



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, June 15, 2016
6:30 p.m.

**Planning and Zoning
Commission**

Anthony Spinelli,
Chairman

Commission Members:
Ryan Kwasneski
David Maher
Jerry McGleam
Jason Sanderson
Matthew Zolecki
Ed Andrysiak

**Planning & Economic
Development Department
Staff**

Charity Jones, AICP, Director
Heather Valone, Planner

- I. CALL TO ORDER**
 - A. Pledge of Allegiance**
 - B. Verify Quorum**
 - C. Approval of Minutes May 18, 2016 meeting**
- II. CHAIRMAN'S COMMENTS**
- III. PUBLIC HEARINGS**
- IV. ACTION ITEMS**
 - A. 23 E Logan St. Administrative Decision Appeal**
- V. GENERAL DISCUSSION**
 - A. Update from Village Board**
- VI. AUDIENCE PARTICIPATION**
- VII. ADJOURNMENT**

Village of Lemont
Planning and Zoning Commission
Regular Meeting of May 18, 2016

A meeting of the Planning and Zoning Commission for the Village of Lemont was held at 6:30 p.m. on Wednesday, May 18, 2016 in the second floor Board Room of the Village Hall, 418 Main Street, Lemont, Illinois.

I. CALL TO ORDER

A. Pledge of Allegiance

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

B. Verify Quorum

Upon roll call the following were:

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

Absent: Zolecki

Village Planner Heather Valone and Village Trustee Ron Stapleton were also present.

C. Approval of Minutes from the April 20, 2016 Meeting

Commissioner Maher made a motion, seconded by Commissioner McGleam to approve the minutes from the April 20, 2016 meeting. A voice vote was taken:

Ayes: All

Nays: None

Motion passed

II. CHAIRMAN'S COMMENTS

Chairman Spinelli welcomed Commissioner Andrysiak to the Commission.

III. PUBLIC HEARINGS

A. 15-14 Equestrian Meadows Final PUD

Chairman Spinelli called for a motion to open the public hearing for Case 15-14.

Commissioner McGleam made a motion, seconded by Commissioner Andrysiak to open the public hearing for Case 15-14. A voice vote was taken:

Ayes: All

Nays: None

Motion passed

Heather Valone, Village Planner, said in December of 2015 the Village approved the Preliminary Planned Unit Development for a 34 single-family residential planned unit development. It is located 12150 Bell Road. The applicant is Equestrian Meadows Company, LLC and they submitted an application for final PUD approvals for just Phase I of the development. Phase I includes 22 single-family lots, avoiding the existing wetland in the southeast corner of the subject property. Staff is recommending approval with conditions.

The preliminary PUD approval allowed the development to have 10 foot interior side setbacks and a minimum lot size of approximately 11,000 square feet. The preliminary plat identified one condition for final approval that the applicant provide a tree mitigation plan be submitted to comply with the UDO requirement. The ordinance also required anti-monotony standards for the single family homes, three car front-load garages, and masonry. The submitted final PUD plan is just for Phase I and it does include a minor change to the small detention pond, detention pond B, located in the northwest corner of the site. Although a minor change was made to the application for Phase I it is substantially conforming to the preliminary PUD. Additionally, a tree preservation and landscape plan was submitted and found to be acceptable by the Village Arborist. Therefore, Planning and Zoning's scope of review is limited to reviewing the minor change to the detention pond B, the final engineering plans and the residential design requirements as presented for consistency with the preliminary PUD.

Mrs. Valone stated the site plan is substantially conforming to the approved PUD. Since the Commission had seen it at preliminary there has been some changes. The applicant has revised the plans to remove the street names for lots 9-12 and 10-16 and made them different. Additionally they had complied with all of the Planning and Zoning Commissions requirements.

The applicant had removed detention B, however the area previously indicated as the detention pond remains open space. Mrs. Valone showed on the overhead where the previous pond was located. The stormwater volume that was supposed to be retained in detention pond B has been routed to the other two facilities, thus the pond is no longer needed. The detention pond would have been deeded to the Village. Staff sees no issue with the removal. The Village Engineer is generally satisfied with the engineering plans and his full comments are included in the staff report. The engineer does provide comments detailing items related to the site development permitting. Additionally, the engineer notes there are four minor revisions to the final plat. Staff did find one error on lot 2. The lengths of the north property line along Belmont Parkway appears to be missing a dimension. The Fire Marshall generally approves of the plans and which is indicated in the staff report. The Fire Marshall did indicate that he was concerned about the fire hydrants near the intersection of Saddlebrooke and Fairmont Lane exceeding the 300 feet maximum spacing. These fire hydrants will need to be revised before Final PUD approval.

Mrs. Valone said as stated previously a section of the residential design standards were approved as part of the Preliminary PUD Ordinance. Staff is proposing just a couple of minor changes to the ones that were proposed. Staff is recommending that no more than 64.7% of the single-family detached units in the subdivision shall have three car front-loaded garages. So in Phase I that equates to no more than 15 three car front-loaded garages and in Phase II it is no more than 7 three car front-loaded garages. The other requirement that staff added was if there was siding being used it be cement fiber board or LP siding.

Mrs. Valone stated as the application is substantially conforming to the preliminary PUD staff is recommending approval with the following conditions.

1. The engineering plans are revised to the Village Engineer and Fire Marshall's comments.
2. The Final plat is revised per the Village Engineer and staff's comments.
3. The applicant complies with the final residential design guidelines.

This would conclude staff's presentation.

Chairman Spinelli said a couple of things that he noticed where they indicated on the plat that lots 35, 36, and 38 are detention easement. The plat correctly represents lots 36, 37 and 38. He asked if the drawing was correct or the text.

Mrs. Valone stated she thinks that the drawing is correct.

Chairman Spinelli said on the bottom text to the right of the drawing scale it states 35, 36, and 38. The rear lots of 10 through 16 and the rear of 23 is showing a 10 foot utility easement even though a standard detail shows 15 foot on a rear yard. He asked why they would do that when the storm sewer is offset from the rear property line. He is not sure why they would want to reduce that down to a 10 foot. The lots are not that shallow to not handle the extra five feet. Lot 16 on the utility plan shows a storm sewer cutting a corner on the northeast corner. That seems to exceed the 15 foot easement that is shown on the standard detail. He showed on the overhead where he was talking about.

Chairman Spinelli asked if any of the Commissioners had any questions for staff at this time. None responded. He then asked everyone in the audience to stand and raise his/her right hand. He then administered the oath. He asked if the applicant wanted to come up and make a presentation.

Matthew Kline, attorney for the applicant, said he has the engineer of record present with him and representatives for the owners of the land. He stated if they wanted to go through their questions they would be happy to respond to them.

Chairman Spinelli asked if there was anything that he might want to add to the staff report.

Mr. Kline stated there is nothing really for them to add. The plan that they have submitted conforms to the ordinance. He feels they could address the questions that have been raised and could modify the plans before recording it. In regards to lot 16 the way they can handle it is take the curved sidewalk and make it a right angle on the sidewalk. They could move the storm sewer slightly to the northeast to make sure it is within the easement.

Chairman Spinelli asked if there has been any discussion with staff or the Village Engineer in regards to the placement of the keywalks on the sidewalks.

Sean Dudek, Engineer of Record, stated they have not received any comments from the Village Engineer regarding them.

Chairman Spinelli asked if staff can take a look at the placement of the keywalks. Right now there is nothing between the intersection of Fairmont and Saddlebrooke. There is nothing up Saddlebrooke around to Belmont until you get again to Fairmont. One might need to be added by Lot 10 near the detention pond because it seems like a long way. He asked if they could review the configuration at the intersection of Belmont and Fairmont. He understands the need to push the keywalk south, but there is nothing at the actual intersection on Fairmont.

Chairman Spinelli stated a question for Mr. Dudek, coming out of Outlot B, since it is no longer a detention basin, the storm sewer is up close to the buildable area on lots 3 and 4. He asked if that could be shifted north to avoid the buildable area. He stated it is on page nine of the utility plan.

Mr. Dudek said it was due to the elevation change at the existing property line to the north. They had to berm and then come back with a rear yard swale. When you berm up from the north property line then come back down to the swale that is how much room they needed. The storm sewer structure falls within the rear yard swale.

Chairman Spinelli stated his concern is the buildable depth of lot 3 and 4 should be evaluated. If a home is built from front to rear yard setback it will be immediate adjacent to a drainage swale and storm sewer. So they will not be able to get a deck or a patio. He asked if they could look at the rear yard setbacks for those two lots. He said the main line storm could be moved north or maybe put a lateral coming in.

Mr. Dudek said they could "T" it in.

Discussion continued as to how this would be done.

Chairman Spinelli stated there is one last thing he had in regards to engineering. On the grading plan, pond A conforms to your typical cross section with regards to wetland bottoms at 713 and the outflow pipes are at 714. If you look at pond C, on page 26, it shows a pond bottom of 723 but there is a contour of 722. When you look at the detail on page 15 it does not match. He said whichever way is correct it needs

to be correct before the next submittal with their responses back to the Village Engineer. As far as the subdivision, he was on the Commission for Preliminary approval and he does not have any issues with the configurations since it is substantially in compliance with what was originally submitted.

Chairman Spinelli asked if there were any other questions or comments for the applicant.

Commissioner Andrysiak asked if there was anything mentioned about changing one lot size so there was less maintenance for the Village.

Mr. Kline said in the northeast corner of the subdivision which used to be the outlot B, it was suggested that it would be incorporated into lots.

Mrs. Valone stated the Village Engineer recommended that the outlot B be incorporated into another lot. Staff is not recommending the combining of the lot with the open space. It would be a very irregular lot shape, additionally the perspective property owners could place yard obstruction right near the entrance of the subdivision. Staff and public works is content to have the open space remain the Village's under Village maintenance requirements.

Mr. Kline said they can talk with staff about maybe incorporating it into the first two lots to make them slightly wider.

Mrs. Valone stated they are not interested in that. Right now the shape of the lots are relatively regular.

Chairman Spinelli said he agrees with staff. One other thing on the subdivision plat is the easement shown in future Phase II, it might be for information only, but it should not be included on the plat since it is not part of the legal description. It's along the rear yard that he was questioning about where it went down to ten feet.

Mr. Dudek asked if he was talking about lots 11 through 16. The surveyor of record put it on there but he does not call it out so they should probably take the line off.

Chairman Spinelli stated he does call it out with a leader tag. That line should come off since it is not within the boundaries of Phase I. He asked if they had any comments as to why that one easement was reduced to ten feet on the standard detail.

Mr. Dudek said he is not the land surveyor of record and could not answer for him.

Mr. Kline asked if they were looking for 15 feet on each side of the boundary.

Chairman Spinelli stated yes. It would conform to your standard detail. The reason he is suggesting that is they are going to have a storm sewer running in that 7 ½ feet off the property line and if there is only a ten foot easement it will not be sufficient.

Mr. Kline said there will still be the other side.

Chairman Spinelli stated utilities are going to be buried and that will probably go on the other side but if it is in Phase I you are going to have storm sewer and electric in the same easement.

Mr. Dudek said you can't count Phase II easement because they are only doing Phase I.

Chairman Spinelli asked if there were any other questions or comments. None responded. He then asked if there was anyone in the audience that wanted make a comment or ask questions. None responded. He then called for a motion to close the public hearing.

Commissioner McGleam made a motion, seconded by Commissioner Andrysiak to close the public hearing for Case 15-14. A voice vote was taken:

Ayes: All

Nays: None

Motion passed

B. Plan Commission Recommendation

Chairman Spinelli called for a motion to recommend approval to the Mayor and Board of Trustees.

Commissioner Sanderson made a motion, seconded by Commissioner Maher to recommend to the Mayor and Board of Trustees approval of Final PUD for Equestrian Meadows with the following conditions:

1. Revise the Engineering plans per the Village Engineer and Fire Marshals comments.
2. Revise the final plat per the Village Engineer and staff's comments.
3. Comply with the final residential design guidelines as noted earlier.
4. The easements on the rear yards of lots 10-16 should follow the standard detail of 15 foot rear yard easement.
5. Consider relocating the storm sewer location for lot 16, possibly bringing the sidewalk to a 90 degree angle or whatever is necessary to ensure space so the storm sewer is within the easement.
6. Correct the elevation for the grading on the grading plan and detail for outlot C. It needs to be indicated which one is correct.
7. Make sure easements are written in such a way that they are recorded with the plat as part of Phase I. Lots 10 through 16, Lot 23 and future lots 17 to 22.
8. Correct storm sewer for lots 3 and 4. The 18 inch storm sewer pipe should be pushed to the north to avoid the proximity to lot 3.
9. Evaluate the keywalks, the connection from the sidewalk to the streets, specifically near lot 10 and the intersection of Belmont and Fairmont.

A roll call vote was taken:

Ayes: Andrysiak, Maher, Sanderson, 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 15-14 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

Mrs. Valone stated Fox Meadows went before the Committee of the Whole (COW) on May 9th. They did not conform to any of the PZC's conditions and came back with a plan that was completely different. Staff informed them that they would not be on the agenda because it was a completely different plan. They revised the plans to meet most of the Commission conditions but they still had some changes remaining. They went before the COW, which had roughly eight recommendations. They would need to comply to these before they could get their Final PUD approval.

Mrs. Valone said the first condition was they had to eliminate lot 11. When the applicant revised the plans he removed the conservation easements so lot 5 turned into lot 11. The applicant put the smallest lot on the exterior of the subdivision so recommended that the applicant remove the lot. The COW is willing to see more density with the site but not along those larger lots. The next condition is implementing a plan on how they are going to provide a cross walk to Parker. The applicant has to revise the landscape plan and it must meet code. The next requirement is that prior to application for Final PUD they must secure a permit from Army Corps of Engineers for the wetland. They also required rerouting the storm sewer per Commission's requirements and address any minor requirements from the Village Arborist.

Mrs. Valone stated additionally they made some changes to the residential design criteria. They removed the restrictions of the three car front loads, reduced the number of required side load garages to six, and the applicant is proposing to put a knee-wall around the house. Staff was recommending if there was 40% of masonry on the front then it must be carried around to all elevations. The applicant was not

welcoming to that idea so the Village Board said if there is 40% or more on the front façade then the knee-wall has to be all the way around.

Chairman Spinelli asked if it was defined what the height of the knee-wall would be.

Trustee Stapleton said about the window sill.

Mrs. Valone said this has the potential to be approved on the June 13th meeting.

Chairman Spinelli asked if it was a wet bottom detention basin and did it get adjusted according to State statute.

Mrs. Valone stated yes it is a wet bottom basin and the Village Engineer stated they would adjust at the time of Final PUD if it was necessary.

Mrs. Valone said the next case was 480 5th Street. That sparked the same discussion with the COW that the Commission had. This item has been tabled until the June COW so that the Village Board can possibly have a meeting on site.

Commissioner Maher asked what they were hoping to accomplish by going out there.

Trustee Stapleton stated they want to see what they can possible do to make it a decent street. The Mayor did state if those lots do split they would have to be on Lemont water.

Discussion continued in regards to easements and how water can be brought out to the subject site.

Mrs. Valone said in regards to the UDO Amendments, the Village Board had the same findings except for the gazebos. They felt that it should be a maximum of 320 square feet.

Commissioner Andrysiak asked if that included the outdoor seating.

Mrs. Valone stated yes it does. The COW felt that they were going to pass it as it was so they allowed staff to start to enforce it. Rustic Knead has started having the outdoor seating.

Chairman Spinelli asked if it was still nine and do they have to keep them out in front of their business.

Mrs. Valone said yes it is nine and they have to keep it out in front of their business.

Commissioner McGleam stated he knows they have recently struggled with setting a requirement for front-load garages. He feels that this is an aesthetic issue. In his opinion, there is a difference in the type of overhead doors that are used in front-load

garages that can be changed for an aesthetic standpoint. There is a difference in a plain white solid garage door and an architectural overhead garage door. He then named some different types of architectural garage doors and applications that can be used to improve the aesthetic. He said maybe they should look into requiring some type aesthetic improvements to a garage door to help with the front-load garage issue.

Chairman Spinelli said this would help instead of trying to force a side load garage midblock.

Mrs. Valone stated she will bring it up with staff.

Chairman Spinelli asked in regards to garages, how do they address a “snout nose” garage that is a side load.

Mrs. Valone said those are allowed according to code.

Chairman Spinelli stated he feels they stick out more and feels that this is counterproductive to him. They got rid of the “snout nose” because some people did not like it, but we allow it when it is a side load garage. He feels they need to re-evaluate that restriction.

Discussion continued in regards to “snout nose” garages.

VI. AUDIENCE PARTICIPATION

None

VII. ADJOURNMENT

Chairman Spinelli called for motion to adjourn the meeting.

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



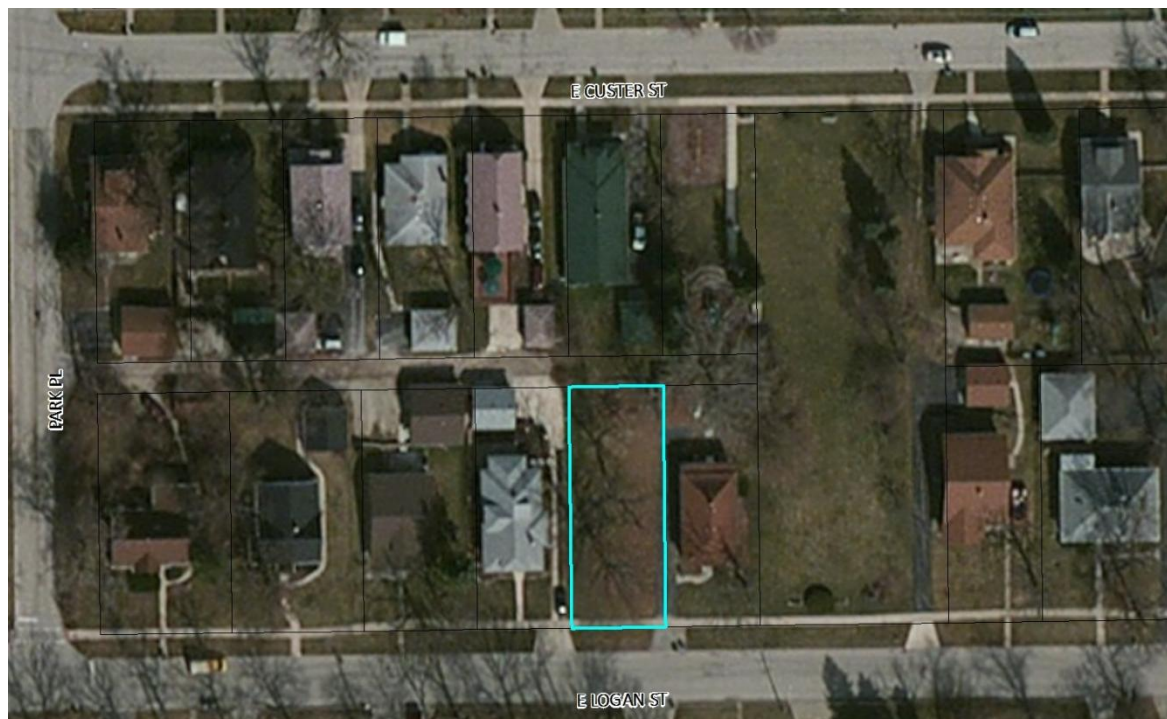
Village of Lemont
Planning & Economic Development Department

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

TO: Planning & Zoning Commission
FROM: Heather Valone, Village Planner
THRU: Charity Jones, AICP, Planning & Economic Development Director
SUBJECT: Case 16-05 23 E Logan St
DATE: June 8, 2016

SUMMARY

Ken McClafferty submitted a building permit for 23 E Logan St. The property is currently vacant; the applicant is proposing to construct a single-family home on the subject parcel. The proposed driveway for the home would access from E Logan St. The UDO requires homes in the R-4A district to access via the alley, if an alley provides access. Staff reviewed the building permit and found that the property does have access from an alley. The applicant is appealing the administrative decision by staff to require the property to have alley access rather than street access.



PROPERTY INFORMATION

Case No. 16-05
 Project Name 23 E Logan St.

General Information	
Applicant	Ken McClafferty
Status of Applicant	Builder, acting on behalf of the owner.
Requested Actions:	Appeal of the administrative decision to restrict the driveway to alley access.
Site Location	23 E Logan St. (PIN 22-29-105-015-0000)
Existing Zoning	R-4A (Single-Family Preservation & Infill District)
Size	.14 ac
Existing Land Use	Vacant
Surrounding Land Use/Zoning	North: R-4A (Detached single-family residence)
	South: R-4A (Detached single-family residence)
	East: R-4A (Detached single-family residence)
	West: R-4A (Detached single-family residence)
Comprehensive Plan 2030	The Comprehensive Plan classifies this site infill Residential (INF)

BACKGROUND

The subject property is located two lots west of Brown Park along the east portion of Logan St. An alley runs between Custer St. and Logan St. with access from Park Pl. The alley right-of-way terminates roughly 50 ft east of the subject property where Brown Park is located. The subject property is also located in the R-4A zoning district; the purpose of this zoning district is "to regulate the height, building coverage, and impervious surface coverage of residential dwelling units in the older established neighborhoods of the Village. Specifically, the district's restrictions are intended to prevent the overcrowding of land, ensure proper living conditions, assure the adequate provision of light, air and open spaces, and to foster and preserve the nature, character, and quality of existing neighborhoods, while providing property owners opportunities for infill development on vacant lots or redevelopment of lots with existing structures. In particular this district is intended to prevent the further proliferation of structures that do not conform to the general height, bulk, and scale of existing structures."

Per UDO §17.07.020.F.2 "if an existing alley provides access to the lot in question, then detached and attached garages shall be accessed from the alley." The UDO defines alley as "a public or private right-of-way primarily designed to serve as a secondary access to the side or rear of those properties whose principal frontage is on some other street". The standard width of an alley is as depicted in Appendix G detail sheet LS-5 is 16ft.

The applicant submitted a building permit for a single-family home with the attached garage accessing off E Logan St. on April 14, 2016. Staff denied the permit April 19, 2016 because of the alley access requirement. The permit had multiple items in addition to the driveway access which did not meeting UDO standards including the proposed maximum square footage of the home. The applicant filed the appeal May 14, 2016. Per UDO §17.04.170 "an appeal to the Planning and Zoning Commission may be taken by any person aggrieved by any order, requirement, decision, or determination made by an administrative official charged with the enforcement of this ordinance."

ANALYSIS

Lemont 2030 Comprehensive Plan. The future land use for the subject property as defined by the Lemont 2030 Comprehensive plan is Infill Residential (IR). The purpose of the IR future land use is to ensure any new development or redevelopment will be consistent with the established character of the surrounding neighborhood.

Access. The subject property is one of the last remaining vacant properties along the north block face of E Logan St, from Park Pl. to Brown Park. The neighboring properties to the west of the subject property are serviced by detached garages that have driveway access from the alley. The property to the east, 21 E Logan St., was developed in 1968. The driveway provides access to E Logan St. rather than the alley. The driveway was replaced in 2000; the R-4A standards had not been incorporated in the UDO at that time and thus the property was not subject to the same alley access requirements.

The subject property was originally part of one large lot improved with a single-family home. The lot was comprised of the subject property and the neighboring property to the west (15 E Logan St.). The original home is situated on the 15 E Logan St. parcel. When the property was only one large lot there was a single driveway that accessed from E Logan St. Sometime between 2007 and 2008 the driveway was removed and replaced with only a service walk. However the driveway apron remains in the parkway. In 2008 the owner of the property at the time subdivided the lot into two lots.

The lot to the west, 15 E Logan St., constructed a detached garage in 2011 after the subdivision. At that time the alley was paved only 12 ft past 15 E Logan St.'s west lot line. The driveway for the garage was 15 ft further from the edge of the alley pavement. 15 E Logan St. thus extended the alley across the entire lot to the property line it shares with 23 E Logan St. Although the alley was not paved across the entire lot, staff found that the alley did provide access to the property.

The permit application for 23 E Logan St. was reviewed for alley access from the survey provided by the applicant. The survey indicates that the alley is paved to the property line between 15 and 23 E Logan St. As the subject property was not separated from the paved alley by another property or any distance, staff found that the alley does provide access to the subject property. Though the alley is not paved across the entire rear lot line of the property, the alley is only required to be extended along the subject property, not across other private properties.

Cost. The applicant submitted a cost estimate for the proposed alley access. The Village Engineer evaluated the estimate. The cost to the applicant to pave the driveway from E Logan St. and the corresponding sidewalk alterations is estimated at \$5,850. The estimated alley pavement extension is \$8,000. The estimated cost for a driveway from a detached garage to the alley is \$1,100. The cost estimate for a driveway from an attached garage to the alley is \$2,990. Thus, the total cost for the alley and driveway access ranges from \$9,100 to \$10,990. This is an increase of \$3,200-\$5,140 when compared to the \$5,850 for the driveway access from E Logan St. This does not create an economic hardship as the increased costs are an average of \$4,170. However, economic hardship is not a justification to overturn an administrative decision.

Stormwater/ Drainage. The applicant has indicated that a secondary reason he does not want to provide alley access is because he does not wish to aggravate the drainage issues that exist in the rear of the lot and alley. The home on the northwest side of the alley constructed an asphalt berm to interrupt the stormwater and drain the water on to the grass area behind the subject property. This berm was likely intentionally created by the neighbor to direct more stormwater to the subject property as the site has been vacant for years. The paving would not aggravate drainage issues, nor improve them. The Village Engineer's full comments are attached.

CONCLUSION

Staff remains convinced that the existing alley, paved to the west lot line of the subject property, does provide access. This interpretation is consistent with past precedent, as evidenced by the requirement for 15 E. Logan St. to access from the alley. Staff also believes this interpretation is consistent with the general purpose and intent of the R-4A zoning district and the IR future land use as defined in the comprehensive plan. The UDO requirements for the R-4A district are vastly different than the normal R-4 district. As the R-4A properties are significantly smaller and older than those in the other R districts, the UDO regulates more aspects of development. The purpose of the zoning district and the regulations are to protect the unique characteristics of these neighborhoods. The two most visible restrictions are the size of the homes and the driveway access. Additionally, the majority of the homes along the north block face of E Logan St from Park Pl. to Brown Park have driveways that access the alley. The cost to alter the drive and utilize the alley is does not create an economic hardship for the applicant. Thus, Staff is recommending denial of the appeal.

ATTACHMENTS

1. Site photographs
2. Village Engineer Comments
3. Applicant submissions

Attachment 1 Site Photos



Figure 1 The subject lot vacant taken from E Logan St. facing north.



Figure 2 The rear of 23 E Logan St. taken from mid parcel.



Figure 3 Taken from the rear of the subject property looking south.



Figure 4 Alley entrance from Park Pl. looking east.



Figure 5 Neighboring properties to the west of the subject property whose driveways access from the alley.



Figure 6 Additional properties along the alley with driveway access.



Figure 7 The alley terminating at the property line between 23 and 15 E Logan St.

Attachment 2

From: [Jim Cainkar](#)
To: [Heather Valone](#)
Subject: FW: 23 E Logan
Date: Wednesday, June 08, 2016 10:07:09 AM
Attachments: [FW_23 E Logan.pdf](#)
[23 E Logan St.pdf](#)

Heather:

1. The applicant's estimated cost for the driveway access appears to be low. Is the cost estimate the applicant provided accurate? If not please provide your estimate.
[The price for the alley load garage of \\$1,100.00 appears reasonable. The front load garage for Logan Street requires a driveway \(and new sidewalk\) that is 90 SqYd. The estimated cost for this work is 90 SqYd x \\$65.00/SqYd = \\$5,850.00.](#)
2. In your previous comment #2 indicates that the paving of the alley along the rear of the lot will not aggravate drainage in the area. Can you elaborate? Though the paving of the alley will not increase problems will it still improve the drainage of the area?
[The paving of the alley will add some impervious flow to the lot to the north, but that is the natural lay of the land, and the area to the north is grass. I feel it will not aggravate drainage issues, nor improve them.](#)
3. Would the asphalt berm that was placed on the north edge of the paved alley on the lot to the west have been permitted per Village standards? Why will the berm not need to be extended behind the lot? Does this berm currently push more water on to the lot than would be permitted per Village standards?
[These asphalt "berms" are located all over the Village where the downstream owner has a garage and he does not want the upstream flow to enter the garage. If the alley flow is not directed toward a garage, than there is no need for this protective berm.](#)
4. Comment #1 from your previous indicate a calculation for the cost of the extended driveway indicates 80 sq then 80 sy, which is accurate?
[The correct measurement amount is SqYd \(square yards\).](#)

Thank you,

James L. Cainkar, P.E., P.L.S.
Frank Novotny & Associates, Inc.
545 Plainfield Road, Suite A
Willowbrook, IL. 60527
630-887-8640 Office

From: [Jim Cainkar](#)
To: [Heather Valone](#)
Subject: FW: 23 E Logan
Date: Thursday, May 05, 2016 12:48:40 PM
Attachments: [23 E Logan St.pdf](#)
[201605031405.pdf](#)

Heather:

- 1) The alley would be 50' long x 14' wide = 80 sq. I estimate the cost for the alley extension to be 80 sy x \$100.00/sy = \$8,000.00.
- 2) The alley paving will not aggravate drainage in the alley.
- 3) There is an asphalt berm on the north edge of the paved alley on the lot to the west which interrupts rain water and drains it to the grass area behind this lot (19 E Logan). The asphalt berm is intentional. An additional berm would not likely be needed, if the alley is extended further east.

Thank you,

James L. Cainkar, P.E., P.L.S.
Frank Novotny & Associates, Inc.
545 Plainfield Road, Suite
A Willowbrook, IL. 60527
630-887-8640 Office
630-887-0132 Fax
jimcainkar@franknovotnyengineering.com

File No.

Disclaimer:

This e-mail is only intended for the person(s) to whom it is addressed and may contain confidential information. Unless stated to the contrary, any opinions or comments are personal to the writer and do not represent the official view of the company. If you have received this e-mail in error, please notify us immediately by reply e-mail and then delete this message from your system. Please do not copy it or use it for any purposes, or disclose its contents to any other person.
Thank you for your cooperation.

Attachment 3

From: [Ken McClafferty](#)
To: [Heather Valone](#)
Subject: Re: 23 E Logan St.
Date: Saturday, May 14, 2016 4:27:40 PM

Heather,

Re: 23 East Logan permit application / Alley Access issues

I would like to appeal your decision to require an Alley extension and Garage access from the Alley on several grounds.

1. The "Alley" behind Logan St. is not a true (or Through) Alley. An Alley should connect to a public street at EACH end and should not terminate in a permanent dead-end. The Logan Alley is problematic by not giving a vehicle an option to go another direction if someone is blocking any part of the alley. It also creates a safety issue requiring cars to pass each other in a 16' alley. Nor can it be used by service trucks like waste management or delivery vehicles.

2. It also contradicts the intention of the R-4A district by not "reducing impervious surface coverage" Adding more blacktop and concrete, (where in this case it is needed the most, at the rear of the subject property) Currently all the water from the alley runs into the vacated portion of the Alley.

Extending it would without doubt create runoff problems to the neighbor to the north.

3. The decision also eliminates another intention of the R-4A plan, "opportunities for the property owner for infill development on vacant land" by making the project cost prohibitive. Adding a 50' alley and a retaining wall would exceed \$20,000 creating financial hardship.

4. I would respectfully disagree with your position on providing Alley Access. I do not see anywhere in the code that an alley paved TO the property line "provides access to the Property" I believe if access was provided the alley would be paved to the Eastern property enabling access.

5. There is an existing Curb cut on Logan on the subject property that would be relocated and no curb space for street parking would be lost.

I would ask you kindly submit my concerns to the board for consideration.

Sincerely

Ken McClafferty

Shorlan Group
(312) 437-6396

23 E LOGAN LEMONT

SERVICES

Description	Cost	Sub Total
Engineer		\$300 \$300
Job prep (remove black dirt and clay)	\$4,000	\$4,000 \$1,000
Base course Ca 6 stone @12" X 600s/f	\$1,000	\$6,800 \$800
Asphalt 3"to grade	\$6,800	\$0
Misc (cleanup grade,sod)	\$800	\$0
Subtotal Alley		\$12,900

ADDITIONAL WORK REQUIRED

Detached Garage Retaining wall

Footings	\$750
Walls	\$4,500
Subtotal	\$5,250.00

DETACHED GARAGE VERSUS ATTACHED CONCRETE DRIVE ONLY

Description	Attached	DETACHED	Difference
Garage floor	\$800	\$800.00	\$0
Driveway/approach	\$2,500	\$1,100.00	\$1400
Subtotal			

FINANCIAL OBLIGATION IF DETACHED GARAGE IS REQUIRED

Description		
Alley installation	\$12,900	
Additional Concrete	\$5,250	
Front driveway credit		1400
Subtotal		16500

TOTAL

		\$16,500
Overage	5%	\$825
	0%	
Total		\$17,325

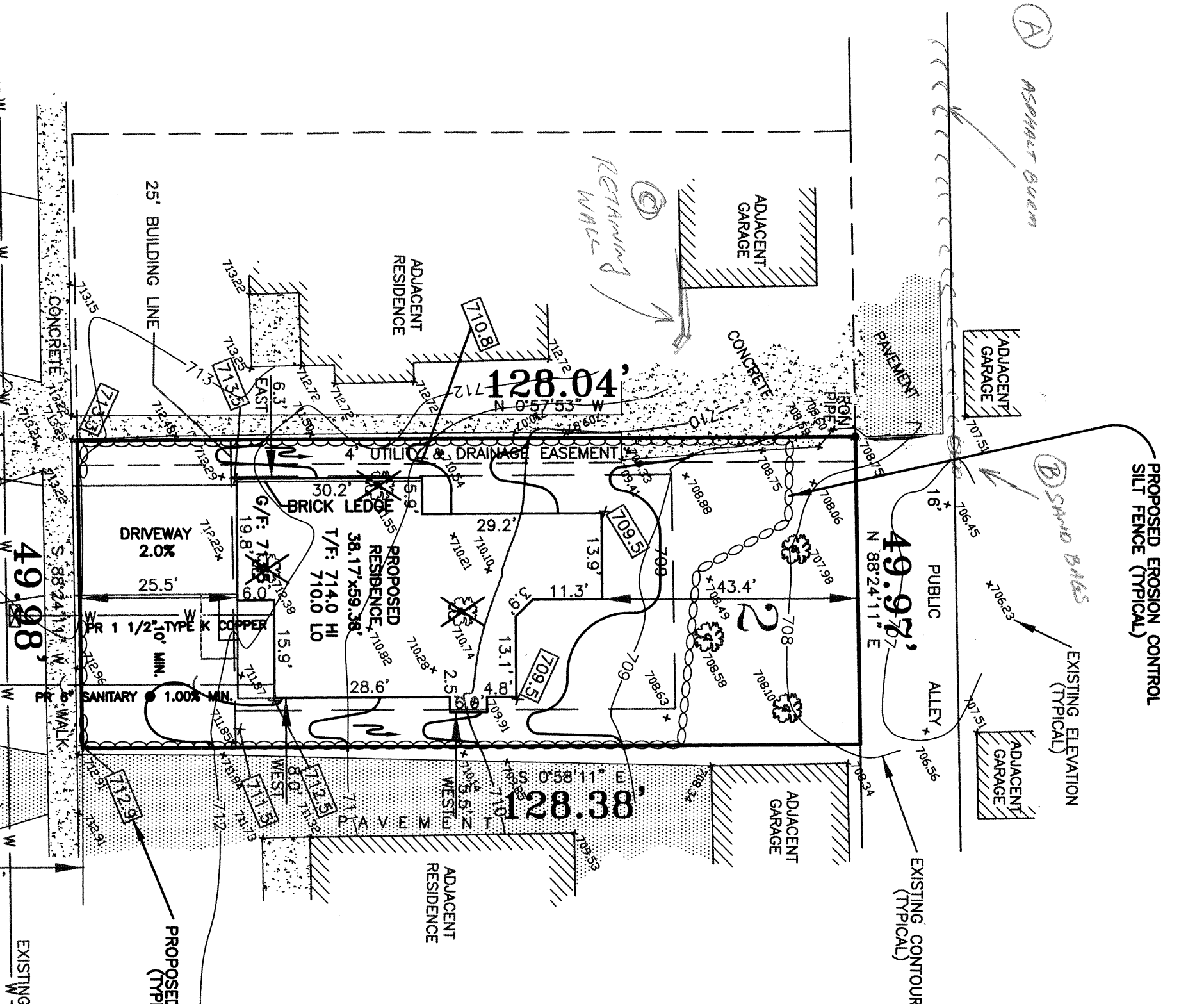
PHICAL SURVEY & SITE DEVELOPM

OF

LOT 2 IN OWNER'S RESUBDIVISION OF LOT 7 IN BLOCK 3 IN THE PARK ADDITION TO THE VILLAGE OF LEMONT IN SECTION 29, TOWNSHIP 37 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

COMMON ADDRESS: 19 E LOGAN STREET
LEMONT

PIN: 22-29-105-015
LOT AREA: 6,306 SF
ZONED: R4A



TOPOGRAPHICAL SURVEY & SITE DEVELOPMENT PLAN

OF
 LOT 2 IN OWNER'S RESUBDIVISION OF LOT 7 IN BLOCK 3 IN THE PARK ADDITION TO THE VILLAGE OF LEMONT IN SECTION 29, TOWNSHIP 37 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

COMMON ADDRESS: 19 E LOGAN STREET LEMONT

PIN: 22-29-105-015
 LOT AREA: 6,306 SF
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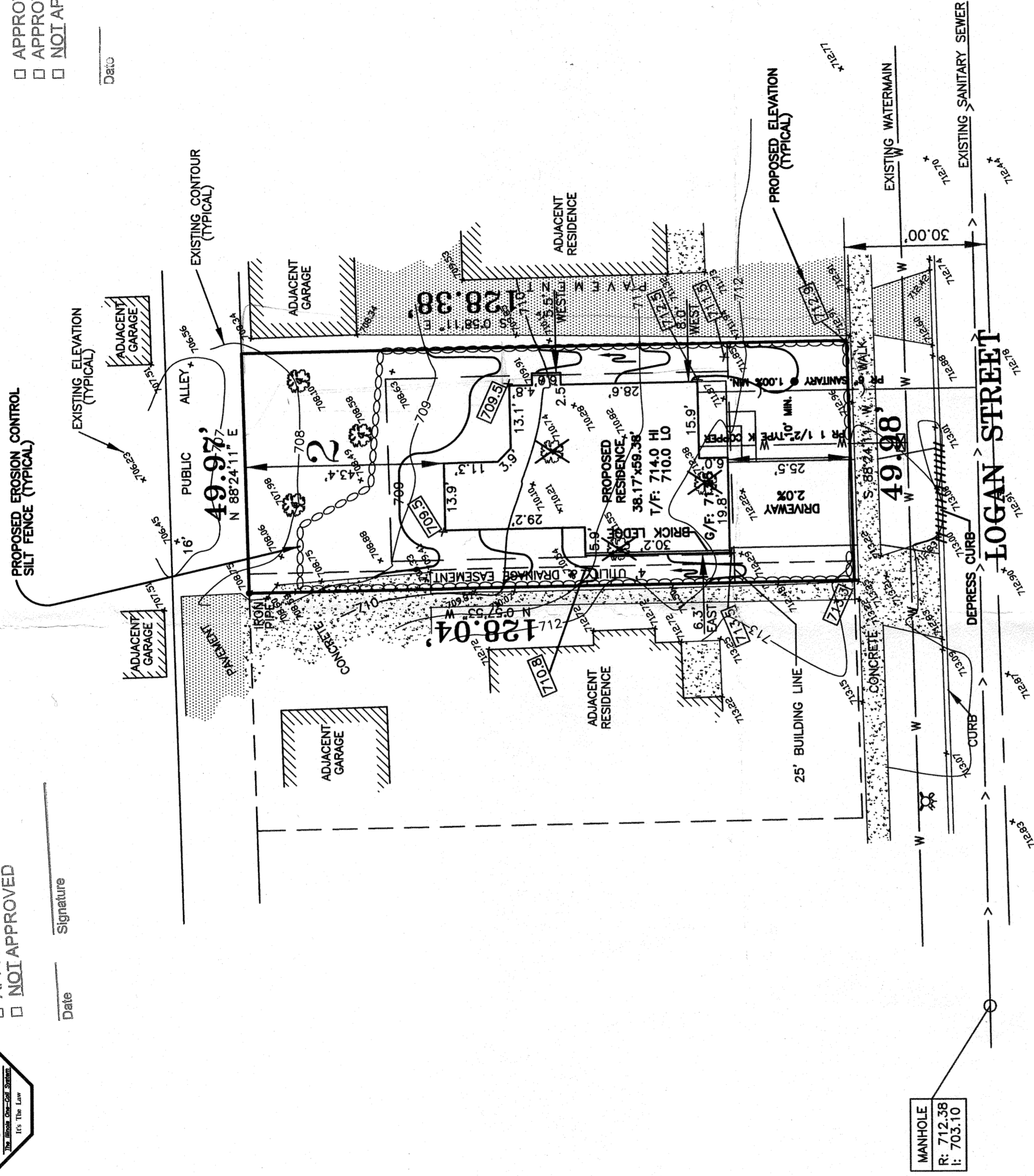
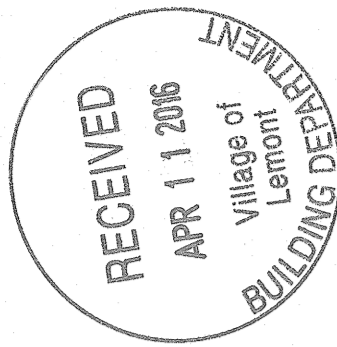
VILLAGE OF LEMONT
 APPROVED
 APPROVED AS NOTED
 NOT APPROVED



Date _____ Signature _____

VILLAGE OF LEMONT
 APPROVED
 APPROVED AS NOTED
 NOT APPROVED

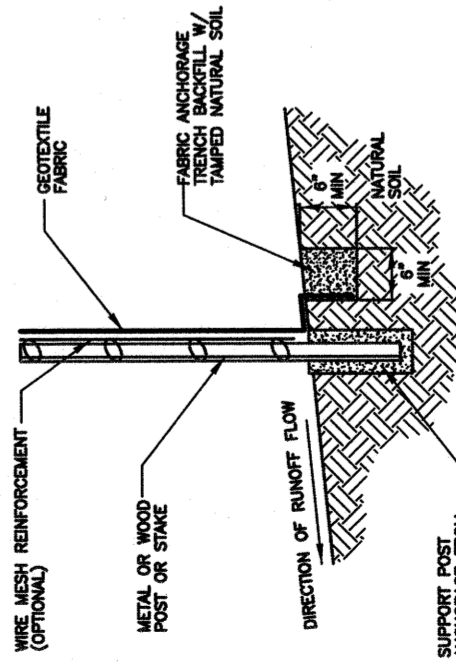
Date _____ Signature _____



SCALE: 1" = 20'

NOTES:

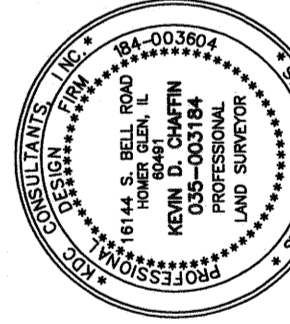
- 1) WATER SERVICE SHALL BE 1 1/2" TYPE K COPPER PIPE.
- 2) SANITARY SERVICE SHALL BE 6" PVC (SDR 26) @ 1.00% MINIMUM.
- 3) MINIMUM HORIZONTAL SEPARATION OF 10.0 FEET SHALL BE MAINTAINED BETWEEN WATER AND SEWER SERVICES.
- 4) EROSION CONTROL TO BE APPLIED PER THE ILLINOIS PROCEDURES FOR URBAN SOIL EROSION AND SEDIMENTATION CONTROL MANUAL, LATEST EDITION.
- 5) LOCATION OF EXISTING SEWER AND WATER SERVICE STUBS TO BE VERIFIED BY CONTRACTOR.
- 6) ALL DOWNSPOUT AND SUMP PUMP DISCHARGE POINTS SHALL BE LOCATED WITHIN FIVE FEET OF THE FOUNDATION AND DIRECTED TOWARD THE FRONT OR REAR OF THE PROPERTY.



NOTE: DEPENDING UPON CONFIGURATION, ATTACH FABRIC TO WIRE MESH W/ 800 RINGS, STEEL POSTS W/ TIE WIRE, WOOD POSTS W/ NAILS.

SILT FENCE DETAIL

COMPARE LEGAL DESCRIPTION WITH DEED AND REPORT ANY DISCREPANCY IMMEDIATELY. A TITLE COMMITMENT MAY NOT HAVE BEEN FINISHED FOR USE IN PREPARATION OF THIS SURVEY. THIS SURVEY IS FOR INFORMATION ONLY. RESTRICTIONS NOT SHOWN ON THIS PLAN DOES NOT SHOW BUILDING RESTRICTIONS ESTABLISHED BY LOCAL ORDINANCES, LOCAL AUTHORITIES MUST BE CONSULTED REGARDING ANY RESTRICTIONS. DO NOT SCALE DIMENSIONS FROM THIS PLAN. NO EXTRAPOLATIONS SHOULD BE MADE FROM THE INFORMATION SHOWN WITHOUT THE PERMISSION OF KDC CONSULTANTS, INC.. THIS PLAN IS NOT TRANSPARENT, ONLY PRINTS WITH AN EMBOSSED SEAL ARE OFFICIAL COPIES. © COPYRIGHT, ALL RIGHTS RESERVED.



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DATED: MARCH 18, 2016

REVISION	DATE
ORIGINAL	02/15/16
SITE PLAN	03/18/16

PREPARED FOR:
SHORLAN

PROJECT
 16-01-004 SP

PAGE
 1 OF 1

From: Ken McClafferty shorlan@me.com
Subject: #4
Date: April 20, 2016 at 3:45 PM
To: Ken McClafferty shorlan@me.com



PROPERTY TO

Ⓒ RETAINING WALL



ALLEY PITCH



← ASPHALT BERM ALONG ALLEY
DIRECTING WATER TO VACATED
PART OF ALLEY BEHIND SUBJECT
PROPERTY

PROPERTY TO THE REAR



SUBJECT PROPERTY

A

ASPHALT BERM (NORTH SIDE)



(B) SAND BAGS



Sent from my iPhone