



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, October 21, 2015
6:30 p.m.

**Planning and Zoning
Commission**

Anthony Spinelli,
Chairman

Commission Members:
Deb Arendziak
Ryan Kwasneski
David Maher
Jerry McGleam
Jason Sanderson
Matthew 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 September 16, 2015 meeting**
- II. CHAIRMAN'S COMMENTS**
- III. PUBLIC HEARINGS**
 - A. 15-12 Wehn Fence Variation**
 - B. 15-06 508 Illinois Street Final PUD**
 - C. 11-06 Glen Oaks Site Plan Amendments (Kettering) Final Plat Phase I Unit 3**
- 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 September 16, 2015

A meeting of the Planning and Zoning Commission of the Village of Lemont was held at 6:30 p.m. on Wednesday, September 16, 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 6:36 p.m. He then led the Pledge of Allegiance.

B. Verify Quorum

Upon roll call the following were:

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

Absent: Arendziak

Planning and Economic Development Director Charity Jones and Village Planner Heather Milway were also present.

C. Approval of Minutes from August 19, 2015 Meeting

Commissioner Maher made a motion, seconded by Commissioner Sanderson to approve the minutes for the August 19, 2015 meeting with no changes. A voice vote was taken:

Ayes: All

Nays: None

Motion passed

II. CHAIRMAN'S COMMENTS

Chairman Spinelli greeted the audience. He stated if anyone in the audience was present tonight for the Wehn fence variation request it has been postponed till October. The reason is their posting was not properly posted in time. He then asked for everyone in the audience to stand and raise his/her right hand so they could be sworn in. He then administered the oath.

III. PUBLIC HEARINGS

A. 15-13 Kettering Subdivision PUD Amendments and Phase II Final Plat

Chairman Spinelli called for a motion to open Case 15-13.

Commissioner Kwasneski made a motion, seconded by Commissioner Maher to open the public hearing for Case 15-13. A voice vote was taken:

Ayes: All

Nays: None

Motion passed

Staff Presentation

Ms. Milway, Village Planner, said Matthew Pagoria of MI Homes is acting on behalf of the property owner Glen Oaks Estates, LLC. They are requesting an amendment to the approved Kettering Final PUD and final plat of subdivision approval for phase II. The site is located at the southeast corner of 131st Street and Parker Road. The purpose of the requested PUD amendment is to change 17 large lots to 19 medium lots, alter the existing requirements for masonry on single-family homes, also alter the requirements for side load garages, and reduce setbacks. Staff is recommending approval with conditions.

Ms. Milway stated in December of 2012 the Village Board amended the ordinance annexing 131 acres for the Kettering subdivision. It passed final PUD approval in August of 2014 for the 241 lot single-family subdivision. The lots have three typical sizes of large (12,150 square feet), medium (10,125 square feet) and small (7,500 square feet). The current development is comprised with 93 large lots, 77 medium lots, and 71 small lots. The developer, MI Homes, began site work development and has been issued building permits for more than 40 homes out of the 241 proposed homes. The applicant is proposing that 17 of the large lots, which are lots 121 to 137, located in the southwest corner of the subdivision, be converted to 19 medium lots. This adjustment would allow the developer two additional lots. It would also grant a 100 foot access area to the Lemont Park District's 7.25 acre park site located in the rear lots of 121 to 137. The current access to the park for both users and maintenance is 40 feet wide. The applicant is also proposing to grade the area for the proposed park. The change in lot sizes results in a total of 76 large lots, 96 medium lots and 71 small lots in the subdivision and staff finds this change acceptable.

Ms. Milway said the approved PUD for garage restrictions in the original ordinance specified that at least 33% or 31 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 load garages is proposed to also decrease. The applicant is proposing 32.98% or 25 lots of the proposed 76 large lots be required to have side load garages. Staff is recommending that 26 of proposed 76 large lots be required to have side load garages to maintain the 33%.

Ms. Milway stated the current PUD requires that 25 or 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 Road or 131st Street 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 propose that 19 or 33% of the 57 lots be required to have first floor masonry. The applicant is additionally proposing that the corner lots that access off of Derby (lots 241 and 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 specify which lots. Staff finds these changes acceptable.

Ms. Milway said the applicant is also requesting a reduction in minimum setback for decks. The UDO requires decks in the R-4 zoning district to be 15 feet from all property lines. The developer is encountering difficulties when placing decks on the small and medium lots. The small and medium lots have lot widths that are less than the standard R-4 90 foot minimum lot width. On average, Kettering medium lots are approximately 75 feet wide and small lots are approximately 60 feet wide. The minimum building setbacks of the Kettering medium and small lots are also smaller than the typical R-4 building setback. Buildings on the medium lots have a minimum 7.5 foot side yard setback and the small lots have a five foot 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. The UDO allows decks in the R-4A to have a minimum setback of 10 feet 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, but the standard should only apply for the small and medium lots.

Ms. Milway stated the applicant has requested the R-4A reduced deck setback be extended to all lots in the Kettering subdivision. The Kettering's large lots are 12,150 square feet and have an average lot width of 90 feet. Buildings on the large lots have a minimum side yard setback of 10 feet. 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. Based on this staff does not recommend an exception for the large lots and they should comply with the UDO R-4 deck setback standards.

Ms. Milway said the Lemont 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 six parking stalls and a sidewalk from the street to the playground pad. They are also requesting that the playground pad be graded.

Ms. Milway stated staff finds the final plat is 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 foot corner side setback as required under the previous PUD ordinance. The Village Engineer reviewed the Final Plat documents and had five minor comments comprised of notes to be added to the final plat. The applicant has subsequently updated the plans to include all of the Engineer's comments. A final grading plan has not yet been submitted for review. The exclusion is likely due

to the applicant's desire to have the Park District's input on the park grading. The input was recently received. The Village Arborist had only one comment that the 100 foot Park District access will have minor effects on the number of parkway trees. The adjustment should not be a concern. The Fire Marshal also reviewed the plat and only made comments on items relating to site development.

Ms. Milway said staff is recommending approval of the PUD amendments and the Final Plat with the following conditions:

1. Prior to Village Board approval the applicant shall submit final grading plans for phase II for Village approval.
2. The reduced deck setback shall only apply to medium and small lots.
3. 26 of the large lots will be required to have side load garages.

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 it is a relative gain of 100 foot access for the Park District. The final plats are also found to be substantially conforming to the original PUD.

Chairman Spinelli asked if the Commissioners had any questions or comments for staff.

Commissioner McGleam asked what is the width of the current access.

Ms. Milway stated it is 40 feet. She showed on the overhead where it would be located on site plan and which lots would change from large lots to medium lots.

Commissioner McGleam asked how they came up with two additional lots.

Mrs. Jones, Planning and Economic Development Director for the Village, stated the lot widths do vary as they curve down the street. There is a lot of curvature in the roads within the subdivision. It could also be a natural break point since it is the western access that is being enlarged where there are number of large lots and then it goes down to the small. She stated you would not want to have four mediums, two larges and then go down to the small.

Commissioner Sanderson asked how it affects the south side of the street though.

Mrs. Jones said she would let the developer address that, but she would have to guess it would have to do with the return that they could get on the 19 medium versus the 17 large lots in order to offer the 100 foot access at no additional cost. For the Commissioners who were not on the board when this development was approved, the open space and park dedication exceeded what was required by the impact fee ordinance. So there was no cash donations required. As the Park District began to look at their long term planning it was not certain how soon they would be able to improve the park site. They also had concerns about access and visibility to the site with just the 40 foot access. This is an alternative so the Park District does not have to acquire a lot at market rate.

Commissioner McGleam asked if they were going to meet the requirements for landscaping for the parking lot.

Mrs. Jones stated it is six parking spaces and the landscaping standards for commercial that they are familiar with do not apply until there are 15 spaces.

Commissioner McGleam asked if there was any kind of landscape buffer between the parking spaces and the houses.

Ms. Milway said what was shown in the report is not to scale. The amount of area that will be between that area is rather significant. There is no landscape buffer proposed or increase to the landscape plan.

Commissioner Maher asked if there are any plans of what the park is going to look like with the parking spaces.

Mrs. Jones stated there are none at this time. In regards to Commissioner McGleam's question the parking spaces are 54 feet which leaves a buffer of 23 feet on each side.

Chairman Spinelli said the developer might want to consider the garage placement for those homes.

Commissioner Zolecki asked how was it demonstrated the difficulty for setting the decks.

Ms. Milway stated as said before the small lots are similar to the homes in the downtown area. When permits would come through for those decks there would be an offset between the house and the deck. The house would only be five feet off on the small lots but the deck would have to be 15 feet in. It was pushing the deck on either side into areas that weren't conducive to the actual use of the house.

Commissioner McGleam asked on page 3 of staff's report under masonry, the PUD requires 25 large lots to have masonry. When he reviewed the approved condition sheet it calls for 19 plus 9 with a minimum of three feet masonry.

Ms. Milway said those are the large lots that are accessed off of Parker and the additional nine are from Derby and not being altered.

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

Matt Pagoria, MI Homes, said he would like to re-iterate that the only change to the plan is within the bubble shown on page 3 of staff's report. It is just changing the 17 previous platted lots into 19. The original plan was designed with a center park area with four

different access points. The access points were roughly 40 feet and some have utilities going through them. The Park District has always had an issue with access to that center park. When they had said that they wanted a little bit more they had started looking at ways that they could do that. The first way was for them to acquire one of the single-family lots, based on values it did not make a whole lot of sense and they were not interested in donating a lot. They have come up with the idea of re-plating these 17 lots into 19 and they were able to gain an extra 60 feet at that entrance. By doing this it does not require them to do any other manipulation to any of the lots elsewhere on the site.

Chairman Spinelli asked why they are changing the south side of the street.

Mr. Pagoria stated they did look at that whole entire area. The number of lots on the north side did stay the same because that is where they had gained the extra 60 feet for the park. The south side does gain two more lots but the north stays the same and just become smaller in width.

Chairman Spinelli asked what size are the houses north of the western access.

Mr. Pagoria said they are all medium lots. He said when you looked at the original plan there were large lots on the north side, then medium lots in the middle, small lots at the bottom and large lots off of Derby. There was always this pod of large lots that was right in this area. By converting these to medium lots they are adjacent to medium lots and small lots.

Chairman Spinelli asked if the pod of large lots had access to the lots off of Derby.

Mr. Pagoria stated no and nothing else changes in the site plan at all in relation to anything else. All they did was change some lot lines to that one area.

Commissioner McGleam asked why they need the conversion on 19 lots instead of four, five or six.

Mr. Pagoria said they wanted to redo that entire area so instead of having 17 large lots they wanted 19 medium lots. The value of 17 large lots equals the same as 19 medium lots.

Commissioner McGleam stated his argument is to try and preserve as many large lots as possible. The standard Lemont lot is 12,500 and there has been a ton of compromise for this development.

Commissioner Maher asked if they have thought about converting some of the small lots to medium lots.

Mr. Pagoria said if they did that then they would lose a total number of lots. He was contacted to try and help the Park District out by giving them a larger access. This is the alternative they came up with and they are not looking to lose lots.

Commissioner Maher stated that they are gaining two lots with this proposal. What he is asking is why not convert some of the small lots to medium lots to get you back to lot neutral.

Mr. Pagoria said if you look at the land plan it does not make sense to go in and re-plat a couple of those to medium lots.

Commissioner Maher asked why not.

Mr. Pagoria stated all the small lots are kind of gathered together.

Commissioner Maher said what they are asking for though is medium lots in that southwest corner. He asked why they can't extend the medium lots going east until they get back to their original number. He stated you are coming in stating they are trying to benefit the Park District. This is a huge benefit to the Park District to add parking but it is also a huge benefit to the subdivision. As of right now this park is very isolated to the homes that are surrounding the park. He understands why they went from large to medium to get the land for the parking lot. He said if you extend the medium lots out to take two lot spaces you can neutralize the number of lots you have and have more medium size lots. Everyone of the those lots is a variance to our code.

Commissioner McGleam stated he wants to preserve as many large lots as possible. This should not be a win for the developer.

Commissioner Sanderson said he understands that everyone wants large lots but if you go lot neutral then the developer is going to lose money.

Discussion continued in regards to lot neutral.

Chairman Spinelli asked if they would consider losing lot 120 on the north side. There is going to be a playground area that is tucked behind the houses and the police are not going to have visibility. Keeping this configuration where they have gained there is a net increase of one lot. He asked would they be willing to work with staff and possibly consider this.

Mr. Pagoria stated when they started looking at this situation it is a simple math equation for them. There are values that are assessed to each size lot. In order for them to not lose money they would need 19 of those lots. If they are going to lose a lot then that puts them on the negative side. They are not trying to save money or cheat the system. They have gone out on this development and have upsized and increased all of the landscaping and berming along 131st Street from what was originally approved. That dollar amount was significant but they did it because they felt it would be a benefit

to the community itself. They are working with staff on additional details like saving the original columns to the entrance of the mansion and they are going to do a nice landscape treatment there. They are working with staff on where their models are located, adding some retaining walls and landscape to the circle. Originally it was approved for just turf so they are adding more than what is required. When it comes to the lots they do not have a lot of room to maneuver.

Chairman Spinelli asked if there were any further questions or comments for the applicant. None responded. He then asked if anyone in the audience wanted to speak in regards to this public hearing.

Public Comment

Dawn Banks, Director of Maintenance and Planning for the Lemont Park District, said the reason why they are looking for the extra space is for viewing and access into the park. They felt the extra 60 feet would help. When standing on the west end now you can view all the way across to the east end. Another is this community likes to go from park to park so they needed someplace for them to park other than on the streets. The Park District felt that a parking lot would be beneficial for the community and not just the subdivision.

Chairman Spinelli asked if the 100 feet was sufficient for what the Park District was looking for.

Ms. Banks stated they are appreciative of the work that the developer did do to get the extra space for them.

Chairman Spinelli asked if they had any plans yet for that area.

Ms. Banks said they just finished their Master Plan and it is in that Plan to work on a playground out there but it is not for a couple of years.

Chairman Spinelli asked if they are envisioning it as more of a tot lot or a neighborhood park.

Ms. Banks stated the 8,000 to 10,000 square foot pad that they had requested is the size of Rolling Meadows which is a little bigger than the park that is out on Black Smith. It will be from the ages of 2 to 12; however that can change because they always go to the community for their design process.

Chairman Spinelli said he also noticed that someone from the Park District is requesting that the applicant provide the paved parking and the paved path.

Ms. Banks stated just the paved parking lot and the graded pad for the sidewalk into the graded pad for the playground. The sidewalk would be put in when the playground goes in.

Rose George, 13728 Dublin Drive, said she was the first person in her subdivision. The house to the east of her moved-in in June and the neighbor to the west moved-in in August. At that time they had set the lot lines for their fence line. They are five feet into their lot, however when Mr. and Mrs. Schonebacker lived there they had given all three of them 20 more feet of their property. It has been reassessed and she is currently paying taxes on it. Now there is an additional 25 feet that belongs to her from her fence line. She asked what is going to happen to that property.

Chairman Spinelli stated if she still owns it then nobody can develop it. If it was recorded at the County and there is a legal document that states you own that property then this developer has no right to the property.

Jeanette Daubaras said she has been in Planning and Zoning for over 35 years and is an attorney. What she sees up here is nothing like what they envisioned for that piece of property. The other fact of the matter is she lives at the end of Derby and when this property first came up for development the center of the property was 23 feet higher than her property. She was very concerned about flooding and still is. There was also never to be an entrance off of Derby Road from this development. Derby Road is not a dedicated road and Cook County does not recognize that as a road. That is part of the reason why there was not suppose to be an exit onto the road. The lots that face Derby Road because they are in unincorporated Cook County should be 40,000 square feet lots to match the zoning. She asked if they were familiar with the subdivisions to north and east which are all an acre to $\frac{3}{4}$ size lots. Unfortunately, she had stopped coming to the meetings to explain to people how they were going to do this. Personally she would have never approved this and this subdivision changes the nature of the area. There is another meeting going on tonight in regards to the Palos Park annexation. There is a neighbor in the area that has a farm and he has a plan for his property to put condominiums that are 40 feet high, townhomes, and single-family homes. He tried to come through Lemont once and at that time Lemont said no because it was totally different than what the area is. She is concerned that if you start diminishing the size of the lots and they get annexed into Palos Park then they are going to have a really hard time supporting their argument. She asked if this proposal had its Final PUD.

Mrs. Jones stated this land plan was part of the annexation agreement which was amended in 2012. MI Homes who purchased the property came to the Village in 2014 and in August of 2014 they were approved for the Final Planned Unit Development. It did not include any changes to the previously approved site plan from 2012. They have been constructing homes on this site and the Village has issued 40 building permits for this site. This site which is know as the Kettering Plan, was originally approved for 250 homes back when owned by Montebano and is now only 241.

Ms. Daubaras said there was another developer after Montebano that had pulled out and now the current owner owns it. Montebano was never approved by anybody. Lemont annexed it in but when Montebano wanted to build there were people calling them telling them that the homes he had built elsewhere were nothing but junk. She stated

they had fought vigorously to keep him out. With Planning and Zoning you are never to put up something that will bring other property values around it down. She asked if there were 30 foot back yards for all of these lots.

Mrs. Jones said the smaller lots have 25 foot rear yard setbacks.

Ms. Daubaras stated the people on Red Drive have one acre lots and they are going to have something built within 30 feet of their lot line.

Mrs. Jones said no they won't because in 2012 the Village required a buffer between the medium size lots and the lots on Red Drive. As well as on the south end there is the woodland preserve and there are detention basins. There are very few lots that immediately back up to another unincorporated large lot. The Village did that trying to balance the interest of providing a cluster style development that preserved quality open spaces while still be understanding of the neighboring properties that have established large lots.

Mrs. Jones stated the only thing that is up for consideration tonight is the switching from the 17 lots to the 19 lots, the garage requirements, masonry requirement and the reduced deck setbacks.

Ms. Daubaras said she understands this and had tried to make an appointment.

Mrs. Jones stated she did return her call.

Ms. Daubaras said she just wants to make it known that Red Drive also has one acre lots. Someone had stated that there are only 25 homes that can have access to Derby Road, however there are only 28 homes in the entire subdivision and Derby Road is the only inlet and outlet to it. This is going to add a tremendous amount especially if they are going to allow access into that area and then into the park.

Mrs. Jones stated that access through there is only for emergency vehicles. There are only 19 lots that can enter onto Derby from this subdivision. She said she would be happy to set up an appointment with her to go over it, but that is not their focus here tonight.

Ms. Daubaras said she wants to make sure everyone knows that those lots along Derby should have been 40,000 square feet. The last detention pond in the southwest corner backs up to her neighbor across from her on Derby. She just wants it known that they have seven children and they also have a lower level, so she is not sure where that drains to.

Greg Nicklas, 13211 Red Drive, stated their properties had to be annexed in order for this whole thing to happen for the Village. At that time they believed this would be a great thing because they felt they were getting the shaft from the county. They were told that they would get various things and it would be a nice development. He feels

this is a nice development, but is disappointed with the lot sizes. He has gone through so many iterations as residents living in the adjoining areas of what is or not going to happen. Finally, as Ms. Daubaras said, many had just given up. Every time there is something that goes on everyone wants to grab more. It is good for the Park District and the developer but lousy for the people in the area. He stated just make it a good development so everyone in area can be proud.

Debbie Quaid, 13205 Derby Road, said she would like to thank Commissioner Maher and McGleam for keeping up the idea of the lot sizes. There have been a lot of changes with this whole development and they have been coming to these meetings since they moved in back in 1999. She is concerned about her home value. The lot sizes were supposed to bigger originally and it has changed. She does not understand why they are decreasing these homes for six parking spots for this whole development. There are no other parks around that have parking spaces. She does not understand how decreasing more home sizes is going to help for six parking spaces. She stated they had annexed into Lemont so they would protect their property and she hopes that they do.

Guy Petruzzelli, 13835 Dublin, Homer Glen, stated he has been coming to these meetings as often as he can. Every time they come, there are more concessions made to make this development happen and it was even mentioned by the Commissioners. There were a couple of things that were promised to them earlier. One was that Parker would be a four lane road from Dublin to 131st Street and there would be a stoplight there. He said someone is going to get killed there if they don't slow down the traffic that is coming down 131st Street unrestricted from Archer Ave to Bell Road. There is a lot of traffic that comes down Parker because it goes all the way to I80. There is no way an emergency vehicle can get into Erin Hills if there was some catastrophic event that shuts down Parker. This was mentioned to the developer and they had talked about an access into Erin Hills for this reason.

Chairman Spinelli asked if he was talking about the south property line of this development.

Mr. Petruzzelli said yes.

Chairman Spinelli stated this was already in progress when he joined the Planning Commission. In the meetings that he was present for the residents to the south wanted no connection to this development because they were concerned traffic would cut through their neighborhood.

Mr. Petruzzelli said he is not talking about daily traffic, only emergency vehicles. He was just asking the developer take a look at this. He is not sure how the other residents feel about this and this is his own personal opinion. In regards to the issue why they are here tonight he is against it. He does not feel that their financial numbers are that tight that sacrificing that much more property would hurt them. He thanked them for the additional landscaping on Parker; otherwise it would have been ugly looking into that development.

Brian Simone stated he lives in Erin Hills. The point is being missed about what they are talking about here. Adding two more houses is changing the whole demographic of the area. It is going to be all small row homes through this whole bottom part. The developer is trying to sell you on the fact that they are trying to help the Park District out. At the last meeting for this development, he had brought up the fact that there was no parking for this park. Nobody had an answer at that time which was a year ago and now this is being brought up. Everyone is concerned at how this development is going to look with all these row homes here. They think that they are doing us a favor by putting all that extra landscaping in, but they did it so they can make their property look better so they can sell the homes. He wants to know how many more times are they going to have to come here for all these changes. This is the plan and they have to deal with it. Ms. Daubaras brought up the fact about the road not being wide enough and has anybody looked into that. It feels like we have given this developer a free pass to do whatever he wants here. It needs to end so they don't end up back here in six months when they can't sell any houses. He is concerned at that fact that anybody would be concerned about their bottom line. If they are going to be in the negative because of these two lots then this development could go belly up and then what happens after that. He feels they should donate a lot and they have inconvenienced them enough.

Bruce Biwer, 13527 Oak Ct., said he lives on an average size lot which is 54,000 square feet. He finds it amusing that they are talking about going from large to small lots. There are lots across the street that are an acre. He has at least 50 to 60 feet between the houses where he lives and his house has 400 feet across the back with a retention area in the back. The water that Ms. Daubaras talks about ends up in his yard. He was trustee of the Township when this development started and he has been watching it for years. When it first was talked about they had made promises to residents that had annexed. There was suppose to be no access to Derby Road and now there are going to be 19 homes. The point he wants to make is they keep getting nickel and dimed. The developer keeps getting more and the residents keep getting less. There is a meeting over at the community center in regards to Palos Park. He asked why is the Planning and Zoning Commission not there and why didn't they plan around that. What he can see is that Lemont is just looking at the bottom line and not the aesthetic qualities. Then they expect people to come and help them fight against places like Palos. He can actually bike to Homer Glen and do shopping but he can not do that with Lemont and he is just as close. When he was on the Township Commission they had tried to talk to the Village about bike paths but they had said their streets are too narrow for bike paths. He appreciates their time and has been on the end of this. However, the people that live around this are not very happy. He understands that it could be worse but he would like to make it better.

Gary Schlesselman stated he lives on Dublin right along where the small lots are going. He asked what the developer is doing in regards to the water shed.

Chairman Spinelli said the development has to contain its own stormwater. Whatever water runs off of the lots has to be collected with their storm sewer and be directed into their retention basins before they are released from the site.

Mr. Schlesselman stated then he should not have any problems.

Chairman Spinelli said he should not receive any water coming off of someone's patio.

Commissioner Sanderson stated if he starts to have any problems then he needs to contact the Village right away.

Mrs. Schlesselman said there has always been a natural flow of water that would go through the back of the yard. Now there is a mountain that has been behind their house for about a year and half. It is very weedy and full of junk.

Mr. Nicklas stated nobody has talked about the traffic that is going to coming out onto Parker. The average home where people live is about two cars per family. There will be approximately over 500 cars including garbage trucks, mail trucks, and delivery vehicles going to that property. If there is nothing going to be done with the traffic on Parker then people are going to try and cut through on Huntmaster and come out by Fox Hills. The people that live in Fox Hills and Fox Point are going to be complaining and you will hear about it. The problem at Parker and 131st is not going to go away and it will only get worse.

Chairman Spinelli asked if there was anyone else in the audience that wanted to come up and speak in regards to this public hearing. None responded. He then asked if the applicant wanted to come up and add anything.

Mr. Pagoria declined.

Chairman Spinelli asked if any of the Commissioners had any more questions or comments for the developer. None responded. He then called for a motion to close the public hearing.

Commissioner Maher made a motion, seconded by Commissioner Zolecki to close the public hearing for Case 15-13. A voice vote was taken:

Ayes: All

Nays: None

Motion passed

Plan Commission Discussion

Commissioner Kwasneski asked staff if any other park had a parking lot.

Commissioner McGleam said there is not one at the Glens of Connemara.

Chairman Spinelli stated there has been complaints of people using the parks and parking in front of people's house even though it is a public street. It is proactive by Park District to ask for some spots and he feels that 50 feet of pavement is not that big of a deal. He also likes the idea of having an open vista to the playground area for public safety. He does not like the 40 foot access points. The residents might not see it but he believes it is a benefit to that area once the Park District has the chance to develop it.

Commissioner Maher said the Northview Park has parking as well as Covington.

Chairman Spinelli stated in regards to the Northview Park which was recently redone, the residents on the north side of the park had requested the Village to not allow parking on that street for people to access the park. The park is being redone and they are adding more parking to the facility because the neighbors around the park do not want people to park on a public street to access a public park.

Commissioner McGleam asked if those parks were similar to what is being proposed here.

Discussion continued in regards to the different size parks and parking.

Commissioner Kwasneski asked if they felt six stalls were enough.

Chairman Spinelli said there is still on-street parking at the other entryways.

Commissioner Sanderson stated there was a listing of parks. He asked where this park ranks among them.

Mrs. Jones said she thinks it would be considered a neighborhood park under the Comprehensive Plan. If the Park District chooses to build this out and put in a walking path then that is a different park characteristic rather than putting in fields which might be more active.

Commissioner Sanderson stated six spots is a good start, but he does not feel it is too many.

Commissioner McGleam said it could all change once it is all developed. He said he could see those six spots turning into an entryway with internal parking. He stated maybe the Park District should buy a lot and leave everything else alone.

Chairman Spinelli stated he does not see whether the Park District buys a lot or they get a lot they are still only going to have a 100 foot access. He does not see any planner recommending coming in with a driveway and a big parking lot back behind these homes. Unless the Park District bought two more lots north of what they were getting of the 100 foot wide and have a large opening on the west end there. He does not see any kind of off street parking than the six stalls that are being proposed. In Rolling

Meadows on various occasions there are about six to eight cars parked on the street surrounding the park with parents that have young kids that are using that park. Everyone in the neighborhood walks to the park people who live elsewhere drive to the park. The six stalls are good, but it will not solve all the problems. Again it is a public street for a public park. This developer who bought the property was not the original developer that all the residents are against. For good faith to the Park District the developer is making the effort by saying he will give them extra space in return for two more lots. The large lots are on average 90 and the medium lots are 75. He said they are talking about reducing these lots by 15 feet.

Commissioner McGleam said 15 feet times 19 lots is 280 feet.

Chairman Spinelli stated he understands that people like the larger lots. It never made sense to him to have a pod of the larger lots in this corner that are not connected to the larger lots on Derby. As a planner and engineer it never made sense. The medium lots would make more sense because you don't have isolated larger lots next to the smallest lot possible in the development. It is not a correct transition to go from smallest to largest to medium. It makes more sense to have this transition.

Commissioner Maher said he does not think they should change the masonry. Most of these requirements are for homes along Parker and Derby. Whether it is a large lot or a medium lot it was for a transition from the other subdivisions to this one. He stated they are talking about six homes.

Chairman Spinelli stated then his suggestion is to increase from the percentage and maintain the 25 structures.

Commissioner Maher said the way it was listed it was not looking for a percentage, but it was looking for a percentage along the main arterial roads in the area. He feels it should not change just because the interior lot sizes decreased.

Chairman Spinelli stated he agrees because he remembers having a long discussion about the masonry. It was to consider the perimeter lots to keep that in par to what people will be seeing driving by.

Mrs. Jones said the requirement is broken up between the large lots that are accessed from 131st and Parker and those accessed from Derby. It doesn't necessarily specify that it has to be the homes that back up to Parker or Derby. There are separate requirements for high visibility lots that require a rear enhancement. The masonry is a flat percentage for the number of large lots.

Commissioner Maher stated in regards to decks he feels they should not give the variance for the decks. This was expected coming into the subdivision when they approved the smaller lots. The deck sizes should remain what the requirements are.

Commissioner Sanderson said you are hurting the person who is buying the house. When you are a buying a house you usually are not thinking about a deck when you are negotiating. It is usually afterwards that you realize your deck can only be a landing strip. He understands holding the developer accountable but he is not sure who is going to hurt from it. All of those houses are going to come in and ask for a variance.

Commissioner Maher stated these are the lots that were proposed and approved. The expectation on decks were there when it was built. When you build a walk-out basement you know you are going to build off your garage a deck. He feels if there is an issue then they need to adjust something else.

Chairman Spinelli said before this got approved by Village Board he does not remember having a discussion with this petitioner regarding decks.

Commissioner Maher stated he understands but most of the subdivisions currently under construction have a 15 foot side yard setback.

Chairman Spinelli said but when they have varied at 10 feet then they have allowed decks at 10 feet.

Discussion continued in regards to setbacks on decks.

Chairman Spinelli stated he can see the variance for the small and medium lots, but not for the larger lots.

Commissioner Kwasneski agreed.

Chairman Spinelli said if this does get approved, he would recommend that the parking area gets paved by the developer along with the pad and sidewalk being graded out. He asked if there were any more questions or comments. None responded. He then called for a motion for approval.

Plan Commission Recommendation

Commissioner Sanderson made a motion, seconded by Commissioner Zolecki to recommend to the Mayor and Village Board approval of Case 15-13 Kettering Subdivision PUD Amendments and Phase II 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.
3. The number of side load garage will be 26 to maintain at least 33% of large lots with side load garages.
4. The number of large lots to have first floor masonry on all elevations will stay at 25 lots and the percentage will go up.
5. The developer must pave the parking stalls and grade the sidewalk and the proposed pad area.

A voice vote was taken:

Ayes: Sanderson, Zolecki, Kwasneski, Spinelli

Nays: Maher, McGleam

Motion passed

B. 15-08 Estates of Montefiori Final PUD

Chairman Spinelli called for a motion to open the public hearing for Case 15-08.

Commissioner Kwasneski made a motion, seconded by Commissioner Zolecki to open the public hearing for Case 15-08. A voice vote was taken:

Ayes: All

Nays: None

Motion passed

Staff Presentation

Ms. Milway said on August 10, 2015 the Village of Lemont approved a preliminary plat/plan for 52 townhomes and 35 single-family residents. The development is located at the intersection of Archer and Bell Road. Two UDO exceptions were part of the preliminary approval. The first was setback requirements for single-family interior side yards shall be 9 feet. Second, single-family lot sizes shall be as indicated in the site plan (typical size is 11,700 square feet). The preliminary plan PUD also identified the following conditions for 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 HOA (Homeowners' Association) for the townhome prior to the issuance of a site development permit to maintain the common areas including Outlots A, B, the walking path located at Outlot C, the emergency access located at Archer Ave and the maintenance access located at Main Street.
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 feet of either side of the property line between the townhomes and single-family detached units (generally the rear lot lines of 31-35 and 43-50, and west lot line of the lot 36). If such trees cannot be preserved, the petitioner shall comply with the tree mitigation requirements 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 shall be submitted and approved.

The ordinance also requires the following anti-monotony standards for the single-family homes.

1. At least 13 of the single-family detached homes shall have side load garages.
2. No more than 11 single-family detached units shall have three-car front loaded garages.

It also required additional requirements for exterior materials and features.

1. All elevations of the single-family detached unit constructed on lot 5 shall be constructed with masonry extending from grade to the top of the first story. Of the remaining single-family detached units 12 units shall NOT have a minimum first floor masonry requirement; however, single family detached units constructed with less than 25% masonry on all elevation shall be subject to further design guidelines.
2. Brick and stone veneer shall be anchored.
3. When a single-family detached unit includes masonry on at least 40% of the front elevation, such masonry shall be extended to all elevation of the detached unit.
4. Siding shall be cement fiber board.

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

Ms. Milway said 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 foot emergency access drive for the use of the Lemont Fire Protection District or other emergency agencies. It will be 85 feet east of the proposed entrance to the development. The plans also include a 15 foot wide paved maintenance access drive from Main Street to Outlot C. The grade of the proposed maintenance drive is 15%. The applicant is also including a walking path around the detention facility.

Ms. Milway stated the Village Engineer is satisfied with the engineering plans submitted for final approval. He does comment initially that Cook County DOT will need to approve the non-perpendicular access from Archer Avenue at the main entrance. Additionally, he noted that prior to the change of the maintenance access from 20% to 15%. The engineer has not reviewed the 15% access. Lastly, the final grading plans for the individual lots and WMO permitting will still need to be finalized. The Fire Marshal identified the right provide comment with respect to utilities and other applicable fire/life concerns at an appropriate time, The Fire Marshal indicated that the turning radius for emergency access off of Archer Avenue must be sufficient for the fire apparatus; however, he did not comment whether the submitted plans were or were not in compliance.

Ms. Milway said the existing tree survey identified 3,263 trees; 41 of which are proposed to be preserved. The bulk of the 41 trees are located along Main Street, therefore, 3,222 trees are proposed to be removed. The Village Arborist and she had conducted a site visit with project engineer and the landscaped architect on the site. The three discussion items were the proposed plantings in the Outlot C's detention pond, the undisturbed area indicated in the northwest corner of Outlot C and lastly the existing

trees located between the single-family and townhome lots. The Village Arborist proposed a change from the low profile prairie mix to a “no mow” mix to the area surrounding the detention pond. The “no mow mix” will generally reduce the amount of maintenance in that area. The applicant indicated both at the site visit and in the subsequent letter she received that the change in plantings have been recorded in the revised plans.

Ms. Milway stated looking at the Outlots, C is the largest of the three. The approved plan did not include a preliminary tree mitigation plan. The plan is required as a final condition of the PUD. The site has numerous trees many of which are designated to be removed due to grading. One area in the northwest corner of Outlot C is labeled as undisturbed from grading activities with only one tree being preserved in the area. 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 on the plan. The applicant had agreed at the site visit and in the letter received by staff to treat this area as a woodland restoration area. This means that the trees that are in good or fair condition are to be maintained through pruning or removal and replant additional trees in varieties and sizes to restore the area to a woodland state.

Ms. Milway said the project landscape architect had submitted a letter to that effect today and has indicated that an additional 73 will be preserved. This will increase the number of preserved trees to 114 trees. The final is that the preliminary PUD required trees of fair or better condition within 10 feet of either side of the property line between the townhomes and single-family be maintained if not they must meet the preservation requirements in the UDO. There are 7 trees that meet these qualifications, none of which are proposed to be preserved by the applicant. Thus they need to mitigate with an additional 26 trees. The applicant has within his letter and on the site visit confirmed he will comply with the 26. The Village Arborist and the project landscape architect will walk the site again before final grading and stake any additional trees that could be preserved through grading.

Ms. Milway said as previously stated in regards to residential design standards a selection of anti-monotony standards were approved as part of the preliminary PUD. Staff is proposing the following additional standards to finalize the single-family standards to section 3C preliminary ordinance, so that is just the exterior materials and features. It would change from what was presented earlier to this:

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 story. Of the remaining single family detached units 23 or 65.7% shall be constructed with masonry extending from grade to top of first story on all elevations and 12 or 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 shutter shall be 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 elevation of the home, unless explicitly inappropriate to the other elevations.

All of the other requirements from the preliminary would be required, in addition to the section just listed.

Ms. Milway stated as the application is substantially conforming to the Preliminary PUD staff is recommending approval with the following four conditions listed in staff's report on page seven.

Chairman Spinelli asked if all three Outlots will be maintained by the HOA.

Ms. Milway said Outlots A and B will be maintained by the HOA. Outlot C the Village will take over after the establishment period and possibly the maintenance access drive otherwise the bulk of that area will be maintained by the HOA including the walking path.

Chairman Spinelli stated his concern is with the walking path. On the preliminary plat it was indicated that the path was an eight foot wide crushed path. The final plat now indicates that it is only five foot wide crushed limestone path. His concern is that being limestone eventually if not properly maintained it will be reduced significantly by vegetated growth within the limestone. He asked if there was a requirement that the path must be maintained and exist.

Ms. Milway said the HOA will be required to maintain the walking path.

Chairman Spinelli stated his other concern is being limestone, on the grade that the proposed path is at, being place on top of the detention basin and going through the overflow of the detention basin there would be significant maintenance for the HOA. They will have to constantly repair the limestone similar to what the Forest Preserve has to do because the limestone washes away. He is not telling the developer that he has to put in asphalt. But reducing the path to five feet should not be done because you are going to lose the edges anyways. He feels it should go back to the eight feet and as long as it is not the Village's responsibility or liability then the developer can put whatever type of material he wants.

Commissioner Zolecki said he had a question regarding the additional recommended design standards. He had asked if anything been presented as to what the single-family homes will look like.

Ms. Milway stated the developer had requested that 12 single-family units shall not have a minimum first floor masonry requirement. Although, they are not adopted the

proposed house plans as part of the PUD, he is planning on following the required UDO requirements. The bulk of his proposed homes do propose quite a large amount of brick. There are only a few house styles that do propose a bulk use of siding. Therefore the request was met that they were asking for.

Commissioner Maher said on page three it states there are no changes proposed to the approved preliminary PUD plan. He asked if that was the PUD plan from the Village Board.

Ms. Milway stated that is correct.

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

Walt Rebenson, CEO of Ascend Real Estate Group, said in regards to the 12 homes that shall not have a minimum first floor brick that is not required. If they choose to they can do up to that amount. It could end up that all 35 homes are done in all brick. He did present two homes at a previous meeting that were craftsman style, which still have a fair amount of stone or brick. As far as the walking path, staff had wanted to create some usable open space. As the engineers looked at how to place it because of the slopes they decided to put it at the top of the berm rather than the basin. It created an expansion of that berm and that is why they proposed five instead of the eight. The last concession was that the HOA has to maintain it and there will be landscapers out there during the spring and summer.

Chairman Spinelli stated he is not opposed to the five feet, however seeing gravel paths, weeds do not get maintained. He strongly suggests that the overflow is a hardscape and not limestone.

Chairman Spinelli asked if anyone had any questions for the applicant. None responded. He then asked if there was anyone in the audience that wanted to come up and speak in regards to this public hearing.

Public Comment

None

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

Commissioner Kwasneski made a motion, seconded by Commissioner McGleam to close the public hearing for case 15-08. A voice vote was taken:

Ayes: All

Nays: None

Motion passed

Plan Commission Discussion

Commissioner Sanderson stated he appreciates the effort in getting more trees preserved.

Commissioner Maher said he agreed.

Chairman Spinelli asked if there were any more questions or comments. None responded. He then called for a motion for approval.

Plan Commission Recommendation

Commissioner Maher made a motion, seconded by Commissioner Sanderson to recommend to the Mayor and Village Board approval of Case 15-08 Estates of Montefiori Final PUD with the following conditions:

1. Maintenance access off Main Street 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 feet 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 Street.
4. Comply with the final residential design guideline as noted earlier in the report.
5. Add hardscape to the overflow on the walking path.

A voice vote was taken:

Ayes: Maher, Sanderson, Zolecki, Kwasneski, McGleam, Spinelli

Nays: None

Motion passed

Commissioner Kwasneski made a motion, seconded by Commissioner McGleam to authorize the Chairman to approve the Findings of Fact for Case 15-13 and 15-08 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 Lemont Nursing will come before the Village Board on September 28th. The UDO amendments were approved on Monday, September 14th. Dunkin Donuts was also approved on September 14th. They were required to comply with tree preservation and cross access easements. There was one change to their building façade where they added a few additional windows. They also moved the entrance and the easement line up to add the extra space for turning.

Commissioner Sanderson asked what happened with signage for Dunkin Donuts.

Ms. Milway stated they did come down and meet the UDO requirement.

Chairman Spinelli asked how it went with the Forest Preserve.

Mrs. Jones said Lemont did have a good showing. The general consensus was that Lemont made a very good impression at the Forest Preserve District meeting. They did not vote on it that night. They referred it to their real estate committee so the earliest it will come back up is early October.

Discussion continued in regards to the boundary and property lines for the Village.

VI. AUDIENCE PARTICIPATION

None

VII. ADJOURNMENT

Commissioner Maher made a motion, seconded by Commissioner Sanderson to adjourn the meeting. A voice vote was taken:

Ayes: All

Nays: None

Motion passed

Minutes prepared by Peggy Halper



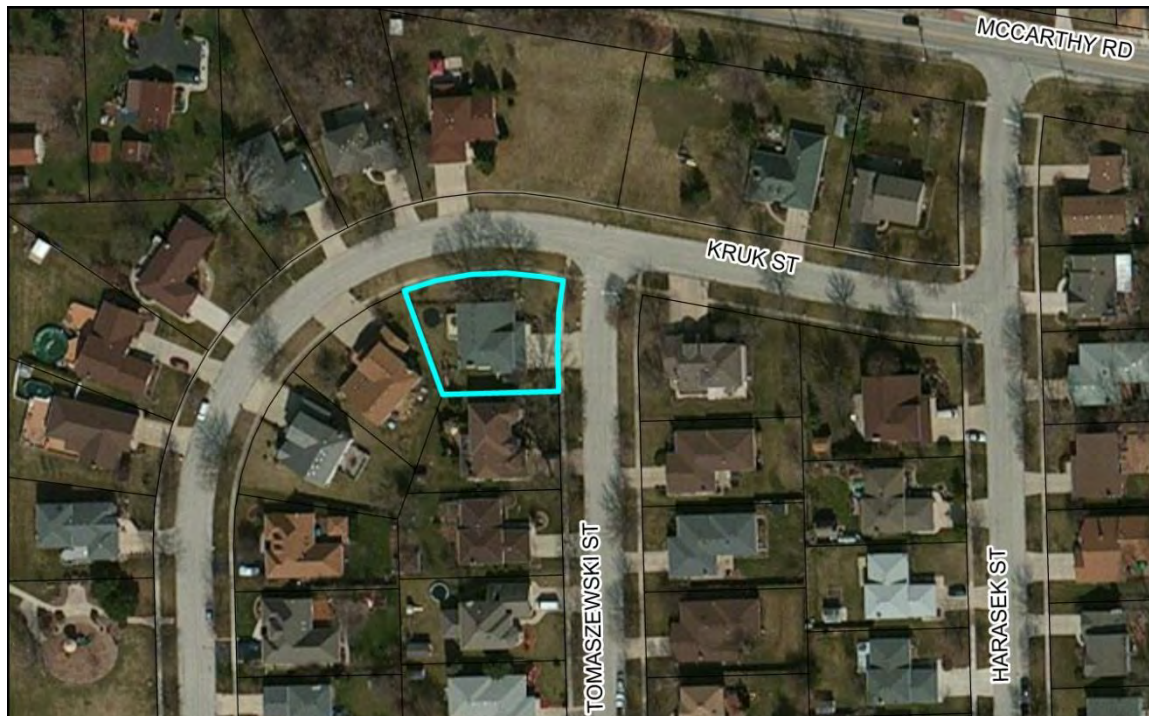
Village of Lemont
Planning & Economic Development Department

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

TO: Planning & Zoning Commission
FROM: Heather Milway, Village Planner
THRU: Charity Jones, AICP, Planning & Economic Development Director
SUBJECT: Case 15-12 Wehn Fence Variation
DATE: September 11, 2015

SUMMARY

Robert and Kristi Wehn, owners of 660 Tomaszewski St., are requesting a variation allow apportion of a fence to encroach on the 25 ft corner side setback in a residential district. Staff recommends approval of the variation.



PROPOSAL INFORMATION

Case No. 15-12
Project Name Wehn Fence Variation

General Information	
Applicant	Robert and Kristi Wehn
Status of Application	Owners
Requested Actions:	Variation to allow for fence encroachment into the 25 ft corner side yard setback.
Site Location	660 Tomaszewski St. (PIN 22-28-107-028-0000)
Existing Zoning	R-4 (Detached Single-Family Residential District)
Size	.24 ac
Existing Land Use	Single-family residence
Surrounding Land Use/Zoning	North: R-4 (Detached single-family residence) South: R-4 (Detached single-family residence) East: R-4 (Detached single-family residence) West: R-4 (Detached single-family residence)
Comprehensive Plan 2030	The Comprehensive Plan classifies this site infill Residential (INF)

BACKGROUND

The subject property is part of the Hilltop Estates subdivision with R-4 zoning. This zoning classification requires a corner side setback of 25 ft from the property line. Fences are also required to observe the 25 ft setback. The subject property previously had a fence with the same placement permitted under the 1999 zoning ordinance. The applicant prior to application replaced the fence, without a permit, with a new vinyl 5ft fence in the location depicted in the submittals. The north corner side property line is not a traditional straight line, rather a 21° curved line. The curved nature of the property line also makes the 25ft setback line curved. The applicant is thus requesting to encroach the 25ft setback by half a foot at the minimum and 8 ft at the maximum.

STANDARDS FOR VARIATIONS

UDO Section 17.04.150.D states that variation requests must be consistent with the following three standards to be approved:

1. The variation is in harmony with the general purpose and intent of the Unified Development Ordinance;

Analysis. The general purpose of the UDO is specified in UDO Section 17.01.050. Of the eight components listed, seven are either not applicable to or unaffected by the variation request.

- **Ensuring adequate natural light, air, privacy, and access to property.** The proposed variation would not negatively impact light or air to the property.
2. The plight of the owner is due to unique circumstances, and thus strict enforcement of the Unified Development Ordinance would result in practical difficulties or impose exceptional hardships due to the special and unique

conditions that are not generally found on other properties in the same zoning district;

Analysis. The UDO states that in making a determination whether there are unique circumstances, practical difficulties, or particular hardships in a variation petition, the Planning and Zoning Commission shall take into consideration the factors listed in UDO §17.04.150.D.2.

- **Particular physical surroundings, shape, or topographical conditions results in a particular hardship upon the owner as distinguished from a mere inconvenience.** The lot's curved north property line combined with the 25ft corner side setback creates a hardship for placing a fence. The curved setback forces the applicant to curve the fence which is difficult to install. Additionally the possibility of the fence being moved west past the setback line would interfere with an existing service walk.
 - **The conditions upon which the petition for variation is based would not be applicable generally to other property within the same zoning district.** The surrounding lots have traditional non-curved property lines or do not have the curved corner side property line.
 - **The alleged difficulty or hardship has not been created by any person presently having an interest in the property.** The home was constructed in 1987 and the applicant purchased the home in 1999. The applicant did not construct the home to have the corner side curved lot line.
 - **The granting of the variation will not be detrimental to the public welfare or injurious to other property or improvements in the neighborhood in which the subject project is located.** The request will not be detrimental to public welfare or injurious to other properties or improvements. The fence does not obstruct the vehicle sight line as the encroachment into the corner side setback is not directly at the intersection of Tomaszewski and Kruk Streets, but 100ft back from the intersection.
 - **The variation will not impair an adequate supply of light and air to adjacent properties or substantially increase congestion in the public street or increase the danger of fire or endanger the public safety or substantially diminish or impair property values within the neighborhood.** The variation would not endanger public safety, substantially impair property values, diminish adequate supply of light or air, or increase the danger of fire or congestion.
3. The variation will not alter the essential character of the locality and will not be a substantial detriment to adjacent property.

Analysis. Usually, in evaluating corner side yard variation requests the Village is concerned with examining impacts to adjacent neighbors whose front yards are adjacent to a corner side yard variation. In this case the fence will extend 8 ft further than the adjacent home's façade; however, the fence is in direct line with the façade of the neighbor's garage. Additionally the proposed fence material and dimensions are consistent with the fences in the surrounding area.

RECOMMENDATIONS

The UDO requires that the applicant demonstrate consistency with all three of the variation standards contained within §17.04.150.D. and staff finds that all are substantially met. Staff still recommends approval of the variation. Although the fence will impact the neighboring property its unique circumstance of both 25 ft corner side setback and the 21° curved lot line prevents the applicant from using of their rear yard as surrounding traditional non-curved lots are permitted under the UDO. The fence does extend 8ft further than the neighboring property's front façade; however, the fence does not extend further than the neighboring property's garage.

ATTACHMENTS

1. Site photographs
2. Applicant submissions

Attachment 1

Site photographs



Figure 1 View from neighboring driveway



Figure 2 Curved lot line



Figure 3 Fence location compared to garage façade of neighboring home

Variation Application Form

APPLICANT INFORMATION

Applicant Name Robert & Kristi Wehn

Company/Organization _____

Applicant Address 660 Tomaszewski St, Lemont

Telephone & Fax 630-310-6540

E-mail r.wehn@servpro9985.com

CHECK ONE OF THE FOLLOWING:

- Applicant is the owner of the subject property and is the signer of this application.
- Applicant is the contract purchaser of the subject property.
- Applicant is acting on behalf of the beneficiary of a trust.
- Applicant is acting on behalf of the owner.

PROPERTY INFORMATION

Address of Subject Property/Properties 660 Tomaszewski St, Lemont, IL 60439

Parcel Identification Number of Subject Property/Properties _____

Size of Subject Property/Properties _____

DESCRIPTION OF REQUEST

Brief description of the proposed variation Vinyl Fence Installation

REQUIRED DOCUMENTS

See Form 500-A, *Variation Application Checklist of Required Materials*, for items that must accompany this application.

FOR OFFICE USE ONLY

Application received on: <u>8/24/2015</u>	By: <u>[Signature]</u>
Application deemed complete on: <u>8/24/2015</u>	By: <u>[Signature]</u>
Current Zoning: <u>Residential</u>	
Fee Amount Enclosed: <u>\$ 250</u>	Escrow Amount Enclosed: <u>\$ 500</u>

Variation Application Form

Village of Lemont

APPLICATION FEE & ESCROW

Application Fee = \$250 (per zoning lot)

Fee is non-refundable. A zoning lot is defined as "a single tract of land located within a single block that (at the time of filing for a building permit) is designated by its owner or developer as a tract to be used, developed, or built upon, under single ownership or control" (Unified Development Ordinance Chapter 17.02).

Required Escrow = \$500

At the time of application, the applicant shall submit a check for the establishment of an escrow account. The escrow money shall be used to defray costs of public notice, consultants, or other direct costs incurred by the Village in association with the variation application. Additionally, should the applicant fail to remove the required public notice sign in a timely manner, the escrow account may be used to defray the costs of the sign's removal. After completion of the variation review process, any unused portion of the escrow account will be refunded upon request.

AFFIRMATION

I hereby affirm that I have full legal capacity to authorize the filing of this application and that all information and exhibits herewith submitted are true and correct to the best of my knowledge. I permit Village representatives to make all reasonable inspections and investigations of the subject property during the period of processing of this application. I understand that as part of this application I am required to establish an escrow account to pay for direct costs associated with the approval of this application, such as the fulfillment of public notice requirements, removal of the public notice sign, taking of minutes at the public hearing and fees for consultants hired by the Village to evaluate this application. I understand that the submitted fee is non-refundable and that any escrow amount leftover upon project completion will be refunded upon request. I understand that I am responsible for the posting of a public hearing sign and for the mailing of legal notice to all surrounding property owners as required by Village ordinances and state law.

Robert A. Wenn

8/24/15

Signature of Applicant

Date

Illinois

Cook

State

County

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

Barbara A. Kozlarczyk

Notary Signature

Given under my hand and notary seal this 24TH day of AUGUST A.D. 20 15.

My commission expires this 14TH day of AUGUST A.D. 20 18.



Variation Criteria Worksheet

Unified Development Ordinance (UDO) Section 17.04.150.D.1 establishes the criteria that all applications for variations must meet. In addition, Section 17.04.150.D.2 of the Unified Development Ordinance requires that the Planning & Zoning Commission or Zoning Hearing Officer take the following conditions into consideration when determining whether a request qualifies for a variation. You may want to consider the following in your variation request:

- The particular physical surroundings, shape, or topographical condition of the specific property involved results in a particular hardship upon the owner, as distinguished from a mere inconvenience, if the strict letter of the regulations of the Unified Development Ordinance were fulfilled;
- The conditions upon which the petition for variation is based would not be applicable, generally, to other property within the same zoning classification;
- The alleged difficulty or hardship has not been created by any person presently having an interest in the property;
- The granting of the variation will not be detrimental to the public welfare or injurious to other property or improvements in the neighborhood in which the subject property is located; and
- The variation will not impair an adequate supply of light and air to adjacent properties, or substantially increase the congestion in the public streets, or increase the danger of fire, or endanger the public safety, or substantially diminish or impair property values within the neighborhood.

Please describe below how your variation request meets the criteria of UDO Section 17.04.150.D.1. Attach additional sheets if necessary.

UDO Section 17.04.150.D.1.a

The variation is in harmony with the general purpose and intent of the Unified Development Ordinance;

Our fence does not obstruct the view of vehicle traffic nor pedestrian traffic. The fence is 10' from sidewalk and over 25' from street/road

UDO Section 17.04.150.D.1.b

The plight of the owner is due to unique circumstances and thus strict enforcement of the Unified Development Ordinance would result in practical difficulties or impose exceptional hardships due to the special and unusual conditions that are not generally found on other properties in the same zoning district; and

Vinyl fence cannot be curved to comply with the UDO.

Curving fence will substantially reduce size of rear yard and make home appearance awkward.

UDO Section 17.04.150.D.1.c

The variation will not alter the essential character of the locality and will not be a substantial detriment to adjacent property.

Fenced to be placed in same location as existing fence and upgrading to vinyl (white) fence adding to appearance as old fence was deteriorating. There are other fences in area and new fence will add to character of subdivision, not alter.

DAVID WYSOPAL TITLE AGENCY (71-8095)
A Policy Issuing Agent of Chicago Title Insurance Company
330 SOUTH NAPERVILLE ROAD STE 405 * WHEATON, IL 60187
(630) 462-3931
ALTA Owner's Policy
Schedule A

File No: 4255529

Policy No: 71 0009 106 00041335

Date of Policy: **August 31, 1999**

Amount of Policy: **\$277,000.00**

1. Name of Insured:

ROBERT A. WEHN AND KRISTI L. WEHN, HUSBAND AND WIFE.

2. The estate or interest in the land described or referred to in this schedule covered by this policy is:

FEE SIMPLE, AS TENANTS BY THE ENTIRETY, NOT AS JOINT TENANTS OR TENANTS IN COMMON.

3. Title to the estate or interest covered by this policy at the date hereof is vested in The Insured.

4. The land referred to in this policy is described as follows:

LOT 100 IN HILLTOP ESTATES UNIT 3 SUBDIVISION, BEING A SUBDIVISION IN PART OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 28, TOWNSHIP 37 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT NO. 87377727, IN COOK COUNTY, ILLINOIS.

COUNTERSIGNED:



AUTHORIZED SIGNATORY



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 Valone, Village Planner
THRU: Charity Jones, AICP, Planning & Economic Development Director
SUBJECT: Case 15-06 508 Illinois Street Final Planned Unit Development
DATE: October 14, 2015

BACKGROUND

On August 24, 2015 the Village of Lemont approved a preliminary plat/plan for two duplexes and one three-unit residential planned unit development. The development is located adjacent to 508 Illinois St. The site plan located in Attachment 4 indicates the UDO exceptions that were part of the preliminary plat approval.

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

1. A full tree survey shall be completed and preservation or mitigation shall be provided per the requirements of the Unified Development Ordinance.
2. The Petitioner shall secure a certificate of appropriateness for the final architectural plans, including the proposed materials for the exposed building foundations.
3. The Petitioner shall establish a homeowners association or other mechanism to ensure design consistency and property maintenance in perpetuity.

On September 28, 2015, Zen Dog Properties, LLC, owner of the subject property, submitted an application for a final planned unit development (PUD) consisting of one single-family detached home, one duplex, and one three-unit residential building with shared vehicle access for two of the buildings. Therefore, the PZC's scope of review shall be limited to 1) reviewing the final landscape and site plans and 2) reviewing the architectural elevations for the two duplexes and single unit with the approved preliminary PUD. Staff is recommending approval with conditions.

Historic Preservation Commission. The application was reviewed by the Historic Preservation Commission (HPC) on October 8th, 2015. The HPC voted 4-0 in favor of the application and issued a certificate of appropriateness. The HPC felt that the

architecture of the proposed buildings would fit in the context of the surrounding property within the historic district.



PROPOSAL INFORMATION

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

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

GENERAL ANALYSIS

Engineering Comments & Stormwater Management. Note that the site plan has not changed since the Preliminary PUD approval, but alterations have been made since the PZC reviewed the plans on June 17, 2015. The Village Engineer commented that is concerns from the preliminary plans have been addressed in the final PUD site engineering, access, and drainage plans.

Landscaping & Tree Preservation. The applicant submitted a tree survey indicating that all but one tree on the subject site are proposed for removal. Several large trees currently exist on the site; the plans show that of the 18 trees existing on site two are Ash trees and four are dead or dying. Staff would prefer to retain the remaining 14 healthy, existing trees on the site. However, the size of the lots and the need to provide off-street parking make any tree preservation difficult. The one tree that is proposed to be preserved is located on the property line (herein after referred to as the boundary line tree). However, the Village Arborist notes that based on the grading and stormwater plans the tree is likely not to survive. Given that the boundary line tree is not wholly located on the subject site, absent an agreement for the tree's removal from both affected property owners, the applicant must revise the plans as necessary to preserve the boundary line tree.

The existing parkway tree along Illinois St is also noted by the Village arborist as not likely to survive. The plans show that the new parkway tree will be planted on the Porter St. side and a new maple tree will be planted in the front yard of the three unit building facing Illinois St. Staff recommends that the applicant revise the plan as necessary to preserve the boundary line tree. Staff also recommends that the applicant plant one parkway tree on the Illinois St. side to mitigate the existing tree that will not survive. Additionally the landscape plan needs to be updated to include three new trees in the front yard of the three unit building, one new tree in the parkway and two new trees in the front yard of the duplex, and three new trees behind the single unit.

Building Design. The final architectural plans are substantially conforming to the approved preliminary PUD with a few minor changes to the duplex and single unit on the Porter St. side. The clear story (Figure 1) on the duplex was removed due to difficulties in meeting fire separation per the building code. The west unit of the duplex was

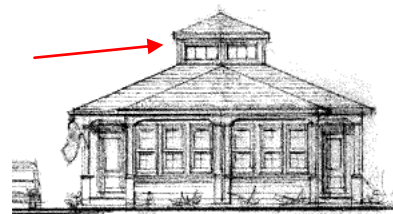


Figure 1 The red arrow indicates the clear story included on the preliminary architectural plans for the duplex. The Final PUD does not include the clear story.

shifted back from the street four feet to articulate the façade. A small front porch was added to the duplex building. The single unit was altered to remove the dormer from above the garage to meet ceiling height requirements per the building code. Additionally two windows on the façade were removed. The Historic Preservation Commission reviewed the updated plans on October 8th and issued a certificate of appropriateness for the construction of all three buildings.

Site Plan. West unit of duplex on Porter St. is adjusted from the Preliminary PUD to be shifted four feet back from the east unit to articulate the façade. The east duplex unit remains 37 ft from the three unit building facing Illinois St., while the west duplex unit is proposed to be 33 ft from the three unit building. Staff finds this adjustment minor and thus substantially conforming to the Preliminary PUD.

Fire District Comments. The Fire Marshal commented that the three unit building will be required to have a fire alarm and generally approves of the plan. Additional comments made all relate to items determined during building permit. Full comments are attached.

CONCLUSIONS & RECOMMENDATIONS

The Final PUD is substantially conforming to the preliminary PUD with minor changes to the architectural plans, site plan, and landscape plan. Staff recommends approval with the following modifications:

1. The applicant must revise the landscape plans as necessary to preserve the boundary line tree.
2. The applicant plant one parkway tree on the Illinois St. side to mitigate the existing tree that will not survive
3. The landscape plan must be updated to include three new trees in the front yard of the three unit building, one new tree in the parkway and two new trees in the front yard of the duplex, and three new trees behind the single unit.

ATTACHMENTS

1. Village Arborist review
2. Fire Marshal review
3. Application package
4. Preliminary PUD Ordinance



Urban Forest Management, Inc.

October 7, 2015

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

Re: 508 Illinois Street – Case 15-06-
Final PUD
Plan Review #1

Dear Heather,

As requested, I have visited the site and I have reviewed the PUD Final Plan/Plat Application received September 28, 2015. The following comments summarize his review:

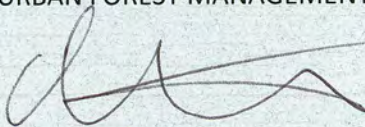
1. The Existing Conditions plan shows 16 trees associated with this site. I have attached a copy of this plan with each of the trees numbered.
 - a. Trees #10 through #16 are gone.
 - b. Tree #1 is a Norway maple in good condition. It is shown as being saved on the Landscape Plan. The attached copy of the Utility Plan and Profile clearly shows that this tree will be lost by the construction of the proposed storm sewer.
 - c. Tree #2 is a three stem Norway maple in fair condition.
 - d. Trees #3 and #4 are dead green ash that died from Emerald Ash Borer.
 - e. Tree #5 is a Norway maple in good condition.
 - f. Tree #6 is a Honey locust in good condition that appears to be a boundary line tree. It is shown as being saved. The attached copy of the Preliminary Grading and Drainage Plan clearly shows that this tree will not survive the proposed construction.
 - g. Tree #7 is an American elm that will succumb to Dutch elm disease and tree #8 is a Norway maple that is in poor condition.
 - h. Tree #9 is a Norway maple that is in good condition.
2. The Landscape plan was not signed and sealed by a licensed Landscape Architect.
3. The detail of the Landscape Plan is not consistent with requirements of Section 17.20.030 B of the ordinance.

Ms. Heather Valone
Village Planner
508 Illinois Street – Case 15-06-
Final PUD
Plan Review #1
October 7, 2015
Page 2

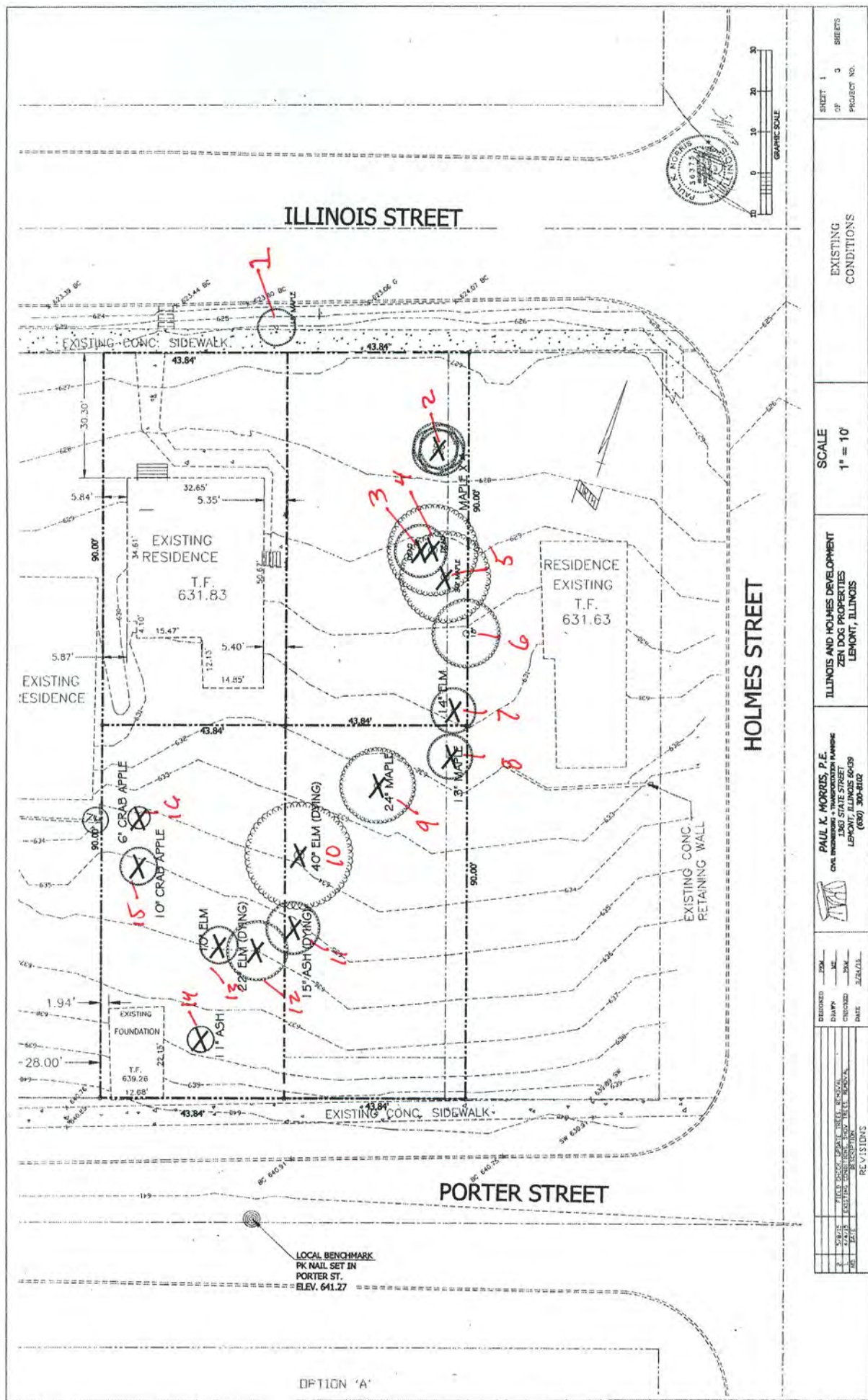
4. The Landscape Plan is not consistent with Section 17.20.040 (General Landscape Standards) of the ordinance.
5. The revised Landscape Plan did not include a maintenance plan.
6. A tree Preservation Plan should have been provided.

Please call if you have any questions.

Sincerely,
URBAN FOREST MANAGEMENT, INC.

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
Encl. 3



ILLINOIS STREET

HOLMES STREET

PORTER STREET

OPTION 'A'

SHEET: 1
OF 3 SHEETS
PROJECT NO.

EXISTING
CONDITIONS

SCALE
1" = 10'

ILLINOIS AND HOLMES DEVELOPMENT
ZEN DOG PROPERTIES
LEMONT, ILLINOIS

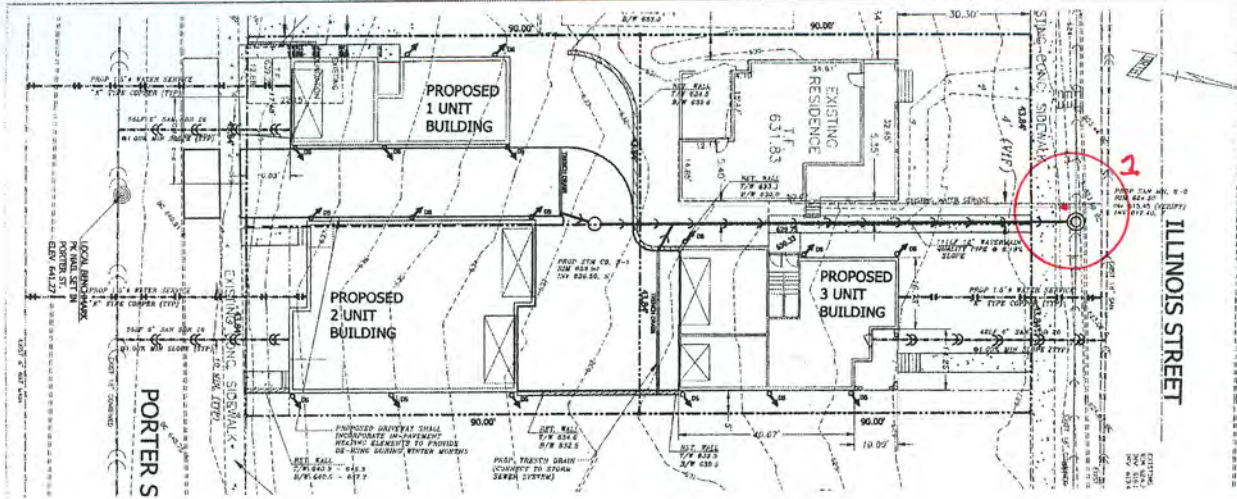
PAUL K. MORRIS, P.E.
CIVIL ENGINEER, TRANSPORTATION ENGINEER
1362 STATE STREET
LEMONT, ILLINOIS 60439
(630) 300-8102



REVISION NO.	DATE	REVISION

DESIGNED BY	DATE	REVISION

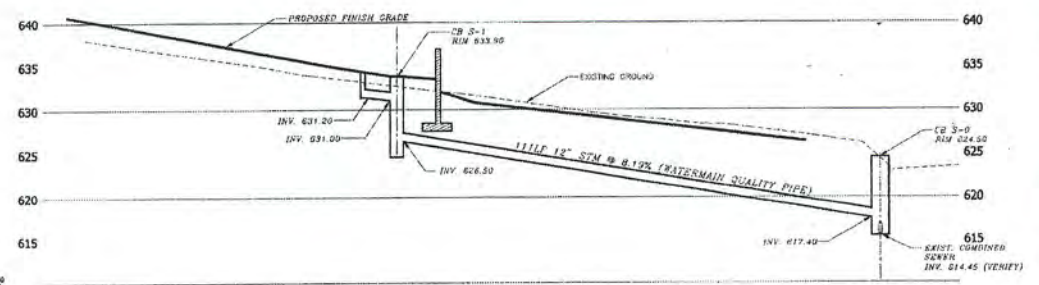
REVISIONS



WATER SERVICE
 THE WATER SERVICE PROPERTY SHALL BE PROVIDED WITHIN THE PROPERTY BY THE CITY OF LENOX, ILLINOIS. THE WATER SERVICE SHALL BE PROVIDED BY THE CITY OF LENOX, ILLINOIS. THE WATER SERVICE SHALL BE PROVIDED BY THE CITY OF LENOX, ILLINOIS.

STORM SEWER
 ALL STORM SEWER SHALL BE PROVIDED BY THE CITY OF LENOX, ILLINOIS. THE STORM SEWER SHALL BE PROVIDED BY THE CITY OF LENOX, ILLINOIS. THE STORM SEWER SHALL BE PROVIDED BY THE CITY OF LENOX, ILLINOIS.

PROPOSED FINISH GRADE
 THE PROPOSED FINISH GRADE SHALL BE PROVIDED BY THE CITY OF LENOX, ILLINOIS. THE PROPOSED FINISH GRADE SHALL BE PROVIDED BY THE CITY OF LENOX, ILLINOIS. THE PROPOSED FINISH GRADE SHALL BE PROVIDED BY THE CITY OF LENOX, ILLINOIS.



PROPOSED STORM SEWER PROFILE
 THE PROPOSED STORM SEWER PROFILE SHALL BE PROVIDED BY THE CITY OF LENOX, ILLINOIS. THE PROPOSED STORM SEWER PROFILE SHALL BE PROVIDED BY THE CITY OF LENOX, ILLINOIS. THE PROPOSED STORM SEWER PROFILE SHALL BE PROVIDED BY THE CITY OF LENOX, ILLINOIS.

EXIST. CONCRETE MANHOLE
 THE EXISTING CONCRETE MANHOLE SHALL BE PROVIDED BY THE CITY OF LENOX, ILLINOIS. THE EXISTING CONCRETE MANHOLE SHALL BE PROVIDED BY THE CITY OF LENOX, ILLINOIS. THE EXISTING CONCRETE MANHOLE SHALL BE PROVIDED BY THE CITY OF LENOX, ILLINOIS.



NO.	DATE	BY	CHKD.	DESCRIPTION
1	12/22/15	JKM	JKM	STORM LOGS & ELEVATIONS
2	1/14/16	JKM	JKM	REVISIONS

DESIGNED	JKM
DRAWN	JKM
CHECKED	JKM
DATE	12/22/15

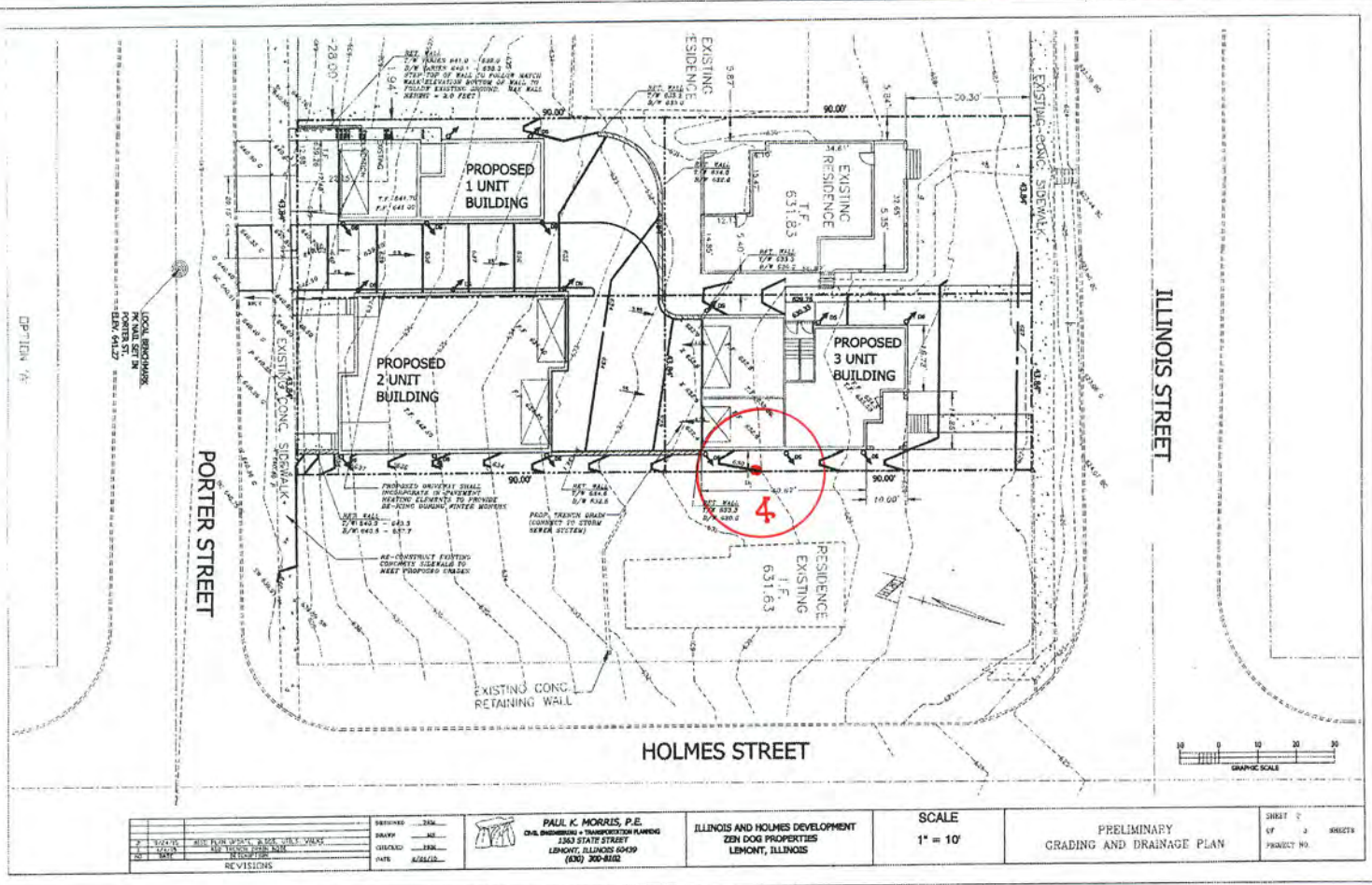
PAUL K. MORRIS, P.E.
 CIVIL ENGINEERING & SURVEYING
 1302 STATE STREET
 LENOX, ILLINOIS 60459
 (815) 886-4600

ILLINOIS AND HOLMES DEVELOPMENT
ZEN DOG PROPERTIES
 LENOX, ILLINOIS

SCALE
 1" = 10' HORIZ
 1" = 5' VERT.

UTILITY PLAN AND PROFILE

SHEET 3
 OF 3 SHEETS
 PROJECT NO.



NO.	DATE	DESCRIPTION	BY	CHKD.
1	05/11/17	ISSUED FOR PERMITS	PKM	PKM
2	05/11/17	REVISED PER COMMENTS	PKM	PKM
3	05/11/17	REVISED PER COMMENTS	PKM	PKM
4	05/11/17	REVISED PER COMMENTS	PKM	PKM

DESIGNED BY: PKM
 DRAWN BY: PKM
 CHECKED BY: PKM
 DATE: 05/11/17

PAUL K. MORRIS, P.E.
 CIVIL ENGINEER - REGISTERED PROFESSIONAL ENGINEER
 1363 STATE STREET
 LENOX, ILLINOIS 60459
 (630) 300-8500

ILLINOIS AND HOLMES DEVELOPMENT
 ZEN DOG PROPERTIES
 LENOX, ILLINOIS

SCALE
 1" = 10'

PRELIMINARY
 GRADING AND DRAINAGE PLAN

SHEET 2 OF 2 SHEETS
 PROJECT NO.

Attachment 2



LEMONT FIRE PROTECTION DISTRICT

BUREAU OF FIRE PREVENTION

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

October 9, 2015

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

Re: Revised Land Use Application-508 Illinois Street Final/PUD

Dear Mr. Milway;

This Department is in receipt of the plans for the above mentioned project. The 2006 edition of the International Fire Code with local amendments were used for this review.

- 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).
- 2) An approved fire alarm system shall be installed throughout this occupancy. The fire alarm system shall be designed and installed in accordance with N.F.P.A. Standard #72, 2007 Edition and Lemont Fire Protection District Ordinance #14-02 (Section 907). A complete set of fire alarm shop/working drawings, and the appropriate equipment specification sheets, shall be submitted to the Bureau of Fire Prevention for review and approval prior to installation and in accordance with the Lemont Fire Protection District Ordinance #14-02 (Section 907), and International Fire Code, 2006 Edition, (Section 907.1.1).

NOTE: This comment applies to the 3 unit apartment (R-2 Occupancy) only.

Upon further review of the above noted revised plans for this P.U.D., the Lemont Fire Protection District offers the following comments:

As our current ordinance is written, none of the above subject properties are required to have an automatic fire sprinkler systems installed within them. With that being stated, we are of the opinion that from a prudent proactive fire protection/life safety aspect that all of the subject properties should have approved residential automatic fire sprinkler systems installed within them for the following reasons:

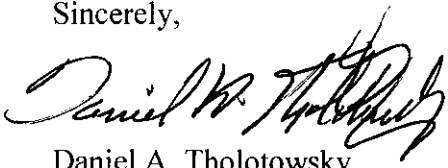
- As a P.U.D. additional requirements can be stipulated to the overall project or development.
- Being new construction, it is more cost effective and economically feasible to install fire/life safety features into occupancies and this would be the prudent thing to do.
- These buildings appear to be constructed as ordinary or wood frame type with exterior combustible siding. Such structures are usually designed as lightweight construction and utilize non-dimensional lumber, a recipe for rapid fire spread and quick structural collapse under fire conditions. In addition to the type of construction featured each building contains a multi vehicle attached garage with a close proximity to each other on very limited lot sizing. Once again, the installation of residential fire sprinkler systems within these occupancies, provided that they are properly installed and maintained will by their design prevent a fire from reaching this level of intensity thus avoiding a potential conflagration.
- The obvious life safety benefits afforded to the occupants as a result of the installation of these state of the art fire protection systems.
- By the current design proposed some of these occupancies indicate only one single means of egress (exit) from each level and those not on grade are indirect exits. The installation of residential fire sprinkler systems will provide the occupants with the required protection necessary to safely evacuate the buildings should a fire occur.
- The Lemont Fire Protection District is currently in the process of updating and re-visiting its fire prevention and life safety ordinances. With respect to that these occupancies all of which would be required to have the automatic fire sprinklers installed within them.

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

Page 3 (cont'd)
Land Use Application Final PUD
508 Illinois St.

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,

A handwritten signature in black ink, appearing to read "Daniel A. Tholotowsky". The signature is fluid and cursive, with a large initial "D" and "T".

Daniel A. Tholotowsky
Fire Marshal

File #112

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

PAM ZUKOSKI
Applicant Name
ZEN DOG PROPERTIES LLC
Company/Organization
508 ILLINOIS, LEMONT IL 60439
Applicant Address
630-542-1642 OR 708-997-0167
Telephone & Fax
ZENDOGPROPERTIES @ COMCAST. NET
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

508 ILLINOIS
Address of Subject Property/Properties
180' x 87.68'
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

Date

State

County

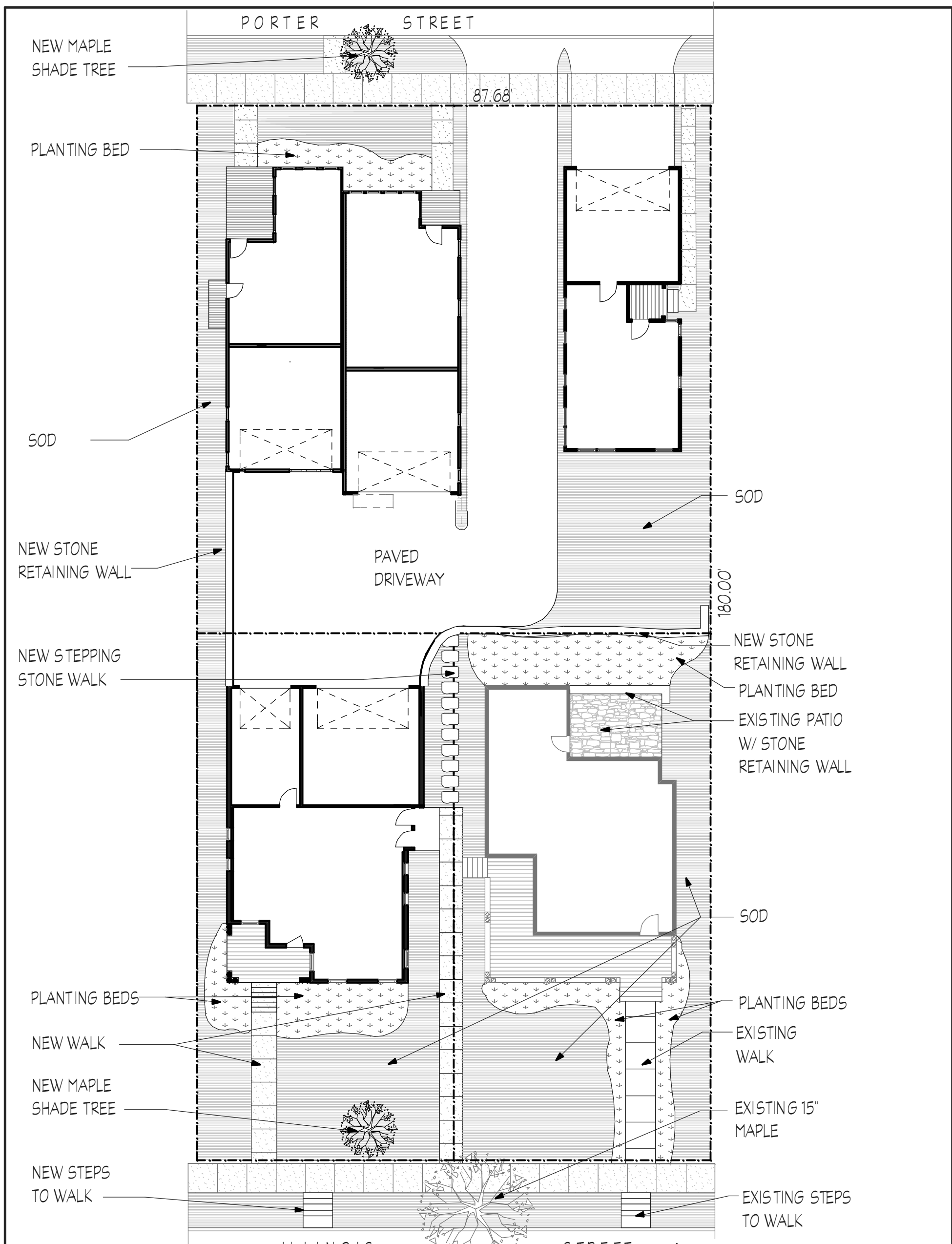
I, the undersigned, a Notary Public in and for the aforesaid County and State, do hereby certify that PAMELA ZUKOSKI is personally known to me to be the same person whose name is subscribed to the foregoing instrument, and that said person signed, sealed and delivered the above petition as a free and voluntary act for the uses and purposes set forth.

Notary Signature

Given under my hand and notary seal this 25th day of September A.D. 20 15.

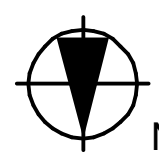
My commission expires this 8/2/19 day of August A.D. 20 19.





ILLINOIS
LANDSCAPE PLAN

SCALE: 1/16" = 1'-0"



NORTH

DEVELOPER: ZEN DOG PROPERTIES, LLC



PLAN No.	REVISIONS	DATE
SHEET No.		SEPT. 27, 2015
L-1		

DRAWN BY	DATE
SCALE	SEPT. 27, 2015
APPROVED BY	

DO NOT SCALE DRAWINGS

CONTRACTOR SHALL VERIFY ALL PLAN AND DIMENSIONS AND CONDITIONS ON THE JOB AND SHALL IMMEDIATELY NOTIFY THE ARCHITECT IN WRITING OF ANY DISCREPANCIES BEFORE PROCEEDING WITH WORK OR BE RESPONSIBLE FOR SAME.

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

n. batistich, architects
MEADOWBROOK OFFICE CENTER
16W 475 S. FRONTAGE RD., SUITE 201
BURR RIDGE, IL 60527 (630) 986-1773

DEVELOPER: ZEN DOG PROPERTIES, LLC

TOTAL AREA - 11,836.8 S.F.

PORTER STREET TO HAVE
ONE 1-STORY 2-UNIT TOWNHOME
1,200 S.F. EACH UNIT W/2-CAR GARAGE

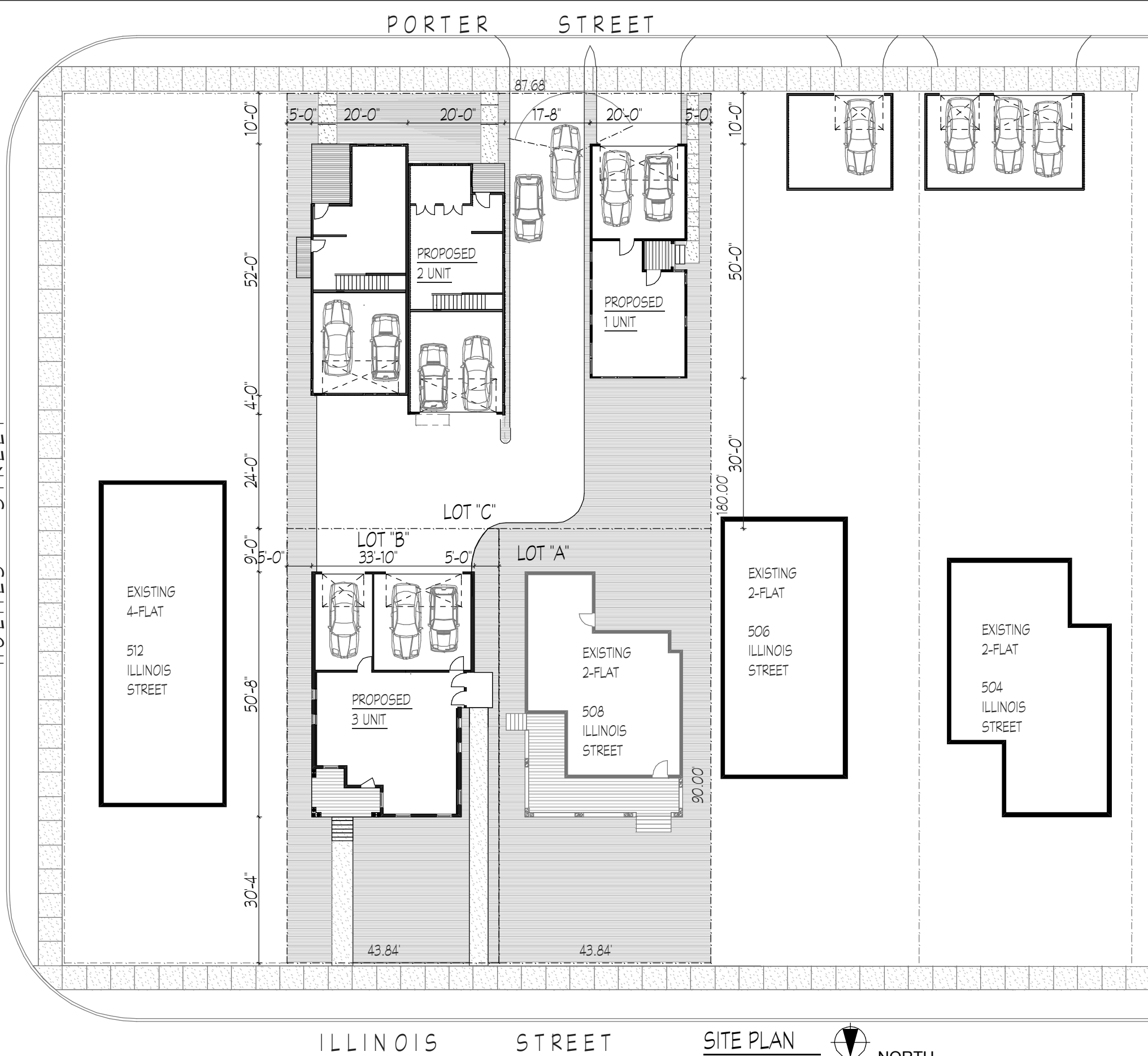
ONE 2-STORY, SINGLEFAMILY HOME
1,080 S.F. W/ 2-CAR GARAGE

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

DESIGN DATA:

	LOT "B"	LOT "C"	REQUIRED
LOT AREA	3,946 S.F. (EXIST.)	7,891 S.F. (EXIST.)	10,000 S.F.
LOT AREA/UNIT	1,315 S.F.	2,630 S.F.	2,500 S.F.
LOT WIDTH	43.84 FT. (EXIST.)	87.68 FT. (EXIST.)	50 FT.
F.Y. SETBACK	30 FT.	10 FT.	25 FT.
S.Y. SETBACK	5.0 FT.	5.0 FT.	15 FT.
R.Y. SETBACK	9 FT.	22 FT.	30 FT.
LOT COVERAGE	43 %	42 %	65 %

HOLMES STREET



ILLINOIS STREET

STREET

SITE PLAN



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

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

DO NOT SCALE DRAWINGS
CONTRACTOR SHALL VERIFY ALL PLAN INFORMATION AND INDICATE ANY DISCREPANCIES IN WRITING OF ANY KIND BEFORE PROCEEDING WITH WORK OR BE RESPONSIBLE FOR SAME

REVISIONS	DATE	BY
	09/31/2015	
	09/23/2015	

PLAN No.
SHEET No.
1 of 4



ILLINOIS STREET



SIDE (WEST) ELEVATION

SCALE: 1/8" = 1'-0"



SIDE (EAST) ELEVATION

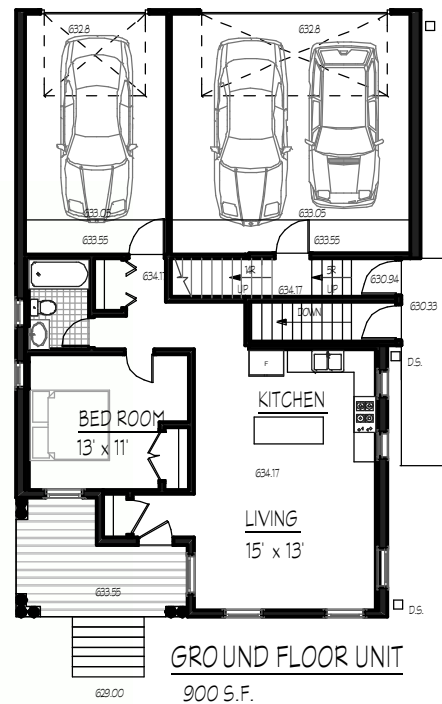
SCALE: 1/8" = 1'-0"

MATERIALS:
 ROOFING: ARCHITECTURAL SHINGLES
 SIDING: CEMENT BOARD SIDING & TRIM
 WINDOWS: ARCHITECTURAL VINYL WINDOWS
 STONE TRIM: VENEER STONE



REAR (SOUTH) ELEVATION

SCALE: 1/8" = 1'-0"



FRONT (NORTH) ELEVATION - ILLINOIS STREET

SCALE: 1/8" = 1'-0"

n. batistich, architects
 MEADOWBROOK OFFICE CENTER
 16W/475 S. FRONTAGE RD., SUITE 201
 BURR RIDGE, IL 60527 (630) 986-1773

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

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

DATE: Sept. 23, 2015
 DRAWN BY: [Signature]
 SCALE: [Blank]
 APPROVED BY: [Signature]

REVISIONS

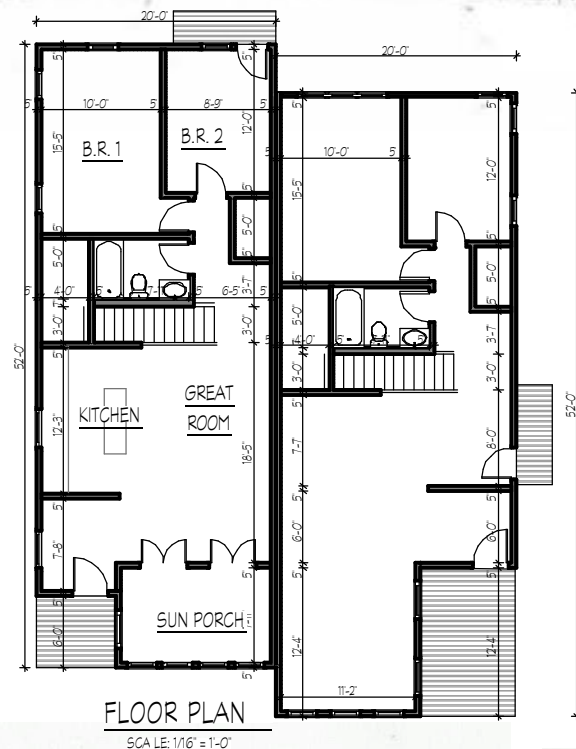
PLAN No. [Blank]
 SHEET No. **2 of 4**



SIDE (WEST) ELEVATION
SCALE: 1/8" = 1'-0"



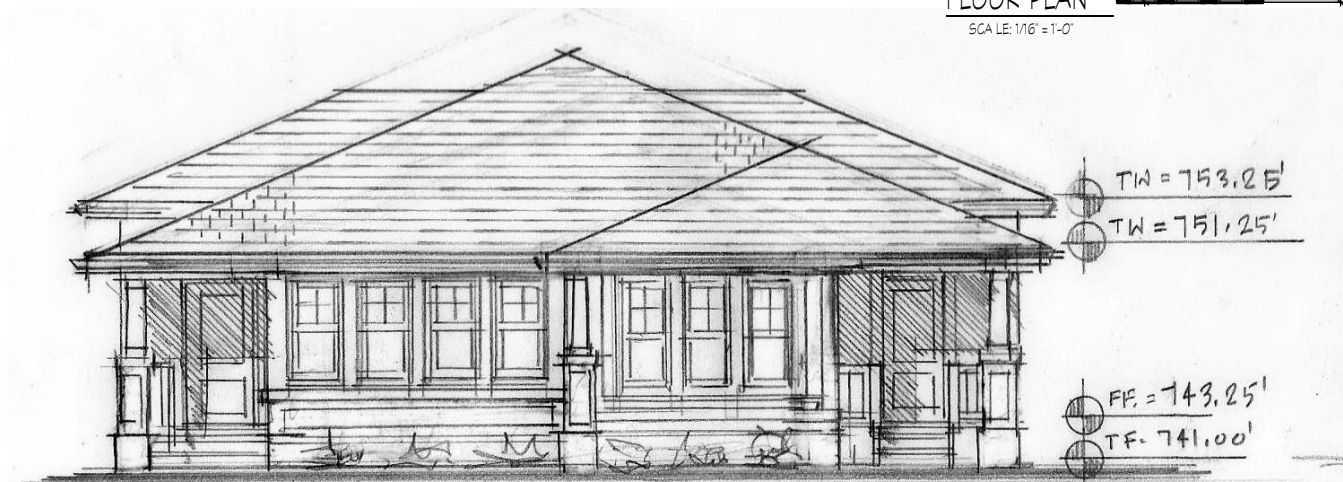
REAR (NORTH) ELEVATION
SCALE: 1/8" = 1'-0"



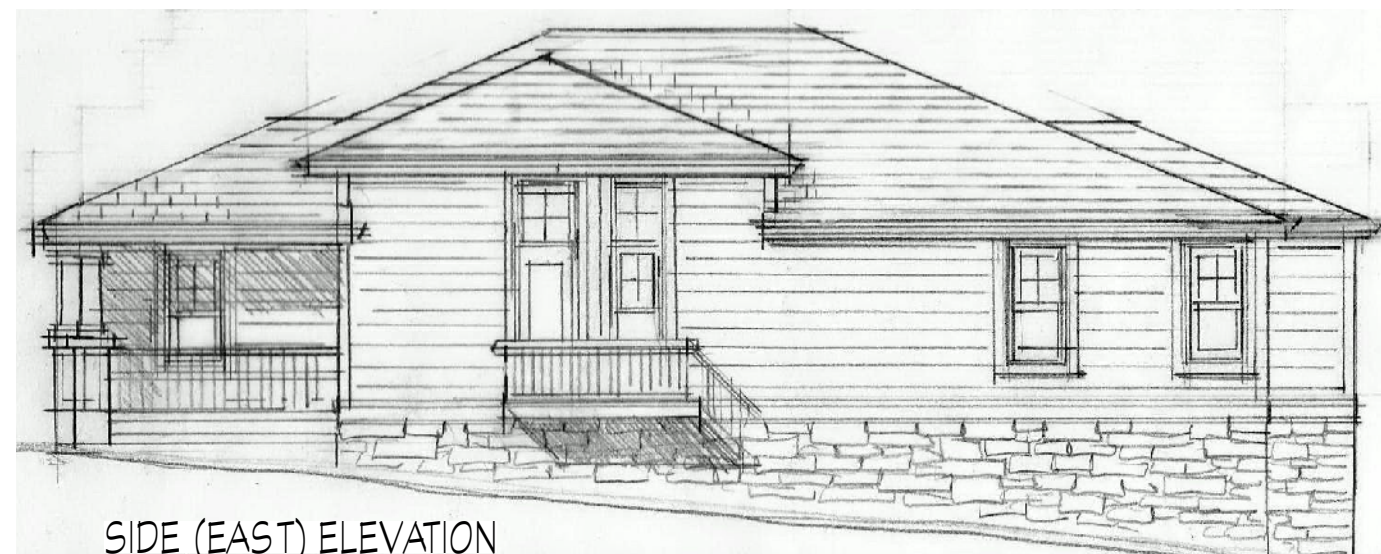
FLOOR PLAN
SCALE: 1/16" = 1'-0"

MATERIALS:
 ROOFING: ARCHITECTURAL SHINGLES
 SIDING: CEMENT BOARD SIDING & TRIM
 WINDOWS: ARCHITECTURAL VINYL WINDOWS
 STONE TRIM: VENEER STONE

PORTER STREET
DUPLEX



FRONT (SOUTH) ELEVATION - PORTER STREET
SCALE: 1/8" = 1'-0"



SIDE (EAST) ELEVATION
SCALE: 1/8" = 1'-0"

PORTER STREET - ONE 2 UNIT

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

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

DO NOT SCALE DRAWINGS
 CONTRACTOR SHALL VERIFY ALL PLAN DIMENSIONS AND CONDITIONS ON THE GROUND AND OPERATIONS ON THE ARCHITECT'S DRAWINGS. ANY DISCREPANCIES BEFORE PROCEEDING WITH WORK OR BE RESPONSIBLE FOR SAME.

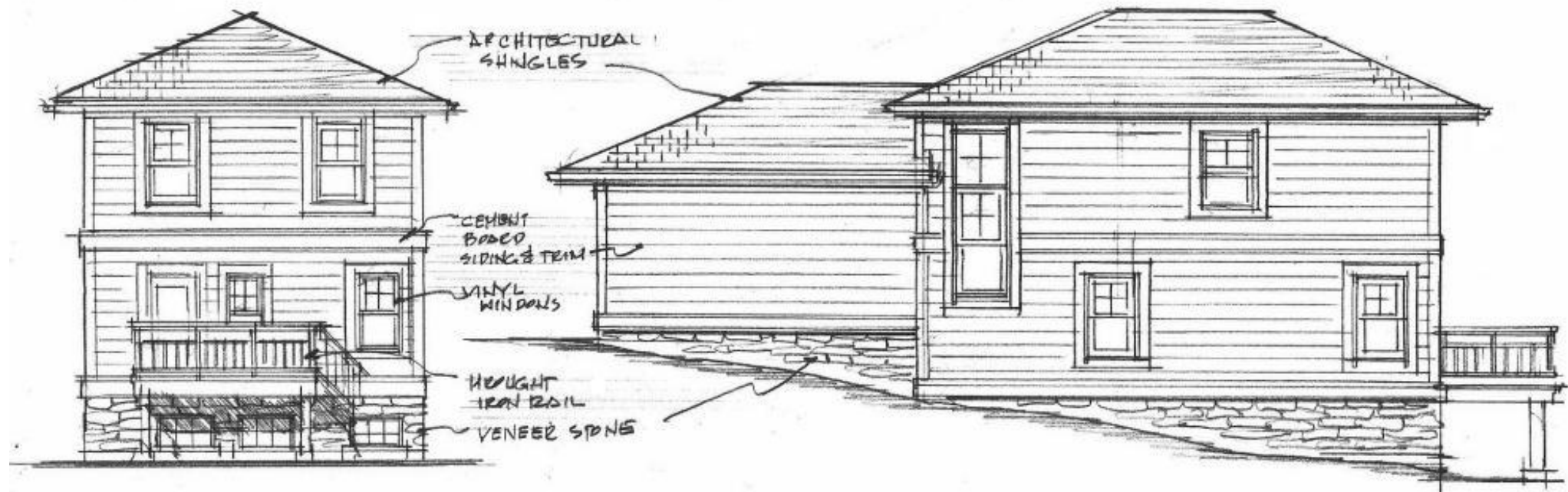
DATE	REVISIONS
Sept. 23, 2015	
DRAWN BY	
SCALE	
APPROVED BY	

PLAN No.
 SHEET No.

3 of 4



PORTER STREET - WEST SIDE



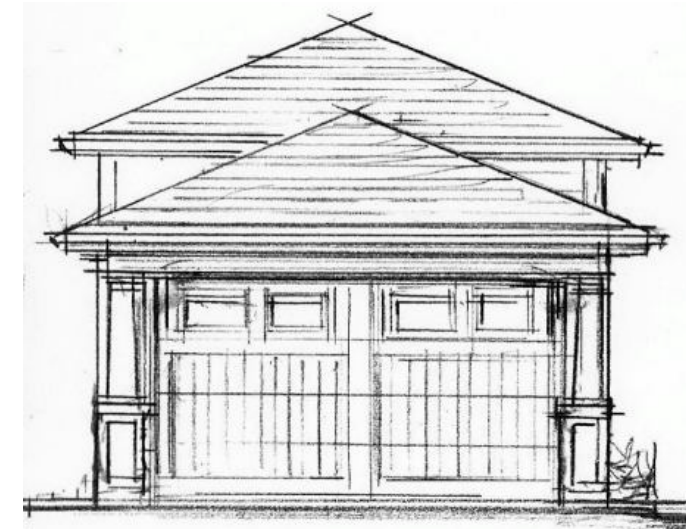
REAR (NORTH) ELEVATION
SCALE: 1/8" = 1'-0"

SIDE (EAST) ELEVATION
SCALE: 1/8" = 1'-0"

MATERIALS:
 ROOFING: ARCHITECTURAL SHINGLES
 SIDING: CEMENT BOARD SIDING & TRIM
 WINDOWS: ARCHITECTURAL VINYL WINDOWS
 VENEER STONE



SIDE (WEST) ELEVATION
SCALE: 1/8" = 1'-0"



FRONT (SOUTH) ELEVATION
PORTER STREET
SCALE: 1/8" = 1'-0"

PORTER STREET - ONE 1 UNIT

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

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

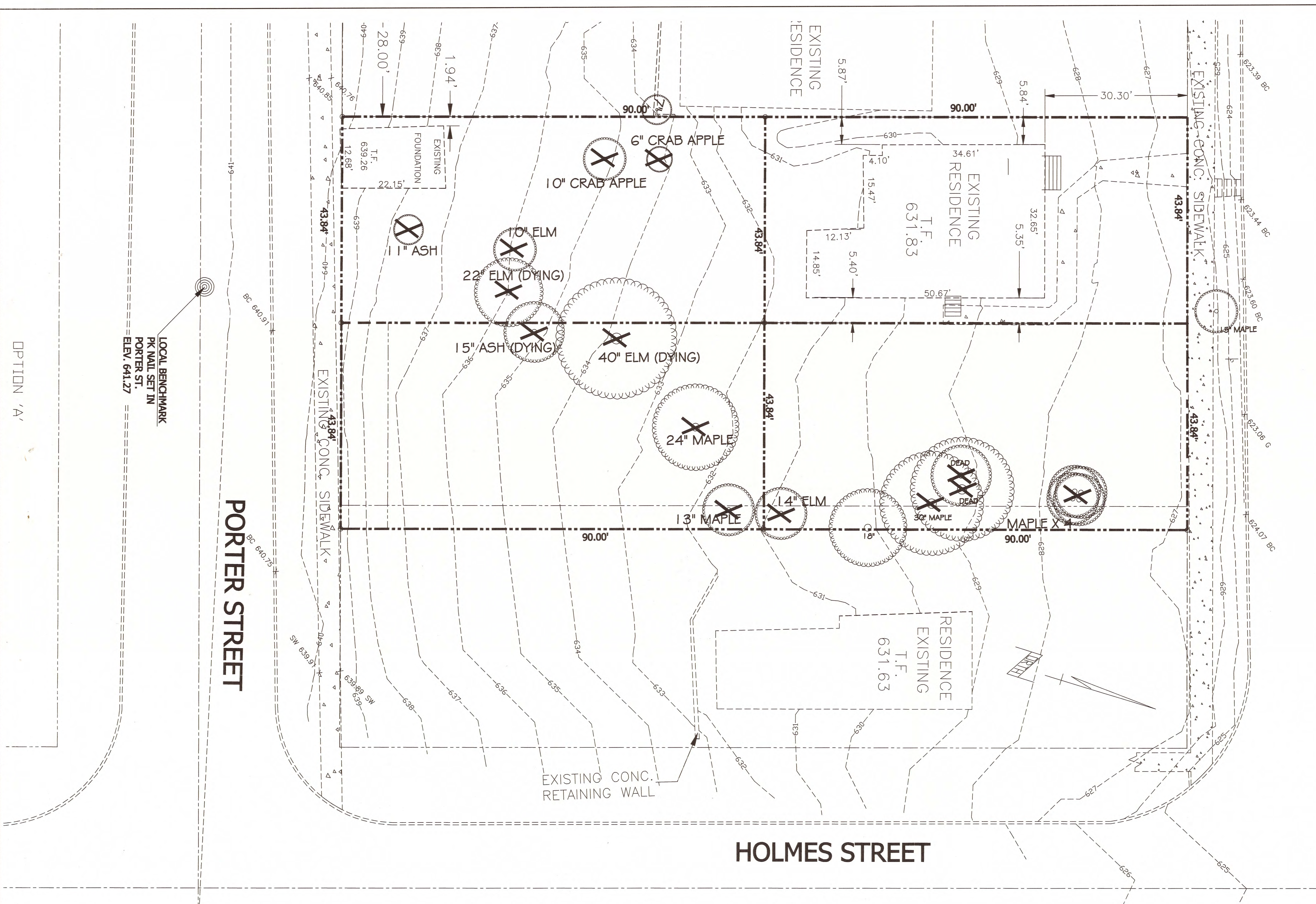
DO NOT SCALE DRAWINGS
 CONTRACTOR SHALL VERIFY ALL PLAN AND DIMENSIONS AND CONDITIONS ON THE JOB AND SHALL IMMEDIATELY NOTIFY DISCREPANCIES BEFORE PROCEEDING WITH WORK OR BE RESPONSIBLE FOR SAME

DATE: Sept. 23, 2015
 DRAWN BY:
 SCALE:
 APPROVED BY:

REVISIONS

PLAN No.
 SHEET No.
4 of 4

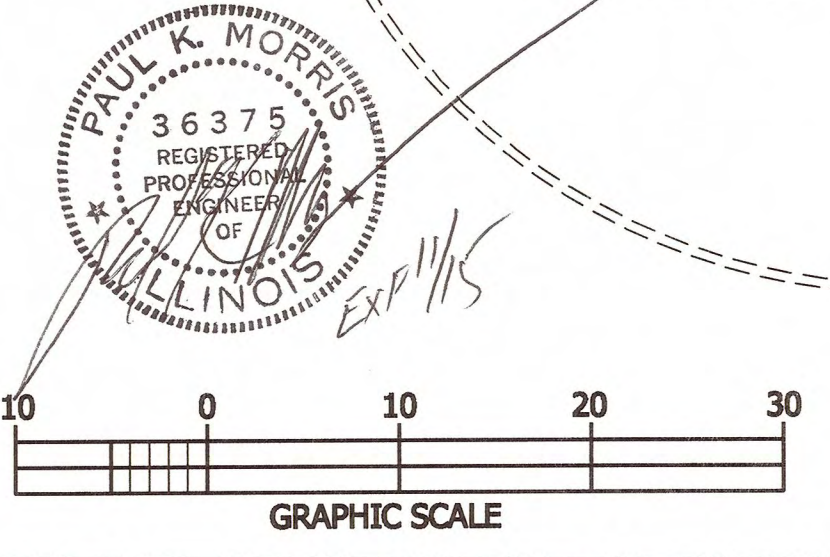




ILLINOIS STREET

PORTER STREET

HOLMES STREET



NO.	DATE	DESCRIPTION
2.	5/8/15	FIELD CHECK, UPDATE TREES, REMOVAL
1.	4/4/15	EXISTING CONDITIONS, SHOW TREES, REMOVAL

REVISIONS

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

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

ILLINOIS AND HOLMES DEVELOPMENT
 ZEN DOG PROPERTIES
 LEMONT, ILLINOIS

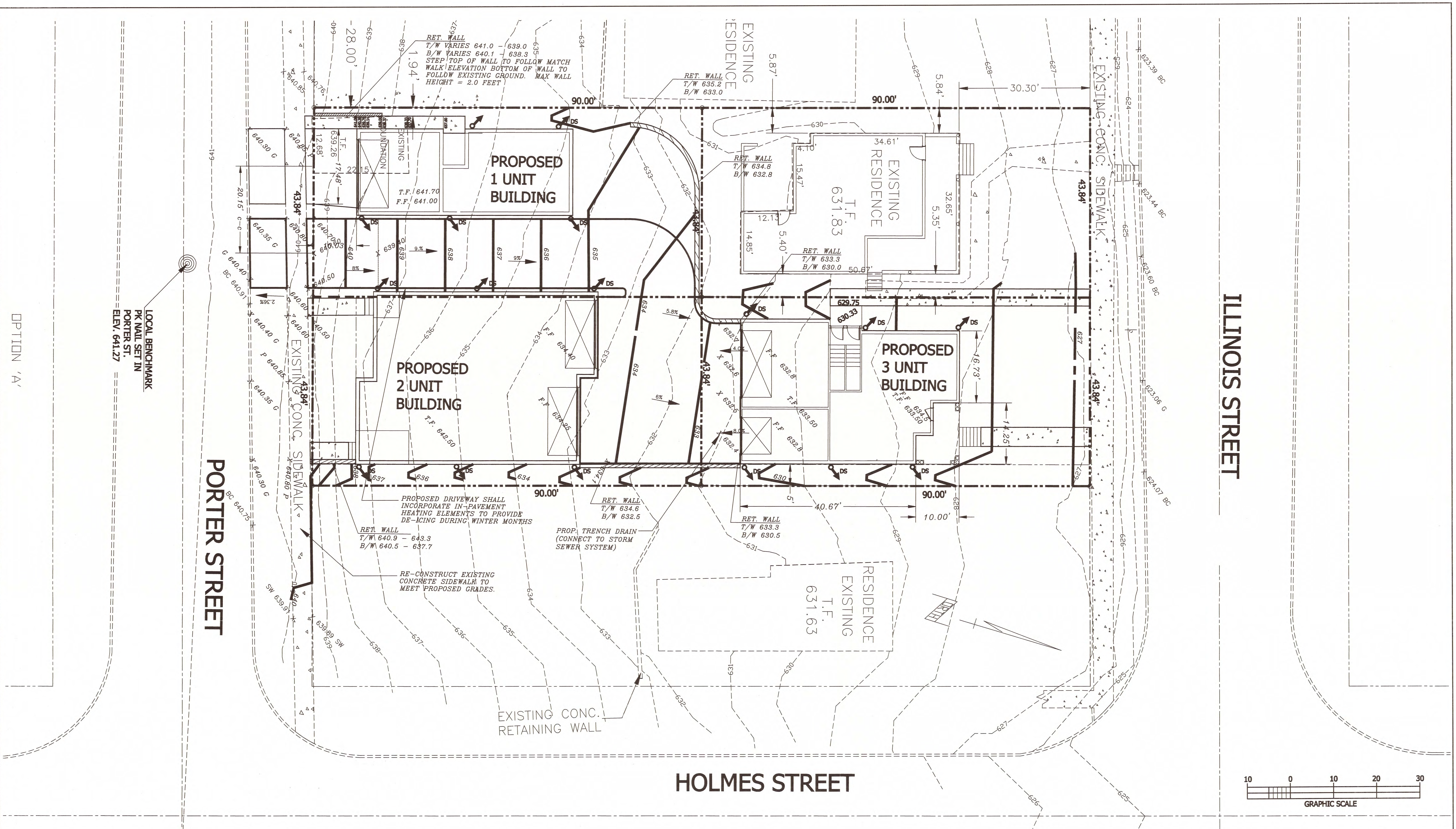
SCALE
 1" = 10'

EXISTING
 CONDITIONS

SHEET 1
 OF 3 SHEETS
 PROJECT NO.

OPTION 'A'

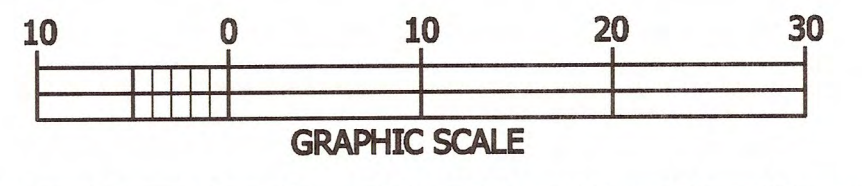
LOCAL BENCHMARK
 PK NAIL SET IN
 PORTER ST.
 ELEV. 641.27



ILLINOIS STREET

PORTER STREET

HOLMES STREET



NO.	DATE	DESCRIPTION
2.	9/24/15	MISC PLAN UPDATE, BLDGS, UTILS, WALKS
1.	4/4/15	ADD TRENCH DRAIN NOTE
		REVISIONS

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


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

ILLINOIS AND HOLMES DEVELOPMENT
 ZEN DOG PROPERTIES
 LEMONT, ILLINOIS

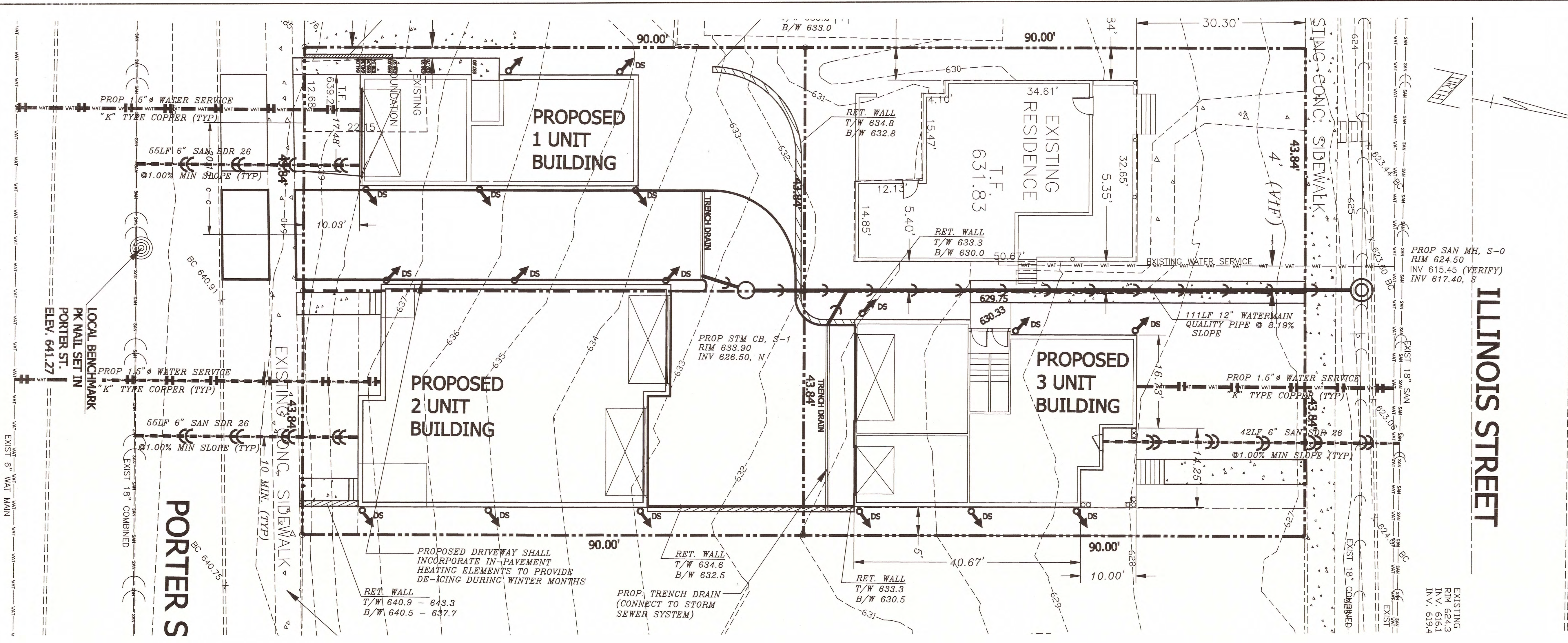
SCALE
 1" = 10'

PRELIMINARY
 GRADING AND DRAINAGE PLAN

SHEET 2
 OF 3 SHEETS
 PROJECT NO.

OPTION 'A'

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



MWRD NOTES:

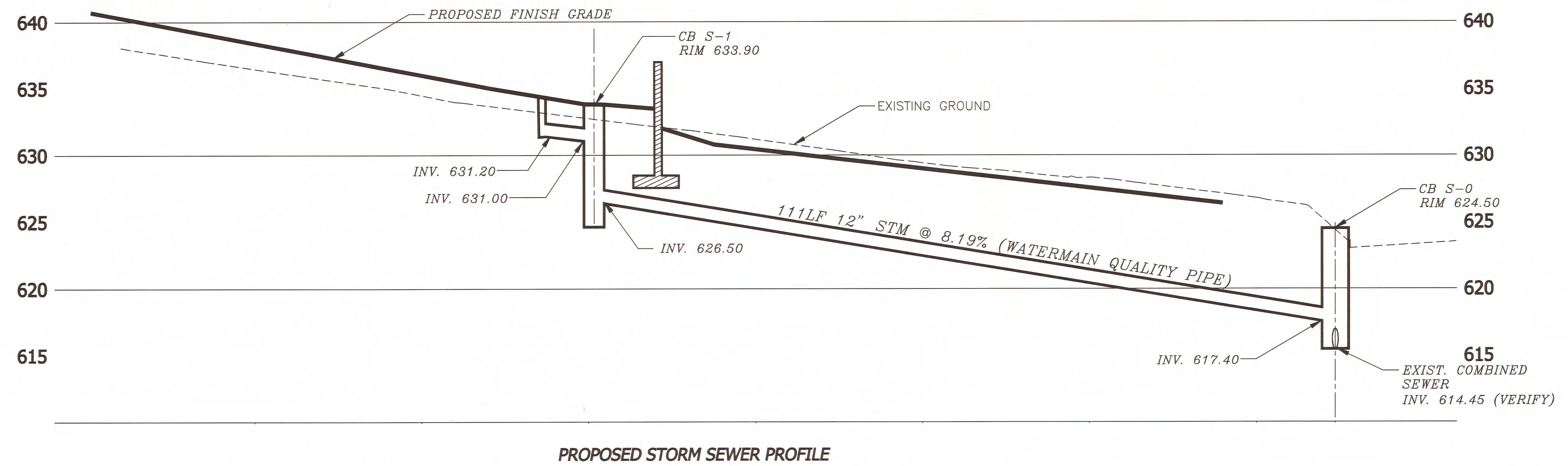
THE MWRD SEWER PERMIT SECTION FIELD OFFICE MUST BE NOTIFIED AT LEAST TWO (2) DAYS PRIOR TO THE COMMENCEMENT OF WORK (708) 688-4055. ELEVATION DATUM IS U.S.G.S.

ALL FLOOR DRAINS SHALL DISCHARGE TO THE SANITARY SEWER SYSTEM.

ALL DOWNSPOUTS SHALL DISCHARGE TO THE GROUND SURFACE OR TO THE STORM SEWER SYSTEM.

ALL SANITARY SEWER PIPE MATERIALS AND JOINTS (AND STORM SEWER PIPE MATERIALS AND JOINTS IN A COMBINED SEWER AREA) SHALL CONFORM TO:

PIPE MATERIAL SPEC. SPEC.	JOINT
CONCRETE PIPE C-14	C-443
RCP C-76	C-443
ACP C-428	D-1869
ABS SEWER PIPE SOLID WALL 6" DIA SDR 23.5	D-2751
ABS D-2751	
ABS COMPOSITE/TRUSS PIPE 8" - 15" DIA	D-2880
ABS D-2880	
PVC GRAVITY SEWER PIPE 6" - 15" DIA SDR 26	D-3139 OR D-2855
D-2241	
16" - 27" DIA F/DY=46	D-3212 OR D-2855
F-879	
CISP A-74	C-564
DIP A-21.51	A-21.11



ALL SANITARY (AND STORM SEWER IN COMBINED SEWER AREAS) CONSTRUCTION REQUIRES STONE BEDDING 1/4" TO 1" IN SIZE, WITH A MINIMUM THICKNESS EQUAL TO 1/4 THE OUTSIDE DIAMETER OF THE SEWER PIPE, BUT NOT LESS THAN FOUR (4) INCHES NOR MORE THAN EIGHT (8) INCHES. MATERIAL SHALL BE CA-11 OR CA-13 AND SHALL BE EXTENDED AT LEAST 12" ABOVE THE TOP OF THE PIPE WHEN USING PVC.

"BAND-SEAL" OR SIMILAR FLEXIBLE-TYPE COUPLINGS SHALL BE USED IN THE CONNECTION OF SEWER PIPE OF DISSIMILAR MATERIALS.

WHEN CONNECTING TO AN EXISTING SEWER MAIN BY MEANS OTHER THAN AN EXISTING WYE, TEE, OR AND EXISTING MAN-HOLE, ONE OF THE FOLLOWING METHODS SHALL BE USED:

- CIRCULAR SAW-CUT OF SEWER MAIN BY PROPER TOOLS ("SEWER-TAP" MACHINE OR SIMILAR) AND PROPERLY INSTALL HUB-WYE SADDLE OR HUB-TEE SADDLE.
- REMOVE AN ENTIRE SECTION OF PIPE (BREAKING ONLY THE TOP OF ONE BELL) AND REPLACE WITH A WYE OR TEE BRANCH SECTION.
- WITH PIPE CUTTER, NEATLY AND ACCURATELY CUT OUT DESIRED LENGTH OF PIPE FOR INSERTION OF PROPER FITTING, USING "BAND-SEAL" OR SIMILAR COUPLINGS TO HOLD IT FIRMLY IN PLACE.

WHEREVER A SEWER CROSSES UNDER A WATERMAIN, THE MINIMUM VERTICAL DISTANCE FROM THE TOP OF THE SEWER TO THE BOTTOM OF THE WATERMAIN SHALL BE 18 INCHES. FURTHERMORE, A MINIMUM HORIZONTAL DISTANCE OF 10 FEET BETWEEN SANITARY SEWERS AND WATERMANS SHALL BE MAINTAINED UNLESS:

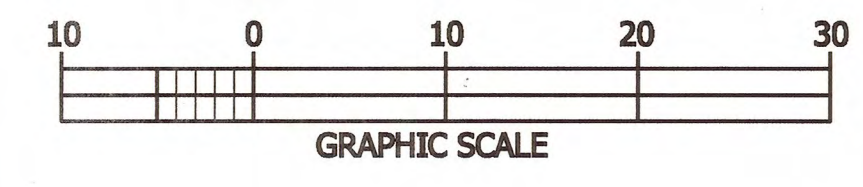
THE SEWER IS LAID IN A SEPARATE TRENCH, KEEPING A MINIMUM 18" VERTICAL SEPARATION;

OR THE SEWER IS LAID IN THE SAME TRENCH WITH THE WATERMAIN LOCATED AT THE OPPOSITE SIDE ON A BENCH OF UNDISTURBED EARTH KEEPING A MINIMUM 18" VERTICAL SEPARATION.

IF EITHER THE VERTICAL OR HORIZONTAL DISTANCES DESCRIBED ABOVE CANNOT BE MAINTAINED, OR IF THE SEWER CROSSES ABOVE THE WATERMAIN, THEN THE SEWER SHALL BE CONSTRUCTED TO WATERMAIN STANDARDS.

ANY EXISTING SEPTIC SYSTEMS ARE TO BE ABANDONED. ALL TANKS (IF ANY ARE FOUND) ARE TO BE FILLED OR REMOVED.

ALL SANITARY MANHOLES, AND STORM MANHOLES IN COMBINED SEWER AREAS SHALL HAVE A MINIMUM INSIDE DIAMETER OF 48 INCHES, AND SHALL BE CAST IN PLACE OR PRE-CAST REINFORCED CONCRETE.



NO.	DATE	DESCRIPTION
1.	9/24/15	STORM LOC'N & ELEVS

DESIGNED	PKM
DRAWN	MS
CHECKED	PKM
DATE	1/28/08

PAUL K. MORRIS, P.E.
 CIVIL ENGINEERING + TRANSPORTATION PLANNING
 1363 STATE STREET
 LEMONT, ILLINOIS 60439
 (815) 886-4600

ILLINOIS AND HOLMES DEVELOPMENT
 ZEN DOG PROPERTIES
 LEMONT, ILLINOIS

SCALE
 1" = 10' HORIZ
 1" = 5' VERT.

UTILITY PLAN AND PROFILE

SHEET 3
 OF 3 SHEETS
 PROJECT NO.



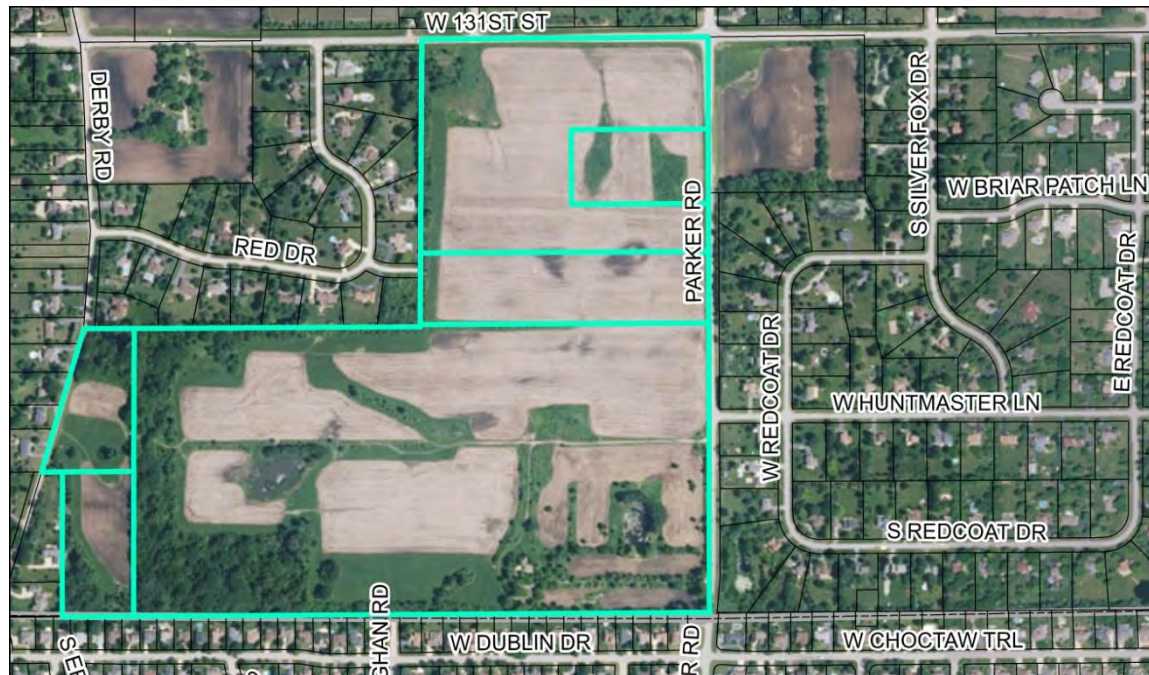
Village of Lemont
Planning & Economic Development Department

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

TO: Planning & Zoning Commission
FROM: Heather Valone, Village Planner
THRU: Charity Jones, AICP, Planning & Economic Development Director
SUBJECT: Case 11-06 Glen Oaks Site Plan Amendments (Kettering)
DATE: October 14, 2015

SUMMARY

Matthew Pagoria of MI Homes of Chicago, LLC, acting on behalf of the property owner Glen Oaks Estates, LLC, is requesting final plat of subdivision approval for Phase I Unit III, located at SW Corner of 131 St. and Parker Rd. Staff is recommending approval.



PROPOSAL INFORMATION

Case No. 11-06
 Project Name Glen Oaks Site Plan Amendments (Kettering Subdivision)

General Information	
Applicant	MI Homes Of Chicago, LLC
Status of Applicant	Owner of property
Requested Actions:	Approve final Plat for Phase I Unit III
Purpose for Requests	Request to finish platting all phases and units of the subdivision
Site Location	SW corner of 131 St. and Parker Rd.
Existing Zoning	Lemont R-4 PUD
Size	131 acres
Existing Land Use	Phase I site development activities have been completed along with the construction of 40 single family home.
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; an amendment to the final PUD plan/Plat September 2015
Applicable Regulations	O-43-14, O-87-12, O-88-12, R-52-14, O-34-15
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. Phase I Units I was approved in august of 2011 and Phase I Unit II was approved in November or 2014. The Phase I Unit III Final Plat was not included with the previous approvals for Phase I Unit I and Phase I Unit II or the Phase II for Units IV-VII approvals; this would complete the final plat requirements for the Kettering Subdivision. In September of 2015 an amendment to the Final PUD plan/plat was approved altering 17 large (12,150 sf) lots into 19 medium (10,125 sf) lots There are no changes proposed from the approved Final PUD. Staff finds the final plat substantially conforming to the final PUD.

GENERAL ANALYSIS

Engineering Comments. The Village Engineer finds the plats submitted acceptable.

Arborist Comments. The Village Arborist had no comments on the submitted plats.

Fire District Comments. The Fire Marshal has no comments on the submitted plats.

RECOMMENDATION

The final plats are found to be substantially conforming; however, final grading has not been submitted for review. Staff is recommending approval of the Final Plat for Phase I Unit III.

ATTACHMENTS

1. Application package

Final 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, LLC
Company/Organization
400 E. NIEHL #230, NAPERVILLE, IL 60563
Applicant Address
ph (630-577-5210 fax (630-577-5220
Telephone & Fax
mpagoria@mihomes.com
E-mail

CHECK ONE OF THE FOLLOWING:

- X 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
22-34-400-010, 22-34-401-001
Parcel Identification Number of Subject Property/Properties
7.82 ac
Size of Subject Property/Properties

REQUIRED DOCUMENTS

See Form 505-A, Final 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:

Final Plat Application Form

Village of Lemont

APPLICATION FEE & ESCROW

Application Fee (based on size of property and number of proposed and/or existing dwelling units):

< 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

$$1000 + (25 \times 23 \text{ Lots}) =$$

$$1000 + 575 = \underline{\$1575}$$

Fee is non-refundable.

Required Escrow = \$750

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 preliminary plat application. After completion of the review process, any unused portion of the escrow account will be refunded upon request.

AFFIRMATION

I hereby affirm that I have full legal capacity to authorize the filing of this application and that all information and exhibits herewith submitted are true and correct to the best of my knowledge. I permit Village representatives to make all reasonable inspections and investigations of the subject property during the period of processing of this application. I understand that as part of this application I am required to establish an escrow account to pay for direct costs associated with the approval of this application, such as the fulfillment of public notice requirements, removal of the public notice sign, taking of minutes at the public hearing and fees for consultants hired by the Village to evaluate this application. I understand that the submitted fee is non-refundable and that any escrow amount leftover upon project completion will be refunded upon request.

Signature of Applicant

Date

State

County

I, the undersigned, a Notary Public in and for the aforesaid County and State, do hereby certify that Matthew Pajoria 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 2 day of October A.D. 20 15.

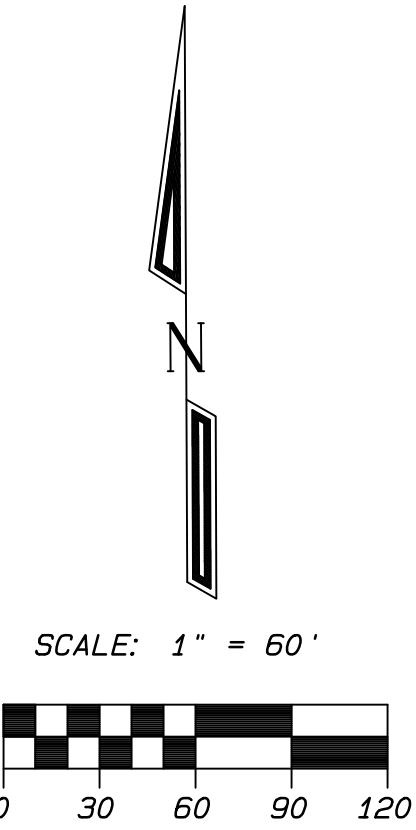
My commission expires this 7 day of August A.D. 20 17.



KETTERING P.U.D. UNIT THREE

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

PART OF
P. I. N. 22-34-400-010-0000
P. I. N. 22-34-401-001-0000



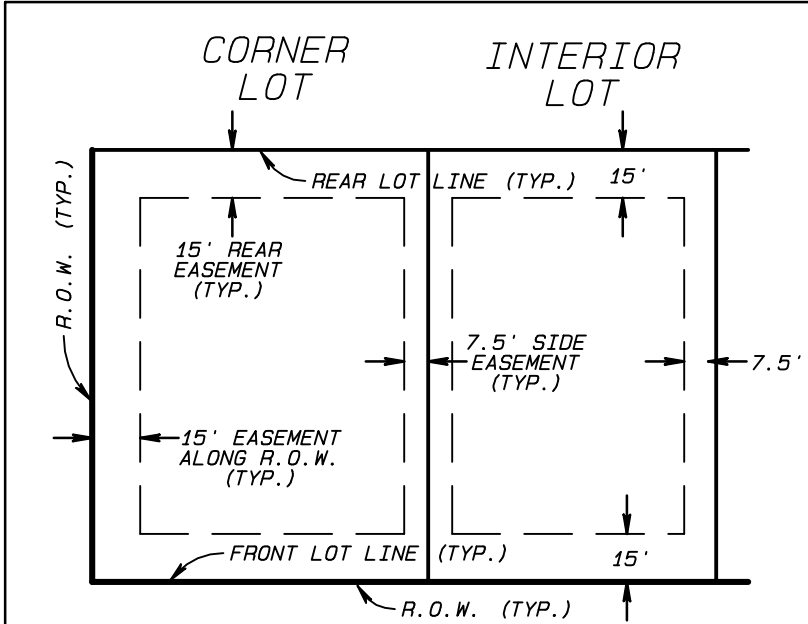
NON RESIDENTIAL LOTS

LOT 253	TO BE DEEDED TO LEMONT, IL PARK DISTRICT
---------	--

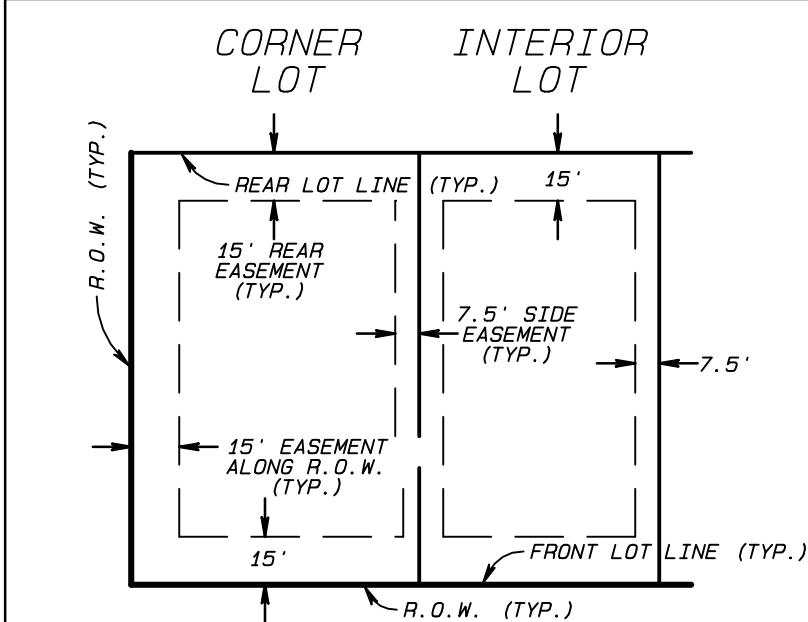
RESIDENTIAL LOTS

MINIMUM LOT AREA	LOTS	NUMBER OF RESIDENTIAL LOTS
12,150 SF	98 --> 99	2
10,125 SF	92 --> 97 6-100	7
7,500 SF	152 --> 160 165 --> 179	14

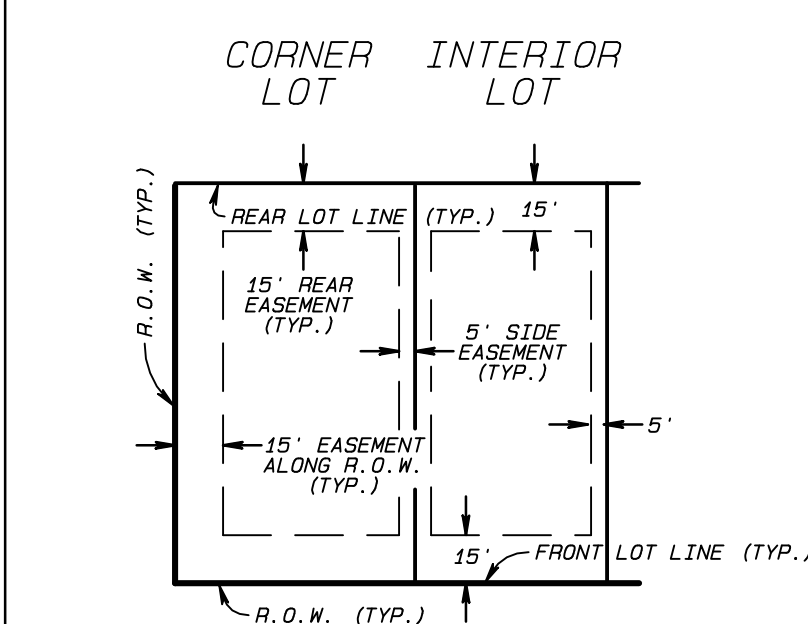
TOTAL NUMBER OF RESIDENTIAL LOTS	23
AREA OF PARCEL	7.82 AC



MINIMUM 12,150 SF LOT DETAIL



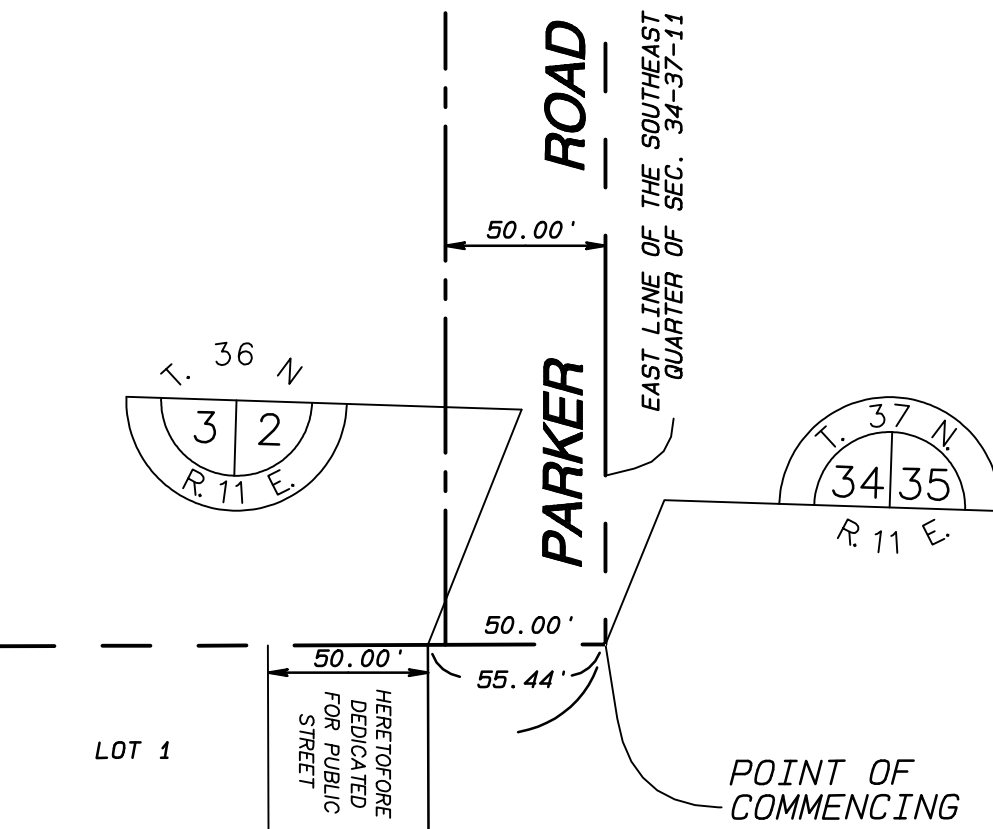
MINIMUM 10,125 SF LOT DETAIL



MINIMUM 7,500 SF LOT DETAIL

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.

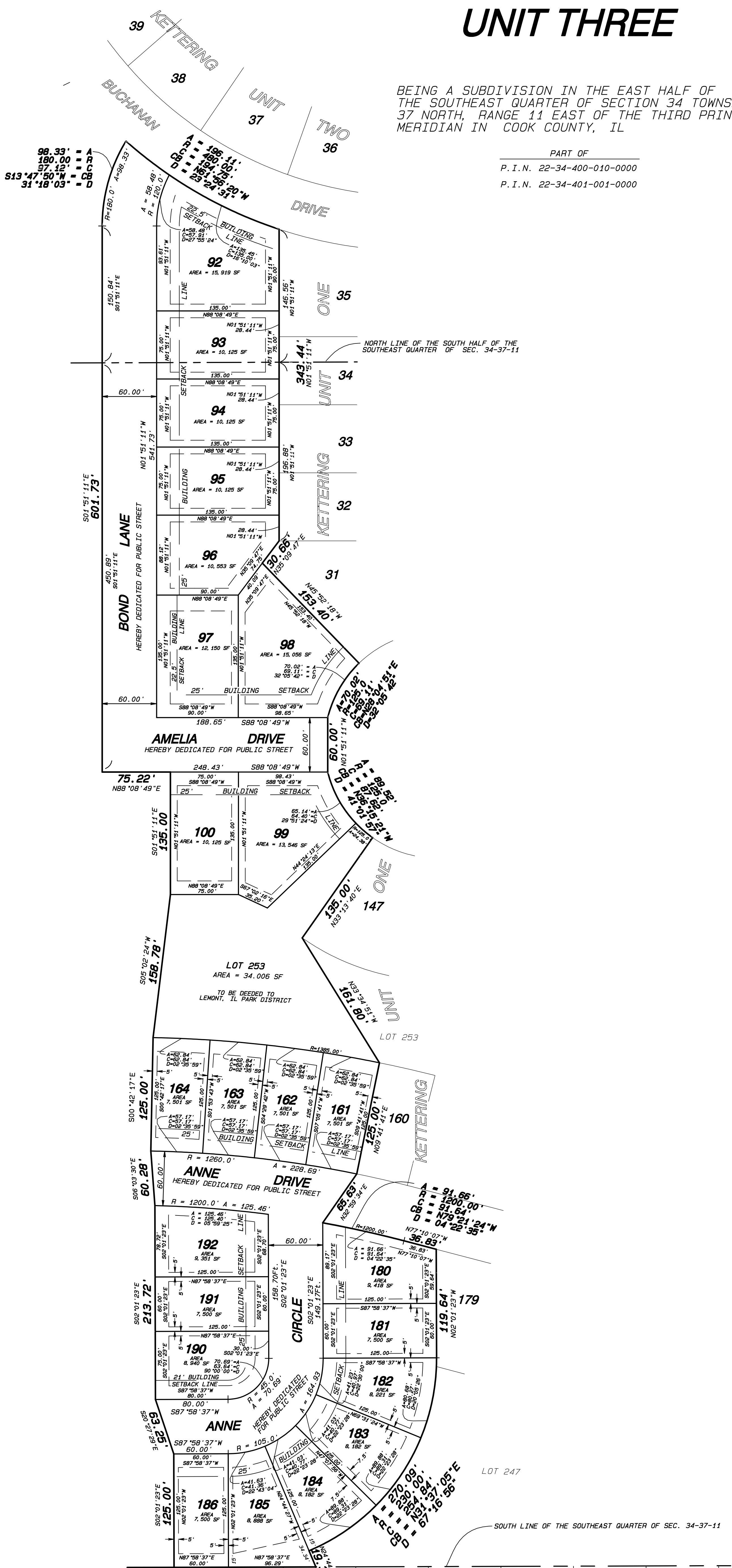


REVISED: JUNE 5, 2014
REVISED: JULY 28, 2014

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. _____ DATE: MAY 1, 2014



LOT 10	LOT 9	LOT 8	LOT 7	LOT 6	LOT 5	LOT 4	LOT 3	LOT 2	LOT 1
		ERIN	HILLS	SUBDIVISION	PER	DOC.	R75-10382		

POINT OF BEGINNING

POINT OF COMMENCING

KETTERING P.U.D. UNIT THREE

PART OF
P. I. N. 22-34-400-010-0000
P. I. N. 22-34-401-001-0000

STATE OF ILLINOIS)
COUNTY OF _____) SS

Owner's 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, _____ the undersigned as _____ 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)

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 such _____ or any part thereof, or that if such surface water drainage will be changed, reasonable provision has been made for collection and diversion of such surface waters into public areas or drains which the subdivider has a right to use, and that such surface waters will be planned for in accordance with generally accepted engineering practices so as to reduce the likelihood of damage to the adjoining property because of the construction of the _____.

Dated this _____ day of _____, 20____.

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

REVISED: JUNE 5, 2014
REVISED: JULY 28, 2014

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. _____ DATE: MAY 1, 2014

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 Engineer's 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

Public Utility and Drainage Easement Provisions

A non-exclusive perpetual easement is hereby reserved and granted to the Village of Lemont, and their successors and assigns over all areas designated "Public Utility and Drainage Easement" and those areas designated "PU & DE" on the plat, to construct, reconstruct, repair, inspect, maintain and operate various transmissions, distribution, and collection systems, including but not limited to water lines, sanitary sewers and storm sewers, together with any and all necessary valve vaults, fire hydrants, manholes, catch basins, connections, appliances and other structures 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 access for necessary labor, materials and equipment to do any of the above work. The right is also granted to cut down, trim or remove, without obligation to restore or replace any obstruction, including but not limited to trees, shrubs, other plants, structures or improvements on the easement that interfere with the operation of such lines and sewers. No permanent buildings or structures shall be placed on said easement, but same may be used for gardens, landscape areas, and other purposes that do not then or later interfere with the aforesaid uses or rights. Where an easement is used for both sewer and other utilities, the other utility installation shall be subject to the ordinance of the Village of Lemont and to Village approval as to design and location.

Perpetual 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 area for ingress, egress, and the performance of municipal and other governmental services including water, storm and sanitary sewer service and maintenance and emergency and routine police, fire, and other public safety related services.

COM ED COMPANY AND AT&T CORPORATION

An easement is hereby reserved for and granted to ComEd Company and AT&T Corporation, their respective successors and assigns, jointly and severally, for the installation, maintenance, relocation, renewal and removal of overhead electric and communications lines, 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 "PU & DE" and the property designated on the plat for streets and alleys required to provide Kettering P.U.D. Unit Three and other property, whether or not contiguous thereto, with electric and communications services, together with the right to install required service connections over or under the surface of each lot to serve improvements thereon, or on adjacent lots, the right to cut, trim or remove trees, bushes and roots, as may be reasonably required incident to the rights herein given, and the right to enter upon the subdivided property for all such purposes. No building or other obstruction shall be placed over grantees' facilities on in, upon or over the property within the "Public Utility and Drainage Easement" or "PU & DE" without the prior written consent of grantees. Nor shall any other use be made thereof which will interfere with the easements reserved and granted hereby. After installation of any such facilities, the grade of subdivided property shall not be altered in a manner so as to interfere with the proper operation and maintenance thereof.

NICOR CORPORATION / NICOR 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 gas mains and appurtenances in, under, across, along and upon the surface of the property shown on the plat and designated as "Public Utility and Drainage Easement" or "PU & DE" and the property designated on the plat for streets and alleys as required to provide Kettering P.U.D. Unit Three and other property, whether or not contiguous thereto, with gas supply services, together with the right to install required service connections for each lot. No buildings or other obstruction shall be constructed or erected in any such "Public Utility and Drainage Easement" or "PU & DE" areas, without the prior written consent of grantees. Nor shall any other use be made thereof which will interfere with the easements reserved and granted hereby.

COMCAST COMMUNICATIONS

An easement is hereby reserved for and granted to Comcast Communications Corporation, operating within the Village of Lemont, its successors and assigns, jointly and severally, for the installation, maintenance, relocation, renewal and removal of cable communication and broadcast systems 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 "PU & DE" and the property designated on the plat for streets and alleys as required to provide Kettering P.U.D. Unit Three and other property, whether or not contiguous thereto, with communication and broadcast TV services, together with the right to install required service connections for each lot. No buildings or other obstruction shall be constructed or erected in any such "Public Utility and Drainage Easement" or "PU & DE" areas, without the prior written consent of grantees. Nor shall any other use be made thereof which will interfere with the easements reserved and granted hereby.

Drainage and Stormwater Detention Easement

Declarant hereby reserves and grants to the Village of Lemont easements in, over, under, through, and upon those areas designated on the Plat as "Drainage and Stormwater Detention Easement" or "D.E." for purposes of providing adequate stormwater drainage control together with reasonable access thereto. Said easements shall be perpetual and shall run with the land and shall be binding upon the declarant, its successors, heirs, executors and assigns. To ensure the integrity of the stormwater facilities, no obstruction shall be placed, nor alterations made, including alterations in the final topographical grading plan which in any manner impeded or diminish stormwater drainage of detention in, over, under, through or upon said easement areas. In the event such obstruction or alterations are found to exist, the Village shall, upon seventy-two (72) hours prior notice to the property owner, have the right, but not the duty, to perform, or have performed on its behalf, the removal of said obstruction or alterations or to perform other repair, alteration or replacement as may reasonably be necessary to ensure that adequate stormwater storage, storm drainage, detention and retention facilities and appurtenances thereto are fully operational and that the condition of said drainage easement complies with all applicable Village codes. In the event of an emergency situation, as determined by the Village, the seventy-two (72) hours prior notice requirement set forth above shall not apply, and the 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, removal of any obstruction or alteration to or upon the stormwater facilities drainage easement, as set forth in this easement, the cost of such work shall, upon recording of Notice of Lien with the Recorder of Deeds of Cook County, Illinois, constitute a lien against the assets of the property owner which caused such obstruction or alteration.

The cost of the work incurred 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.

STATE OF ILLINOIS)
COUNTY OF _____) SS

Surveyor's Certificate

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

THAT PART OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 34, TOWNSHIP 37 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN BEING BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID SOUTHEAST QUARTER; THENCE SOUTH 87°58'37" EAST, ALONG THE SOUTH LINE OF SAID SOUTHEAST QUARTER, 719.45 FEET TO THE POINT OF BEGINNING; THENCE NORTH 24°44'27" WEST, 19.34 FEET TO A POINT ON A CURVE; THENCE NORTHERLY ALONG A CURVE CONCAVE WESTERLY HAVING A RADIUS OF 230.00 FEET, A CHORD THAT BEARS NORTH 31°37'35" EAST, A CHORD DISTANCE OF 254.84 FEET, AND AN ARC LENGTH OF 270.09 FEET; THENCE NORTH 2°01'23" WEST, 119.64 FEET; THENCE NORTH 77°10'07" WEST, 36.83 FEET; THENCE WESTERLY ALONG A CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 1,200.00 FEET, A CHORD THAT BEARS NORTH 79°21'24" WEST, A CHORD DISTANCE OF 91.64 FEET, AND AN ARC LENGTH OF 91.66 FEET; THENCE NORTH 32°59'34" EAST, 65.63 FEET; THENCE NORTH 9°41'41" EAST, 125.00 FEET; THENCE NORTH 33°34'51" WEST, 161.80 FEET; THENCE NORTH 33°13'40" EAST, 135.00 FEET TO A POINT ON A CURVE; THENCE NORTHWESTERLY ALONG A CURVE CONCAVE NORTHEASTERLY AND A CHORD THAT BEARS NORTH 36°15'21" WEST, A CHORD DISTANCE OF 87.62 FEET, AND AN ARC LENGTH OF 89.52 FEET; THENCE NORTH 1°51'11" WEST, 60.00 FEET; THENCE NORTHERLY ALONG A CURVE CONCAVE EASTERLY HAVING A RADIUS OF 125.00 FEET, A CHORD THAT BEARS NORTH 28°04'51" EAST, A CHORD DISTANCE OF 69.11 FEET, AND AN ARC LENGTH OF 70.02 FEET; THENCE NORTH 45°52'18" WEST, 153.40 FEET; THENCE NORTH 35°09'47" EAST, 30.66 FEET; THENCE NORTH 1°51'11" WEST, 343.44 FEET TO A POINT ON A CURVE; THENCE NORTHWESTERLY ALONG A CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 480.00 FEET, A CHORD THAT BEARS NORTH 61°56'20" WEST, A CHORD DISTANCE OF 194.75 FEET, AND AN ARC LENGTH OF 196.11 FEET TO A POINT OF CURVE; THENCE SOUTHERLY ALONG A CURVE CONCAVE EASTERLY HAVING A RADIUS OF 180.00 FEET, 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 SOUTH 1°51'11" EAST, 601.73 FEET; THENCE NORTH 88°08'49" EAST, 75.22 FEET; THENCE SOUTH 1°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 SAID SOUTHEAST QUARTER; THENCE NORTH 87°58'37" EAST ALONG THE LAST DESCRIBED LINE 156.29 FEET TO THE POINT OF BEGINNING ALL IN COOK COUNTY, ILLINOIS.

hereon drawn plat is a true and correct representation of the same. All dimensions are in feet and decimal parts of a foot and are correct at a temperature of 68 degrees Fahrenheit.

I further certify that this property appears, by scaled measurement, to fall within Zone "X", areas determined to be outside the Insurance Rate Map (F.I.R.M.) Map Number 17031C0589 J, with an Effective Date of August 19, 2008. Furthermore, I designate the Village of Lemont to act as my agent, for the purposes of recording this document.

Dated this _____ day of _____, 20____.

By: _____
Illinois Professional Land Surveyor

License No.: _____