTS MADE WITH EXISTING PAVEMENT, CURB, WALK OR CURB AND GUTTER ARE TO BE SAWCUT FULL DEPTH WITHIN 24 HOURS OF PLACEMENT.
7. SEE ARCHITECTURAL PLANS FOR DETAILS OF LOADING DOCK, TRASH COMPACTORS, TRASH COLLECTORS, AND SIDEWALK PLAN. SEE LANDSCAPE PLANS FOR DETAILS OF RETAINING WALLS.
8. ALL CURB ISLANDS TO HAVE 1-FOOT MINIMUM RADIUS ON CORNERS, UNLESS OTHERWISE SHOWN.

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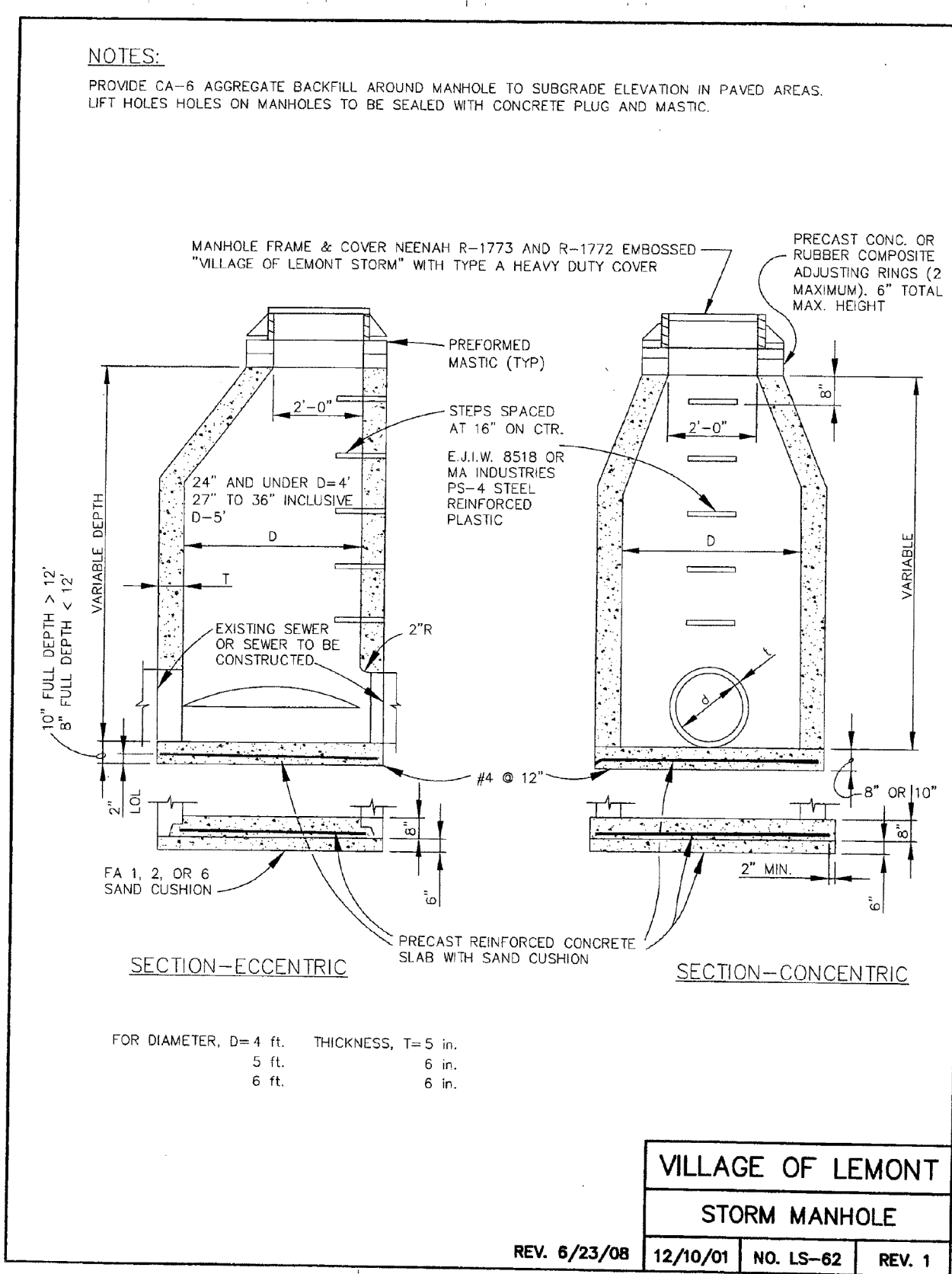
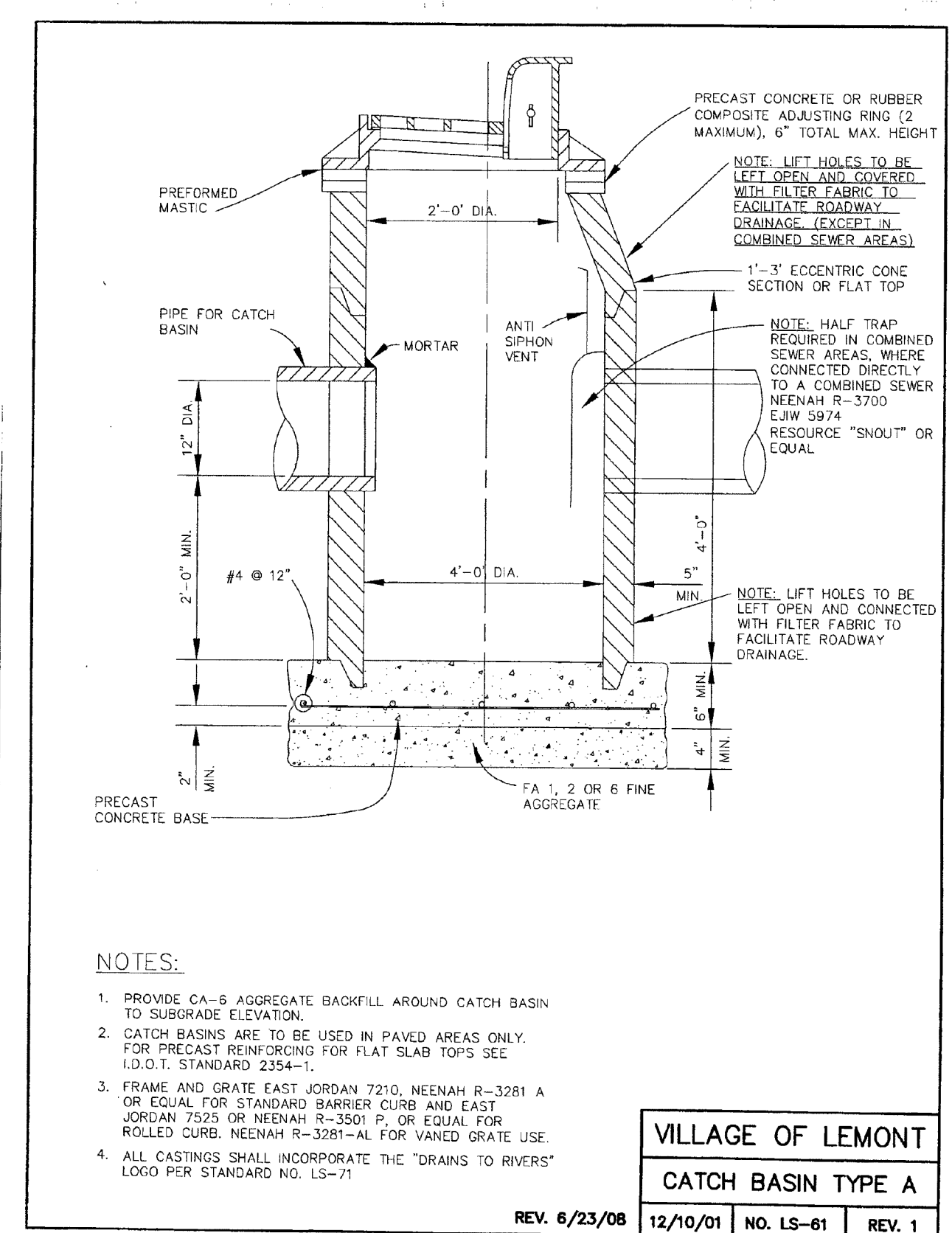
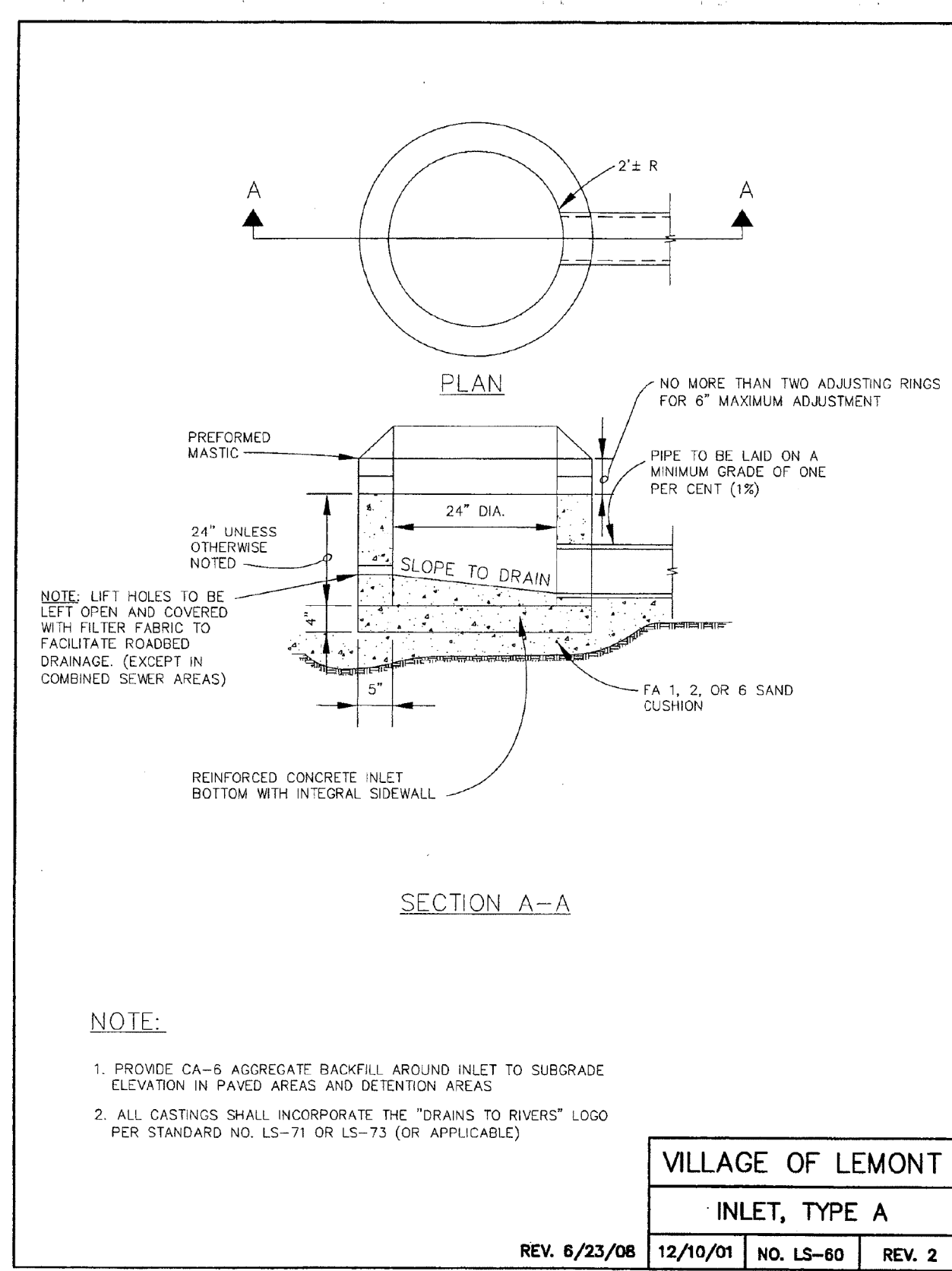
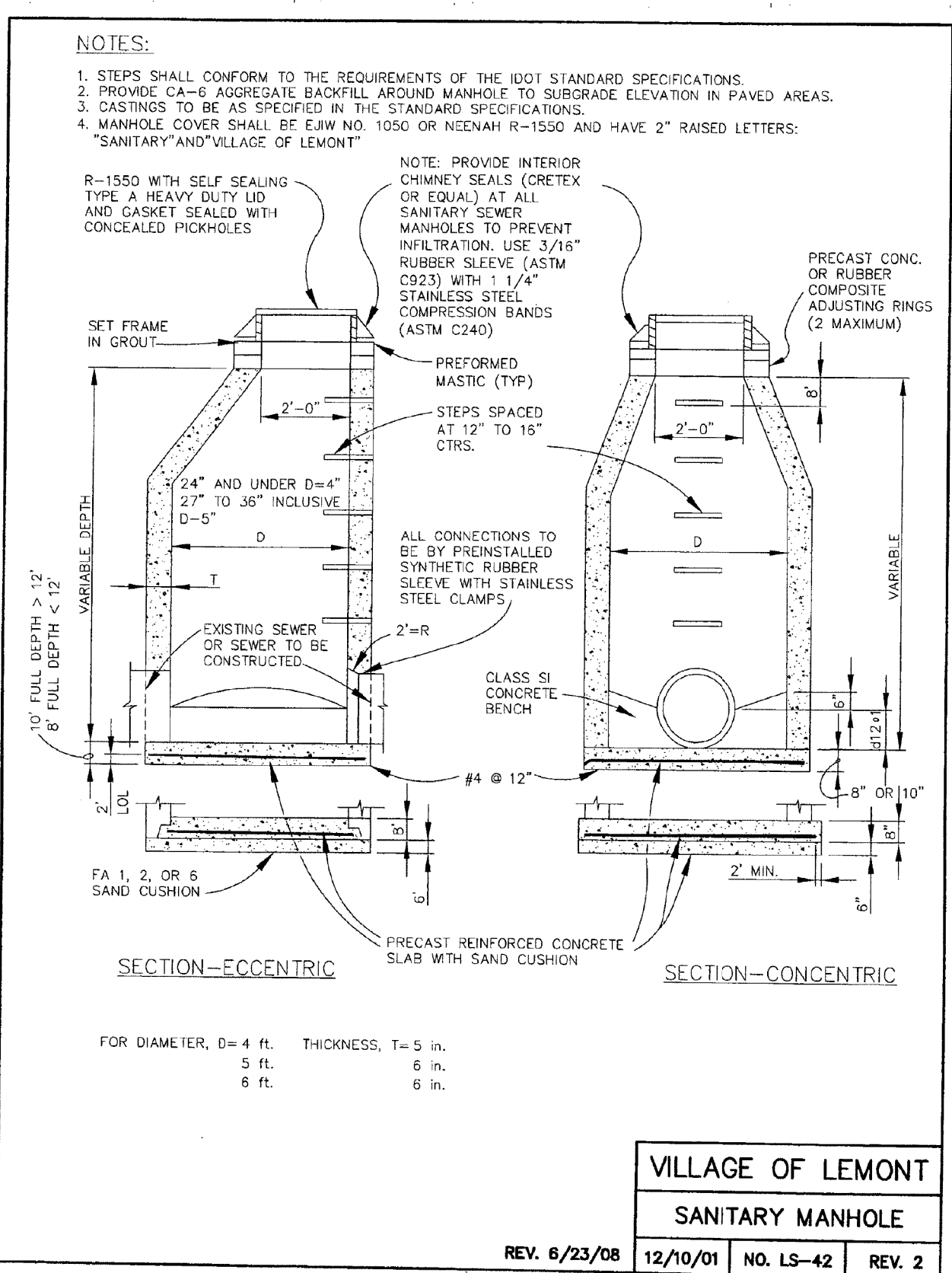
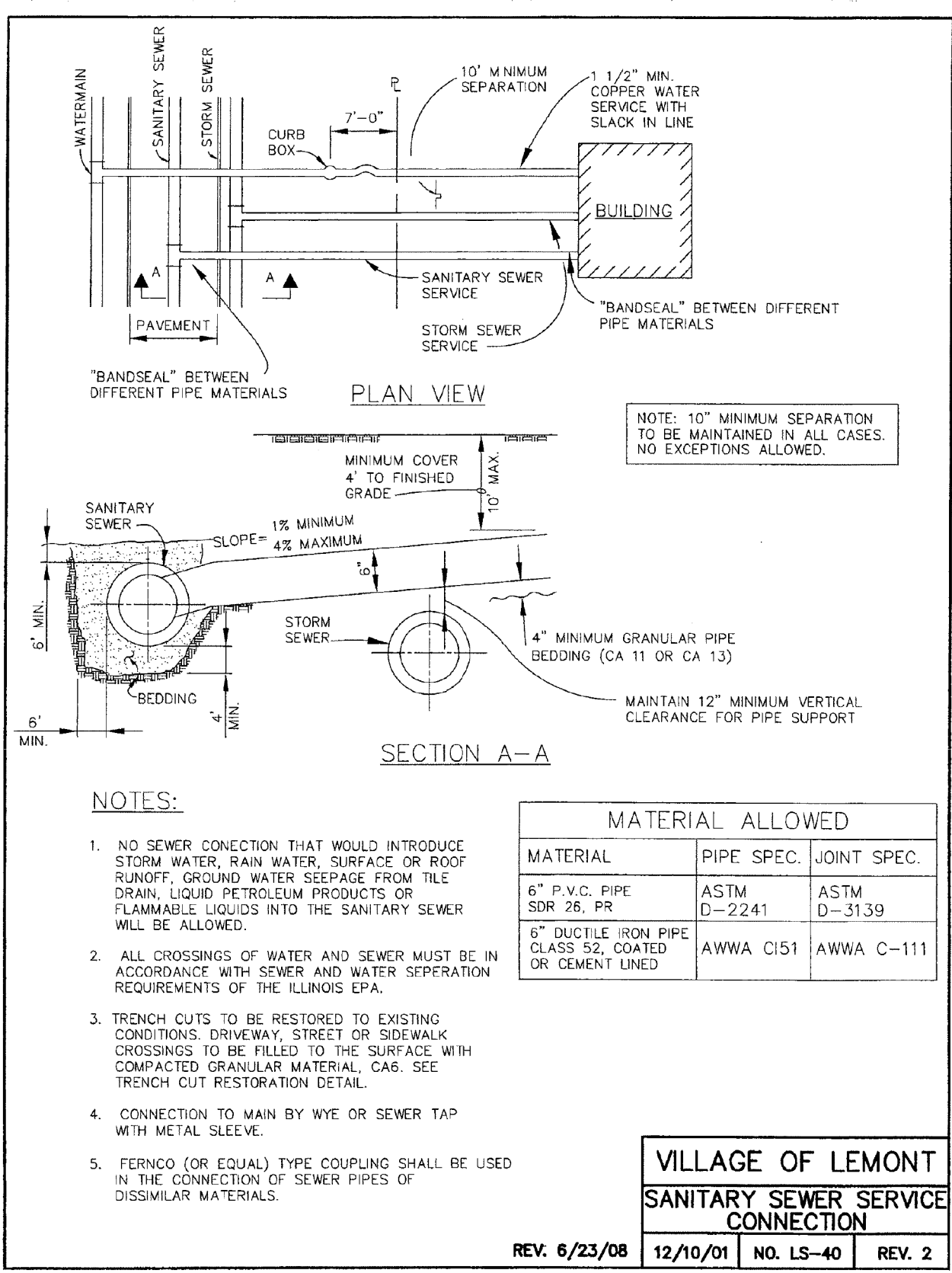
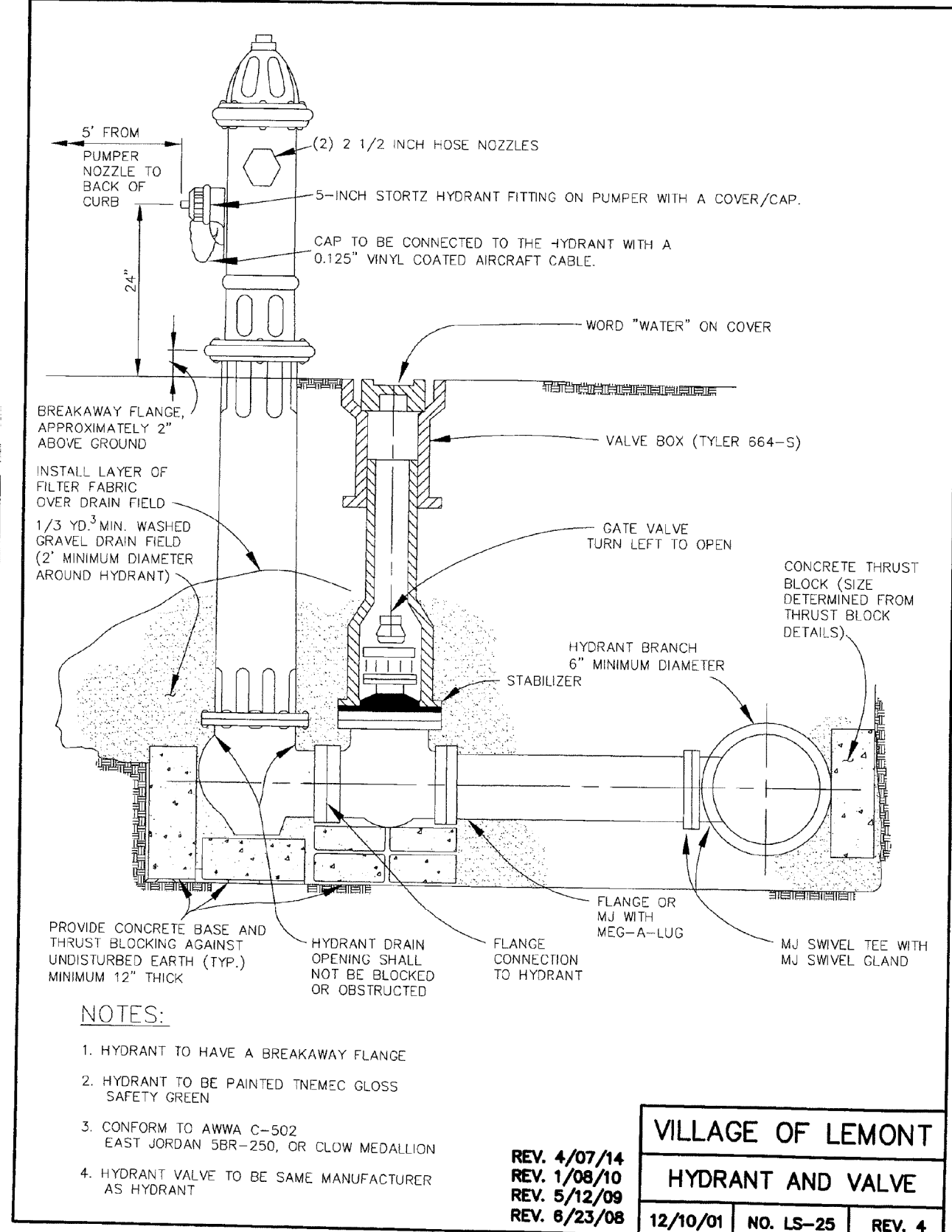
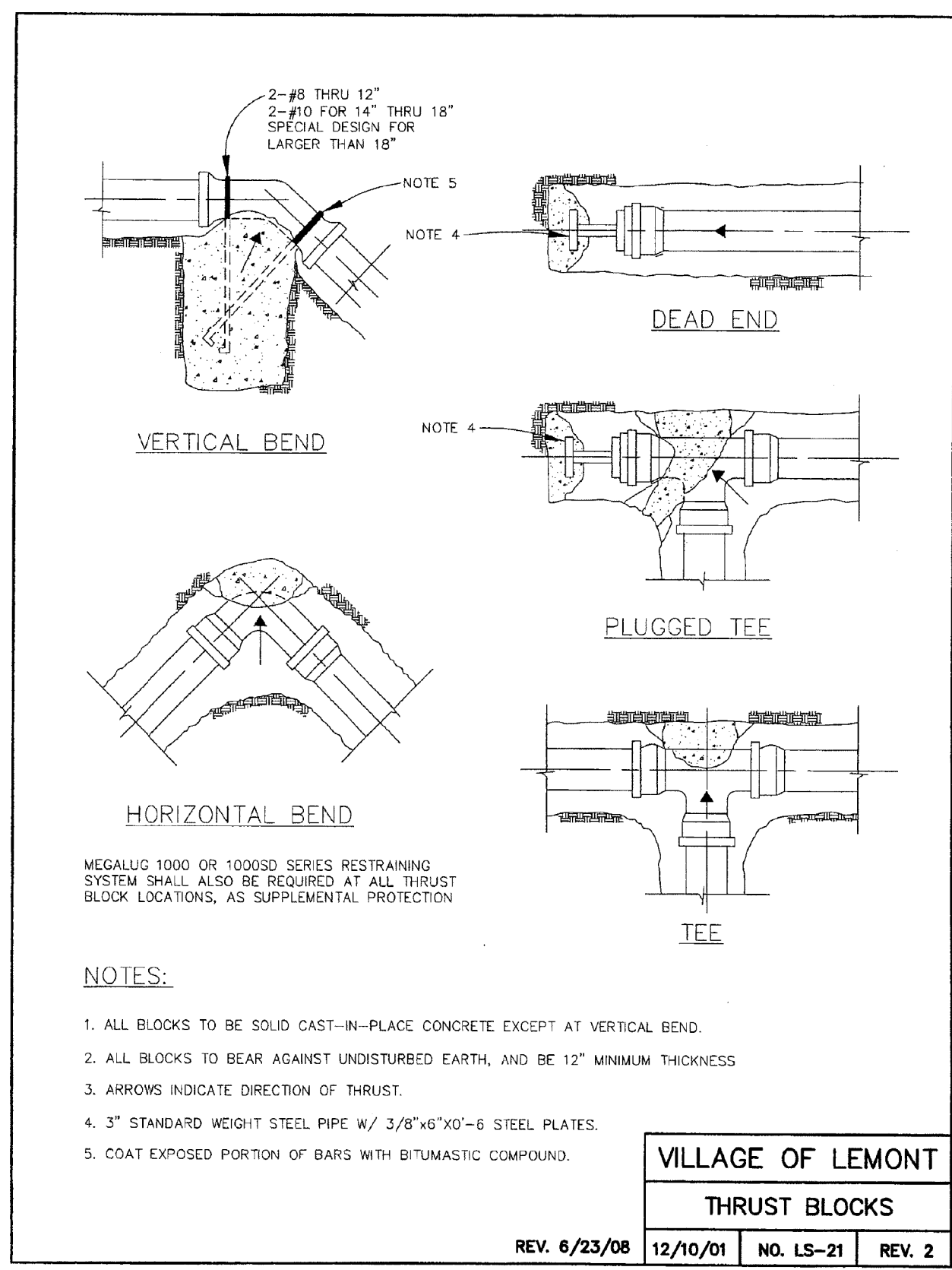
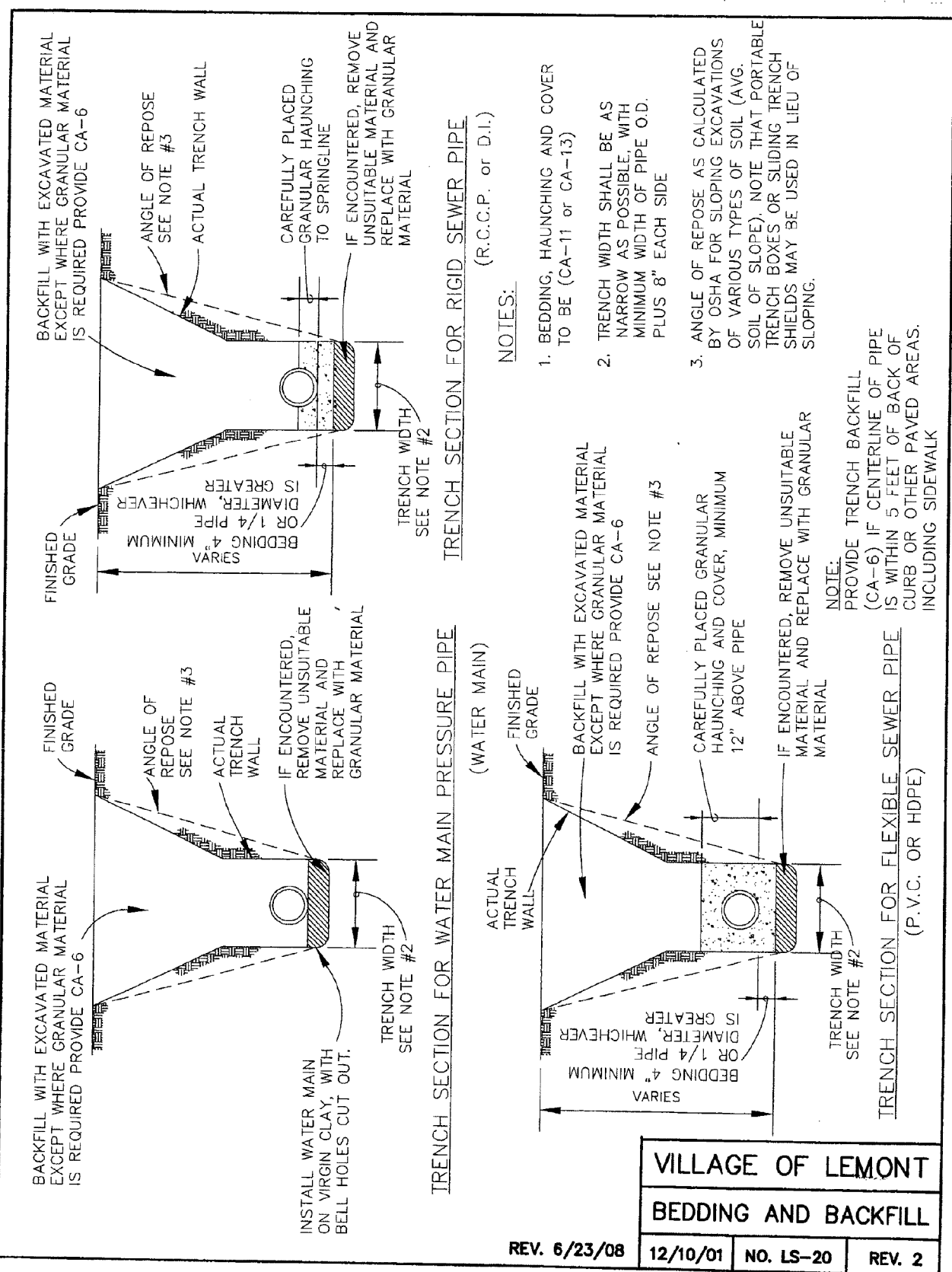
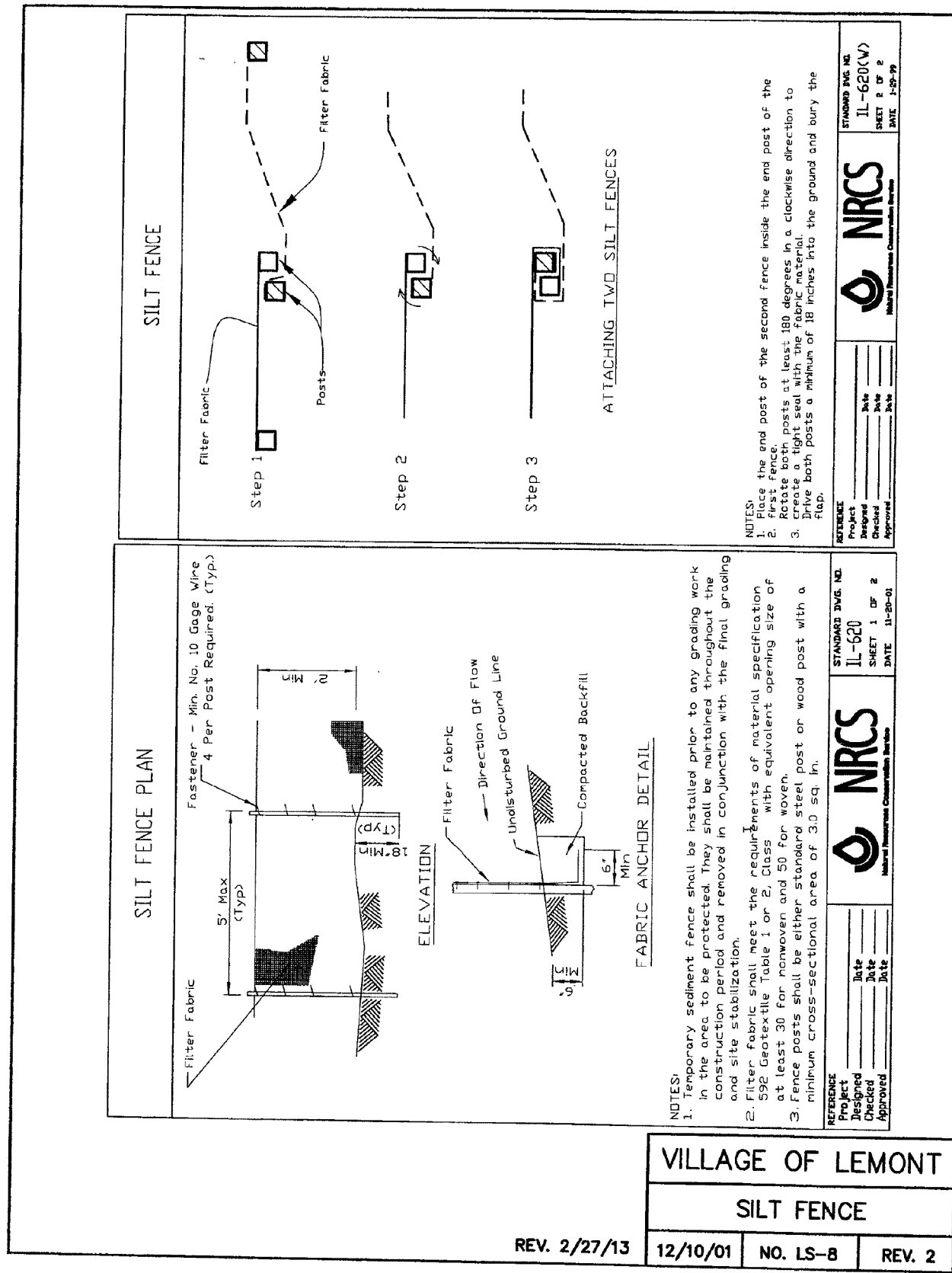
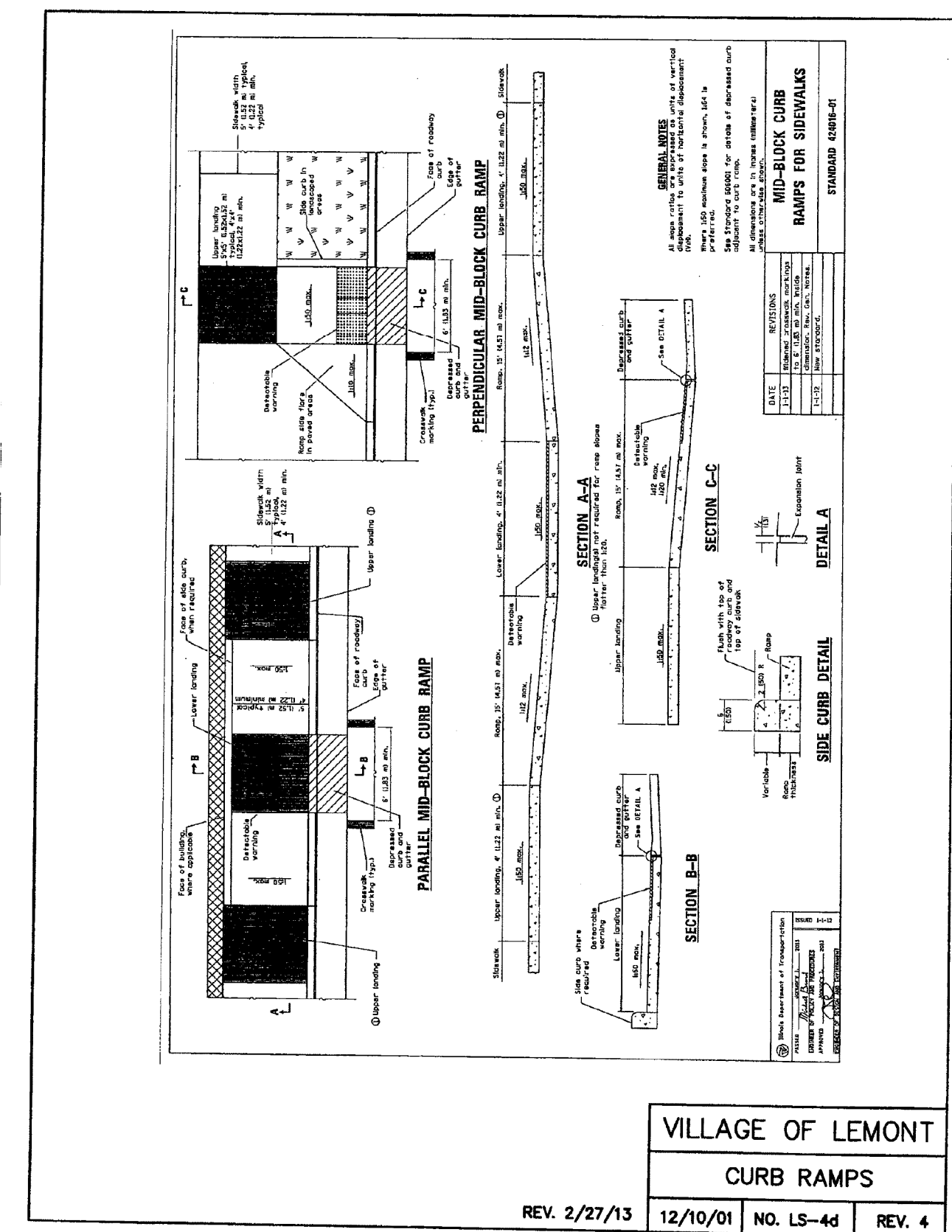
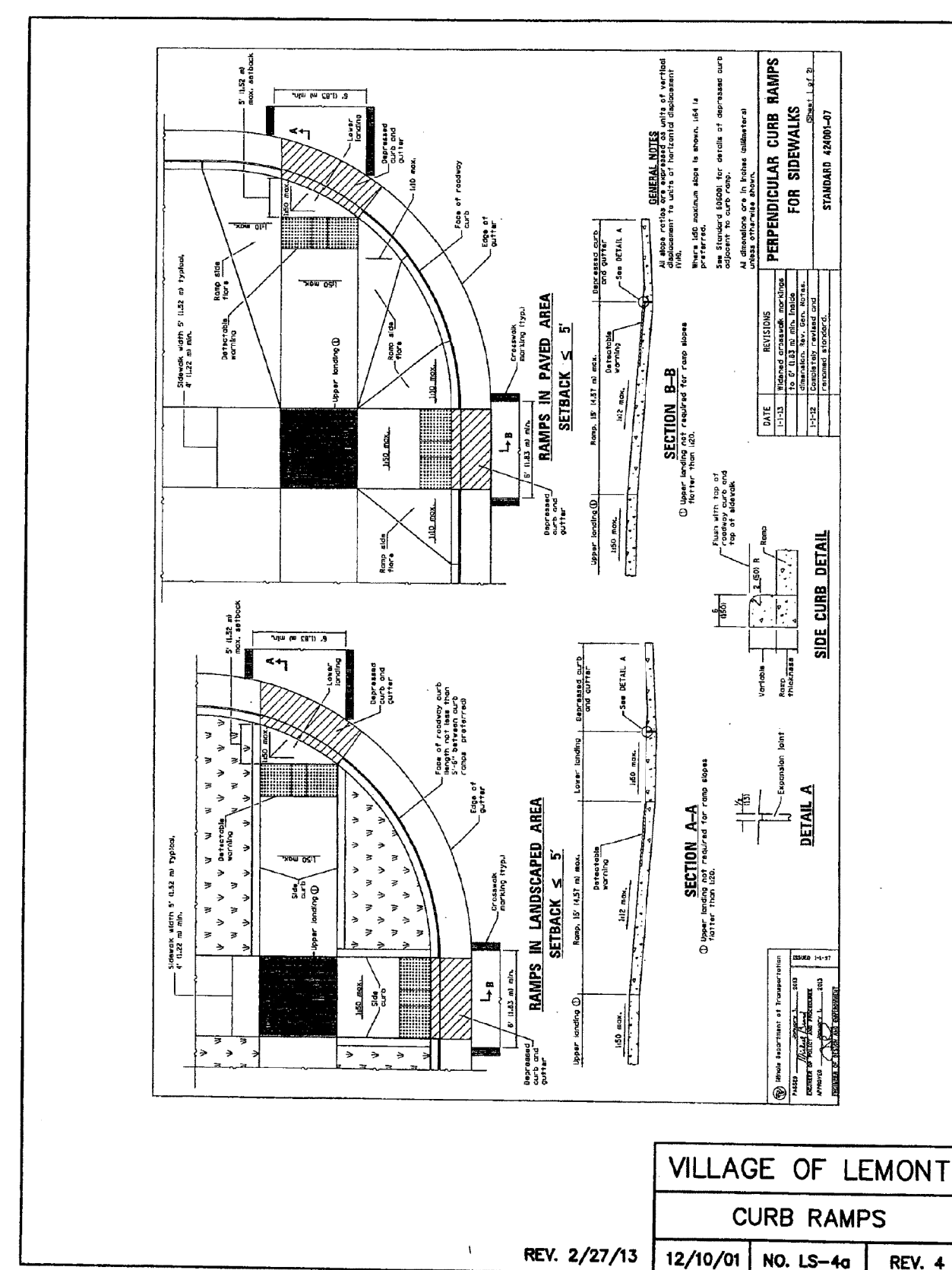
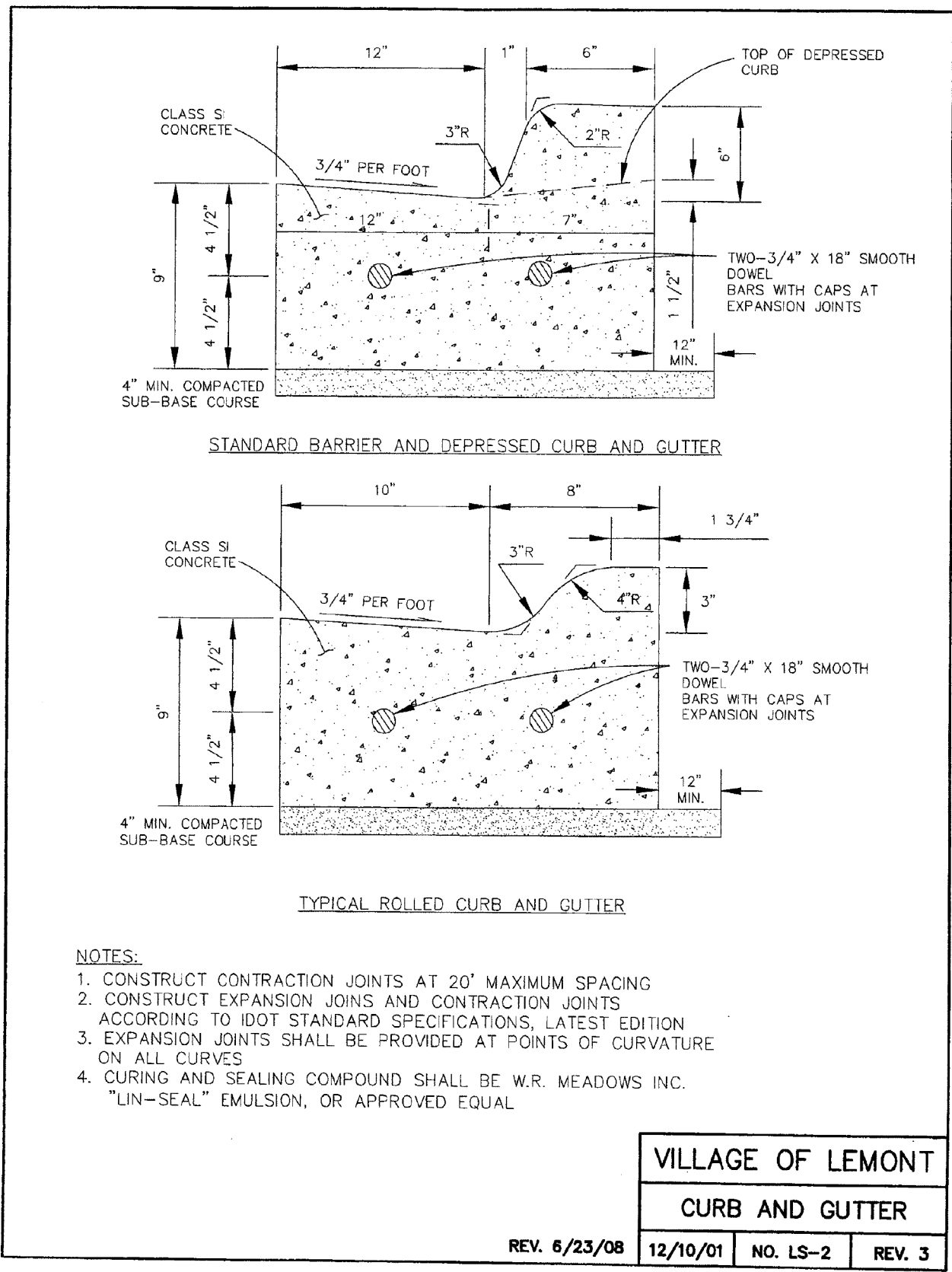
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REVISIONS		
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1	ZONING REVISION #1	5-6-15

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GEOMETRIC AND PAVING PLAN

C-106
ZONING REVIEW



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Amsco Engineering

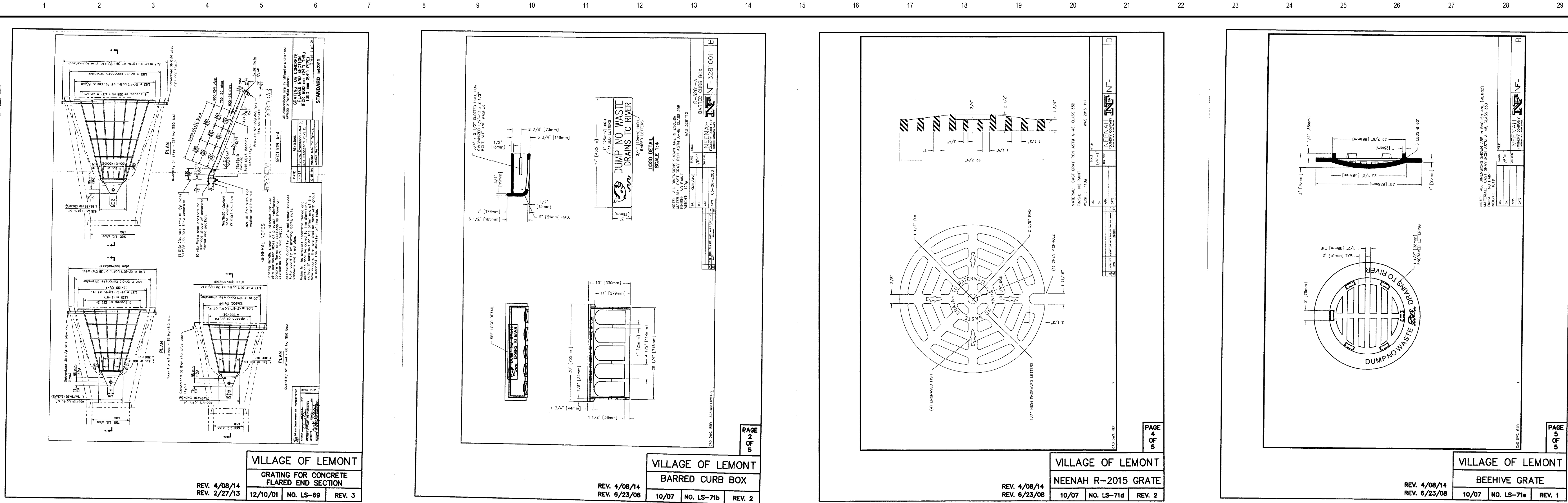
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CONSTRUCTION DETAILS



FRAMES AND GRATES ON ALL STRUCTURES SHALL BE AS FOLLOWS, UNLESS OTHERWISE NOTED ON THE PLANS:

SANITARY:
FRAMES AND COVERS SHALL BE NEENAH R-1713 WITH TYPE "A" COVER OR EAST JORDAN IRON WORKS (EJIW) 1058 WITH TYPE "A" COVER. SHALL HAVE THE WORD "SANITARY" ON THE COVER, AND SHALL HAVE A 1" CONCEALED PICK HOLE. ALL SANITARY MANHOLE COVERS SHALL HAVE THE MUNICIPALITY NOTED IN 2" RAISED LETTERS.

WATER:
FRAMES AND COVERS SHALL BE NEENAH R-1713 WITH TYPE "A" COVER OR EJIW 1058 WITH TYPE "A" COVER; SHALL HAVE THE WORD "WATER" ON THE COVER AND A 1" CONCEALED PICK HOLE. ALL VALVE VAULT COVERS SHALL HAVE THE MUNICIPALITY NOTED IN 2" RAISED LETTERS.

STORM:
FRAMES AND COVERS SHALL BE AS FOLLOWS:
1. CLOSED LID (PARKWAY): NEENAH R-1112 WITH TYPE "B" COVER OR EJIW 1050 WITH TYPE "A" COVER. SHALL HAVE THE WORD "STORM" ON THE COVER AND SHALL HAVE THE MUNICIPALITY NOTED IN 2" RAISED LETTERS.
2. 86.12 CURB AND GUTTER: PER VILLAGE OF LEMONT BARRED CURB BOX DETAIL.
3. DEPRESSED 86.12 CURB AND GUTTER: NEENAH R-3281-A OR EJIW 7210 WITH M1 GRATE. CURB PLATE SHALL BE FLAT AND HAVE THE "TROUT" LOGO.
4. PAVEMENT (OPEN LID): PER VILLAGE OF LEMONT NEENAH R-2015 GRATE DETAIL.
5. LANDSCAPED AREAS AND REAR YARDS: PER VILLAGE OF LEMONT BEEHIVE GRATE DETAIL

FRAME AND GRATE SCHEDULE

LEGATARCHITECTS
sustainability performance design

EXTENDED CARE CLINICAL, LLC

LEMONT NURSING AND REHABILITATION CENTER

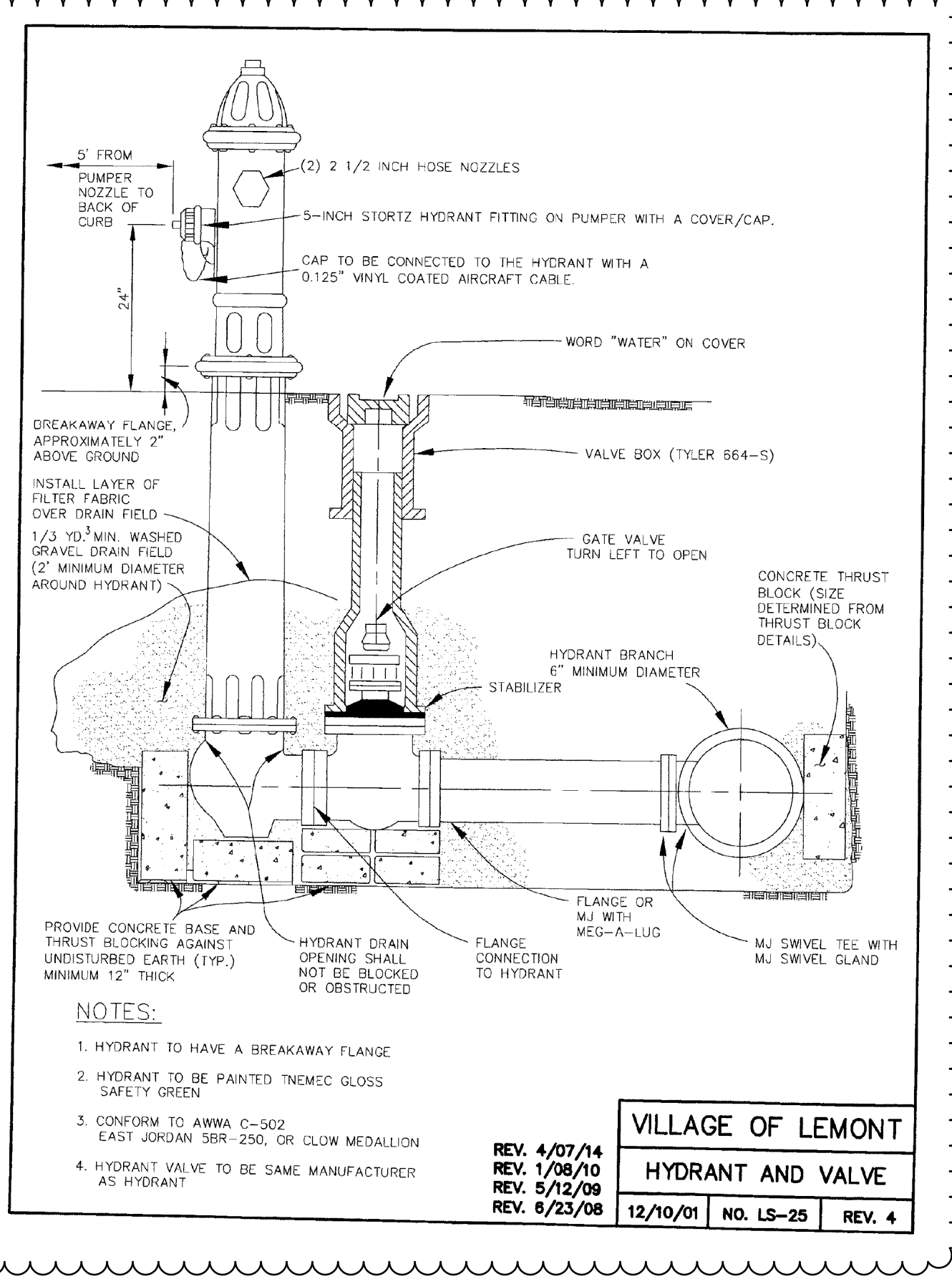
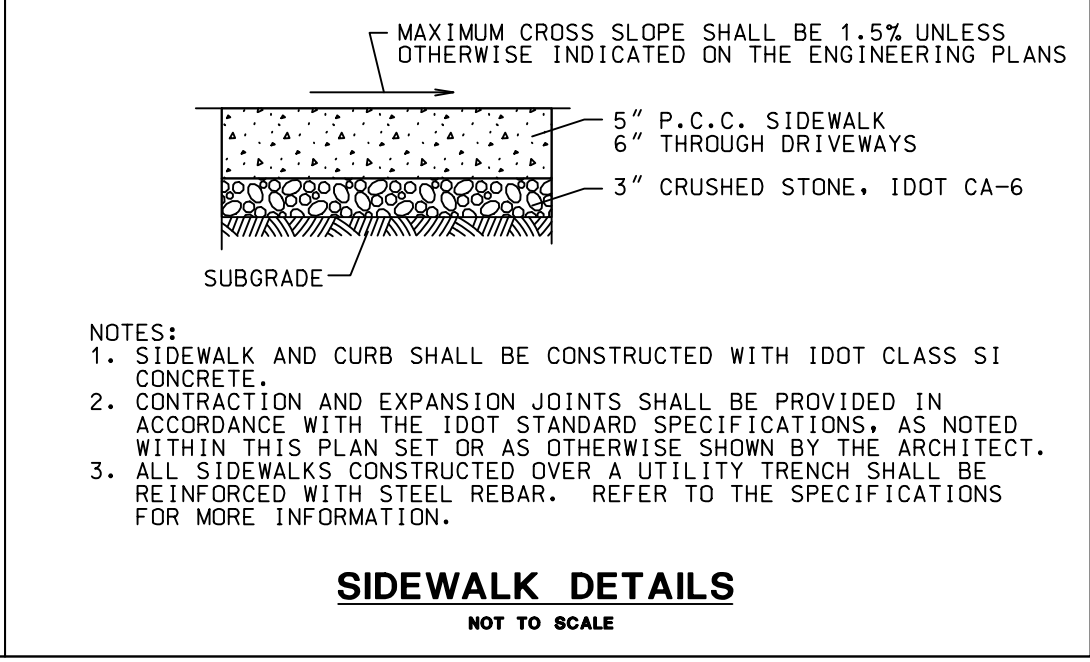
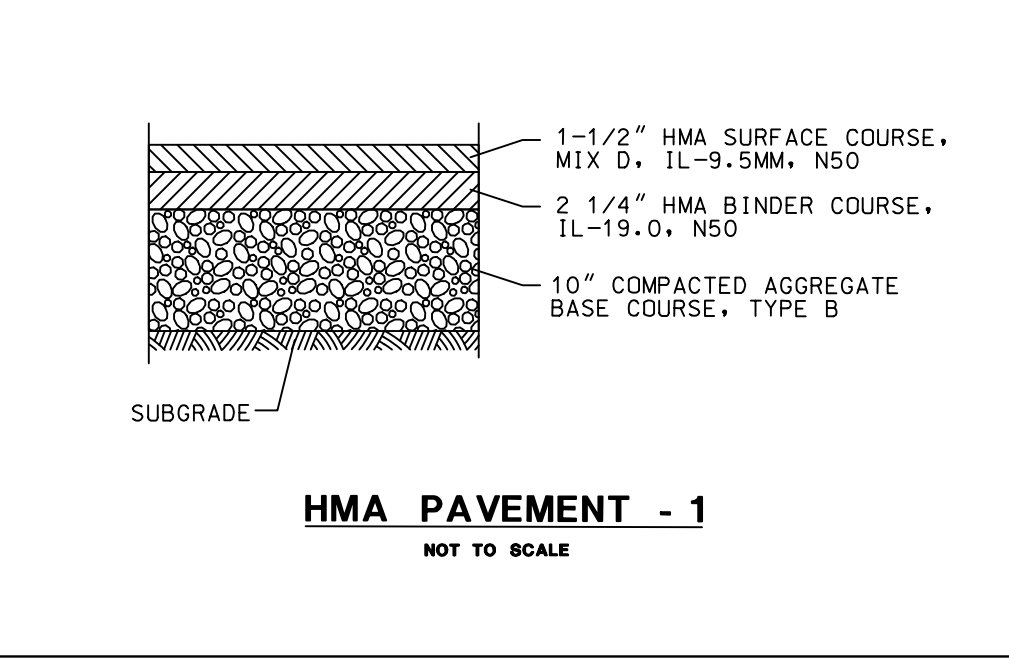
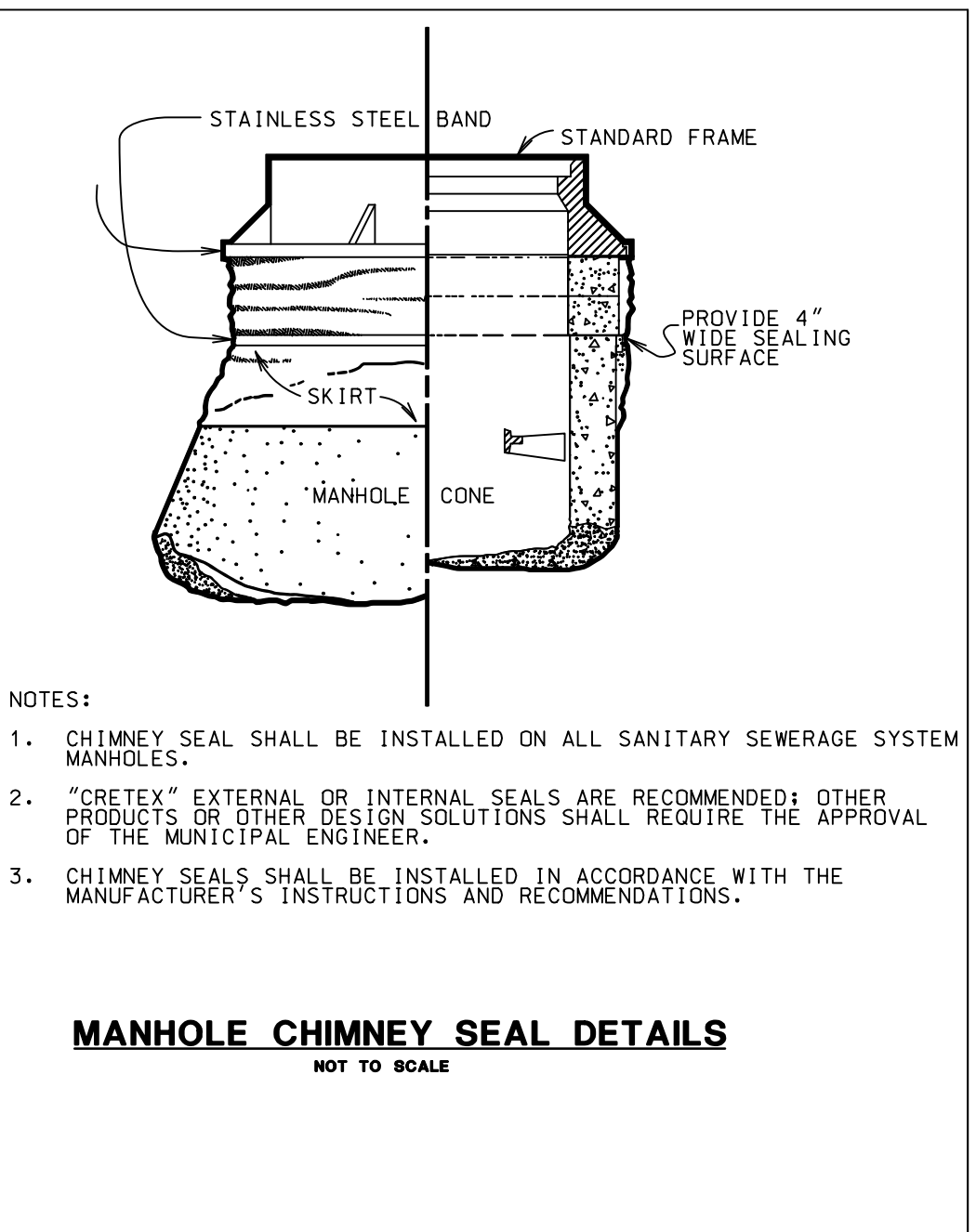
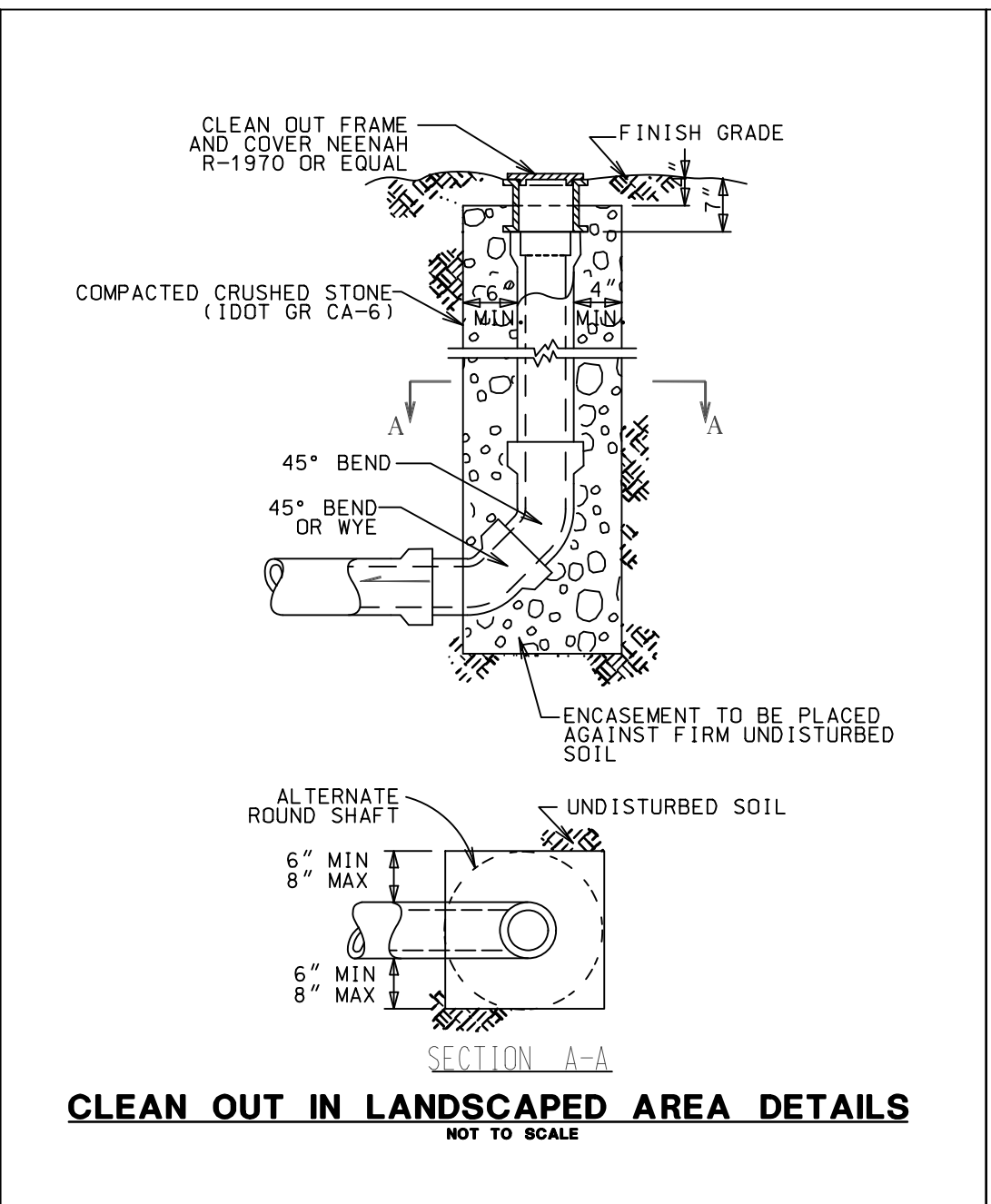
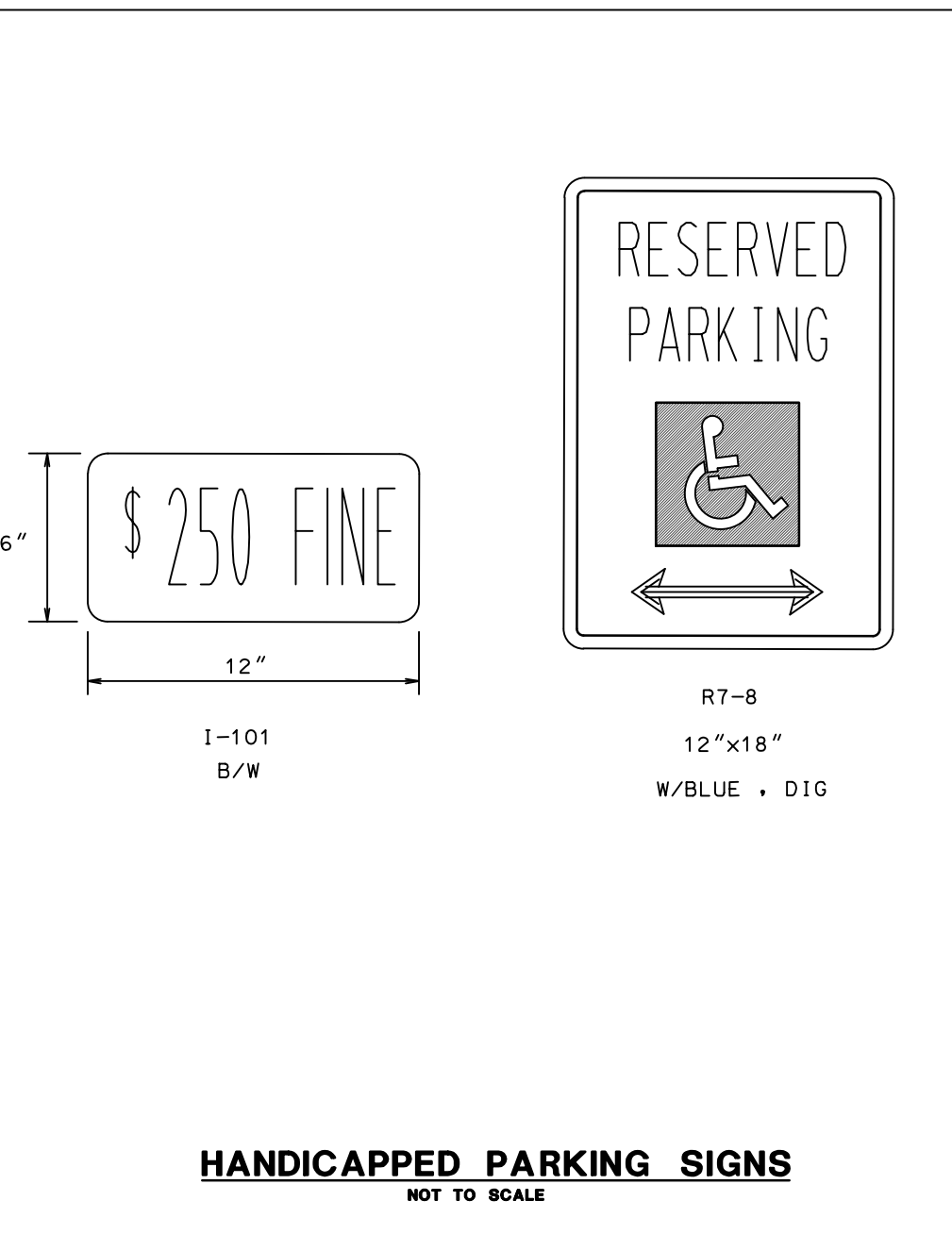
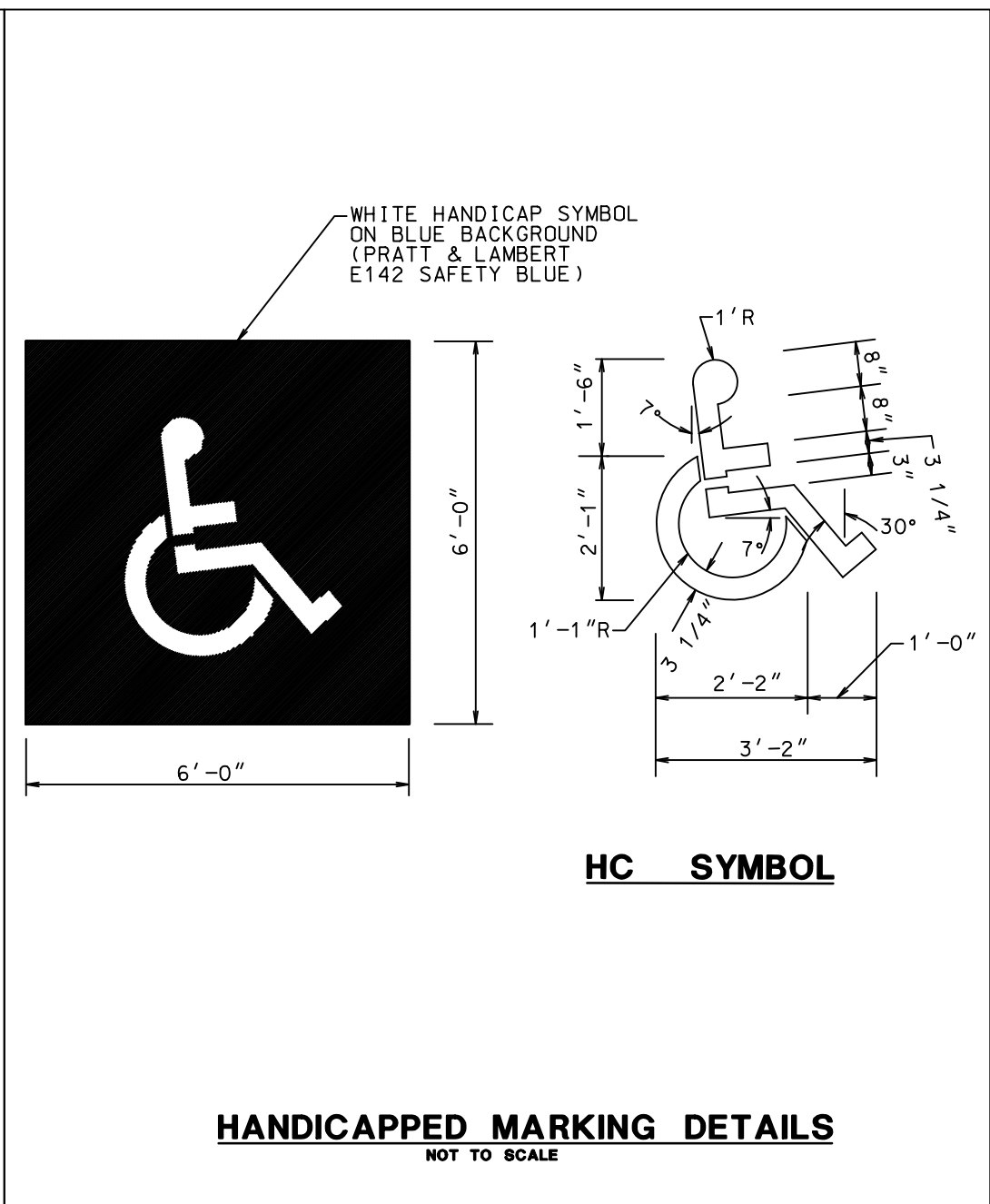
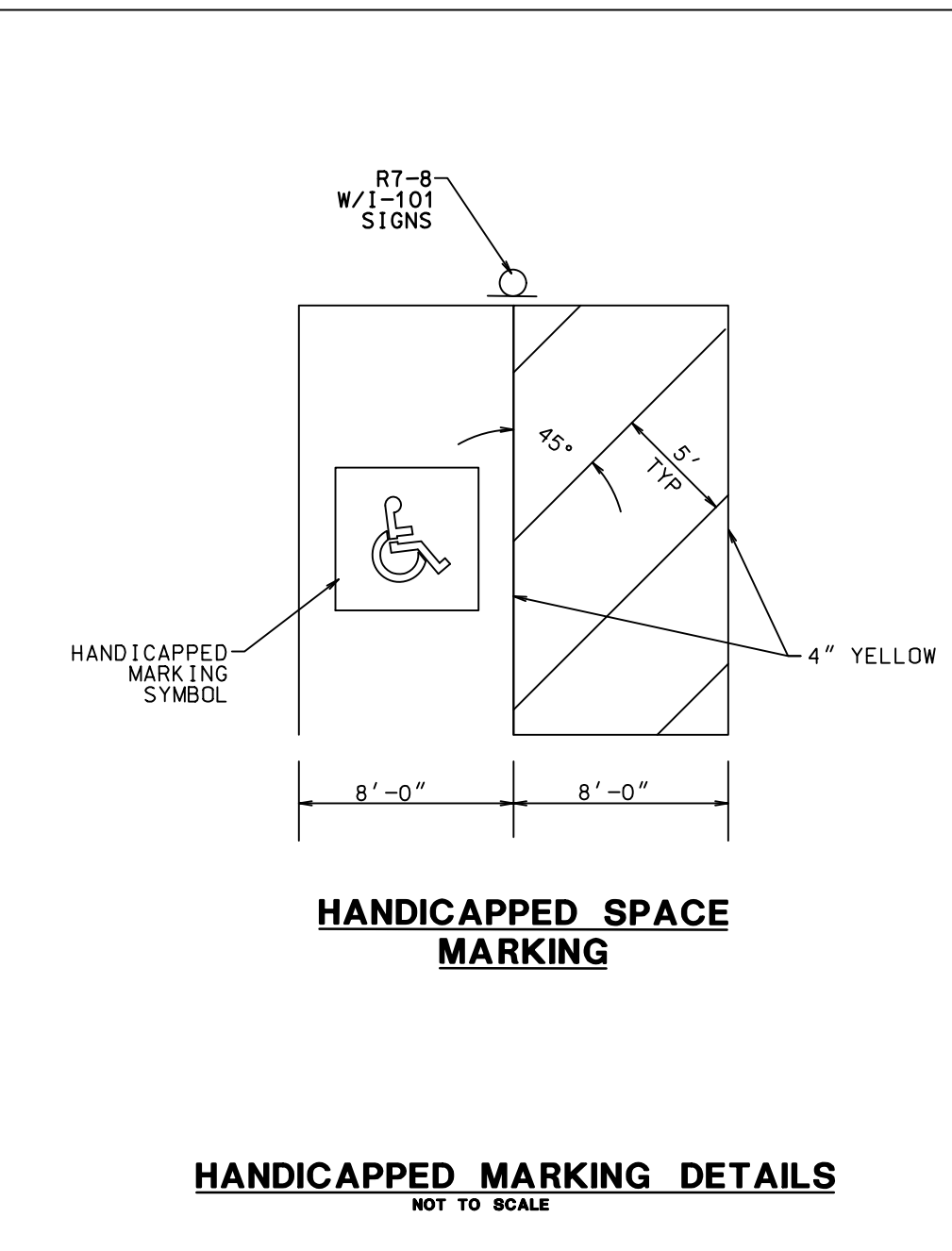
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CONSTRUCTION DETAILS

C-108
ZONING REVIEW

GENERAL NOTES

A. REFERENCED SPECIFICATIONS

- 1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE APPLICABLE SECTIONS OF THE FOLLOWING... STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION... STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS... VILLAGE OF LEMONT ORDINANCE

B. NOTIFICATIONS

- 1. THE OWNER MUST BE NOTIFIED AT LEAST 24 HOURS PRIOR TO THE START OF CONSTRUCTION... THE CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES PRIOR TO BEGINNING CONSTRUCTION... THE CONTRACTOR SHALL TAKE MEASURES TO PREVENT ANY UNPOLLUTED WATER...

C. GENERAL NOTES

- 1. THE MUNICIPALITY AND THE OWNER OR OWNER'S REPRESENTATIVE SHALL HAVE THE AUTHORITY TO INSPECT, APPROVE, AND REJECT THE CONSTRUCTION IMPROVEMENTS... THE CONTRACTOR(S) SHALL INDEMNIFY THE OWNER, ENGINEER, MUNICIPALITY, AND THEIR AGENTS... THE PROPOSED IMPROVEMENTS MUST BE CONSTRUCTED IN ACCORDANCE WITH THE ENGINEERING PLANS... A WATER-TIGHT PLUG SHALL BE INSTALLED IN THE DOWNSTREAM SEWER PIPE AT THE POINT OF SEWER CONNECTION...

D. EXCAVATION AND SITE GRADING

- 1. EXCAVATION AND EMBANKMENT REQUIRED FOR SITE GRADING SHALL BE CONSTRUCTED IN ACCORDANCE WITH SOILS REPORTS PREPARED FOR THIS SITE... BUILDING PAD, BUILDING FOOTING, AND PAVEMENT SUBGRADES SHALL BE CONSTRUCTED OF SUITABLE FILL MATERIAL...

- 3. ALL CLAY EMBANKMENT NECESSARY FOR STORMWATER MANAGEMENT AREAS AS NOTED ON THE CROSS SECTION SHALL CONSIST OF COHESIVE SOIL TYPES WITH LESS THAN 25% SAND AND GRAVEL... THE EMBANKMENT SHALL BE PLACED IN ESSENTIALLY HORIZONTAL LIFTS NOT EXCEEDING 8 INCHES IN LOOSE THICKNESS...

- 4. COMPACTION TESTING SHALL MEET THE REQUIREMENTS OF THE MUNICIPALITY AND THE OWNER... NO EQUIPMENT, MATERIAL OR WORK IS TO BE PERFORMED OUTSIDE THE LIMITS OF CONSTRUCTION... THE CONTRACTOR IS REQUIRED TO MEET ALL SOIL EROSION CONTROL AND SEDIMENTATION REQUIREMENTS AS SET FORTH IN THE ILEPA STANDARDS... ALL PAVEMENT SUBGRADES SHALL BE PROOF-ROLLED WITH A FULLY LOADED TEN WHEEL TRUCK...

E. PAVEMENT CONSTRUCTION

- 1. HOT-MIX ASPHALT PAVEMENT SHALL HAVE A MINIMUM TOTAL COMPACTED THICKNESS AS SHOWN ON THE DRAWINGS AND SHALL BE COMPACTED TO 93% OF THE MAXIMUM UNIT WEIGHT AS DETERMINED BY ASTM D-2041... THE PAVEMENT SUBGRADE SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE APPLICABLE PROVISIONS OF SECTION 301 (SUBGRADE PREPARATION) OF THE IDOT SS... THE AGGREGATE BASE COURSE SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE APPLICABLE PROVISIONS OF SECTION 351 (AGGREGATE BASE COURSE) OF THE IDOT SS... NO AGGREGATE BASE COURSE SHALL BE INSTALLED UNTIL THE SUBGRADE HAS BEEN APPROVED BY THE OWNER...

- 14. COMBINATION CURB AND GUTTER SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE APPLICABLE PROVISIONS OF SECTION 606 (CONCRETE GUTTER, CURB, MEDIAN, AND PAVED DITCH) OF THE IDOT SS... EXPANSION JOINTS SHALL BE PLACED AT THE END OF RADI1 AND AT INTERVALS OF NO MORE THAN 40-FEET IN STRAIGHT LINE PORTIONS OF WORK... EXPANSION JOINTS SHALL INCLUDE 12-INCH LONG #4 DOWEL BARS WITH CAP... SIDEWALK SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE APPLICABLE PROVISIONS OF SECTION 424 (PORTLAND CEMENT CONCRETE SIDEWALK) OF THE IDOT SS... HOT-MIX ASPHALT BASE COURSE SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE APPLICABLE PROVISIONS OF SECTION 355 (HOT-MIX ASPHALT BASE COURSE) OF THE IDOT SS...

Table with 3 columns: ITEM, AIR VOIDS, and specifications for HMA surface course, binder course, leveling binder, and class D patches.

THE UNIT WEIGHT USED TO CALCULATE ALL HMA SURFACE MIXTURE QUANTITIES IS 112 LBS/50 YD^3 IN. THE "AC TYPE" FOR POLYMERIZED HMA MIXES SHALL BE "SBS/SBR PG 76-22" AND FOR ALL NON-POLYMERIZED HMA THE "AC TYPE" SHALL BE "PG 64-22" UNLESS MODIFIED BY DISTRICT ONE SPECIAL PROVISIONS...

F. SANITARY SEWER

- 1. ALL SANITARY SEWERS, SERVICES AND APPURTENANCES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE LOCAL MUNICIPAL REQUIREMENTS OR SANITARY DISTRICT SPECIFICATIONS AND THE STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS... SANITARY SEWERS SHALL BE: POLYVINYL CHLORIDE PIPE (PVC), SDR 26 PER ASTM D-3034 WITH ELASTOMERIC JOINTS... GRANULAR PIPE BEDDING MATERIAL SHALL BE IDOT CA-11 OR CA-13 AND SHALL BE INSTALLED PER ASTM D2321-89... SANITARY SEWER SERVICE FOR THE PROPOSED BUILDINGS SHALL BE COORDINATED WITH THE ARCHITECTURAL PLANS FOR SIZE AND LOCATION...

G. WATER MAIN

- 1. ALL WATER MAINS SERVICES AND APPURTENANCES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE LOCAL MUNICIPAL REQUIREMENTS AND THE STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS... WATER MAINS SHALL BE: DUCTILE IRON PIPE CONFORMING TO ANSI A 21.51 (AWWA C151), CLASS 52 PER ANSI A 21.50 (AWWA C150), SEAL COATED OR CEMENT LINED PER ANSI A21.4 (AWWA C104)... A MINIMUM OF 5'-6" OF COVER SHALL BE MAINTAINED OVER THE WATER MAIN AND SERVICES AT ALL TIMES... GRANULAR PIPE BEDDING MATERIAL SHALL BE IDOT CA-6 AND SHALL BE INSTALLED PER ASTM D2321-89... WATER MAINS SHALL BE PRESSURE TESTED, LEAK TESTED AND CHLORINATED IN ACCORDANCE WITH LOCAL MUNICIPAL REQUIREMENTS... WATER MAINS SHALL BE SEPARATED FROM STORM AND SANITARY SEWERS AS FOLLOWS: WATER MAINS SHALL BE SEPARATED FROM A SEWER SO THAT ITS INVERT IS A MINIMUM OF 18-INCHES ABOVE THE CROWN OF THE SEWER WHEREVER WATER MAINS CROSS A STORM SEWER, SANITARY SEWER OR SEWER SERVICE CONNECTION...

8. WATER MAINS SHALL BE DESIGNED, INSTALLED AND TESTED IN ACCORDANCE WITH NFPA STANDARD #24, 2002 EDITION, "INSTALLATION OF PRIVATE FIRE SERVICE MAINS AND THEIR APPURTENANCES" (SECTION 24.10.10.2). NOTIFY THE MUNICIPALITY 48 HOURS IN ADVANCE... UPON COMPLETION OF THIS TEST, A "CONTRACTOR'S MATERIAL & TEST CERTIFICATE FOR UNDERGROUND PIPING" FORM SHALL BE SUBMITTED TO THE BUREAU OF FIRE PREVENTION FOR APPROVAL.

H. STORM SEWER

- 1. ALL STORM SEWERS, SERVICES AND APPURTENANCES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE LOCAL MUNICIPAL REQUIREMENTS, THE IDOT SS AND THE STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS, LATEST EDITION... STORM SEWERS SHALL BE: REINFORCED CONCRETE PIPE, ASTM C-76, MINIMUM CLASS III WITH MASTIC JOINTS OR O-RING JOINTS IN ACCORDANCE TO ASTM C-443... POLYVINYL CHLORIDE PIPE (PVC) PIPE, SDR 26, PER ASTM D-3034 WITH ELASTOMERIC JOINTS IN ACCORDANCE WITH ASTM D-3212... GRANULAR PIPE BEDDING MATERIAL SHALL BE IDOT CA-11OR CA-13 AND SHALL BE INSTALLED PER ASTM D2321-89... SELECTED GRANULAR BACKFILL, IDOT CA-6 SHALL BE USED WHERE THE TOP OF THE TRENCH LIES UNDER OR WITHIN 24-INCHES OF ALL PAVEMENTS, CURB AND GUTTERS, DRIVEWAYS OR SIDEWALKS...

I. LANDSCAPING

- 1. ALL DISTURBED AREAS SHALL BE RESTORED WITH 6-INCHES OF TOPSOIL AND SEED... EROSION CONTROL BLANKET SHALL BE CONSTRUCTED IN ACCORDANCE WITH SECTION 251 (MULCH) OF THE IDOT SS... EROSION CONTROL BLANKET SHALL BE EXCELISIOR DS-150 OR SC-150 DEPENDING ON THE INTENDED USE...

MWRD TYPICAL GENERAL NOTES

- 1. THE MWRD LOCAL SEWER SYSTEM SECTION FIELD OFFICE MUST BE NOTIFIED AT LEAST TWO (2) WORKING DAYS PRIOR TO THE COMMENCEMENT OF ANY WORK... ELEVATION DATUM IS NAVD88... ALL FLOOR DRAINS SHALL DISCHARGE TO THE SANITARY SEWER... ALL DOWNSPOUTS AND FOOTING DRAINS SHALL DISCHARGE TO STORM SEWER SYSTEM... ALL SANITARY SEWER CONSTRUCTION (AND STORM SEWER CONSTRUCTION IN COMBINED SEWER AREAS), REQUIRES STONE BEDDING WITH STONE 1/4 INCH TO 1 INCH IN SIZE, WITH MINIMUM BEDDING THICKNESS EQUAL 1/4 THE OUTSIDE DIAMETER OF THE SEWER PIPE... WHEN CONNECTING TO AN EXISTING SEWER MAIN BY OTHER THAN AN EXISTING WYE, TEE OR AN EXISTING MANHOLE, ONE OF THE FOLLOWING METHODS SHALL BE USED: USING A CIRCULAR CORING MACHINE, CORE DRILL AN OPENING INTO THE EXISTING PIPE AND INSTALL A SADDLE OR PREFABRICATED TEE... REMOVE AN ENTIRE SECTION OF THE PIPE BREAKING ONLY THE TOP OF ONE BELL AND REPLACE WITH A WYE OR TEE BRANCH SECTION... WITH A PIPE CUTTER, NEATLY AND ACCURATELY CUT OUT DESIRED LENGTH OF PIPE FOR INSERTION... WHENEVER A SANITARY/COMBINED SEWER CROSSES UNDER A WATER MAIN, THE MINIMUM VERTICAL DISTANCE FROM THE TOP OF THE SEWER TO THE BOTTOM OF THE WATERMAIN SHALL BE 18 INCHES... ALL EXISTING SEPTIC SYSTEMS SHALL BE ABANDONED... ALL SANITARY MANHOLES AND STORM MANHOLES IN COMBINED SEWER AREAS SHALL HAVE A MINIMUM INSIDE DIAMETER OF 48 INCHES AND SHALL BE CAST IN PLACE CONCRETE OR PRE-CAST REINFORCED CONCRETE... FOOTING DRAINS: EXCEPT FOR FOUNDATION/FOOTING DRAINS PROVIDED TO PROTECT BUILDINGS AND FOR UNDERDRAINS SERVING GREEN INFRASTRUCTURE... WHENEVER A SANITARY/COMBINED SEWER CROSSES UNDER A WATERMAIN, THE MINIMUM VERTICAL DISTANCE FROM THE TOP OF THE SEWER TO THE BOTTOM OF THE WATERMAIN SHALL BE 18 INCHES... ALL EXISTING SEPTIC SYSTEMS SHALL BE ABANDONED... ALL SANITARY MANHOLES, (AND STORM MANHOLES IN COMBINED SEWER AREAS), SHALL HAVE A MINIMUM INSIDE DIAMETER OF 48 INCHES, AND SHALL BE CAST IN PLACE OR PRE-CAST REINFORCED CONCRETE.

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PROJECT NUMBER 215019.00 DATE OF ISSUE 03.18.2015 DRAWN BY TRB CHECKED BY DAS

PROJECT SPECIFICATIONS



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 15-06 508 Illinois Street Planned Unit Development
DATE: May 17th, 2015

SUMMARY

Pam Zukoski, on behalf of Zen Dog Properties, LLC, owner of the subject property, has requested a preliminary planned unit development (PUD) approval for two duplexes and one three-unit residential building with shared vehicle access. This proposal will not alter the existing two-unit structure at 508 Illinois Street. Staff recommends approval, with modifications.



PROPOSAL INFORMATION

Case No. 15-06
Project Name 508 Illinois Street PUD

General Information

Applicant	Pam Zukoski, Zen Dog Properties, LLC
Status of Applicant	Property Owner
Requested Actions:	Preliminary PUD Approval
Purpose for Requests	Two duplexes and a three-unit structure
Site Location	508 Illinois Street (PINs: 22-20-429-006, 014, and 015)
Existing Zoning	R-6 Multi-family Residential District
Size	Approx. 0.3 acres
Existing Land Use	Lots A Existing two-unit structure and Lots B, C, and D vacant
Surrounding Land Use/Zoning	North: parking lot for multi-family building, Downtown District (DD) South: Single family and multi-family homes, R-4A Single-Family Residential Preservation and Infill District East: Multi-tenant building, R-6 Multi-Family Residential District West: Single family homes, R-6 Multi-Family Residential District
Lemont 2030 Comprehensive Plan	The Comprehensive Plan map designates this area infill residential land use.

BACKGROUND

Previous Development Proposals. In 2006 the prior owner of the subject property applied for variations to setback, lot coverage, and maximum floor area standards to construct a single family home on one of the lots facing Illinois Street. The existing home at 508 Illinois Street was to be left as-is. The Historic Preservation Commission (HPC) and the Planning and Zoning Commission (PZC) each considered the case twice; ultimately the proposal failed to receive a recommendation from either the PZC or HPC. The Village Board never formally voted to approve or deny the application.

In 2007 the prior property owner applied for preliminary approval of a Planned Unit Development (PUD) to allow the construction of three single family homes on the three vacant lots surrounding 508 Illinois Street, which were to be platted similar to condominiums. The homes were to share a common drive accessed off Porter Street. Each home was to have a dedicated garage. This application was viewed more favorably by both the HPC and the PZC. The Village Board approved the preliminary PUD. However the applicant did not file for final PUD and the preliminary PUD expired, preventing the development from occurring.

Technical Review Committee. Prior to submitting a formal application, the applicant submitted plans to the Technical Review Committee (TRC) in July 7th, 2013. At that time, the applicant presented a concept plan that included two single-story duplex buildings facing Porter Street and one single-story duplex facing Illinois Street. At that time, the existing historic building at 508 Illinois Street was being renovated as a two-flat building. A shared driveway accessed off Porter Street provided access for all three new buildings and off-street parking was limited to six surface parking spaces in the interior of the lots. The TRC noted that the parking arrangement would require the consolidation of the four

lots into a single property and development as a PUD. The aesthetics of the proposed open parking lot was a concern and Village standards require 16 parking spaces vs. the six spaces proposed.

Application. Following the TRC, the applicant redesigned the PUD proposal to change the proposed Illinois Street unit from a duplex to a three flat. The applicant also redesigned the buildings and parking to include two-car garages for the two duplexes facing Porter Street and a three-car garage for the three-flat facing Illinois Street. The applicant also met with staff several times before submitting a formal application in April 2015.

Historic Preservation Commission. The application was reviewed by the Historic Preservation Commission (HPC) on May 7th, 2015. The HPC voted 4-0 in favor of the application and issued a certificate of appropriateness with condition that the applicant receives final approval of the building materials by the HPC. The HPC felt that the architecture of the proposed buildings would fit in the context of the surrounding property within the historic district.

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-6	Lots B, C, and D are under the 10,000 sf lot size, with lot size of 4,396 sf each.	The existing lots are lots of record and have multi-family zoning; therefore staff finds this deviation acceptable.
17.07.010	2,500 sf minimum lot area per unit	When calculating the lot area per unit based on the three affected lots, the lot area per unit is 1,884 sf/unit.	
17.07.010	80 ft minimum lot width in R-6	The lot width for all lots is 43.84 ft.	The existing lots are lots of record; therefore staff finds this deviation acceptable.
17.07.010	15 ft minimum interior side yard setbacks in R-6	The proposal includes 4.5 ft interior side yard setbacks on all lots.	The 15 ft. side yard setback is inappropriate for lots of this size. The R-4A district's setbacks are more appropriate; however, that district would require at least 5.2 ft. side setbacks.
17.07.010	25 ft minimum front yard setback in R-6	Lot B, which faces Illinois Street, complies with the front setback (30 ft proposed). Lots C and D, which face Porter St., have 10 ft proposed setbacks.	The proposed setbacks for the Porter Street units are more consistent with the setback of existing homes along Porter Street.

17.07.010	30 ft minimum rear yard setback in R-6	All lots do not meet the required setback. Lot B, which faces Illinois Street, has a proposed 10 ft setback while the other two lots have a proposed 22 ft setback.	The reduced setback on Lot B is more consistent with the existing 508 Illinois Street building.
17.07.010	65% maximum lot coverage in R-6	Lots D & B comply. Lot C is 78% covered. The composite lot coverage for all three lots is 55.4%	The excessive lot coverage on Lot C severely limits any usable open space for residents of that lot.
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 not displayed on the preliminary PUD document.	Given the location of the PUD, with proximity to downtown and many open space amenities, as well as the limited size of the proposed development, staff finds the deviation acceptable.
17.10.01 (Table)	Duplexes are required two off-street parking spaces per dwelling unit. Multi-family are required one and a half spaces per dwelling unit.	The duplex buildings facing Porter Street meet the UDO requirement. The three-unit (multi-family) building facing Illinois Street includes a three car garage; it does not provide the 4.5 spaces required by the UDO.	Staff finds the deviation for the three-unit building acceptable given that there is at least one off-street parking spot per unit and overnight street parking is permitted on the surrounding streets.

GENERAL ANALYSIS

Consistency with Lemont 2030. The Comprehensive Plan map designates this area as infill residential land use. Per Lemont 2030, the infill residential district is:

“Existing residential neighborhoods, typically in platted subdivisions. New development in this district is expected to be minimal and generally limited to new construction on the few vacant lots in the area. Some redevelopment of older home sites may also occur over time, but would likely not increase the total number of dwelling units on the redevelopment parcels. Any new development or redevelopment will be consistent with the established character of these neighborhoods.”

The proposed development provides infill multi-family development near downtown, which is consistent with Lemont 2030's goals for housing diversity and a thriving downtown. The architecture of the proposed buildings, particularly the building proposed along Illinois Street, are well designed. Staff has concerns that the proposed size of the structures compromises their ability to be consistent with the established character of the area, as discussed in detail in the following sections.

Consistency with PUD Objectives. UDO Section 17.08.010.C lists eleven different objectives to be achieved through planned unit developments. Staff finds that the proposed PUD supports objective #3, stimulating a creative approach to residential development of

land; the proposed development utilizes three existing lots with challenging topography, while creatively providing for needed parking and generally remaining sensitive to the historic context of the neighborhood. The proposed PUD supports objective #8, encouraging patterns of use that decrease trip lengths and increase the use of modes of transportation other than private vehicle; this property is within walking distance of commercial land uses and the Metra Station. The proposed PUD supports objective #10, encouraging the introduction of related and complementary land uses; the proposal introduces multi-family and duplex development that mimics single-family residential architecture.

Compatibility with Existing Land Uses. The immediately surrounding area is a mixture of small and larger homes. A majority of the homes are used single-family residences while several others, particularly the larger homes, have been converted to multi-unit buildings and are currently used as such. The property immediately to the east of the subject site is a multi-tenant building. The property to the north of the subject site, across Illinois Street is a multi-family development; its parking lot is directly north of the subject site). Immediately south of the subject site, across Porter Street, are single-family residential buildings, one of which has been converted to a multi-family building. Given the mixed character of the area, staff sees no compatibility concerns related to the proposed land use. However, since the existing housing stock is well established, it is critical that the site design and physical massing of the proposed structures are compatible with the surrounding area as well. See the discussion in the following section on Building & Site Design.

Traffic & Site Access. The site is proposed to be accessed from Porter Street; the location of the first proposed access point (curb cut) on Porter is roughly 100 feet west of the intersection of Holmes and Porter. The second is roughly 35 feet west of the first access point and the third curb cut is roughly 35 feet from the second access point. The proposed curb cuts are similar to neighboring properties on the north side of Porter Street (Attachment 9). Internally, the second curb cut allows access to the proposed structure that faces Illinois Street.

Landscaping & Tree Preservation. The applicant submitted a tree survey indicating that all but one tree on the subject site are proposed for removal. Several large trees are currently existing on the site; the applicant notes that some of these trees are dying, but this has not been confirmed by staff. Staff would prefer to retain the remaining healthy, existing trees on the site. However, the size of the lots and the need to provide off-street parking make any tree preservation difficult. Staff recommends that the Arborist review the development plan and recommend preservation measures that may allow the preservation of a portion of the trees located near the property lines. Additionally, the applicant should provide mitigation for the removal of healthy existing trees per the requirements of the UDO.

Building & Site Design. Given the zoning history of the site, the varied surrounding built environment, the existing topography, and the code requirements related to off-street parking, the site presents numerous design challenges. The proposed site design, with vehicular access off Porter Street only, is a favorable approach to provide access to all three lots.

The three-flat building proposed along Illinois Street mirrors the setbacks and architecture of the existing home at 508 Illinois Street. It is larger in size, but the footprint of the two structures are similar because the proposed building uses area as living space that 508 Illinois Street uses as porch space. The front façade of the proposed home is also articulated, further reducing the building's perceived mass when viewed from Illinois Street. Staff believes the proposed design is an elegant solution to provide the owner with high yield for the site, remain true to the character of the area, and still accommodate necessary off-street parking. Although one unit will not have designated off-street parking and one unit has only a single-car garage, these units are relatively small and likely to each only have a single occupant. Additionally, the reduced rear yard setback is acceptable because it mimics the setbacks of 508 Illinois Street and allows for the proposed off-street parking. Staff's concerns are principally limited to the proposed Porter Street units.

As noted above, the proposed Porter Street units also do not meet the required setbacks for the R-6 zoning district. However, the lot sizes of the proposed units are significantly undersized as compared to a standard R-6 lot. The lots are more similar to an R-4A lot (e.g. the lot depth is about twice its width) but are even smaller than the standard R-4A lot, which is 5,000 sf. If the R-4A setback standards were applied to these lots, the proposed duplexes still would not meet the minimum front, side, or rear setbacks. However, the proposed side yard setback would be close to the R-4A standard (4.5 ft proposed vs. 5.2 ft required) and the reduced front yard setback could be justified as more supportive of the existing surrounding development pattern. Yet, if the R-4A standards are used to justify the reduced setbacks, then it should be noted that the R-4A standards would also limit the building size to approximately 2,300 sf, including garage; the proposed buildings are 3,200 sf without including the garages.

The duplex units proposed along Porter Street were redesigned following the 2013 TRC in response to Committee comments and code requirements related to off-street parking. To accommodate the required two parking spaces per unit the first floor of each duplex unit is garage space. This results in a three-story building; the surrounding homes are all one to two-story buildings. However, there are two factors that mitigate the perception of the height difference between the proposed duplexes and the existing homes. First, along the north side of Porter Street the height difference is mitigated by the distance between homes. The next closest structure on the north side of Porter Street is a garage on a through lot which is approximately 35 feet from the west property line of the subject site; the closest home is situated on the corner of Fremont and Porter. On the south side of Porter the height difference is mitigated by the change in grade between the north and south sides of the street. The top of the foundation for the proposed duplexes will be 641.7 ft. Staff estimates that the top of the foundation for the homes immediately across Porter are at least six to eight feet higher than the proposed duplexes.

Given the mitigating factors related to height, staff's concerns are not inherently the overall height of the structures but rather that the mass of the buildings is too much for the lots. As noted, the lots are small even by an R-4A standard. The proposed structures are larger than the single-family homes approved by the Village in 2007. The proposed structures are also larger than those presented to the TRC in 2013. As noted, the proposed building along Illinois Street has been cleverly designed to mimic the existing 508 Illinois Street structure; therefore, staff can find the requested variations for that building acceptable. However, Porter Street has a different character than Illinois Street; it is more varied. Therefore, staff returns to the Village standards and is not convinced that the

requested variations are offset by the benefit of an additional two units and/or size of the units. Staff would recommend that the duplex units be revised to reduce the overall mass of the structures. This could be accomplished by reducing the size of the units or by converting the duplex units to single-family units.

Engineering Comments & Stormwater Management. The Village Engineer's comments are attached; he expressed concern over the slope of the proposed driveway. The Village Engineer estimates that during icy times of the year, the off-street parking may be unusable due to the slope of the driveway. Additionally, although the property would not be subject to stormwater detention requirements, the Village Engineer recommended that the property include some stormwater volume control measures.

Fire District Comments. The Fire Marshal's comments are pending and will be provided at the hearing.

CONCLUSIONS & RECOMMENDATIONS

This is a challenging site that has been subject to several different design proposals over the years. Although the property has multi-family zoning, it is not sized for multi-family development; it is more the size of a three small single-family lots. Although the proposed structures are cleverly designed, staff feels as though the applicant is simply trying to fit a little too much on the subject site. Therefore, staff recommends the following:

1. The proposal for the Porter Street buildings should be redesigned to reduce their bulk. At a minimum the buildings should meet a 5 ft side yard.
2. The applicant should address the issues noted by the Village Engineer, particularly as they relate to the usability of the off-street parking in winter months.
3. The applicant should attempt to provide tree preservation where possible, as determined by the Village Arborist, near the property line.

ATTACHMENTS

1. Application package
2. Village Engineer review
3. Site photos
4. 2013 TRC application

PUD Preliminary Plan/Plat

Application Form

APPLICANT INFORMATION

Applicant Name PAM ZUKOSKI

Company/Organization ZEN DOG PROPERTIES, LLC

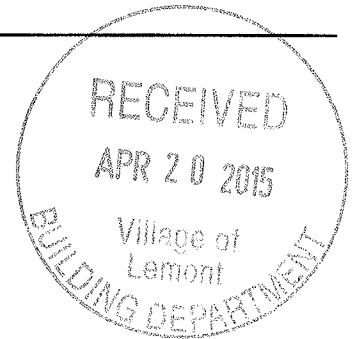
Applicant Address 508 ILLINOIS ST. LEMONT, IL 60439

Telephone & Fax 630-257-1470 708-997-0167 CELL

E-mail TRIAS 11 @ COMCAST.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 508 ILLINOIS ST.

Parcel Identification Number of Subject Property/Properties 22-20-929-005/22-20-929-006/22-20-929-019/22-20-929-015

Size of Subject Property/Properties (4) EQUAL PARCELS MEASURING 44' X 90' EACH TOTAL 17,584 FT²

REQUIRED DOCUMENTS

See Form 507-A, PUD Preliminary Plan/Plat 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: _____

PUD Preliminary Plan/Plat Application Form

Village of Lemont

APPLICATION FEE & ESCROW

Application Fee:

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

AND

If the PUD includes a preliminary plat of subdivision, the following fee applies (based on size of property and number of proposed and/or existing dwelling units):

< 3 acres = \$300, plus \$50 per existing and/or proposed dwelling unit

3 to <5 acres = \$600, plus \$50 per existing and/or proposed dwelling unit

5 to <10 acres = \$1000, plus \$50 per existing and/or proposed dwelling unit

10 acres or more = \$1200, plus \$50 per existing and/or proposed dwelling unit

Fee is non-refundable.

Required Escrow = \$2,000

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 PUD preliminary plan/plat application. After completion of the 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.

Signature of Applicant

Date

4/17/2015

State

ILLINOIS

County

COOK

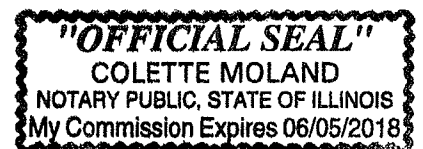
I, the undersigned, a Notary Public in and for the aforesaid County and State, do hereby certify that

Pamela Zukoski 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.

Notary Signature

Given under my hand and notary seal this 17 day of April A.D. 20 15.

My commission expires this 6 day of June A.D. 20 18.



508 ILLINOIS STREET PLANNED UNIT DEVELOPMENT

PROJECT SUMMARY:

The proposed PUD includes (4) equal sized individual parcels, one of which (508 Illinois) currently has a 2-flat structure with the remaining 3 parcels being vacant.

Proposed Development

2 lots on Porter Street: (2) 2 bedroom townhouses on each lot

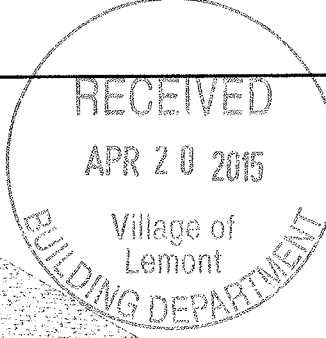
1 lot on Illinois Street: (1) 3-flat, consisting of (1) 2 bedroom unit and (2) 1 bedroom units

The proposed development would add a new structure on each of the vacant parcels. The new structure facing Illinois and adjacent to the existing 508 historical 2-flat would consist of a 3-flat, maintaining some of the same historical elements and details of the existing 508 2-flat. The new structures facing Porter would each consist of (2) townhouse units.

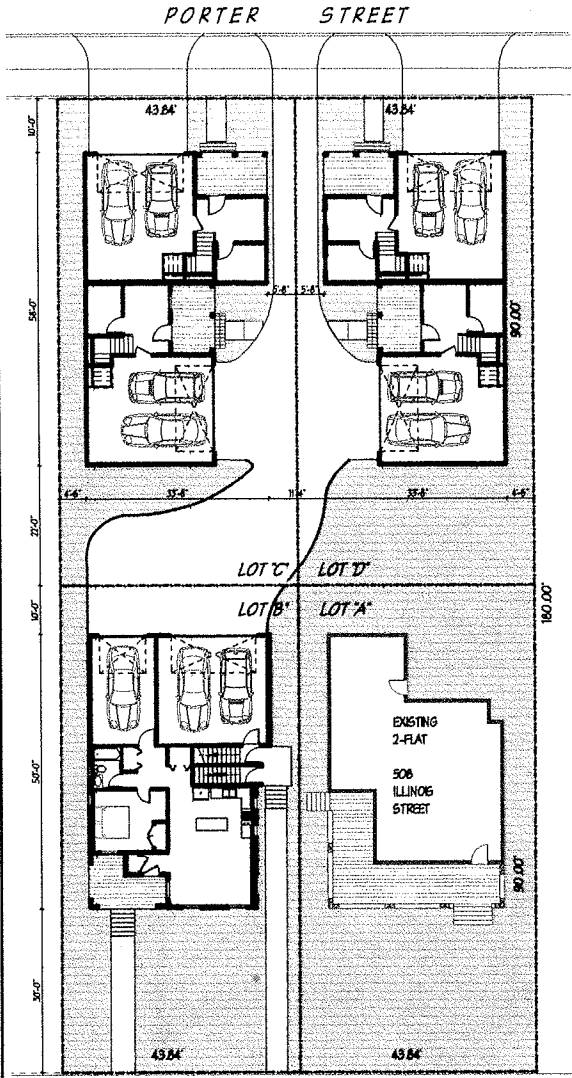
Based on comments at the technical Review Committee meeting, the concern over the number of off-street parking spaces was addressed. All the new 2 bedroom units would have individual 2-car garages accessed utilizing a shared driveway. The only unit without internal parking is a 1 bedroom unit in the new 3-flat on Illinois Street. There will be a total of 11 garage spaces.

Please refer to accompanying architectural drawings for summary of parcel size, density, lot coverage, etc.

A landscape plan will be submitted that will comply with all village requirements.



DESIGN DATA:	LOT 'A'	LOT 'B'	LOT 'C'	LOT 'D'	REQUIRED
LOT AREA	4,396 S.F. (EXIST.)	4,396 S.F. (EXIST.)	4,396 S.F. (EXIST.)	4,396 S.F. (EXIST.)	10,000 S.F.
LOT AREA PER UNIT	2,198 S.F. (EXIST.)	1,465 S.F.	2,198 S.F.	2,198 S.F.	2,500 S.F.
LOT WIDTH	43.84 FT. (EXIST.)	43.84 FT. (EXIST.)	43.84 FT. (EXIST.)	43.84 FT. (EXIST.)	50 FT.
FRONT YARD SETBACK	30 FT. (EXIST.)	30 FT.	10 FT.	10 FT.	25 FT.
SIDE YARD SETBACK	4.5 FT. (EXIST.)	5.0 FT.	4.5 FT.	4.5 FT.	15 FT.
REAR YARD SETBACK	10 FT. (EXIST.)	10 FT.	22 FT.	22 FT.	30 FT.
LOT COVERAGE	36 % (EXIST.)	49 %	78 %	62 %	65 %



ILLINOIS STREET
SCALE 1/8" = 1'-0"
N

DEVELOPER: ZEN DOG PROPERTIES, LLC

3 LOTS TOTAL, 4,396 S.F. EACH

PORTER STREET TO HAVE TWO 3-STORY TOWNHOME UNITS EACH LOT 1,600 S.F. EACH UNIT WITH 2-CAR GARAGE

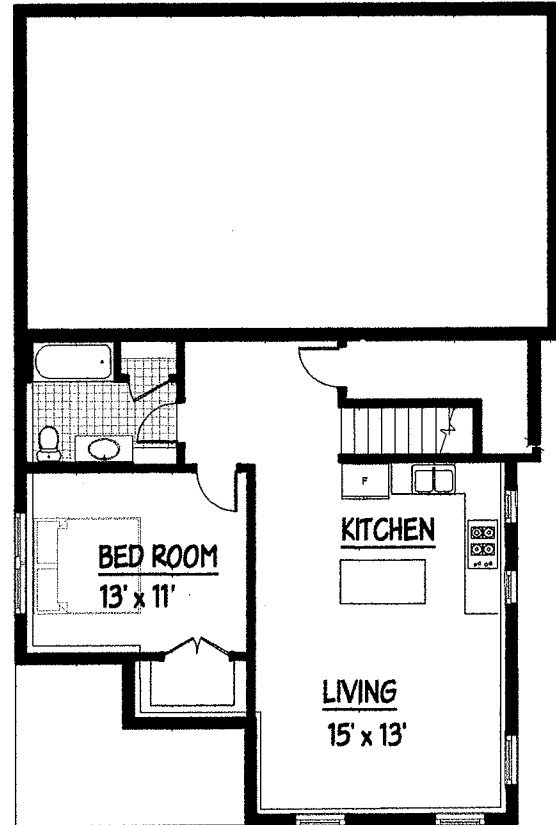
ILLINOIS STREET TO HAVE THREE UNITS
 ONE GARDEN LEVEL UNIT @ 900 S.F.
 ONE GROUND LEVEL UNIT @ 900 S.F. WITH 1 CAR GARAGE
 ONE SECOND LEVEL UNIT @ 1,300 S.F. WITH 2 CAR GARAGE



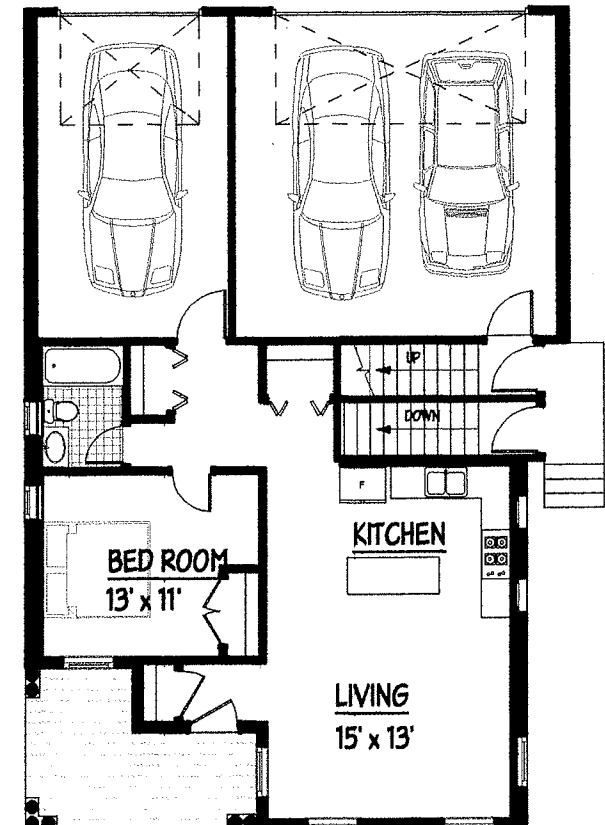
SIDE (EAST) ELEVATION



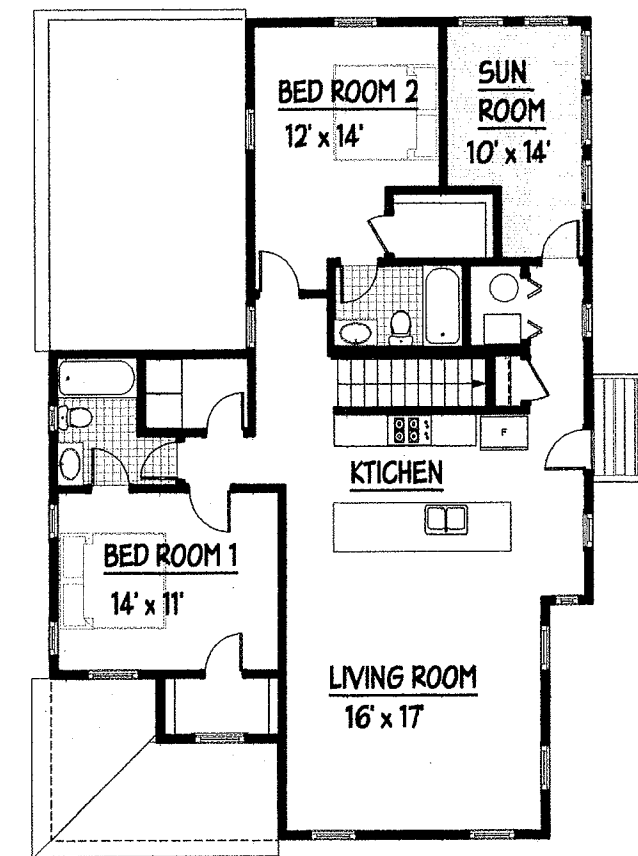
FRONT (NORTH) ELEVATION



GARDEN LEVEL UNIT
900 S.F.



GROUND FLOOR UNIT
900 S.F.



SECOND FLOOR UNIT
1,300 S.F.

ILLINOIS STREET - ONE 3-FLAT UNIT

n. batistich, architects
 MEADOWBROOK OFFICE CENTER
 16W475 S. FRONTAGE RD., SUITE 201
 BURR RIDGE, IL 60527 (630) 966-1773

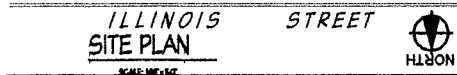
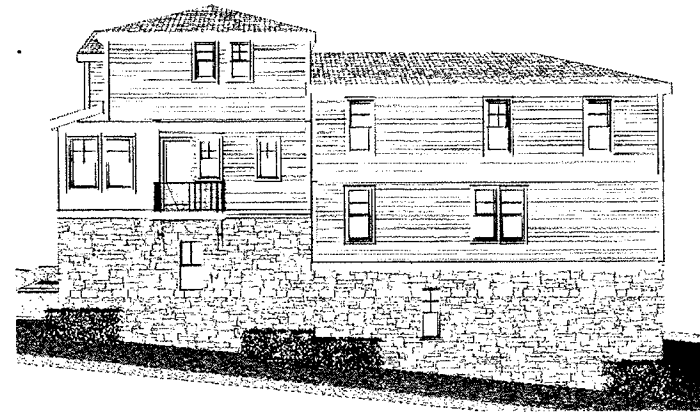
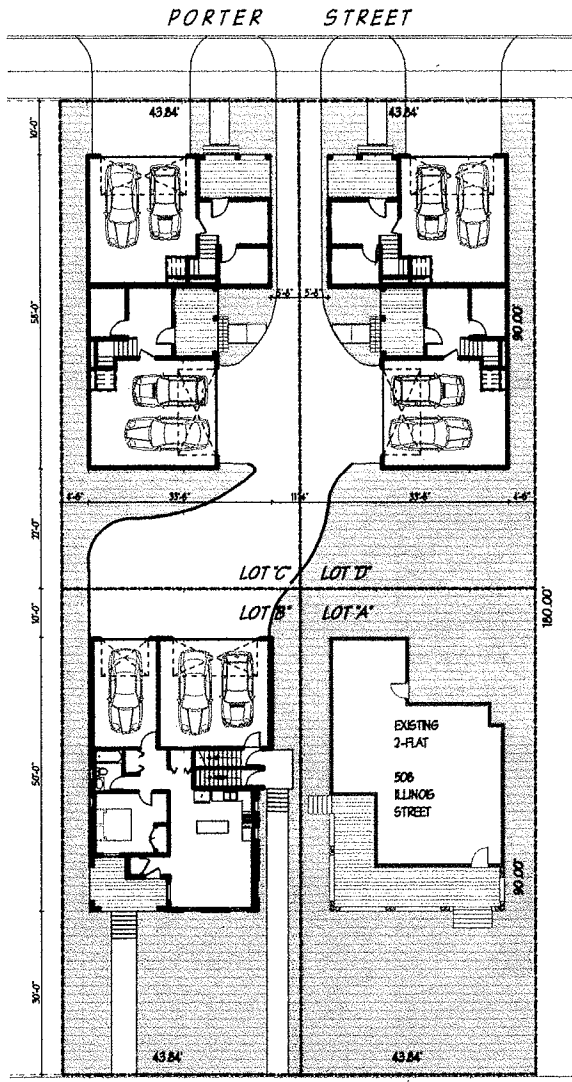
I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED BY ME OR UNDER MY SUPERVISION AND THAT THEY COMPLY TO THE BEST OF MY KNOWLEDGE AND BELIEF WITH THE REQUIREMENTS OF THE BUILDING CODE.

DO NOT SCALE DRAWINGS
 CONTRACTOR SHALL VERIFY ALL PLAN AND DIMENSIONS AND CONDITIONS ON THE JOB AND SHALL NOTIFY ARCHITECT OF ANY DISCREPANCIES BEFORE PROCEEDING WITH WORK OR BE RESPONSIBLE FOR SAME

DATE: JUN 18, 2015
 DRAWN BY:
 SCALE:
 APPROVED BY:

REVISIONS
 PLAN No.
 SHEET No.

DESIGN DATA:	LOT 'A'	LOT 'B'	LOT 'C'	LOT 'D'	REQUIRED
LOT AREA	4,396 S.F. (EXIST.)	4,396 S.F. (EXIST.)	4,396 S.F. (EXIST.)	4,396 S.F. (EXIST.)	10,000 S.F.
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LOT WIDTH	43.84 FT. (EXIST.)	43.84 FT. (EXIST.)	43.84 FT. (EXIST.)	43.84 FT. (EXIST.)	50 FT.
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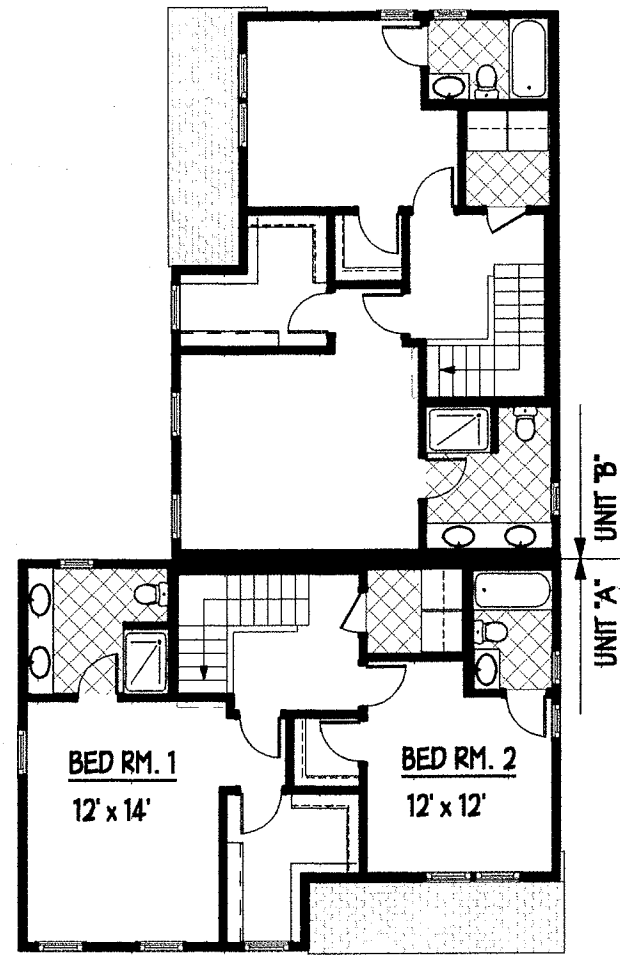
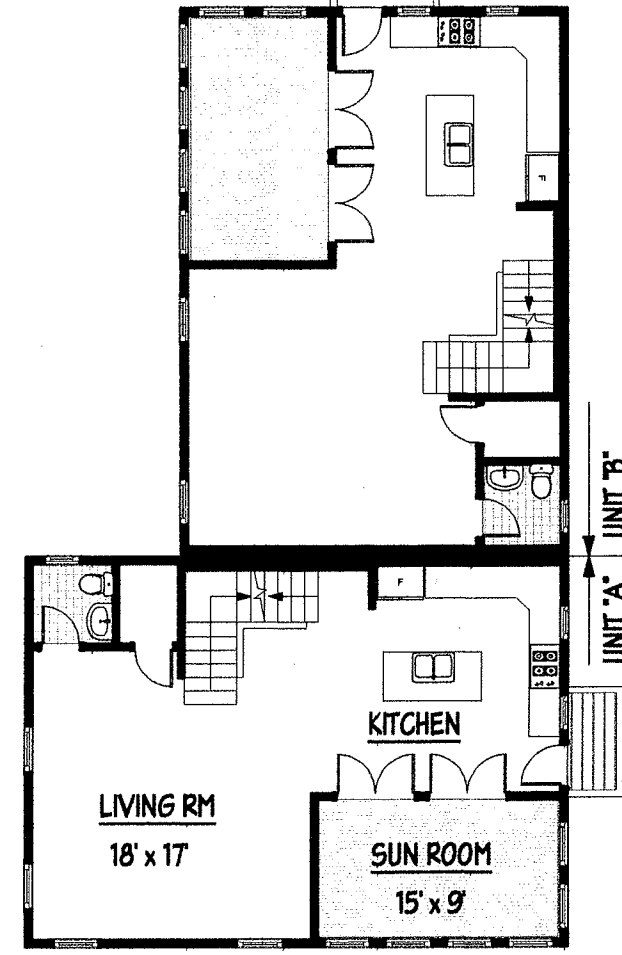
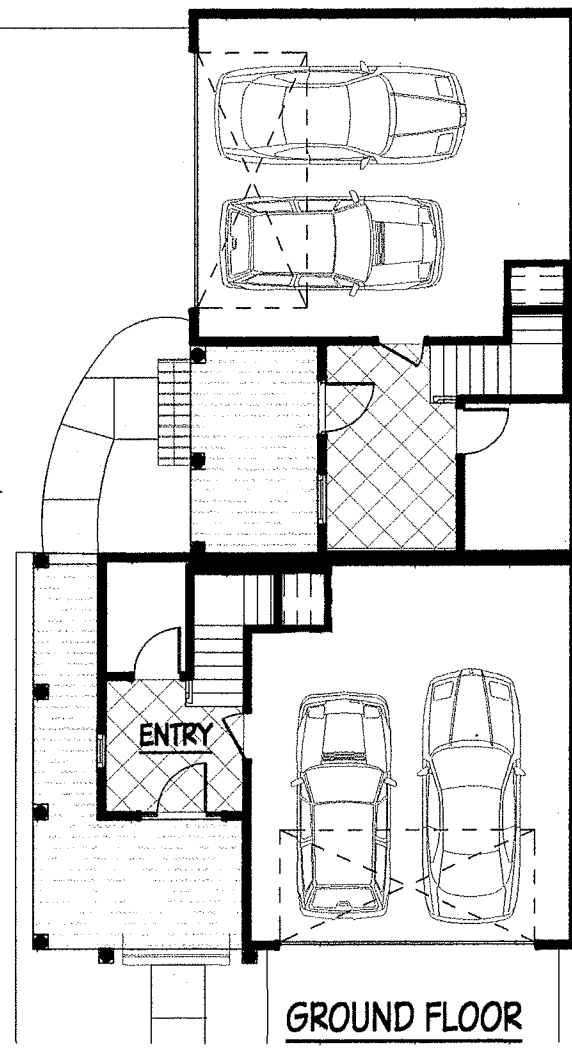


DEVELOPER: ZEN DOG PROPERTIES, LLC

3 LOTS TOTAL, 4,396 S.F. EACH

PORTER STREET TO HAVE TWO 3-STORY TOWNHOME UNITS EACH LOT
1,600 S.F. EACH UNIT WITH 2-CAR GARAGE

ILLINOIS STREET TO HAVE THREE UNITS
ONE GARDEN LEVEL UNIT @ 900 S.F.
ONE GROUND LEVEL UNIT @ 900 S.F. WITH 1 CAR GARAGE
ONE SECOND LEVEL UNIT @ 1,300 S.F. WITH 2 CAR GARAGE



PORTER STREET - TWO 2-TOWNHOME UNIT

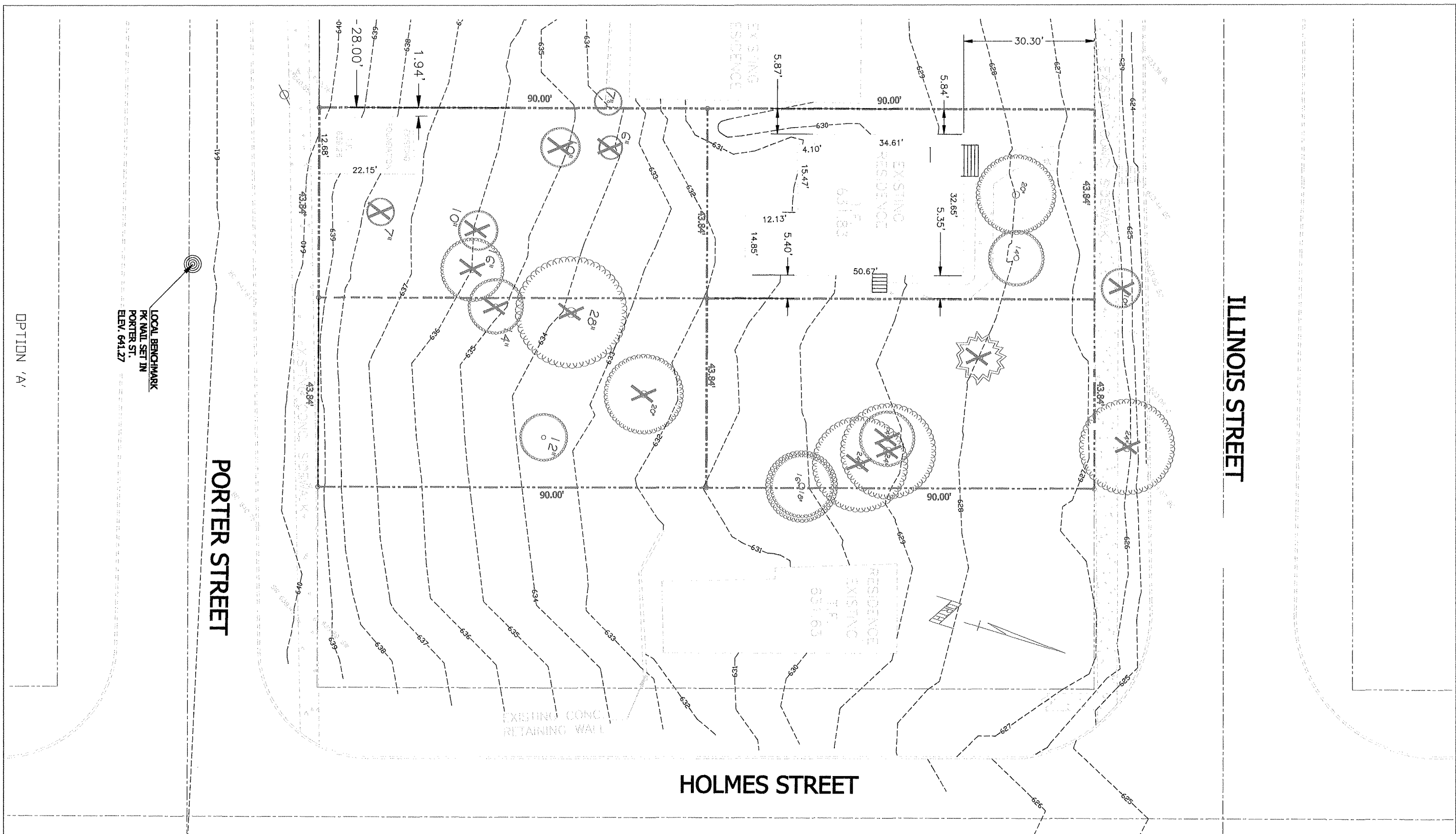
n. batistich, architects
MEADOWBROOK OFFICE CENTER
16W475 S. FRONTAGE RD., SUITE 201
BURR RIDGE, IL 60527 (630) 986-1773

I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED BY ME OR UNDER MY SUPERVISION AND THAT THEY COMPLY TO THE BEST OF MY KNOWLEDGE AND BELIEF WITH THE REQUIREMENTS OF THE BUILDING CODE.

DO NOT SCALE DRAWINGS

CONTRACTOR SHALL VERIFY ALL TRAIL AND DIMENSIONS AND CONDITIONS ON THE JOB AND SHALL IMMEDIATELY NOTIFY THE ARCHITECT, IN WRITING, OF ANY DISCREPANCIES. ARCHITECT SHALL NOT BE RESPONSIBLE FOR SAME.

DATE: JUN 18, 2015
DRAWN BY:
SCALE:
APPROVED BY:



OPTION 'A'

LOCAL BENCHMARK
PK NAIL SET IN
PORTER ST.
ELEV. 641.27

PORTER STREET

ILLINOIS STREET

HOLMES STREET

NO.	DATE	DESCRIPTION
1	4/4/15	EXISTING CONDITIONS, SHOW TREES, REMOVAL
REVISIONS		

DESIGNED	PKM
DRAWN	MS
CHECKED	PKM
DATE	2/24/15

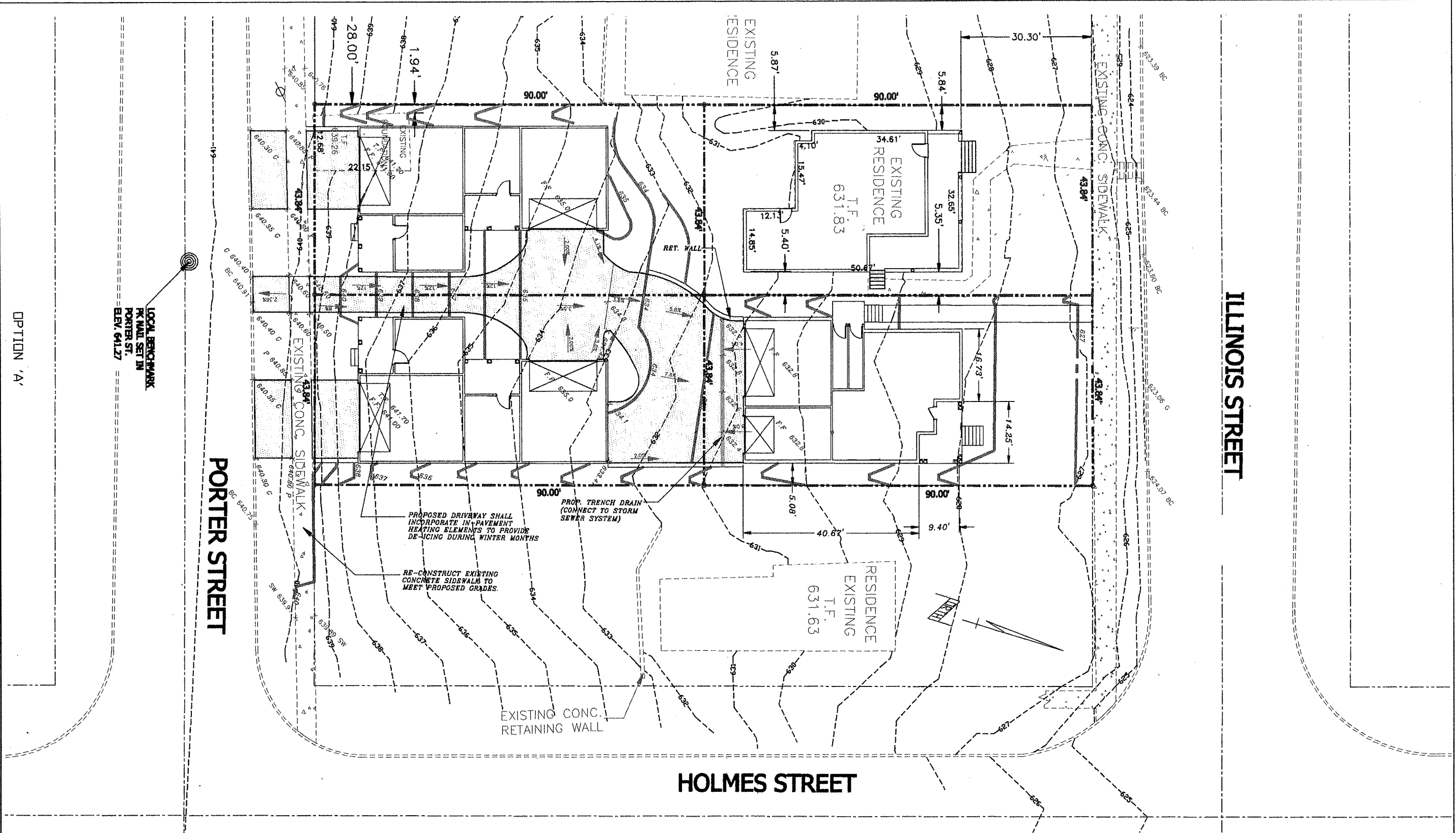
 **PAUL K. MORRIS, P.E.**
CIVIL ENGINEERING + TRANSPORTATION PLANNING
1363 STATE STREET
LEMONT, ILLINOIS 60439
(630) 300-8102

ILLINOIS AND HOLMES DEVELOPMENT
PRELIMINARY PLAN
LEMONT, ILLINOIS

SCALE
1" = 10'

EXISTING
CONDITIONS

SHEET 1
OF 2 SHEETS
PROJECT NO.



NO.	DATE	DESCRIPTION
1	4/4/15	ADD TRENCH DRAIN NOTE

DESIGNED	PKM
DRAWN	MS
CHECKED	PKM
DATE	2/24/15

PAUL K. MORRIS, P.E.
 CIVIL ENGINEERING + TRANSPORTATION PLANNING
 1363 STATE STREET
 LEMONT, ILLINOIS 60439
 (630) 300-8102

ILLINOIS AND HOLMES DEVELOPMENT
 PRELIMINARY PLAN
 LEMONT, ILLINOIS

SCALE
 1" = 10'

PRELIMINARY
 GRADING AND DRAINAGE PLAN

SHEET 1
 OF 2 SHEETS
 PROJECT NO.



Frank Novotny & Associates, Inc.

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

*Civil Engineers/
Municipal Consultants*

May 14, 2015

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

Re: **Case 15-06**
508 Illinois Street PUD
Review No. 1

Dear Charity:

I have reviewed the Preliminary Engineering documents for the 508 Illinois Street PUD and have the following comments.

Sanitary Sewer

The two (2) Porter Street residential properties will need to have an 8-inch sanitary sewer extension to provide service to them, via the Illinois Street combined sewer, since the Porter Street sewer is too high in elevation. The other choice is to provide separate 6-inch sanitary sewer services to the Illinois Street sewer main, which is also an acceptable solution. If this method is used, an MWRDGC-WMO Permit is not needed, since the three (3) parcels are less than 0.5 acres total in area, and the buildings each are residential and less than 3 units per building.

Water Service

Water mains are located on both Porter Street and Illinois Street for hook-up.

Storm Drainage

The Engineering Plan does not indicate any storm sewers. If storm sewers are provided, and discharge to the combined sewer on Illinois Street, an MWRDGC Permit is required. MWRDGC will not allow french drain systems to drain to their combined sewers. Assuming that the properties are lots of record, and less than 0.5 acres in total area, stormwater detention is not required. However, for practical purposes, some volume control measures should be incorporated on the site to control sheet water flow.

Ms. Charity Jones
Village of Lemont
May 14, 2015
Page Two

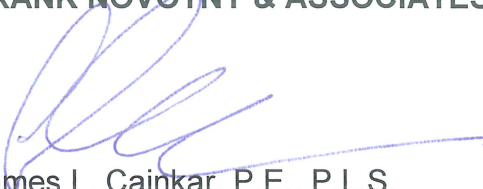
Access

The twelve percent (12%) proposed driveway grade is steep. (A parked car will slide down an icy street at 14%.) Normal percentages are eight percent (8%) maximum. The plan indicates the use of a heated driveway in winter. Even with this safety element, the driveways in winter should not be expected to always be safely usable, and occasional on street parking may be required for all of the proposed residential building from time to time.

Should you have any questions concerning this matter, please do not hesitate to contact me.

Sincerely,

FRANK NOVOTNY & ASSOCIATES, INC.



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

JLC/dn

cc: File No. 15161

15161_Review 1

Attachment 3
Site visit Photograph 1



Figure 1 Existing single family and multi-family homes along the south side of Porter Street.



Figure 2 Two-flat and single family homes along the south side of Porter Street.



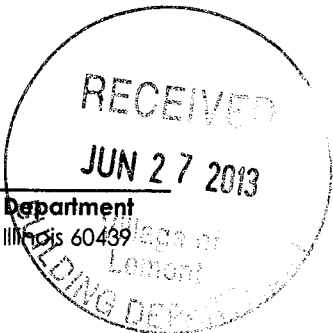
Figure 3 Multi-family structure along the north side of Illinois Street.



Figure 4 Parking lot for multi-family along the north side of Illinois Street.



Figure 5 Existing garages two lots west of the subject property on the north side of Porter Street.



**Application for Concept Plan Review
(TRC Review)**

Village of Lemont
Community Development Department
418 Main Street Lemont, Illinois 60439
phone (630) 257-1595
fax (630) 257-1598

APPLICANT INFORMATION

SAL ALFANO
Applicant Name
11291 BELL RD. LEMONT, IL
Applicant Address
630-257-6599 / 630-257-1477 / TRIAN11@COMCAST.NET
Telephone / Fax / e-mail

PROPOSAL INFORMATION

508 E. ILLINOIS ST.
Proposal Address
22-20-429-005, 006, 014, 015
PINs
P.U.D. WITH 8 TOTAL UNITS
Description of Proposal (e.g. 12-unit townhouse development)

STATEMENT OF UNDERSTANDING

I understand that this application is for concept plan review by the Technical Review Committee (TRC) and that the TRC offers a design and code review intended to help developers better understand the requirements and issues a project would raise if formally submitted for land use approval. Furthermore, I understand that the TRC is advisory in nature; its recommendations are compiled and communicated to the Planning and Zoning Commission and/or Village Board.

[Signature]
Signature of Applicant
6/27/13
Date

SUBMISSION REQUIREMENTS--ALL PLANS MUST BE FOLDED

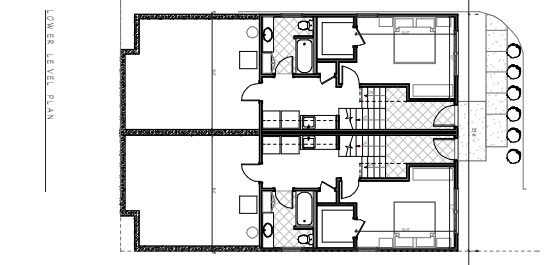
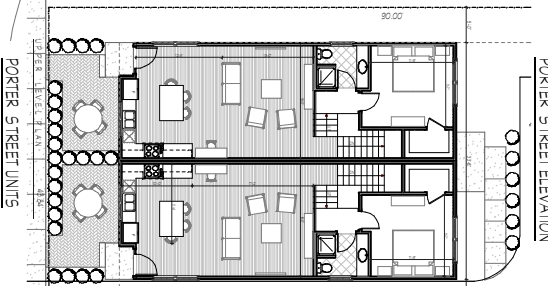
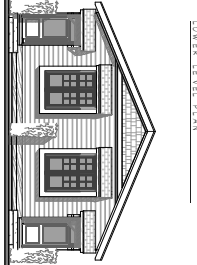
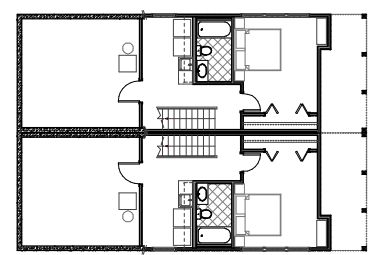
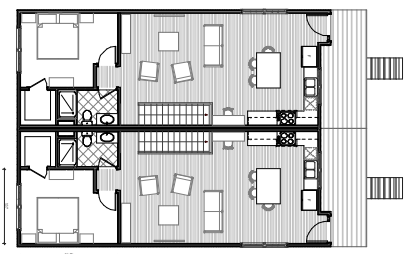
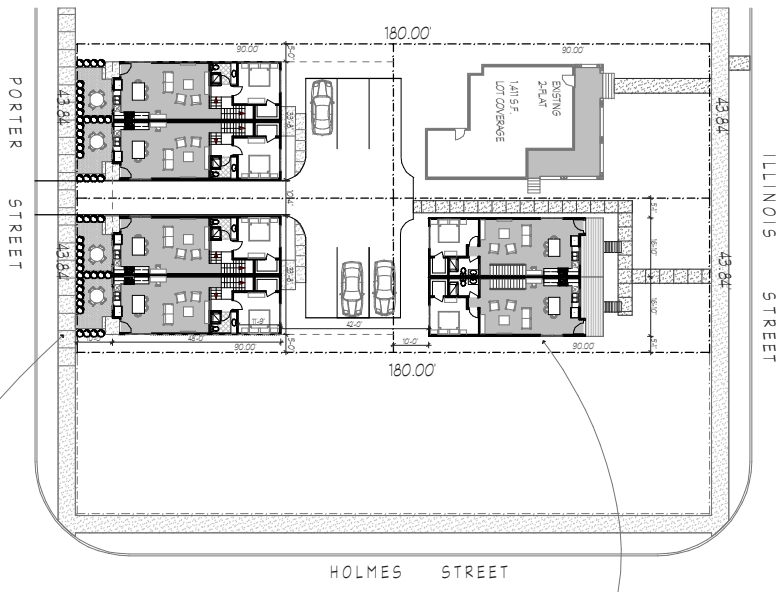
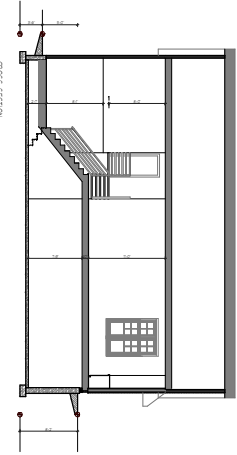
- (1) 20 copies of site plan/engineering plans showing: contours, location of existing buildings, location of proposed buildings, utilities, preliminary grading and drainage
- (2) 20 copies of architectural elevations of proposed buildings
- (3) 20 copies of preliminary landscape plans
- (4) Site location map showing surrounding properties and identifying PINs of subject property and the surrounding properties

FOR OFFICE USE

Application received on: _____ By: _____

Application reviewed and deemed complete on: _____ By: _____

TOTAL LOT AREA 15,782.4 S.F.
 PERMITTED DENSITY 15,782,42,500 = 6.3 UNITS
 PROPOSED DENSITY 17,782,428 = 1.922,75 S.F. / UNIT
 PROPOSED 8 UNITS TOTAL
 FOUR - 2 UNIT BUILDINGS
 MAXIMUM LOT COVERAGE 15,782.4 x 0.65 = 10,258 S.F.
 PROPOSED LOT COVERAGE = 6,296 S.F.



PLAN No.	REVISIONS	DATE	DO NOT SCALE DRAWINGS
SHEET No.		JUNE 23 2013	CONTRACTOR SHALL VERIFY ALL PLAN AND DIMENSIONS AND CONDITIONS ON THE JOB AND SHALL NOTIFY ARCHITECT IN WRITING OF ANY DISCREPANCIES BEFORE PROCEEDING WITH WORK OR BE RESPONSIBLE FOR SAME.
1 of 1			

I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED BY ME OR UNDER MY SUPERVISION AND THAT THEY COMPLY TO THE BEST OF MY KNOWLEDGE AND BELIEF WITH THE REQUIREMENTS OF THE BUILDING CODE.

n. batistich, architects
 MEADOWBROOK OFFICE CENTER
 16W475 S. FRONTAGE RD., SUITE 201
 BURR RIDGE, IL 60527 (630) 986-1773

508 E Illinois



1:500

