



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, September 16, 2015
6:30 p.m.

**Planning and Zoning
Commission**

Anthony Spinelli,
Chairman

Commission Members:
Deb Arendziak
Ryan Kwasneski
David Maher
Jerry McGleam
Jason Sanderson
Matt Zolecki

**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 August 19, 2015 meeting**
- II. CHAIRMAN'S COMMENTS**
- III. PUBLIC HEARINGS**
 - A. 15-13 Kettering Subdivision PUD Amendments and Phase II Final Plat**
 - B. 15-08 Estates of Montefiori Final PUD**
- IV. ACTION ITEMS**
- V. GENERAL DISCUSSION**
 - A. Update from Village Board**
- VI. AUDIENCE PARTICIPATION**
- VII. ADJOURNMENT**

Village of Lemont
Planning and Zoning Commission
Regular Meeting of August 19, 2015

A meeting of the Planning and Zoning Commission for the Village of Lemont was held at 6:30 p.m. on Wednesday, August 19, 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: Arendziak, Maher, Sanderson, Zolecki, Spinelli

Absent: Kwasneski and McGleam

Planning and Economic Development Director Charity Jones, Village Planner Heather Milway, and Village Trustee Ron Stapleton were also present.

C. Approval of Minutes from July 15, 2015 Meeting

Commissioner Maher made a motion, seconded by Commissioner Sanderson to approve the minutes for the July 15, 2015 meeting with no changes. A voice vote was taken:

Ayes: All

Nays: None

Motion passed

II. CHAIRMAN'S COMMENTS

Chairman Spinelli introduced and welcomed Matt Zolecki as a new Commissioner to the Planning and Zoning Board.

III. PUBLIC HEARINGS

A. 15-11 Dunkin Donuts Final PUD and Rezoning

Chairman Spinelli called for a motion to open Case 15-11.

Commissioner Maher made a motion, seconded by Commissioner Sanderson to open the public hearing for Case 15-11. A voice vote was taken:

Ayes: All

Nays: None

Motion passed

Staff Presentation

Ms. Milway, Village Planner, stated Eric Carlson, architect for Birch Hill Realty Inc., is the contract purchaser of the subject property. He is requesting Final Planned Unit Development (PUD) approval and zoning classification change from B-1 Office/Retail Transitional District to B-3 Arterial Commercial District. The purpose of the requested zoning entitlements is to allow construction of a drive-thru Dunkin Donuts at 15629 127th Street. The site is currently occupied by an optical clinic. The existing structure is a single-family home with detached garage that was converted into a clinic. The building now is functionally obsolete for future commercial uses.

Ms. Milway said prior to submitting a formal application, the applicant submitted plans to the Technical Review Committee on July 6th. At that time, the applicant presented a concept plan to develop the southern portion of the property for a drive-thru Dunkin Donuts and sell the northern portion to another party. The TRC raised concerns over building design, lot coverage, sidewalks, and landscaping. Staff also raised concerns over the proposed exterior material of EIFS and cement fiber board siding. Following the TRC, the applicant redesigned the building and altered the proposed exterior building materials. It now includes 75% brick on the front façade, 60-64% on the side elevations, and 65% on rear elevation. The submittal also reflects use of the entire side and incorporates stormwater detention that will be placed in the northern section of the site.

Ms. Milway stated the Comprehensive Plan designates this area as Community Retail Use. The proposed redevelopment is a drive-thru convenience-oriented establishment. The site plan does allow for cross access, enabling the PUD to be incorporated into a larger commercial development that better accommodates the community retail future land use than the existing optical clinic. The developed properties to the north and west are a Firestone Auto Repair to the west and Lemont Express Car Wash to the north. The property to the south is the Jewel-Osco Plaza. The property to the east is vacant after the removal and remediation of a gas station. The property to the northeast is a real estate office; however, the property is likely to develop in the near future to a retail use. The proposed drive-thru Dunkin Donuts would add to the commercial area and is a more appropriate use than the existing optical clinic. Staff sees no concerns with compatibility.

Ms. Milway said the site is proposed to be accessed from 127th Street. The site is expected to generate more traffic than the existing optical clinic; however, the existing location of the Dunkin Donuts is in the Chipain's Plaza. The shift in traffic is likely insufficient to require any type of street improvement. Additionally the surrounding

existing uses generate a high volume of traffic and the addition of the Dunkin Donuts would not unreasonably increase traffic in the area. The site is designed to allow for cross access to future developments to the north and east. Staff recommends that the applicant develop dedicated easements for both access points to facilitate the use between sites in the future. The easements will need to be added to the final site plan before the final subdivision and sale.

Ms. Milway stated the Village Arborist has reviewed the proposed plans and comments that the tree survey was not submitted and recommends that one needs to be submitted. From his visit to the site, he had noted that many of the trees in the southern portion of the site are in poor condition or ash trees and will have to be removed. The northern portion of the site may contain trees that are worth preserving; however without an existing tree survey it cannot be determined if tree preservation is warranted. Additionally the landscaping plans submitted by the applicant, although deficient from UDO standards, are acceptable due to the fact that the amount of landscaping is sufficient when considering maintenance of the site. Staff also finds the reduction in plantings acceptable in light of the fact that the proposed building materials exceed the UDO requirements for commercial buildings, that the inclusion of cross access points and dedicated easements and dedicated detention easements for the northern portion of the property will be added in the future. The Village Arborist supports the reduced landscaping request for the site with some conditions such as spacing of plants and plant types that he outlined in his detailed comments.

Ms. Milway said as stated before the proposed building exceeds the minimum amount of masonry requirements and has been substantially improved since the initial submittal. In light of these improvements, the proposed signage on the building with the exception of the signage proposed on the east side of the building is found to be acceptable by staff. She showed on the overhead the proposed signage on the front façade of the building. The proposed signage on the front elevation already exceeds the allowable signage area of 33.8 square feet by 2.3 feet. The additional east side wall sign (shown on the overhead) would increase the total wall signage area to 58.52 square feet which is 73% more than the UDO would allow. Additionally the UDO does not allow wall signs placed on a building elevation that does not face a public or private street. Staff recommends that the proposed coffee cup sign on the east side be removed. The Village Engineer and the Fire Marshal both reviewed the plans and approved the plans.

Ms. Milway stated overall, the proposed development is well designed and complies with most of the UDO requirements. The PUD proposes building materials for all elevations and it exceeds the UDO requirements for commercial buildings. Though the site will have less landscaping which will make the building more visible from a highly trafficked intersection, the appearance of the building will be more appealing. The PUD includes cross access areas for future developments to the north and east allowing for a well designed traffic circulation pattern for customers to enter and exit all three sites in the future. Lastly, the PUD indicates that the northern section of the site will be sold to provide the subject property and the site to the northeast with stormwater

detention facilities and landscaping. Based on the proximity to other B-3 properties and consistency with the Comprehensive Plan, staff is recommending approval of the rezoning request to B-3. Additionally, staff recommends approval of the Final PUD with the following six conditions:

1. The east side elevation sign shall be removed from the plans.
2. Provide an existing tree survey to determine whether existing trees meet standards for preservation or mitigation.
3. Stripe a walkway from the north side of the building through the drive-thru area to the trash enclosure.
4. Provide dedicated easements for the cross access points on the east and north sides of the property.
5. Provide dedicated easements for detention and open space in the northern portion of the property.
6. Address the Village Arborist's comments, specifically the concerns list in comment #8.

Ms. Milway then showed overhead pictures of the existing clinic and then the new proposed development.

Commissioner Sanderson asked if the height of the building complies with the B-3 zoning.

Mrs. Jones, Planning and Economic Development Director, stated yes it does comply.

Commissioner Maher had asked what the variance was for landscaping.

Ms. Milway said the landscaped required for the parkway and the buffering of the parking lot is deficient by about two and half plant units. Village Code requires a very high standard and this site is fairly compact without using the northern portion. The lot kind of precludes you from putting any more trees on the lot. Putting more trees in would cause further issues with spacing and in the winter the salt and snow removal would damage the trees.

Commissioner Maher asked if the landscaping in the front would be consistent with the code.

Ms. Milway stated a normal landscape unit is a series of canopy trees, shrubs, grasses and ornamental trees. Around the entire site it is deficient by two and a half plant units. She said what you see depicted is what they are proposing.

Commissioner Maher asked what is the reason for not asking them to add more trees in the back.

Ms. Milway said if you placed more trees there you would kill them off with the snow removal.

Commissioner Maher asked if the code was based on the lots square footage.

Mrs. Jones stated not for landscape requirements. Perimeter parking lot landscaping is based on the perimeter distance of the parking lot so it is per linear foot. There are other requirements for landscape islands which there is also a deviation from the code.

Commissioner Maher asked about the signs in the front exceeding the sign ordinance.

Ms. Milway said the signs in the front exceed what they would allow by two feet and three inches.

Commissioner Maher asked if staff was asking them to change to the signage in the front.

Ms. Milway stated not the front but only the sign on the side.

Commissioner Maher asked what was the logic for not changing the front signage.

Ms. Milway said they added additional building material of brick which is above what they usually require.

Commissioner Sanderson asked what was being done with the parking lot islands.

Ms. Milway stated there is one bump out island when you first enter the site. Then there is another one by the east side cross access point. Those two are considered islands but those are the only two. So they are deficient by 231 square feet of interior landscape islands. The code requires per space that you have 35 square feet and they have 18 spaces.

Chairman Spinelli asked if the 18 parking spaces meets code.

Ms. Milway said it does meet code.

Chairman Spinelli stated his concern is the entrance coming off of 127th Street. The radius on the curb island is too narrow. AASHTO (American Association of State Highway Transportation Officials) designed vehicles require a 14 ½ foot radius for a passenger vehicle and a garbage truck needs at least a 28 foot radius. Just looking at a passenger vehicle it could not make this turn without impacting a car going west on the south side of the building. He said he would like to eliminate one stall and he realizes it would bring them below code but it would open up that entrance and allow easier movement for a car turning into the parking lot. The Village Engineer needs to look at this and evaluate it. Chairman Spinelli stated the architectural plans indicate that the monument sign is on the east side of the entrance although the civil plans show it on the west side. He feels it should be on the west side like the civil plans show and that needs to be clarified. He asked if staff could clarify how they measure the monument sign.

Ms. Milway said the monument sign is a maximum of 64 square feet and it has a maximum height of eight feet.

Mrs. Jones stated for the square foot requirement only the sign area is counted, so only the portion that has a message on it.

Chairman Spinelli said these dimension provide 96 square feet per side if you count the brick columns. He stated it looks nice but it seems large for the ordinance. The north property line can be moved right now to wherever they need it to be moved. The trash enclosure is right on that lot line and he feels it needs to be adjusted. He also asked that the Village Arborist verify that all the plants at the entrance are low growth plants. There should not be anything that can grow to four feet tall just in case they do not get maintained.

Commissioner Zolecki said it was previously stated that the intersection has a high volume of traffic, which he agrees. There was some comparisons made to the existing Dunkin Donuts in the Chipain's Plaza and also related to existing businesses like Firestone. He asked if there was any other traffic studies done or requested. With the comparison the existing Dunkin Donuts does not have a drive-thru and the Firestone does not have the opportunity for an acute high point of traffic.

Mrs. Jones stated a traffic study was not required.

Commissioner Zolecki said the left turning lane on 127th does fill up very quickly during a week day. He feels it could be solved with a right turn only sign.

Chairman Spinelli stated 127th Street is County jurisdiction. He asked if the applicant is going to be required to notify Cook County because of the usage change for a new entrance permit.

Mrs. Jones said yes they will. She stated the reason for mentioning the Dunkin Donuts in the Chipain's Plaza, is because it is that business that is moving to this new location. She does understand that there is a difference because of the drive-thru.

Chairman Spinelli asked if there were any further questions for staff. None responded. He then asked if the applicant wanted to make a presentation.

Applicant Presentation

Eric Carlson, ECA Architects, said staff did a nice job of explaining their development. He showed an aerial view of the subject site. The broker has been in discussions with another realtor to purchase the adjacent site as well as their northern site. That is why they have divided the property line and they are just developing the front half. Because they are screened from the west and the drive-thru is on the west it is not really evident that there is a drive-thru so that is why they are requesting the sign on the front façade.

Mr. Carlson showed the site plan on the overhead and stated the civil engineering drawing is the correct drawing. After reviewing with staff, they had added a sidewalk and had modified that area and it must not have been updated on the architectural plans.

Chairman Spinelli said the access from the north side of the building appears to be for employees only. It is currently drawn on the northwest side but the civil plans show it coming off of the northeast side.

Mr. Carlson said that did get moved also.

Chairman Spinelli stated the Fire Department wanted a second ingress/egress for people. He asked if the applicant had any conversations with the Fire Department regarding that. He does not see a second entrance on either plan for the public.

Ms. Milway asked if there was a door on the north side and then one coming from the outdoor seating area.

Mr. Carlson said they do not have one but if that is a requirement then they will. The occupant load per code does not require two so that would be a recommendation by the Fire Department. He stated they do have the ability to add one along the east side.

Chairman Spinelli stated he is not making that suggestion or a requirement but if it is a suggestion from the Fire Department then they will look heavily at it. He asked staff to talk with the Fire Department to see what they are looking for. He is not sure if they did not see the employee service door or if they were looking at other plans.

Mr. Carlson said they did remove that cup logo on the east side. In regards to the main building signs Dunkin Donuts has three sizes of the cup and Dunkin Donut text. He thinks that is the smallest size but he is not 100% sure and he will look into it.

Commissioner Maher asked where the speaker was for the menu board.

Mr. Carlson showed on the overhead where it will be located. In regards to increasing the radius and eliminating a parking space, if requested and approved they would be in favor of that as well. It is tighter than they would ideally like but they were trying to make the parking spaces work. He showed on the overhead the detention area on the north lot. The detention is designed for their lot as well as provisions for this area being considered impervious or at least a high portion of it for future development to the adjacent east properties. When the adjacent property gets subdivided the detention will get reconfigured based on whatever their layout is. The cross access easement will be recorded as part of that sale and that will allow for that to happen as long as the size meets both needs. Fortunately, they are trying to take a guess at that right now but that might get changed down the road. It is a fairly simple detention system and flow to that detention area is fairly flexible.

Chairman Spinelli asked if they are proposing to subdivide into two lots at this time or is that a future lot line being shown.

Mr. Carlson said it is a future lot line.

Mrs. Jones stated they are not subdividing at this time. They are just trying to configure the lot in such a way to anticipate future developments on the other two parcels.

Mr. Carlson said a big part of the discussion was how they can make this lot developable independently but with consideration for the corner lot and the other lot being developable. When they are conformed to all the standards like landscaping the lots get shrunk down and they become undevelopable. Working with staff they had upgraded the building materials and upgraded some features on the building as a trade off for the landscaping and signage.

Commissioner Zolecki stated he sees that staff has requested that the applicant demonstrate sufficient screening of roof top equipment. He said in the architectural and civil plan there is no equipment being shown and asked if the applicant can discuss this.

Mr. Carlson said the parapet is designed such that the roof top unit will be completely screened and will not project past the parapets. The parapets will be acting as a screen.

Commissioner Sanderson stated so the top of the unit will not be higher than the top of the parapet.

Mr. Carlson said he believes that is what the ordinance is and they will comply with that. He then showed on the overhead a survey that the arborist had done, just a quick sketch, of some of the planting material or trees that are out there. Most of them are Mulberry and Ash trees that will need to be taken out. The north end of the lot will be surveyed at the request of the arborist and get those trees identified. If they need to make any modifications to the detention to save any of the trees then they will try their best and work with engineering and the arborist to do so.

Mr. Carlson stated in regards to the conditions, the east side elevation sign has been removed. The tree survey they will take care of and they do not have any issues with providing a stripe walkway path. They will follow through with the dedicated easements for the cross access points. The easements for the detention are obviously something they will create more in terms of the sale of that future property. In regards to the arborist's comments, most of them are straight forward. There was a question in terms of the plantings along the west drive aisle and the proximity of the gas line. The gas line on the civil engineering is along the curved line and the property line; therefore it could be a challenge. What they will do is move that gas line underneath the pavement and keep it out of the way.

Chairman Spinelli asked if it was a main line.

Mr. Carlson said it was a service line for the building. Item C in the arborist's notes was in reference to some evergreens that would be planted in areas that it would soon out grow. Their landscape architect and the arborist will continue to discuss that, but right now the talk is to provide a different type of species of evergreen. Item F is who is going to implement the protocols for establishing the seeding in the north half and who will maintain it. The owner of the Dunkin Donuts will maintain that area. The whole north half of the property will be number three seeded with some native plantings around there. He stated he is happy to answer any questions that the Commission might have.

Chairman Spinelli asked if staff knew what the square footage was for the drive thru sign on the front façade.

Mr. Carlson said it was about five square feet.

Ms. Milway stated the Dunkin Donuts sign and coffee cup (on the façade) by itself does not exceed the allowable limit it is the combination of the Dunkin Donuts sign and coffee cup and the drive-thru sign.

Chairman Spinelli said it is obvious that Dunkin Donuts is going to want their cup and the sign. They would like the drive-thru notification. The drive-thru sign can be removed from the front façade and added to the bottom of the monument sign. That would be more visible to vehicle traffic than a bubble up on a wall. If that is done then there is no longer a variance needed for a wall signage. He stated it would be a recommendation of his.

Mr. Carlson stated it is possible, but his only concern would be landscaping and parkway trees. This is a quick road and the monument sign is kind of tucked back.

Chairman Spinelli said the Firestone sign is about the same size as their sign. That is also why he mentioned that he wanted to make sure all the plantings around the sign were low growing plants so the sign is never covered. The trees are going to grow and will not block the sign.

Commissioner Maher stated he feels that there is no need for a variance on the wall sign. If there is a smaller cup and Dunkin Donuts then that is acceptable or move the drive-thru sign to the monument sign. In regards to the turn radius and garbage being right on the property line, why can't the property be set back a little. He asked if the property owner would be willing to shift the site to get a proper turn radius.

Chairman Spinelli said you do not have to shift the whole site. They are willing to lose one parking stall. If the Commissioners did not want to grant a variance for one parking stall then there is the opportunity to add one parking stall to the north end.

Commissioner Maher stated that is his point that there is plenty of room on this property for an extra parking stall.

Mrs. Jones said the line is a conceptual line at this point however it matches up to the property to the east. There are two different parcels to the east and even though they may get developed together there is a chance that they may not. The reason for the points of access and the potential line are set where they are is so they can match to the existing boundaries of the other two properties.

Commissioner Sanderson asked if someone only buys the Century 21 property what does it do to this back lot.

Mrs. Jones stated if someone buys the Century 21 lot and the north half of subject site then it are set up very well. The other half of the landscape island goes on the north piece because right now they only have half of a landscape island.

Chairman Spinelli asked if this lot was going to be detention for all three lots.

Mrs. Jones said yes.

Chairman Spinelli stated then they could move that lot line five feet or ten feet and it won't matter because the entire north half will be reserved for detention when the lots to the east develop.

Mrs. Jones said the entire north half will not be all detention because there will be circulation that will service the rest of the development.

Chairman Spinelli asked based on the concept plans that staff has seen what percentage is Dunkin Donuts not improving on this north half. He asked how much would be circulation and how much would be detention.

Commissioner Sanderson stated they are making decisions that they can't irreversibly change. He feels they should meet as many design requirements as possible now because you can't go back and change those later. They have all this land and nobody knows what is going to go there so there is no hardship. To him the signage is not that big of a deal and would like to see the business succeed. However, when there is an issue with a radius and this lot is huge that is a problem.

Discussion continued in regards to the challenges with developing the other lots and how it affects the subject site.

Commissioner Maher said the real issue is the front turn radius. They are squeezing this business up to the front of the lot when they have two feet in the back.

Mrs. Jones stated she would not recommend shifting the building. She feels it lines up well with the Firestone. If the Commission is concerned about losing the one parking

space she would then recommend that they add an additional parking space on the north side. When the rest of the site develops they could then lose the parking space.

Chairman Spinelli said the bottom line is that the north property line is not there yet and it is not being created with this development. He could understand staff and the applicant's intent on trying to line this up nicely behind the realtor property. However, if this lot is just being used for circulation and detention a shifted lot line by ten or six feet is not going to make a difference. There is going to be an L shaped property no matter what you do. When they re-subdivide and consolidate those two lots into one lot it would become one lot.

Mrs. Jones stated there are scenarios where the CITGO lot develops separately from the Century 21 lot. These three pieces are most likely going to be tied together by detention and they are trying to work on the circulation. It is very possible that these three lots can be owned by three separate owners.

Chairman Spinelli said even if Century 21 property is not developed with CITGO you can still have off-set lot line behind the Dunkin Donuts to achieve that detention area. He understands why staff was doing it but he does not understand the need to do it because lot lines are shifted all the time. Whoever buys the Century 21 lot and the detention lots are going to have to do a plat of consolidation. If the code calls for 18 stalls then just add on to the north end and adjust the lot line when it gets developed.

Chairman Spinelli asked if there were any more questions for the applicant.

Commissioner Sanderson asked if the other lots get developed this north lot would come back so it can get coordinated on how the detention is going to work.

Mrs. Jones stated this is a PUD so the plans for this specific development are being approved. When the site changes the PUD will have to be amended.

Commissioner Sanderson asked if the downspouts on the side of the building are tied into stormwater.

Mr. Carlson said if it is not there then yes it would, otherwise it would drain into the drive-thru and that would be a mess. In regards to Chairman Spinelli's comments, he agrees that this is an arbitrary line and they could move the one stall to the north end. He asked if in the future the north lot gets purchased they would then amend the PUD and ask to lose that one space.

Chairman Spinelli stated or it could be within an ingress/egress easement on the lot you sell so the stall remains.

Chairman Spinelli asked if any of the Commissioners had any more questions for the applicant. None responded. He then asked if anyone in the audience wanted to come up and speak in regards to this case.

Public Comment

Chairman Spinelli asked if everyone in the audience could stand and raise his/her right hand. He then administered the oath.

Bob Olsick, owner of Century 21, said it is his understanding that it would be one developer purchasing his property and the CITGO. He is not sure how it will affect the detention area. He is hoping it will be coming to a conclusion in the next few weeks.

Chairman Spinelli asked if anyone else wanted to come up and speak in regards to this public hearing. None responded. He then asked if the applicant wanted to make any closing comments.

Mr. Carlson stated he wanted to comment regarding the drive thru sign on the front façade. He knows in general that the building signage is more visible than the monument sign. That sign is going to be visible and the drive-thru is very important for the success of this business. The visibility of that heading north is going to be important and better to have.

Commissioner Maher asked if the Commissioners were okay with the landscaping.

Commissioner Sanderson said he did not have a problem with the landscaping.

Chairman Spinelli called for a motion to close the public hearing.

Commissioner Maher made a motion, seconded by Commissioner Sanderson to close the public hearing for Case 15-11. A voice vote was taken:

Ayes: All

Nays: None

Motion passed

Plan Commission Discussion

Chairman Spinelli stated he had three recommendations to be considered by the Commissioners. One is to revise the south entrance to allow for easier vehicle turning movements and moving the lost stall to the north end of the parking lot. Secondly staff's third recommendation for striping the walkway for employee access, he would not recommend that because it is not a public walkway.

Mrs. Jones said it does provide safety for the pedestrian that has to walk across whether that person is an employee or not.

Ms. Milway stated the UDO does require it.

Chairman Spinelli said the access from the building is on the east side. There is not a direct route from the building to the trash enclosure. The third recommendation would be that the architectural site plan needs to be corrected to reflect the proposed conditions shown in the civil plans. If the applicant is willing to adjust the entrance on the south side for vehicle access then that needs to be shown also so there is no confusion when they pull a building permit.

Commissioner Maher stated he feels they should not have a variance to meet the sign requirements on the front. They can have both signs as long as they meet the requirement, so that might mean they have a smaller sign over the door. He feels Dunkin Donuts has a sign to meet the requirements. The Village's sign requirements are not unique compared to other municipalities.

Commissioner Zolecki said he supports the recommendation of moving the imaginary line back to reconfigure the space in the front. He understands that the traffic concerns will be reviewed but he strongly supports having a right turn only sign. Also, he would recommend making sure the roof top units are not higher than the parapet. In regard to signage he would like clarification that the signs on the front are their smallest size before granting a variance.

Commissioner Maher stated this is a recommendation. If they go back and confirm that this is the smallest size, then go before the Village Board and ask for the variance then that should be accepted. His concern is that our code is relatively standard for municipalities and Dunkin Donuts has 2,000 to 3,000 restaurants so there has to be a standard size sign that meets our requirements.

Commissioner Arendziak said she would like to see the widening of the entrance and the right turn only as a requirement. She feels it would drastically help traffic from not backing up right there.

Chairman Spinelli asked if the entrance is changing from where it is currently located.

Mrs. Jones stated it is not.

Commissioner Zolecki said he feels it is the acute access in the mornings. It is not only the distance to the corner but the left turn lane which is already backed up in the morning.

Commissioner Sanderson stated the signage is debatable. He feels the 2 feet is not a big deal and feels that everyone in town is going to know that there is a drive-thru there. All the landscape issues he is okay with. He asked what the issue is with the sidewalk not going to the west.

Ms. Milway said the full access sidewalk would guide people to walk towards the drive-thru. By not allowing that and keeping plantings there it would keep pedestrians from entering the drive-thru area specifically where the pick-up area is.

Chairman Spinelli stated once the civil plan is changed and updated to address the vehicle movements and the swapping of the parking stall that also needs to be reflected in the architectural plans.

Ms. Milway showed on the overhead where the sidewalk was located that Commissioner Sanderson was talking about.

Commissioner Maher said in many drive-thru operations they are having people pull up and park so to keep the drive-thru going. Without having that sidewalk it forces their staff to go out into the parking lot. He asked if this has been addressed as to whether they were going to allow for people to pull up and wait.

Ms. Milway stated it seems it will not be that way.

Discussion continued as to whether the change of the radius will help the Fire Department with access to the site.

Commissioner Maher said before someone makes a motion he would like to get the opinion of all the Commissioners in regards to the right turn only.

Commissioner Sanderson stated he feels it will be a bigger concern for him when you are talking about the corner lots. He is not concerned with this lot.

Chairman Spinelli said he is not concerned either. The access is County jurisdiction and the County will have to approve this access point. At this stage, this is their only access and restricting them to a right only would be detrimental to this business. If and when the corner lot gets developed and they have access to the Dunkin Donuts property, he would envision that Cook County would shut down that CITGO entrance on 127th. This would force them to use the Dunking Donuts entrance.

Commissioner Zolecki stated it could always be removed later and feels strongly about this recommendation. This could help the business from that one person waiting to turn left and is backing up the drive-thru.

Commissioner Arendziak said she gets stuck on that corner everyday and can't see another point of entry for that left turning lane. She would like to see more control in that area.

Chairman Spinelli asked if there were any further questions or discussion. None responded. He then called for a motion for recommendation.

Plan Commission Recommendation

Commissioner Maher made a motion, seconded by Commissioner Arendziak to recommend to the Mayor and Village Board approval of Case 15-11 Dunkin Donuts Final PUD and Rezoning with the following conditions:

1. The east side elevation sign shall be removed from the plans.
2. Provide an existing tree survey to determine whether existing trees meet standards for preservation or mitigation.
3. Provide dedicated easements for the cross access points on the east and north sides of the property.
4. Provide dedicated easements for detention and open space in the northern portion of the property.
5. Addressing the Village Arborist comments, specifically the concerns list in the comment #8.
6. Revise south entrance to improve the turn radius and maintain 18 parking spaces.
7. The architectural site plan should be corrected to reflect proposed conditions shown on the civil plan.
8. Reduce wall signage to meet Village standards.
9. The roof top units should not be higher than the parapets.
10. Provide a right turn only sign for traffic exiting the site.

A roll call vote was taken:

Ayes: Maher, Arendziak, Zolecki, Sanderson, Spinelli

Nays:

Motion passed

Commissioner Maher made a motion, seconded by Commissioner Zolecki to authorize the Chairman to approve the Findings of Fact for Case 15-11 as prepared by staff. A voice vote was taken:

Ayes: All

Nays: None

Motion passed

IV. ACTION ITEMS

None

V. GENERAL DISCUSSION

A. Update from Village Board

Ms. Milway said the Lemont Nursing did go before the Committee of the Whole (COW). The COW felt the same way about the landscaping so they were given an extension to put the landscaping in and work out some of the drainage issues. They were schedule for August 10th but had asked to be moved to the 24th.

Mrs. Jones stated they are now looking at September. It took them a long time to coordinate a meeting on the property with the neighbors about the drainage issues.

That meeting did not happen till August 10th. Now their engineer has come up with some revised plans that will address some of the pre-existing drainage issues. Lemont Nursing was not impacting the site but they will be improving.

Commissioner McGleam entered the meeting at 8:10 p.m.

Ms. Milway said 508 Illinois Street went before the COW and they had corrected their slopes which are still being reviewed by the Village Engineer. It is scheduled to go before the Village Board on the 24th and they were supportive of the second design that the Commission had seen.

Ms. Milway stated the 15800 New Avenue Rezoning and La Dolce Vita was approved. The UDO amendments went before the COW and they had similar ideas for the driveway. However, they did ask to remove the limit on the number of accessory buildings. They just want to allow the 36% rear yard coverage to control how many you can have.

Ms. Milway said the applicant for the Estates of Montefiori did comply with most of the recommendations. The emergency access will not come up from Main Street but rather from Archer Avenue. They are also still looking at their final engineering but they did get preliminary approval contingent that they correct their engineering. They did propose to preserve a number of trees in the areas that staff and the PZC required. Staff will make sure that gets put on their final landscape plans. They are still deciding on whether they want to give up lot 50 or not.

Chairman Spinelli asked if they corrected the first intersection.

Ms. Milway stated yes.

Chairman Spinelli asked if the north detention was going to be given to the Park District.

Mrs. Jones said the north detention area would belong to the Village and the two west detention areas will belong to the townhome HOA.

Chairman Spinelli stated there is a concern by the Park District about Kettering. They know what they have, but they do not like the narrow access.

Mrs. Jones said that will be addressed next month. They are coming in for an amendment to the PUD so they can widen the access for the Park District in exchange for converting 17 of the large lots to 19 medium lots.

Discussion continued in regards to access to detention ponds.

VI. AUDIENCE PARTICIPATION

None

VII. ADJOURMENT

Commissioner Maher made a motion, seconded by Commissioner Zolecki to adjourn the meeting. A roll call vote was taken:

Ayes: All

Nays: None

Motion passed

Minutes prepared by Peggy Halper



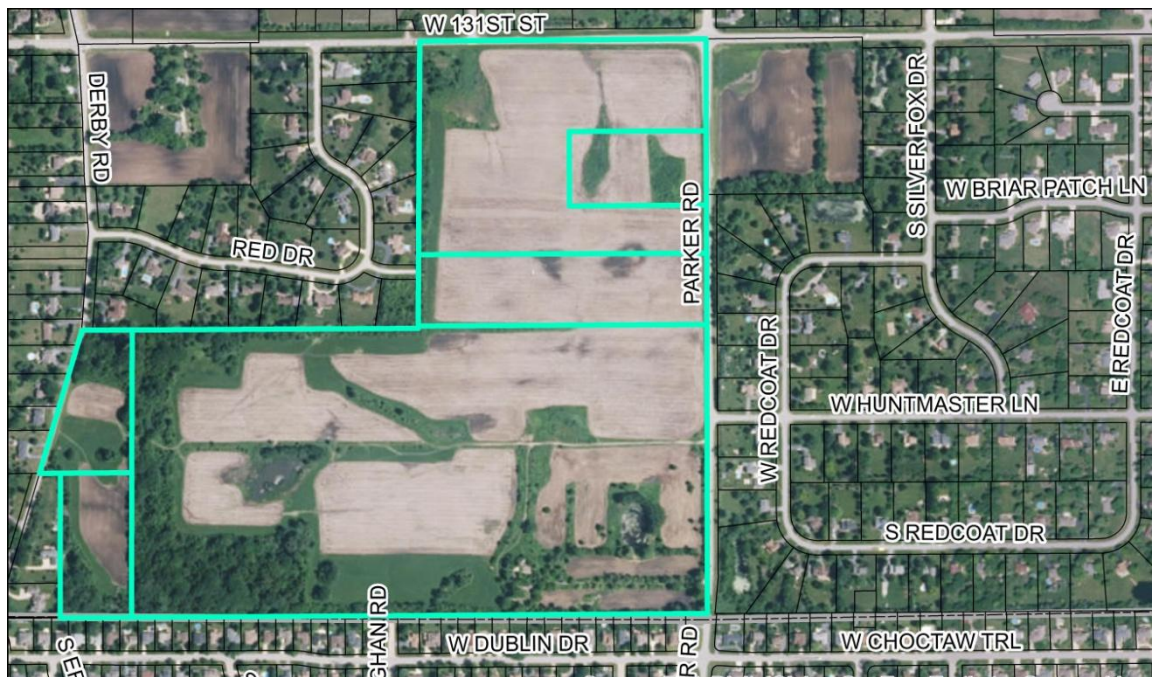
Village of Lemont
Planning & Economic Development Department

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

TO: Planning & Zoning Commission
FROM: Heather Milway, Village Planner
THRU: Charity Jones, AICP, Planning & Economic Development Director
SUBJECT: Case 15-13 Kettering Subdivision PUD Amendments and Phase II Final Plat
DATE: September 11, 2015

SUMMARY

Matthew Pagoria of MI Homes of Chicago, LLC, acting on behalf of the property owner Glen Oaks Estates, LLC, is requesting an amendment to the approved Kettering Final PUD and final plat of subdivision approval for phase II, located at SW Corner of 131 St. and Parker Rd. The purpose of the requested PUD amendment is to change 17 large (12,150 sf) lots to 19 medium (10,152 sf) lots and alter the requirements for masonry on single-family homes side load garages, and deck setbacks from property lines. Staff is recommending approval with conditions.



PROPOSAL INFORMATION

Case No. 15-13
Project Name Glen Oaks Site Plan Amendments (Kettering Subdivision)

General Information

Applicant	Glen Oaks Estates, LLC
Status of Applicant	Owner of property
Requested Actions:	Amend PUD ordinance to change 17 large (12,150 sf) lots to 19 medium (10,152 sf) lots, alter the requirements for masonry on single-family homes, reduced number of side load garages, and reduce the required setbacks for decks
Purpose for Requests	Request is in response to market conditions and provide a larger access point for the proposed park.
Site Location	SW corner of 131 St. and Parker Rd.
Existing Zoning	Lemont R-4 PUD
Size	131 acres
Existing Land Use	Phase I lots have been constructed; the remaining lots are vacant
Surrounding Land Use/Zoning	North: Single-family homes, R-4 Unincorporated Cook County Single Family Residence District (Fox Hills) South: Homer Glen R-5 Single-family residential (single-family residences) East: Single-family homes, Unincorporated Cook County Single Family Residence District West: R-5 Single-family Attached Residential District (farm land) and Unincorporated Cook County Single Family Residence District
Comprehensive Plan 2030	Conventional Neighborhood (CVN) and Conservation Overlay
Zoning History	Property annexed and preliminary PUD approval in Aug. 2007; final PUD plan/plat approval August 2014
Applicable Regulations	O-43-14, O-87-12, O-88-12, and R-52-14

Special Information

Public Utilities Water and sewer installed in the Phase I area.

BACKGROUND

On December 17, 2012 the Village Board amended the ordinance annexing 131 acres for the Kettering subdivision and passed final PUD approval on August 11, 2014 for 241 lot single-family subdivision. The lots have three typical sizes of large (12,150 sf), medium (10,125 sf), and small (7,500 sf). The developed is comprised of 93 large, 77 medium, and 71 small lots. The developer, MI Homes, began site work development and has now been issued building permits for more than 40 of the 241 single-family lots.

GENERAL ANALYSIS

Lot Size. As stated previously Kettering Subdivision is comprised of 93 large lots, 77 medium lots, and 71 small lots. The applicant is proposing that 17 large lots (lots 121-137) (located in the southwest corner of the subdivision be converted into 19 small lots (see Figure 1).

This adjustment would allow the developer two additional lots and grant a 100 ft wide access area to the Lemont Park District's 7.25 acre park site located in the rear of the lots in question. The current access to the park for both users and maintenance is 40 ft wide. The applicant is also proposing to pave the 100 ft access and grade the area for the proposed park. The change to lot sizes results in a total of 76 large lots, 96 medium lots, and 71 small lots in the subdivision. Staff finds this change acceptable.



Figure 1 The red clouded area indicated the lots to be changed from large to medium. The proposed Park District 100 ft access is indicated by the blue arrow. The drawing is not to scale.

Garages. The approved PUD conditions for garages specify that at least 33% (31 lots) of the large lots must have side load garages. As the number of large lots are proposed to decrease, the number of large lots required to have side loads are also proposed to decrease. The applicant is proposing 32.98% (25 lots) of the proposed 76 large lots be required to have side load garages. Staff recommends that 26 of the proposed 76 large lots be required to have side load garages to maintain at least 33% of large lots with side load garages.

Masonry. The current PUD conditions require 25 (33.78%) of the 74 large lots accessed from Parker and/or 131st have a minimum of first floor masonry on all elevations. The number of large lots accessible from either Parker Rd. or 131 St. is proposed to decrease from 74 to 57 lots. The applicant is proposing to maintain the same percentage requirement from the current PUD and therefore proposes that 19 (33%) of the 57 large lots be required to have first floor masonry. The applicant is additionally proposing that the corner large lots that access off of Derby Rd. (lots 241 & 223) have first floor masonry on all elevations. The current PUD states that 9 of the 19 lots accessed from Derby must have first floor masonry requirements, but does not regulate specific lots. Staff finds these changes acceptable.

Decks. The applicant is also requesting a reduction in the minimum setback for decks. The UDO requires decks in the R-4 zoning district to be 15 ft from all property lines. The developer is encountering difficulties when placing decks on the small and medium lots. The small (7,500 sf) and medium lots (10,125 sf) have lot widths that are less than the standard R-4 90 ft minimum lot width. On average, Kettering medium lots are approximately 75 ft wide and small lots are approximately 60 ft wide. The minimum

building setbacks of the Kettering medium and small lots are also smaller than the typical R-4 building setback; buildings on medium lots in the Kettering subdivision have a minimum 7.5 ft side yard setback and the small lots have 5 ft side yard setback.

The lot sizes and widths of the Kettering small and medium lots are more similar to lots in the R-4A zoning district. R4-A lots have smaller lot widths and setbacks and as such, have different UDO restrictions for decks in this district. The UDO allows decks in the R-4A to have a minimum setback of 10 ft or that of a conforming principal structure, whichever is less. The applicant is proposing the same requirement for the Kettering Subdivision. Staff supports this PUD revision to apply the R-4A deck setback standards for the small and medium lots.

The applicant has requested that the R-4A reduced deck setback be extended to all lots in the Kettering subdivision, not only the small and medium lots. Kettering's large lots are 12,150 sf and have average lot widths of 90 ft. Buildings on Kettering's large lots have a minimum side yard setback of 10 ft. Other subdivisions such as Briarcliffe Estates, Covington Knolls, and the Glens of Connemara have similar lot widths and similar reduced side yard setbacks; these subdivisions are still required to comply with the standard R-4 deck setbacks. Given these factors, staff does not recommend an exception for the Kettering subdivision; the large lots should comply with the UDO R-4 deck setback standards.

Lemont Park District Comments. The Park District supports the proposed amendment to provide a larger access to the park site and notes that the proposed widened access is important to the use of the park. The Park District is requesting that the applicant grade and pave the initial access area from Amelia Drive to accommodate 6 parking stalls and a sidewalk from the street to the playground pad. The area for the playground pad to be graded is 8,000 sf to 10,000 sf. Figure 2 below indicates the requests from the Park District.



Figure 2 The location of the Park Districts requests is labeled above; note that the figure is not to scale.

Final Plat. Staff finds the final plat substantially conforming to the final PUD, with the exception of the conversion of the 17 large lots to 19 medium lots, which necessitated

the PUD amendment. The 19 proposed medium lots will have the same 7.5 feet interior side setback and 22.5 ft corner side setback as required under the previous PUD ordinance.

Engineering Comments. The Village Engineer had five comments comprised of notes to be added to the final plats. The applicant has subsequently updated the plats to include the Village Engineer's comments; one minor comment was not addressed. A final grading plan has not yet been submitted for review. The exclusion is likely due to the applicant's desire to have Park District's input on the park grading. This input was recently received, as noted above.

Arborist Comments. The Village Arborist had only one comment that the 100 ft Park District access will have minor effects on the number or parkway trees. However the adjustment should not be a concern. The full comments are attached.

Fire District Comments. The Fire Marshal generally approves of the plat. The comments made all relate to items determined during site development permitting. The full comments are attached.

RECOMMENDATION

Staff is recommending approval of the PUD amendments and the Final Plat with the following conditions:

1. Prior to final Village Board approval the applicant shall submit final grading plans for phase II for Village approval.
2. The reduced deck setback shall only be applied to medium and small lots.

Although the proposed changes increase the number of lots in the Kettering Subdivision by two and change the distribution of large, medium, and small lots within the development, the relative gain of the 100 ft access for the Park District is significant. The final plats are also found to be substantially conforming, with a minor change from the Village Engineer; however final grading has not been submitted for review.

ATTACHMENTS

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

Attachment 1



Attachment 1 Figure 1 Picture taken from the south west area of the Amelia drive round about. Relative location of park indicated with arrow.



Attachment 1 Figure 2 Area to the east of the proposed park.



Urban Forest Management, Inc.

August 30, 2015

Ms. Heather Milway, Village Planner
Village of Lemont
418 Main Street
Lemont, IL 60439

RE: Case 11-06 Glen Oaks (Kettering)
Site Plan Amendments

Dear Heather:

As requested, I have reviewed the land use application received 8/24/2015. The following comments summarize this review:

1. The application was submitted so that the developer could start on Phase II.
2. The request is to amend the PUD and alter the final plan for Phase II.
3. The only request that may have some impact on the landscape plan is the increase in the park access from 40ft to 100ft. This may require some adjustment to the number of street trees that can be planted.
4. If there is an adjustment to the number of street trees that can be planted it will be very minor and it should not be a concern.

Please call if you have any questions of concerns.

Sincerely,
URBAN FOREST MANAGEMENT, INC.

A handwritten signature in black ink, appearing to be the name of the Vice-President, written over a horizontal line.

Vice-President



LEMONT FIRE PROTECTION DISTRICT

BUREAU OF FIRE PREVENTION

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

August 31, 2015

Ms. Heather Milway
Village Planner
Village of Lemont
418 Main St.
Lemont, IL 60439

Re: Glen Oaks (Kettering Phase II) Site Plan Amendments
Land Use Application

Dear Ms. Milway;

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

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

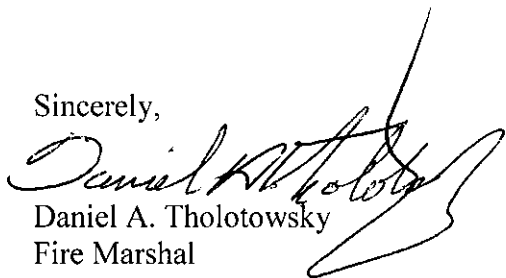
- 3) An approved water supply capable of supplying the required fire flow for fire protection shall be provided to premises upon which facilities, buildings or portions of buildings are hereafter constructed or moved into or within the jurisdiction in accordance with the 2006 International Fire Code, Section 508.1.
- 4) Fire hydrants shall be located along a fire apparatus access road so that no portion of a building or facility will be more than 300 feet from any hydrant. Additional hydrants and mains shall be provided where required by the code official. Lemont Fire Protection District Ordinance #14-02 (Section 508.5.1).
- 5) Fire Hydrant Installation: Fire hydrants shall be installed so that:
 - 1) Access: Access to fire hydrants shall be by any approved roadway as specified by this code.
 - 2) Distance to Roadways: Hydrants shall be located approximately ten (10) feet from all-weather roadways.
 - 3) Pumper Outlet Direction: Each hydrant shall have the pumper (steamer) connection facing the primary roadway and shall be accessible so that a connection can be made between the hydrant and the apparatus located in the street with twenty (20) feet of suction hose.
 - 4) Hydrant Outlet Location: Fire hydrant outlets shall be a minimum of eighteen (18) inches and no more than thirty-six (36) inches above the finished grade.
 - 5) Hydrant Type: Fire hydrants used in conjunction with water supplies shall be of a type acceptable to the Lemont Fire Protection District.
 - 6) Cover/Cap: The larger steamer port on the hydrant is to be equipped with a five (5) inch "storz" fitting with a cover/cap. This cover/cap shall be connected to the hydrant with a 0.125" vinyl coated aircraft cable. If this type of connection cannot be used, final determination shall be made by the fire code official. Lemont Fire Protection District Ordinance #14-02 (Section 508.5.7).
- 6) When fire apparatus access roads or a water supply for fire protection is required to be installed, such protection shall be installed and made serviceable prior to an during the time of construction except when approved alternative methods of protection are provided. Temporary street signs shall be installed at each street intersection when construction of

new roadways allows passage by vehicles in accordance with the International Fire Code, 2006 Edition, (Section 505.2).

- 7) Fire apparatus access roads shall have an unobstructed width of not less than 20 feet (6096 mm), except for approved security gates in accordance with Section 503.6, and an unobstructed vertical clearance of not less than 13 feet 6 inches (4115 mm) in accordance with the International Fire Code, 2006 Edition, (Section 503.2.1).
- 8) Fire apparatus roads shall be designed and maintained to support the imposed loads of fire apparatus and shall be surface so as to provide all weather driving capabilities in accordance with the International Fire Code, 2006 Edition, (Section 503.2.3).
- 9) The required turning radius of a fire apparatus access road shall be determined by the fire code official in accordance with the International Fire Code, 2006 Edition, (Section 503.2.4).
- 10) The grade of the fire apparatus access road shall be within the limits established by the fire code official based on the fire department's apparatus in accordance with the International Fire Code, 2006 Edition, (Section 503.2.7)

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

Sincerely,



Daniel A. Tholotowsky
Fire Marshal

PUD Final Plan/Plat Application Form

Planning & Economic Development Department
418 Main Street Lemont, Illinois 60439
phone (630) 257-1595
fax (630) 257-1598

APPLICANT INFORMATION

MATTHEW J. PAGORIA
Applicant Name

M/I HOMES OF CHICAGO
Company/Organization

400 E. DIEHL RD #230, NAPERVILLE, IL 60563
Applicant Address

630-577-5200ph 630-577-5220 fax
Telephone & Fax

mpagoria@mihomes.com
E-mail

CHECK ONE OF THE FOLLOWING:

- Applicant is the owner of the subject property and is the signer of this application.
- Applicant is the 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

SWC 131ST AND PARKER
Address of Subject Property/Properties

SEE ATTACHED 69.91 ac
Parcel Identification Number of Subject Property/Properties Size of Subject Property/Properties

REQUIRED DOCUMENTS

See Form 508-A, PUD Final 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 Final Plan/Plat Application Form

Village of Lemont

APPLICATION FEE & ESCROW

Application Fee (only required if the PUD includes a final plat of subdivision):

< 3 acres = \$300, plus \$25 per existing and/or proposed dwelling unit

3 to <5 acres = \$600, plus \$25 per existing and/or proposed dwelling unit

5 to <10 acres = \$1000, plus \$25 per existing and/or proposed dwelling unit

10 acres or more = \$1200, plus \$25 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 final 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

IL

State

Date

County

8/14/15

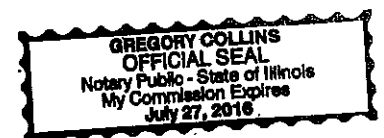
DU PAGE

I, the undersigned, a Notary Public in and for the aforesaid County and State, do hereby certify that MATTHEW J. PABORIA 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 24 day of August A.D. 20 15.

My commission expires this 27 day of July A.D. 20 16.



Glen Oak Estates, LLC
16W231S. Frontage Road
Suite 17
Burr Ridge, Illinois 60527

August 24, 2015

Village of Lemont
418 Main St.
Lemont, IL 60439

Re: 69.91 acres, Kettering Phase II, SW Corner of Parker Road and 131 st Street

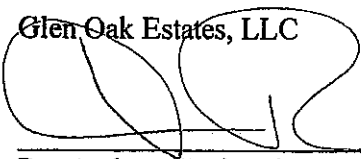
Ladies and Gentlemen:

The undersigned, Glen Oak Estates, LLC, is the legal title holder of the property located at the southwest corner of Parker Road and 131st Street and commonly referred to as Kettering Phase II. The property is legally described on the Unit 4, Unit 5, Unit 6, and Unit 7 plats of subdivision as submitted with this application.

We hereby authorize M/I Homes of Chicago, LLC to act on behalf of the owner in petitioning the Village for a PUD Plan Amendment, Final Plat and Final Engineering, and any other related petitions for the Kettering Phase II property.

Very truly yours,

Glen Oak Estates, LLC


By: Anthony Perino, its Manager

Kettering Phase II

Units 4-7 Lot Breakdown and Acreage

	Lot Classification			Acres
	Small 7,500	Medium 10,125	Large 12,150	
Unit 4	0	8	6	8.71
Unit 5	14	0	0	7.76
Unit 6	19	57	0	34.46
Unit 7	0	0	19	18.98
	33	65	25	69.91

ORIGINATING OFFICE:	FOR SETTLEMENT INQUIRIES, CONTACT:
Chicago Title Company, LLC 1701 West Golf Road, #1-101 Rolling Meadows, IL 60008 Main Phone: (847)758-4800	Chicago Title and Trust 1701 West Golf Road, #1-101 Rolling Meadows, IL 60008 Main Phone: (847)758-4800 Main Fax: (847)758-4750

Issued By: Cohen, Salk & Huvad - Northbrook
630 Dundee Road
Northbrook, IL 60062

SCHEDULE A

ORDER NO. 15010376NS

Property Ref.: SW Corner of 131st Street & Parker Avenue, Lemont, IL 60439

1. Effective Date: May 11, 2015
2. Policy or (Policies) to be issued:
 - a. ALTA Owner's Policy 2006
Proposed Insured: M/I Homes of Chicago LLC
Policy Amount: [REDACTED]
 - b. ALTA Loan Policy 2006
Proposed Insured: , its successors and/or assigns as their respective interests may appear
Policy Amount: To Be Determined
3. The estate or interest in the land described or referred to in this Commitment is:
Fee Simple
4. Title to the estate or interest in the land is at the Effective Date vested in:
GLEN OAK ESTATES, LLC, AN ILLINOIS LIMITED LIABILITY COMPANY
5. The land referred to in this Commitment is described as follows:
SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

END OF SCHEDULE A

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EXHIBIT "A"
Legal Description

PARCEL 1:

THE EAST 5 ACRES OF THE SOUTH QUARTER OF THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 37 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THAT PART OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 37 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER THEREOF: THENCE SOUTH, 10.02- 1/2 CHAINS; THENCE WEST, 8.43 CHAINS, MORE OR LESS, TO AN OLD ROAD; THENCE NORTH 17 DEGREES 30 MINUTES EAST, 10.57 CHAINS; THENCE EAST, 3.28 CHAINS, MORE OR LESS, TO THE POINT OF BEGINNING, ALL IN TOWNSHIP 37 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

PARCEL 3:

THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 34, TOWNSHIP 37 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

PARCEL 4:

THAT PART OF THE EAST HALF OF THE SOUTHEAST QUARTER LYING WEST OF THE FOLLOWING DESCRIBED LINE COMMENCING AT THE NORTHEAST CORNER OF THE EAST HALF OF SAID SOUTHEAST QUARTER; THENCE SOUTH 87°55'05" WEST ALONG THE NORTH LINE OF SAID SOUTHEAST QUARTER 1,134.88 FEET TO THE POINT OF BEGINNING OF THE EAST LINE OF PARCEL TWO; THENCE SOUTH 1°50'25" EAST, 110.34 FEET; THENCE SOUTHERLY ALONG A CURVE CONCAVE EASTERLY HAVING A RADIUS OF 300.00 FEET, AND A CHORD THAT BEARS SOUTH 9°07'09" EAST, A CHORD DISTANCE OF 76.02 FEET AND AN ARC LENGTH OF 76.22 FEET; THENCE SOUTH 16°23'52" EAST, 12.88 FEET; THENCE SOUTHERLY ALONG A CURVE CONCAVE WESTERLY HAVING A RADIUS OF 300.00 FEET, AND A CHORD THAT BEARS SOUTH 9°43'49" EAST, A CHORD DISTANCE OF 69.66 FEET AND AN ARC LENGTH OF 69.82 FEET; THENCE SOUTH 87°55'05" WEST, 135.04 FEET; THENCE SOUTH 1°54'21" EAST, 90.00 FEET; THENCE SOUTH 1°50'25" EAST, 12.82 FEET; THENCE SOUTHERLY ALONG A CURVE CONCAVE EASTERLY HAVING A RADIUS OF 365.00 FEET, AND A CHORD THAT BEARS SOUTH 14°12'55" EAST, A CHORD DISTANCE OF 156.45 FEET AND AN ARC LENGTH OF 157.67 FEET; THENCE SOUTH 00°28'13" EAST, 78.74 FEET; THENCE SOUTH 81°03'34" EAST, 135.08 FEET; THENCE SOUTHERLY ALONG A CURVE CONCAVE EASTERLY HAVING A RADIUS OF 255.00 FEET, AND A CHORD THAT BEARS SOUTH 4°47'41" WEST, A CHORD DISTANCE OF 59.04 FEET AND AN ARC LENGTH OF 59.17 FEET; THENCE SOUTH 1°51'11" EAST, 37.52 FEET; THENCE SOUTHERLY AND EASTERLY ALONG A CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 480.00 FEET, AND A CHORD THAT BEARS SOUTH 26°02'38" EAST, A CHORD DISTANCE OF 393.38 FEET AND AN ARC LENGTH OF 405.32 FEET TO A POINT OF CUSP; THENCE SOUTHERLY ALONG A CURVE CONCAVE EASTERLY HAVING A RADIUS OF 180.00 FEET, AND A CHORD THAT BEARS SOUTH 13°47'50" WEST, A CHORD DISTANCE OF 97.12 FEET AND AN ARC LENGTH OF 98.33 FEET; THENCE

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ALTA Commitment (06/17/2008)



EXHIBIT "A"
Legal Description

SOUTH 1°51'11" EAST, 601.73 FEET; THENCE NORTH 88°08'49" EAST, 75.22 FEET; THENCE SOUTH 01°51'11" EAST, 135.00 FEET; THENCE SOUTH 5°02'24" WEST, 158.78 FEET; THENCE SOUTH 0°42'17" EAST, 125.00 FEET; THENCE SOUTH 6°03'30" EAST, 60.28 FEET; THENCE SOUTH 2°01'23" EAST, 213.72 FEET; THENCE SOUTH 20°27'29" EAST, 63.25 FEET; THENCE SOUTH 2°01'23" EAST, 125.00 FEET TO THE SOUTH LINE OF THE EAST HALF OF SAID SOUTHEAST QUARTER AND THERE TERMINATING, ALL IN COOK COUNTY, ILLINOIS.

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SCHEDULE B

Schedule B of the policy or policies to be issued will contain exceptions to the following matters unless the same are disposed of to the satisfaction of the Company:

General Exceptions

1. **Rights or claims of parties in possession not shown by Public Records.**
2. **Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the Land.**
3. **Easements, or claims of easements, not shown by the Public Records.**
4. **Any lien, or right to a lien, for services, labor or material heretofore or hereafter furnished, imposed by law and not shown by the Public Records.**
5. **Taxes or special assessments which are not shown as existing liens by the Public Records.**
6. **We should be furnished a properly executed ALTA statement and, unless the land insured is a condominium unit, a survey if available. Matters disclosed by the above documentation will be shown specifically.**
7. **Note for Information: The coverage afforded by this commitment and any policy issued pursuant hereto shall not commence prior to the date on which all charges properly billed by the company have been fully paid.**

H

8.
 1. Taxes for the year(s) 2014 and 2015
2015 taxes are not yet due or payable.
 - 1A. Note: 2014 first installment was due March 3, 2015
Note: 2014 final installment not yet due or payable

Perm tax#	Pcl	Year	1st Inst	Stat	
22-34-302-003-0000	1 of 5	2014	\$51.43		Paid
This tax number affects part of PIQ and no other property.					
22-34-302-005-0000	2 of 5	2014	\$52.83		Paid
This tax number affects part of PIQ and no other property.					
22-34-400-010-0000	3 of 5	2014	\$105.67		Paid
This tax number affects part of PIQ and other property.					
22-34-400-013-0000	4 of 5	2014	\$264.08		Paid
This tax number affects part of PIQ and other property.					
22-34-401-001-0000	5 of 5	2014	\$845.36		Paid
This tax number affects part of PIQ and other property.					

C

9. The Company may pay current year Cook County taxes when furnished an original tax bill at or before the time the Company is requested to make payments. If an original tax bill is not furnished, the Company will pay current taxes via ach payment, which results in an additional \$6 duplicate tax bill fee payable to Cook County and collected from the taxpayer at closing.

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CHICAGO DIVISION
400 East Diehl Road, Suite 230
Naperville, IL 60563
630-577-5200 OFFICE
630-577-5220 FAX

August 24, 2015

Charity Jones
Director of Planning & Economic Development
Village of Lemont
418 Main St
Lemont, IL 60439
Ph 630-257-1581
cjones@lemont.il.us

Re: Kettering Phase II, Lemont, IL

Dear Charity:

We have made substantial progress in Kettering Phase I and now would like to submit the necessary documents and plans to allow for us to proceed with Phase II. Based on discussions with Staff, the Park District desires to have a larger entrance to the centralized public park site and was looking to M/I to help in this matter.

The original plan provided for 3 classifications of lots based on lot size, which we will refer to as small, medium, and large lots. The approved plan depicted Lots 121-137 (17 lots) as "large" lots. In order to accommodate the Park District we are proposing to amend the PUD and alter the final plan for Kettering Phase II by platting the aforementioned 17 "large" lots as 19 "medium" lots and increasing the adjacent park access from 40 feet to 100 feet. This proposed change will require that several other items be updated. The following is a list of the proposed revisions:

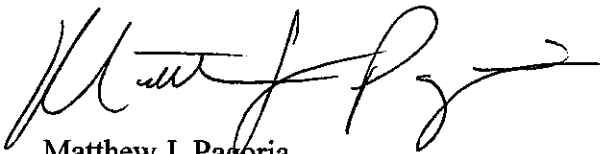
1. Increase Park access from 40ft to 100ft
2. Revise 17 "large" lots to 19 "medium" lots
3. Update Side-load Garage percentages (see attached Residential Design Book)
4. Update Masonry percentages (see attached Residential Design Book)

In addition to the above revisions we are also requesting to add a provision to the PUD that will permit decks and terraces to maintain a similar setback as the principal structure. The original PUD and Zoning Ordinance required that a deck or terrace in the underlying zoning district be setback 15ft from the side lot line.

Thank you in advance for taking the time to review M/I Home's proposed amendment to the PUD and Final Plans.

If you have any questions I can be reached at 847-878-9439.

Very truly yours,

A handwritten signature in black ink, appearing to read 'Matthew J. Pagoria', written in a cursive style.

Matthew J. Pagoria
Vice President of Land Acquisition
M/I Homes of Chicago, LLC

Kettering

Residential Design Book

Revised
8/21/15



Lettering Conceptual Neighborhood Plan




Lemont, Illinois

21 November 2012

Site Data:

Gross Site Area (Prior to Perimeter R.O.W. Expansion)	131.14
Net Site Area (After Perimeter R.O.W. Expansion)	125.82
Total Units	241
Density	1.92 D.U./ac.

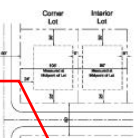
Product Data:

 12,150 sq. Single Family Lots (90' x 135')	76 units
 10,125 sq. Single Family Lots (75' x 135')	96 units
 7,500 sq. Single Family Lots (60' x 125')	71 units
Total Units	243 units

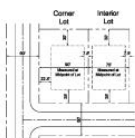
Naturalized Open Space

8/21/15

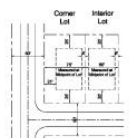
PUD and Plan Amendment
Create 19 "10,125" lots
instead of 17 "12,150" lots.
Increase width of access to
Park Site.



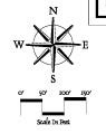
12,150 sq. Lot Details



10,125 sq. Lot Details



7,500 sq. Lot Details



Designed By:



Community Planning • Development Economics
Site Design • Landscape Architecture
627 Cowles Street
Evanston, Illinois 60201
Tel 847.869.2015
Fax 847.869.2059

Lettering Conceptual Neighborhood Plan




Lemont, Illinois

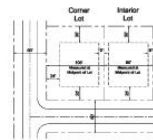
21 November 2012

Site Data:

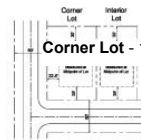
Gross Site Area (Prior to Perimeter R.O.W. Expansion)	131.14
Net Site Area (After Perimeter R.O.W. Expansion)	125.82
Total Units	241
Density	1.92 d.u./ac.
Naturalized Open Space (Open Space Corridors, Buffers, Woodland Preserves, Detention)	43.6 ac.
Formalized Open Space (Nightclub Pavements, Skateboards, Amusement, Boulevard)	3.87 ac.
Total Gross Open Space	47.54 ac.
Percentage Gross Open Space	38%
Total Net Open Space (All Open Space Except Detention 707 ac)	36 ac.
Percentage Net Open Space	2.9%

Product Data:

 12,150 s.f. Single Family Lots (90' x 135')	76 units
 10,125 s.f. Single Family Lots (75' x 135')	96 units
 7,500 s.f. Single Family Lots (60' x 125')	71 units
Total Units	243 units



12,150 s.f. Lot Details



10,125 s.f. Lot Details



7,500 s.f. Lot Details

"Special Side and Rear Lots"

- **Corner Lot** - 1st floor masonry on all elevations (21 Lots)
- **Interior Lot** - 1st floor masonry on all elevations (7 required on Derby) - Exhibit is for illustrative purposes only, the exact lot will be specified at time of building permit.
- **Interior Lot (Small and Medium Lots)** - Masonry shall be the same height on the sides and rear as on the front elevation, but in no case less than 3ft (10 Lots)

Corner Lot - 1st floor masonry on all elevations (21 Lots)



Designed By:



Community Planning • Development Economics
Site Design • Landscape Architecture
627 Olive Street
Evanston, Illinois 60201
Tel: 847.869.2010
Fax: 847.869.2059

Kettering - Approved Conditions

1. Garages. At least 25 of the 12,150s.f. lots shall have a side loaded, rather than a front loaded garage. The orientation of side loaded garages along the same street should be varied so that the preponderance of side loaded garages do not face the same direction.

2. Emergency Access During Development. A temporary turnaround shall be provided at the western boundary of Phase One, Unit Three for use by emergency response vehicles in case of emergency. Such accommodation shall be subject to review and approval by the Village Planning & Economic Development Director.

3. Masonry

a. A minimum of 19 of the 57 12,150s.f. lots accessed from Parker Road and/or 131St Street shall be improved with homes that include a minimum first floor masonry on all elevations. Nineteen (19) of the aforementioned 19 lots shall be corner lots.

b. A minimum of 9 of the 19 12,150s.f. lots accessed from Derby Road shall be improved with homes that include a minimum first floor masonry on all elevations.

c. Lots 17, 88, 89, 90, 91, 143, 144, 145, 146, and 165 shall be improved with homes that include masonry on all elevations. The required masonry component shall be the same height on the sides and rear of the homes as on the front elevation, but in no case shall be less than 3' high.

d. Brick and stone veneer shall be anchored veneer. Adhered brick and stone veneer, prefabricated brick and stone veneer systems, and modular panel brick and stone veneer systems shall not be permitted, except for adhered natural stone, which shall be permitted when used as a material for porch columns.

e. For any model within Exhibit C, the use of stone may be substituted for brick, or vice versa.

4. Other Exterior Materials & Features

a. Horizontal siding shall be cement fiber board, LP Smart Side®, or a comparable product of similar style and quality as determined by the Village Planning & Economic Development Director. Shake siding may be vinyl, all other vinyl siding is prohibited.

b. Window trim shall be a minimum 3.5".

c. Shutters shall be the lesser of 15" wide or half the width of the adjacent window.

d. The use of metal roofing material is subject to review and approval by Village Planning & Economic Development Director.

5. Anti-Monotony. Thirteen (13) different home models are identified by name within Exhibit C. Each model identified has multiple variations, labeled as Elevations A-E in Exhibit C. The following anti-monotony standards shall apply for the evaluation of anti-monotony between the models contained in Exhibit C.

For any homes constructed within the development that are not a model contained within Exhibit C, the anti-monotony provisions of the Unified Development Ordinance shall apply. Additionally, if any of the models included in Exhibit C are to be built on a lot that is within two lots or across the street from a home that is not a model contained within Exhibit C, the anti-monotony provisions of the Unified Development Ordinance shall apply.

a. A home model cannot be located immediately adjacent to the same model.

b. If a home model is proposed to be located within two lots of or across the street from the same model, it must be a different variation of that model.

c. If a home model is proposed to be located within two lots of or across the street from the same model, the homes shall not be constructed with the same color package.

d. No one home model, including its variations, can be constructed on more than 40% (28) of the 7500s.f. lots.

e. No one home model, including its variations, can be constructed on more than 35% (26) of the 10,125s.f. lots.

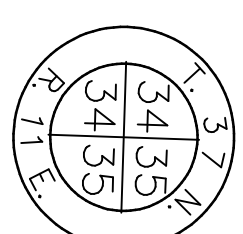
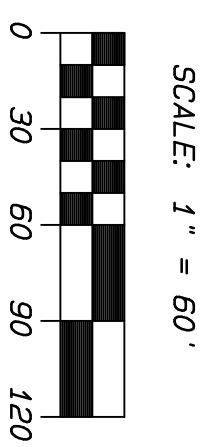
f. No one home model, including its variations, can be constructed on more than 25% (23) of the 12,150s.f. lots.

6. Additional Models. Exhibit C may be amended to include additional models or additional variations of models so long as the additions do not represent a change to the overall character of the approved plans. Such amendments shall be processed as a minor amendment to this PUD per Unified Development Ordinance Section 17.08.090.B.

7. Decks and Terraces. Decks and terraces are permitted provided they are: at least 10 ft from all lot lines or equal to the setback of a conforming principal structure, whichever is less.

KETTERING P.U.D. UNIT FOUR

BEING A SUBDIVISION IN THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 34 TOWNSHIP 37 NORTH RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, IL



NORTH LINE OF THE SOUTHEAST QUARTER OF SECTION 34
POINT OF BEGINNING

POINT OF BEGINNING
193ST

STREET

ROAD

HERETOFORE DEDICATED FOR PUBLIC STREET

HERETOFORE DEDICATED FOR PUBLIC STREET

50.00' HERETOFORE DEDICATED FOR PUBLIC STREET

PARKER EAST LINE OF THE SOUTHEAST QUARTER OF SEC. 34-37-11

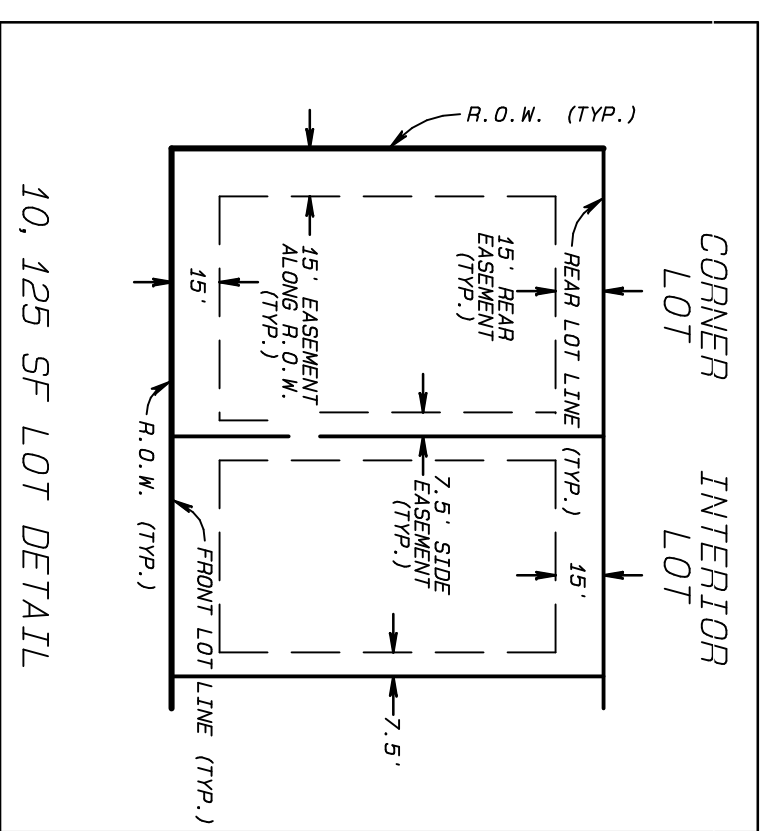
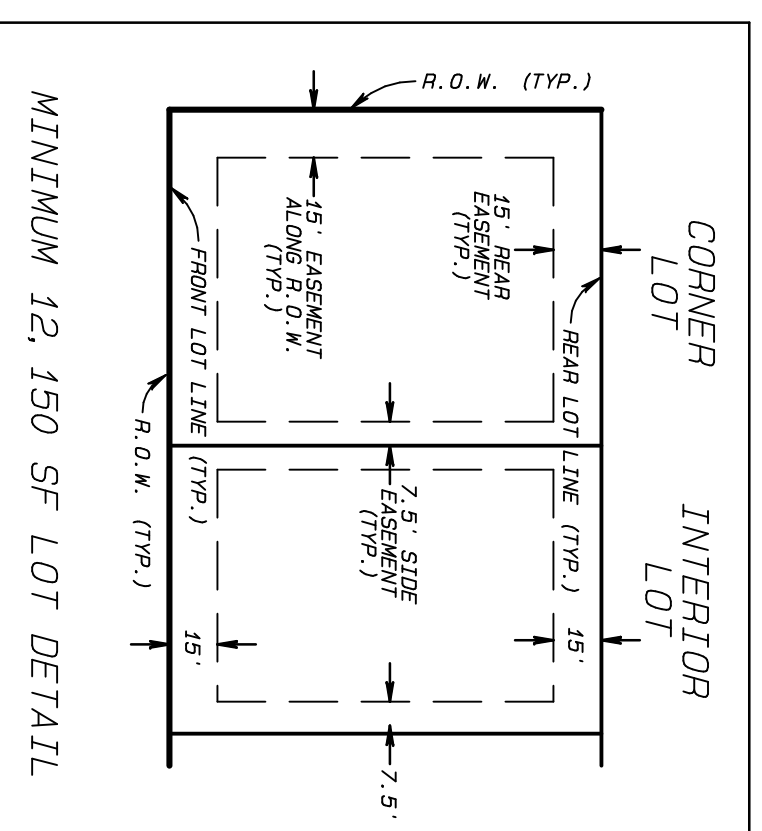
RESIDENTIAL LOTS

MINIMUM LOT AREA	LOTS	NUMBERS OF RESIDENTIAL LOTS
12,150 S.F.	42 --> 47	6
10,125 S.F.	79 --> 82	4

TOTAL NUMBER OF RESIDENTIAL LOTS	14
AREA OF PARCEL	8.71 AC

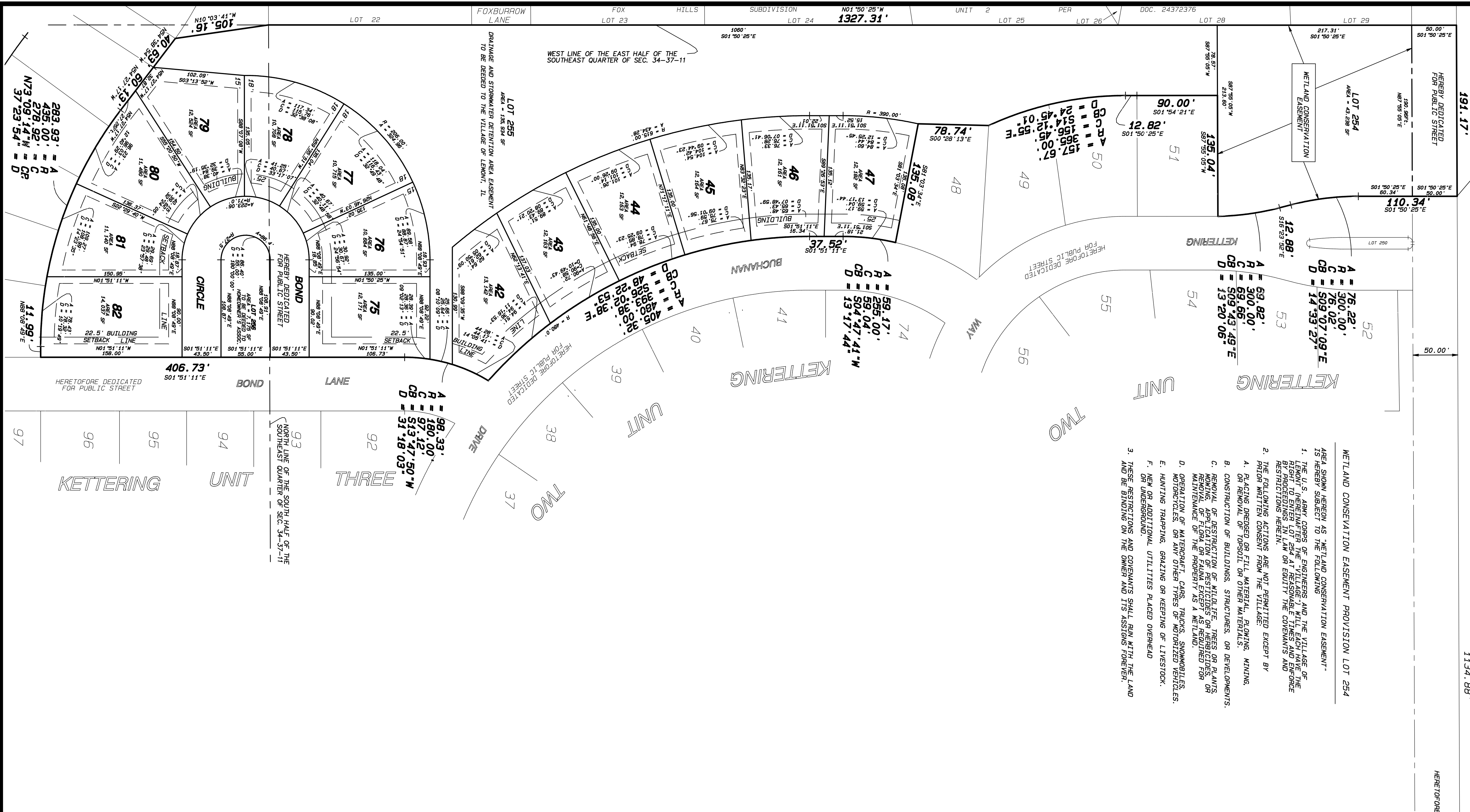
NON RESIDENTIAL LOTS

LOT 284	TO BE DEERED TO VILLAGE OF LEMONT, IL
LOT 285	TO BE DEERED TO VILLAGE OF LEMONT, IL
LOT 286	TO BE DEERED TO HOMEOWNERS ASSOCIATION



TYPICAL EASEMENTS

NOTES:
ALL EASEMENTS ARE FOR PUBLIC UTILITIES AND DRAINAGE UNLESS OTHERWISE NOTED AND ARE INDICATED THUS:
EASEMENT WIDTHS SHOWN ARE TYPICAL UNLESS OTHERWISE SHOWN.



- METLAND CONSERVATION EASEMENT PROVISION LOT 284**
- AS SHOWN HEREBY AS "METLAND CONSERVATION EASEMENT" IS HEREBY SUBJECT TO THE FOLLOWING:
- THE U.S. ARMY CORPS OF ENGINEERS AND THE VILLAGE OF LEMONT (HEREINAFTER THE "VILLAGE") WILL EACH HAVE THE RIGHT TO ENTER LOT 284 AT REASONABLE TIMES AND ENFORCE THE RESTRICTIONS HEREIN, OR EITHER THE CORPANTS AND RESTRICTIONS HEREIN.
 - THE FOLLOWING ACTIONS ARE NOT PERMITTED EXCEPT BY PRIOR WRITTEN CONSENT FROM THE VILLAGE:
 - PLACING DREDGED OR FILL MATERIAL, PLOWING, MINING,
 - CONSTRUCTION OF BUILDINGS, STRUCTURES, OR DEVELOPMENTS,
 - REMOVAL OF DESTRUCTION OF MILLAGE TREES OR PLANTS,
 - MINING, APPLICATION OF PESTICIDES OR HERBICIDES, OR MAINTENANCE FOR OR THROUGH FLOOD A METLAND FOR
 - OPERATION OF WATERPUMP PANS, TRAPING, SHORTLINES, MOTOCYCLES, OR ANY OTHER TYPES OF MOTORIZED VEHICLES,
 - HUNTING TRAPPING, GRAZING OR KEEPING OF LIVESTOCK,
 - NEW OR ADDITIONAL UTILITIES PLACED OVERHEAD
 - NEW OR ADDITIONAL
 - THESE RESTRICTIONS AND CORPANTS SHALL RUN WITH THE LAND AND BE BINDING ON THE OWNER AND HIS ASSIGNS FOREVER.

SEND TAX BILLS TO:
M/T HOMES OF CHICAGO, LLC
400 EAST DEMP ROAD, SUITE 230
NAPERVILLE, IL 60563

PREPARED BY:
BRANECKI - VIRGILIO & ASSOCIATES, INC.
Consulting Civil Engineers
79 NORTH BROADWAY
TEL: 847-298-4825
ORDER NO. 868-4

DES PLAINES, ILLINOIS 60016
FAX: 847-298-4825
DATE: JUNE 30, 2015
REVISED: AUG. 28, 2015

PAGE 1 OF 2

KETTERING P.U.D. PHASE TWO UNIT FOUR

STATE OF ILLINOIS)
COUNTY OF _____) SS

Owners Certificate

_____ do hereby certify that _____ the owner(s) of the property described in the caption to the plat hereon drawn and as such owner(s), have caused said property to be surveyed and _____ as hereon shown, as _____ own free and voluntary act and deed.

_____ hereby dedicate for public use the lands shown on this plat, including but not limited to, thoroughfares, streets, alleys, walkways and public services; grant the telephone, gas, electric and any other public or private utility easements as stated and shown on this plat; and grant and declare the Storm Water Drainage and Detention Easements as stated and shown on this plat.

_____ further certify that there are no unpaid deferred installments of outstanding unpaid special assessments affecting the land described and shown on this _____ plat or, if any of said installments are not paid, then such installments have been divided in accordance with the _____ and approved by the court which confirmed the special assessment and the proper collector of any such special assessment has so certified such division on the face of this subdivision plat.

Dated this _____ day of _____, 20____.

Owner(s): _____ (Name / Names)

STATE OF ILLINOIS)
COUNTY OF _____) SS

I, _____, a Notary Public in and for said County in the State aforesaid, do hereby certify that _____ personally known to me to be the same person(s) whose name(s) _____ subscribed to the foregoing instrument as such _____ appeared before me this day in person and acknowledged that _____ signed the said instrument as their own free and voluntary act for the uses and purposes therein set forth.

Given under my hand and Notarial Seal:

This _____ day of _____, 20____.

By: _____ Notary Public

STATE OF ILLINOIS)
COUNTY OF _____) SS

School District Certificate

This is to certify that to the best of _____ knowledge, _____ of the property, which will be known as _____ is located within the boundaries of:

Elementary School District: _____

High School District: _____

Junior College District: _____

In (Cook, DuPage or Will) County, Illinois.

Dated this _____ day of _____, 20____.

By: _____ (Owner(s) / Trustee(s))

STATE OF ILLINOIS)
COUNTY OF _____) SS

I, _____ a Notary Public in and for said County in the State aforesaid, do hereby certify that _____ personally known to me to be the same person(s) whose name(s) _____ subscribed to the foregoing instrument, as such _____ appeared before me this day in person and acknowledged that _____ they signed the _____ plat as their own free and voluntary act for the uses and purposes therein set forth.

Given under my hand and Notarial Seal:

This _____ day of _____, 20____.

By: _____ Notary Public

STATE OF ILLINOIS)
COUNTY OF _____) SS

Surface Water Drainage Certificate

To the best of our knowledge and belief, the drainage of surface waters will not be changed by the construction of this subdivision on 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 areas or drains which the subdivision 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 subdivision.

Dated this _____ day of _____, 20____.

By: _____ Owner(s) / Trustee(s) or duly Authorized Attorney

STATE OF ILLINOIS)
COUNTY OF _____) SS

President & Board of Trustees Certificate

Approved and accepted by the President and Board of Trustees of the Village of Lemont, Cook County, Illinois at a Public Meeting held:

This _____ day of _____, 20____.

By: _____ President

Attest: _____ Village Clerk

STATE OF ILLINOIS)
COUNTY OF _____) SS

Village Treasurer's Certificate

I, _____ Village Treasurer of the Village of Lemont, Cook, Ill., and DuPage Counties, Illinois, hereby certify that there are no delinquent or unpaid current or forfeited special assessments, or any deferred installments of any outstanding unpaid special assessments which have not been divided in accordance with the proposed subdivision and duly approved by the court that confirmed the special assessment.

Dated at Lemont, _____ County, Illinois this _____ day of _____, 20____.

_____ Village Treasurer

STATE OF ILLINOIS)
COUNTY OF _____) SS

Village Engineers Certificate

I, _____ Village Engineer of the Village of Lemont, Cook, Will, and DuPage Counties, Illinois, hereby certify that the land improvements in this _____ as shown by the plans and specifications therefore, meet the minimum requirements of said Village and have been approved by all public authorities having jurisdiction thereof.

Dated this _____ day of _____, 20____.

By: _____ Village Engineer

This plat has been approved by the Cook County Board of Supervisors of the Village of Lemont, Cook County, Illinois, in accordance with the standards of the Cook County Department of Highway Maintenance conforming to the standards of the Department of Public Works of the County of Cook, Illinois, for this access.

Superintendent of Transportation and Highway Cook, County, Illinois

Public Utility and Drainage Easement Provisions

A separate instrument is prepared and granted to the Village of Lemont and the successor and assigns over all areas designated Public Utility and Drainage Easement and those areas designated by GDE's various easements, distribution, and collection systems including but not limited to water lines, sanitary sewers and storm sewers, together with any and all necessary valve vaults and appurtenances as may be deemed necessary by said Village, over, upon, along, under and through the surface of the property shown on the plat, together with the right of easement to cut down, trim or remove, without obligation to restore or make good any improvements on the easement that interfere with the operation of such lines and sewers. No permanent buildings or structures shall be placed on the easement that do not then or later interfere with the proposed uses or rights. Where an easement is used for both sewer and other utilities, the other of Lemont and to Village approval as to design and location. Proprietary easements are hereby reserved for and granted to the Village of Lemont and other governmental authorities having jurisdiction of the land, over the entire easement including water, storm and sanitary sewer service and maintenance and emergency and routing poles, fire, and other public safety related services.

CON ED COMPANY AND AT&T CORPORATION

An easement is hereby reserved for and granted to Con Edison Company and AT&T Corporation, their respective successors and assigns, jointly and severally, for the installation, maintenance, relocation, removal and removal of overhead and underground electric and communications lines and appurtenances in, over, under, across, along and upon _____ and _____ Public Utility and Drainage Easement, or "P.U. & D.E." and the property designated on the plat for _____ to provide, install, maintain, repair and replace all necessary facilities for providing electric and communications services to the property shown on the plat, together with the right of easement to cut down, trim or remove, without obligation to restore or make good any improvements on the easement that interfere with the operation of such lines and sewers. No permanent buildings or structures shall be placed on the easement that do not then or later interfere with the proposed uses or rights. Where an easement is used for both sewer and other utilities, the other of Lemont and to Village approval as to design and location. Proprietary easements are hereby reserved for and granted to the Village of Lemont and other governmental authorities having jurisdiction of the land, over the entire easement including water, storm and sanitary sewer service and maintenance and emergency and routing poles, fire, and other public safety related services.

NICCOR CORPORATION / NICCOR GAS COMPANY

An easement is hereby reserved for and granted to Nicor Corporation and Nicor Gas Company, their successors and assigns, jointly and severally, for the installation, maintenance, relocation, removal and removal of gas lines and appurtenances in, over, under, across, along and upon _____ and _____ Public Utility and Drainage Easement, or "P.U. & D.E." and the property designated on the plat for _____ to provide, install, maintain, repair and replace all necessary facilities for providing gas services to the property shown on the plat, together with the right of easement to cut down, trim or remove, without obligation to restore or make good any improvements on the easement that interfere with the operation of such lines and sewers. No permanent buildings or structures shall be placed on the easement that do not then or later interfere with the proposed uses or rights. Where an easement is used for both sewer and other utilities, the other of Lemont and to Village approval as to design and location. Proprietary easements are hereby reserved for and granted to the Village of Lemont and other governmental authorities having jurisdiction of the land, over the entire easement including water, storm and sanitary sewer service and maintenance and emergency and routing poles, fire, and other public safety related services.

COMCAST COMMUNICATIONS

An easement is hereby reserved for and granted to Comcast Communications Corporation, their successors and assigns, jointly and severally, for the installation, maintenance, relocation, removal and removal of cable communication and broadcast signal systems in, over, across, along and upon _____ and _____ Public Utility and Drainage Easement, or "P.U. & D.E." and the property designated on the plat for _____ to provide, install, maintain, repair and replace all necessary facilities for providing cable communication and broadcast signal services to the property shown on the plat, together with the right of easement to cut down, trim or remove, without obligation to restore or make good any improvements on the easement that interfere with the operation of such lines and sewers. No permanent buildings or structures shall be placed on the easement that do not then or later interfere with the proposed uses or rights. Where an easement is used for both sewer and other utilities, the other of Lemont and to Village approval as to design and location. Proprietary easements are hereby reserved for and granted to the Village of Lemont and other governmental authorities having jurisdiction of the land, over the entire easement including water, storm and sanitary sewer service and maintenance and emergency and routing poles, fire, and other public safety related services.

Drainage and Stormwater Detention Easement

Declarant hereby reserves and grants to the Village of Lemont easements in, over, under and upon those areas designated on the plat as drainage and stormwater detention and detention easements, together with reasonable access thereto. Said stormwater drainage control together with reasonable access thereto, shall be subject to the declaration, its successors, heirs, executors and assigns to ensure the integrity of the stormwater facilities, no obstruction shall be placed upon the easement that interferes with the operation of the stormwater drainage system which in any manner impedes or diminishes stormwater drainage or detention in, over, under, through or upon said easement areas. In the event such obstruction notice to the property owner, have the right to perform, or have performed on its behalf, any work necessary to remove or correct such obstruction that obstructs stormwater storage, storm drainage, detention and retention facilities drainage easement compliance with all applicable Village codes. In the event of an emergency situation, as determined by the Village, the seventh-law Village shall have the right but not the duty, to proceed without notice to the property owner.

In the event the Village shall perform, or have performed on its behalf, any work necessary to remove or correct such obstruction that obstructs stormwater storage, storm drainage, detention and retention facilities drainage easement compliance with all applicable Village codes, the cost of the work performed by the Village shall include all expenses and costs associated with the performance of such work including, but not limited to, reasonable engineering, consulting and attorneys' fees related to the planning and actual performance of the work.

Lot 259 is hereby dedicated to the Village of Lemont for storm water detention

BLANKET VILLAGE UTILITY EASEMENT

An easement is hereby reserved for the placement, installation, use, operation, maintenance, repair, relocation, replacement, and removal of water mains, storm sewers, sanitary sewers, drainage mains and ditches, together with appurtenances, in, over, under, across, along and upon _____ and _____ Public Utility and Drainage Easement, or "P.U. & D.E." and the property designated on the plat for _____ to provide, install, maintain, repair and replace all necessary facilities for providing water, storm, and sanitary sewer services to the property shown on the plat, together with the right of easement to cut down, trim or remove, without obligation to restore or make good any improvements on the easement that interfere with the operation of such lines and sewers. No permanent buildings or structures shall be placed on the easement that do not then or later interfere with the proposed uses or rights. Where an easement is used for both sewer and other utilities, the other of Lemont and to Village approval as to design and location. Proprietary easements are hereby reserved for and granted to the Village of Lemont and other governmental authorities having jurisdiction of the land, over the entire easement including water, storm and sanitary sewer service and maintenance and emergency and routing poles, fire, and other public safety related services.

STATE OF ILLINOIS)
COUNTY OF COOK) SS

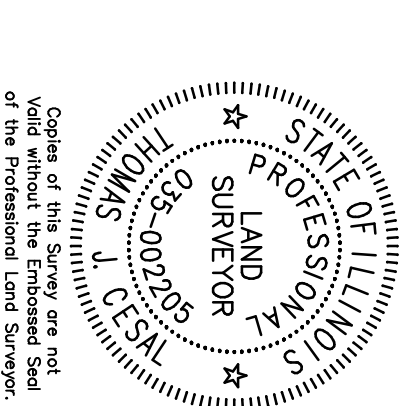
Surveyor's Certificate

I, _____ THOMAS J. CESAL, an Illinois Professional Land Surveyor, do hereby certify that I have surveyed and subdivided the following described property.

Dated this _____ day of _____, 20____.

By: _____ Illinois Professional Land Surveyor

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 2295
(License Expiration Date: November 20, 2014)
Illinois Professional Design Firm No. 194-001595

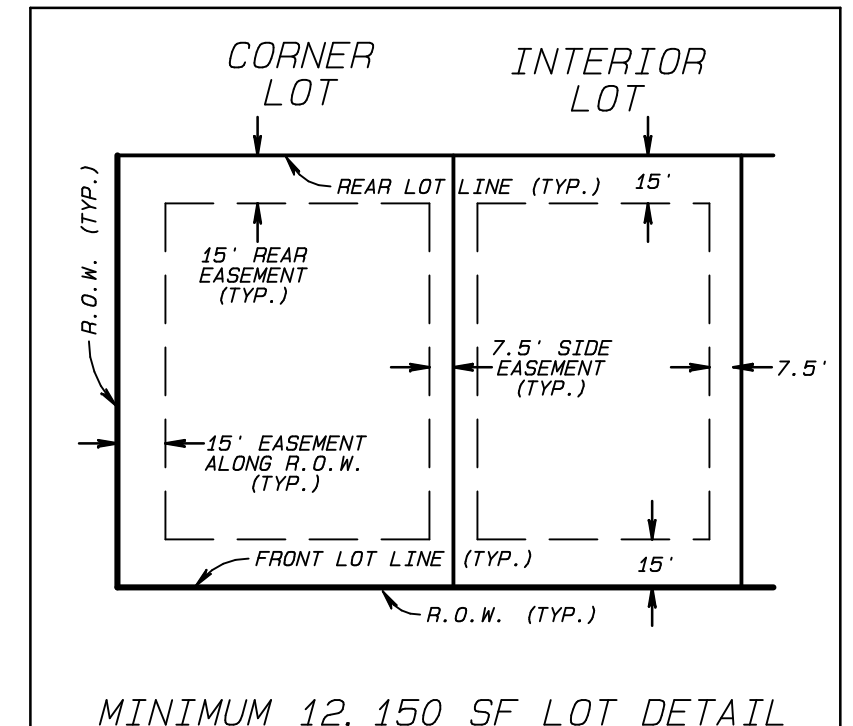
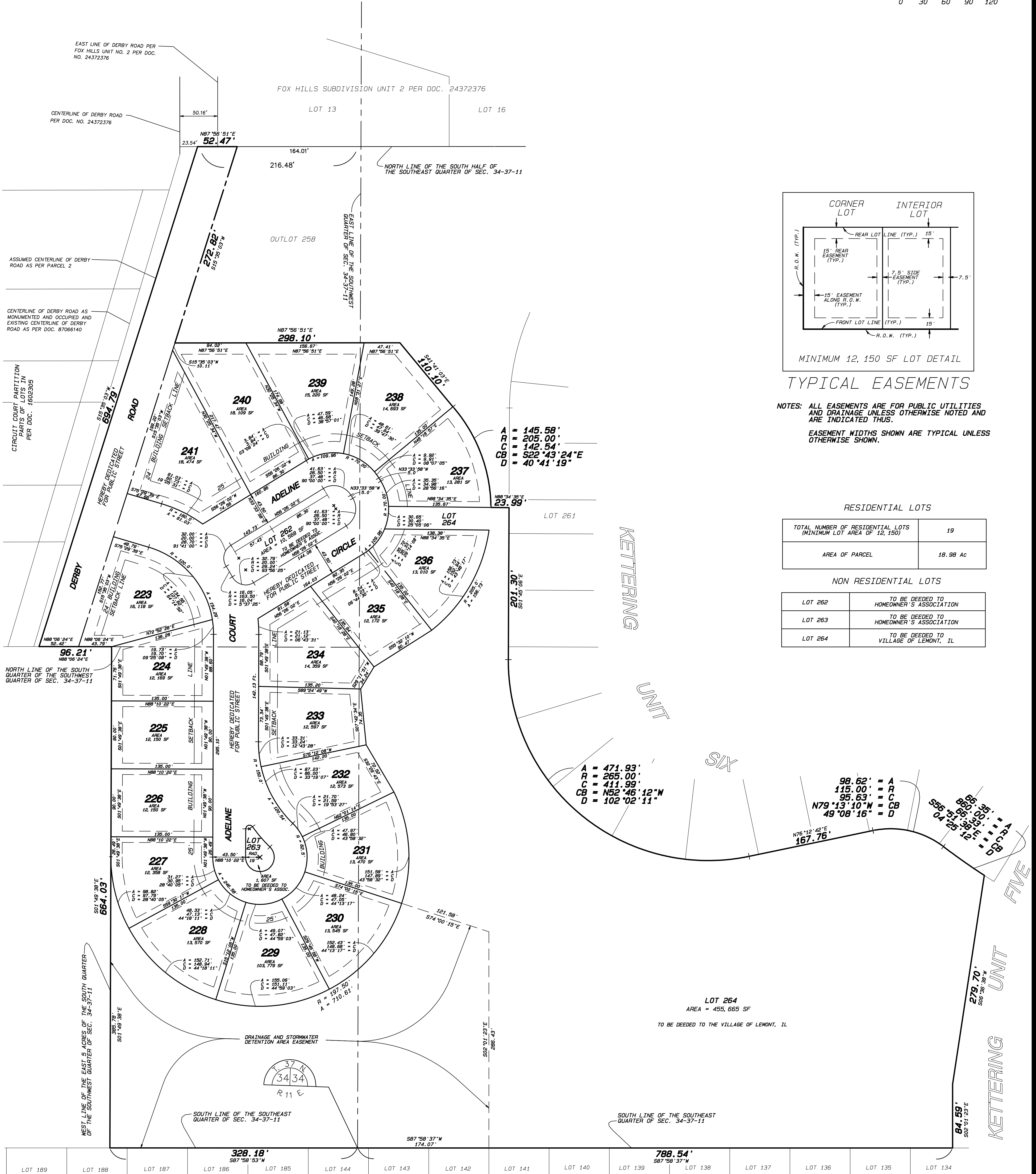
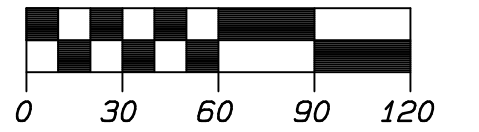


KETTERING P.U.D. UNIT SEVEN

BEING A SUBDIVISION IN THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 34 TOWNSHIP 37 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, IL



SCALE: 1" = 60'

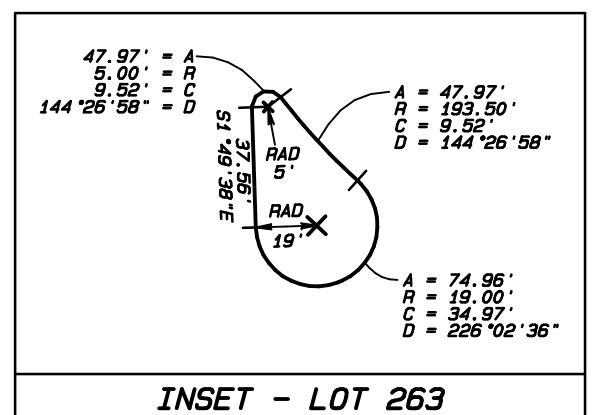


TYPICAL EASEMENTS

NOTES: ALL EASEMENTS ARE FOR PUBLIC UTILITIES AND DRAINAGE UNLESS OTHERWISE NOTED AND ARE INDICATED THUS.
EASEMENT WIDTHS SHOWN ARE TYPICAL UNLESS OTHERWISE SHOWN.

RESIDENTIAL LOTS	
TOTAL NUMBER OF RESIDENTIAL LOTS (MINIMUM LOT AREA OF 12,150)	19
AREA OF PARCEL	18.98 AC

NON RESIDENTIAL LOTS	
LOT 262	TO BE DEEDED TO HOMEOWNER'S ASSOCIATION
LOT 263	TO BE DEEDED TO HOMEOWNER'S ASSOCIATION
LOT 264	TO BE DEEDED TO VILLAGE OF LEMONT, IL



SEND TAX BILLS TO:
M/I HOMES OF CHICAGO, LLC
400 EAST DIEHL ROAD, SUITE 230
HAPERVILLE, IL 60553

PREPARED BY:
BRANECKI - VIRGILIO & ASSOCIATES, INC.
Consulting Civil Engineers

79 NORTH BROADWAY DES PLAINES, ILLINOIS 60016
TELEPHONE: 847-298-4525 FAX: 847-298-4525

ORDER NO. 868-7 DATE: JUNE 13, 2015
REVISED: AUG. 26, 2015

KETTERING P.U.D. UNIT SEVEN

STATE OF ILLINOIS)
COUNTY OF _____) SS **Owners Certificate**

_____ do hereby certify that _____ the owner(s) of the property described in the caption to the plat hereon drawn and as such owner(s), have caused said property to be surveyed and _____ as hereon shown, as _____ own free and voluntary act and deed.

_____ hereby dedicate for public use the lands shown on this plat, including but not limited to, thoroughfares, streets, alleys, walkways and public services; grant the telephone, gas, electric and any other public or private utility easements as stated and shown on this plat; and grant and declare the Storm Water Drainage and Detention Easements as stated and shown on this plat.

_____ further certify that there are no unpaid deferred installments of outstanding unpaid special assessments affecting the land described and shown on this _____ plat or, if any of said installments are not paid, then such installments have been divided in _____ and approved by the court which confirmed the special assessment and the proper collector of any such special assessment has so certified such division on the face of this subdivision plat.

Dated this _____ day of _____, 20____
Owner(s): _____ (Name / Names)

STATE OF ILLINOIS)
COUNTY OF _____) SS

I, _____, a Notary Public in and for said County in the State aforesaid, do hereby certify that _____ personally known to me to be the same person(s) whose name(s) _____ subscribed to the foregoing instrument as such _____ appeared before me this day in person and acknowledged that _____ signed the said instrument as their own free and voluntary act for the uses and purposes therein set forth.

Given under my hand and Notarial Seal:
This _____ day of _____, 20____
By: _____ Notary Public

STATE OF ILLINOIS)
COUNTY OF _____) SS **School District Certificate**

This is to certify that to the best of _____ knowledge, _____ of the property, which will be known as _____ is located within the boundaries of:

Elementary School District: _____
High School District: _____
Junior College District: _____
In Cook, DuPage or Will County, Illinois.

Dated this _____ day of _____, 20____
By: _____ (Owner(s) / Trustee(s))

STATE OF ILLINOIS)
COUNTY OF _____) SS

I, _____ a Notary Public in and for said County in the State aforesaid, do hereby certify that _____ personally known to me to be the same person(s) whose name(s) _____ subscribed to the foregoing instrument, as such _____ appeared before me this day in person and acknowledged that _____ they signed the _____ plat as their own free and voluntary act for the uses and purposes therein set forth.

Given under my hand and Notarial Seal:

This _____ day of _____, 20____
By: _____ Notary Public

STATE OF ILLINOIS)
COUNTY OF _____) SS **Surface Water Drainage Certificate**

To the best of our knowledge and belief, the drainage of surface waters will not be changed by the construction of this subdivision on 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 areas or drains which the subdivision 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 subdivision.

Dated this _____ day of _____, 20____
By: _____ Owner(s) / Trustee(s) or duly Authorized Attorney

STATE OF ILLINOIS)
COUNTY OF _____) SS **President & Board of Trustees Certificate**

Approved and accepted by the President and Board of Trustees of the Village of Lemont, Cook County, Illinois at a Public Meeting held:

This _____ day of _____, 20____
By: _____ President
Attest: _____ Village Clerk

STATE OF ILLINOIS)
COUNTY OF _____) SS **Village Treasurer's Certificate**

I, _____ Village Treasurer of the Village of Lemont, Cook,

Will, and DuPage Counties, Illinois, hereby certify that there are no delinquent or unpaid current or forfeited special assessments, or any deferred installments of any outstanding unpaid special assessments which have not been divided in accordance with the proposed subdivision and duly approved by the court that confirmed the special assessment.

Dated at Lemont, _____ County, Illinois this _____ day of _____, 20____
_____ Village Treasurer

STATE OF ILLINOIS)
COUNTY OF _____) SS **Village Engineers Certificate**

I, _____ Village Engineer of the Village of Lemont, Cook, Will, and DuPage Counties, Illinois, hereby certify that the land improvements in this _____ as shown by the plans and specifications therefore, meet the minimum requirements of said Village and have been approved by all public authorities having jurisdiction thereof.

Dated this _____ day of _____, 20____
By: _____ Village Engineer

This plat has been approved by the Cook County Board of Supervisors of the Village of Lemont, Cook County, Illinois, in accordance with the standards of the Cook County Department of Highway Patrol conforming to the standards of the Department of Public Works and Engineering for this access)

Superintendent of Transportation and _____
Highways _____
Cook County, Illinois

Public Utility and Drainage Easement Provisions

A separate instrument is prepared and granted to the Village of Lemont and the successor and assigns over all areas designated Public Utility and Drainage Easement and those areas designated by G&DE various easements, including but not limited to water lines, sanitary sewers and storm sewers, together with any and all necessary valve vaults and appurtenances as may be deemed necessary by said Village, over, upon, along, across and through the surface of the property shown on the plat, together with the right of easement to cut down, trim or remove, without obligation to restore or make good, any trees, shrubs or plants on the property which interfere with the operation of such lines and sewers. No permanent buildings or structures shall be placed on such areas or improvements on the easement that interfere with the operation of such lines and sewers. The easement shall be subject to the provisions of the Ordinance of Lemont and to Village approval as to design and location.

Proprietary easements are hereby reserved for and granted to the Village of Lemont and other governmental authorities having jurisdiction of the land, over the entire easement including water, storm and sanitary sewer service and maintenance and emergency and routing poles, fire, and other public safety related services.

CON ED COMPANY AND AT&T CORPORATION

An easement is hereby reserved for and granted to Con Edison Company and AT&T Corporation, their respective successors and assigns, jointly and severally, for the installation, maintenance, relocation, renewal and removal of cables and appurtenances in, over, under, across, along and upon the surface of the property shown on the plat and designated as Public Utility and Drainage Easement or "P.U. & DE" and the property designated on the plat for providing gas service and other utility services, together with the right to install, maintain, relocate, renew and remove such lines and appurtenances as may be deemed necessary by said Village, over, upon, along, across and through the surface of the property shown on the plat, together with the right of easement to cut down, trim or remove, without obligation to restore or make good, any trees, shrubs or plants on the property which interfere with the operation of such lines and appurtenances. No permanent buildings or structures shall be placed on such areas or improvements on the easement that interfere with the operation of such lines and appurtenances. The easement shall be subject to the provisions of the Ordinance of Lemont and to Village approval as to design and location.

NICCOR CORPORATION / NICCOR GAS COMPANY

An easement is hereby reserved for and granted to Nicor Corporation and Nicor Gas Company, their successors and assigns, jointly and severally, for the installation, maintenance, relocation, renewal and removal of cables and appurtenances in, over, under, across, along and upon the surface of the property shown on the plat and designated as Public Utility and Drainage Easement or "P.U. & DE" and the property designated on the plat for providing gas service and other utility services, together with the right to install, maintain, relocate, renew and remove such lines and appurtenances as may be deemed necessary by said Village, over, upon, along, across and through the surface of the property shown on the plat, together with the right of easement to cut down, trim or remove, without obligation to restore or make good, any trees, shrubs or plants on the property which interfere with the operation of such lines and appurtenances. No permanent buildings or structures shall be placed on such areas or improvements on the easement that interfere with the operation of such lines and appurtenances. The easement shall be subject to the provisions of the Ordinance of Lemont and to Village approval as to design and location.

COMCAST COMMUNICATIONS

An easement is hereby reserved for and granted to Comcast Communications Corporation, for the installation, maintenance, relocation, renewal and removal of cables and appurtenances in, over, under, across, along and upon the surface of the property shown on the plat and designated as Public Utility and Drainage Easement or "P.U. & DE" and the property designated on the plat for providing cable service and other utility services, together with the right to install, maintain, relocate, renew and remove such lines and appurtenances as may be deemed necessary by said Village, over, upon, along, across and through the surface of the property shown on the plat, together with the right of easement to cut down, trim or remove, without obligation to restore or make good, any trees, shrubs or plants on the property which interfere with the operation of such lines and appurtenances. No permanent buildings or structures shall be placed on such areas or improvements on the easement that interfere with the operation of such lines and appurtenances. The easement shall be subject to the provisions of the Ordinance of Lemont and to Village approval as to design and location.

Drainage and Stormwater Detention Easement

Declarant hereby reserves and grants to the Village of Lemont easements in, over, upon, through and upon those areas designated on the plat as drainage and stormwater detention and detention easements, together with reasonable access thereto. Said stormwater drainage control, together with reasonable access thereto, shall be subject to the declaration, its successors, heirs, executors and assigns, to ensure the integrity of the stormwater facilities, no obstruction shall be placed upon the easement, and the easement shall be subject to the provisions of the Ordinance of Lemont, which in any manner impeded or obstructed stormwater drainage of detention in, over, under, through or upon said easement areas. In the event such obstruction notice to the property owner, have the right to perform, or have performed on its behalf, any work necessary to remove such obstruction or to perform that adequate stormwater storage, storm drainage, detention and retention facilities drainage easement comply with all applicable Village codes. In the event of an emergency situation, as determined by the Village, the seventh-law Village shall have the right, but not the duty, to proceed without notice to the property owner.

In the event the Village shall perform, or have performed on its behalf, any work necessary to remove such obstruction or to perform that adequate stormwater storage, storm drainage, detention and retention facilities drainage easement comply with all applicable Village codes. In the event of an emergency situation, as determined by the Village, the seventh-law Village shall have the right, but not the duty, to proceed without notice to the property owner.

Lot 264 is hereby dedicated to the Village of Lemont for storm water detention

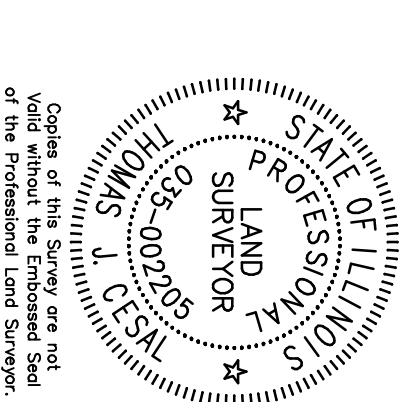
BLANKET VILLAGE UTILITY EASEMENT

An easement is hereby reserved for the placement, installation, use, operation, maintenance, repair, relocation, replacement, and removal of water mains, storm sewers, sanitary sewers, drainage ditches and ditches, together with appurtenances, for the purpose of serving the subdivision with utilities, in connection therewith for the purpose of serving the subdivision with utilities, there shall be shown on-drawings as attached hereto be submitted to and approved by owner or its representatives. No structures or obstructions shall be placed on such areas or improvements on the easement that interfere with the operation of such lines and appurtenances. The easement shall be subject to the provisions of the Ordinance of Lemont and to Village approval as to design and location.

STATE OF ILLINOIS)
COUNTY OF COOK) SS **Surveyor's Certificate**

I, _____ THOMAS J. CESAL, an Illinois Professional Land Surveyor, do hereby certify that I have surveyed and subdivided the following described property.

Dated this _____ day of _____, 20____
By: _____ Illinois Professional Land Surveyor
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 2295
(License Expiration Date: November 20, 2014)
Illinois Professional Design Firm No. 194, 001595





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: Heather Milway, Village Planner
THRU: Charity Jones, AICP, Planning & Economic Development Director
SUBJECT: Case 15-08 Estates of Montefiori Final PUD
DATE: September 5, 2015

BACKGROUND

On August 10, 2015 the Village of Lemont approved a preliminary plat/plan for a 52 townhome and 35 single-family residential planned unit development. The development is located west of the intersection of Bell Rd and Archer Ave.

The following UDO exceptions were part of the preliminary plat approval:

- A. Setback requirements for single-family interior side yards shall be 9ft.
- B. Single-family lot sizes shall be as indicated in the site plan (varies typical size 11,700sf).

The preliminary plat/plan approval identified the following conditions for final plat/plan approval.

- 1) Prior to final plat approval, a final engineering, landscape, and subdivision plans shall be submitted and approved.
- 2) The applicant shall establish a Homeowners' Association for the townhome units prior to the issuance of a site development permit, which shall be binding upon the Subject Property, recorded against the Subject Property, and in accord with the provisions of this Ordinance. The Homeowners' Association shall have the obligation and responsibility at its sole cost and expense to ensure the upkeep, landscaping and maintenance of the common areas that are not dedicated and accepted by the Village in a first-rate condition at all times. The common areas include but are not limited to, Outlots A and B, the walking path located at Outlot C, the emergency access located at Archer Ave and the maintenance access located at Main St.

- 3) Prior to final plat approval, a tree preservation plan shall be submitted and approved. The plan shall include provisions to preserve the existing trees in fair or better condition located within 10 ft of either side of the property line between the townhomes units and single-family detached units (generally the rear lot lines of lots 31-35 and 43-50, and west lot line of lot 36). If such trees cannot be preserved, the petitioner shall comply with the tree mitigation requirements of Section 17.20.130.D of the UDO.
- 4) Prior to final plat approval, a landscape plan shall be submitted and approved. The landscape plan shall include a walking path around the detention pond located in Outlot C.
- 5) Prior to final plat approval, subdivision plat/plan plans shall be submitted and approved.

The ordinance also required the following anti-monotony standards single-family homes, in addition to the requirements of UDO Chapter 17.22:

Garages.

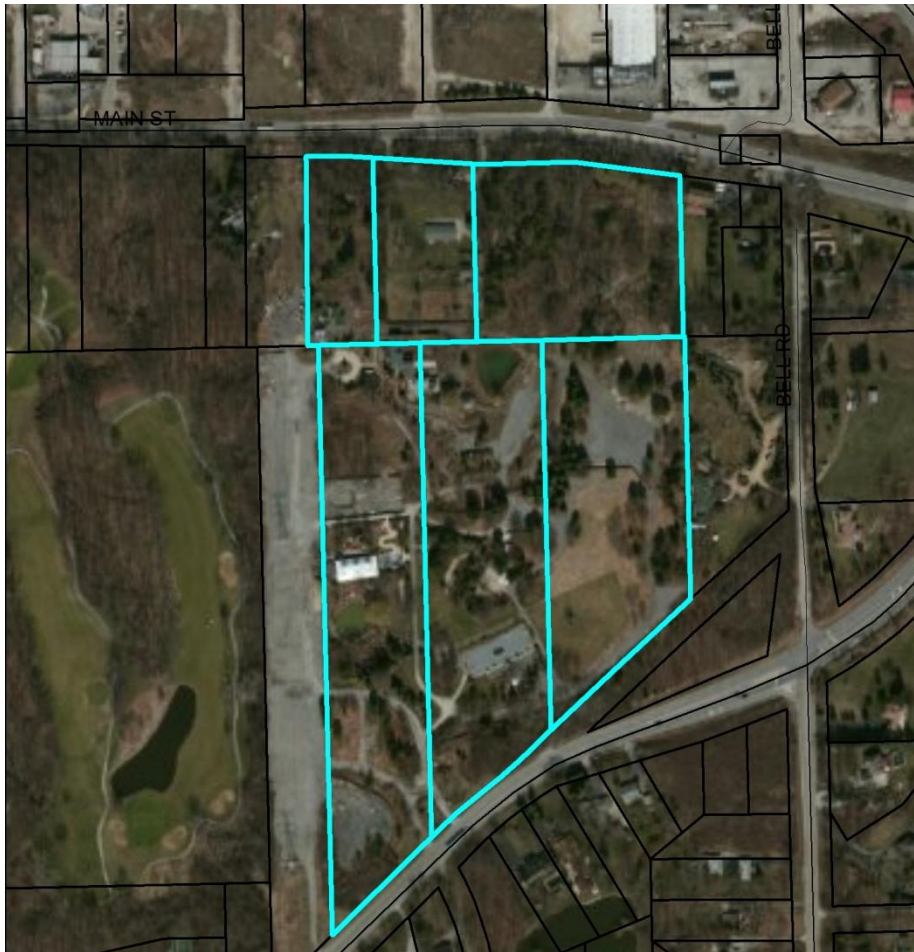
- 1) At least 13 (40.6%) of the single family detached units shall have side loaded garages;
- 2) No more than 11 single family detached units (34%) shall have three-car front loaded garages.

Exterior Materials & Features.

- 1) All elevations of the single-family detached unit to be constructed on Lot 5 shall be constructed with masonry extending from grade to the top of the first storey. Of the remaining single family detached units, 12 (34.3%) units shall not have a minimum first floor masonry requirement; however, single family detached units constructed with less than 25% masonry on all elevations shall be subject to further design guidelines to be approved as part of the Final PUD ordinance. Such guidelines may limit the architectural styles that may be constructed without a minimum masonry component and shall establish minimums for eaves, window trim, and other architectural details for single family detached units constructed without a minimum masonry component.
- 2) Brick and stone veneer shall be anchored veneer. Adhered brick and stone veneer systems shall not be permitted, except adhered natural stone veneer shall be permitted for porch columns.
- 3) When a single family detached unit includes masonry on at least 40% of the front elevation, such masonry shall be extended to all elevations of the single family detached unit at the same height as is present on the front elevation.

- 4) Siding shall be cement fiber board, LP Smart Side® or a comparable product of similar style and quality as approved by the Village Planning & Economic Development Director.

On August 24, 2015, Ascend Real Estate Group, LLC. submitted an application for Final PUD approval as the contract purchaser. No changes are proposed to the approved preliminary PUD plat/plan. Therefore, the PZC's scope of review shall be limited to 1) reviewing the final landscape and engineering plans for consistency with the approved preliminary plans and 2) reviewing the residential design proposal as presented for consistency with the approved preliminary PUD.



PROPOSAL INFORMATION

Case No. 15-08
 Project Name Estates of Montefiori Final PUD

General Information

Applicant	Walter Rebenson, of Ascend Real Estate Group, LLC
Status of Applicant	Contract purchaser of the subject property
Requested Actions:	Final Planned Unit Development (PUD) approval for a 52 townhome and 35 single-family development.
Site Location	30.85 +/- to the west of the intersection of Bell Rd.

	and Archer Ave., Lemont, IL (PINs 22-31-200-007-0000
Existing Zoning	R-5 Single-Family Attached Residential and R-4 Single-Family Detached Residential Districts
Size	Approximately 30.58 acres
Existing Land Use	Closed outdoor banquet facility and single-family homes
Surrounding Land Use/Zoning	North: M-3 General Manufacturing District (vacant) South: Single Family Residential (residential) and B-3 (forested open area) East: R-1 Single Family Residential (residential) West: Single Family Residential (Com Ed Utility Access Area and Cog Hill Golf Course and Country Club)
Comprehensive Plan 2002	The Comprehensive Plan map designates this area Community Retail (CR)
Zoning History	Previously zoned B-3 Arterial Commercial District and R-1 Single Family Detached District rezoned R-5 and R-4 for proposed development.
Special Information	
Public Utilities	The site can be serviced by Village water and sewer.
Transportation	Traffic study completed. The proposed traffic volume and this can be safely accommodated by the existing roadway network with one improvement of a left turn lane from Archer Ave into the proposed development.
Physical Characteristics	The topography of the site is steep areas, specifically the area along Main St.

GENERAL ANALYSIS

Site Plan. Note that the site plan is consistent with the approved preliminary PUD; however, there are changes that have occurred after the PZC's review in June. The applicant is proposing a 30 ft emergency access drive for the use of the Lemont Fire Protection District or other emergency agencies 85 ft east of the proposed main entrance to the development. The plans also include a 15 ft wide paved maintenance access drive from Main St. to Outlot C. The grade of the proposed maintenance drive is 15%. The applicant has also included a walking path around the detention pond in Outlot C.

Engineering. The Village Engineer is satisfied with the engineering plans submitted for final PUD approval. The Engineer does comment that the proposed entrance will need Cook County DOT approval as it is not perpendicular to Archer Ave. Additionally the Village Engineer noted that the proposed 20% grade of the maintenance access drive from Main St. to Outlot C is excessive. The applicant has since revised the plans to adjust the slope of the maintenance drive to 15% (the revised maintenance drive plans are included in the packet). The grading plans for the individual lots and MWRD WMO permitting will still need to be finalized.

Fire District Comments. The Fire Marshal identified the right to provide commentary with respect to utilities (i.e. water mains and fire hydrants, etc.) and any other applicable

fire/life concerns at an appropriate time in the future. The Fire Marshal also indicated the turning radius for the emergency access off Archer Ave. must be sufficient for the fire apparatus; however, he did not comment whether the submitted plans were or were not in compliance.

Landscaping and Tree Preservation. The existing tree survey inventoried 3,263 trees; 41 of which are proposed to be preserved. The bulk of the 41 trees to be preserved are located along Main Street. The remaining trees are noted for removal to accommodate detention facilities and grading; therefore 3,222 trees are proposed to be removed. The Village Arborist is scheduled for a field visit September 15, 2015 with the applicant to discuss mitigation of additional existing trees that have been identified as high quality and existing trees in Outlot C. The results of this site visit will be provided at the September 16, 2015 PZC meeting.

Outlots A, B, and C are open space and stormwater detention areas. Outlot C is the largest stormwater detention facility and thus landscaping and tree preservation is vital. The approved preliminary plans did not include an approved tree mitigation plan. An approved tree mitigation plan is a required condition for the final PUD approval. The site has numerous trees, of which many are designated to be removed due to grading. However one area in the northwest corner of Outlot C is labeled as undisturbed from grading activities; however, only one existing tree is proposed to be preserved. This undisturbed area is an opportunity to preserve existing trees. Staff recommends that the applicant revise the tree preservation plan to maintain existing trees of fair or better condition in the undisturbed area indicated in the northwest portion of Outlot C (generally north of lots 20-22 and south of Main St.).

The preliminary PUD approval requires existing trees of fair or better condition within 10 ft of either side of the property line between the townhomes units and single-family detached units to be preserved. There are 7 trees that meet those qualifications, none of which are proposed for preservation by the applicant. Thus, as outlined in the preliminary PUD ordinance the applicant will need to include an additional 26 trees generally in the rear lots of 31-35 and 43-50 to mitigate the removal per UDO 17.20.130.D.

The final PUD approval should be conditioned to reflect any information from the Village Arborist September 15, 2015 site visit, mitigation of 7 existing trees of fair or better condition within 10 feet of either side of the property line between the townhomes units and single-family detached units, and preservation of trees in the northwest corner of Outlot C in the undisturbed area.

Residential Design Standards. As stated previously a selection of anti-monotony standards were approved as part of the preliminary PUD ordinance. Staff is proposing the following standards finalize the single-family standards (underlined sections are recommendation in addition to the preliminary PUD requirements):

A. Anti-monotony. The UDO Section 17.22.020 – Design Variety in Residential Construction and 17.22.050 – Architectural Standards for Residences shall apply.

B. Garages.

1. At least 13 (40.6%) of the single family detached units shall have side loaded garages;
2. No more than 11 single family detached units (34%) shall have three-car front loaded garages.

C. Exterior Materials & Features.

1. All elevations of the single-family detached unit to be constructed on Lot 5 shall be constructed with masonry extending from grade to the top of the first storey. Of the remaining single family detached units, 23(65.7%) shall be constructed with masonry extending from grade to the top of the first storey on all elevations and 12 (34.3%) units shall not have a minimum first floor masonry requirement.

Single family detached units constructed with less than 25% masonry on all elevations shall be subject to the following additional requirements:

- a. All windows shall include trim that is at least 3" wide.
 - b. Window shutters shall be no less than half the width of the adjacent window. Windows with shutters must have shutters on both sides of the window and the shutters shall be the same size.
 - c. When the front elevation of a home includes a cornice, trim board/belt course, lintel, eave bracket, or other similar ornamentation, such ornamentation shall be present on all elevations of the home, unless explicitly inappropriate to the other elevations.
2. Brick and stone veneer shall be anchored veneer. Adhered brick and stone veneer systems shall not be permitted, except adhered natural stone veneer shall be permitted for porch columns.
 3. When a single family detached unit includes masonry on at least 40% of the front elevation, such masonry shall be extended to all elevations of the single family detached unit at the same height as is present on the front elevation.
 4. Siding shall be cement fiber board, LP Smart Side® or a comparable product of similar style and quality as approved by the Village Planning & Economic Development Director.

CONCLUSIONS & RECOMMENDATIONS

As the application is substantially conforming to the Preliminary PUD staff is recommending approval with the following conditions:

*PZC Memorandum – Case # 15-08 Estates of Montefiori PUD
Planning & Economic Development Department Form 210*

1. Maintenance access off Main St. be graded as approved by the Village Engineer.
2. Revise landscape/ tree preservation plan to either preserve the existing trees of fair or better condition within 10 ft of either side of the property line between the townhomes units and single-family detached units (generally the rear lot lines of lots 31-35 and 43-50, and west lot line of lot 36) or add the 26 additional trees to provide the required mitigation.
3. Revise the tree preservation plan for northwest corner of Outlot C to preserve trees of fair or good condition from the proposed undisturbed area north of lots 20-22 and south of Main St.
4. Comply with the final residential design guidelines as noted earlier in the report.

Attachments

1. Village Engineer Comments
2. Fire Marshal Comments
3. Village Arborist Comments
4. Applicant submittal package
5. Preliminary PUD ordinance



Frank Novotny & Associates, Inc.

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

Civil Engineers/
Municipal Consultants

August 26, 2015

Ms. Heather Milway
Planner
Village of Lemont
418 Main Street
Lemont, Illinois 60439

Re: **Estates of Montefiore - Resubmittal
Case No. 15-08**

Dear Heather:

I have reviewed the Preliminary Engineering Plans resubmittal, with a revision date of June 21, 2015, for the Estates of Montefiore, and have the following updated comments:

1. The following Permits are needed:

Agency	For
MWRDGC – WMO	Sanitary Sewer & Stormwater Control
IEPA – DWPC	Sanitary Sewer
IEPA – DPWS	Water Main
IDOT	Archer Avenue access and possible Main Street stormwater discharge review and emergency access, as well as Main Street utility crossings
IEPA – NOI	Land Disturbance – Erosion Control

2. Sanitary Sewer and Water Main: The site is adequately serviced by sanitary sewer and water main. Note that the water main from Main Street is not looped to a second source of water supply, since there is not a separate source of water supply available. (A second connection to the water main on Main Street would be of no use, since it is a dead end main.)
3. Stormwater Detention and Cook County Watershed Management Ordinance (WMO) Permitting: Stormwater detention is provided in three (3) basins on Outlots. The stormwater volume that is to be provided appears adequate.
4. Site Access: Site access for Archer Avenue is indicated to line up with un-opened Woodlawn Avenue across the street. The proposed non-perpendicular alignment with Archer Avenue needs to be reviewed by IDOT for acceptability.

The proposed emergency/maintenance access off of Main Street is at 20% ($\frac{14 \text{ feet}}{70 \text{ feet}}$) grade, which is quite excessive for wintertime use.

Other: Locations of fire hydrants, street lights, and other detailed engineering items will be reviewed at a later date, at the time of the MWRDGC WMO application, as well as the individual lot grading. Overall, the plan appears acceptable on a preliminary basis.

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/ce

cc: Mr. George Schafer, Administrator
Ms. Charity Jones, Dir. of Planning & Economic Dev.
File No. 15109



LEMONT FIRE PROTECTION DISTRICT

BUREAU OF FIRE PREVENTION

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

August 28, 2015

Ms. Heather Milway
Village Planner
Village of Lemont
418 Main St.
Lemont, IL 60439

Re: Proposed Estates of Montefiori Subdivision
PUD Final Plat

Dear Ms. Milway;

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

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

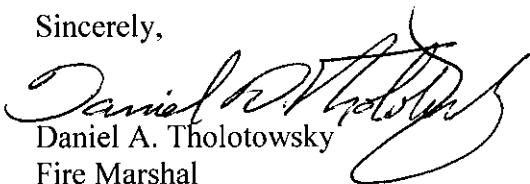
- 3) An approved water supply capable of supplying the required fire flow for fire protection shall be provided to premises upon which facilities, buildings or portions of buildings are hereafter constructed or moved into or within the jurisdiction in accordance with the 2006 International Fire Code, Section 508.1.
- 4) Fire hydrants shall be located along a fire apparatus access road so that no portion of a building or facility will be more than 300 feet from any hydrant. Additional hydrants and mains shall be provided where required by the code official. Lemont Fire Protection District Ordinance #14-02 (Section 508.5.1).
- 5) Fire Hydrant Installation: Fire hydrants shall be installed so that:
 - 1) Access: Access to fire hydrants shall be by any approved roadway as specified by this code.
 - 2) Distance to Roadways: Hydrants shall be located approximately ten (10) feet from all-weather roadways.
 - 3) Pumper Outlet Direction: Each hydrant shall have the pumper (steamer) connection facing the primary roadway and shall be accessible so that a connection can be made between the hydrant and the apparatus located in the street with twenty (20) feet of suction hose.
 - 4) Hydrant Outlet Location: Fire hydrant outlets shall be a minimum of eighteen (18) inches and no more than thirty-six (36) inches above the finished grade.
 - 5) Hydrant Type: Fire hydrants used in conjunction with water supplies shall be of a type acceptable to the Lemont Fire Protection District.
 - 6) Cover/Cap: The larger steamer port on the hydrant is to be equipped with a five (5) inch "storz" fitting with a cover/cap. This cover/cap shall be connected to the hydrant with a 0.125" vinyl coated aircraft cable. If this type of connection cannot be used, final determination shall be made by the fire code official. Lemont Fire Protection District Ordinance #14-02 (Section 508.5.7).
- 6) When fire apparatus access roads or a water supply for fire protection is required to be installed, such protection shall be installed and made serviceable prior to and during the time of construction except when approved alternative methods of protection are provided. Temporary street signs shall be installed at each street intersection when construction of

new roadways allows passage by vehicles in accordance with the International Fire Code, 2006 Edition, (Section 505.2).

- 7) Fire apparatus access roads shall have an unobstructed width of not less than 20 feet (6096 mm), except for approved security gates in accordance with Section 503.6, and an unobstructed vertical clearance of not less than 13 feet 6 inches (4115 mm) in accordance with the International Fire Code, 2006 Edition, (Section 503.2.1).
- 8) Fire apparatus roads shall be designed and maintained to support the imposed loads of fire apparatus and shall be surface so as to provide all weather driving capabilities in accordance with the International Fire Code, 2006 Edition, (Section 503.2.3).
- 9) The required turning radius of a fire apparatus access road shall be determined by the fire code official in accordance with the International Fire Code, 2006 Edition, (Section 503.2.4).
- 10) The grade of the fire apparatus access road shall be within the limits established by the fire code official based on the fire department's apparatus in accordance with the International Fire Code, 2006 Edition, (Section 503.2.7)

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

Sincerely,


Daniel A. Tholotowsky
Fire Marshal



Urban Forest Management, Inc.

September 3, 2015

Ms. Heather Milway
Village Planner
Village of Lemont
418 Main Street
Lemont, IL 60439

RE: Land Use Application Review #4
Estates of Montefiori - Case 15-08

Dear Ms. Milway:

As requested, I have reviewed the updated comments and plans that you recently provided. The following comments summarize this review:

1. I am still not clear as to what is going to happen to Outlot C. The grading plan shows a detention basin and an "undisturbed" area. The tree survey shows numerous trees in the "undisturbed" area and along Main Street. The tree preservation plan includes a listing on sheet 1 of 2 of the 41 trees on the entire site that are to be retained. The only tree on the tree preservation plan to be saved in the "undisturbed" area is #2534; a 15" Austrian pine in poor condition that is not listed on sheet 1 of 2. Trees #2388 and #2389 are an 18" and a 21" pin oak both in fair condition and both are in the "undisturbed" area. There are many other examples of quality trees in the "undisturbed" that are not on the tree preservation plan. The landscape plan shows a low profile seed mix and a few plantings around the perimeter for the "undisturbed" area.

It is my understanding that the Village is to maintain Outlot C. Low profile prairies due their best when they are burned on a regular cycle. This may be difficult to burn. Maintenance of a low profile prairie is more expensive to maintain if it is not burned on a regular cycle.

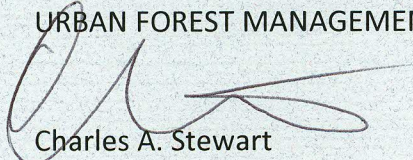
Outlot C is the largest open space on the site. What happens to it should be carefully determined.

2. The General Maintenance Notes on sheet L-7 of the landscape plan do not include the timely replacement of plants that are dead, dying, or not up to horticultural standards.
3. The General Maintenance Notes on sheet L-7 provide for the pruning of all trees to a height of 15 feet once per year. What about the trees that get taller than 15'.

Ms. Heather Milway
Village Planner
Land Use Application Review #4
Estates of Montefiori - Case 15-08
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Moving the maintenance plan to the Declaration of Covenants, Conditions, and Restrictions should be considered. As noted in my last review, the HOA will be responsible for the maintenance of the detention facilities on outlot A and outlot B. I also suspect that they will be responsible for the maintenance of the entrance monument and entry island. This document should include the landscape maintenance plan and specifications for the areas that the HOA is going to maintain. The maintenance plan should include the commitment to replace any dead, dying, diseased or not acceptable plants (by horticultural standards) in a timely manner.

Sincerely,
URBAN FOREST MANAGEMENT

A handwritten signature in dark ink, appearing to read 'Charles A. Stewart', with a long horizontal flourish extending to the right.

Charles A. Stewart
Vice President