
**PLANNING & ZONING COMMISSION
Regular Meeting
Wednesday, October 19, 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

I. CALL TO ORDER

A. Pledge of Allegiance

B. Verify Quorum

**C. Approval of Minutes September 21, 2016
meeting**

II. CHAIRMAN'S COMMENTS

III. PUBLIC HEARINGS

**A. 16-08 645 4th St. Variations and
Resubdivision**

IV. ACTION ITEMS

V. GENERAL DISCUSSION

A. Update from Village Board

VI. AUDIENCE PARTICIPATION

VII. ADJOURNMENT

**Planning & Economic
Development
Department Staff**

Jeff Stein, Interim
Director
Heather Valone, Planner

Village of Lemont
Planning and Zoning Commission
Regular Meeting of September 21, 2016

A meeting of the Planning and Zoning Commission for the Village of Lemont was held at 6:30 p.m. on Wednesday, September 21, 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 6:31 p.m. He then led the Pledge of Allegiance.

B. Verify Quorum

Upon roll call the following were:
Present: Maher, McGleam, Zolecki, Spinelli
Absent: Kwasneski, Sanderson

Village Planner Heather Valone, Village Trustee Ron Stapleton, and Dawn Banks, Director of Parks and Planning for the Park District were also present.

C. Approval of Minutes August 17, 2016

Commissioner McGleam made a motion, seconded by Commissioner Zolecki to approve the minutes from the August 17, 2016 meeting with no changes. A voice vote was taken:

Ayes: All

Nays: None

Motion passed

II. CHAIRMAN'S COMMENTS

Chairman Spinelli stated that Commissioner Andrysiak has resigned from the Commission.

III. PUBLIC HEARINGS

A. 16-07 UDO AMENDMENTS CONTINUED

Chairman Spinelli called for a motion to re-open the public hearing.

Commissioner Maher made a motion, seconded by Commissioner McGleam to re-open the continued public hearing for Case 16-07. A voice vote was taken:

Ayes: All

Nays: None

Motion passed

Mrs. Valone stated this is a continuance from last month's meeting. First they will cover native plantings. The native plantings guideline is to start implementing MWRD requirements. It is also to start implementing these ponds that are less maintenance strenuous and more aesthetically pleasing than some of the areas that they have. The first and second chapters are more of the educational piece. The first part will also become a brochure that they will be able to hand out to homeowners and developers. It is mostly sections two through five in the appendixes that actually get into the requirements for the plantings. The key piece that they went over last month was deciding about the more general approvals, if they were going to allow that to be the Village Ecologist or the Director of the Planning and Economic Development Department. The Commission had indicated that they wanted to see it modeled after how they do approvals through the Village Arborist. This would be that the Director would have the majority of the approval and can override some of the things that the consultant approves. The more technical things are approved by the Village Ecologist. The report that is included is the result of that but the content has not changed too much. The sections work well together by showing how to design it, then construct it, maintenance of it, and monitor it, and finally standards for Village acceptance. She asked if they had any questions or if they wanted her to go through chapter by chapter.

Chairman Spinelli asked if there were any typical sections for engineers and landscapers need to see.

Mrs. Valone said it does. Throughout the document it has a great number of figures. She showed on the overhead. The design criteria there are hydrographs are required for the plan submittal. The native detention area do need to be designed along with the engineer. What it also allows is wet bottom ponds which were previously not allowed.

Chairman Spinelli asked if this was going to be the minimum guideline or the guideline.

Mrs. Valone stated this is a minimum guideline. They would have to at least meet this criteria but can go above or beyond.

Chairman Spinelli asked if they are still permitted to do a dry basin and if they want to do a wet basin then they would have to do a natural.

Mrs. Valone said yes they could still do a dry. MWRD's new requirements are forcing this because developers need those best management practices (BMP) i.e. these native areas.

Chairman Spinelli asked if the Village was still going to require ownership of these basins whether wet or dry.

Mrs. Valone stated yes they would.

Chairman Spinelli asked if there was going to be some type of funding in place that the developers are going to have to provide to the Village for maintaining these basins while they are still developing.

Mrs. Valone said it is outlined in section four and five that there is a monitoring period so the Village has the option to not accept those ponds at that time. Or they can except it with a maintenance letter of credit (LOC) which would include monies for the upkeep in the event that they don't.

Chairman Spinelli asked if it remains to the developer until the letter of credit is released.

Mrs. Valone stated when you are first issued the permit the LOC is for the entire amount which includes landscaping, sod, trees, detention facility, pipes, etc. As they draw down on the LOC by completing improvements, they do require a two year maintenance period on the LOC. Even if they get drawn down and the Village accepted the subdivision, there is two years where they hold the letter of credit in the event that they do not maintain these items. In theory, because these ponds take anywhere between three to five years they could extend it.

Chairman Spinelli said in the two year maintenance period is the developer still responsible for it. Once the two year maintenance has expired the Village releases the letter of credit and takes ownership of the detention basin.

Mrs. Valone stated that is correct.

Chairman Spinelli asked if that detention lot gets deeded to the Village.

Mrs. Valone said yes it does.

Chairman Spinelli asked if there was funding in place or a mechanism for funding in place, after the Village has taken ownership and the letter of credit has been released.

Mrs. Valone stated no but they would not accept it if it was not functioning properly. The whole point is that it is a lower cost to the Village.

Chairman Spinelli said he understands that but there are still burn periods and maintenance periods after that two years. There should be a component in there for whatever the maintenance cost would be in the first five years after the letter of credit has been released. This is not just put the sod in, cut the grass, then just leave it. The plants need to be maintained more than two years after they are planted.

Mrs. Valone stated that is accurate. However, a typical dry bottom pond at about year five, when they are accepting the entire thing, needs heavier maintenance which is more than just mowing. Although, the wet bottom still requires some maintenance it is still not the same level of maintenance. When you look at the numbers for a naturalized detention pond you are spending more money upfront to get it established and get it on a good maintenance path. About year five to seven is when you start seeing that it is actually less cost to maintain those then it is the dry bottoms.

Chairman Spinelli said he has never been in agreement with taking over these detention basins without some type of funding from the developers. This is why the majority of the communities in Will County requires a Homeowner's Associations to take care of it. The Villages and Park Districts do not take the detention basins whether they are dry or wet. There is liability involved and there is maintenance. Even though this is less expensive he feels that there should be some type of funding in place. If you look at the detention basin at 131st and Parker, there is significant problems with their erosion control. They are going to have to redo their basin once the development is 90% completed then they start their two year maintenance period. It is stated that it takes five to seven years to get established and it is not known what will happen in the first five years after the Village has taken over.

Mrs. Valone stated what this is stating is that they are not taking possession of it until it has been established and out of the maintenance period. It can take longer to accept some of these subdivisions.

Chairman Spinelli asked what if the developer has to redo its basin bottom and then the two year maintenance starts.

Mrs. Valone said if there are issues with it then they are not going to accept it until it is established. It is in the developers best interest to get them done and get them established because the Village will not accept them until they are functioning properly.

Commissioner McGleam asked who comes up with the punch list.

Chairman Spinelli stated the Village Engineer or somebody does an inspection and they come up with a punch list of deficient items. So if they are at the end of the subdivision and the deficiency is the natural detention basin. The develop can go in and replant and if they replant appropriately the Village could potentially authorize to accept maintenance now. The maintenance is two years and the document says it can

take five to seven years to establish. The Village is three years short at a minimum and it is the Village's responsibility.

Commissioner McGleam said his concern is that someone is going to develop a punch list and the developer is not going to agree with the items on the punch list. He asked what if there is a disagreement with the punch list.

Mrs. Valone stated they will be submitting a plan and if those items are not functioning from either the engineering or the actual landscape then it won't be accepted.

Commissioner McGleam said it is hard to create a punch list on items when they haven't fully developed and won't be until several years later. These types of swales are a system and he feels it is not as straightforward as it sounds.

Mrs. Valone stated the punch list is also determined by the Village Ecologist, Village Arborist, Public Works, and of course the Village Engineer. It indicates in here what signs you are going to see if the system is not working properly and how to manage them. Typically the Village Ecologist will go out every month and monitors it and lets the developer know what he needs to do to improve it or change. Thus, similar to any punch list, if the natural area is not established the Village Ecologist will not allow acceptance until it is established and meeting standards.

Discussion continued in regards to the Kettering detention ponds.

Chairman Spinelli said he feels that there should be funding in place and a timeline of the plantings that cannot be installed until a certain percentage of lots have been built on.

Mrs. Valone stated she will look into the question. If a developer gets their punch list and he has to replant a significant portion of the detention pond, then his time frame starts over. They wouldn't except it until it reaches the level of establishment. If everything else is done and the detention pond is not function well it still will not move into the maintenance period. They have to accept everything to move into the maintenance period.

Chairman Spinelli asked how do they go into maintenance when it take five years to know for sure that this has been established.

Mrs. Valone said that is the incentive for the developer to get it established. This document states that the Village will not take it over until it is functioning properly and it has gotten through the establishment period.

Commissioner Maher stated so it could be three years after the development is done before the Village decides to take it over and let it go to maintenance, then there are two years after that.

Chairman Spinelli said he would caution our Village because he has seen other municipalities quick to go to maintenance for whatever reason. After two years it slips through the cracks and the maintenance bond gets released.

Commissioner Maher asked if there should some type of criteria in there for the arborist's approval.

Chairman Spinelli stated one thing that would help would be not allowing this type of plantings to occur prior to certain amount of lots being built to minimize the sediment that gets into the basin.

Mrs. Valone said in the performance criteria on page 56 it indicates the actual goals for the growing seasons. It then goes into formal acceptance criteria which indicates all the things that need to be done prior to them accepting it. On page 59 there is a great diagram to show the criteria that they should be meeting. If they don't meet that criteria then they are not being accepted. It puts it so many growing seasons out for it to have this level of performance for us to accept it. So if it there are significant portions of the pond that need to be replanted then they would have to go through these growing seasons before they would be accepted.

Discussion continued in regards to how it is known if the proper steps were taken for planting.

Chairman Spinelli stated as long as the Village is protected financially then he would go along with the Village Board's final decision. There should be a mechanism for a timing of when they are permitted to plant. The erosion control and sediment plan that is around these basins needs to be upgraded from more than the minimum. A simple suggestion would be double row silk fence put up and properly maintained. In addition to trying to get a certain percentage of lots built and covered with permanent vegetation. There should also be provisions for homeowners who live adjacent to these that think these might be weeds to keep them from mowing. The developer should put in informational signs that say "Naturalized detention area. Do not mow."

Ms. Banks asked if there was a buffer zone from the residential area to these native plantings.

Mrs. Valone said there is and there is an area of grass to keep residents from intervening. On page 28 it does go through grading preparation prior to the establishment of native plantings.

Discussion continued in regards to silk fencing.

Mrs. Valone stated they will now go through the other changes. The first is the definition for telecommunications tower which everyone agreed on. A new one is to Conditions for Special Use Approval. The Illinois Municipal Code requires that if the

Planning and Zoning Commission does not recommend approval of a special use to the Village Board a favorable vote of two-thirds of all the Trustees holding office shall be required for the approval of the special use. For the special use it is the “current” Board. So if the Board was down a member for whatever reason it would be two-thirds of the six. For a variation the text is not the same so it just says two-thirds of the trustees. This was put in to meet State requirements and was approved by the Village Attorney.

The next area is the parking requirements. In R Districts the prohibited vehicles are trucks, recreational vehicles, construction equipment, buses, trailers, tractors, and boats. For commercial trucks with “B” plates a maximum of one commercial vehicle is permitted to be parked on a residential lot in open view. This stayed the same and everyone had agreed. The next section is off-street parking of commercial vehicles, buses, trailers, trucks, construction equipment, and recreation vehicles in non-residential districts. The restriction of hours from 2 am to 6 am was added as discussed for that section.

Mrs. Valone said the next section for buses there were several changes. She read the restriction and the following was added for exemption:

1. Parking of storage of buses attendant to the following active principal uses:
 - a. Banquet Hall;
 - b. Religious Assembly;
 - c. Religious Institution; and
 - d. Government Facility;

Government facility does include schools, but there are some properties that are leased by the schools but are not technically part of the school campus.

Chairman Spinelli asked to change the limit from four hours to eight hours.

Mrs. Valone asked if they wanted to change it to no parking between the hours of 2 am and 6 am or illegal to park for more than eight hours like the residential.

Commissioner Maher said he feels eight hours.

Chairman Spinelli stated he feels for enforcement it should be the same as residential and change to eight hours.

Mrs. Valone asked if they wanted to change the construction equipment from four to eight as well.

Chairman Spinelli said yes.

Mrs. Valone then read the code for construction equipment and changed the time from four to eight hours. The Commission also wanted to add Government facility to the exemption list.

Chairman Spinelli asked if someone could park the construction equipment overnight on the street.

Mrs. Valone said they do allow RV's, boats attached to a car, or construction equipment on a trailer to be parked for 24 hours on a street after that it would be ticketed. Moving on to truck, tractor, and trailer parking in B Districts. She asked if they wanted to change the time from four to eight.

Chairman Spinelli asked if staff had any problems with changing that.

Mrs. Valone stated her concern would be with the Jewel Plaza and having trucks parked there for a long time. She would prefer that this one stay at four.

All Commissioners agreed.

Mrs. Valone then read the remaining changes which they all agreed upon.

Chairman Spinelli asked if a tow truck driver brings home his tow truck because he is on a 24 hour call can they park it in the street or driveway in a residential area.

Mrs. Valone said in their driveway they would not be able to park the truck but they could park it on the street for 24 hours.

Chairman Spinelli asked if there was a restriction in regards to having a truck idling for more than an hour.

Mrs. Valone said there is nothing in the UDO, but she will check with police to see if there is anything. There are nuisance ordinances for light and sound. The next section is the sidewalk construction where they were just updating the base course from two to four inches.

Chairman Spinelli asked if the construction detailed got modified also.

Mrs. Valone stated it did. The next section is naturalized detentions and this is just giving it its place in the index. For location restrictions they changed it to interior side or rear yards instead of just interior. The changes for Vehicle Related Uses as Permitted or Special Uses and the Plat Certificates, all the Commissioners agreed on last month.

Mrs. Valone said in regards to street signs it has been updated. She contacted Public Works in regards to honorary signs in the Historic District and they want to be the only ones that make those.

Commissioner Maher asked what if their equipment breaks and they decide to not replace it.

Mrs. Valone stated they would revisit it at that time.

Commissioner Maher said his concern is that Public Works is putting a green sign out there but our requirement is a white sign.

Mrs. Valone stated Public Works would have to develop them this way for streets but the more specialized designs will not be in code because they will be the only ones to produce them.

Commissioner Maher said there are several designs standards throughout the Village.

Chairman Spinelli asked if he wanted text put in there about historic signs or special signs.

Mrs. Valone stated she would not want to put standards in for other signs and then a developer creates the wrong ones.

Chairman Spinelli said it should read Street Name Sign Specifications and verbiage added exempting Historic District or temporary street name signs.

Mrs. Valone stated that are all the changes she has.

Chairman Spinelli 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 16-07. A voice vote was taken:

Ayes: All

Nays: None

Motion passed

Chairman Spinelli called for a motion for recommendation.

Commissioner McGleam made a motion, seconded by Commissioner Zolecki to recommend to the Mayor and Village Board of Trustee approval of the UDO Amendments as discussed. A roll call vote was taken:

Ayes: McGleam, Zolecki, Maher, Spinelli

Nays: None

Motion passed

IV. ACTION ITEMS

None

V. GENERAL DISCUSSION

A. Update from Village Board

Mrs. Valone said the Village Board also reviewed the UDO Amendments this week. She stated there are two possible cases in November and they will need a full Commission. She will also need to know who will be present for the meeting in December because it is scheduled for the 21st.

Commissioner McGleam asked if there was any progression with the subdivision at McCarthy and Bell.

Mrs. Valone stated they are progressing with their MWRD permit and are close to obtaining it. Also, close in obtaining their IDOT permit as well. They almost have local approvals. They are progressing with their site development phase with outside agencies as well.

VI. AUDIENCE PARTICIPATION

None

VII. ADJOURNMENT

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

Ayes: All

Nays: None

Motion passed

Minutes prepared by Peggy Halper



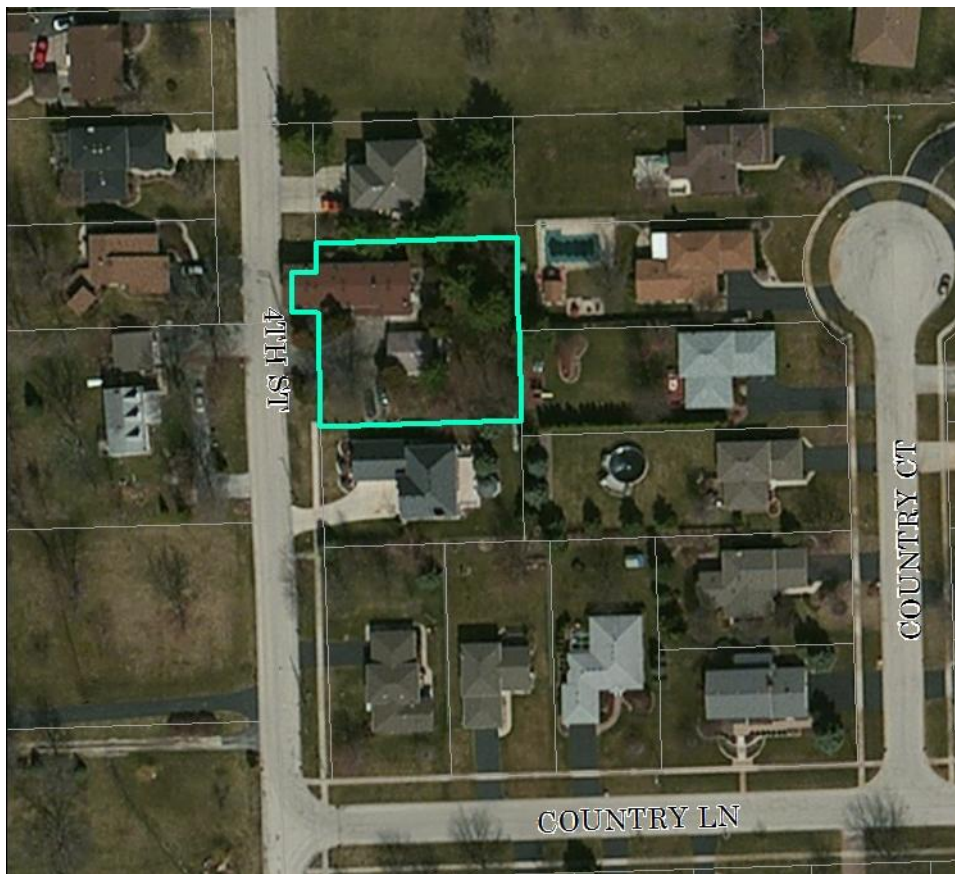
Village of Lemont
Planning & Economic Development Department

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

TO: Planning & Zoning Commission
FROM: Heather Valone, Village Planner
THRU: Jeff Stein, Deputy Village Administrator and Corporation Counsel
SUBJECT: Case 16-08 645 4th St. Variations and Resubdivision
DATE: October 3, 2016

SUMMARY

Phil Cullen, the contract purchaser of the subject property located at 645 4th St., is requesting variations from the Lemont Unified Development Ordinance (UDO) Table 17-07-01. The purpose of the requested zoning entitlements is to allow for a subdivision of an existing property into two 61 foot wide and 8,113 square foot single-family lots. Staff is recommending approval with conditions.



PROPOSAL INFORMATION

Case No. 16-08
Project Name 645 4th St. Variations and Resubdivision

General Information	
Applicant	Phil Cullen
Status of Application	Contract Purchaser
Requested Actions:	Variations to allow for two lots with reduced widths of 61 and lot areas of 8,113 sf.
Site Location	645 4 th St. (PIN 22-28-105-076-0000)
Existing Zoning	R-4 (Detached Single-Family Residential District)
Size	.32 acres
Existing Land Use	Single-family residence (not currently occupied)
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 currently zoned R-4. The UDO requires a minimum lot size of 12,500 sf and minimum lot width of 90 ft for all R-4 zoned lots. The applicant is proposing two lots with lot widths of 61 ft and lot sizes of 8,113 sf. The subject property is currently improved with a single-family home. The house is currently in a state of disrepair and is a visual nuisance for the neighboring properties. The existing setback of the closest portion of the house is roughly nine feet from the curb. To create 4th St. as a public road, the Village purchased the right-of-way (ROW) area from the property owners along the street in 2002. The majority of the ROW along the subject property is 66 ft, meaning that 33 ft was purchased from the subject property and 33 ft was purchased from the neighbor on the west side of 4th St. However, a portion of the existing home prevented the ROW area from being a consistent width of 33 feet across the entire property (Figure 1). The existing home sits 40 feet closer to the road than the neighboring properties to the north and south. Thus a portion of the home would have had to be demolished to allow the 4th St. ROW to remain a consistent 33ft width. The majority ROW purchased from the subject property is 33 ft; a portion is only 22 ft (Figure 1). The applicant is purposing to dedicate the additional 17 ft by 27 ft area to allow the ROW to be a consistent 33 feet across the entirety of the property.

Technical Review Committee. Prior to submitting a formal application, the applicant submitted plans to the Technical Review Committee (TRC) on September 7, 2016. The TRC noted potential deviations from Village standards in the proposed lot size, width, and lack of sidewalks. The TRC noted that the lot sizes, widths, and interior setbacks are proposed to be much smaller than the neighboring properties. The neighboring homes have significantly larger building separation and lot sizes than the proposed lots. Increased interior side yards were discussed along with comments regarding the inclusion of higher quality building materials to offset the significant differences between the neighboring properties and the proposed homes.

Figure 1



The Applicant revised the plans to increase the proposed interior side yard setback to eight and a half feet. Additionally the Applicant has indicated that the parkway will be improved with sidewalks and parkway trees per the UDO.

GENERAL ANALYSIS

Zoning History. The primary structure was a non-conforming three unit rental building. The building was vacant for more than six months and is currently vacant. This occurred after an ownership change in the property was completed. Per the UDO the non-conforming use was not permitted to continue if the home was vacant for more than six months; accordingly, the property can only be used for a single-family home.

In 2002, a previous property owner subdivided a 1.2 acre property to create three lots, the lot north of the subject property (641 4th St.), the subject property, and the lot to the south of the subject property (649 4th St.). The lots to the north and south were subdivided into two 80 ft wide and 10,640 sf single-family lots. The subject property was subdivided into a 122 ft wide and 16,685 sf lot.

REQUESTED VARIATIONS

Unified Development Ordinance. The applicant is requesting the following deviations from the UDO:

UDO Section	UDO Standard	Proposed	Staff Comments
<p>17.07.01 (Table)</p>	<p>Minimum lot size is 12,500 sf for R-4.</p>	<p>Minimum lot size is 8,113 sf.</p>	<p>The proposed lot size is a 35% variation from the UDO defined minimum lot size. The applicant is proposing dedicating a 27 ft by 17 ft (459 sf) area to the Village for public right-of-way. Staff finds this deviation acceptable due to the dedication and constraints of the property.</p>
	<p>Minimum lot width is 90 ft for R-4 lots.</p>	<p>Minimum lot width is 61 ft.</p>	<p>The proposed lot width is a request for a 30% variation from the minimum of 90 ft per the UDO, staff finds this deviation acceptable, as the smallest neighboring lot width is 70 ft. The proposed lot width is only 13% variation from the neighboring properties to the south, northwest, and east.</p>
	<p>Minimum interior side yard setback for lots that have a width less than 80 ft and greater than 55ft shall be 16.5% of the lot width.</p>	<p>Minimum interior side yard setback of 8.5 ft.</p>	<p>Staff finds this deviation unacceptable. The UDO allows existing lots that are zoned R-4 that have a lot width less than 80 ft and greater than 55 ft to have interior side yard setbacks of 16.5% of the lot width. Per the UDO the subject should have setbacks of 10.1 ft. Staff is recommending the proposed setbacks be increased to 10ft.</p>

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 UDO;

Analysis. Of the eight components listed as the general purpose of the UDO found in Section 17.01.050, five are either inapplicable to or unaffected by the Petitioner's request.

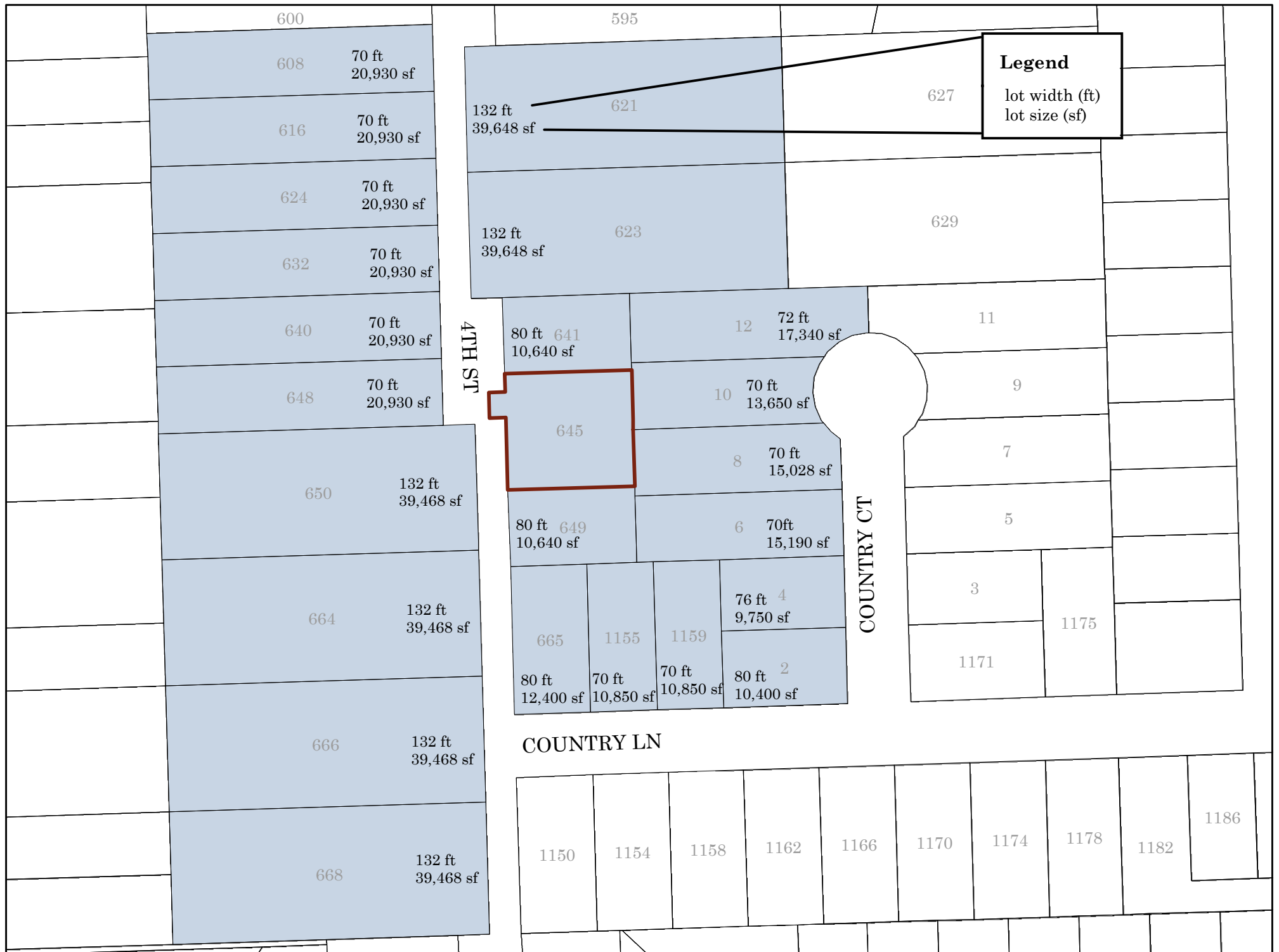
- **Ensuring adequate natural light, air, privacy, and access to property.** The proposed variation would not negatively impact light or air to the property.
- **Protecting the character of established residential neighborhoods.** The proposed lots will not alter the established surrounding residential area. The surrounding properties are improved with single family homes with large building separation and large private open spaces (yard). The majority of the existing lots to the southwest and north are considerably larger lots in size, width, and setbacks. The neighboring properties northwest, east and south of the subject property are more similar in size and width to the proposed lots. As the neighborhood has a varying of lot sizes, widths, and setbacks the requested variations are consistent with a portion of neighborhood.
- **Accommodating development and growth that is consistent with the preceding purposes.** The subject property is classified in the Lemont 2030 Plan as Infill Residential (IFR). The goal of the IFR is construction of new home sites on the remaining vacant lots in the area. Such vacant lots are not consistent with the established character of not only the immediate area but also the entire neighborhood. The proposal would redevelop the lot, which does not fully meet R-4 standards, but is consistent with a portion of the neighboring properties.

2. The plight of the owner is due to unique circumstances, and thus strict enforcement of the UDO 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 subject property is surrounded by existing lots to the southwest and north that exceed the standards defined in the UDO for R-4 properties. The neighboring properties to the south, northwest, and east do not meet the UDO standards. The neighboring lots have an average lot area of 21,950 sf and a minimum lot area of 9,750 sf. The proposed lots are smaller than the established surrounding lots (Figure 2). The neighboring lots have an

Figure 2



average lot width of 89 ft and minimum lot width of 70 ft. The proposed lots have a width of 61 ft which is consistent with the widths of the neighboring properties to the south, northwest, and east. The neighboring properties have a minimum interior setback of 15 ft; however, the majority of the surrounding lots have even larger building separations. The proposed setbacks are significantly smaller than the surrounding lots. Thus the proposed lots are not consistent with the existing neighboring properties to the north and southwest, but are marginally consistent with the neighboring properties to the south, northwest, and east. The majority of the lots that already developed do not meet the UDO standards. The remaining properties are lots that exceed the UDO standards, but could not subdivide and still not meet UDO standards. Thus the proposed lots are consistent with a majority of the neighborhood.

- ***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 properties are established single-family homes. It is possible that the larger surrounding properties to the southwest and north, an acre in size, will petition for subdivision in the future. As these lots, if subdivided into two lots, would still be similarly sized lots that match the character and nature of the neighborhood albeit a bit smaller than the standards found in the UDO. As such, there are numerous examples of such lots in the surrounding area that may or may not request subdivision in the future. The present petition is a good example of what may become the future of this neighborhood.
- ***The alleged difficulty or hardship has not been created by any person presently having an interest in the property.*** The hardship is not created by anyone 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 project is located.*** The request will not be detrimental to public welfare or injurious to other properties or improvements. The applicant is proposing single-family homes in an established single-family neighborhood. The applicant is proposing to dedicate a 459 sf area for a public right-of-way increasing the width of ROW along 4th St. to a standard 66 ft ROW.
- ***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 variations would not endanger public safety, substantially impair property values, diminish adequate supply of light or air, or increase the danger of fire or congestion. The variation will result in an increase in the value of the subject property by developing it with two single-family lots. The creation of two lots rather than one mitigates the size of any proposed homes. If the property was developed as only a single lot, the home that would be permitted per UDO standards could be significantly larger than the proposed homes. Alternatively, the two proposed lots have smaller building envelopes thus ensuring future homes constructed on the subject site would be less out of scale when compared to the existing surrounding homes. Additionally the variations will increase the

safety of incoming and outgoing traffic by pushing the home back 42 ft from the street.

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

Analysis. The variations will not alter the essential character of the local area as the proposal is for two-single family homes, which is consistent with surrounding land uses. Additionally the surrounding lots do not confirm the standard R-4 lot widths. The proposed lot sizes are smaller than the surrounding properties and the proposed lots; however, the proposed lots are more consistent with the majority surrounding lots widths. Additionally the proposal will achieve the goals of the Lemont 2030 Comprehensive Plan as stated previously.

Village Engineer Comments. The Village Engineer had no objections to the requested variations or subdivision, full comments are attached.

Fire District Comments. The Fire Marshal no objections to the proposed variations and subdivision.

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. Although the property will vary slightly from the standard R-4 requirements in the UDO, the proposed variations will be more consistent with the surrounding single-family homes that currently do not meet the minimum width standards required in UDO. Additionally, the proposal will achieve the goals of the Lemont 2030 Comprehensive Plan that designates this area as Infill Residential. Staff recommends approval of the variations with the following conditions:

1. The interior side setbacks are increased to 10 ft.
2. The homes are constructed with masonry on all first floor elevations.
3. The site plans be updated to show that the sidewalks and parkway trees will be installed prior to occupancy permits be issued for the proposed homes.

ATTACHMENTS

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

Attachment 1 Site photographs



Figure 1



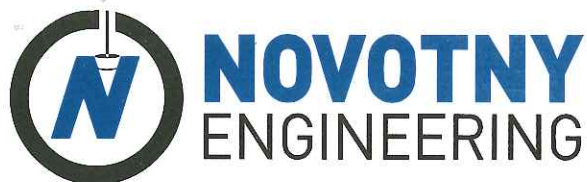
Figure 2 The view of the existing three-unit building looking south.



Figure 3 The existing home's entrance sits 9 ft from the street. The stairs to the front entrance sit only 5 ft from the street.



Figure 4 The neighboring homes are setback roughly 40 ft back from the street curb, which is significantly further setback than the three-unit building.



October 6, 2016

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

Re: **Case 16-08**
645 4th Street

Dear Heather:

I have reviewed the Cullen Resubdivision case materials and have the following comments.


- 1) There is an existing 8-inch sanitary sewer on the west side of 4th Street that is available for hook-up.
- 2) There is an existing 8-inch water main under the east half of the street pavement that is available for hook-up.
- 3) The existing house is hooked up to both sanitary sewer and water main.
- 4) The project would be exempt from the MWRD-WMO Ordinance, since the site is less than 1 acre in area.

I have attached the original water main plan and street paving plan for your use.

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

Very truly yours,

NOVOTNY ENGINEERING



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

JLC/dn

Enclosures

cc: Mr. George Schafer, Administrator
Mr. Jeff Stein, Esq., Attorney
Mr. Mark LaChappell, Building Inspector
Mr. Ralph Pukula, Director of Public Works
File No. 16489

16489_Review Ltr 1.doc

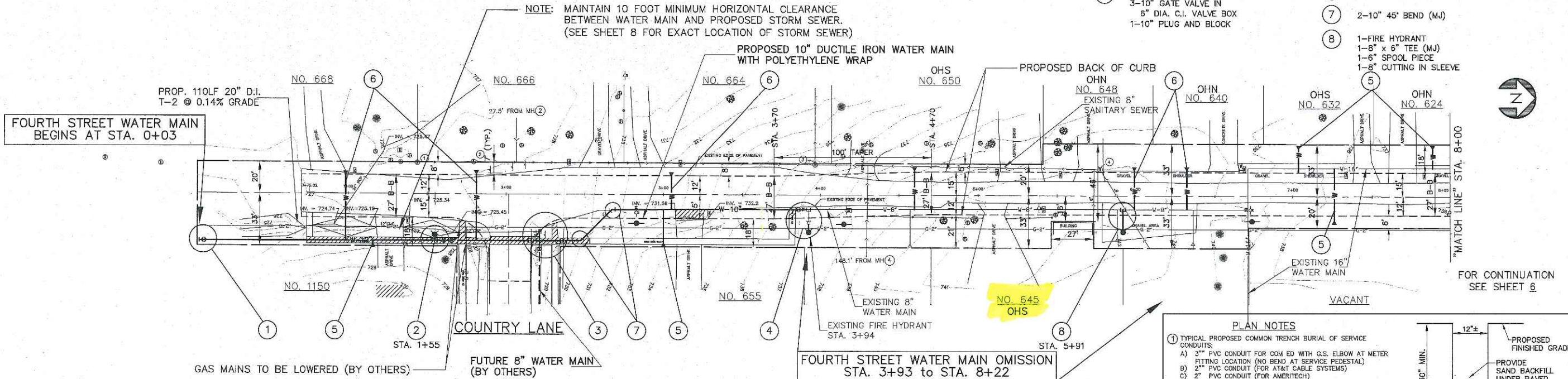
WATER MAIN NOTES

- 1) USE MEGALUG RETAINING GLANDS AND CAST IN PLACE THRUST BLOCKS AT ALL FITTINGS.
- 2) FAR SIDE WATER SERVICES TO BE AUGERED UNDER EXISTING ROADWAY PAVEMENT.
- 3) PROVIDE MINIMUM 3 FOOT CLEAR DISTANCE FROM BACK OF CURB TO FACE OF FIRE HYDRANT.

WATER MAIN SCHEDULE

- | | | | |
|---|--|---|---|
| ① | 1-10" GATE VALVE IN 6" DIA. C.I. VALVE BOX
1-10" PLUG AND BLOCK
1-PROVIDE 1" BLOWOFF VALVE IN VALVE VAULT FOR FLUSHING OF WATER MAIN | ④ | 1-10" GATE VALVE IN 6" DIA. C.I. VALVE BOX
1-10" x 8" REDUCER
1-CONNECTION TO EXISTING WATER MAIN, 8"
1-FIRE HYDRANT TO BE MOVED |
| ② | 1-FIRE HYDRANT
1-10" x 6" TEE (MJ) | ⑤ | 1-NEAR SIDE WATER SERVICE CONNECTION, 1 1/2" |
| ③ | 1-10" x 10" TEE (MJ)
3-10" GATE VALVE IN 6" DIA. C.I. VALVE BOX
1-10" PLUG AND BLOCK | ⑥ | 1-FAR SIDE WATER SERVICE CONNECTION, 1 1/2" |
| | | ⑦ | 2-10" 45° BEND (MJ) |
| | | ⑧ | 1-FIRE HYDRANT
1-8" x 6" TEE (MJ)
1-6" SPOOL PIECE
1-8" CUTTING IN SLEEVE |

NOTE: MAINTAIN 10 FOOT MINIMUM HORIZONTAL CLEARANCE BETWEEN WATER MAIN AND PROPOSED STORM SEWER. (SEE SHEET 8 FOR EXACT LOCATION OF STORM SEWER)



● DENOTES NEW LOCATION OF RELOCATED UTILITY POLES.
OHS DENOTES EXISTING OVERHEAD UTILITY SERVICES OHS=SOUTH OHN=NORTH

NOTE: PROVIDE TREE ROOT PRUNING ALONG OUTSIDE EDGE OF WATER MAIN TRENCH ADJACENT TO TREES, AS NECESSARY.

▨ DENOTES REMOVAL OF DRIVEWAYS, SIDEWALKS, & PAVEMENTS WITH TEMPORARY AGGREGATE REPLACEMENT

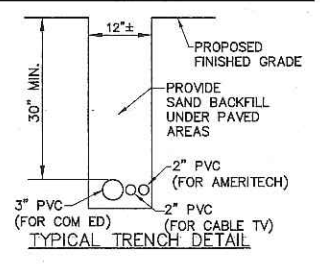
SEE SHEET 8 FOR STORM SEWER IN PLAN DETAIL.

EXISTING SANITARY SEWER SCHEDULE

①	EX. SAN. M.H. STA. 1+43.90 RIM = 726.92 INV. (N) = 715.96 INV. (S) = 715.36	②	EX. SAN. M.H. STA. 1+79.22 RIM = 727.33 INV. (N) = 715.82 INV. (S) = 715.77 INV. (E) = 718.31	③	EX. SAN. M.H. STA. 3+96.61 RIM = 736.40 INV. (N) = 715.39 INV. (S) = 715.56 INV. (W) = 715.34	④	EX. SAN. M.H. STA. 5+77.64 RIM = 740.93 INV. (S) = 734.07 INV. (NW) = 734.78
---	--	---	---	---	---	---	---

PLAN NOTES

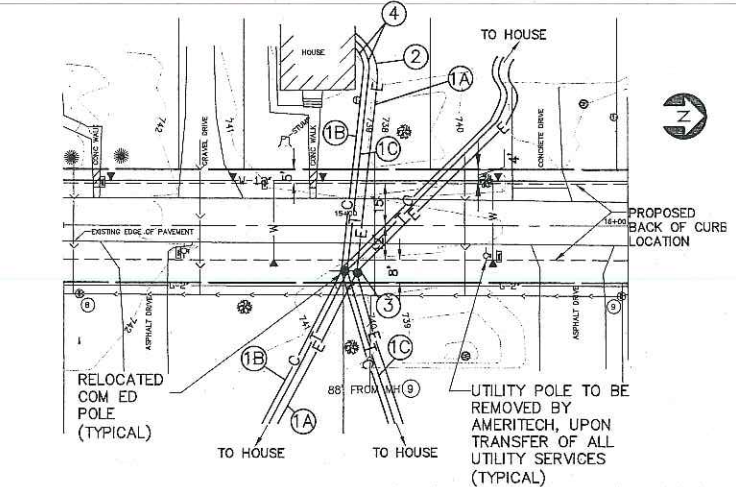
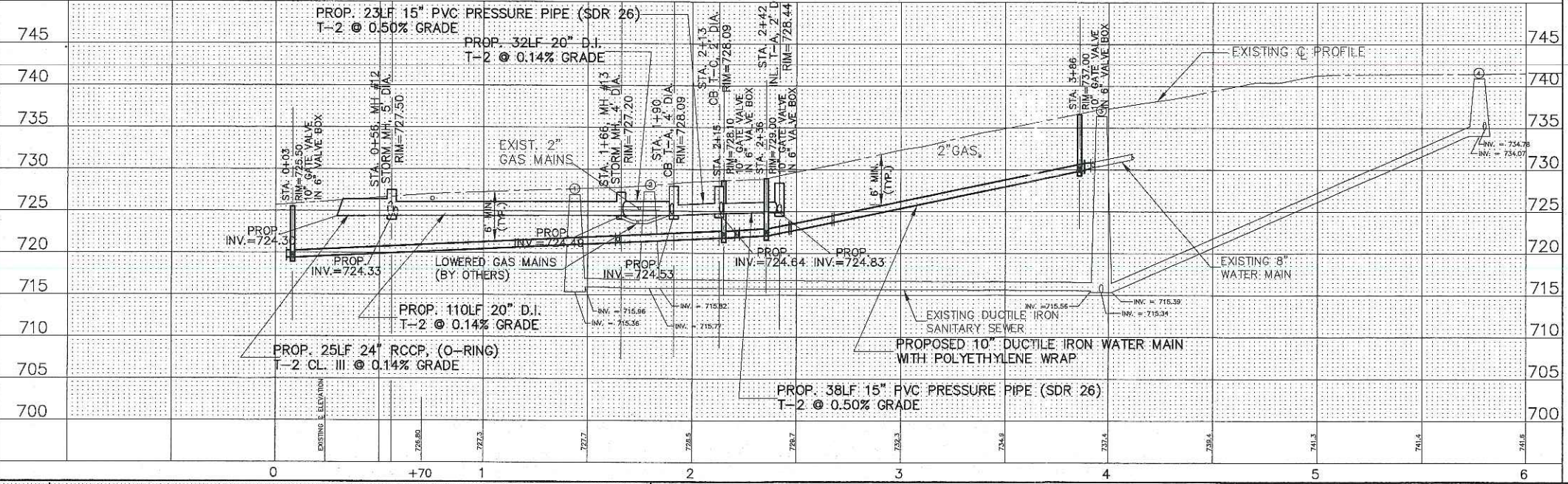
- 1) TYPICAL PROPOSED COMMON TRENCH BURIAL OF SERVICE CONDUITS:
A) 3" PVC CONDUIT FOR COM ED WITH G.S. ELBOW AT METER FITTING LOCATION (NO BEND AT SERVICE PEDESTAL)
B) 2" PVC CONDUIT (FOR AT&T CABLE SYSTEMS)
C) 2" PVC CONDUIT (FOR AMERITECH)
ALL CONDUITS TO BE RODDED AND CAPPED WITH A PULL LINE. PROVIDE A STAKE TO CLEARLY MARK LOCATION OF UNDERGROUND CONDUIT.
- 2) TYPICAL RESIDENTIAL SERVICE CONNECTION (BY COM ED) AT HOMES TO EXISTING SERVICE LINES WITH COMBINATION METER CONNECTION DEVICE AND RACEWAY (100 AMP OR 200 AMP, AS REQUIRED)
- 3) SERVICE CONNECTION BY COM ED INTO SERVICE PEDESTAL (BY COM ED)
SERVICE CONNECTION BY AMERITECH INTO SERVICE PEDESTAL (BY AMERITECH)
SERVICE CONNECTION BY AT & T BROADBAND INTO SERVICE PEDESTAL (BY AT & T BROADBAND)
- 4) AMERITECH AND AT&T CABLE SERVICE CONNECTION INTO HOUSE WITH SERVICE CABLE IN 2" PVC CONDUIT (BY AMERITECH AND AT&T CABLE)



CONSTRUCTION NOTES

- COM ED TO INSTALL ELECTRIC CABLES IN CONTRACTOR INSTALLED 3" PVC SERVICE CONDUIT WITH GALV. STEEL ELBOW AT METER FITTINGS.
- AMERITECH TO INSTALL TELEPHONE CABLES IN CONTRACTOR INSTALLED 2" PVC CONDUIT WITH PVC ELBOWS
- AT&T CABLE SYSTEMS TO INSTALL TV SIGNAL CABLES IN CONTRACTOR INSTALLED 2" PVC SERVICE CONDUIT WITH PVC ELBOWS

FOURTH STREET



NOTE: ALL ELECTRICAL WORK SHALL COMPLY WITH COM ED SERVICE ENTRANCE SPECIFICATIONS SER. # SJ020556

FRANK NOVOTNY AND ASSOCIATES, INC.
CONSULTING CIVIL ENGINEERS
825 MIDWAY DRIVE • WILLOWBROOK • ILLINOIS • 60527 • 630-887-8640

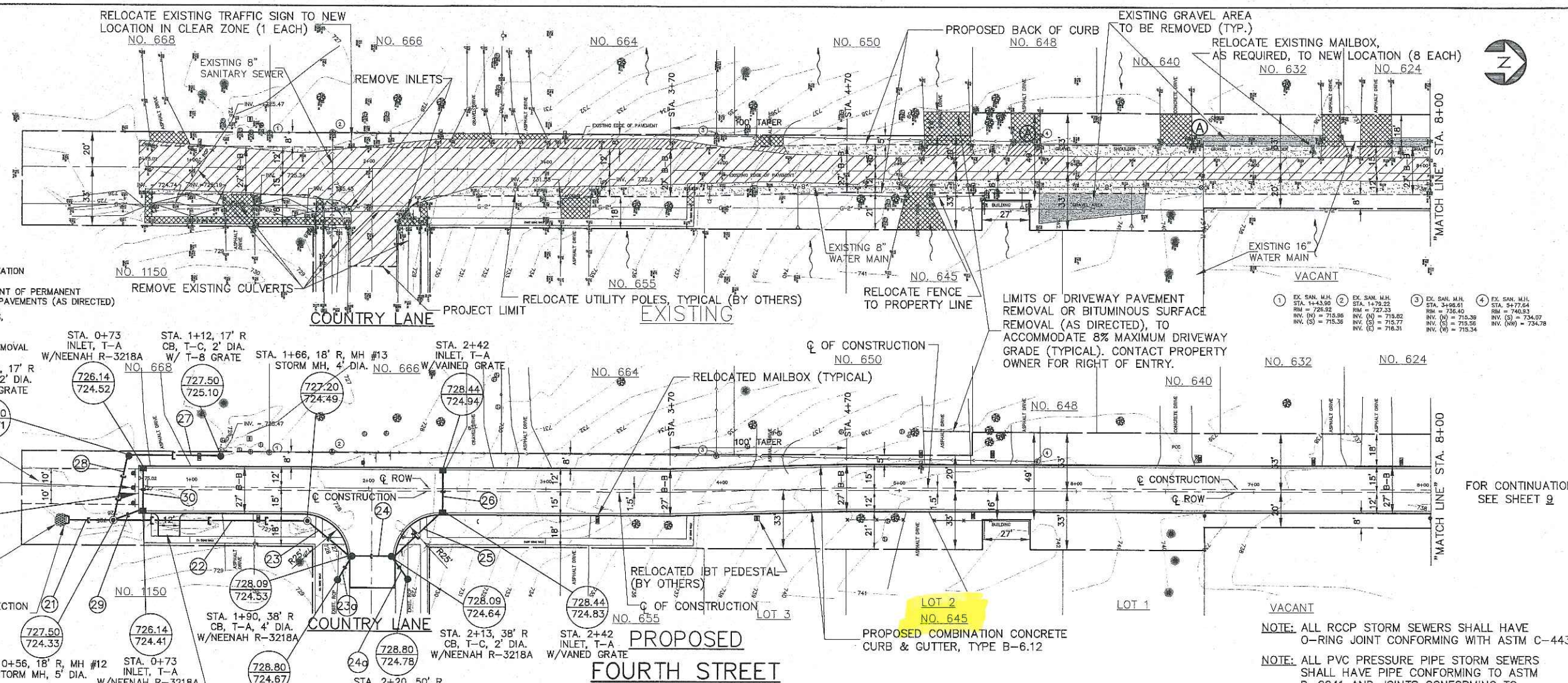
PROJECT: VILLAGE OF LEMONT, ILLINOIS
FOURTH STREET PAVING

REVISIONS			
NO.	BY	DATE	DESCRIPTION
1	JLC	1/31/02	ADDED PROPOSED WATER MAIN
2	JLC	2/27/02	REVISED PUBLIC UTILITY SERVICE DETAIL
3	JLC	5/07/02	REVISED PUBLIC UTILITY SERVICE DETAIL

PLAN & PROFILE WATER MAIN:
FOURTH STREET—
SOUTH OF COUNTRY LN.
TO STA. 8+00
UTILITY RELOCATION PLAN

PROJECT NO. 99279	SCALE H: 1"=30'; V: 1"=5'	SHEET 5
DRAWN/DESIGNED JFP/JLC	DATE JAN., 2001	OF 17
CHECKED/APPROVED JLC	FIELD BOOK NO. FILE	SHEETS

I:\K_Lemont\99279 - FOURTH STREET PAVING\99279_P\HAI_REV_2-27-02\99279_SHP_05_REV_13-6-1.dwg Tue May 07 12:14:49 2002 FRANK NOVOTNY & ASSOCIATES, INC.



- DENOTES LIMITS OF EARTH EXCAVATION
- DENOTES REMOVAL & REPLACEMENT OF PERMANENT TYPE DRIVEWAYS, SIDEWALKS, & PAVEMENTS (AS DIRECTED)
- DENOTES REMOVAL OF DRIVEWAYS, SIDEWALKS, & PAVEMENTS
- DENOTES LIMITS OF PAVEMENT REMOVAL

FUTURE 20 FOOT WIDE EMERGENCY ACCESS TO COVINGTON KNOLLS (BY OTHERS)

PROVIDE 3 "END OF ROAD" MARKERS PER M.U.T.C.D. (REFLECTORIZED RED, 18"x18")

FOURTH STREET BEGINS AT STA. 0+70

INSTALL 2 CY STONE RIPRAP ON GEOTECHNICAL FABRIC FOR USE WITH RIPRAP

PROPOSED 24" PRC FLARED END SECTION W/ METAL GRATING, INV.=724.30 STA. 0+30

STATION	PROPOSED BITUMINOUS TURNAROUND DRIVEWAY	PROPOSED BITUMINOUS SURFING (FOR DRIVEWAYS)	EXIST. 2" GAS MAINS	PROPOSED 24" PRC FLARED END SECTION	PROPOSED 16" PVC PRESSURE PIPE	PROPOSED 12" PVC PRESSURE PIPE	PROPOSED 8" PVC PRESSURE PIPE	ELEVATION
745	6" AGGREGATE BASE COURSE TYPE B	2 1/2" INCIDENTAL BITUMINOUS SURFING		W/ METAL GRATING, INV.=724.30				745
740								740
735								735
730								730
725								725
720								720
715								715
710								710
705								705
700								700

FRANK NOVOTNY AND ASSOCIATES, INC.
 CONSULTING CIVIL ENGINEERS
 825 MIDWAY DRIVE • WILLOWBROOK • ILLINOIS • 60527 • 630-887-8640

PROJECT: VILLAGE OF LEMONT, ILLINOIS
 FOURTH STREET PAVING

REVISIONS		
NO.	BY	DATE
1	JLC	12/08/01
2	JLC	1/31/02
3	JLC	2/27/02

PLAN & PROFILE: PAVING
 FOURTH STREET—
 SOUTH of COUNTRY LN.
 to STA. 8+00

PROJECT NO. 99279
 SCALE H: 1"=30'; V: 1"=5'
 DRAWN/DESIGNED JFP/JLC
 DATE JAN., 2001
 CHECKED/APPROVED JLC
 FIELD BOOK NO. FILE

SHEET 8 OF 17 SHEETS

Thu Feb 28 09:42:13 2002 FRANK NOVOTNY & ASSOCIATES, INC.

Variation Application Form

APPLICANT INFORMATION

PHILIP CULLEN

Applicant Name

Company/Organization

12995 PARKER ROAD, LEMONT, IL 60439

Applicant Address

630-605-3049

Telephone & Fax

Philj CULLEN @ YAHOO.COM

E-mail

CHECK ONE OF THE FOLLOWING:

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

PROPERTY INFORMATION

645 4TH STREET, LEMONT, IL

Address of Subject Property/Properties

22-28-105-076

Parcel Identification Number of Subject Property/Properties

16,695 SF

Size of Subject Property/Properties

DESCRIPTION OF REQUEST

Brief description of the proposed variation

LOT WIDTH, LOT SIZE + SIDE YARD SETBACKS

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: _____

By: _____

Application deemed complete on: _____

By: _____

Current Zoning: _____

Fee Amount Enclosed: _____

Escrow Amount Enclosed: _____

Variation Application Form

Village of Lemont

APPLICATION FEE & ESCROW

Application Fee = \$250 (per zoning lot)

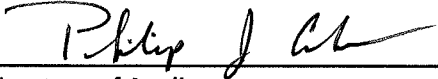
Fee is non-refundable. A zoning lot is defined as "a single tract of land located within a single block that (at the time of filing for a building permit) is designated by its owner or developer as a tract to be used, developed, or built upon, under single ownership or control" (Unified Development Ordinance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

Required Escrow = \$500

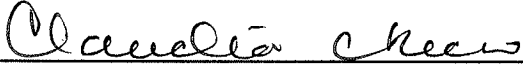
At the time of application, the applicant shall submit a check for the establishment of an escrow account. The escrow money shall be used to defray costs of public notice, consultants, or other direct costs incurred by the Village in association with the variation application. Additionally, should the 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.

	<u>8/24/2016</u> <u>9/22/2016</u>
Signature of Applicant	Date
<u>ILLINOIS</u>	<u>COOK</u>
State	County

I, the undersigned, a Notary Public in and for the aforesaid County and State, do hereby certify that Phillip COOK 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 23rd day of September A.D. 20 16.

My commission expires this 04 day of 27 A.D. 20 18.



Final Plat Application Form

APPLICANT INFORMATION

PHILIP CULLEN

Applicant Name

Company/Organization

12995 PARKER ROAD, LEMONT, IL 60439

Applicant Address

630-605-3049

Telephone & Fax

PhiljculLEN@YAHOO.COM

E-mail

CHECK ONE OF THE FOLLOWING:

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

Applicant is the contract purchaser of the subject property.

Applicant is acting on behalf of the beneficiary of a trust.

Applicant is acting on behalf of the owner.

PROPERTY INFORMATION

Address of Subject Property/Properties

465 4TH STREET

Parcel Identification Number of Subject Property/Properties

14,695 SF.

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

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.

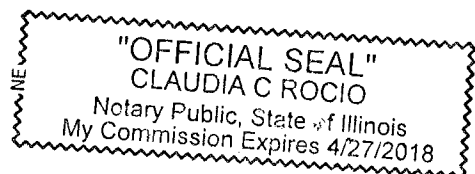
Phillip Cullen 9/22/2016
Signature of Applicant Date
IL Cook
State County

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

Claudia C Rocio
Notary Signature

Given under my hand and notary seal this 23rd day of September A.D. 20 16.

My commission expires this 04 day of 27 A.D. 20 2018



From: [Phil Cullen](#)
To: [Heather Valone](#)
Subject: Clarification : 645 4th Street, Lemont, IL
Date: Monday, September 26, 2016 9:22:41 AM

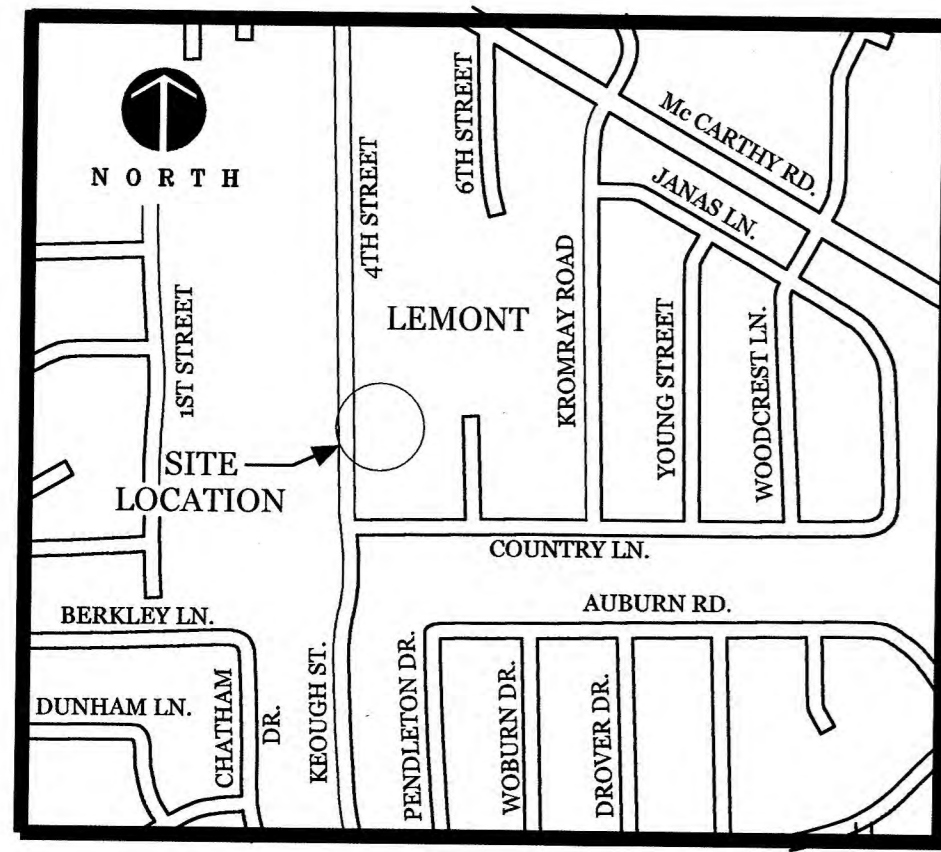
Heather:

I dropped of the variance and final plat application with all exhibits on Friday. Just for clarification, I am requesting variances for lot size, lot width and side yard setbacks. I am not requesting a variance for public sidewalks.

Thanks

Phil Cullen

This email has been scanned for spam and viruses by Proofpoint Essentials. Click [here](#) to report this email as spam.



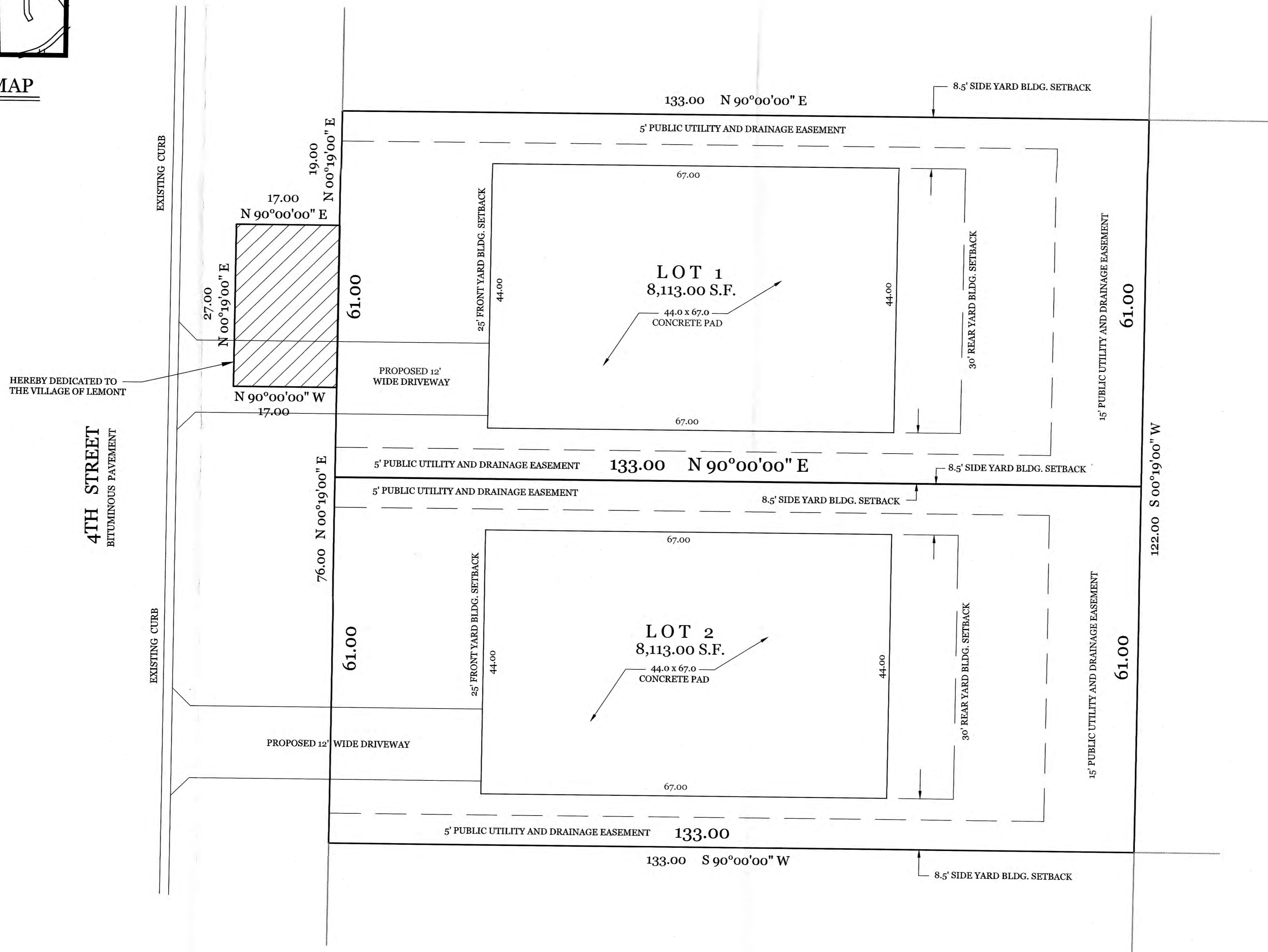
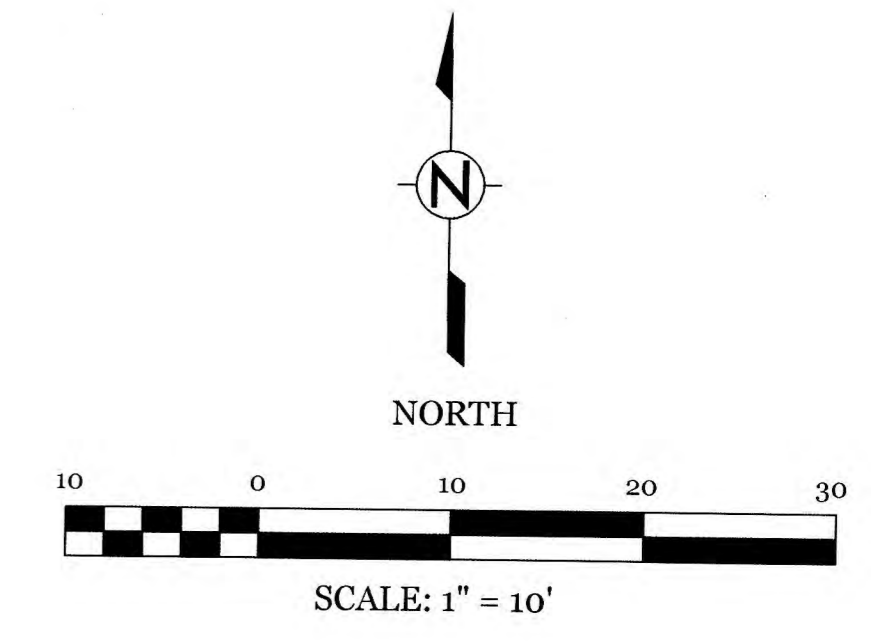
SITE LOCATION MAP

NO SCALE

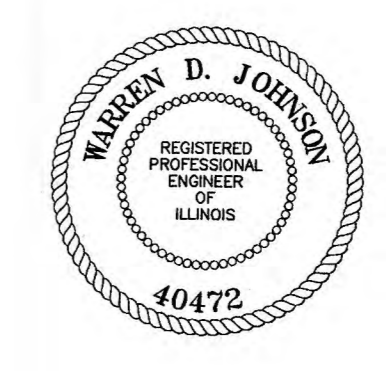
CULLEN RESUBDIVISION GEOMETRIC SITE PLAN - 2 LOT EXHIBIT

LOT 2 IN IMHOFF SUBDIVISION, BEING A RE-SUBDIVISION OF THE NORTH 282 FEET OF THE WEST 166 FEET MEASURED FROM THE OLD CENTERLINE OF THE STREET, OF PART OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 28, TOWNSHIP 37 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, FORMERLY KNOWN AS LOTS 54, 55, 56, 57, 58, 60, 61, 62 AND 63, NOW VACATED, IN BECKER'S SUBDIVISION OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 28 AFORESAID: SITUATED ON COOK COUNTY, STATE OF ILLINOIS.

ADDRESS COMMONLY KNOWN AS: 645 4TH STREET, LEMONT, ILLINOIS



STATE OF ILLINOIS
COUNTY OF DuPAGE) S.S.
I, WARREN D. JOHNSON, HEREBY CERTIFY THAT I HAVE SURVEYED THE ABOVE PROPERTY AND THAT THE PLAT HEREBON DRAWN IS A CORRECT REPRESENTATION OF SAID SURVEY.
DATED AT WHEATON, IL, THIS 26TH DAY OF AUGUST, A.D. 2016.
W.D.J.
ILLINOIS REGISTERED LAND SURVEYOR NO. 2971



TO THE BEST OF OUR KNOWLEDGE AND BELIEF, THE DRAINAGE OF THE SURFACE WATERS WILL NOT BE CHANGED BY THE CONSTRUCTION OF THIS RESIDENCE OR ANY PART THEREOF, OF THAT IF SUCH SURFACE WATER DRAINAGE WILL BE CHANGED, REASONABLE PROVISIONS HAVE BEEN MADE FOR THE COLLECTION AND DIVERSION OF SUCH SURFACE WATERS INTO PUBLIC AREAS OF SUCH WATERS WILL BE PLANNED FOR IN ACCORDANCE WITH GENERALLY ACCEPTED ENGINEERING PRACTICES SO AS TO NOT DAMAGE THE ADJOINING PROPERTY BECAUSE OF THE CONSTRUCTION OF THE RESIDENCE.
DATED THIS 26TH DAY OF AUGUST, A.D. 2016.
W.D.J.
ILLINOIS PROFESSIONAL ENGINEER NUMBER 40472

REVISIONS:			
DATE	BY	DESCRIPTION	
09-15-16	D.J.	PER REVIEW	

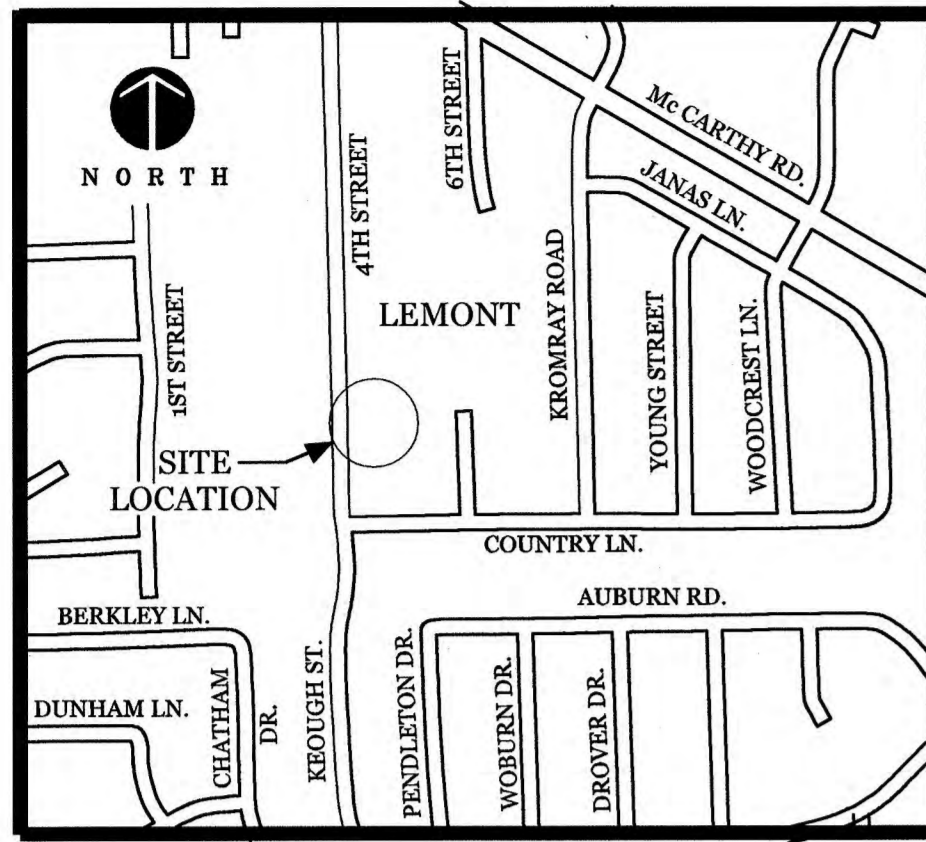
DRAWN BY:	DJ	DATE:	08-25-16
CHECKED BY:	WDJ	DATE:	08-25-16
APPROVED BY:	WDJ	DATE:	08-25-16

DJA CIVIL ENGINEERS & SURVEYORS
DAVE JOHNSON and ASSOCIATES, Ltd.
312 S. Halsted Street Wheaton, IL 60187
ph. 630 752 8600 fax. 630 752 9556
e-mail: DJA@DJAonline.net

CLIENT:
SEVEN OAKS DEVELOPERS, L.L.C.
440 NORTH WABASH #1406
CHICAGO, IL. 60611

TITLE:
**CULLEN RESUBDIVISION
GEOMETRIC SITE PLAN - 2 LOT EXHIBIT**
645 4TH STREET
LEMONT, ILLINOIS

SCALE: 1" = 10'
DATE: 09-15-16
JOB NO: 0000
SHEET 1 OF 1



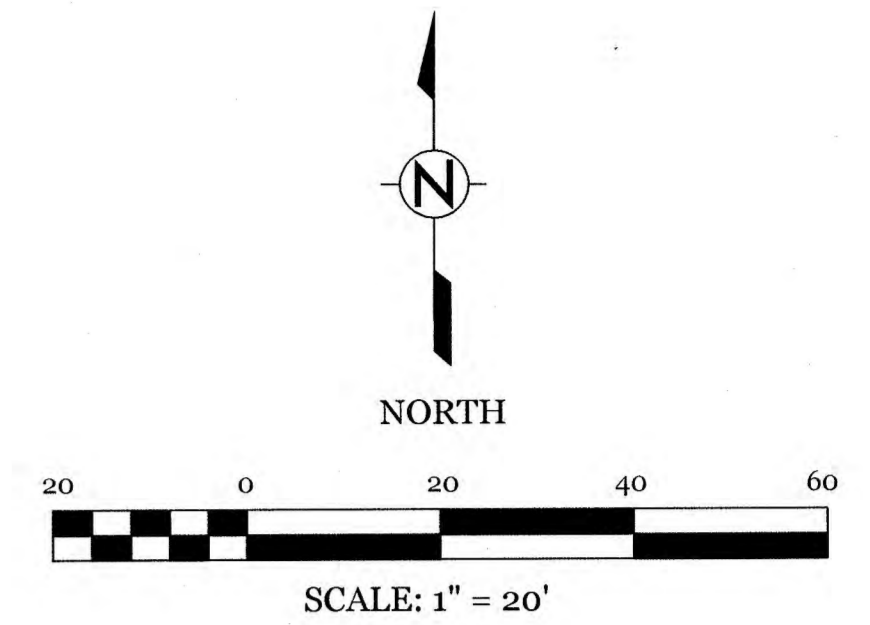
SITE LOCATION MAP

NO SCALE

CULLEN RESUBDIVISION GEOMETRIC SITE PLAN - 4 LOT EXHIBIT

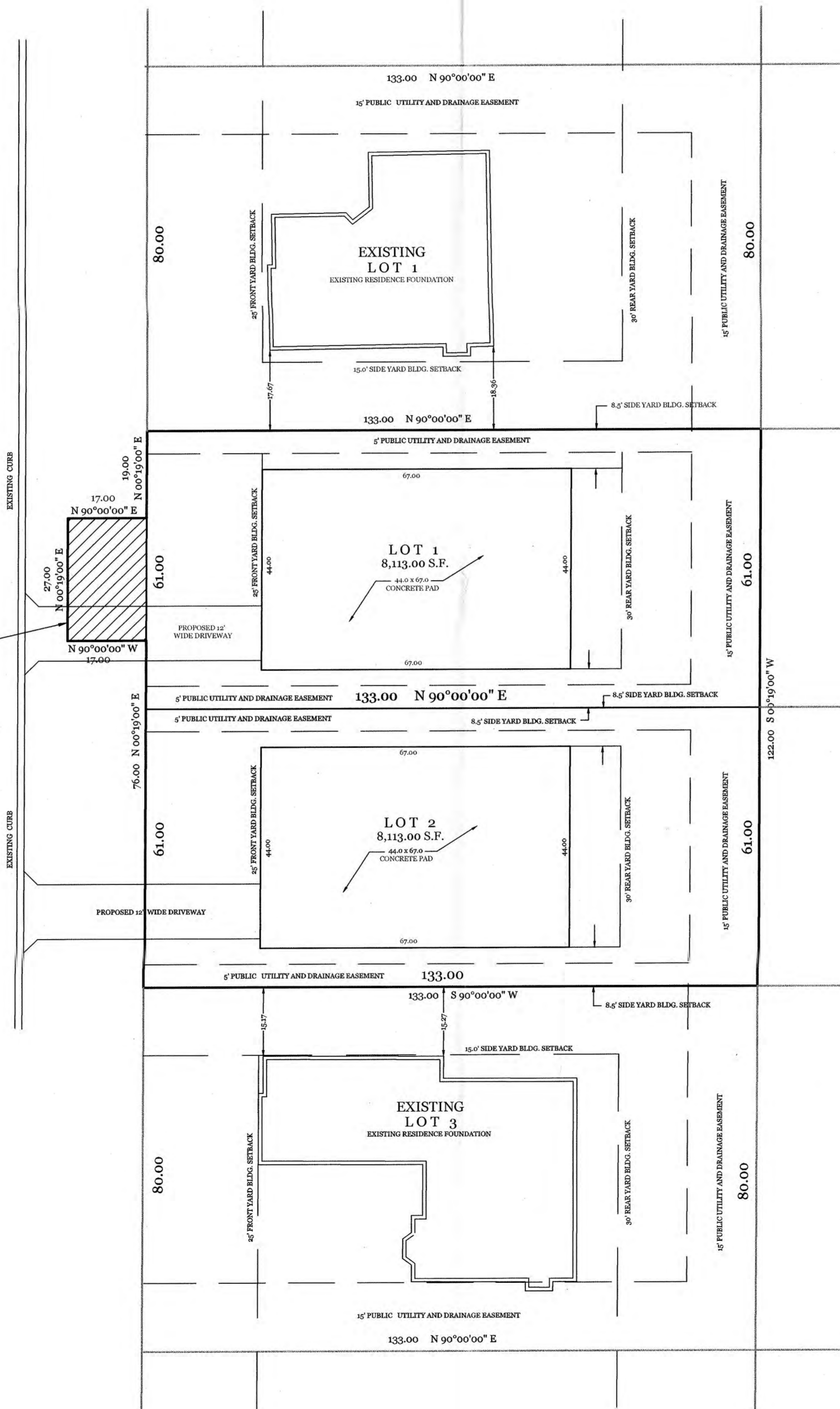
LOT 2 IN IMHOFF SUBDIVISION, BEING A RE-SUBDIVISION OF THE NORTH 282 FEET OF THE WEST 166 FEET MEASURED FROM THE OLD CENTERLINE OF THE STREET, OF PART OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 28, TOWNSHIP 37 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, FORMERLY KNOWN AS LOTS 54, 55, 56, 57, 58, 60, 61, 62 AND 63, NOW VACATED, IN BECKER'S SUBDIVISION OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 28 AFORESAID: SITUATED ON COOK COUNTY, STATE OF ILLINOIS.

ADDRESS COMMONLY KNOWN AS: 645 4TH STREET, LEMONT, ILLINOIS



4TH STREET
BITUMINOUS PAVEMENT

HERBERY DEDICATED TO THE VILLAGE OF LEMONT



NOTE :

ALL INFORMATION AND DIMENSIONS FOR EXISTING ADJACENT LOTS NORTH AND SOUTH OF PROPOSED RESUBDIVISION WERE OBTAINED FROM FROM PLAT OF SURVEYS.



STATE OF ILLINOIS
COUNTY OF DuPAGE) S.S.

I, WARREN D. JOHNSON, HEREBY CERTIFY THAT I HAVE SURVEYED THE ABOVE PROPERTY AND THAT THE PLAT HEREON DRAWN IS A CORRECT REPRESENTATION OF SAID SURVEY.

DATED AT WHEATON, IL, THIS 26ST DAY OF AUGUST, A.D. 2016.

W.D.J.
ILLINOIS REGISTERED LAND SURVEYOR NO. 2971

TO THE BEST OF OUR KNOWLEDGE AND BELIEF THE DRAINAGE OF THE SURFACE WATERS WILL NOT BE CHANGED BY THE CONSTRUCTION OF THIS RESIDENCE OR ANY PART THEREOF, OF THAT IF SUCH SURFACE WATER DRAINAGE WILL BE CHANGED, REASONABLE PROVISIONS HAVE BEEN MADE FOR THE COLLECTION AND DIVERSION OF SUCH SURFACE WATERS INTO PUBLIC AREAS OF SUCH WATERS WILL BE PLANNED FOR IN ACCORDANCE WITH GENERALLY ACCEPTED ENGINEERING PRACTICES SO AS TO NOT DAMAGE THE ADJOINING PROPERTY BECAUSE OF THE CONSTRUCTION OF THE RESIDENCE.

DATED THIS 26ST DAY OF AUGUST, A.D. 2016.

W.D.J.
ILLINOIS PROFESSIONAL ENGINEER NUMBER 40472

REVISIONS:		DATE		BY		DESCRIPTION	
09-15-16	D.J.					PER REVIEW	

DRAWN BY:	DJ	DATE:	08-25-16
CHECKED BY:	WDJ	DATE:	08-25-16
APPROVED BY:	WDJ	DATE:	08-25-16

DJA CIVIL ENGINEERS & SURVEYORS
DAVE JOHNSON and ASSOCIATES, Ltd.
312 S. Hale Street Wheaton, IL 60187
ph. 630 752 8600 fax 630 752 9556
e-mail: DJA@DJAonline.net

CLIENT: SEVEN OAKS DEVELOPERS, LLC.
440 NORTH WABASH #1406
CHICAGO, IL. 60611

TITLE: CULLEN RESUBDIVISION
GEOMETRIC SITE PLAN - 4 LOT EXHIBIT
645 4TH STREET
LEMONT, ILLINOIS

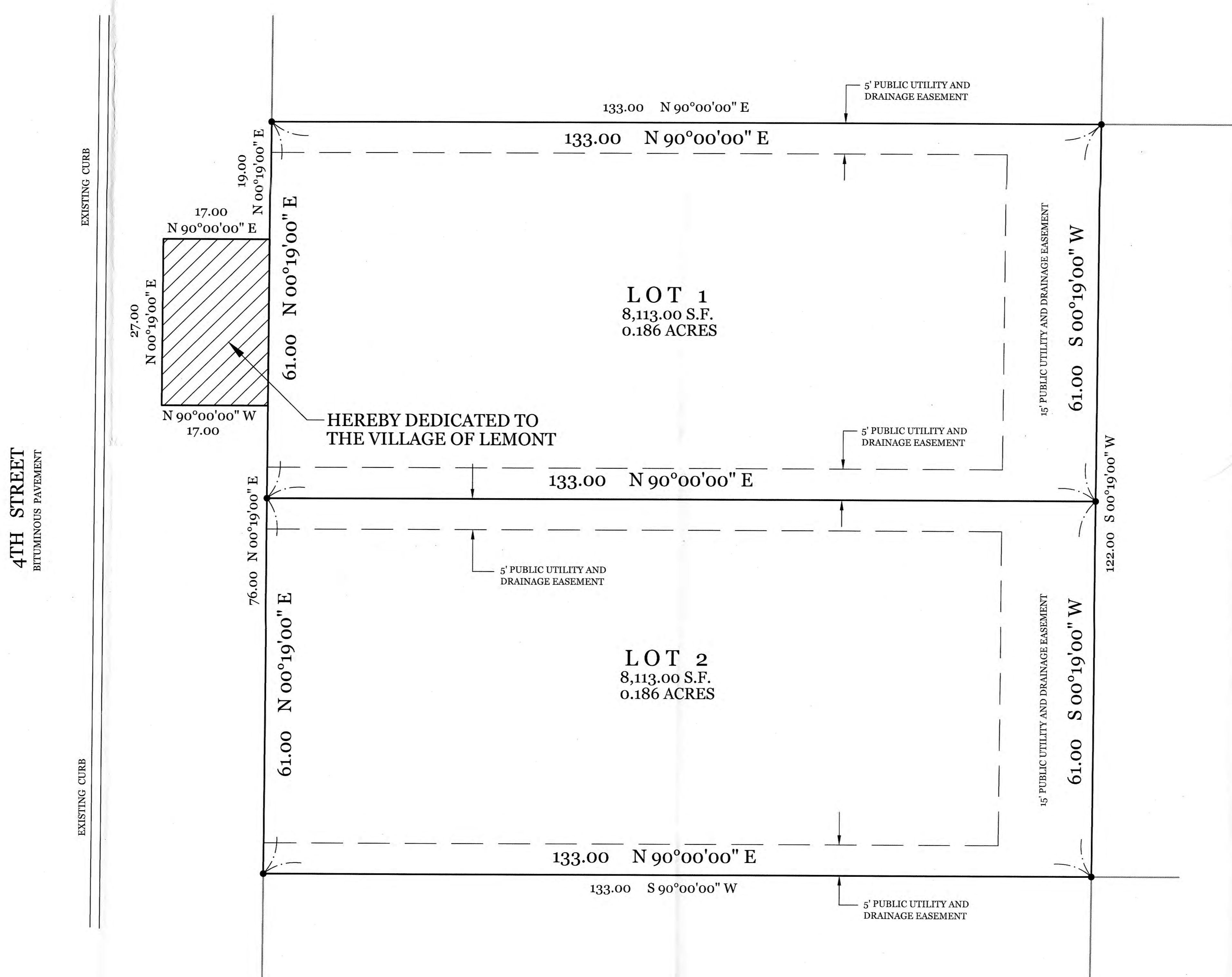
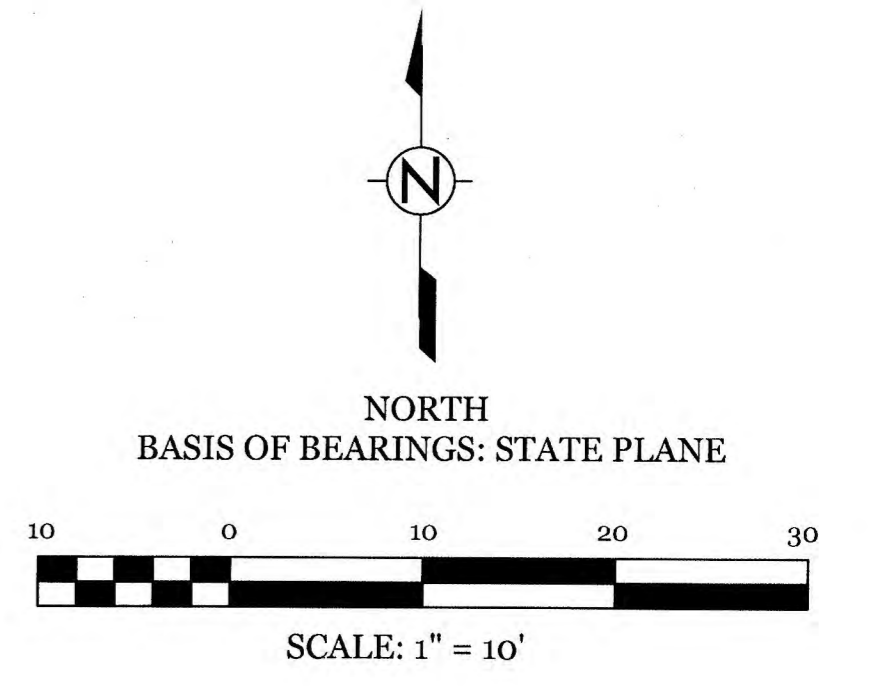
SCALE: 1" = 20'
DATE: 09-15-16
JOB NO: 0000
SHEET 1 OF 1

THIS PLAT OR MAP HAS BEEN SUBMITTED FOR RECORDING BY AND RETURN TO:
 VILLAGE CLERK
 VILLAGE OF LEMONT
 418 MAIN STREET
 LEMONT, ILLINOIS 60439

CULLEN RESUBDIVISION PLAT OF RESUBDIVISION

LOT 2 IN IMHOFF SUBDIVISION, BEING A RE-SUBDIVISION OF THE NORTH 282 FEET OF THE WEST 166 FEET MEASURED FROM THE OLD CENTERLINE OF THE STREET, OF PART OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 28, TOWNSHIP 37 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, FORMERLY KNOWN AS LOTS 54, 55, 56, 57, 58, 60, 61, 62 AND 63, NOW VACATED, IN BECKER'S SUBDIVISION OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 28 AFORESAID: SITUATED ON COOK COUNTY, STATE OF ILLINOIS.

ADDRESS COMMONLY KNOWN AS: 645 4TH STREET, LEMONT, ILLINOIS



DEVELOPMENT SITE DATA

Parcel Numbers of the subject property:
 00-00-000-000
 Size of Subject Property in square feet and acres
 16,685.00 S.F. / 0.383 Acres
 Square footage and acreage of hereby dedicated to the Village of Lemont
 459.00 S.F. / 0.010 Acres

NOTES:
 1. IRON PIPES ARE LOCATED AT ALL LOT CORNERS.

REVISIONS:				DRAWN BY:				DJA CIVIL ENGINEERS & SURVEYORS DAVE JOHNSON and ASSOCIATES, Ltd. 312 S. Hale Street Wheaton, IL 60187 ph. 630 752 8600 fax. 630 752 9556 e-mail: DJA@DJAonline.net	CLIENT:		TITLE: CULLEN RESUBDIVISION PLAT OF RESUBDIVISION 645 4TH STREET LEMONT, ILLINOIS	SCALE: 1" = 10'	
DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION	DATE	BY		DATE	JOB NO.			
08-25-16	D.J.	PER REVIEW							08-25-16	0000			

