

**PLANNING & ZONING COMMISSION
Regular Meeting
Wednesday, February 15, 2017
6:30 p.m.**

**Planning and
Zoning Commission**

Anthony Spinelli,
Chairman

Commission
Members:
Ryan Kwasneski
David Maher
Jerry McGleam
Jason Sanderson
Matthew Zolecki
Sean Cunningham

- I. CALL TO ORDER**
 - A. Pledge of Allegiance**
 - B. Verify Quorum**
 - C. Approval of Minutes: January 18, 2017 meeting**
- II. CHAIRMAN'S COMMENTS**
- III. PUBLIC HEARINGS**
 - A. 16-10 Vistancia Annexation, Rezoning, and Preliminary PUD. (Cont.)**
- IV. ACTION ITEMS**
- V. GENERAL DISCUSSION**
 - A. Update from Village Board**
- VI. AUDIENCE PARTICIPATION**
- VII. ADJOURNMENT**

**Planning & Economic
Development
Department Staff**

Jeff Stein, Deputy Village
Administrator

Heather Valone, Planner

Please note that the agenda packet is broken into two (2) parts due to size. Part I consists of pg. 1-99.

Click here to access Part II pg. 100-166



Village of Lemont
Planning and Zoning Commission
Regular Meeting of January 18, 2017

A meeting of the Planning and Zoning Commission for the Village of Lemont was held at 6:30 p.m. on Wednesday, January 18, 2017 in the second floor Board Room of the Village Hall, 418 Main Street, Lemont, Illinois.

I. CALL TO ORDER

A. Pledge of Allegiance

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

B. Verify Quorum

Upon roll call the following were:

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

Absent: Sanderson

Village Planner Heather Valone, Deputy Village Administrator Jeff Stein and Village Trustee Ron Stapleton were also present.

C. Approval of Minutes: December 21, 2016 Meeting

Commissioner Kwasneski made a motion, seconded by Commissioner Zolecki to approve the minutes from the December 21, 2016 meeting with no changes. A voice vote was taken:

Ayes: All

Nays: None

Motion passed

II. CHAIRMAN'S COMMENTS

Chairman Spinelli stated there are five items on the agenda this evening. He asked everyone to stand and raise his/her hand to be sworn in for the public hearing. He then administered the oath. Due to the long meeting they will be closing all public hearings at 10:30 p.m. Any agenda items that do not get heard will be continued until the next available meeting.

III. PUBLIC HEARINGS

A. 16-09 SMALL CELL ANTENNA NEAR 111 MAIN ST. SPECIAL USE

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

Public Hearing

Commissioner Maher made a motion, seconded by Commissioner Zolecki to open the public hearing for Case 16-09. A voice vote was taken:

Ayes: All

Nays: None

Motion passed

Adewale Adetunji, intern for the Village of Lemont, stated Tom Ferry of Buell Consulting, is acting on behalf of the applicant. The applicant is requesting a special use to install a small cell antenna and associated equipment to be installed on a ComEd utility pole near 111 Main Street. Verizon Wireless had made the request to improve data services for their customers. This location was selected due to the amount of traffic generated near the Metra Station and downtown business. The area was also selected due to the limited number of obstructions such as trees and buildings that could affect the coverage area.

The proposed project would include an antenna that would be placed on top of the pole, which will reduce the appearance to passing pedestrians and prevent non-authorized interference with equipment. He showed on the overhead what the equipment will look like.

Mr. Adetunji stated on December 8th the applicant presented to the Historical Preservation Committee. At the time the equipment was to be painted to match the pole and also placed at 10 feet above grade. The Commission discussed that although the equipment at the top of the pole is not visually intrusive, the associated equipment is and should be placed higher on the pole. The applicant revised the plans and shifted the associated equipment to 18.5 feet above grade. The HPC has issued a Certificate of Appropriateness for the application pending Village Board approval.

The applicant has demonstrated the need of the proposed special use and that it will not affect traffic or pedestrian conditions. Staff recommends approval of the special use with the following conditions:

1. The antenna and associated equipment will be painted to match the color of the existing ComEd utility pole. All the equipment appearance will be maintained to ensure the approved color is retained.
2. The minimum permitted height of the associated equipment above grade will be 18.5 feet.
3. The equipment will be maintained in compliance with the Village of Lemont municipal and Building codes.

Chairman Spinelli asked if this was an existing utility pole and the equipment will be mounted above the wires.

Mr. Adetunji said it is an existing utility pole. The equipment is placed below the wires.

Mrs. Valone stated there are two parts that are attached to the pole. The antenna will be at the top and the associated equipment is right below the wires at 18.5 feet.

Commissioner Kwasneski asked how they came up with the minimum.

Mrs. Valone said the HPC came up with the minimum. They wanted it raised above the building line. The 18.5 feet was as high as they could go without interfering with existing wires on the pole.

Commissioner McGleam asked if the applicant had secured approval from ComEd to install the antenna.

Mrs. Valone stated they did. The applicant had to secure that before they could come before the Commission.

Commissioner Cunningham asked if one antenna is enough to meet the current demand needs.

Mrs. Valone said she is going to have the applicant answer that question.

Chairman Spinelli asked if there were any more questions for staff. None responded. He then asked for the applicant to come up.

Tom Ferry, Buell Consulting, stated he was representing Verizon Wireless. This is a new small cell antenna technology. What Verizon is attempting to do with this instillation and the others that they are deploying throughout Chicago and surrounding areas, is to pinpoint areas where they see spikes in data demand. With the larger traditional tower and antenna instillation they can create an umbrella to give the coverage that is needed, but they are now finding out that the increase in data usage is overloading those existing sites. The target area for this is the Metra Station as well as the downtown area.

Commissioner Cunningham asked what the range on the antenna is.

Mr. Ferry said the search area that the radio frequency gives us is about two-tenths of a mile. It is about less than a half of a mile in diameter that is being covered. It is affected by impediments like trees and buildings and that is why it is imperative to get the location that is needed.

Commissioner McGleam asked if there were other locations identified in Lemont.

Mr. Ferry stated not that he is aware of.

Mr. Stein, Deputy Village Administrator for the Village of Lemont, said there are other major carriers besides Verizon. Staff has met with another consultant that is also looking to put a small cell antenna up.

Mrs. Valone stated this is not like the larger mono poles where they could co-locate another service on top of it.

Commissioner Cunningham asked if this location was chosen due to the lack of obstructions or is there a higher point that will provide better service.

Mr. Ferry stated it was a combination of things. One is the location, then the lack of obstructions and lastly it was meeting the ComEd standards. ComEd has very strict characteristics as to which poles they will and will not allow for them to go on. They were only able to move the equipment up to the 18 feet because there is a communication line at 21 feet and ComEd dictates where it can be placed. One thing he wanted to clarify, is in the staff report it states that no equipment will be located no lower than 18.5 feet above grade. There are two small pieces of equipment that will be flush mounted to the pole. One is the power disc connect which measures 12 inches high, eight inches wide and four inches deep then there is the fiber enclosure.

Mrs. Valone said the staff recommendation is for the larger equipment.

Chairman Spinelli asked if there were any further questions for the applicant. None responded. He then asked if there was anyone in the audience that wanted to speak in regards to this public hearing. None responded. He then called for a motion to close the public hearing.

Commissioner McGleam made a motion, seconded by Commissioner Kwasneski to close the public hearing for Case 16-09. A voice vote was taken:

Ayes: All

Nays: None

Motion passed

Plan Commission Discussion

Chairman Spinelli asked if there were any further questions or comments in regards to this public hearing. None responded. He then called for a recommendation to the Village Board.

Plan Commission Recommendation

Commissioner Maher made a motion, seconded by Commissioner McGleam to recommend to the Mayor and Village Board of Trustees approval of Case 16-09 special use of a small cell antenna near 111 Main Street based on staff's conditions listed in staff's report. A roll call vote was taken:

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

Nays: None
Motion passed

Commissioner Kwasneski made a motion, seconded by Commissioner Zolecki to authorize the Chairman to approve the Findings of Fact for Case 16-09 as prepared by staff. A voice vote was taken:

Ayes: All
Nays: None
Motion passed

B. 16-11 St. Alphonsus' Parking Lot

Chairman Spinelli called for a motion to open the public hearing for Case 16-11.

Commissioner McGleam made a motion, seconded by Commission Zolecki to open the public hearing for Case 16-11. A voice vote was taken:

Ayes: All
Nays: None
Motion passed

Public Hearing

Heather Valone, Planner for the Village of Lemont, said Rev. Brian Ardagh, acting on behalf of the Archdiocese of Chicago, the owner of the subject property, is requesting approvals of a Special Use and Variations to construct a 27 stall parking lot. Staff is recommending approval with conditions. St. Alphonsus (St. Als) main function is the church and the parish but there are some supporting activities that go along with it. Such uses as offices, parish services, Sunday school activities and other associated uses. Prior to submitting a formal application the applicant submitted for TRC (Technical Review Committee) in September. Staff raised some concerns over the lighting, the design of the entrances, and stormwater management. The applicant has made significant changes to revise the application per staff's comments.

Mrs. Valone stated that she will first discuss the Special Use then the variation. The location of the parking lot is at State and Logan Street. The proposed lot is currently vacant with a few trees. St. Als currently has about 55 off-street parking spaces. Village code would require a minimum of 141 parking stalls for the Church sanctuary and the office uses. Even with the 27 parking spots they would be 59 parking stalls deficient per the Code. The proposed parking lot is consistent with the Lemont 2030 Plan which designates this as an institutional area able to expand. The parking lot is just to support existing operations that go on right now. The applicant has proposed to put in a privacy wood fence to shield any headlights going to the south.

Mrs. Valone stated the applicant is seeking two variations. The first is the exterior of parking lots are required to be landscaped with three plant units per 100 feet. This is quite a bit of landscaping for a smaller lot such as this one and is relatively difficult to

accommodate. The application is deficient by a plant unit and a half, which means they are deficient in two canopy trees, two evergreen trees and half of an understory tree. Staff finds this deviation acceptable. It is a hardship trying to meet all the landscape requirements for this small of a lot. Additionally, a reason why the applicant cannot meet the landscaping is because along the south property line instead of putting trees they are putting a six foot wood fence to shield headlights.

The second variation they are asking for is the site is currently zoned R-4A and in that zoning district 65% of the total lot area is permitted to be impervious. They are asking for 68.5% impervious coverage. They are exceeding the Code by 3.5%. Staff finds this deviation acceptable as they providing stormwater management for all of the impervious surfaces and there will be no additional impacts on the neighbors. The Village Engineer reviewed the application and has no objections to the special use or the variations. The Fire Protection District generally approves of the plans. Staff is recommending approval with the following conditions:

1. The plans need to include a “No Left Turn on Sundays” sign at the east access driveway.
2. Remove the three trees along the north property line and revise the plant to include 18 shrubs/grasses where the trees were proposed.
3. Extend photometric plan calculations to five feet past the property lines.
4. Address all comments from the Village Engineer and the Village Arborist.

Chairman Spinelli asked for the lighting code, what is the requirement for at the property line.

Mrs. Valone stated at the property line it must be .1 foot candles in a residential zone.

Chairman Spinelli asked if this was the only configuration that applicant had submitted to the Village.

Mrs. Valone said this is the only configuration that they applicant submitted to the Village.

Chairman Spinelli asked if staff received any soil borings.

Mrs. Valone stated they did not receive any soil borings and the applicant has not taken any soil borings at this time.

Chairman Spinelli said one of his concerns is with the underground detention, not knowing if that is a clay material or how deep the top soil goes. If the area of excavations for the chambers is actually surrounded by top soil and does not have a permeable clay perimeter the water will leach out and affect the neighbor to the south and the church property to the east.

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

Dave Zientek, Ruettiger, Tonelli & Associates, Inc., stated he was the civil engineer for the project. They will be addressing and updating staff comments to the lighting plan, the landscape plan and the underground water detention. He said they will get soil borings.

Chairman Spinelli said even if they get test pits. This property had a lot of trees and scrub trees on the perimeter near the south. His concern is with the roots that are remaining that may allow additional water to leak to the south. His other concern is the flow of traffic and they are trying to restrict the right-in/right-out on the west entrance. He feels that there should be angle parking instead of the 90 degree parking so they can control the flow of traffic. Eliminating two lane traffic through the drive isles which will allow them to narrow up the drive isles. The parking access sits five feet from the property line to the south, which is too close to the residential house that is there. By doing the angle parking it should allow you to pull that curb line further to the north. In order to get the brick pillar in for the fence, so it is not put right on the property line the parking lot should be pulled further north. He has seen people ignore the smaller pork chops or get confused if it is not a big enough pork chop. With this entrance being so close to State Street he feels they need to control the flow of traffic and eliminate two way traffic throughout this parking lot.

Mr. Zientek stated they did look at some different configurations. They were trying to maximize the number of spaces. With the one way traffic and angle parking it would significantly reduce the number of spaces. He is willing to show that to staff and discuss some of those samples.

Chairman Spinelli said if they are going to keep the 90 degree parking then he is going to recommend that one stall on each east and west bay be removed so the parking lot can be moved north. He also recommends that since they are still working through the design, he would recommend putting it east/west to make it longer and move excavation limits further north so it will be further away from the resident. He asked if any of the Commissioners had questions for the applicant.

Commissioner Zolecki asked if there was full cut-off on the lighting fixtures.

Mr. Zientek stated he is not sure what was actually provided as far as the fixture itself

Commissioner Zolecki said if it is extended past the five feet then Code will dictate that, but his recommendation would be for full cut-off. His other comment is in regards to headlights. There is the six foot fence for the headlights to the south but there should be some consideration for the headlights onto State Street. This might be able to be handled with some landscaping. He is just concerned with the crossing and the amount of traffic right there.

Mrs. Valone stated they could do evergreen shrub rather than grass.

Mr. Zientek said he will work with their landscape architect.

Chairman Spinelli asked when staff looked at the landscaping did they evaluate the vision triangle from the residential driveway also.

Mrs. Valone stated they did not.

Chairman Spinelli asked if staff can take a look at that also. He asked if there were any further questions for the applicant. None responded. He then asked if there was anyone in the audience that wanted to speak in regards to this public hearing.

Charles Cicora, 309 Logan Street, said in regards to the deficient parking spaces, the people that go to church are parked on both sides between Walnut and Chestnut. A fire truck or an ambulance would not be able to make it through there on a Sunday during Church. On Walnut there is a sign that says "No Parking" on one side of the street from Saturday night and Sunday morning. He is suggesting that a sign is also placed on Logan Street between Walnut and Hickory for one side parking. There is a lot of congestion there and people are blocking driveways. There is not much residential past Chestnut or Hickory.

Chairman Spinelli asked staff if that can be an action by the Village Board.

Mr. Stein stated it would have to be enacted by the Village Board. They can ask the Public Works Department, Police Department and the Fire Protection to take a look.

Chairman Spinelli asked if there was anyone else in the audience that wanted to speak in regards to this public hearing. None responded.

Commissioner Maher asked on the angle parking does he know how much the parking was reduced by.

Mr. Zientek stated he does not know but they have some documents that they created early on and can share them with staff.

Mrs. Valone asked if it was more than two spaces.

Mr. Zientek said yes it was.

Chairman Spinelli asked if there were any further questions. None responded. He then called for a motion to close the public hearing.

Commissioner Kwasneski made a motion, seconded by Commissioner Zolecki to close the public hearing for Case 16-11. A voice vote was taken:

Ayes: All

Nays: None

Motion passed

Plan Commission Discussion

Chairman Spinelli said his whole purpose is to try to put more space between the resident to the south and the parking lot. They are asking for a parking lot on a residential lot in close proximity to a resident to the south. Whether it is changing the configuration to angle parking or reducing some east/west parking stalls to allow that south edge to be moved forward, he will leave that up to staff and the engineer to come up with a good solution. He understands that the Church is trying to gain as many parking spaces as they can, but anything put on this property is a gain in parking stalls.

Mrs. Valone asked if he prefers to do the angle parking or lose two stalls.

Chairman Spinelli stated he does not want to say lose two because you will probably have to lose that center median on the bottom part of the "I" or two stalls there also to maintain 24 foot.

Mrs. Valone asked if he would want a measurement from the property line. She asked if he wanted 10 feet from the property line.

Chairman Spinelli said 10 feet would be sufficient.

Mrs. Valone stated then the parking stall will be shifted ten feet to the north and leave a ten foot landscape area along the south property line.

Mr. Zientek said if they are going to work on reconfiguring that south line and there was mentioning of getting rid of that "I" that right now is designed to that Village standard for that landscape island.

Mrs. Valone stated islands are required to be at least nine feet wide. If that is eliminated then that would increase their variation request.

Chairman Spinelli asked if the Commissioners agreed to give the applicant relief to give more space to the resident to the south.

All Commissioners agreed.

Chairman Spinelli asked if there were any further questions of comments. None responded. He then called for a recommendation to the Village Board.

Mr. Zientek asked when he would need to submit soil borings by.

Chairman Spinelli stated prior to receiving their permit to construct the parking lot.

Mrs. Valone said they will need to know prior to their approval if they have to move it off site, which would increase the variation request. So it will be needed before Final approval of the Special Use.

Plan Commission Recommendation

Commissioner Maher made a motion, seconded by Commissioner McGleam to recommend to the Mayor and Village Board of Trustees approval of Case 16-11 St. Alphonsus Parking Lot Special Use and Variations, based on the following conditions:

1. The plans need to include a “No Left Turn on Sundays” sign at the east access driveway.
2. Remove the three trees along the north property line and revise the plant to include 18 shrubs/grasses where the trees were proposed.
3. Extend photometric plan calculations to five feet past the property lines.
4. Address all comments from the Village Engineer and the Village Arborist.
5. Modify the south property line to create a ten foot separation. They can minimize the middle island based on staff’s recommendations.
6. Add a hedge line along the west side of the lot to shield headlights.
7. Provide soil borings prior to Final approval to ensure that under detention can be handled.
8. Adjust southwest corner to ensure vision triangle is maintained.
9. Provide a full cutoff for light heads.

A roll call vote was taken:

Ayes: Maher, McGleam, Kwasneski, Zolecki, Cunningham, 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 16-11 as prepared by staff. A voice vote was taken:

Ayes: All

Nays: None

Motion passed

C. 21-15 Look Nu Car Wash PUD and Preliminary Plat

Chairman Spinelli called for a motion to open the public hearing for Case 21-15.

Commissioner McGleam made a motion, seconded by Commission Zolecki to open the public hearing for Case 21-15. A voice vote was taken:

Ayes: All

Nays: None

Motion passed

Public Hearing

Mrs. Valone stated that Steven and Wendy Peebles, owners of the subject property, are requesting approval of amendments to the existing Planned Unit Development (PUD). The purpose of the request is to construct outdoor vacuuming units and gates with automated pay stations. They are also requesting to update some of the other items in their PUD. Staff is recommending approval with conditions.

In 2002 the property was rezoned to a commercial use and was also given entitlements. At that time it was called the Nu Look Carwash. The PUD defined standards for the appearance of the building, landscaping, setbacks, and other site improvements. The PUD also restricted all operation to be inside other than the queuing of cars into the car wash and hand drying. It also regulated the hours of operations for the facility. She showed on the overhead a picture of what the site looks like currently. The rear of the facility has some additional parking and then just the landscaping along the back of it.

Mrs. Valone said all of the standards for the landscaping setbacks that are currently on the property were required because to the west and north of the property is residential uses. The applicant is requesting amendment to update their site and two more standard items. The applicant is asking for automated pay stations and gates. She showed on the overhead where they will be located. She showed on the overhead where the vacuuming area would be that is attached to the building and another vacuuming area that is located outside the building.

The existing PUD on the property has a number of standards as well as the UDO. She will go through the changes of the PUD that they are asking for. Right now the PUD restricts the hours of operations to 7 am to 8 pm in the summer and 7 am to 6 pm in the winter. The applicant is asking for the same hours in winter as summer. Staff finds this deviation acceptable. There is not much difference besides headlights but by looking the site the area is well screened to the areas that are residential.

The second is that the PUD restricts all operations to be inside the building. The applicant is proposing these vacuuming units which are technically outside of the building. This also conflicts with the UDO code. The UDO requires that any noise that is being emitted from a commercial district to a residential district that the maximum decibel that is able to be permitted out of a machine is about 57 decibels, which is relatively low. The vacuum that they are proposing, the lowest decibel is 64 thus it does exceed the UDO. Staff finds the vacuuming units outside the building as unacceptable, but not the hoses themselves. The other detail area has the vacuuming unit inside the building and the hoses stick out so they can use them outside. The noise generating vacuuming unit is inside the building for those hoses. The outside unit (shown on the overhead) is unacceptable because it will be permitting too much noise per the UDO and should be moved inside the building. The hoses and the other supporting equipment can remain outside because it does not generate as much noise.

Mrs. Valone stated the Village Engineer and Fire District generally approves of the plan. Staff is recommending approval with the following conditions:

1. The outdoor vacuum unit must be revised to either utilize different equipment, utilize sound reducing equipment to meet the 57 maximum permitted decibels per the UDO, or the vacuum unit must be moved to the interior.
2. The canopy on the vacuuming stations must be removed and all the outdoor vacuuming station equipment must be either a neutral gray or black color.
3. The applicant will comply with a landscaping inspection for the exterior landscaping.

Commissioner Kwasneski asked what the reason was for not wanting the canopy.

Mrs. Valone stated the canopy is visually intrusive. She showed on the overhead what it would look like. Other car washes in town were not permitted to have these as well so they would not look visually unattractive.

Chairman Spinelli asked where is the location of the existing storm water area.

Mrs. Valone said the perimeter of the site is a swale.

Chairman Spinelli asked if they already had plans to put the vacuum head unit for the vacuum at the building inside.

Mrs. Valone stated that is correct.

Chairman Spinelli said it was recommended to move the vacuum head for the south bay of vacuums into the building. He asked if there has been any feedback from the applicant regarding this.

Mrs. Valone stated staff did indicate to the applicant that sound will be a concern and if it is too loud of a decibel for the surrounding areas it could be required to be moved inside. She will let the applicant speak as to whether they can comply to the conditions.

Commissioner Kwasneski asked if staff received any comments or concerns from the surrounding residents.

Mrs. Valone said not prior to the meeting. She did not know if anyone in the audience was here to speak.

Commissioner McGleam asked if staff knew what the distance was from the vacuuming units to the nearest resident.

Mrs. Valone stated it is about 95 feet.

Chairman Spinelli asked if the Commissioners had any more questions for staff. None responded. He then asked if the applicant would come up to make a presentation.

Mike Carey and Steven Peebles came up to speak.

Mr. Carey said the vacuum that they are proposing inside has already existed since the car wash opened and there has never been any complaints. If you look where the entrance is to the car wash, there are currently four drops there and it is relatively close to the residential area. They have never had a complaint or issues with that. They are planning on taking those four away from there and moving them further away from the home to the front of the entrance. They are probably moving it 100 feet further than the current location. They originally asked for the vacuum outside but can't get it down to the decibel rating, so they are going to put it inside the building at the other entrance.

Chairman Spinelli clarified that the unit on the south side which is proposed to be outside is going to be moved inside.

Mr. Carey stated talking to staff earlier it was stated to bring it down to 57 decibels or move it in. They informed staff that they aren't even going to try to get it down so they will just move it inside. As far as the trees, when the place was originally built there were 5 to 6 trees that were required. They are probably 15 to 18 feet currently so you won't see any of that from the road. Currently in that corner they stack 15 to 20 cars for the drying procedure, so there are cars currently there, except now there will be cars there vacuuming free of charge for themselves.

Commissioner Maher asked to clarify that the vacuums on the south will be moved inside. He asked how the hose will be run.

Mr. Carey said there is a concrete apron that comes out from the door that is about 16 feet and it runs all the way out to the curb and the rest of the parking lot is asphalt. What they plan on doing is running a trench from the curb so you will not see it from the street.

Commissioner Maher asked the three stalls that they have in the middle is where they will have the hose coming out.

Mr. Carey stated with the attachments that will be available on the south end of the parking lot and there will be three lanes on the front of the building as well, which will come from the internal vacuum as well.

Commissioner Maher asked if that was going to be for general self-serve customers or is that going to be for detailing work.

Mr. Carey said all the detailing work is done inside so it will be primarily for self-serve. The front is if there is an overflow and someone needs it.

Commissioner Zolecki stated he had mentioned the staging for the dry-off and there is the vacuums. He asked how is this going to work.

Mr. Carey said the new scheme is that they are going to be fully automated and the only drying off they are going to be doing is in the front bays itself.

Commissioner Zolecki asked if they are changing the equipment.

Mr. Carey stated they are changing the equipment and design. They will still be offering the full service but it will be done in the front detail bays. He showed on the overhead where some of the full service will be done.

Chairman Spinelli asked if they were planning on changing any of the perimeter of the building structurally.

Mr. Carey said they are not doing any additions and the only modification they are doing is to the south entrance. The door there is 16 feet and they will shrink it down to 12 feet. The door on the north end has two doors and they are just going to shift the doors.

Chairman Spinelli asked if there were any further questions for the applicant. None responded. He then asked if there was anyone in the audience that wanted to speak in regards to this case. None responded. He then called for a motion to close the public hearing.

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

Ayes: All

Nays: None

Motion passed

Plan Commission Recommendation

Chairman Spinelli asked if there were any further questions or comments. None responded. He then called for a recommendation to the Mayor and Village Board of Trustees.

Commissioner Zolecki made a motion, seconded by Commissioner Kwasneski to recommend to the Mayor and Village Board of Trustees approval of Case 21-15 PUD Amendments based on staff recommendations:

1. The outdoor vacuum unit must be revised to either utilize different equipment, utilize sound reducing equipment to meet the 57 maximum permitted decibels per the UDO, or the vacuum unit must be moved to the interior.
2. The canopy on the vacuuming stations must be removed and all the outdoor vacuuming station equipment must be either a neutral gray or black color.

3. The applicant will comply with a landscaping inspection for the exterior landscaping.

A roll call vote was taken:

Ayes: Zolecki, Kwasneski, McGleam, Maher, Cunningham, 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 21-15 as prepared by staff. A voice vote was taken:

Ayes: All

Nays: None

Motion passed

D. 16-10 Vistancia Annexation, Rezoning, and Preliminary PUD (Cont.)

Chairman Spinelli asked anyone who entered the meeting after everyone was sworn in to please rise and raise his/her right hand. He then administered the oath to those people. He then called for a motion to open the continued public hearing for Case 16-10.

Commissioner Kwasneski made a motion, seconded by Commissioner Zolecki to re-open the continued public hearing for Case 16-10. A voice vote was taken:

Ayes: All

Nays: None

Motion passed

Mrs. Valone said as stated this case is being continued from the regular meeting of December 21, 2016. The applicant has revised the engineering plans, the architectural product book and a few other items to meet staff's recommendations. She stated that she will only discuss the changes. The applicant has made changes to the lot configuration, the number of lots, setback requests, the location of the proposed park and the proposed product book.

Previously, the applicant was asking for seven and half foot side yard interior setbacks for the duplexes and have since revised their plans to be ten feet between the duplexes. They are still requesting 25 foot rear yard setback in lieu of 30 feet for the duplexes. Staff has updated the recommendation and finds this deviation acceptable for the duplexes that are along the open spaces or the tollway. However, staff finds this deviation unacceptable for duplex units 257-260 and duplexes 265-278. She showed on the overhead where these duplexes were located.

The applicant was also looking for deviations from the UDO for the single-family detached product. Previously, they were asking for eight foot side yard setbacks and now they are asking for seven and half to comply with potential brick requirements. Staff has also updated their requirements for these reduced setbacks. Staff finds these

deviations acceptable if the high profile lots, which are now number 1-20, 35-57, and 100-113 had brick on all first floor elevations.

Mrs. Valone stated the applicant has revised their request and is now requesting 25 foot rear yard setbacks in lieu of 30 for the single-family as well. Staff finds this deviation acceptable for the majority of the homes that back up to open spaces. Staff does not find this deviation acceptable for lots 35-39, 51-56, 129-135, and 279-287. These units either back up to existing single-family homes, proposed single-family homes, or duplexes.

The last item was that the applicant was asking for narrower interior roads. The applicant has now changed their request to meet a minimum of 30 foot pavement width of back to back curb, but has asked for reduce right-of-way of 60 feet. Staff is still requesting that Alba Drive, Woodview Drive and portions of Vistancia Drive be 60 feet of right-of-way and 33 feet of back to back curb as they could be consider larger streets.

As mentioned earlier the applicant has shifted the location of the proposed park site. She showed on the overhead where the park site was previously located and where it is currently being proposed. She said she will let the Park District comment on this later.

Mrs. Valone said the applicant has revised their product book. The applicant is still proposing three sub-neighborhoods. The first neighborhood is located near the Timberline Drive entrance known as the Summit neighborhood which now consists of 97 lots. The second neighborhood is the Ridgeline neighborhood, which is located in the middle of the subdivision, which is now comprised of 68 units, down from 75 units. The third neighborhood is known as the Villas, which is the duplex product. This has increased to 122 units which is up by two units at 61 lots.

The applicant is proposing a product book to address the appearance and the anti-monotony. The product book does contain all the proposed materials for the residences and the dominant material is the LP siding. The product book contains seven models with five elevations for the Summit neighborhood. All seven models include some level of masonry on the front façade. Staff is still recommending that the applicant work to finalize the product book. As an example, the Greenfield model needs some adjustment to its front elevations. The applicant is also proposing five models with five elevations for the Ridgeline neighborhood. All five models include some type of masonry on the front façade. The product book was revised to change the previous Mercer, Continental, Newberry issues that staff indicated. However, staff is recommending that the applicant continue to finalize the product book. Additionally, staff is recommending the high profile lots, 1-20, 35-57, 100-113 be required to have masonry from top of grade to first story on all elevations. This is an increase from the previous staff report because the configuration pushed more of the lots to meet the criteria of either being against single-family or along the bluff line. It was previously at 30% and is now roughly at 34.5%.

Mrs. Valone stated the applicant is proposing in lieu of a key lot configuration for the subdivision to have additional features such as trim, rear enhancement, additional windows and brick as an option. The applicant is proposing that the lots seen in red (on the overhead), which are lots 1-9, 19, 20, 21-23, 35-39, 51-57, 72, 73, 80, 99, 98, 124, 134, 135, 145, 146, 157, 287, and 279 be the key lots that the applicant would have additional features in the product book

The proposed Villas would have three possible elevations. Staff does not have an issue with these but would like to work with them on color packages. Staff is recommending that the duplexes that back up to single-family lots, 257-260 and 265-278, be required to have masonry extending from grade to first floor on all elevations. This is roughly 18% of the duplex units. The total percentage for the entire subdivision for first floor brick on all elevations is 25.5%. The applicant did update their Stonebrook elevation to include a gable on the rear of it to give it a more balanced appearance.

Mrs. Valone said the Village Engineer has commented that portions of Vistancia Drive, Woodward and Alba, as discussed earlier, be considered collector streets and should be increased to 33 feet back-to-back pavement width. Additionally, the Engineer had reviewed the proposed detention facility at the Timberline entrance. It still does not meet IDOT (Illinois Department of Transportation) requirements for distance from road. Street lights are still missing from subdivision plans. Lastly, there are four ravines on the property, the applicant has shifted the lots to move them out of the ravine area so they are not in the buffer area. The Village Engineer is still recommending that on that outlot area there still be an easement included to ensure that no future impacts are done in that area. She showed on the overhead where she was talking about.

School District 113A and 210 provided comments. District 210 provided comments that they do have impact fees for the subdivision. Also, the phase approach will allow them additional time to adjust staffing and facility needs for the projected increase enrollment. District 113A provided comments that the Board of Education has been diligent and mindful of trying to reduce class sizes over the last three years and remains committed to doing so. District 113A will see a higher enrollment than District 210 but the District will receive impact fees.

Mrs. Valone stated that staff is recommending approval with the following conditions, which are listed on pages 14 and 15 of staff's report and have been modified since last month. She then read through the conditions. She asked if the Commission had any questions.

Chairman Spinelli asked what is the definition as to where a cul-de-sac starts.

Mrs. Valone said the Village's definition as to where a cul-de-sac starts is at the neck of the cul-de-sac. She showed on the overhead where the neck would start.

Chairman Spinelli asked where what he calls the “eyebrow” or “knuckle” east of the cul-de-sac that was used as an example, would be considered a cul-de-sac.

Mrs. Valone showed on the overhead how the anti-monotony would work for a cul-de-sac.

Chairman Spinelli asked for staff to clarify what the Engineer wants for the roadways.

Mrs. Valone said the streets that are not part of the spine of the neighborhood are 33 feet back-to-back curb.

Chairman Spinelli clarified that it would give them 27 feet of pavement. He stated in the staff report it is not clear. If it is a 30 foot pavement width, then it is 33 feet back-to-back on curbs.

Mrs. Valone stated on the side streets they are wanting 30 feet of pavement which will make curb-to-curb 33 feet. The collector roads will be 33 feet pavement with 36 curb-to-curb pavement.

Chairman Spinelli asked what the applicant was requesting for rear yard setbacks for the Villas and the Ridgeline.

Mrs. Valone said 25 foot rear yards setbacks across the board. Staff is recommending anything that backs up to an existing home or another dwelling unit be 30 feet.

Commissioner Maher asked why staff is not recommending the duplexes along the highway to be 30 feet rear yard setbacks.

Mrs. Valone stated even though it backs up to the tollway there is a lot of right-of-way there for the tollway.

Commissioner Maher asked if there was a buffer from the rear yard to the fence of the tollway.

Mrs. Valone said she will let the applicant answer that question.

Commissioner Kwasneski asked if staff could clarify the number of units gained/lost with the revision.

Mrs. Valone stated they lost seven units in the single-family and they are gaining two duplexes, so they are still losing five lots.

Commissioner Maher said last month the applicant stated there will be a bike lane through part of the subdivision. He asked what is the requirement for a dedicated bike lane on a street.

Mrs. Valone stated a dedicated bike lane, versus a shared lane, is a minimum of seven feet. If it is shared it needs to be indicated in the pavement widths and it is a minimum of 30 feet.

Commissioner Maher asked if parking is allowed on the street.

Mrs. Valone said it is in designated places but not along the actual bike lane. She showed on the overhead which streets will have the bike path.

Chairman Spinelli said on one of the applicants' prints, they are showing a driveway to the Township Community Center which does not exist. He asked who is proposing this driveway.

Mrs. Valone stated it is a revision and she will let the applicant answer that question.

Chairman Spinelli asked if there were any further questions for staff from the Commissioners. None responded. He then asked the applicant to come up and make a presentation.

Dan LeClair, Green Tech Engineering, introduced his team that is present this evening. He would like to go over some of the changes since the last meeting. He put together a presentation that would go over the previous layout and the current layout. On the previous layout there was one thorough street that went through the whole subdivision. On the new layout they introduced another intersection primarily as a traffic calming device to get people to stop as they are going through the development. The primary changes are right where that reconfiguration of the intersection is.

This project is proposed as a two stage project. The unit mix did change a little bit with the first phase. The total number of units have been reduced from the previous plan. In regards to the single-family units they had revised some of the rear yards setbacks and the lot areas. The primary change was with the Vistas with the increase in the side yard setbacks at 10 feet, which gives them a 20 foot separation between the units.

Mr. LeClair stated the play area was originally located across the road from the new plan. The infrastructure within the play area would be the same. They like that the new play area backs up to the open space as well as having a common area to the Township area. He showed on the overhead the open space areas. The brighter green area is the area that will be transferred to the Township.

The landscaping has changed throughout the site. They are maintaining the buffer areas as well as the plantings along the east property line. In addition to that, on the southside of their entrance, coming off of Timberline Drive, they are proposing some

retaining walls because there is a significant grade change there. At the top of those retaining walls they are proposing some pretty intensive landscaping.

In regards to the valley crossing, they are working with their environmental and wetlands consultant with respect to that crossing. The plan that is before the Commission is showing a box culvert, but they are looking at different options trying to minimize the impact to that valley. The valley is about 45 feet deep which is a big drop in grade there. They are looking at a more natural bottom. The woodland preservation stays the same with the new layout. They are going to be saving two extra trees after final count.

Mr. LeClair said for the street pavement it is 33 feet back-to-back pavement on the major roads, which gives them 27 feet edge to edge of asphalt. This would be for the non-collector roads. For the main roads it is a little bit wider, but he would have to look at that. He is a little bit concerned having to increase the width to 36 feet back-to-back.

Chairman Spinelli asked the applicant to not reference the same dimension for back-to-back and pavement.

Mr. LeClair stated all of his references are for back-to-back. What he finds with residential subdivisions, is when they increase that width if there are no other elements in there like stop signs, then you will see an increase in speed of traffic. One of the ways they keep it reduced is by reducing the pavement. The canopy from the trees or the landscaping make it a little more narrow, rather than making it more open like an expressway. He respects the desire to widen it, but he simply asks to take this into consideration.

Some of the neighbors had mentioned about bringing another roadway access into this property, unfortunately this property does not extend up to New Avenue. They actually looked at the visual impact of this neighborhood by looking at it from the outside. When driving down New Avenue there are a couple of places where you can see the property. There is the edge of the bluff on the hillside that is currently wooded and there are several trees along the bluff that they are wanting to preserve. This will help with the buffer and preserving that visual effect. Once trees start getting planted in the backyards it will also help with the reduced visualization from the tollway.

Mr. LeClair said there was discussion at the last meeting in regards to where driveways were going to be located. They were able to locate driveways on every one of these lots. There are two locations at this preliminary stage where they see the driveways coming close to the intersection. Those would be lots 116 and 156. He thinks they might be able to adjust lot 116.

Chairman Spinelli stated the U.S. Postal Service requires cluster boxes now, so the driveway configuration might have to be adjusted again. When they meet with the Post Office regarding these cluster boxes, he would like to see the driveways

straddling the cluster boxes. There are too many times where people park to close or block mailboxes. If the cluster box is straddled by driveways this should help prevent that.

Mr. LeClair said they handed out a couple of papers to the Commission tonight that have a couple of definitions or descriptions of the ordinance. Essentially there are a few items that they are asking variations from the UDO. Some have to do with lot widths, lot area because they are doing a PUD and they are doing a lot of preservations. One of the site variations that he has listed on here is the ordinance requires the maximum depth of the detention basin of four feet, specifically under the dry detention basin. Technically they are not sure of which type of basin because on this site these stormwater ponds are sitting right at the edge of the bluff. They want to make sure they do everything they can to protect the bluff from any type of water penetration. They would like to reserve the right that if they make that a dry basin then they could make it a little deeper. They plan on working with the Village Engineer in regards to that.

They plan on working with the Village in respect to street lights. They want to make sure they get the development layout firmed up and driveway locations situated. With respect to staff's conclusions 1 through 6 and 14 through 17 those are site related and they can pretty much handle every one of those. He will now have Peter Tremulis come up and talk about the architectural standards.

Commissioner Maher asked if he could ask him some questions first. He asked how much land are they planning on giving to the Township.

Mr. LeClair stated there is little under four acres.

Commissioner Maher asked where was it at last month.

Mr. LeClair said he is not sure but he thinks it went up a little bit.

Commissioner Maher asked if any of the area donated part of the ravines.

Mr. LeClair stated there is a ravine there.

Commissioner Maher asked if a lot of the area is the ravine or is it usable as a passive park.

Mr. LeClair said when they started this project he had walked through that particular ravine. There are parts of it that are steep but a lot of the area is very usable.

Mrs. Valone stated some of that area is being proposed for a land swap with other areas. The only area that is being donated as part of the impact fees is the park site.

Mr. LeClair said there are three different areas that they are working with. He showed one area on the overhead that will be going to the Township. There is another area south, where they were planning on vacating a portion of Alba Road. As part of that vacated portion they would donate a small portion to the Township. He showed on the overhead where he was talking about. The Township was looking for a new driveway down in that area. There is a third area that will have a connection to the park, but this is a portion of land that they are going to be taking in trade from the Township in lieu of the property that they are donating to them.

Commissioner Maher asked what is the net in property for the Township.

Mr. LeClair stated about three acres.

Commissioner Maher asked how big is the land that the Park District is getting.

Mr. LeClair said there is 26.5 acres of open space on this land that is not included in the area that is going to the Township.

Commissioner Maher asked how much of it is usable. He asked how much of it can be used as a passive park.

Bruce Michael, applicant, stated they had met with the Township and they had agreed that they could do this land trade which has about 3.4 acres that is located near the Summit neighborhood. They would get from them a small .75 acre triangle that is located down in the southwest portion of their park and they would also receive a .37 acre parcel. He showed on the overhead where everything was located. In addition, they have been talking with them and they are contemplating taking over the rest of the open space. They have not given them an answer as of yet.

Commissioner Maher said the reason why he is asking the question is when you look at the lot sizes and the side and rear setbacks they are significantly smaller than any subdivision he has seen come through here within the last eight years. When they have gone significantly smaller on the minimum sizes they have gone to the clustering subdivisions that allowed for parks that weren't necessarily Park District land but more passive parks. What he was looking for is if the lots are smaller there is a trade off with more passive park land for the neighborhood to use. What he is seeing is that they are going significantly smaller on the lots and most of the land that is being given to Township, Village or HOA is not really usable. This does not seem to be a trade-off for him. This is not a good trade for 6,900 square feet on a lot size when the requirement is 12,500. He would like to keep the ravines and the topography, but this is not usable area. He asked how high is the retaining wall near Timberline.

Mr. LeClair stated it will probably end up being two walls about ten feet high.

Commissioner Maher asked why did they go to the steepest part of that curve rather than going further north where it might flatten down a little.

Mr. LeClair said they have done several analysis of this. Timberline Drive is very steep going down that hill. When they take the elevation at the existing road, whether it is where they are proposing it or if you go down vertically, there is about 20 feet where it enters the development and the existing ground. They had looked at putting the entrance on the outside part of the curve and there is a very significant change in grade that would require them to make some severe cuts. They had analyzed the vertical separation between where they want to be coming into the main portion of the property versus bringing the entrance out to the inside portion of the curve. In addition, they have been working with the developer across the street in lining up their entrance with them.

Commissioner Maher clarified that the entrance where it is located keeps the entrance drive at a smaller grade.

Mr. LeClair stated the vertical requirements of the road fits much better here than if they were to slide the road to the north.

Commissioner Maher asked the houses to the south of that road, that are not part of the subdivision, what is the offset going to be from their property line to the start of the wall.

Mr. LeClair said it will be 20 feet. It gives them a buffer and allows them to put plenty of landscape on top of the wall.

Chairman Spinelli asked if they are going to be providing safety railings on the top of those walls.

Mr. LeClair stated their goal is to incorporate the safety rail into the landscaping.

Commissioner Maher said his concern is that this is a very steep part of the hill and there can be a lot of ice on the roads.

Mr. LeClair stated he understands and this is not something they normally do. They generally try to keep a roadway on the straight away. The existing roadway that is out there and the vertical incline makes it very tough.

Chairman Spinelli said the Village Engineer had commented on the proximity to the stormwater basin number two to the road right-of-way on Timberline. It does not appear that any modifications have been made. This will need to be addressed.

Mr. LeClair stated he will go back and look at it again.

Commissioner Zolecki said on the summary sheet of the UDO standards, the side yards for the R-4 the commentary column states that the Summit lot typical equals 10.7 and the Ridgeline is typically 9.2. He asked what is typical.

Mrs. Valone stated what they are referencing is that the Village code indicates that R-4 lots that are under 70 feet is 16.5% of the lot width. They are saying that their lot width would range from 9 to 11 feet. It is a percentage of the lot width, so the larger the width the larger the setback becomes. What they are saying is if they allowed them to go under the R-4 existing lot width section of the code it would require 9 to 11 feet and they are proposing 7.5. They are trying to indicate based off that code section, instead of 15 feet for new development, it is not as large of a variation.

Mr. Michael

said the Master Plan for this area calls for a 5 unit per acre density and they are asking for 2.7 unit per acre. There are a lot of areas that are hard to develop, very expensive to develop, or cannot be developed. They have clustered stuff to avoid the area that cannot be developed and they still have a very low density compared to what the Master Plan says.

Peter Tremulis, Vice President of Land for Pulte Homes, stated when they started this project looking to come into Lemont it was based upon the work that was done with Kettering and M/I Homes. They are trying to be as consistent as they can relative to the requests that they have filed for to the Village for elevations, brick accents, and optional features. They have updated their book and it is presented to the Commission. He would like to clarify a couple of things. The first is they are looking to have a water table brick for the first floor rear and sides be options rather than be standard for the community. The approach for the high visibility lots is to label them as key lots and have those identified on a map. They have done their own key lot map with an effort of trying to be responsive to the commentary that came from this Commission and identify the lots that were responsive to the concern.

The design elements for the homes that are to be included on the key lots are marked in red in the book with the exception of the gable that was requested on the Stonebrook model which now includes a standard rear facing gable and volume space in the family room. The reason for this is to try and compete from a market base approach with M/I Homes and to ensure that their underwriting for this acquisition remains intact. They are the contract purchaser, but are not truly applicant, and have been asked to fill the role relative to architectural submissions and approvals for the community. Their market in Chicago is still in recovery, so he has put together a few slides to try and illustrate that.

Mr. Tremulis said there are a few additional slides that he is hoping to try and illustrate why they want to work with Lemont on specific architectural modifications but try to handle them in a cost effective manner. He then went through the book that was presented on the overhead showing products, the layout of the different neighborhoods, and home styles. They did note that brick and stone elements to

return two feet on side elevations and match front elevation height. On the high visibility lots which they are calling key lots, their proposal is that the homes will have architectural features to break up the flat plain of the rear. He stated that 60% of consumers that they do sell to do include in their purchase an optional sunroom. Realizing that it was not enough to provide more articulation to the rear elevation they have now included a café bump out in the kitchen and have included windows on side elevations. They are also including ban boards and trim around the windows.

He showed the key lot exhibit on the overhead. He stated that the key lots are in the high visibility area along the bluff and along the existing residents along Timberline Drive. The few lots that they have pulled out of the list of lots in that area have to do with the fact the triangular area on the east side of the site has a rather pronounced hill. It serves as a significant buffer between the proposed homes and the existing homes to the east. Staff had suggested including brick requirements for the attached product, they do not have any proposed brick elements as a standard item on side and rear elevations for the attached product. They do have the option to buy brick water table or brick full height for any home in the community, but they would rather keep that as an option.

Chairman Spinelli asked them to confirm that they are not offering vinyl as an option.

Mr. Tremulis stated they are not. All elements are LP smart siding. They are also not offering hardy board. They are trying to make sure the lots that are marked as key lots are truly high visibility lots. Any lot that goes from townhome to single-family or single-family to townhome are considered high visibility. A number of trees that are within the hillside area of the property will provide significant cover for rear elevations within the community especially along areas of internal bluff to bluff area.

He included documents in the presentation to help make the case that brick is an expensive item to include as a standard feature in a home. Brick is only one element that drives value. Schools, proximity to employment, relocations, and livability in the community help drive housing values more effectively. He continued to talk and provided data about other communities that require brick and peak values in communities. He said in essence there has been very little to no appreciation over the past ten years with the value of a four bedroom house. Some houses are a little higher and some a little lower, but over the past twelve months there really hasn't been much movement in housing values. He provided a slide that was provided by the brick institute that identifies what the average cost is to wrap a home in brick including sides and rear. He did talk to the people at M/I Homes to see what percentage of people have taken the brick wrap and there has only been a handful of people.

Mr. Tremulis said he did provide color samples and a chart of detail colors for staff to review, which includes brick as well as siding and roof materials. They did redo the elevation lineup and model lineup in a couple of instances to reduce monotony. Their goal is to have this plan book approved as part of this PUD. He showed the model that was called out last month as being lopsided. He showed how they added volume

space above the great room. He stated this would conclude the architect portion. They are wanting to maintain signage visible throughout the sale program. They are not used to having to remove signs before everything is sold. He said he is available to answer any questions that the Commission might have.

Commissioner Zolecki stated at the beginning it was mentioned that they would accommodate the continuous brick returns. At least on the sides most of the plans already had that. The return back to the main entry on most of the plans still shows no masonry or stone when that option is shown.

Mr. Tremulis said it could be continuous. They want to make sure that they don't get hammered with the full sided brick requirements. He had not detailed that out. When the comments came back in December that they were going to be looking at mandatory 75 lots with brick, this is a show stopper for them. He is happy to make adjustments to the front elevations.

Commissioner Zolecki stated he could appreciate the conversation about brick cost from a market standpoint. However, it is also about when it is used and used smartly of any aspect of the design. They agree on it but he is not seeing it. It does not make it very attractive as an option, where it maybe could be to the buyer as an option.

Mr. Tremulis said they are happy to continue working on elevations as long as they could set some ground rules on that. Right now they did do simple math and it is about a 1.7 million as it relates to in terms of extra cost.

Commissioner Zolecki stated his other question is in regards to cost data. He asked where he got that data from.

Mr. Tremulis said it was from the brick institute.

Commissioner Zolecki asked if it was based on one unit from the brick industry.

Mr. Tremulis said it is for one house, which is \$25,000 in brick.

Commissioner Zolecki stated the brick industry is looking at this as one unit versus the economy scale.

Mr. Tremulis said he could not comment on that, but he did get the opportunity to speak to the masonry person who is working in three subdivision locally. That person is going to look at this subdivision and hopefully get a good value for brick that they are ultimately going to contract for work in Lemont. There are a lot constituencies out there that they have to deal with in various municipalities and this is a particular threshold on how to craft the elevations and also make sure they are market sensitive.

Commissioner Zolecki stated the one slide says the variance from a total cost to construction per square foot to a home in brick versus fiber cement is \$10 plus or minus .06 cents.

Mr. Tremulis said they were estimating the brick at about \$20 a square foot whereas the siding is \$4 a square foot.

Commissioner Zolecki stated he is just going off of his slides. It states that the masonry institute is basically saying a variance of cost per square foot of total home construction of brick versus fiber cement is \$10.43.

Mr. Tremulis said they don't look at it the same way. They have included their slides so the Commission can see that he is not trying to hide any numbers.

Commissioner Zolecki stated it was mentioned about people's lifestyles in choice of their budgets. He total agrees and this also works towards total square footage of homes and those choices as well that if offered with smart design options of lesser square footages.

Mr. Tremulis said homes have gotten much larger over the past 10 years. They are trying to offer a wide variety of homes with three different neighborhoods. The approach that they are looking to do is maintain simparity with the M/I Homes which they also offer a 40 foot product and a 50 foot product. They use hardy and we are planning on using LP. They do think the market is here and it demonstrated that they are selling about 8 a month. Their goal is to do 15 a quarter so they are not overly aggressive in terms of what they are trying to accomplish in terms of sales, but they do want to make sure it is consistent sales.

Chairman Spinelli asked with the stone features are they natural or manmade.

Mr. Tremulis stated it is a culture stone product that it is made of real stone but not full depth stone.

Commissioner Maher asked if they are required to put brick up in the subdivision that they are building in Woodridge.

Mr. Tremulis said no. There is one subdivision that is existing and that is Timber's Edge which has brick on first floor on all elevations. For that community Woodridge required it and they knew that going in. They knew their costs so they knew they could afford it there and still make sales. This particular property is a little bit different then your typical property in Lemont. It has been called out specifically in the Comprehensive Plan update as a property that has the features that they have been looking for to try and provide a range of houses that address different price points. When they looked at the site they felt it was appropriate for the site. It is in a great location of town but the topography makes it challenging. The land development costs are quite high. The recognition of the fact that it is a challenging property and it

is noted in the Comprehensive Plan. To afford the higher density and the cluster of lots is very attractive to them.

Commissioner Maher stated there are other developments in town that they have higher requirements other than M/I. From his perspective on a development coming in what he is looking for is consistency with some of the developments that they have. What they are showing and going against staff's recommendations is significantly different than some of the other developments that were approved even for M/I.

Mr. Tremulis said yes and they would be quite pleased if it is right on with M/I. Where the discussion has gone is very much farther than where M/I is right now in terms of requirements and placing the burden on as many lots that were identified. This is something they can't do.

Commissioner Maher stated he thinks M/I has a higher percentage of brick that was required. He also thinks that M/I, excluding townhomes, has a higher average square footage per lot as well. He thinks that the density in the areas that they are building is higher than M/I.

Mr. Tremulis said he thinks that their Ridgeline lots are very similar to their 40 foot product lots.

Commissioner Maher stated that is just a third of the property. He had gone through the models for the Ridgeline homes, and he appreciates that there is five different models, but he feels the Mercer, Continental and Newbury are very similar from an outside perspective. His request would be to add some more variety. When he looks at the Summit a couple of the other units are completely different.

Mr. Tremulis said staff and he had spent some time trying to pick elevations out of the portfolio. He will continue to work through the elevations. What they are trying to work on is the anti-monotony code.

Commissioner Maher stated on the color slides for the siding, when he looks at the M/I homes they have a shade of blue, grey and white. So when he looks at it, it will be three colors. When he looks at the siding for Pulte the blue and grey are very similar.

Mr. Tremulis said they can look at other colors. The ones that are shown are just standard.

Chairman Spinelli asked if there were any further questions for the applicant. None responded. He then asked if there was anyone in the audience that wanted to speak.

Louise Egofski, Lemont Park District Executive Director, stated the lots that are being proposed towards the back are in wetlands. They will need to look at those lots for improving them due to the wetlands.

Chairman Spinelli asked if the central location was okay.

Mrs. Egofske said the location was fine.

Chairman Spinelli asked the applicant if the lot that was indicated for the Park District is in waters of the U.S., would they be covering the 404 Permit for that.

Mr. LeClair stated yes they would.

Chairman Spinelli asked if the Park District had any suggestions or requests.

Mrs. Egofske said they haven't had the opportunity to look at an alternate lot. They have explored about three to four different locations. They just need some time to look at the lot and find out what options they have to make the lot more flat and usable.

Chairman Spinelli asked if the applicant was providing the equipment with this lot.

Mrs. Egofske stated that is something they can continue having discussions on. They have not worked out the terms yet.

Mr. Stein said the amount of the impact fees are set. How they get allocated and for what purposes they were going to work that out with the annexation agreement.

Kathy Henrikson, Lemont Township, stated in the Villa area she is concerned about a wetland right off of Alba that they have been restoring with the High School students. They have worked on it for two years and have invested a lot of money there. She would like this area protected. She said she is speaking on behalf of the Township and the Open Space Committee. On Alba she would like to see some speed bumps put in around the dog park area. The marketing signs that they are presenting at Timberline and Alba on the west side, she feels would be better on the east side. The visibility is not really that good and they have a lot of seniors that are coming in and out of the building all day. She saw that the Village hired the Ecology and Vision Group. She would have liked to have the Open Space Committee involved in that a bit so she could have shown them some of the natural features. Before any buffers or berms are planted she would like their Prairie Manager to approve any plantings and try to keep them in line there. The backyards to some of these homes are backing up to the township.

At this point they have had verbal agreements with the supervisor. Any final approvals for land swaps will have to be approved by the Township Board. She does not want them to think it is a done deal. The land that they are proposing to give to the Township is not really land that they need. They want to co-operate and make this a good subdivision. Right now they are giving them the land to make the entrance work at Alba, which changes the natural front to the park that is there. She would like

to continue to work and improve the Community Center area with a public gathering area which would have a greater community use.

Dave Molitor said as far as the brick, there was a large conversation in regards as to how much it was going to cost them. They do recuperate that cost when they sell the house. It also adds a good aesthetic value to not only the individuals that live there who are backing up to those homes but it gives a nice look to the subdivision. The applicant talked about corner lots that tie in the old to the new, and he would say to tie those in. In regards to Commissioner Maher's comment about usable space, this tends to be a big issue. He lives up in Fordham and the Park District did an amazing job with Northview Park and he can't wait for it to be open. He hopes that they have the opportunity to make something nice in this area also.

Jim Connelly, 58 Timberline, stated he is asking that the Village Board work with the developer in creating an extra street to access the development from New Avenue. He understands that this Commission recommends to the Village Board, but the Village Board has to make the initiation. This subdivision is like putting 20 pounds of nails in a 5 pound bag. It doesn't work especially in an emergency. There are opportunities now before this development is finished. There is also Fourth Street that is east of the Village and Wheeler Drive.

Joan Walsh, 3 Timberline Place, said she has lived in Lemont for about 40 years and her kids have been raised here. Her home backs up to this proposed development. What she is getting out of this is that the applicant is looking to do quantity and not quality. They need to look at how it is going to affect everyone in the area. She does not think this development should be compared to M/I Homes. It should be compared to homes in the area like the ones west of I-355. Those homes don't compare to what they are trying to do here.

Mrs. Walsh stated the ravines that are back there are spectacular. Her fear is that they are putting homes around this area. When it rains that water runs very rapidly. She feels it is dangerous and it is a bad location for the Park District to put a park for 2 to 12 year olds. She is concerned that they are going to ruin the ecosystem by filling this or developing it. When 355 came in, Lemont fought tooth and nail to not allow billboards be put in that area for the beautification for the area. Now they want to put in mass quantities of duplexes. Which was never shown during the presentation. She asked what is the end result and it goes back to quantity and not quality. She feels they are going to run into more problems with selling these lots. She does not like having the entrances onto Timberline Drive. At any time if there is any bit of snow then you have no control going down that hill. She feels that there should a different entrance. She understands that there is a grading issue, but there is a safety issue here.

Mary Ameriks, 12354 Thornberry Drive, said they had talked about the key lots along 355. She asked how visible are the duplexes along 355. Her only concern is that there are the houses west at Briarcliffe, Rolling Meadows, and Mayfair and they are comparing themselves to Kettering Estates. She is not sure if her neighbors would be

happy to be across from there. When you are driving down 355 you see Mayfair and Briarcliffe but from the east you will see these Villas, unless they are covered then she would not have a problem with that.

Mr. Tremulis stated there is a berm and landscaping. The other thing that is important to know is that the property sits much higher than the tollway. The Villas are offered as ranches so they are low profile. A second floor bedroom and bath is offered.

Colleen Amberg, 112 Timberline, said she had some questions regarding the traffic analysis. The previous one was done sometime over the summer when school was not in session. She asked if the applicant has redone the traffic analysis.

Mrs. Valone stated the applicant did get updated traffic data just after school came back into session. They were not able to submit the memo prior to the meeting tonight. Their Traffic Engineer is here and can answer questions.

Ms. Amberg said in regards to the school district comments, it was mentioned that the High School does have the capacity. However, when she read 113A's comments she did not see anything regarding capacity and what their comments are.

Dr. Courtney Orzel, Superintendent for District 113A, stated the Board is aware of the development. As far as capacity, the Board has been really diligent in trying to reduce class sizes over the past three years. They are anticipating an increase in enrollment over the next three years, whether it is this development or other developments in the area. They do enrollment studies to figure out how many children will be coming into the school. They do have Central School and they are doing a survey now to see what it would take to reopen that facility. They anticipate that eventually they will need to do that, but they are not sure when that is going to be. The Board is prepared to do what they have to do regardless as to how many students that they get. Historically, over the past 10 years the enrollment has been declining. They are preparing to get roughly 160 students over a five year time frame. The Board is prepared to do what they need to do to service those children.

Howard Amberg, 112 Timberline, asked if the area behind the Community Center was labeled as not visible. When you are looking from that park you will see nothing but the backs of those homes. No matter what you do you will not be able to hide it because of the elevation. He would ask that those homes be marked as key lots. In regards to the numbers for brick, analysis are easy to make numbers look a certain way. He asked how many three sided brick subdivisions went into Palos Park. There are none. So it is not possible to calculate the value over a ten year period. It was never stated the age of the home. You can't compare a 50 year old home to a newer home.

Mr. Amberg stated while sitting here he just did a Google search on Pulte Homes and there are several reviews with one star. There are complaints regarding the quality of the homes and no response back. All through this meeting there has been nothing but

talk of downgrading and shorten up these lots. He is not taking this as fact, but he feels that the builder needs to speak in regards to the quality of the homes. He did not see one review where someone liked it. The developer has chosen Pulte to build these homes. All he has heard tonight was that they are going to give some unusable land, give the Park District a small area, downsize lots, and no brick so they can make the homes more economical. He would recommend that the Commission hold them to meeting the requirements as to how the community is built.

Kara Knutte, 95 Doolin Street, said she agrees with everything that Mr. Amberg stated. She asked if Alba Street was going to be widened to accommodate the new subdivision.

Chairman Spinelli stated right now there is no proposal to change the width of Alba from the dog park all the way to Timberline.

Mrs. Knutte said that might be something to consider since that is a primary entrance and exit. There are a lot of employees from Peppers that park on that street. It makes it impossible to get two cars through there so they might want to look at that. Also, on Timberline from Pfeiffer to New Avenue there is no sidewalk. There is going to be a lot of traffic so they might want to continue that sidewalk all the way down. She feels the entrance on Timberline is very dangerous especially in the winter. Lemont is very good about salting but over the years there have been several times where she has slide down that hill. With the curve and having that retaining wall she is not sure if people are going to be able to stop.

Chairman Spinelli stated the retaining wall will be west of Timberline. Staff and the Village Engineer have reviewed the vision and sight triangle and they meet State standards.

Mrs. Knutte said she feels that this subdivision is way too dense. She does not understand why we would require a 12,500 square foot lot and then consider anything smaller than that, especially when it is so out of character to surrounding subdivisions.

Joan Walsh, 3 Timberline Place, stated she had gone onto the Village's website today and there is about an eight minute video. If someone was coming to Lemont this is what they would want to show them. It had a panoramic view of a pretty serene area. She is sure a subdivision of this density would not be shown on that video.

Jeff Leise, 14 Timberline Court, said he would like to speak in regards to the lot sizes. He put together the R-4 Zoning right next to what is being proposed. Right now the minimum lot size is 12,500 square feet. There are 23 new homes being proposed, lots 35-57. Right now on Timberline there are 12 homes, which is 2 to 1. Out of those homes that are being proposed to be built 21 of the lots are below the 12,500 square feet which is 91% of them. The only two lots that meet the standard is the corner lot 57 and the bottom 35. His recommendation is to reduce by five lots, which will get

you down to 18 homes. If that is done it will give about 2,695 additional square feet and add that to the 9,700 average square feet being proposed in the Summit area and it will still get you under the R-4 minimum at 12,394. His back yard faces this so he will not see the front. What it sounds like is that he will see the back of siding so he would like to get these spread out a little more. He understands that this will be developed, but he does not understand why it has to be so dense. He submitted his drawings to the Commission.

Chairman Spinelli asked where he got these square footages from.

Mr. Leise stated he got them from the County website. Also, the existing lots that are there only 3 lots are below the existing 12,500.

Corey Anco, 16 Evergreen Place, said he would like to see them replace Vistancia Drive with lot parcel number one. He asked if the Commission could talk about what the practicality of this would take and the feasibility. His main thought is safety and with Evergreen Drive, Timberline Knolls entrance and this new entrance it is too much.

Dominick Anco, 16 Evergreen Place, stated he would like to say that the construction of the homes looks very cheap in appearance without any brick and they are put on very dense lots. He feels it is degrading Lemont and all the existing homes around it.

Dennis Legan, 85 Timberline Drive, asked if there was an update on the water plans.

Mrs. Valone said HR Green took a look at the Village's ability to service the development. Since then they took a look at the interior configuration of the development. They have some recommendations which can be achieved through other means than the way they are indicating. Right now it is not the policy not to interrupt any of the existing lots unless there was no other alternate means. At this time they have some direction from an outside consultant but it has not been incorporated into staff findings.

Mr. Legan asked if they are going to use the easement by lot 35.

Mr. Stein stated they are doing their absolute best to make sure that his lot and the other lots are not going too disrupted.

Mr. Legan asked if that was based on the drawing between his lot and his neighbor's lot.

Mrs. Valone said all single-family lots are required to have utility easements. In the event that there is a necessary use for it or if utility already runs through the area that is what they are for. The main reason to why these are called out is because we have well water and looping the water is crucial for water quality. The concern is the

phasing and where the loops will be put in. The direction right now is staff would prefer requiring the looping in phase I to avoid any impacts on existing lots.

Chairman Spinelli stated he does not have an engineering scale but to answer Mr. Anco's question, it appears if they were to come through, as he was suggesting, it would be at about an 18 to 20 percent slope on that roadway. There is no way that would be allowed. If you look at Fourth Street coming off of Main Street there are all the switchbacks. If that road was straight it would be at about a 30% slope.

Chairman Spinelli asked if there was anyone else in the audience that wanted to speak in regards to this public hearing. None responded. He then asked if the developer want to speak in regards to any of the comments or questions asked. They declined. He asked if any of the Commissioners had any questions for the developer. None responded. He then called for a motion to close the public hearing.

Commissioner McGleam made a motion, seconded by Commissioner Zolecki to close the public hearing for Case 16-10. A voice vote was taken:

Ayes: All

Nays: None

Motion passed

Plan Commission Discussion

Chairman Spinelli stated there are a bunch of items that he would like to see done. With side yard setbacks, nothing should be less than 10 foot side yard. The reasoning is when you have a 7.5 foot side yard setback that means there is 15 feet between houses. That is only measured from the foundation that is above grade. All foundations have spread footings, because of this it will only leave you 12 feet between foundation footings. Any place that a sewer goes through a side yard it will impact that foundation footing. Additionally, if there is a sewer that goes through there or a ComEd line it would be very difficult for someone to get in there to repair or replace anything. At 20 feet between buildings you at least get an additional five feet plus the foundation footings are not impacted by any sewers.

He has seen several complaints from residents about sump pumps running constantly. With doing investigations that he has been involved with, the majority of those come back to a sewer drain that is too close to the foundation over dig and the sewer drain is acting like a fence dig then providing ground water into the foundation drains. Twenty feet is not a lot and it helps. A lot of subdivisions that were built before the crash were 30 feet total. He just cannot accept 7.5 feet side yard because there are too many potential problems that can develop for these homeowners. To make it simple for staff he would like to have 10 feet as a blanket for the side yard setbacks. This also falls into line with the chart that they received this evening going by the existing 16.5% of an existing R-4 lot, which these are not existing R-4 lots, if they were to except that analogy, the developers own chart indicates a 9 to 11 foot side yard requirement. He is recommending 10 and it is only two and half additional feet.

Chairman Spinelli said he would like to see the 20 foot gap that was supposed to be maintained by the HOA, eliminated and added to the existing lot configuration. His concern is when you get a home in the existing development adjacent to a new home and they both put up fences. There will be a 20 foot strip of no man land that over time the HOA will forget about. He has seen it happen in many developments. For those lots incorporate that strip to the proposed lots. For those lots you will maintain the 20 foot public utility easement and you can have the additional 20 feet as a landscape easement. By adding the landscape easement it prevents the engineering plans from pushing the storm sewer up to the property line, it still creates the buffer, but it takes the responsibility off of the HOA to maintain this. By doing this you can eliminate the gap that is between lot 35 and 36. When reconfiguring this to get what he recommended as the side yard setbacks, he is proposing that one to two lots will be lost in the middle of the bump out. This will allow for access to the open space and for public officials to see a good portion of that open space from the runway. Without having some type of access in there it becomes a dead space also.

Also, lots 85, 86, and 87, those side lot lines need to be extended to hit the lots in the 70's. Incorporate the open space into those lots. To have that open space in the middle of the lots just creates a problem. He is not a fan of HOA's, but he understands that they need to exist. Situations like this create maintenance problems for the HOA if they do remain intact. If the HOA fails then this piece belongs to nobody and becomes overgrown.

Chairman Spinelli stated the park site for the Park District has to be worked out further. Currently lot 98 is facing Woodview Lane, immediately adjacent to all the fill in the ravine. He would like to see that lot removed and lot 99 rotated clockwise so it actually accesses off of Ridgeline. If they agree to incorporating that 20 foot strip into the lots on Timberline, there will be a 40 foot easement so those house should have a 40 foot rear yard setback. That should not impede any of those homes from having a deck or shed. In regards to the Township's comment on the wetland project with the High School, it needs to be looked into. Lastly, there was comments about speed bumps near the dog park, he does not feel that is ideal for public roadways. There should be other ideas that they can come up with.

Chairman Spinelli said they will continue on with their comments, however they are going to have cut the meeting off at 11 p.m.

Commissioner Maher stated he would like them to work on the colors and model selection. His concern is the density here. The only access point is Timberline and this is very dense which is not ideal for us. He understands that this is the only access point but that then forces them to try and decrease the density or to come up with other creative ways to get out of the subdivision to the north. He needs to see the lot sizes closer to where they are supposed to be at and not half of the R-4 zoning. In regards to the brick, he understands his comments on the brick. His concern is this is a standard that they have in Lemont and they have acted on it with recent

developments. He feels this is something that they should keep. There is nothing in the solid homes that are being offered that would make them say that brick isn't allowed. He is for full wraps around them and the percentage of brick needs to be going up and not down. He asked what the percentage was for full wrap on Montefiore Subdivision.

Mrs. Valone said there is no requirement for full wrap and Seven Oaks was not required to have full wrap.

Commissioner Maher stated Briarcliffe, Covington and Singer Landing all have brick. He believes that they have to have a standard on brick and it should not be an option. It is something that they do in Lemont and it should be continued in Lemont. He would like to see other options for the road over the ravines. He would like to see how much of that ravine can be maintained instead of filling. He feels that this is a nice area and it should be something that is maintained.

Commissioner Kwasneski said he is fine with keeping the signs up till the property is 90% sold, but he would like to see it at 80% to 85%. He feels doing digital marketing should help make up for that.

Mrs. Valone stated 90% is the UDO standards, so if the commission recommends anything less than that it should be made as a condition.

Commissioner Kwasneski said he is fine with it at 90%.

Commissioner Cunningham stated key properties have been identified to have brick or masonry on them. Mostly that is to satisfy current homeowners so they are viewing properties that have brick on them. This is a big development and there are no key properties identified on the south end of the Vista development. That is one of the entrances. You would have to go through half of the development before you get to any key properties that have masonry. Even the people that live there will be driving down the street and they are all going to be siding. He feels a good portion of the Vistas on Alba Street need to be identified as key properties so there is more brick toward the entrances where people will be coming and leaving. \

Commissioner Zolecki said they talked a lot about the how and the what, but it all goes back to the why. It all goes back to the 2030 Plan and the spirit of it. He believes that this development and the spirit of it towards the 2030 Plan aligns. However, a lot was talked about market predictions and by definition that is speculative. There is plenty of market data that speaks to other trends, other sizes, and the fact that millennials are moving out to the suburbs. This could be a missed opportunity in his opinion for what that generation really values.

He stated there was a lot of talk about side yards with the specific of supporting the ten feet. They are down to inches and these homes are going to be maxed out. The side yard is a minimum of 10 feet and that is the lowest it should be across the board.

Brick cost was talked a lot about in regards to price points, but he can't help but feel that it is just an indicator of some of these other compromises or lack of compromise. So instead of trying to define what some of these density changes can be, he would ask that they make a decision to come back with something closer inline than with lots that are 6,900 square feet. Finally, precedent has been talked a lot about tonight with M/I Homes. This is further precedent with a 300 unit development. It will be setting precedent in R-4 with lot sizes that are half of the requirement. He asked them to come back with what would be their final compromise on these density issues.

Mrs. Valone asked if the Commission could give a more specific number of what they are looking for on brick.

Commissioner Maher said his starting point is 100%. This is what they have subdivisions at in this area. If they are starting at 16% on their side, then he is starting at 100%. The duplexes that are facing 355 are visible to 355 and that is representation of our community. If you look at the west side of 355 you have a subdivision there that is 100% brick. Timberline has a significant portion of homes that are brick. He would like to see new designs. He knows his fellow Commissioners might go less but right now they are below 20%. He had issues with Kettering and when he looks at it he feels it was too low. He would also prefer that it is wrapped rather than just a front façade.

Commissioner McGleam stated he agrees that Kettering from an aesthetic standpoint is a huge disappointment. He feels that it is a bad comparison for Lemont.

Chairman Spinelli said he and his fellow Commissioners are not anti-development. They are a recommending body and they are trying to find a happy medium for everyone. They know that this property is eventually going to develop. It is just how it is going to develop the best. We understand the issues with trying to get to Timberline. It is the only access point, short of buying additional property which they can't be forced to do, they are not going to get access to New Avenue. He leaves it up to them. They have heard everyone's position on the Commission. There are two options in front of them and he is seeking to find out how they would like the Commission to proceed. The case can be continued for another month, which will allow them to evaluate and see what they are willing to come back with. Or they can ask the Commission to vote as it has been presented.

The applicant asked for a few minutes to discuss with his team as to how they would like to proceed.

Mr. Stein stated the applicant is willing to come back in a month. In the meantime, he is suggesting that they work with staff to come up with some sort of compromise to present to the Commission.

Chairman Spinelli then called for a motion to continue Case 16-10 to the February 15, 2017 meeting.

Commissioner Maher made a motion, seconded by Commissioner Cunningham to continue Case 16-10 to the regular meeting on February 15, 2017 meeting. A voice vote was taken:

Ayes: All

Nays: None

Motion passed

E. 14-12 Donegal Excavating Final PUD and Preliminary Plat

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

Commissioner McGleam made a motion, seconded by Commissioner Cunningham to open the public hearing for Case 14-12. A voice vote was taken:

Ayes: All

Nays: None

Motion passed

Chairman Spinelli said the developer has requested the continuance of this case. A motion is needed to continue this case to the February 1, 2017 special meeting.

Commissioner Cunningham made a motion, seconded by Commissioner McGleam to continue the public hearing for Case 14-12 to the February 1, 2017 special meeting. 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 the Rolling Meadows case is scheduled be approved on the February 13th Village Board Meeting. Old Town Square will be on the February 27th Committee of the Whole Meeting and then on a subsequent Village Board Meeting after that.

Commissioner McGleam encouraged his fellow Commissioners to go out and see some of the subdivisions that have been approved already.

VI. AUDIENCE PARTICIPATION

None

VII. ADJOURNMENT

Chairman Spinelli called for a motion to adjourn the meeting.

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

Ayes: All

Nays: None

Motion passed

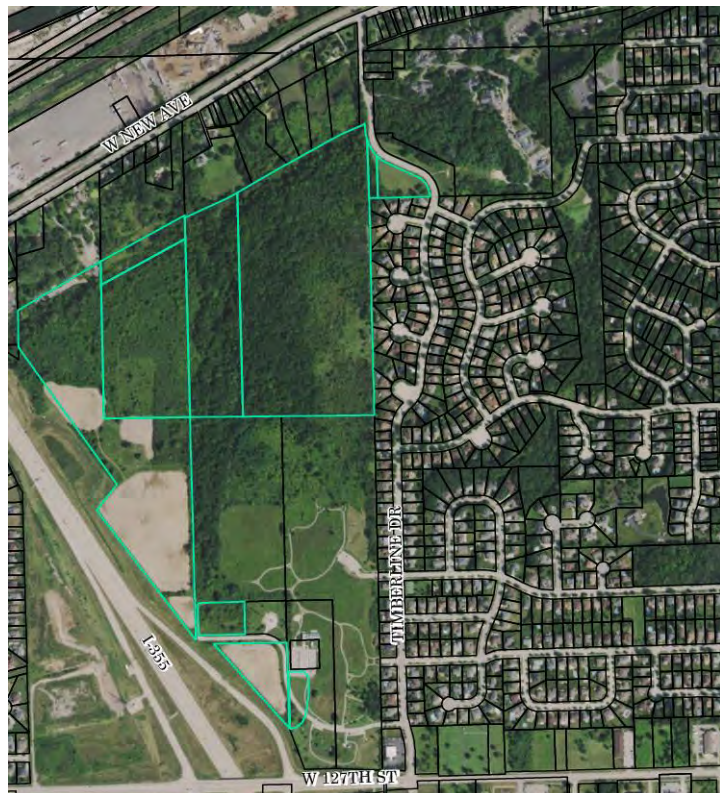
Minutes prepared by Peggy Halper

TO: Planning & Zoning Commission
FROM: Heather Valone, Village Planner
THUR: Jeffrey Stein, Deputy Village Administrator
SUBJECT: Case 16-10 Vistancia Annexation, Rezoning, and Preliminary PUD
DATE: Updated: February 10, 2017

SUMMARY

This application is being continued from the regularly scheduled January 18, 2017 Planning and Zoning Commission (PZC) meeting. The applicant has revised the engineering plans and the architectural product book to meet some of the conditions outlined by the PZC and Village staff. Items that are underlined are updated or new information provided by the applicant. Items that are ~~stricken~~ are deletions or information that is no longer applicable.

Bruce Michael of Intrepid Investment Partners Lion's Park, LLC, contract purchaser of the subject property, is requesting preliminary Planned Unit Development (PUD) approval for a 234 ~~226~~ 220 single-family lot subdivision, which will consist of 294 ~~287~~ 281 dwelling units. The applicant's original request indicated 234 lots. Since that time the applicant has lost 14 lots. As part of the requested entitlements, the applicant is also seeking annexation to the Village of Lemont and Rezoning to R-4 Single-Family Detached Residential District and R-5 Single-Family Attached Residential District. Staff is recommending approval with conditions.



PROPOSAL INFORMATION

Case No. 16-10
 Project Name Vistancia Annexation, Rezoning, and Preliminary PUD

General Information	
Applicant	Bruce Michael of Intrepid Investment Partners Lion’s Park, LLC
Status of Applicant	Contract purchaser
Requested Actions:	Annexation, Rezoning, and Preliminary PUD
Purpose for Requests	120 122 duplex units, 174 165 <u>159</u> single-family detached units, and R-4 and R-5 zoning
Site Location	100 W New Avenue, 16453 127th Street, 16461 127th Street, 16300 127th Street, and 40 Timberline Drive (PINs: 22-30-203-002-0000, 22-30-203-001-0000, 20-30-101-020-0000, 22-30-303-003- 0000, 22-30-204-009, 22-30-204-004-0000, 22-30-400-007, 22-30-400-003)
Existing Zoning	R-4 Single-family residential (Unincorporated Cook County) and INT Institutional District
Size	105.37 acres
Existing Land Use	Vacant land with one single-family detached home
Surrounding Land Use/Zoning	North: R-4 Unincorporated Cook County and R-4 Single-Family Residential (single-family residences and vacant land)
	South: INT Institutional (Lemont Township Community Center)
	East: INT Institutional (Lemont Township Community Center) and R-4 (residences)
	West: Illinois Tollway - I-355
Lemont 2030 Comprehensive Plan	The Comprehensive Plan map designates this area Contemporary Neighborhood (CTP) with a Conservation Overlay

BACKGROUND

Technical Review Committee. Prior to submitting a formal application, the applicant submitted plans to the Technical Review Committee (TRC) on August 8, 2016. Since that time, the development has progressed beyond the TRC comments which are more fully discussed in this updated report.

DEPARTURES FROM ZONING STANDARDS

Section 17.08.010 of the UDO describes the purpose of PUDs: “Within the framework of a PUD normal zoning standards may be modified. The resulting flexibility is intended to encourage a development that is more environmentally sensitive, economically viable, and aesthetically pleasing than might otherwise be possible under strict adherence to the underlying zoning district’s standards.” The table below illustrates how the application deviates from the current standards of the UDO. Below is a summary of current UDO standards, how the proposed PUD differs from those standards, and staff’s recommendations related to those deviations.

UDO Section	UDO Standard	Proposed PUD	Staff Comments
<u>17.06.030 (Table 17.06.02)</u>	<u>Oriels provided they project no greater than 2 ft. from side of the building and are at least 3 feet from all lot lines.</u>	<u>The proposal includes bay windows that would extend three (3) feet from the duplex units.</u>	<u>Staff finds the deviation acceptable as the applicant is proposing 20 ft. building separations between the duplexes.</u>
<u>17.06.030.H</u>	<u>The combined square footage of all accessory structures, driveways, sidewalks, to include the surface area of swimming pools and all</u>	<u>The applicant is proposing that any three car front load garages in the Summit neighborhood have a maximum front yard impervious coverage of 45%. Additionally, the</u>	<u>Staff finds these deviations unacceptable. Staff would find this deviation acceptable if the stormwater management plan incorporated these additional impervious areas into the calculations for detention.</u> <u>Applicant is aware of staff’s concerns and will provide the</u>

	<u>types of pavers or paving, brick, or other areas with an impervious surface shall not exceed 36% of the area of a required front or rear yard except:</u>	<u>applicant is requesting that the maximum front yard impervious lot coverage for the duplexes be 40%.</u>	<u>appropriate changes to the development to accommodate this request.</u>
17.07.010 (Table 17.07.01)	15 ft. minimum interior side yard setbacks in R-5	The proposal includes 7.5 10 ft. interior side yard setbacks on all R-5 lots.	Staff finds the deviation unacceptable as the duplexes will be double the size of the proposed 40 ft. wide models (Ridgeline lots) that are near the proposed duplexes. Additionally 10 ft. is more consistent with other attached single-family residences in the Village. Woodglen, Ashbury, and the Estates of Montefiore have interior side setbacks of 10 ft., which is acceptable to staff.
17.07.010 (Table 17.07.01)	30 ft. minimum rear yard setback in R-5	The proposed rear yard setbacks are 25 ft. <u>Lots 263-274 which back up to single family lots are proposed at 30 ft. Lots 33-38 and 45-53 which back up to the existing Timberline homes are proposed at 40 ft.</u>	Staff finds the deviation acceptable for a majority of the duplexes either back up to open spaces or the tollway. Staff does find the deviation unacceptable for units 283-294-257-260 and 265-278-263-274 as these units back up to single family homes. However the plans indicate that the duplexes will not extend to the proposed 25 foot setback thus the change to 30 ft. should be easily accommodated.
17.07.01 (Table 17.07.01)	Minimum lot size is 12,500 sf for R-4.	The proposal includes a variety of lot sizes for each of the single-	Staff finds the deviation acceptable given the guidance of the Lemont 2030 Comprehensive Plan. The 2030

		<p>family detached neighborhoods (Attachment 5). The minimum proposed lot is for the Ridgeline neighborhood is 7,000 sf with an average of 8,000 sf. The minimum proposed lot for the Summit neighborhood is 8,450 sf with an average of 9,700 sf.</p> <p>The applicant is proposing in the Summit neighborhood that 40 <u>24</u>% of the lots' sizes to be 8,000 sf. to 8,999 sf., 29 <u>23</u>% of the lots' sizes to be 9,000 sf. to 9,999 sf., 18 <u>16</u>% of the lots' sizes to be 10,000 sf. to 10,999 sf., and 13 <u>37</u>% of the lots' sizes to be 11,000 or larger.</p> <p>In the Ridgeline neighborhood the applicant is proposing 62 <u>69</u>% of the lots' sizes to be 7,000 sf. to 7,999 sf., 10 <u>8</u>% of the lots' sizes to be 8,000 sf. to 8,999</p>	<p>Plan indicates that this area could have up to five (5) dwelling units per acre. The applicant is proposing approximately three (2.9) dwelling units per acre. Please see the "Consistency with the Lemont 2030 Plan" section for a more detailed discussion.</p>
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		sf., 12 11% of the lots sizes to be 9,000 sf. to 9,999 sf., and 16 13% of the lots' sizes to be 10,000 sf or larger.	
17.07.01 (Table 17.07.01)	Minimum lot Width is 90 ft. for R-4	The proposal includes a variety of lot widths for each of the single-family detached neighborhoods (Attachment 5)	Staff finds this deviation acceptable given the guidance of the Lemont 2030 Comprehensive Plan. Please see the "Consistency with the Lemont 2030 Plan" section for a more detailed discussion.
17.07.01 (Table 17.07.01)	The minimum interior side setback is 15 ft. for R-4 districts.	The lots proposed have interior side setbacks of seven and half (7.5)- eight (8) feet and <u>10 ft. for lots that are proposed with utilities placed in the interior side yard and the Summit neighborhood.</u>	Staff finds the deviation unacceptable. Staff would finds the deviation acceptable <u>based on the applicant's proposed masonry plans for lots 1-4, 9, 10, 13, 14, 18-21, 33-37, 41, 42, 46-54, 68, 69, 76, 93, 94, 101, 105-108, 112, 119, 120, 125, 126, 130, 131, 136-138, 141, 142, 147, 152, 153, 275, and 281. if high profile lots (1-21, 35-57, 98, 106-111, 133, and 152 1-20, 35-57, and 100-113) had masonry extending from grade to the top of the first storey.</u> The decrease in requested interior side yard setbacks to of seven and half (7.5) feet is to accommodate brick requirements. <u>Additionally, the applicant has increased the setbacks for lots 33-38 and 45-53 to 10 ft. and has increased any setbacks to 10 ft. where the proposed utilities are located in the interior side yards.</u> <u>Additionally, the Applicant reviewed with staff a plan that would have 10 ft. interior side yards for the entire project.</u>

			<u>Doing so would decrease the subdivision by another 16 lots.</u>
<u>17.07.01</u> <u>(Table</u> <u>17.07.01)</u>	The minimum rear setback of R-4 is 30 ft.	The applicant is proposing 25 ft. <u>Lots that back up to the duplexes (275-281) are proposed with 30 ft. Lots 33-38 and 45-53 which back up to the existing lots on Timberline are proposed with 40 ft. rear setbacks.</u>	Staff finds the deviation acceptable for a majority of the single-family homes back up to open spaces. Staff does find the deviation unacceptable for lots 35-39, 51-56, 129-134, 279-287 as these units back up to either existing single family homes, proposed single family homes, or to proposed duplexes.
17.11 (Signs)	The UDO regulates the permitted signage in residential districts and subdivisions.	The applicant is proposing 16 signs for the subdivision.	Staff finds some of the deviations for 12 of the signs acceptable. Staff finds the deviation for four (4) of the signs unacceptable. Please see the “Signage” section below for a detailed discussion.
<u>17.12.030.C</u> <u>(Fences)</u>	<u>Fences in R districts shall not exceed six feet</u>	<u>The applicant is proposing a 12 ft. fence/wall along the rear lot lines of the duplexes to provide a buffer from the Tollway.</u>	<u>Staff finds the deviation acceptable to buffer the development from the Tollway.</u>
Appendix GLS-10	Minimum pavement width for streets back-to-back curb 30 ft.	Some areas are proposed at 30 ft. and others are proposed at 27 ft. back to back curb. All roads proposed with a <u>minimum 60 ft. ROW and minimum 30 33 ft. back-to-back pavement curb widths. The applicant is</u>	The UDO has two conflicting standards on the required pavement width. Appendix G indicates 30 ft. and Table 17.26.01 indicates that local streets have a minimum of 27 ft. Staff finds that the minimum 30 ft. width standard is more appropriate for the subdivision. <u>Thus staff finds the deviation acceptable. Additionally the applicant is proposing the standard 66 ft. right of way</u>

		<u>proposing 66 ft. ROW for Vistancia Dr., Woodview Dr., and Alba Dr. with 36 ft. back-to-back curb width.</u>	(ROW) thus; the 30 ft. pavement width can be easily accommodated. Staff is recommending that Alba, Dr., Woodview Dr., and portions of Vistancia Dr. be 66 ft. ROWs.
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STANDARDS FOR REZONING

Illinois courts have used an established set of criteria when evaluating the validity of zoning changes. The criteria are known as the LaSalle factors, as they were established in a 1957 lawsuit between LaSalle National Bank and Cook County. Additionally, the eight “LaSalle factors” serve as a useful guide to planners and appointed and elected officials who are contemplating zoning changes. The LaSalle factors that are not addressed elsewhere in this report are as follows:

1. The extent to which property values are diminished by the particular zoning;

Analysis: Rezoning would not diminish the property value of the subject property; the unincorporated properties are currently zoned as unincorporated territory in Cook County. Cook County’s zoning for those properties is single-family residential. The default R-1 zoning for annexation requires a minimum lot size of 130,680 sf. The ability to create multiple homes on the subject site would be difficult nor would they meet the current desired characteristics of Lemont for single family homes. The small portion of the subject property that is incorporated, which is currently zoned Institutional will not diminish the property value with the change to R-5 zoning. The R-5 zoning allows for an increase in permitted use on the subject property.

2. The extent to which the destruction of property values of the complaining party benefits the health, safety, or general welfare of the public;

Analysis: The applicant’s property values are not expected to diminish in value as the majority of the area is classified as single-family per Cook County, with a minimum lot size of 20,000 sf. The Village’s R-4 zoning allows for a smaller minimum lot size which in turn allows for more residential units to be developed under the Village’s zoning, which should increase the value of the property. The small portion of the incorporated subject property that is currently zoned Institutional. Although the area is being Rezoned to residential,

another area within the subdivision is proposed to be dedicated to the Township and will be zoned Institutional. Thus the property values will not be diminished.

3. The relative gain to the public as compared to the hardship imposed on the individual property owner;

Analysis: There is no hardship upon the subject property's owners, as the requested rezoning will allow the owners to achieve their desired development of subject property and increase the value of the land.

4. The public need for the proposed use;

Analysis: The proposed use would allow for development in an area that is currently vacant and unused. Development within Cook County under its current zoning would be difficult, undesirable to most owners and therefore, unlikely. The topography of the subject property presents many challenges which are costly to remedy. Although the subject property is a Greenfield development, it is situated close to existing utilities and major streets, thus the burden on the public utilities is minimal. The occupancy of the site is also seen as an improvement to the public.

GENERAL ANALYSIS

Park Impact Fees Analysis. The applicant is proposing a combination of land and cash donation to meet the park impact fee requirements. The applicant is proposing one park site near lots ~~134-138 145 and 146~~ 281. The park is proposed for two (2) to twelve (12) year olds and is to be constructed by the applicant with the input and direction from the Lemont Park District. ~~The applicant has confirmed in the submittals that lot 137 near the park will also be incorporated into the park site rather than a residential lot.~~ The applicant is also proposing a series of trails to connect the development to the township trails that abut the subject property to the south and southeast. ~~The applicant is also proposing that a small parking area be constructed on the lot labeled 174 for parking for the park and access to the Township trails.~~ The Township Staff and the Park District Staff have reviewed the request and find it acceptable. This is still pending official acceptance by the Township Board and Park District Board. The remainder of the impact fees will be cash, which will be allotted as required by ordinance and as agreed upon between the Village, Township and Park District. The applicant is also proposing a shared bicycle lane along Woodwind Dr. to Timberline Dr.

Consistency with Lemont 2030 Plan. The Comprehensive Plan map designates this area as Contemporary Neighborhood (CTP) land use. Per Lemont 2030, the CTP is:

“Characterized by mostly single-family detached homes, with some single-family attached homes and multi-family homes incorporated throughout the district. The different housing types in this district are designed to relate to each other to create cohesive streetscapes. Similarity of massing, building setbacks, architectural styles, and exterior building materials help single-family attached blend with surrounding single-family detached homes. Private open spaces will be smaller than those found in the conventional neighborhood district, but the developments will feature common open space in their designs...They are designed to safely accommodate walking and bicycling. With an average gross density of five dwelling units per acre throughout the district, many residents in contemporary neighborhoods will likely live within walkable and bikable distances of commercial and recreational destinations.”

The proposed development is consistent with the goals of the Lemont 2030 Comprehensive Plan. The development highlights pedestrian and bicycle access to larger trail networks and connections to downtown. The proposed development is a mixture of single-family detached units and duplexes. The proposed development will have less dwelling units per acre (~~2.9~~ 2.7) than otherwise planned for in the Lemont 2030 Comprehensive Plan.

One of the guiding principles of the Our Homes chapter of Lemont 2030 is that housing products with higher densities are interrelated with and supportive of many of the plan’s other goals related to economic development and community vibrancy, so long as developments do not detract from the aesthetics and the nature and character of the Village. Specifically, Lemont 2030 recommends that the Village “encourage residential planned unit developments that contain a range of housing products or lot sizes”. The proposed development contains a range of lot sizes, from 7,000 to sf to 16,900 sf with an average lot size of ~~8,900~~ ~~9,183~~ 9,663 sf.

The proposed development has a higher density than the typical R-4 Zoning district standards would require; however, this higher density is consistent with Lemont 2030 Comprehensive Plan. The Lemont 2030 Comprehensive Plan seeks to attain incrementally higher densities while maintaining aesthetic compatibility between new and existing development.

The area is also indicated as a conservation overlay district. The proposed grading of the site generally maintains the natural topography of the site. Additionally the proposed development is designed to cluster the developed land in an effort to avoid to negatively

impacting the environmentally sensitive ravine areas. However, the proposed ravine crossing would fill in a significant area by the installation of a box culvert to achieve the connection between the tops of the bluffs. As such, the ravine is significantly impacted; this is inconsistent with the Lemont 2030 Comprehensive Plan. Thus, staff is recommending that the applicant work with staff to finalize the appearance of the box culvert to ensure it is aesthetically appealing.

Consistency with PUD Objectives. UDO Section 17.08.010.C lists 11 different objectives to be achieved through planned unit developments; however, only seven are applicable to this proposed PUD. Staff finds the following:

- the proposed PUD supports objective #1 ensuring that the future growth and development occurs in accordance with the policies and goals of the Village; the proposed subdivision achieves the goals of the Lemont 2030 Comprehensive Plan.
- the proposed PUD supports objective #2, providing a more desirable living environment by preserving the natural landscape features of the property; the proposed grading of the site maintains the natural bluff topography of the site that Lemont is known for.
- the proposed PUD supports objective # 3 to stimulate creative approaches to the residential development of land; by proposing to take a challenging piece of vacant, undeveloped property along the Tollway with unique natural topography and develop a residential subdivision that still preserves and maintains a significant portion of the natural areas.
- the proposed PUD supports objective #4, to encourage and stimulate economic development within the Village; the site is in an area that is largely undeveloped and challenging to develop with the natural topography. The proposed development would utilize the land while keeping the nature and character intact.
- the proposed PUD supports objective #6 to provide usable open space within a reasonable distance of all dwelling units; the developments proposed park and connections to the Township trails allow residents from the entire subdivision access to common open spaces.
- the proposed PUD supports objective #10 to encourage introduction of related and complementary lands uses; the residential subdivision is compatible with the surrounding existing residences and the Township open space.
- the proposed PUD supports objective #11 to allow clustering of residential uses on smaller lots to conserve or create open space; the proposed subdivision is designed to cluster the development area to maintain the natural ravines on the subject property and provide additional open spaces for residents.

Compatibility with Existing Land Uses. The properties to the north are primarily large lot rural single-family residences or vacant land. The properties to the south are the

Township recreational facility. The property to the west is the Tollway. The properties to the east are single-family residences located within the Village. The applicant is proposing a higher residential density than the properties to the east, but the applicant is proposing a landscaped buffer and has increased the lot sizes adjacent to the existing homes to minimize compatibility issues. Thus, staff sees no compatibility issues.

Traffic & Site Access. The site is proposed to be access from Alba St. and Timberline Dr. The applicant provided a traffic analysis showing that the current infrastructure outside the proposed subdivision can support the proposed development. The applicant's proposal for the realignment of Alba St. is an improvement over the current configuration. The results show that the proposed street layout will allow for adequate inbound and outbound traffic from both proposed entrances and circulation within the development. The additional traffic created by the development will not significantly affect the level of service or travel times of nearby roads. 127th St. currently operates at a level of service (LOS) B. The development would slightly decrease the morning peak hours to a LOS C, but the evening peak hours will remain LOS B. New Ave. currently operates at a LOS C, and the traffic analysis indicates that the LOS will not be affected by the increase traffic from the development. Alba St. and Timberline currently operate at and LOS A and the proposed development will not change the LOS of either street. As a side note the traffic analysis indicates that the warrant is met for a left turn lane from New Ave. onto Timberline Dr. even without the proposed development. The Village Engineer estimated the cost for the turn lane, based upon past projects, will be roughly \$300,000. As the proposed development increases the future traffic by 50% the applicant, the Village is requesting a contribution of \$150,000 to the future turn lane.

The applicant consulted with the Timberline Knolls project team that is proposing the new entrance along Timberline Dr. Timberline Knolls and the applicant worked with staff to shift both entrances north roughly 20 ft. away from the existing residences on Timberline Dr. The existing grades make the proposed entrance at Timberline Dr. and Vistancia Dr. extremely challenging. Previously, the applicant and Timberline Knolls entrances were seven (7) feet misaligned. The Village Engineer reviewed the entrances and indicated that the proposed locates are the best alternative to other undesirable alignment options. However, some of the parkway trees along the north side of the entrance should be removed for better sightlines and the proposed entrance sign should be shifted further west to avoid impediment of the sightlines.

The applicant provided an updated memo from the traffic engineer with additional information on the traffic counts, nearby road network characteristics, and other information based on the two previous PZC meetings. The applicants' project traffic counts

predicted higher volumes of traffic than was observed during a January 2017 data collection day.

Landscaping. The applicant has submitted landscape, woodland, and tree removal plans. The applicant also submitted an existing tree survey, which included 6,086 trees. Of those trees, roughly 20% are already in poor condition, dying or dead. The applicant has proposed the preservation of 2,952 of those trees. Note this number is generated by the applicant proposal minus the trees that staff has found should not be preserved based on species and quality. Thus, roughly 48% of the existing trees are being preserved. The majority of the trees are being preserved in the ravine/ bluff areas. The Village Arborist reviewed the proposed plans and commented that since so many natural areas are being preserved, a woodland management plan, in addition to the submitted woodland plan, is needed to maintain the undisturbed areas.

The landscape plan was also submitted. The applicant has proposed buffering between the existing single-family homes on Timberline Dr. with evergreen trees planted every 20 to 25 feet. The buffered area is along the south side of the Timberline entrance and along the rear of lots 35-38 and 51-57. ~~A similar evergreen buffer is proposed along the rear of the duplex lots 197-261 to screen the units from the Tollway.~~ Previously, the applicant was proposing a landscaped berm between the duplexes and the Tollway. The request has been revised to a berm with a solid 12 ft. fence/wall that mimics the appearance of limestone (Figure 1). The applicant is also proposing landscaping around the detention facilities that meets the UDO standards. The Village Arborist had minor comments on species of trees for the parkways and detention facilities. All comments are attached.



Figure 1 The applicants proposed fence/wall along the Tollway.

The proposed landscaping around the north side of the Timberline Dr. entrance is a concern of staff. Staff is recommending that three (3) of the parkway trees along the north side of Vistancia Dr. be removed and the landscaping for the subdivision sign be shifted west (Figure 2). One (1) parkway tree and one (1) evergreen tree are also being recommended for

removal along the south side of the Timberline Dr. entrance as well. The removal/shifting of this landscaping will improve the safety of the intersection by allowing traffic utilizing Timberline Dr. and Vistancia Dr. to more easily see vehicles approaching the proposed intersection. The applicant indicated in a memo submitted with the revised plans that the landscaping was removed per staff's recommendation. However, the plan was not updated. Thus the applicant is willing to comply with the recommendation and the plans only need to be revised.

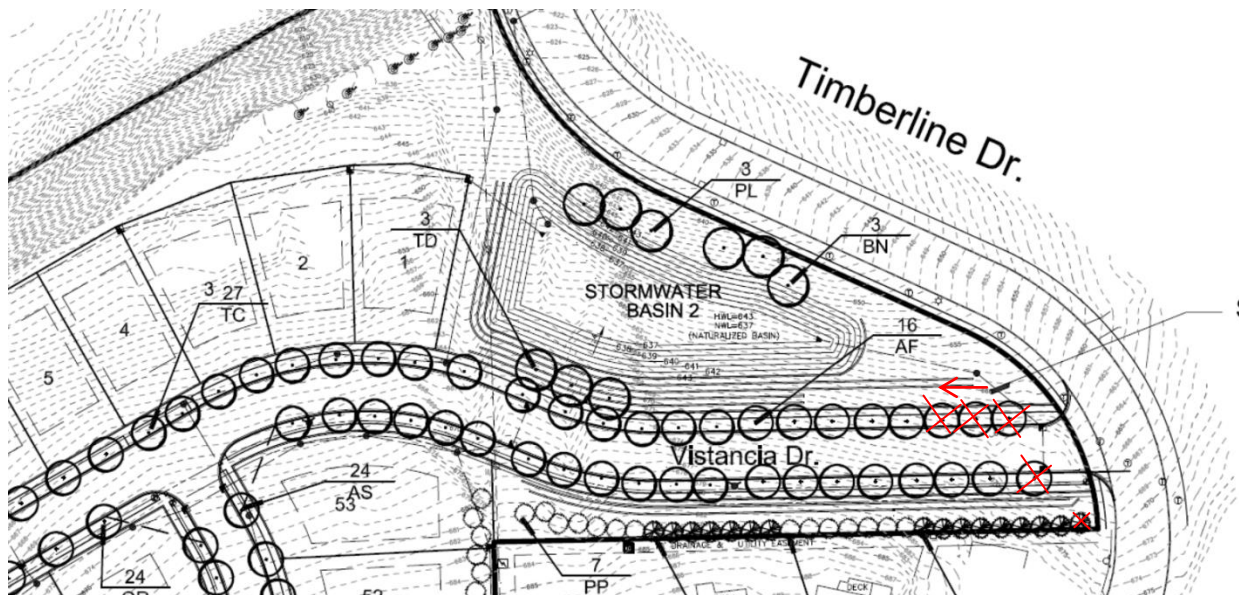


Figure 2 The arrow indicates where the subdivision sign and landscaping should be moved to improve the sightlines of the proposed intersection. The Xs indicate the landscaping that should be removed.

The Village Ecologist also provided comments on the landscape plan, existing tree survey and the tree removal plan. There are some minor errors in the existing tree survey tree tag numbers and species. The detention facilities are indicated as natural; however, a planting list or maintenance plan was not submitted for review. Full comments from the Village Ecologist are attached.

Building Design. The applicant is proposing three sub-neighborhoods within the subdivision. The first neighborhood located near the Timberline Dr. entrance is the Summit neighborhood (99 97 94 detached lots). The second neighborhood is Ridgeline in the middle of the development (75 68 64 detached lots). The third is the Villas, located along the Tollway and Alba St. (120 122 attached units, 60 61 lots). The applicant is proposing a product book to address the appearance and anti-monotony of the proposed homes. The

product book also contains the proposed materials for residences, of which the dominate material is LP siding.

The proposed product book contains seven (7) models with five (5) elevations per model in the Summit neighborhood. All seven models include some level masonry on the front façade. The HR2I (Hilltop model) elevation and HR2G elevation (Riverton model) must be either combined under the same model or one of the elevations eliminated. The facades are too similar to be potential placed next to one another as they are classified as different models. The applicant is proposing that HR2G and HR2I be considered the same elevation and be thus be restricted from being constructed not be placed within two lots or across the street and have differing color packages. The side and rear elevations need some adjustment to avoid monotony and the Greenfield model needs adjustments to the front elevations, thus staff recommends that the applicant work with staff to finalize the product book prior to final approvals. Staff is also recommending that no one model in the Summit neighborhood be constructed on more than 30% of the lots. As the applicant as indicated there are willing to comply with staff's recommendation, staff would be willing consider no more than 40% of one model to be constructed in the Summit neighborhood, pending the revision of the product book. Staff is recommending that no model with the same elevation and color package be constructed within two (2) lots of one another or directly across the street from each other. In addition, no model with the same elevation and color package be constructed within three (3) lots of one another along cul-de-sacs.

The applicant is proposing five (5) models with five (5) elevations per model in the Ridgeline neighborhood. All five models include some level masonry on the front façade. The product book needs to be revised for three (3) of the proposed models (Mercer, Continental, and Newberry). The elevations themselves are acceptable; however the organization with in the models types is not. The elevations of the Mercer, Continental, and Newberry should be reorganized to place façades that are similar in the same mode to increase façade diversity. Elevations HR3S-N, HR3T, HR3T-C, HR3T-N, AND HRS3S-C should be reorganized and consolidated in a single model. Elevations HR2G-N, HR2G, NC2G, AND HR2G-C should be reorganized and consolidated in to a single model. Elevations NC2G-N, EC2G, CR2G, and CR2G-C should be reorganized and consolidated in to a single model. There are some elevations in the Mercer model that are too similar to the Continental or Newberry. However, if the proposed product book is reorganized for these three (3) models to consolidate elevations that are more similar to one another rather than having them spread between three (3) different models, staff concerns will be addressed appropriately. The Newberry EC2G-N elevation must be revised to show an improved covered front entry appearance. The applicant has indicated that they will comply with the staff

recommendations for the reorganization of Newberry, Mercer, and Continental models and revisions the entry of EC2G-N. Similar to the Summit models the side and rear elevations need some adjustment to avoid monotony and the Newberry and Bennett front elevations need adjustments, thus staff recommends that the applicant work with staff to finalize the product book prior to final approvals. Staff recommends that no one model in the Ridgeline neighborhood shall be constructed on more than 30% of the lots. As the applicant as indicated there are willing to comply with staff's recommendations, staff would be willing to consider no more than 40% of one model to be constructed in the Ridgeline neighborhood, pending the revision of the product book. As recommended in the Summit neighborhood, staff is recommending that no model with the same elevation and color package be constructed within two (2) lots of one another or directly across the street from each other. Additionally no model with the same elevation and color package be constructed within three (3) lots of one another along cul-de-sacs.

Staff is recommending that the applicant work with staff to finalize the color packages for all the single-family detached models. The applicant provided some information on the color packages; however, without color samples staff cannot review the proposed color packages in depth.

Per the table above, staff recommends that the high profile single-family detached lots (~~1-21, 35-57, 98, 106-111, 133, and 152-179, 35-57, and 100-113~~) in the subdivision be required to have masonry from grade to top of first storey on all elevations. This is roughly ~~30~~ 34.5% of the single-family detached units. These lots either back up to existing homes or are located along the top of the bluff. ~~The applicant is proposing that key lots within the subdivision have additional features such as trim, rear enhancements, additional windows, and brick as an option rather than masonry requirements recommended by staff. The lots that are proposed as key lots are 1-9, 19-20, 21-23, 35-39, 51-57, 72,73, 80, 99-98, 124,134, 135, 145, 146, 156, 287, and 279. Staff is still recommending masonry requirements.~~ The applicant has revised their product book to include brick on 38% of the total units. The applicant is proposing that 24 of the Summit neighborhood lots have brick on all first floor elevations (nine (9) ft.). The proposed lots are 1-3, 9, 10, 19, 20, 33-37, 48-54, 68, 69, and 76 have brick on all first floor elevations (nine (9) feet). Lots 4, 13, 14, 18, 21, 41, 42, and 93 have a wainscot of brick on all elevations (three (3) feet). The applicant is proposing 22 of the Ridgeline neighborhood have a wainscot of brick on all elevations (lots 94, 101, 105-108, 112, 119, 120, 125, 126, 130, 131, 136-138, 141, 142, 147, 152, 153, 275, and 281). The applicant is proposing that 52 units of the Vista neighborhood have a wainscot of brick on all elevations (lots 167-174, 168-188, 201, 202, 209 -212, 216, 217, 231-236, 247, 248, 253, and 254, 259-272). Staff is recommending that the following models that have brick on the

façade which does not wrap around the entry/porch be corrected with a minimum of a wainscot of brick:

- Continental- HR2G-C, HR3T-C, and HR3S-C.
- Newberry elevations: HR2G-N, HR3S-N, and HR3T-N.
- Stonebrook elevations: HR2G
- Bennett elevations: HR2G and HR2H
- Amberwood elevations: HR2M and HR2S
- Greenfield elevations: HR1A-01 BRICK, HR2G, and NC2G
- Hilltop elevations: HR3M and HR3S
- Westchester elevations: HR2G and NC2G
- Riverton elevations: HR1A-01 BRICK, HR3M, and HR2G

The applicant has indicated they will comply with this staff recommendation.

The proposed duplexes in the Villas have three (3) possible elevations. Staff sees no issues with the proposed elevations. The potential color packages of the duplexes should be reviewed with staff prior to final approvals to encourage anti-monotony among the 122 units. ~~Staff is recommending that the duplexes constructed that back up to single family units (280-294-257-260 and 265-278), be constructed with masonry extending from grade to the top of the first storey on all elevations, which is 18% of the attached units. The total percentage for the entire subdivision (detached and attached units) required to have masonry extending from grade to the top of the first storey is 25.5%.~~

Signage. Two (2) permanent subdivision signs are proposed at the Timberline Rd. and Alba St. entrances. Staff recommends that the sign be shifted to improve the visibility at the intersection of Vistancia Dr. and Timberline Dr. Staff has no concerns with the signs. The applicant is requesting 14 signs for the advertisement of the subdivision. A portion of the signs could be considered directional per the UDO if they were smaller and did not contain the Pulte logo.

Four (4) temporary signs are proposed for advertising the subdivision; two of the signs are roughly eight (8) feet by six (6) feet and two (2) of the signs are eight (8) feet by four (4) ft. The two eight (8) feet by six (6) feet signs, labeled in the applicants submittals as temporary signs 2 and 4, are proposed on a property that the applicant does not appear to control, thus staff will need documentation that the applicant has the right to place these signs on the property. The two eight (8) feet by four (4) feet signs are proposed at the Alba St. and Timberline Knolls entrances. Staff will need to see a more detailed plan to ensure that the proposed signs do not encroach on the vision triangle or impede sightlines; however, staff has no issues with the general area and size of the signs. The applicant is proposing three

directional signs directing customers from the Timberline Dr. entrance to the sales office. Again staff will need to see additional information that the signs do not encroach on the vision triangle or impede sightlines; however staff has no concerns with the proposed directional signage.

Four (4) temporary signs are being requested in the model/sales office area. Staff will need more information to ensure that the placement of these signs will not encroach the vision triangle or impede sightlines. Staff has no concerns with the general area and size of the signs.

Three temporary signs that read “Flexible Living Space” are indicated along the southern portion of Alba St. inside the subdivision. Staff finds these signs are unnecessary for advertisement or directional purposes. Additionally, staff is not objecting to the directional signage also having the Pulte logo on it, which is not permitted by the UDO. In addition, the applicant is proposing a billboard sign, labeled in the applicant’s submittals as temporary sign #1, along the Tollway to advertise the subdivision. It is likely that the applicant would need a permit from Illinois Department of Transportation pursuant to the Highway Advertising Control Act of 1971 (225 ILCS 440) prior to the placement of a billboard within such close proximity to Illinois Tollway I-355. Staff finds this request and deviation from the UDO unacceptable. The Billboard sign is too large of a deviation from the UDO to be permitted, even if the State of Illinois would allow its placement.

For all the temporary advertising signs, staff is recommending that these signs be removed once the subdivision has reached 90% occupancy for the lots.

Engineering Comments & Stormwater Management. ~~As discussed above, the Village Engineer commented that the pavement widths of the streets should be at a minimum 30 ft. back to back curb width. Additionally he indicated that portions of Vistancia Dr., Woodview Dr. and Alba St. should be considered collector streets and thus should have 36 ft. back to back curb widths. The Village Engineer reviewed the proposed detention facility along Timberline Dr. and found that it did not meet the IDOT berm rule for setback from the street.~~ The Village Engineer reviewed the updated plans and comments that the applicant has complied with four (4) of the previous recommendations. The applicant has still not updated their plans to indicated that full water main looping will occur in Phase I. Geotextile liner for the detention facilities is recommended by the Village Engineer per the soils report. The updated plans indicate a ConSpan culvert for the ravine crossing, the Village Engineer is recommending that the culvert be maintained by the HOA. Street lights were also missing from the interior streets of the subdivision only a note to incorporate street light has been added for final approvals; this is unacceptable per the UDO and the

Village Engineer. Lastly, as there are four ravines on the property, two of which are under the jurisdiction of USACE, the Village Engineer recommends that conservation easements are placed on the lots that impact the ravines. The Village Engineer's full comments are attached.

Fire District Comments. The Fire Marshal's comments are attached; he generally approves of the subdivision. The majority of the Fire Marshal's comments are items that are addressed during Site Development permitting.

School District 113a and 210 Comments. School District 210 provided comments on the proposed subdivision's impacts on Lemont High School (LHS). LHS does have the capacity for the increased enrollment predicted from the subdivision. The phased approach to the development allows time for LHS to adjust staffing and facility needs for the projected increased enrollment. The district will receive impact fees from the development for all housing types.

School District 113a also provided comments on the proposed subdivisions impacts on the district. The Board of Education for 113a has been mindful and diligent in trying to reduce class sizes over the last three (3) year and remains committed to doing so. The district will see a higher increase in enrollment than School District 210. The School District will also receive impact fees for both proposed housing types.

CONCLUSIONS & RECOMMENDATIONS

Overall, the proposed development is well designed and complies with most requirements of the UDO considering the unique challenges the site contains. The proposal also achieves the goals of the Lemont 2030 Comprehensive plan. Therefore, staff recommends approval with the following conditions:

1. ~~Revise the rear setbacks for duplex units 257-260 and 265-278~~ 263-274 to 30 ft.
2. ~~Revise the rear setbacks for single family lots 35-39, 51-56, 129-134, 279-287, 275-281 to 30 ft.~~
3. ~~Update the road network to have a minimum 33 ft. back-to-back curb pavement widths for Vistancia Dr. and Alba St and 30 ft. back-to-back curb pavement widths for the rest streets within the subdivision~~ Revise the ROW widths for Alba, Dr., portions of Woodview Dr., and portions of Vistancia Dr. to 66 ft.;
4. The applicant will work with staff on the appearance of the ~~box span culvert~~ wing walls. The span culvert should be finished as pressed and colored concrete to appear

as if it is constructed of limestone. Additionally per the Village Engineer's comments, indicate the structure will be maintained by the HOA;

5. Submit a contribution of \$150,000 for the New Ave. and Timberline Rd. left turn lane;
6. Remove three (3) of the parkway trees along the north side of Vistancia Dr. and the landscaping for the subdivision sign be shifted west at the proposed Timberline Dr. Entrance. Additionally, remove one (1) parkway tree and one (1) evergreen tree along the south side of Vistancia Dr. at the Timberline Dr. entrance;
7. ~~Comply with the following masonry requirements:~~
 - ~~a. The single family detached lots 1-21, 35-57, 98, 106-111, 133, and 152-1-20, 35-57, and 100-113 shall have masonry extending from grade to top of the first story; and~~
 - ~~b. The single family attached units 280-294 257-260 and 265-278 shall have masonry extending from grade to top of the first story.~~
8. Correct the nine (9) models listed above that have brick on the façade which does not wrap around the entry/porch with a wainscot of brick;
9. Comply with the following anti-monotony requirements:
 - a. No one model in the Summit neighborhood shall be constructed on more than 30% of the lots. Staff is willing to increase this percentage pending the revision of the product book as discussed earlier in the staff report;
 - b. No one model in the Ridgeline neighborhood shall be constructed on more than 30% of the lots. Staff is willing to increase this percentage pending the revision of the product book as discussed earlier in the staff report; and
 - c. No model, in either of the Ridgeling or Summit neighborhoods, with the same elevation and color package shall be constructed with in two (2) lots of one another or across the street. Additionally no model with the same elevation and color package be constructed within three (3) lots of one another along cul-de-sacs.
10. The applicant shall work with staff to finalize the Ridgeline and Summit models as described above;
11. The applicant shall work with staff to finalize the rear and side elevations for all the proposed single-family detached models;

12. The applicant shall work with staff to finalize the color packages for all the models (detached and attached) prior to Final PUD approvals;
13. The applicant will revise the request for the signs to eliminate the billboard sign and the temporary “Flexible Living Space” signs;
14. Comply with the requirement that all the temporary advertising signs shall be removed once the subdivision has reached 90% occupancy for the lots. Except to two proposed signs that are outside of the development, those signs shall be removed once 90% of the lots in the subdivision have been sold;
15. Prior to the submittal of the Final PUD application, an approved and fully executed 404 permit from the U.S. Army Corps of Engineers to disturb the waters of the U.S. areas shall be submitted to the Village as needed;
16. Address any additional outstanding issues as noted by the Village Arborist, Village Engineer, Village Ecologist, and Fire Marshal;
17. The eliminate the street name Woodview Dr. Vistancia Dr. should begin from the Timberline Dr. entrance and continue across the bridge to the duplexes. Vistancia Dr. along lots 21-32 and 73-79 should be renamed Woodwind Dr. Valley View Ct. should be eliminated and Valley View Dr. should replace the street name. Ridgeline Dr. along lots 108 to 109 should be renamed; and
18. Eliminate lot 98.
19. Revise the stormwater management plans to accommodate the proposed increase in impervious coverage for the front and rear yards of the single-family lots and the front yards of the duplexes.
20. Comply with the UDO’s Native Plantings Guideline for the detention facilities prior to Final PUD.
21. Comply with the Village Arborist’s requirements for the Woodland Restoration and Management plan prior to Final PUD.

The applicant has indicated that they will comply with conditions 5, 6, 8, 10, 11, 12, and 15. The applicant has already complied with conditions 1-3, 7, 17, and 18.

ATTACHMENTS

1. Village Arborist review
2. Village Engineer review
3. Village Ecologist review

4. Fire Marshal review
5. Revised application submittal

Attachment 1



Urban Forest Management, Inc.

December 8, 2016

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

RE: Case 2016-10
Vistancia Annexation, Rezoning, and Preliminary PUD
Land Use Application

Dear Heather:

As requested, I have reviewed the application documents. The following comments summarize my review:

A. Planned Unit Development Report 11/23/2016 - Overall Conceptual Land Use Plan

Open Space

- a. The proposed plan leaves substantial wooded open space
- b. Required open space is 15.25 acres. Provided open space is 25.44
- c. All open spaces will be the responsibility of the Vistancia Homeowners Association.
- d. Significant portions of these woods will be impacted and will be mitigated with the plantings of new trees.
- e. Comments
 - A woodland management plan should be provided. In addition to providing sustainable woodlands, the woodland management plan should also include a fire wise management strategy.
 - A ravine management and maintenance plan should be provided.
 - A tree mitigation plan that shows the trees to be mitigated, the number of mitigation trees to be planted, and the species, size and the location of the trees to be planted should be provided.
 - Are the three (3) storm water management facilities in the open space to be the responsibility of the HOA?

B. PUD Preliminary Plan / Plat

Overall Utility Plan Sheet C-5.0

Comments

- Are there any issues or conflicts with retained woodlands and utilities?
- Are there any issues or conflicts with trees and off site utilities?

C. Overall Woodland Plan Sheet C-7.0

Comments

- The proposed clearing limits are shown on this sheet. The proposed clearing limits should be on an engineering grading plan with contour lines. Any utilities that go into or through retained woodlands should also be shown on the engineering grading plan. The existing trees 50 feet on either side of the proposed clearing limits line or utility line should also be shown on the plan. The final clearing limits line and any utility lines should be adjusted to retain any quality trees.

D. Tree Inventory Sheets C- 8.0 thru C-8.4

Comments

- The tree inventory listing includes tree tag number, DBH, species, and action (remove or save). Other than identifying dead trees, there is no condition rating for the trees. A recent modified version of the tree inventory listing includes tree condition.
- The tree inventory listing includes saving some dead ash trees. Why are dead ash trees being saved?
- A plan note on Sheet C-8.0 indicates that 6086 trees were inventoried, 3,066 trees are to be removed, and 3,020 trees are to be saved. Our analysis of the spread sheet data shows tag numbers 1-3,629 and the inventory listing includes 3,066 trees with 2,581 trees removed and 485 trees saved. Some of the trees to be saved will be impacted by the proposed construction. An action plan should be provided to assist any trees impacted by the proposed construction. The action plan could include crown pruning, root pruning, fertilization, cambistat treatments, mulching, watering, etc.
- We modified the modified tree inventory listing to be able to sort the data by save / remove, species, and condition (see attached).
- There is no information as to the criteria used to determine tree condition. The focus is to identify the trees that are to be saved or that could be saved with some modification of the plan. The trees in good condition and fair condition that are within 50 feet of the proposed clearing limits or utilities should be identified, sorted out, and located on the engineering grading plan with contour lines.

Ms. Heather Valone
Village Planner
Case 2016-10
Vistancia Annexation, Rezoning, and Preliminary PUD
Land Use Application
December 8, 2016
Page 3

E. Landscape Plan Sheets L-1 thru L-4

Comments

- A landscape maintenance plan is to be provided as required by Section 17.20.120 of the Village Ordinance.
- The proposed landscaping for the (3) three storm water management facilities does not meet the standards in Section 17.20.080 of the Village Ordinance.
- The proposed plan includes 174 single family homes and 120 townhomes. Section 17.20.090 of the Village Ordinance establishes the landscape standards for Multi-family residential.
- The plant list on Sheet L-2 for street trees included 3 different maples and one oak. Sugar maple is not real fond of salt. Additional oak species would be appropriate for this site for street trees, storm water management facilities, and open spaces.
- The plant list includes river birch in single stem form only in the storm water management facilities and the open space. Multi-stemmed river birch 8' to 10' in height would also be appropriate in these areas.

Sincerely,
URBAN FOREST MANAGEMENT, INC.



Charles A. Stewart
Vice President



January 15, 2017

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

RE: PZC Case 2016-10
Vistancia Annexation, Rezoning, and Preliminary PUD
Revised Plans – Review #2

Dear Heather:

As requested, I have reviewed the revised plans. The following comments summarize this review:

1. There was no response to my comments in my review letter dated December 8, 2016.
2. It appears that some of the Landscape Notes refer to the standards of the City of Novi. The notes should refer to the standards of the Village of Lemont.
3. The plant lists for street trees should provide more diversity in the species selections.
4. With the topography of the site there may be more salt on the streets. The red maple and the sugar maple may have a problem with the salt.
5. With the extensive open space areas deer protection may be needed for the smoother barked trees and some of the other plants.
6. The Deciduous Tree Planting details and the Evergreen Tree Planting Details provide for scarifying the bottom of the planting pit and re-compacting it to a depth of 4". The trees should be planted with the top of the root ball 2" above finished grade.

Sincerely,
URBAN FOREST MANAGEMENT, INC.

Charles A. Stewart
Vice-President

December 14, 2016

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

RE: **Vistancia Subdivision**
Preliminary Engineering Plan Review

Dear Heather:

I have reviewed the Preliminary Engineering documents dated November 25, 2016, and have the following initial comments. Due to the large volume of documents to be reviewed, I have provided a preliminary review only.

1. All public utilities are readily available to the site.
2. Project phasing needs to be performed in such a way as to provide 2-way access to the site, as well as the full water main loop during Phase One.
3. Portions of Vistancia Drive is shown to be 27-foot back-to-back of curbs. Village Standard per LS-10 is required 30-foot back-to-back. Woodwind Drive is shown as 31-foot back-to-back. If parts of Vistancia Drive, Woodwind Drive, and Alba Drive are deemed collector streets, they need to be 33-foot back-to-back of curbs. The 66-foot right-of-way is acceptable.
4. The water main loop from Timberline Drive to Alba Street is shown at 8-inch diameter. The Village will check with HR Green, the water supply study consultant, to confirm if this size is adequate, in lieu of 10-inch or 12-inch main.
5. The water main should also be looped in existing easement (between 89 and 91 Timberline Drive) from Lot 35 on Woodwind Drive, to the 12-inch water main on Timberline Drive, if such is physically feasible in the existing easement.
6. The FEMA Flood Plan maps indicate no Zone A areas (100-year flood zone) on the entire site. The MWRDGC flood inundation maps indicate no stormwater inundation area on the entire site.
7. The existing conditions plan on engineering plan sheets C-2.2 indicates a "water line" that indicates potential areas hydraulically connected to the I&M Canal as USACOE waters of the US. A letter from USACEO dated December 1, 2016 verifies that Ravines 1 and 4 contain jurisdictional wetlands. It is recommended that a Conservation Easement be considered for Ravines 1, 2, 3 and 4, from the top of slope down to the bottom of the ravines to prevent any disturbance activity on the ravine slopes.
8. Stormwater detention and volume control will need to follow MWRDGC-WMO Permit Guidelines. Stormwater detention will also need to follow Village of Lemont guidelines. Whichever detention volume and release rate is more stringent will apply.
9. The Soils Report recommends an impervious geotextile liner for the detention facilities, due to the existence of sand seams in the soils located along the entire north bluff area along Main Street. This is a very important consideration.
10. Left turn lanes on New Avenue are warranted at Timberline Drive, currently and in the future. These lanes should be installed concurrent with this development. A preliminary estimated cost for this work is \$300,000.00.
11. No wetlands were found on the site.
12. The widths of the proposed pathways to connect to the Open Space Township Park property should be consistent with those widths that currently exist in the Open Space Township Park.

13. There needs to be some way to easily access the upstream and downstream ends of the proposed 6' x 4' box culvert under Alba Drive, for removal of upstream timber debris, which can be expected to accumulate in the channel. An exhibit showing access to the culvert should be provided.
14. Due to the significant grade (6%) of the 4' x 6' box culvert, some type of flow velocity attenuation device will be needed to prevent downstream channel erosion. An exhibit showing this information should be provided.
15. Some type of pedestrian protection, such as a decorative fence, should be provided behind the north sidewalk at Stormwater Basin 2. Due to the proximity of the retaining walls behind the north sidewalk, a decorative guard rail may also be advisable.
16. A guard rail is recommended on each side of Alba Drive behind the public sidewalks, at the 6' x 4' box culvert crossing. Again, some means of ingress/egress method needs to be provided here for culvert maintenance, as well as for detention basin maintenance at other locations in the development.
17. Detention basin depths range from 5-feet to the 6-feet, Village Code is 4-feet maximum. This will require a design variance. Basins will need to follow the Village's new native planting guidelines.
18. No stormwater calculations were submitted, but the location and size of the detention areas appears adequate.
19. Detention Basin No. 2 offset from Timberline Drive does not appear to comply with the Illinois "berm rule". (The required offset to basin HWL is 10-feet + 1.5 x basin depth, as measured from the right-of-way line.)
20. Sheet C-11.0 of the engineering plans shows the site line exhibit and back up calculation data for same. The site line is shown on Vistancia Drive as being taken from a location in the vehicle in front of the stop bar and crosswalk. (The stop bar is normally set 4 feet behind the crosswalk.) Due to the location of Evergreen Drive, it is my opinion that the location of Vistancia Drive and the Timberline West entrance drive are at the best location, given all the other undesirable options. The proposed site lines need to be made as "clean and clear" as possible, with removal of all trees and earth mounds that may block the view. Southbound stop controls on Timberline Drive at Evergreen Drive or Vistancia Drive could be a future consideration. Northbound stop control on Timberline Drive at Vistancia Drive would be a challenge in winter, due to the 8.3% uphill grade. Speeding vehicles on Timberline Drive will cause a problem, in any case.
21. Street lights are needed throughout the Subdivision, per UDO.

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

Sincerely,

NOVOTNY ENGINEERING



James L. Calkar, P.E., P.L.S.

JLC/dn

Enclosures

cc: Mr. George Schafer, Administrator
Mr. Jeffrey Stein, Deputy Administrator
Mr. Ralph Pukula, Director of Public Works
File No. 16580

January 11, 2017

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

RE: **Vistancia Subdivision**
Preliminary Engineering Plan Review - 2

Dear Heather:

I have reviewed the revised Preliminary Engineering documents dated January 6, 2017, and have the following initial comments. Due to the large volume of documents to be reviewed, I have provided a preliminary review only.

1. All public utilities are readily available to the site.
2. Project phasing needs to be performed in such a way as to provide 2-way access to the site, as well as the full water main loop during Phase One.
3. The street right-of-way has been reduced to 60-foot wide. (The November 25, 2016 plans showed a 66-foot wide ROW). The pavement widths have been increased to 30 feet back-to-back (local road), and 33 feet back-to-back (collector streets), as previously recommended. I do, though, recommend that the collector roadways (Alba Drive, Woodwind Drive, and Vistancia Drive) right-of-ways be increased to at least 66-foot width.
4. The water main loop from Timberline Drive to Alba Street is shown at 8-inch diameter. After checking with HR Green, the Village's water supply study consultant, this size is adequate.
5. The FEMA Flood Plan maps indicate no Zone A areas (100-year flood zone) on the entire site. The MWRDGC flood inundation maps indicate no stormwater inundation area on the entire site.
6. The existing conditions plan on engineering plan sheets C-2.2 indicates a "water line" that indicates potential areas hydraulically connected to the I&M Canal as USACOE waters of the US. A letter from USACEO dated December 1, 2016 verifies that Ravines 1 and 4 contain jurisdictional wetlands. It is recommended that a Conservation Easement be considered for Ravines 1, 2, 3 and 4, from the top of slope down to the bottom of the ravines to prevent any disturbance activity on the ravine slopes.
7. Stormwater detention and volume control will need to follow MWRDGC-WMO Permit Guidelines. Stormwater detention will also need to follow Village of Lemont guidelines. Whichever detention volume and release rate is more stringent will apply.
8. The Soils Report recommends an impervious geotextile liner for the detention facilities, due to the existence of sand seams in the soils located along the entire north bluff area along Main Street. This is a very important consideration.
9. Left turn lanes on New Avenue are warranted at Timberline Drive, currently and in the future. These lanes should be installed concurrent with this development. A preliminary estimated cost for this work is \$300,000.00.

Ms. Heather Valone
Village of Lemont
January 11, 2017
Page Two

10. The widths of the proposed pathways to connect to the Open Space Township Park property should be consistent with those widths that currently exist in the Open Space Township Park.
11. There needs to be some way to easily access the upstream and downstream ends of the proposed 6' x 4' box culvert under Alba Drive, for removal of upstream timber debris, which can be expected to accumulate in the channel. An exhibit showing access to the culvert should be provided.
12. Due to the significant grade (6%) of the 4' x 6' box culvert, some type of flow velocity attenuation device will be needed to prevent downstream channel erosion. An exhibit showing this information should be provided.
13. Some type of pedestrian protection, such as a decorative fence, should be provided behind the north sidewalk at Stormwater Basin 2. Due to the proximity of the retaining walls behind the north sidewalk, a decorative guard rail may also be advisable.
14. A guard rail is recommended on each side of Alba Drive behind the public sidewalks, at the 6' x 4' box culvert crossing. Again, some means of ingress/egress method needs to be provided here for culvert maintenance, as well as for detention basin maintenance at other locations in the development.
15. Detention basin depths range from 5-feet to the 6-feet, Village Code is 4-feet maximum. This will require a design variance. Basins will need to follow the Village's new native planting guidelines.
16. No stormwater calculations were submitted, but the location and size of the detention areas appears adequate.
17. Street lights are needed throughout the Subdivision, per UDO.

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

Sincerely,

NOVOTNY ENGINEERING



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

JLC/dn

Enclosures

cc: Mr. George Schafer, Administrator
Mr. Jeffrey Stein, Deputy Administrator
Mr. Ralph Pukula, Director of Public Works
Mr. Mark LaChappell, Building Inspector
File No. 16580

February 7, 2017

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

RE: **Vistancia Subdivision**
Preliminary Engineering Plan Review - 3

Dear Heather:

I have reviewed the revised Preliminary Engineering documents dated January 26, 2017, and have the following comments. Due to the large volume of documents to be reviewed, I have provided a preliminary review only. (Note: Items 1, 3, 4, and 5 from my January 11, 2017 Plan Review 2 letter have been complied with, or noted on the revised plans.)

1. Project construction phasing needs to be performed in such a way as to provide 2-way access to the site, as well as the full water main loop during Phase One. Please provide a general note on Sheet 1 indicating this.
2. The existing conditions plan on engineering plan sheets C-2.2 indicates a "water line" that indicates potential areas hydraulically connected to the I&M Canal as USACOE waters of the US. A letter from USACEO dated December 1, 2016 verifies that Ravines 1 and 4 contain jurisdictional wetlands. It is recommended that a Conservation Easement be considered for Ravines 1, 2, 3 and 4, from the top of slope down to the bottom of the ravines to prevent any disturbance activity on the ravine slopes.
3. Stormwater detention and volume control will need to follow MWRDGC-WMO Permit Guidelines. Stormwater detention will also need to follow Village of Lemont guidelines. Whichever detention volume and release rate is more stringent will apply.
4. The Soils Report recommends an impervious geotextile liner for the detention facilities, due to the existence of sand seams in the soils located along the entire north bluff area along Main Street. This is a very important staff recommendation and requirement for this development.
5. Left turn lanes on New Avenue are warranted at Timberline Drive, currently and in the future. These lanes should be installed concurrent with this development. A preliminary estimated cost for this work is \$300,000.00.
6. The widths of the proposed pathways to connect to the Open Space Township Park property should be consistent with those widths that currently exist in the Open Space Township Park.
7. There needs to be some way to easily access the upstream and downstream ends of the proposed ConSpan open channel box culverts under Alba Drive and also Vistancia Drive, for removal of upstream timber debris, which can be expected to accumulate in the channel. Earth slopes of 3:1 are indicated from Alba Drive to the culverts. This should be acceptable, provided it is planted with low maintenance vegetation, but will require a variance from 4:1 slopes. This same situation occurs on the west backslope of Stormwater Basins 1 and 3. An exhibit showing access to the culvert should be provided. I also recommend that the ConSpan culverts be maintained by the HOA.

Ms. Heather Valone
Village of Lemont
February 7, 2017
Page Two

8. Due to the significant grade (6%) of the 4' x 6' ConSpan open channel box culvert, some type of flow velocity attenuation device will be needed to prevent downstream channel erosion. An exhibit showing this information shall be provided.
9. Some type of pedestrian protection, such as a decorative fence, shall be provided behind the north sidewalk at Stormwater Basin 2. Due to the proximity of the retaining walls behind the north sidewalk, a decorative guard rail may also be advisable.
10. A guard rail is recommended on each side of Alba Drive and Vistancia Drive behind the public sidewalks, at the ConSpan open channel box culvert crossings. Again, some means of ingress/egress method needs to be provided here for culvert maintenance, as well as for detention basin maintenance at other locations in the development.
11. Detention basin depths range from 5-feet to the 6-feet, Village Code is 4-feet maximum. This will require a design variance. Basins will need to follow the Village's new native planting guidelines.
12. No stormwater calculations were submitted, but the location and size of the detention areas appears adequate.
13. Street lights are needed throughout the Subdivision, per UDO.
14. No lot grading plan is included (only the detention area proposed grading is indicated). The preliminary grading must be submitted for review and approval by Village Staff at this time, to verify the usability of the rear yards on each lot.

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

Sincerely,

NOVOTNY ENGINEERING



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

JLC/dn

Enclosures

cc: Mr. George Schafer, Administrator
Mr. Jeffrey Stein, Deputy Administrator
Mr. Ralph Pukula, Director of Public Works
Mr. Mark LaChappell, Building Inspector
File No. 16580



December 12, 2016

Heather Valone
Village Planner
Village of Lemont
418 Main St
Lemont, IL 60439
(630) 257-1581

**RE: Vistancia Development
P.U.D. Preliminary Plan/Plat – Review #1**

ecology + vision, llc has received and reviewed the P.U.D. Preliminary Plan/Plat dated 12/08/2016 prepared by Greentech Engineering, Inc. and listed sub-consultants.

The purpose of our review of this plan is to ascertain its general compliance with Village ordinances and standard practices regarding native plantings. This review and comments made herein shall not relieve the designer from his or her duties to conform to all required codes, regulations and acceptable industry standards and practices. ecology + vision, llc's review shall not be considered an in-depth quality assurance review, we cannot and do not assume responsibility for errors or omissions throughout the design of these plans. Following are our review comments:

General Plan Comments

1. There are currently no areas within this plan proposed for natural areas restoration or native plantings. Any natural areas restoration or native plantings being proposed by the applicant, including naturalized stormwater facilities and/or mitigation/compensatory storage areas shall adhere to the Village of Lemont Native Planting Guidelines available by contacting the Village of Lemont at 630-257-1550.
2. The stormwater detention basins shall be in compliance with the MWRD Watershed Management Ordinance and the MWRD Technical Guidance Manual.
3. Indicate who will be responsible for maintenance of the 25.44 acres of "open space" as indicated on sheet C-9.0.

Tree Preservation Plan Comments

4. The plan set submitted for review does not include a tree preservation plan.
5. The plan set submitted for review does include a tree inventory, however there appears to be errors between the tag numbers and common names. On sheet C-7.1, every tree shown within the vicinity of lots 1-5 and extending down to lot 56 are all labeled as "Hickory". In addition, sheet C-8.2 lists tag numbers 1404, 1405 and 1408 as "Hawthorns" with sizes exceeding 48" DBH, which is not likely accurate since Hawthorns are small understory trees rarely exceeding 12" in diameter.

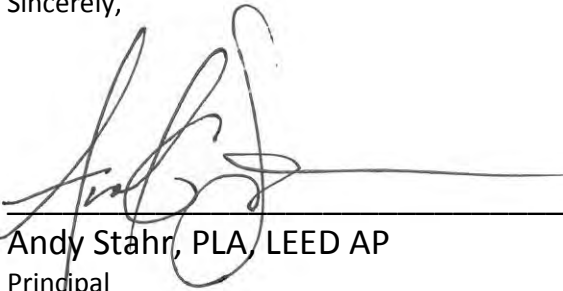
6. Tree tag numbers are missing from some of the located trees on plan sheets C-7.1, C-7.2, and C-7.3.
7. With over 1,000 Oak and 700 Hickory trees proposed for removal as per this plan set, we recommend that the Village require submittal of a tree preservation plan in accordance with the UDO.

Landscape Plan Comments

8. To ensure that the landscape plan has been prepared by a "Registered Landscape Architect", the landscape architect responsible for production of the landscape plan(s) shall be a Registered Landscape Architect with the State of Illinois and shall sign and seal any landscape sheets submitted for this project. (17.20.030, A).

This documents our review of the above referenced plan(s). Please contact our office with questions or if additional information is required.

Sincerely,

A handwritten signature in black ink, appearing to read 'Andy Stahr', is written over a horizontal line. The signature is fluid and cursive.

Andy Stahr, PLA, LEED AP
Principal
(815) 751-2410

Attachment 4



LEMONT FIRE PROTECTION DISTRICT



BUREAU OF FIRE PREVENTION

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

November 30, 2016

Building Department
Village of Lemont
418 Main Street
Lemont, IL. 60439

Re: Vistancia
Lemont, IL, 60439

Dear Building Department;

This Department is in receipt of the site plans for the above mentioned project. The 2015 edition of the International Fire Code along with local amendments were used for this review. These plans are APPROVED AS NOTED subject to the following comments:

1. The address for the property shall be permanently displayed, either on a sign or on the building. The type and size of the address a minimum four inches (4") - shall be in compliance with Lemont Fire Protection District Ordinance #16-01, and International Fire Code, 2015 Edition (Section 505).
2. An approved automatic sprinkler system shall be installed throughout the multi-family occupancies. This system shall be designed and installed in accordance with N.F.P.A. Standard 13D, 2013 Edition. A complete set of sprinkler shop/working drawings, and the appropriate equipment specification sheets, shall be submitted to the Bureau of Fire Prevention for review and approval prior to installation in accordance with Lemont Fire Protection District Ordinance #16-01 (Section 903), and International Fire Code, 2015 Edition (Section 903).
3. An approved fire alarm system shall be installed throughout the multi-family occupancies. The fire alarm system shall be designed and installed in accordance with N.F.P.A. Standard #72, 2013 Edition and Lemont Fire Protection District Ordinance #16-01 (Section 907). A complete set of fire alarm shop/working drawings, and the appropriate equipment specification sheets, shall be submitted to the Bureau of Fire Prevention for review and approval prior to installation and in accordance with the Lemont Fire Protection District Ordinance #16-01 (Section 907), and International Fire Code, 2015 Edition, (Section 907.1.1).

4. All newly constructed buildings or tenant spaces are required to install an approved key box in an accessible location approved by the code official in accordance with International Fire Code Edition 2015 (Section 506.1).
 - a. **TYPE OF KEY BOX:** The type of key box approved for use by the Lemont Fire Protection District is the Knox box brand key vault/rapid entry system. The Lemont Fire Protection District shall be in complete control of key box and rapid entry system authorization and operation.
 - b. **LOCATION AND NUMBER:** The location of the Knox box shall be approved by the code official. The Knox box shall be mounted at a maximum height of six (6) feet above grade in which a person can stand on without any assistance. The total number of Knox boxes required shall be determined by the code official.
 - c. **KEYS:** Key boxes shall contain such keys and other items necessary to provide to the fire district access to the building at locked points of ingress and egress whether on the interior or exterior of such building, to building systems, controls and devices, such as but not limited to: Fire alarm systems, automatic sprinkler systems, elevator controls, electrical rooms and mechanical rooms and other areas designated by the Code Official.
 - d. Each key shall be identified in an approved manner for quick use in case of an emerge

5. Fire hydrants shall be located along a fire apparatus access road so that no portion of a building or facility will be more than 300 feet from any hydrant. Additional hydrants and mains shall be provided where required by the code official. Lemont Fire Protection District Ordinance #16-01 (Section 507.5).
 - a. **Access:** Access to fire hydrants shall be by any approved roadway as specified by this code.
 - b. **Distance to Roadways:** Hydrants shall be located approximately ten (10) feet from all-weather roadways.
 - c. **Pumper Outlet Direction:** Each hydrant shall have the pumper (steamer) connection facing the primary roadway and shall be accessible so that a connection can be made between the hydrant and the apparatus located in the street with twenty (20) feet of suction hose.
 - d. **Hydrant Outlet Location:** Fire hydrant outlets shall be a minimum of eighteen (18) inches and no more than thirty-six (36) inches above the finished grade.
 - e. **Hydrant Type:** Fire hydrants used in conjunction with water supplies shall be of a type acceptable to the Lemont Fire Protection District.

- f. Cover/Cap: The larger steamer port on the hydrant is to be equipped with a five (5) inch “storz” fitting with a cover/cap. This cover/cap shall be connected to the hydrant with a 0.125” vinyl coated aircraft cable. If this type of connection cannot be used, final determination shall be made by the fire code official. Lemont Fire Protection District Ordinance #16-01 (Section 507.5.3).
6. When subject to physical damage from vehicles, fire hydrants shall be protected from damage by approved methods, including barriers in accordance with International Fire Code, 2015 Edition (Section 507.5.6).
7. Obstruction: Posts, fences, vehicles, growth, trash, storage and other materials or objects shall not be placed or kept near fire hydrants, fire department inlet connections or fire protection system control valves in a manner that would prevent such equipment or fire hydrants from being immediately discernible. The fire department shall not be deterred or hindered from gaining immediate access to fire protection equipment or fire hydrants in accordance with International Fire Code, 2015 Edition (Section 507.5.4).
8. Clear space around hydrants. A 3-foot (914 mm) clear space shall be maintained around the circumference of fire hydrants except as otherwise required or approved in accordance with International Fire Code, 2015 Edition (Section 507.5.5).

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

Sincerely,



Benjamin DeAnda, MPA, MS, CFO, FM
Fire Marshal

cc: file
Village of Lemont Building Department



LEMONT FIRE PROTECTION DISTRICT



BUREAU OF FIRE PREVENTION

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

January 9, 2017

Building Department
Village of Lemont
418 Main Street
Lemont, IL. 60439

Re: Vistancia
Lemont, IL, 60439

Dear Building Department;

This Department is in receipt of the site plans for the above mentioned project. The 2015 edition of the International Fire Code along with local amendments were used for this review. These plans are APPROVED AS NOTED subject to the following comments:

1. No additional comments.

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

Sincerely,

Benjamin DeAnda, MPA, MS, CFO, FM
Fire Marshal

cc: file
Village of Lemont Building Department



LEMONT FIRE PROTECTION DISTRICT



BUREAU OF FIRE PREVENTION

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

January 27, 2017

Building Department
Village of Lemont
418 Main Street
Lemont, IL. 60439

Re: Vistancia
Lemont, IL, 60439

Dear Building Department;

This Department is in receipt of the site plans for the above mentioned project. The 2015 edition of the International Fire Code along with local amendments were used for this review. These plans are APPROVED AS NOTED subject to the following comments:

1. No additional comments.

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

Sincerely,

Benjamin DeAnda, MPA, MS, CFO, FM
Fire Marshal

cc: file
Village of Lemont Building Department

Attachment 5

ODAWA DEVELOPMENT, LLC

51111 West Pontiac Trail

Wixom, Michigan 48393

February 3, 2017

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

Dear Ms. Valone,

Below is our response to the items that the Planning and Zoning Commission wants to see addressed from our public meeting on January 18, 2017:

1. Interior side yard setbacks on all lots should be 10 ft. a revised configuration showing the configuration with these side yards should be developed. Potential conflicts between foundations and interior side yard utilities should be prioritized. **Interior side yard setbacks have been increased to 10 feet for Lots 33-38 and 45-53, which back up to the existing neighbors to the east. Also, all lots in the Summit neighborhood that have pipe utilities that are located in the side yards have 10 foot side yard setbacks to accommodate a 20 foot wide storm sewer easement. The remaining single family lot side yard setbacks remain at 7.5 feet.**
2. The proposed buffer along lots 35-39 and 51-57 should be a landscape easement on the proposed lots rather than a separate outlot to be maintained by the HOA. Thus these lots would have a 40 ft. rear yard setback (20 ft. of PU&DE easement and 20 ft. of landscaped easement). **This has been done.**
3. The gap between lots 35 and 36 should be eliminated and lots 33-35 reconfigured. **Lots 33-36 have been reconfigured to reflect solve this issue.**
4. Lots 44 and 45 should be eliminated to allow emergency services to more easily access the open space behind these lots. **Lots 39-46 in the current plan have been reconfigured to provide a 40 foot opening between Lots 41 and 42 to the open space in this area.**
5. Lots 85-87 must be reconfigured to remove the open space behind them. **Although the lot numbering is changed, this open area has been removed and added into the lots.**
6. The gap between lots 72 and 27 should be eliminated. **Although the lot numbering is changed, this open area has been eliminated.**
7. The park site should be moved and designed per the direction of the Park District. **This has been done.**

ODAWA DEVELOPMENT, LLC

51111 West Pontiac Trail

Wixom, Michigan 48393

8. Review the information provided regarding a potential wetland near Alba St. **A meeting is being held w/the Township next week and we'll have an answer for you then.**
9. Traffic calming near the dog park should be reviewed by the traffic engineer. **No traffic calming devices have been proposed near the dog park and we are open to suggestions.**
10. Update the box culvert (ravine crossing) to reduce the filling of the ravine. **This has been done.**
11. The duplexes at the Alba St. entrance should have brick. **This has been done.**
12. The subdivision should have 100% brick on all first floor elevations. **Per the staff report staff is still recommending that 34.5% of the subdivision with brick requirements. This has been complied with, see Pulte's key lot plan and architectural resubmission.**

If you have any questions, please don't hesitate to call me at 248/703-4653.

Sincerely,

Bruce Michael
Managing Member

February 1, 2017

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

Re: Vistancia

Dear Heather;

Per your request, please find this letter as an explanation of the changes made to the Vistancia plans as submitted last week. The changes listed below were made in response to the comments from the public hearing, planning commissioner comments and comments from our telephone discussions.

The changes include:

- Revise the Right-of-Way widths to 66' wide for Vistancia Drive, Woodview Drive and Alba Drive. The remainder of the proposed streets are 60' wide.
- Revise the roadway widths to 36' wide back to back for the roads within the 66' wide Rights-of- Way. The roads within the 60' wide Rights-of-way are proposed to be 33' wide back to back. Typical roadway cross sections are shown on sheet 3.0.
- The Summit lots that back up to the Timbers Edge neighbors have been revised so that the rear yards extend to the eastern property line. The 20' wide open space as previously proposed has been eliminated.
- All lots that touch the Timbers Edge neighboring lots have been revised with an increased width and the side yard setbacks have been revised to 10' minimum. This includes lots 33-38 and 45-52.
- The rear yard setback for lots 33-38 and lots 45-53 has been increased to 40 feet to allow for a 20' wide landscape easement and a 20' wide easement for storm sewer.
- Anticipated side yard easements for storm sewer have been added through the development and lot widths adjusted for consistent building envelope widths. We understand that rear yard easements will be indicated on the final PD plans as we further develop the entire storm sewer network.
- A 40' wide open space area has been included in the Summit open space between lots 41 and 42.
- The open space area between Summit lots 31 and 32 has been increased in width per our discussion.
- Street trees at the Timberline entrance have been relocated away from the sight distance triangle.
- Stormwater basin #2 has been revised to allow the required 25' setback from the Timberline Right-of-Way to the top of bank for the basin.
- Street names have been revised, and a new street name has been added adjacent to lots 101-105.

- The box culvert across the valley crossing has been revised to an open bottom “Con-Span” type crossing to allow preservation of the existing channel through the crossing. A revised “Con-Span” culvert exhibit has been added to sheet 4.0.
- Lots 94-95 (previously called lots 98-99) have been re-oriented to front on Ridgeline Drive.
- The lot layout has been revised around lots 141-142, 255-258 and 281 to accommodate the park location on the west side of Alba Drive.
- An additional “Con-Span” type crossing has been added adjacent to lots 142 & 281 to allow preservation of the existing channel through the crossing.
- The rear yard setbacks for lots 275-281 have been revised to 30 feet to accommodate a 60’ building separation between the single family buildings and the duplex units.
- All lot data, density calculations, lot area and width tables, density calculations, and phasing diagram sheet C1.1 have been revised to reflect the new lot layout.
- The park plan and calculations have been revised to reflect the new lot layout.
- General notes have been added to sheet one to reflect public lighting and detention basin maintenance.
- The “Relief from UDO Standards” table has been added to sheet 1.
- The Easement Detail has been revised to reflect the current proposal.
- The “Impervious Lot Coverage” exhibits have been added to sheet 3.0.
- All proposed spot grades have been revised to reflect the updated plan. Please note that we understand that proposed contours and grades will be required for final PUD approval. At this point in the development process, we have completed adequate calculations to verify that all lots and utilities can be constructed. We are withholding the preparation of the detailed contoured grading plan until the roadway and lot configuration are approved by the village due to the extensive hours required to prepare said plans.
- All sanitary sewer, storm sewer and water main utilities have been revised to reflect the new roadway and lot layout.
- Natural features plans have been revised to reflect the new roadway and lot layout.
- The Open Space plan and calculations on sheet 9.0 have been revised to reflect the new roadway and lot layout.
- The typical lot layouts indicated on Sheet C10.0 have been revised to reflect the updated setbacks.
- Landscape Plan Sheets L-1 to L-3 have been revised to reflect the new roadway and lot layout.

This letter outlines the site plan changes made since the last submission that was presented to the village. Separate correspondence from the builder will outline the changes to the building products. If you have any questions, please do not hesitate to contact me.

Respectfully,
GreenTech Engineering, Inc.



Daniel J LeClair, P.E., P.S.

BENCHMARKS:

BM#1
ARROW ON HYDRANT, SOUTHEAST CORNER
TIMBERLINE DRIVE & OLD QUARRY ROAD.
ELEVATION: 598.87 N.A.V.D. 1988

BM#2
MAG NAIL WEST SIDE POWER POLE, 55'± NORTH
OF LOT 40, TIMBERLINE 1 SUBDIVISION.
ELEVATION: 678.27 N.A.V.D. 1988

BM#3
R.R. SPIKE NORTH SIDE POWER POLE, REAR
PROPERTY LINE OF #85 TIMBERLINE DRIVE.
ELEVATION: 726.34 N.A.V.D. 1988

BM#4
MAG NAIL WEST SIDE 6" OAK (TAG #2356)
95'± EAST OF THE NORTH-SOUTH 1/4 LINE,
780'± NORTH OF THE CENTER OF SECTION 30.
ELEVATION: 677.66 N.A.V.D. 1988

BM#5
MAG NAIL SOUTH SIDE OF POWER POLE 785'±
WEST OF THE NORTH-SOUTH 1/4 LINE, 320'±
SOUTH OF THE CENTER OF SECTION 30.
ELEVATION: 723.38 N.A.V.D. 1988

BM#6
ARROW ON HYDRANT, NORTH SIDE OF PARKING
LOT LEMONT TOWNSHIP PARK BUILDING, EAST
SIDE OF ALBA RD.
ELEVATION: 773.49 N.A.V.D. 1988

BM#7
ARROW ON HYDRANT, NORTHEASTERLY SIDE OF
ALBA RD. 680'± WEST OF TIMBERLINE DR.
ELEVATION: 766.66 N.A.V.D. 1988

**VISTAS
LOTS 153-274**

Table with 3 columns: LOT#, AREA (sq.ft.), LOT WIDTH. Lists lots 153 through 274.

**SUMMIT
LOTS 1-93**

Table with 3 columns: LOT#, AREA (sq.ft.), LOT WIDTH. Lists lots 1 through 93.

**RIDGELINE
LOTS 94-152
275-281**

Table with 3 columns: LOT#, AREA (sq.ft.), LOT WIDTH. Lists lots 94 through 281.

RIDGELINE

SUMMIT

VISTAS

NOTE:
THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AS DISCLOSED BY AVAILABLE UTILITY COMPANY RECORDS AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE COMPANY. NO GUARANTEE IS EITHER EXPRESSED OR IMPLIED AS TO THE COMPLETENESS OR ACCURACY THEREOF. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES. THE CONTRACTOR SHALL NOTIFY THE DESIGN ENGINEER IMMEDIATELY IF A CONFLICT IS APPARENT.

LEGAL DESCRIPTION:

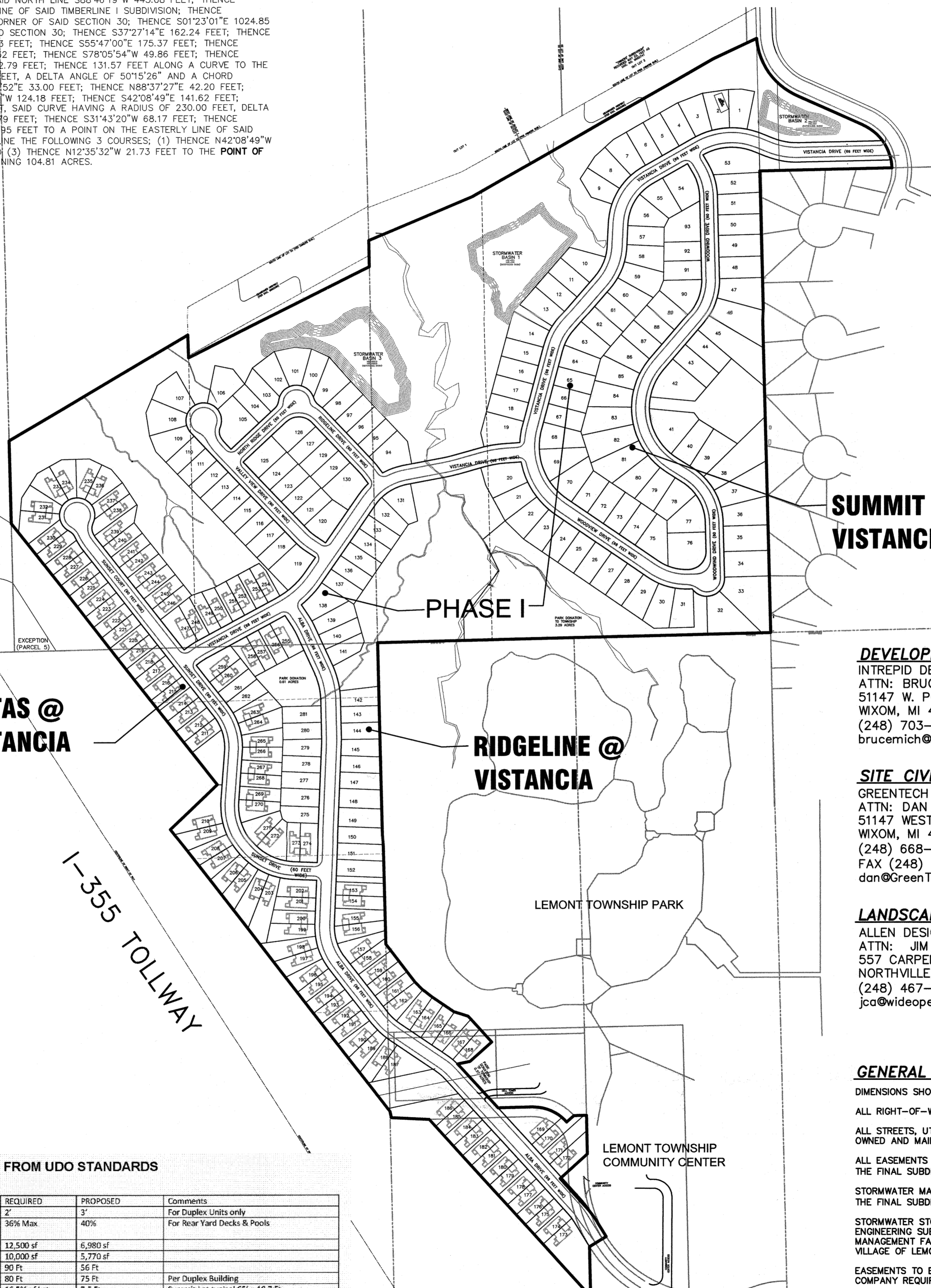
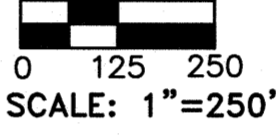
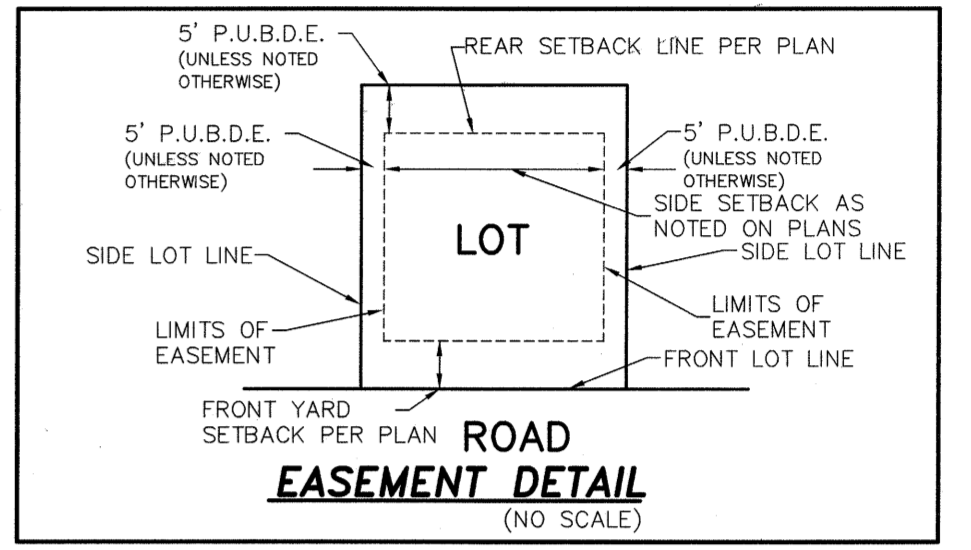
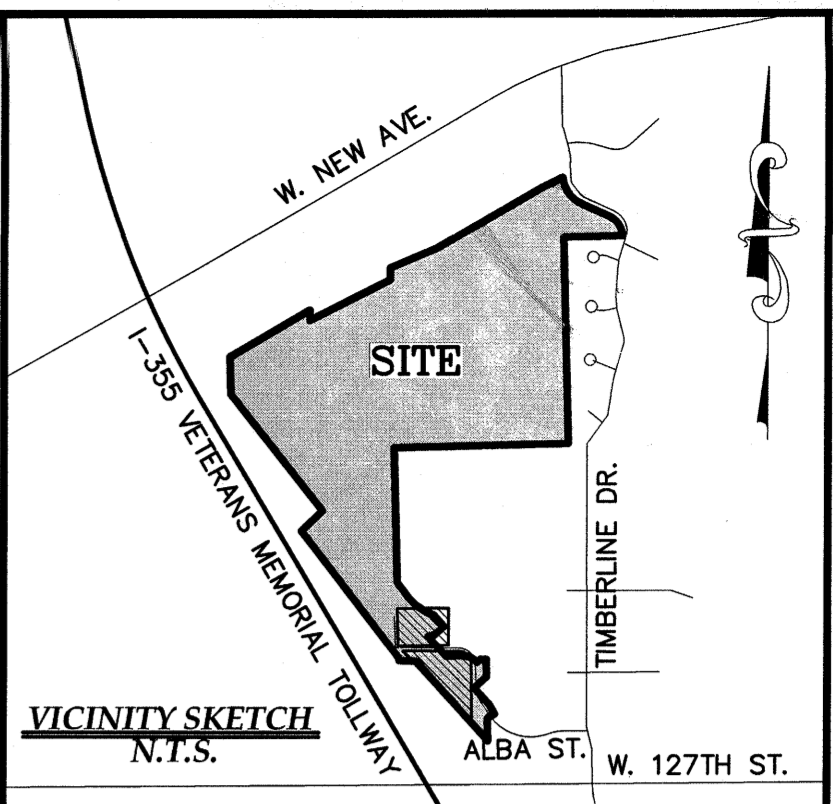
THAT PART OF SECTION 30, TOWNSHIP 37 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS:
COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 30; THENCE N01°23'08"E 1056.34 FEET ALONG THE NORTH-SOUTH 1/4 LINE OF SAID SECTION 30 TO A POINT ON THE EASTERLY LINE OF INTERSTATE 355, VETERAN'S MEMORIAL TOLLWAY, (VARIABLE WIDTH), AND ALSO THE POINT OF BEGINNING; THENCE ALONG SAID EASTERLY LINE THE FOLLOWING 3 COURSES: (1) THENCE N37°27'12"W 1210.89 FEET, (2) THENCE N45°55'13"E 220.34 FEET AND (3) THENCE N38°01'35"W 1128.85 FEET; THENCE N01°26'35"W 282.73 FEET; THENCE N59°23'11"E 701.21 FEET; THENCE S01°44'24"E 77.23 FEET; THENCE N63°09'09"E 678.22 FEET; THENCE N01°14'24"W 89.65 FEET; THENCE N67°00'14"E 379.85 FEET; THENCE N60°06'48"E 933.62 FEET; THENCE N64°49'06"E 161.67 FEET TO A POINT ON THE WESTERLY LINE OF TIMBERLINE DRIVE (66 FEET WIDE), AS DEDICATED IN TIMBERLINE 1 SUBDIVISION, AS RECORDED APRIL 5, 1979, AS DOCUMENT 24908074; THENCE ALONG SAID WESTERLY LINE THE FOLLOWING 3 COURSES: (1) THENCE 250.18 FEET ALONG A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 233.00 FEET, A DELTA ANGLE OF 61°31'13" AND A CHORD BEARING S35°09'37"E 238.33 FEET, (2) THENCE S65°48'11"E 242.21 FEET AND (3) THENCE 185.46 FEET ALONG A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 167.00 FEET, A DELTA ANGLE OF 63°37'42" AND A CHORD BEARING S33°59'20"E 176.07 FEET, TO A POINT ON THE NORTH LINE OF SAID TIMBERLINE 1 SUBDIVISION; THENCE ALONG SAID NORTH LINE S88°46'19"W 445.08 FEET; THENCE S01°28'14"E 1569.97 FEET ALONG THE WESTERLY LINE OF SAID TIMBERLINE 1 SUBDIVISION; THENCE S88°40'57"W 1324.64 FEET TO THE CENTER 1/4 CORNER OF SAID SECTION 30; THENCE S01°23'01"E 1024.85 FEET ALONG SAID NORTH-SOUTH 1/4 LINE OF SAID SECTION 30; THENCE S37°27'14"E 162.24 FEET; THENCE S44°19'12"E 35.22 FEET; THENCE S51°38'22"E 41.59 FEET; THENCE S55°47'00"E 175.37 FEET; THENCE S42°08'49"E 79.37 FEET; THENCE S47°51'01"W 93.32 FEET; THENCE S78°05'54"W 49.86 FEET; THENCE S42°08'49"E 201.08 FEET; THENCE N88°37'28"E 122.79 FEET; THENCE 131.57 FEET ALONG A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 150.00 FEET, A DELTA ANGLE OF 50°15'26" AND A CHORD BEARING S66°14'51"E 127.40 FEET; THENCE N48°52'52"E 33.00 FEET; THENCE N88°37'27"E 42.20 FEET; THENCE S01°26'02"E 131.48 FEET; THENCE S47°51'11"W 124.18 FEET; THENCE S42°08'49"E 141.62 FEET; THENCE 41.85 FEET ALONG A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 230.00 FEET, DELTA 10°25'29" AND A CHORD BEARING S36°56'04"E 41.79 FEET; THENCE S31°43'20"W 68.17 FEET; THENCE S58°16'40"W 66.00 FEET; THENCE S01°26'02"E 169.95 FEET TO A POINT ON THE EASTERLY LINE OF SAID INTERSTATE 355; THENCE ALONG SAID EASTERLY LINE THE FOLLOWING 3 COURSES: (1) THENCE N42°08'49"E 81.31 FEET, (2) THENCE N87°22'15"W 128.56, AND (3) THENCE N12°35'32"W 21.73 FEET TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS, CONTAINING 104.81 ACRES.

VISTANCIA

P.U.D. PRELIMINARY PLAN \ PLAT FOR VILLAGE OF LEMONT, COOK COUNTY, ILLINOIS



Submitted #3



SHEET INDEX:

- C-1 TITLE SHEET
- C-1.1 PHASING DIAGRAM
- C-2.0 OVERALL EXISTING CONDITIONS
- C-2.1 TO C-2.3 EXISTING CONDITIONS
- C-3.0 OVERALL SITE PLAN
- C-3.1 TO C-3.10 SITE PLAN
- C-3.11 PARK PLAN
- C-4.0 OVERALL GRADING PLAN
- C-4.1 TO C-4.10 GRADING PLAN
- C-5.0 OVERALL UTILITY PLAN
- C-5.1 TO C-5.10 UTILITY PLAN
- C-6.0 NATURAL FEATURES
- C-7.0 WOODLAND PLAN
- C-7.1 TO C-7.10 WOODLAND PLAN
- C-8 TREE INVENTORY INDEX
- C-9.0 OPEN SPACE PLAN
- C-10.0 ARCHITECTURAL PLANS
- C-11.0 INTERSECTION PLAN
- L-1 TO L-3 LANDSCAPE PLAN
- L-4 LANDSCAPE DETAILS

DEVELOPER/APPLICANT:
INTREPID DEVELOPMENT
ATTN: BRUCE MICHAEL
51147 W. PONTIAC TRAIL
WIXOM, MI 48393
(248) 703-4653
brucemich@gmail.com

SITE CIVIL:
GREENTECH ENGINEERING INC.
ATTN: DAN LECLAIR
51147 WEST PONTIAC TRAIL
WIXOM, MI 48393
(248) 668-0700
FAX (248) 668-0701
dan@GreenTechEngineering.net

LANDSCAPE ARCHITECT:
ALLEN DESIGN
ATTN: JIM ALLEN
557 CARPENTER
NORTHVILLE, MI 48167
(248) 467-4668
jca@wideopenwest.com

GENERAL NOTES:

DIMENSIONS SHOWN ALONG CURVED LINES ARE ARC DISTANCES.
ALL RIGHT-OF-WAYS ARE TO BE PUBLIC DEDICATIONS.
ALL STREETS, UTILITY PIPES AND MAINS SHALL BE PUBLICLY OWNED AND MAINTAINED.
ALL EASEMENTS DEPICTED ON THIS PLAT WILL BE GRANTED ON THE FINAL SUBDIVISION PLATS (UNLESS OTHERWISE NOTED).
STORMWATER MANAGEMENT EASEMENTS WILL BE GRANTED ON THE FINAL SUBDIVISION PLATS (UNLESS OTHERWISE NOTED).
STORMWATER STORAGE VOLUMES TO BE PROVIDED WITH THE ENGINEERING SUBMITTAL AND THE DESIGN OF STORMWATER MANAGEMENT FACILITIES SHALL BE IN ACCORDANCE WITH THE VILLAGE OF LEMONT AND COOK COUNTY REQUIREMENTS.
EASEMENTS TO BE PROVIDED PER THE VILLAGE AND UTILITY COMPANY REQUIREMENTS.
UNLESS OTHERWISE NOTED, ALL WATER MAIN AND SANITARY SEWERS TO BE 8" DIAMETER.
PROPOSED CONTOURS, GRADES, UTILITIES, STREETS AND SIDEWALKS TO BE FINALIZED IN THE ENGINEERING DRAWINGS FOR THIS DEVELOPMENT.
ALL STREETS TO HAVE PUBLIC LIGHTING. LIGHT POLE LOCATIONS TO BE DETERMINED PRIOR TO FINAL PUD/PLAT APPROVAL AND PER THE VILLAGE OF LEMONT STANDARDS AND SPECIFICATIONS.
DETENTION BASIN MAINTENANCE TO BE THE RESPONSIBILITY OF THE HOME OWNERS ASSOCIATION.

GENERAL DEVELOPMENT SCHEDULE:

Table with 2 columns: TASK, TIMELINE. Lists tasks like ENTITLEMENT, LAND DEVELOPMENT, HOME CONSTRUCTION and their corresponding timelines.

RELIEF FROM UDO STANDARDS

Table with 5 columns: ORDINANCE SECTION, DESCRIPTION, REQUIRED, PROPOSED, Comments. Lists various UDO standards and proposed relief measures.

GREENTECH ENGINEERING, INC.
CIVIL ENGINEERS & LAND SURVEYORS
51147 W. Pontiac Trail, Wixom, MI 48393
Phone: (248) 668-0700 Fax: (248) 668-0701

811
Know what's below
Call before you dig.

TITLE SHEET
RANGE: 11E
SECTION: 30
VISTANCIA TOWNSHIP: 37N
VILLAGE OF LEMONT
COOK COUNTY
ILLINOIS

CLIENT: INTREPID DEVELOPMENT

REVISED

1-26-2017 PSP SUBMITTAL 3
1-6-2017 PSP SUBMITTAL 2
12-8-2016 PSP SUBMITTAL 2
11-25-16 PLAN UPDATE

DATE: 10-24-2016

DRAWN BY: DJL
CHECKED BY: DJL

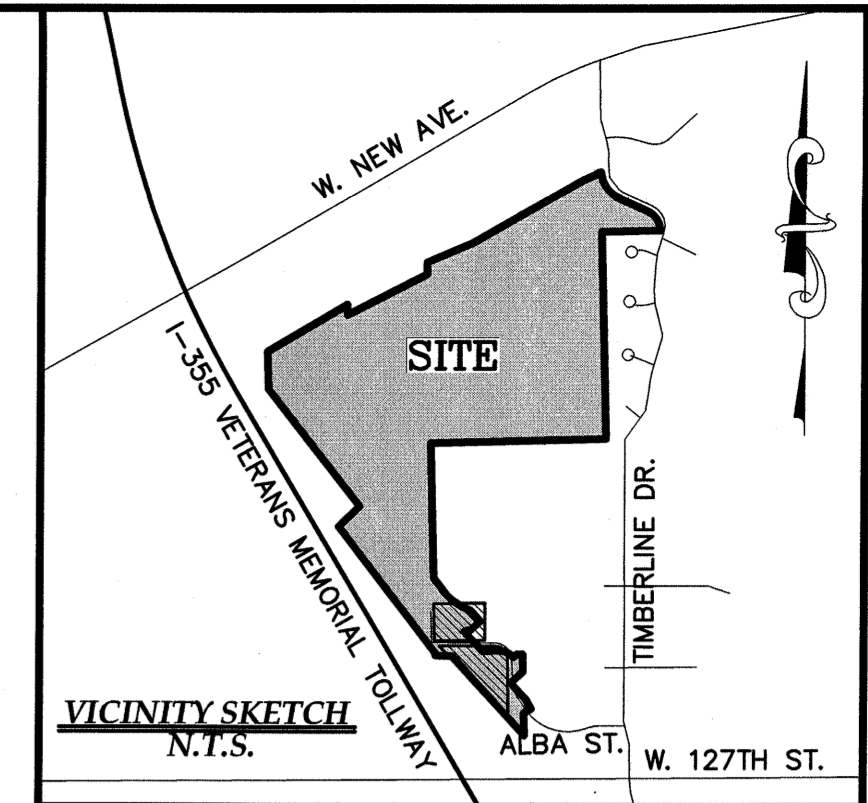
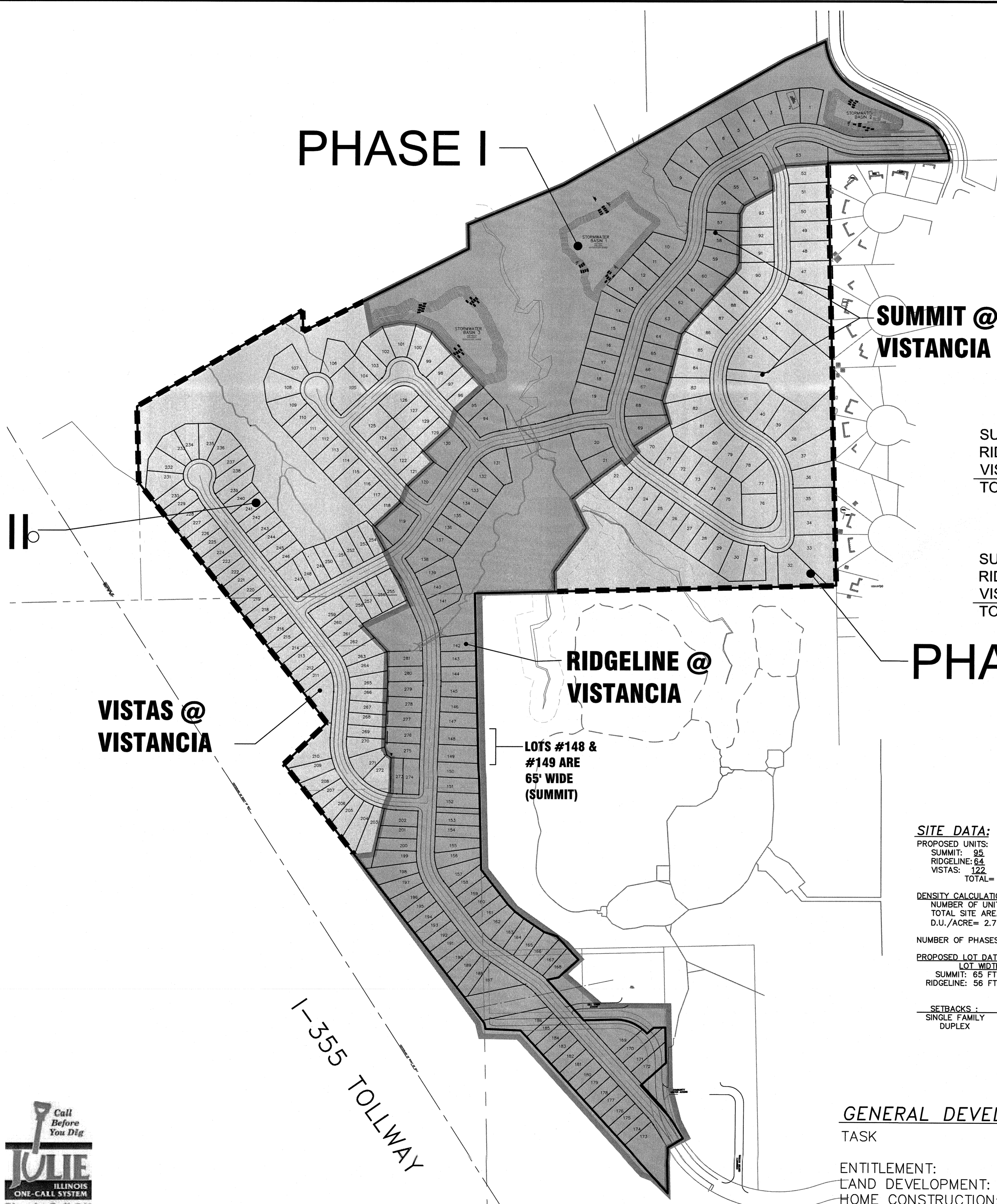
FBK: --
CHF: --

SCALE: HOR 1"=40 FT.
VER 1"=5 FT.

C-1
16-202

BENCHMARKS:

- BM#1**
ARROW ON HYDRANT, SOUTHEAST CORNER
TIMBERLINE DRIVE & OLD QUARRY ROAD.
ELEVATION: 598.87 N.A.V.D. 1988
- BM#2**
MAG NAIL WEST SIDE POWER POLE, 55'± NORTH
OF LOT 40, TIMBERLINE 1' SUBDIVISION.
ELEVATION: 678.27 N.A.V.D. 1988
- BM#3**
R.R. SPIKE NORTH SIDE POWER POLE, REAR
PROPERTY LINE OF #85 TIMBERLINE DRIVE.
ELEVATION: 726.34 N.A.V.D. 1988
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MAG NAIL WEST SIDE 6" OAK (TAG #2356)
95'± EAST OF THE NORTH-SOUTH 1/4 LINE,
780'± NORTH OF THE CENTER OF SECTION 30.
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ELEVATION: 723.38 N.A.V.D. 1988
- BM#6**
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LOT LEMONT TOWNSHIP PARK BUILDING, EAST
SIDE OF ALBA RD.
ELEVATION: 773.49 N.A.V.D. 1988
- BM#7**
ARROW ON HYDRANT, NORTHEASTERLY SIDE OF
ALBA RD, 680'± WEST OF TIMBERLINE DR.
ELEVATION: 766.66 N.A.V.D. 1988



0 100 200
SCALE: 1"=200'

PHASE I

SUMMIT	40 LOTS
RIDGELINE	32 LOTS
VISTAS	52 UNITS
TOTAL	124 UNITS

PHASE II

SUMMIT	55 LOTS
RIDGELINE	32 LOTS
VISTAS	70 UNITS
TOTAL	157 UNITS

PHASE II

SITE DATA:
PROPOSED UNITS:
SUMMIT: 95
RIDGELINE: 64
VISTAS: 122
TOTAL= 281

DENSITY CALCULATION:
NUMBER OF UNITS PROPOSED: 281
TOTAL SITE AREA= 105 ACRES
D.U./ACRE= 2.7

NUMBER OF PHASES= TWO

PROPOSED LOT DATA:
LOT WIDTH: AVG. DEPTH:
SUMMIT: 65 FT 130 FT
RIDGELINE: 56 FT 130 FT

SETBACKS:	FRONT:	SIDE:	REAR:
SINGLE FAMILY	25 FT	7.5 FT	25 FT
DUPLEX	25 FT	10 FT	30 FT

GENERAL DEVELOPMENT SCHEDULE:

TASK	TIMELINE
ENTITLEMENT:	COMPLETED BY WINTER 2016-17
LAND DEVELOPMENT:	PHASE I-SUMMER 2017, PHASE II-2019
HOME CONSTRUCTION:	COMPLETED BY DECEMBER 2022

PHASE II

PHASE I

VISTAS @ VISTANCIA

RIDGELINE @ VISTANCIA

SUMMIT @ VISTANCIA

NOTE:
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GREENTECH ENGINEERING, INC.
CIVIL ENGINEERS & LAND SURVEYORS
51147 W. Pontiac Trail, Wilmett, IL 60091
Phone: (248) 668-0700 Fax: (248) 668-0701

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Know what's Below
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PHASING DIAGRAM

CLIENT: INTREPID DEVELOPMENT

SECTION: 30 TOWNSHIP: 37N RANGE: 11E
VILLAGE OF LEMONT COOK COUNTY ILLINOIS

REVISED

1-26-2017 PSP SUBMITTAL 3
1-6-2017 PSP SUBMITTAL 2
12-8-2016 PSP SUBMITTAL
11-25-16 PLAN UPDATE

DATE: 10-24-2016
DRAWN BY:
CHECKED BY: DJL

0 100 200

FBK: ---
CHF: ---
SCALE: HOR 1"=200FT.
VER 1"= E FT.

C-1.1

16-202

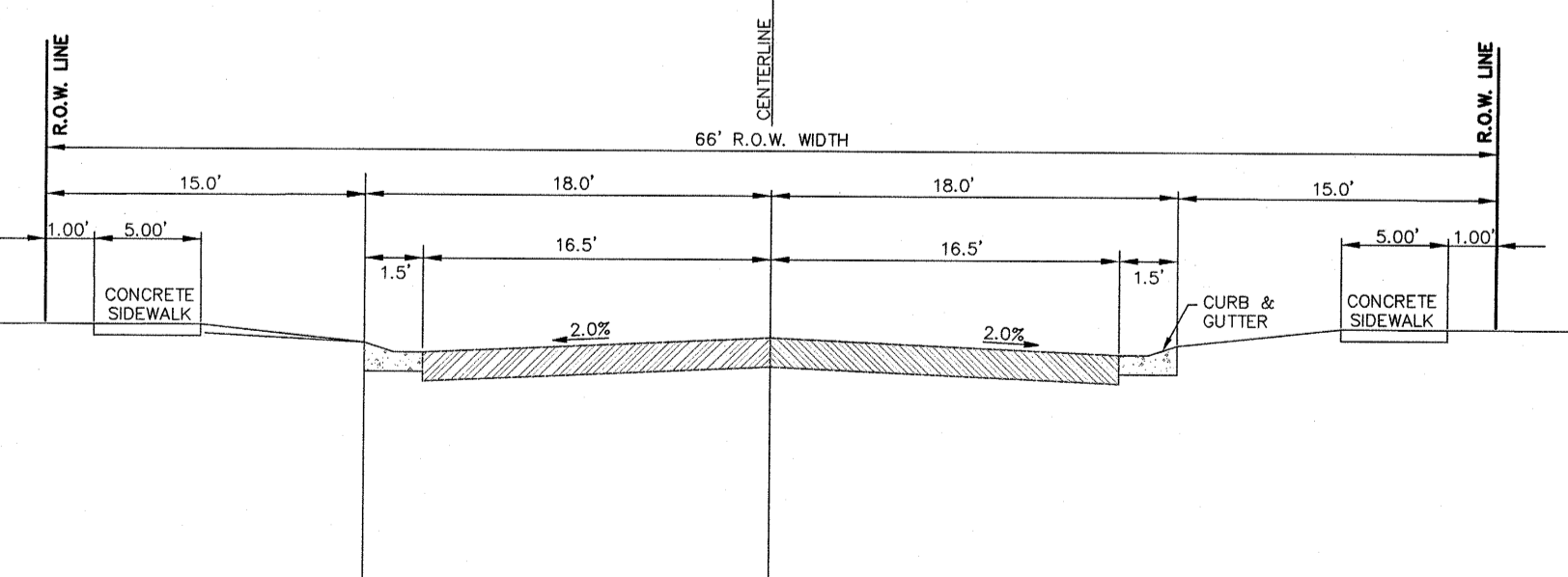
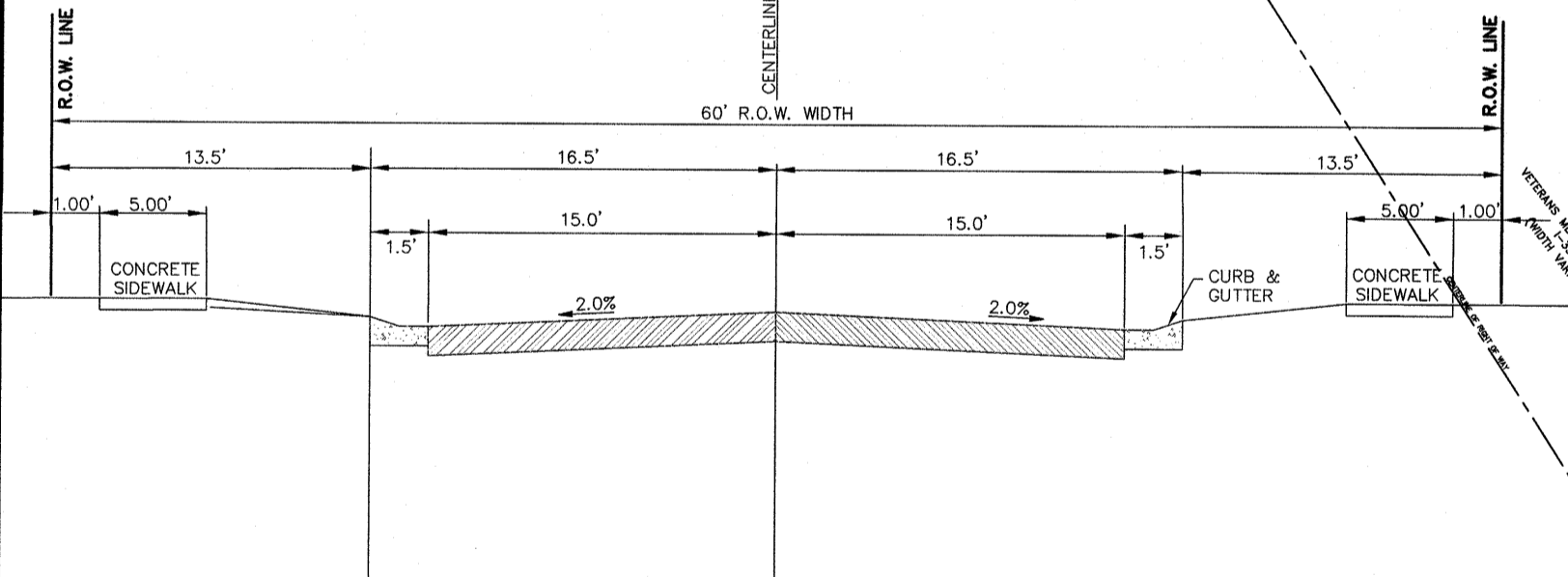
BENCHMARKS:

- BM#1**
ARROW ON HYDRANT, SOUTHEAST CORNER
TIMBERLINE DRIVE & OLD QUARRY ROAD.
ELEVATION: 598.87 N.A.V.D. 1988
- BM#2**
MAG NAIL WEST SIDE POWER POLE, 55'± NORTH
OF LOT 40, "TIMBERLINE 1" SUBDIVISION.
ELEVATION: 678.27 N.A.V.D. 1988
- BM#3**
R.R. SPIKE NORTH SIDE POWER POLE, REAR
PROPERTY LINE OF #85 TIMBERLINE DRIVE.
ELEVATION: 726.34 N.A.V.D. 1988
- BM#4**
MAG NAIL WEST SIDE 6" OAK (TAG #2356)
95'± EAST OF THE NORTH-SOUTH 1/4 LINE,
780'± NORTH OF THE CENTER OF SECTION 30.
ELEVATION: 677.66 N.A.V.D. 1988
- BM#5**
MAG NAIL SOUTH SIDE OF POWER POLE 785'±
WEST OF THE NORTH-SOUTH 1/4 LINE, 320'±
SOUTH OF THE CENTER OF SECTION 30.
ELEVATION: 723.38 N.A.V.D. 1988
- BM#6**
ARROW ON HYDRANT, NORTH SIDE OF PARKING
LOT LEMONT TOWNSHIP PARK BUILDING, EAST
SIDE OF ALBA RD.
ELEVATION: 773.49 N.A.V.D. 1988
- BM#7**
ARROW ON HYDRANT, NORTHEASTLY SIDE OF
ALBA RD. 680'± WEST OF TIMBERLINE DR.
ELEVATION: 766.66 N.A.V.D. 1988

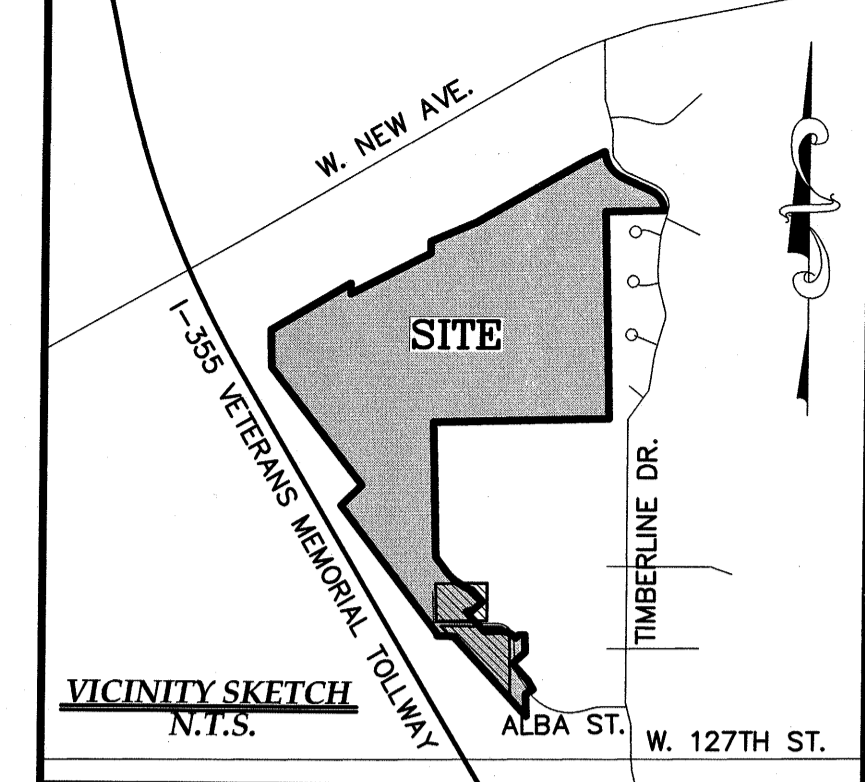
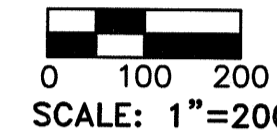
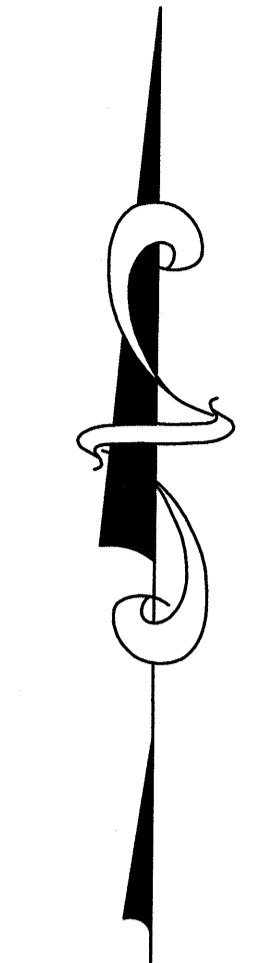
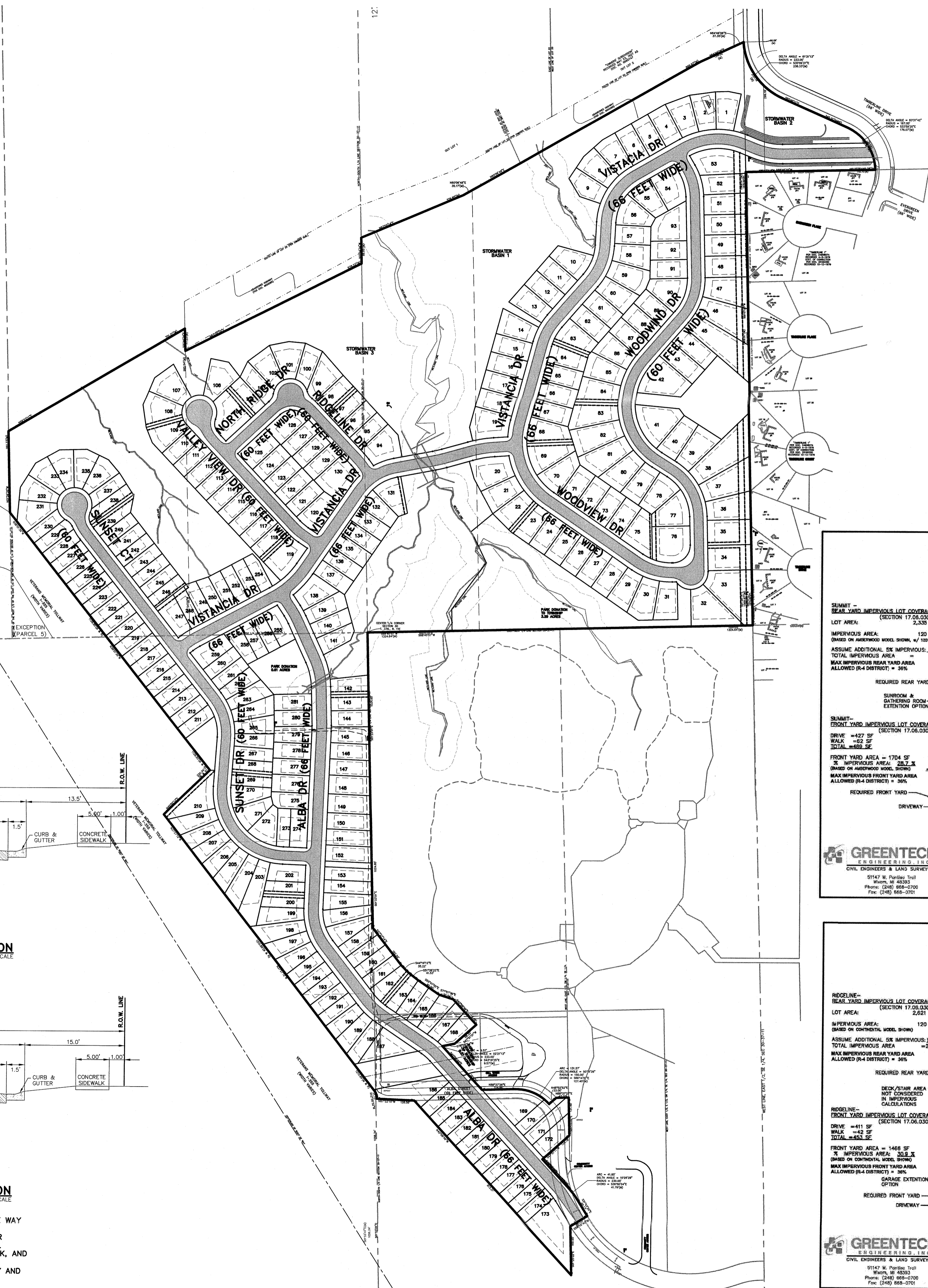
NW 1/4
SEC 30
T37N
R11E

P.O.B. EXCEPTIONS
(PARCELS 9 & 6)

EXCEPTION
(PARCEL 5)



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VISTAS LOTS 153-274

LOT#	AREA (sq. ft.)	LOT WIDTH
153	7326	45'
154	7487	45'
155	9038	52'
156	8108	52'
157	8527	72'
158	8228	45'
159	6178	45'
160	6120	45'
161	6120	45'
162	7214	52'
163	8648	52'
164	6120	45'
165	6120	45'
166	7323	45'
167	6428	45'
168	6621	45'
169	14540	148'
170	7275	45'
171	8486	45'
172	6641	60'
173	20728	152'
174	8942	45'
175	6907	45'
176	5937	45'
177	5937	45'
178	5937	45'
179	5937	45'
180	5937	45'
181	5937	45'
182	5937	45'
183	5937	45'
184	5937	45'
185	5937	45'
186	5937	45'
187	11220	127'
188	7385	45'
189	7257	44'
190	6892	45'
191	6930	45'
192	6930	45'
193	6930	45'
194	6930	45'
195	6930	45'
196	7069	44'
197	7730	44'
198	8518	44'
199	8319	44'
200	6612	45'
201	6251	45'
202	7738	60'
203	12564	44'
204	8732	44'
205	7833	44'
206	7500	44'
207	8759	44'
208	7094	44'
209	8100	44'
210	14130	120'
211	5914	45'
212	6045	45'
213	6045	45'
214	6044	45'
215	6044	45'
216	6044	45'
217	6044	45'
218	6043	45'
219	6043	45'
220	6043	45'
221	6043	45'
222	6042	45'
223	6042	45'
224	6042	45'
225	6042	45'
226	6041	45'
227	6041	45'
228	6041	45'
229	6041	45'
230	6039	45'
231	8618	38'
232	8231	41'
233	8094	40'
234	8921	41'
235	8125	40'
236	8105	41'
237	6073	47'
238	7580	45'
239	7258	45'
240	6030	45'
241	6030	45'
242	6030	45'
243	6030	45'
244	6030	45'
245	6030	45'
246	6030	45'
247	6030	45'
248	6271	45'
249	6417	45'
250	6105	45'
251	6040	45'
252	6040	45'
253	6040	45'
254	6040	45'
255	6040	45'
256	6040	45'
257	6040	45'
258	6040	45'
259	6040	45'
260	6040	45'
261	6040	45'
262	6040	45'
263	7905	45'
264	6168	45'
265	7371	45'
266	6478	45'
267	6153	45'
268	6217	45'
269	6322	45'
270	7618	77'
271	8152	81'
272	8051	95'
273	5895	45'
274	7078	69'

SUMMIT LOTS 1-93

LOT#	AREA (sq. ft.)	LOT WIDTH
1	9,719	60'
2	9,496	60'
3	9,496	60'
4	8,663	60'
5	8,450	60'
6	8,450	60'
7	9,956	60'
8	8,675	60'
9	8,674	60'
10	8,675	60'
11	8,450	60'
12	8,450	60'
13	9,302	60'
14	8,899	60'
15	8,450	60'
16	8,450	60'
17	8,450	60'
18	8,450	60'
19	12,452	81'
20	12,812	81'
21	8,665	65'
22	9,745	60'
23	9,025	60'
24	8,450	60'
25	8,450	60'
26	8,450	60'
27	8,450	60'
28	8,450	60'
29	8,450	60'
30	10,803	65'
31	9,296	65'
32	15,689	65'
33	21,809	70'
34	13,827	67'
35	10,087	67'
36	12,450	70'
37	15,600	70'
38	21,664	68'
39	11,730	65'
40	10,058	73'
41	15,293	148'
42	15,688	134'
43	9,750	60'
44	9,750	60'
45	20,741	60'
46	15,339	70'
47	12,374	74'
48	10,719	74'
49	10,719	74'
50	10,359	70'
51	10,321	70'
52	10,189	69'
53	14,429	69'
54	11,200	67'
55	9,410	60'
56	9,444	60'
57	7,881	60'
58	8,441	60'
59	10,204	62'
60	9,528	62'
61	8,450	62'
62	8,450	62'
63	9,870	62'
64	8,887	72'
65	8,450	62'
66	8,450	62'
67	8,450	62'
68	10,452	68'
69	11,778	102'
70	10,789	65'
71	8,450	65'
72	8,450	65'
73	8,450	65'
74	8,450	65'
75	10,742	107'
76	11,289	62'
77	11,447	114'
78	10,084	65'
79	6,433	65'
80	10,727	64'
81	13,281	64'
82	13,745	67'
83	12,576	64'
84	10,421	66'
85	10,227	66'
86	9,750	66'
87	8,258	65'
88	8,258	65'
89	8,258	65'
90	9,977	65'
91	8,263	65'
92	8,128	65'
93	12,719	125'

RIDGELINE LOTS 94-152 275-281

LOT#	AREA (sq. ft.)	LOT WIDTH
94	11895	79'
95	7280	58'
96	7280	58'
97	8759	58'
98	7932	61'
99	10,087	67'
100	7885	60'
101	10,084	65'
102	8888	59'
103	7644	59'
104	7280	58'
105	11,730	60'
106	10,084	59'
107	11,050	58'
108	9,750	58'
109	11,050	58'
110	9,750	58'
111	7280	58'
112	7280	58'
113	7280	58'
114	7280	58'
115	7280	58'
116	7280	58'
117	7280	58'
118	7280	58'
119	7280	58'
120	10570	88'
121	7280	58'
122	7280	58'
123	7280	58'
124	7280	58'
125	7280	58'
126	7280	58'
127	7280	58'
128	7280	58'
129	7280	58'
130	18114	97'
131	8564	93'
132	7947	89'
133	7280	58'
134	7280	58'
135	7280	58'
136	7280	58'
137	7280	58'
138	6792	75'
139	6438	54'
140	7709	54'
141	7709	54'
142	7779	55'
143	7279	55'
144	7282	55'
145	7350	55'
146	7376	55'
147	7779	55'
148	6284	69'
149	6284	69'
150	6454	69'
151	6658	58'
152	6661	58'
153	6661	58'
154	6661	58'
155	6661	58'
156	6661	58'
157	6661	58'
158	6661	58'
159	6661	58'
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230	6661	58'
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234	6661	58'
235	6661	58'
236	6661	58'
237	6661	58'
238	6661	58'
239	6661	58'

BENCHMARKS:

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TIMBERLINE DRIVE & OLD QUARRY ROAD.
ELEVATION: 598.87 N.A.V.D. 1988
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OF LOT 40, "TIMBERLINE 1" SUBDIVISION.
ELEVATION: 678.27 N.A.V.D. 1988
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R.R. SPIKE NORTH SIDE POWER POLE, REAR
PROPERTY LINE OF #85 TIMBERLINE DRIVE.
ELEVATION: 726.34 N.A.V.D. 1988
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MAG NAIL WEST SIDE 6" OAK (TAG #2356)
95'± EAST OF THE NORTH-SOUTH 1/4 LINE,
780'± NORTH OF THE CENTER OF SECTION 30.
ELEVATION: 677.66 N.A.V.D. 1988
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MAG NAIL SOUTH SIDE OF POWER POLE 785'±
WEST OF THE NORTH-SOUTH 1/4 LINE, 320'±
SOUTH OF THE CENTER OF SECTION 30.
ELEVATION: 723.39 N.A.V.D. 1988
- BM#6**
ARROW ON HYDRANT, NORTH SIDE OF PARKING
LOT LEMONT TOWNSHIP PARK BUILDING, EAST
SIDE OF ALBA RD.
ELEVATION: 773.49 N.A.V.D. 1988
- BM#7**
ARROW ON HYDRANT, NORTHEASTERN SIDE OF
ALBA RD, 680'± WEST OF TIMBERLINE DRIVE.
ELEVATION: 766.86 N.A.V.D. 1988

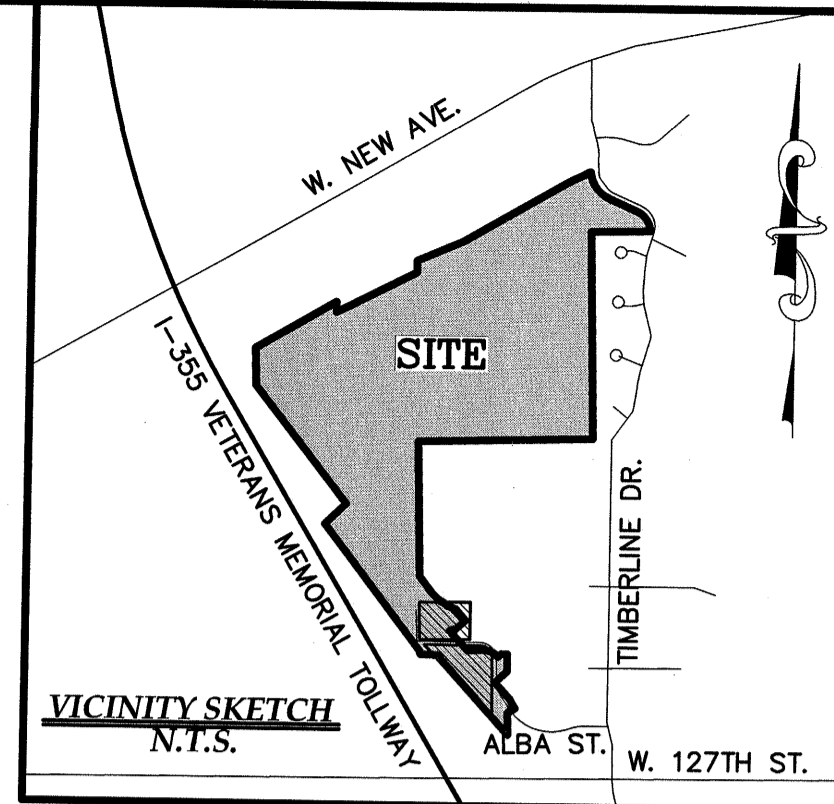


LEGEND

- EXISTING STORM
- EXISTING WATER MAIN
- EXISTING GAS
- EX. IRON PIPE/POD
- UTILITY POLE
- EX. MANHOLE
- EX. CATCH BASIN
- EX. CLEAN OUT
- EX. HYDRANT
- EX. WATER SHUTOFF
- EX. SIGN
- PRO. LIGHT POLE
- PRO. BOLLARD LIGHT
- EX. MAILBOX
- EX. SIGNAL POLE

HATCH LEGEND

- DEDICATION TO TOWNSHIP
(3.43 ACRES)
- PROPOSED PARK DISTRICT
(OPEN SPACE)
(4.73 ACRES)



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PARK PLAN

SECTION: 30 RANGE: 11E

VISTANCIA
TOWNSHIP: 37N
VILLAGE OF LEMONT
COOK COUNTY
ILLINOIS

REVISED

1-26-2017 PSP SUBMITTAL 3
1-6-2017 PSP SUBMITTAL 2
12-8-2016 PSP SUBMITTAL
11-25-16 PLAN UPDATE

DATE: 10-24-2016

DRAWN BY:

CHECKED BY: DJL

FBK: ---

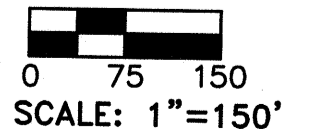
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SCALE HOR 1"=150 FT.
VER 1"= E FT.

C3.11

16-202

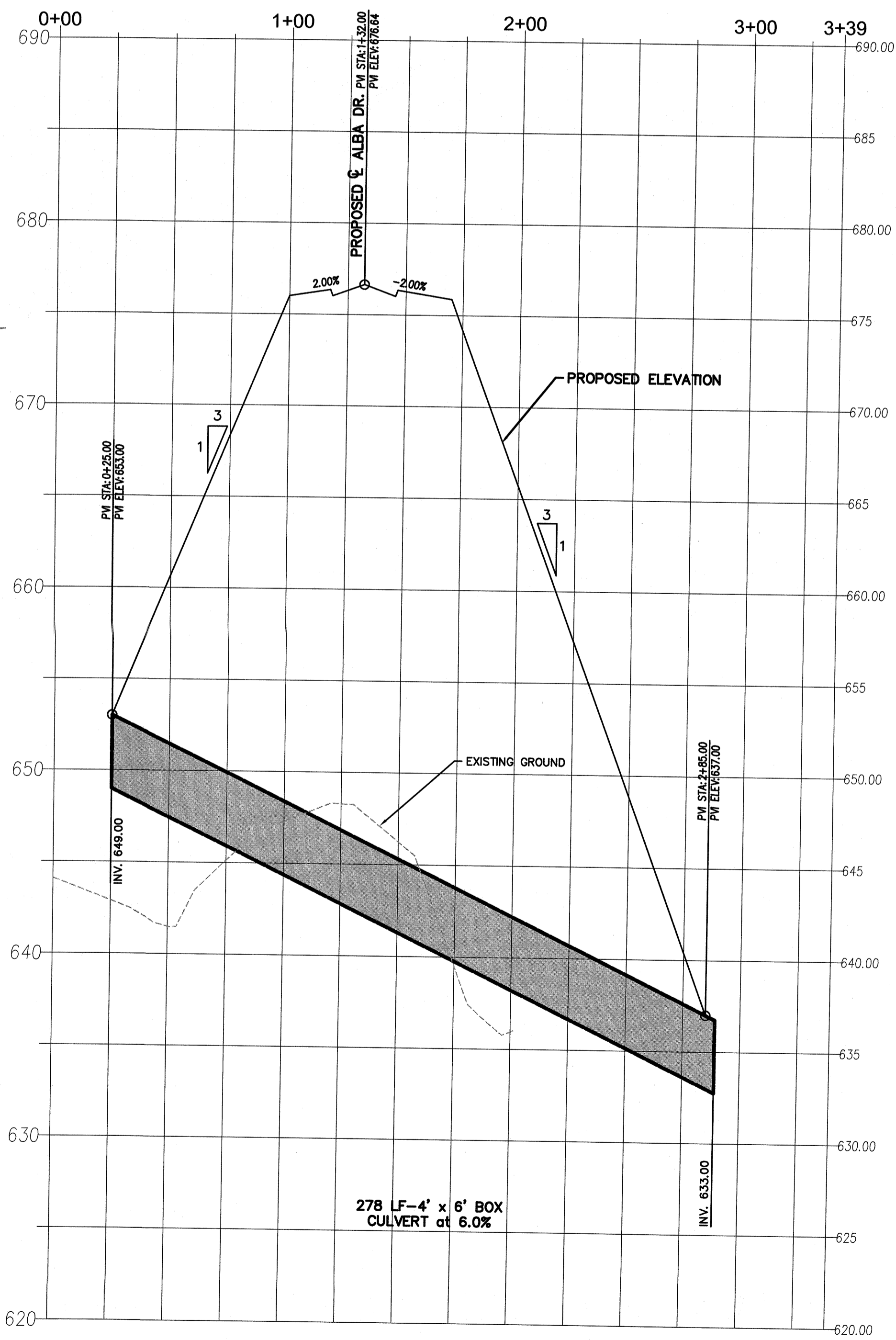
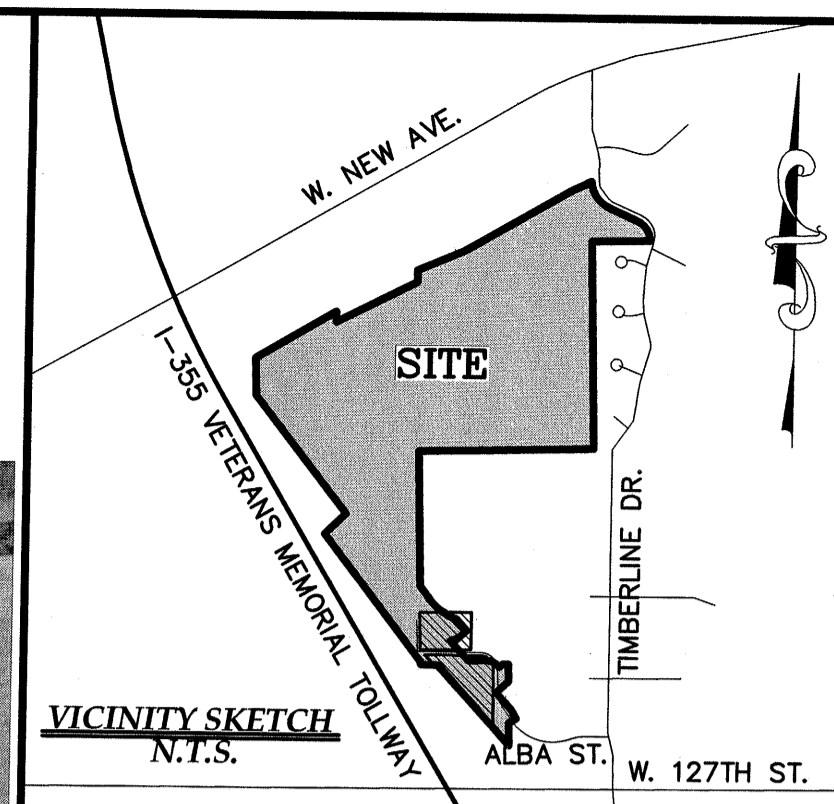
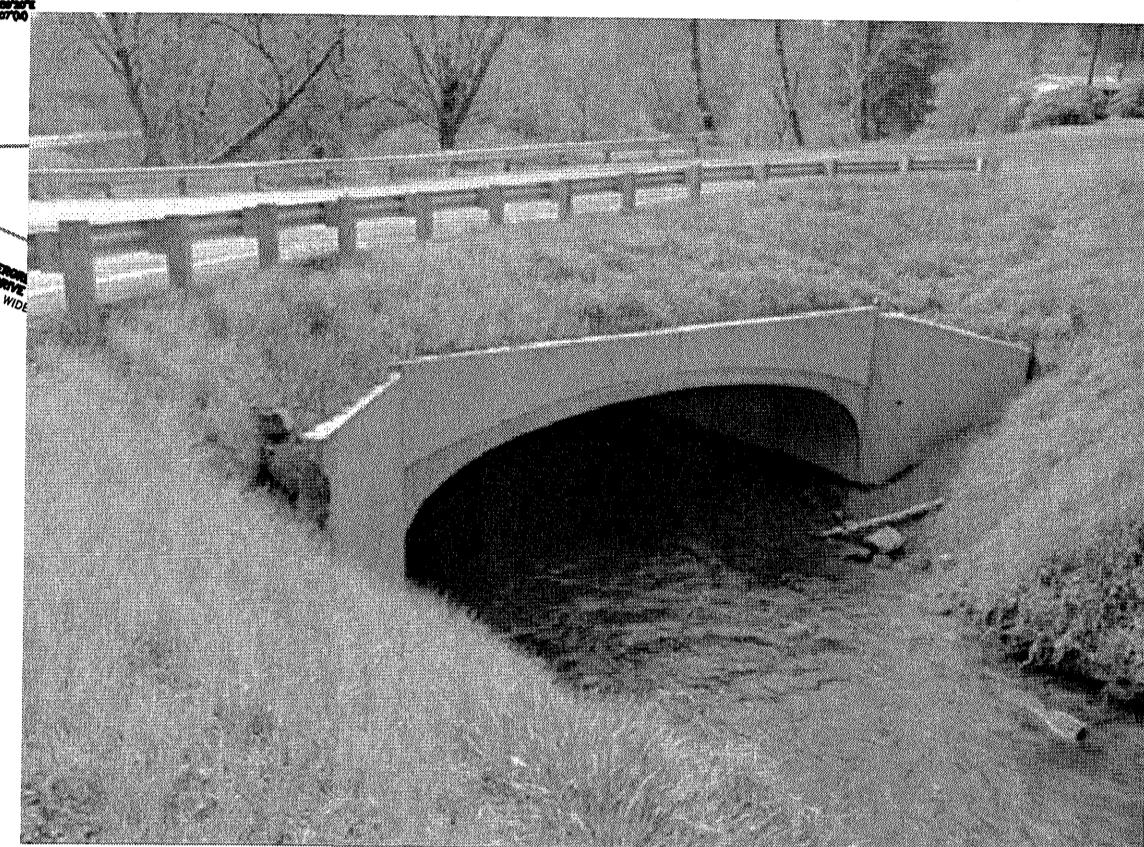
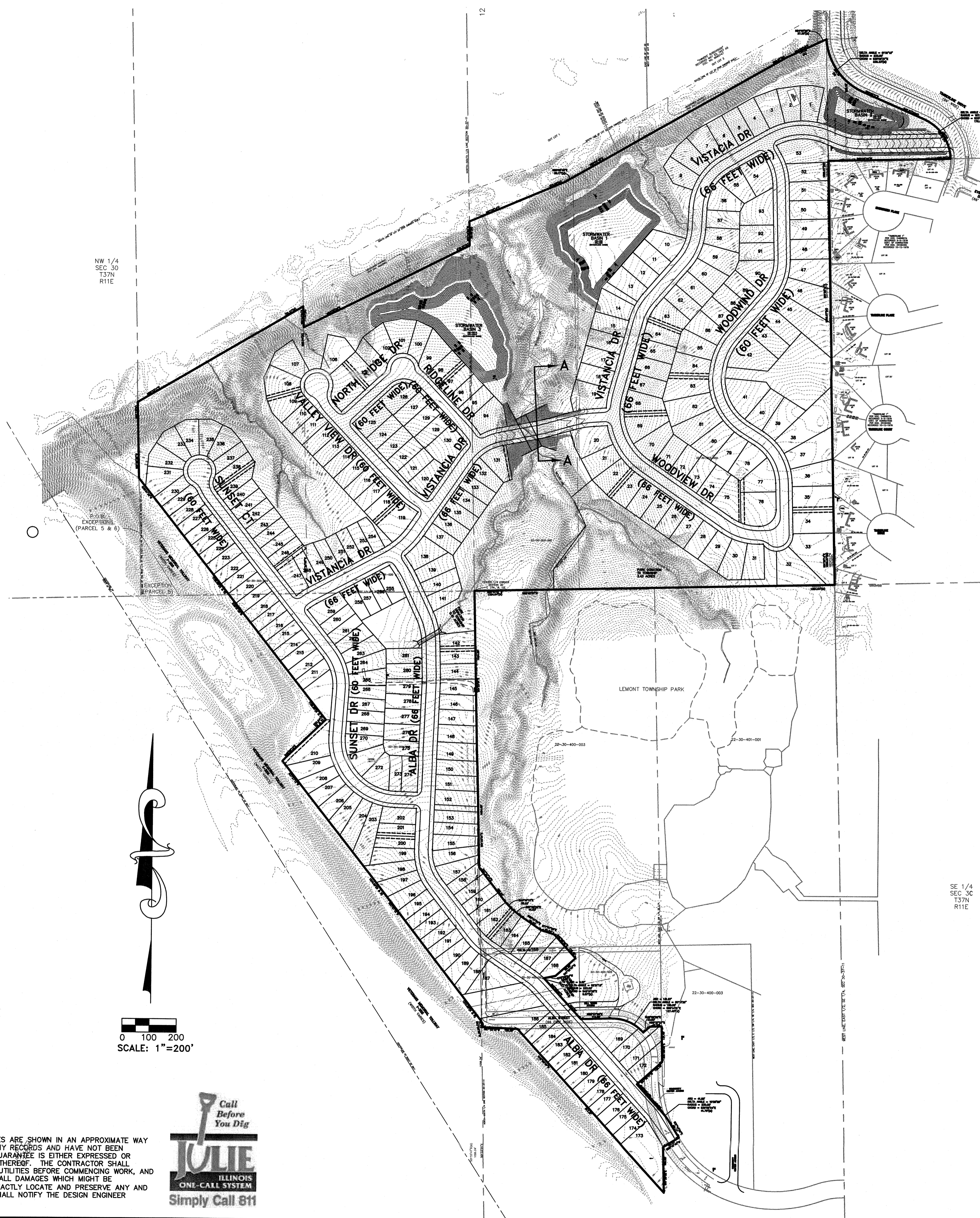
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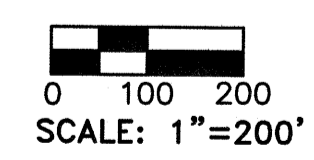
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ELEVATION: 726.34 N.A.V.D. 1988
- BM#4**
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NW 1/4
SEC 30
T37N
R1E



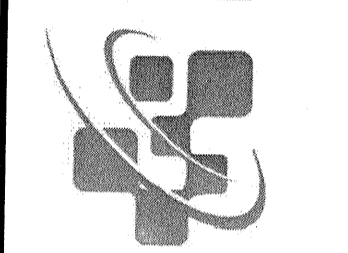
SECTION A-A \ PROPOSED CULVERT CROSSING
SCALE: HORIZ: 1"=40'
VERT: 1"=4'

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SURVEYING
Boundary Surveys
Topographic Surveys
Parcel Splitting
Construction Staking

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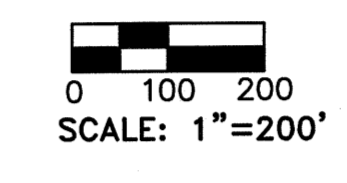
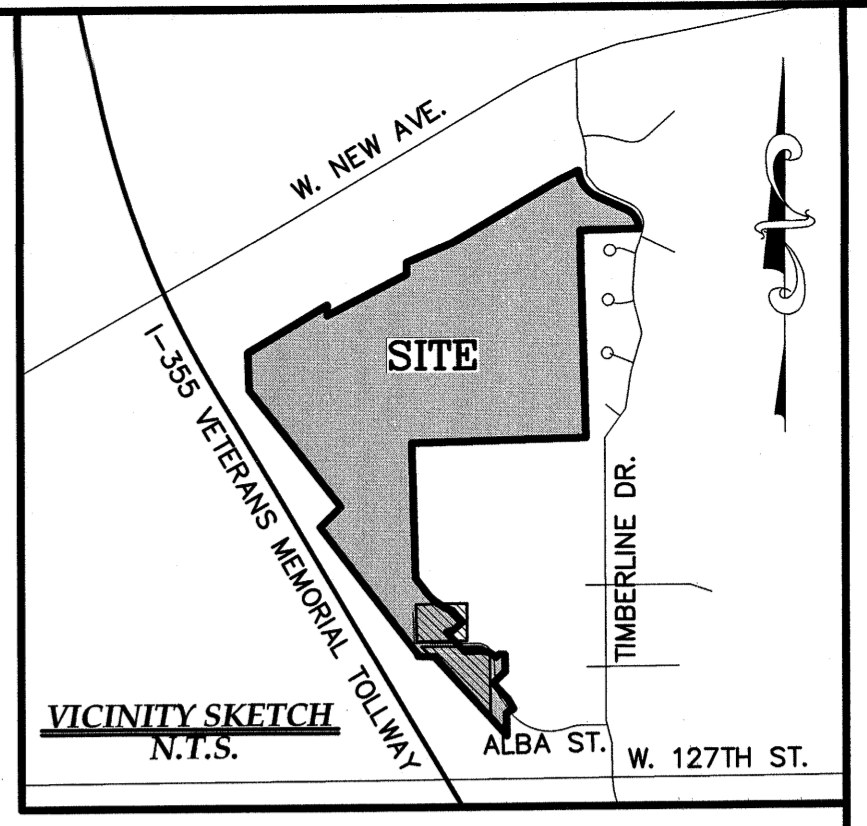
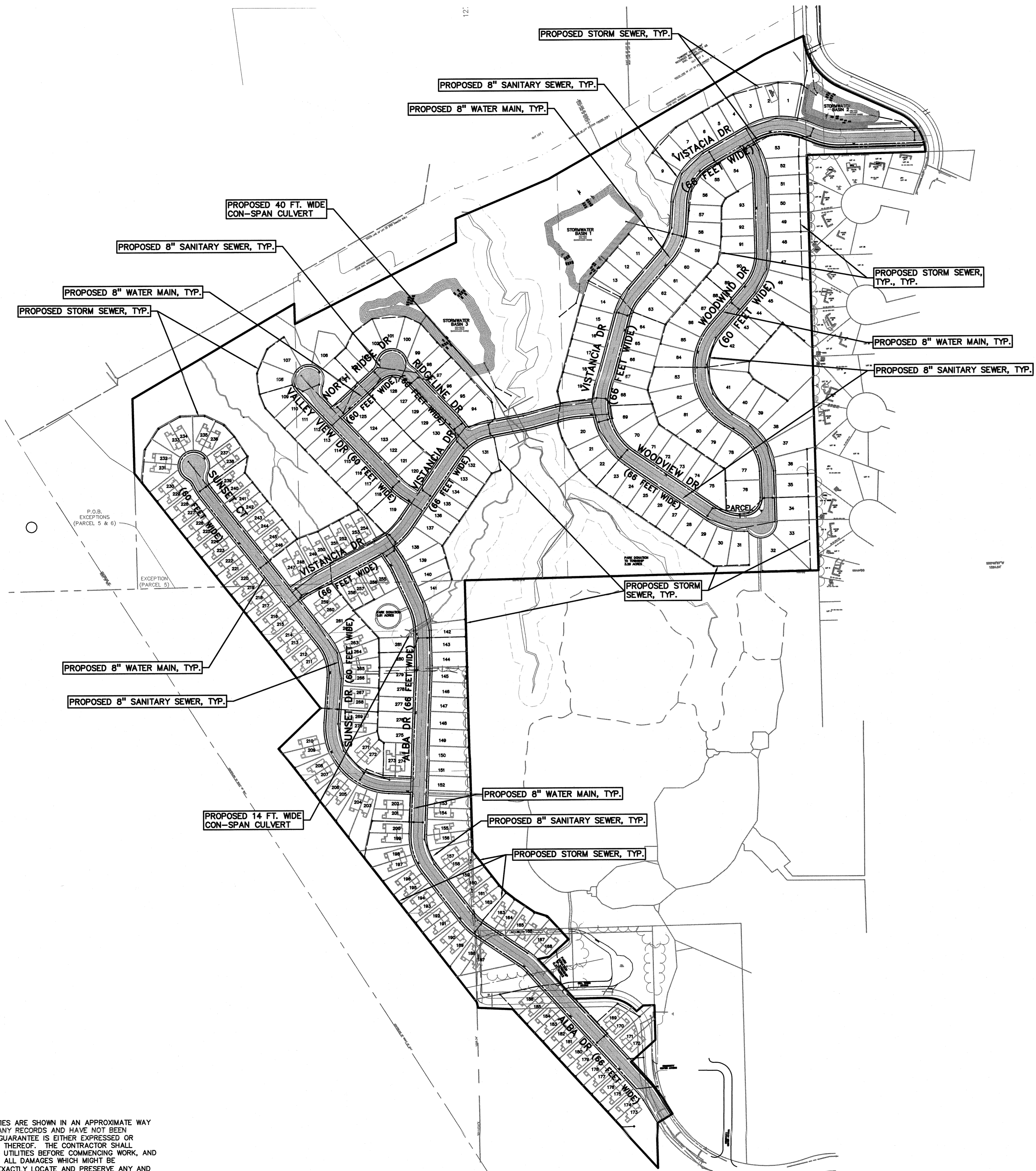
CLIENT: INTREPID DEVELOPMENT
OVERALL GRADING PLAN
SECTION: 30 RANGE: 11E
VISTANCIA TOWNSHIP: 37N VILLAGE OF LEMONT COOK COUNTY ILLINOIS

REVISED
1-26-2017 PSP SUBMITTAL 3
1-6-2017 PSP SUBMITTAL 2
12-8-2016 PSP SUBMITTAL
11-25-16 PLAN UPDATE
DATE: 10-24-2016
DRAWN BY:
CHECKED BY: DJL
FBK: --
CHF:
SCALE: HOR 1"=200 FT. VER 1"=4 FT.

C-4.0
16-202

BENCHMARKS:

- BM#1
ARROW ON HYDRANT, SOUTHEAST CORNER
TIMBERLINE DRIVE & OLD QUARRY ROAD.
ELEVATION: 598.87 N.A.V.D. 1988
- BM#2
MAG NAIL WEST SIDE POWER POLE, 55'± NORTH
OF LOT 40, 'TIMBERLINE 1' SUBDIVISION.
ELEVATION: 678.27 N.A.V.D. 1988
- BM#3
R.R. SPIKE NORTH SIDE POWER POLE, REAR
PROPERTY LINE OF #85 TIMBERLINE DRIVE.
ELEVATION: 726.34 N.A.V.D. 1988
- BM#4
MAG NAIL WEST SIDE 6" OAK (TAG #2356)
95'± EAST OF THE NORTH-SOUTH 1/4 LINE,
780'± NORTH OF THE CENTER OF SECTION 30.
ELEVATION: 677.66 N.A.V.D. 1988
- BM#5
MAG NAIL SOUTH SIDE OF POWER POLE 785'±
WEST OF THE NORTH-SOUTH 1/4 LINE, 320'±
SOUTH OF THE CENTER OF SECTION 30.
ELEVATION: 723.38 N.A.V.D. 1988
- BM#6
ARROW ON HYDRANT, NORTH SIDE OF PARKING
LOT LEMONT TOWNSHIP PARK BUILDING, EAST
SIDE OF ALBA RD.
ELEVATION: 773.49 N.A.V.D. 1988
- BM#7
ARROW ON HYDRANT, NORTHEASTERLY SIDE OF
ALBA RD, 680'± WEST OF TIMBERLINE DR.
ELEVATION: 766.66 N.A.V.D. 1988



NOTE:
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CLIENT: INTREPID DEVELOPMENT

SECTION: 30 **TOWNSHIP:** 37N **RANGE:** 11E
VILLAGE OF LEMONT
COOK COUNTY
ILLINOIS

OVERALL UTILITY PLAN

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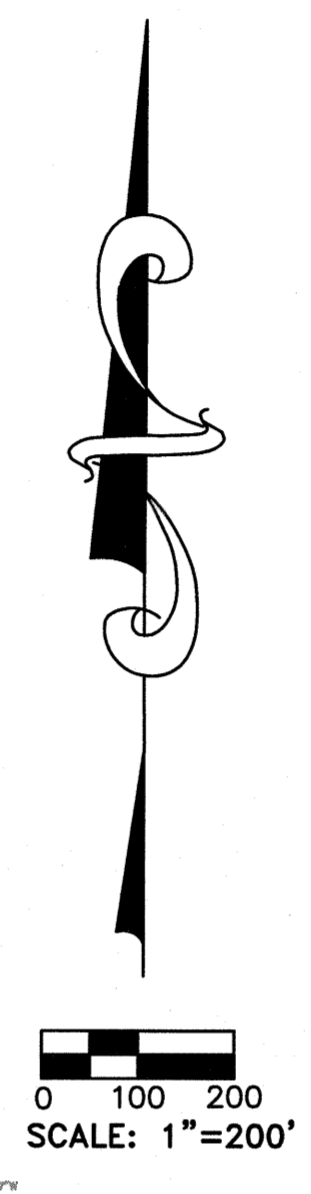
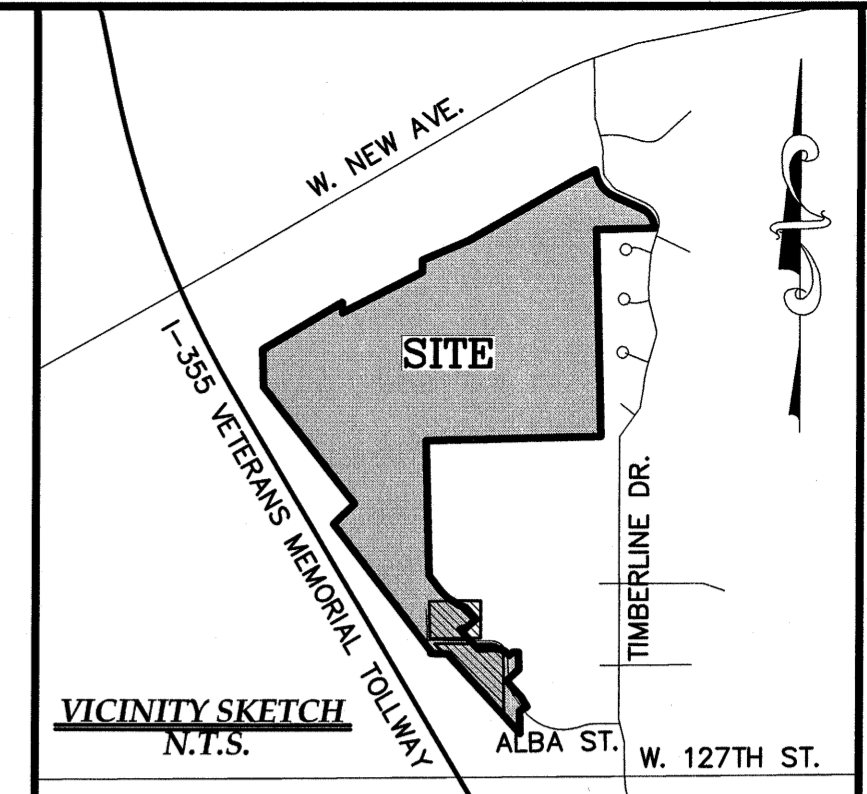
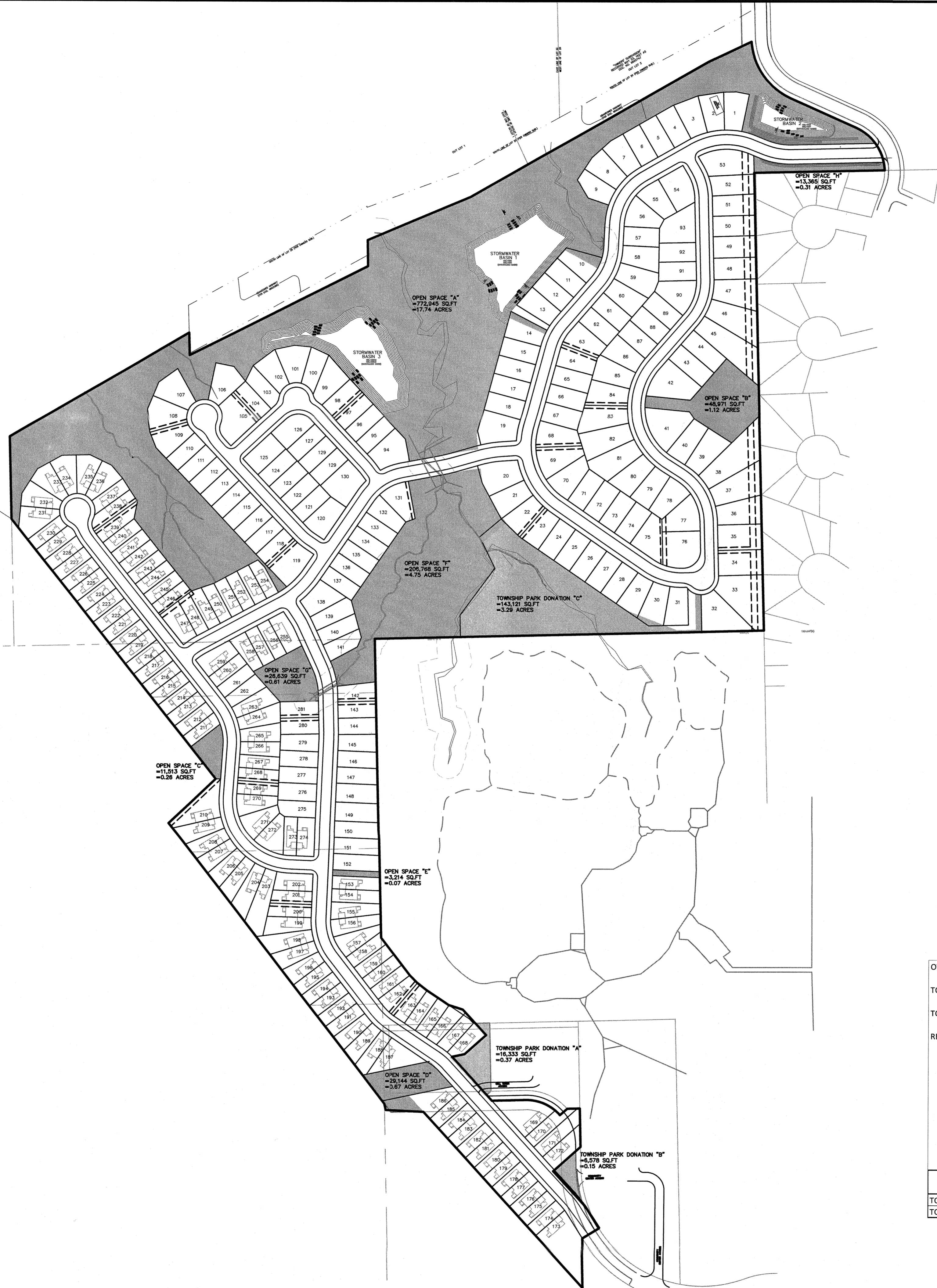
1-26-2017 PSP SUBMITTAL 3
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 11-25-16 PLAN UPDATE

DATE: 10-24-2016
 DRAWN BY:
 CHECKED BY: D.J.L.

FBK: -- **C-5.0**
 CHF:
 SCALE: HOR 1"=200FT. 16-202
 VER 1"= E. FT.

BENCHMARKS:

- BM#1**
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MAG NAIL WEST SIDE POWER POLE, 55'± NORTH
OF LOT 40, "TIMBERLINE 1" SUBDIVISION.
ELEVATION: 678.27 N.A.V.D. 1988
- BM#3**
R.R. SPIKE NORTH SIDE POWER POLE, REAR
PROPERTY LINE OF #85 TIMBERLINE DRIVE.
ELEVATION: 726.54 N.A.V.D. 1988
- BM#4**
MAG NAIL WEST SIDE 6" OAK (TAG #2356)
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780'± NORTH OF THE CENTER OF SECTION 30.
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SIDE OF ALBA RD.
ELEVATION: 773.49 N.A.V.D. 1988
- BM#7**
ARROW ON HYDRANT, NORTHEASTERLY SIDE OF
ALBA RD. 680'± WEST OF TIMBERLINE DR.
ELEVATION: 766.66 N.A.V.D. 1988



OVERALL AREA COVERAGE=	105.37 ACRES
TOWNSHIP PARK DONATION=	3.81 ACRES
TOTAL SITE AREA =	101.56 ACRES
REQUIRED 15% OPEN SPACE AREA (101.56AC * 15%)	15.23 ACRES
OPEN SPACE "A"	17.74 ACRES
OPEN SPACE "B"	1.12 ACRES
OPEN SPACE "C"	0.26 ACRES
OPEN SPACE "D"	0.67 ACRES
OPEN SPACE "E"	0.07 ACRES
OPEN SPACE "F"	4.75 ACRES
OPEN SPACE "G"	0.61 ACRES
OPEN SPACE "H"	0.31 ACRES
TOTAL OPEN SPACE PROVIDED	25.53 ACRES

SUMMARY	(%)	(ACRES)
TOTAL OPEN SPACE REQUIRED	15%	15.23
TOTAL OPEN SPACE PROVIDED	25%	25.53

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OPEN SPACE PLAN

SECTION 30
VISTANCIA
TOWNSHIP: 37N
VILLAGE OF LEMONT
COOK COUNTY
ILLINOIS
RANGE: 11E

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1-26-2017 PSP SUBMITTAL 3
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CHF: ---

SCALE: HOR 1"=200 FT.
VER 1"=4 FT.

C-9.0

16-202

BUREAU OF LOCAL ROADS & STREETS
SIGHT DISTANCE August 2016

US Customary				Metric			
Design Speed (mph)	Braking Distance (ft)	Reaction Distance (ft)	Design SSD (ft)	Design Speed (km/h)	Braking Distance (m)	Reaction Distance (m)	Design SSD (m)
20	73.5	38.4	115	30	29.9	10.3	35
25	91.0	49.0	156	40	37.8	14.0	48
30	110.3	60.4	200	50	47.8	18.4	65
35	128.6	71.7	250	60	58.7	23.8	85
40	147.0	83.0	305	70	70.4	29.9	105
45	165.4	94.4	360	80	82.9	36.6	130
50	183.8	105.8	420	90	96.3	43.8	155
55	202.1	117.2	485	100	110.6	51.5	180
60	220.5	128.6	570	110	125.8	59.7	210

Notes:
1. Brake reaction distance based on a time of 2.5 s.
2. Driver deceleration based on a rate of 11.2 ft/s² (3.4 m/s²).

STOPPING SIGHT DISTANCE ON LEVEL ROADWAYS
Figure 28-1A

US Customary				Metric			
Design Speed (mph)	Downgrades		Design SSD (ft)	Design Speed (km/h)	Upgrades		Design SSD (m)
	3%	6%			3%	6%	
20	116	120	128	30	32	36	35
25	138	143	151	40	45	50	48
30	165	171	183	50	55	61	59
35	193	200	212	60	66	74	71
40	221	229	241	70	77	87	83
45	249	258	270	80	87	99	94
50	277	287	299	90	99	113	107
55	305	316	328	100	110	126	119
60	333	345	357	110	121	139	131

STOPPING SIGHT DISTANCE ON GRADES
A - TIMBERLINE DR. 7% Down
B - TIMBERLINE DR. 6.3% UP

STOPPING DISTANCE

BUREAU OF LOCAL ROADS & STREETS
SIGHT DISTANCE August 2016

- Case A - Intersections with no control.
- Case B - Intersections with stop control on the minor road.
 - B-1 (Left turns) / B-2 (Right turns) / B-3 (Crossing)
- Case C - Intersections with yield control on the minor road.
 - C-1 (Crossing) / C-2 (Left or right turns)
- Case D - Intersections with traffic signal control.
- Case E - Intersections with all-way stop control, and
- Case F - Left turns from the major road.

Gap acceptance is used as the conceptual basis for ISD criteria. For additional guidance on the gap acceptance design, see The Green Book.

Approach Grade (%)	US Customary Design Speed (mph)								
	20	25	30	35	40	45	50	55	60
-6	1.1	1.1	1.1	1.1	1.1	1.1	1.2	1.2	1.2
-5	1.0	1.0	1.0	1.0	1.0	1.0	1.1	1.1	1.1
-4	1.0	1.0	1.0	1.0	1.0	1.0	1.1	1.1	1.1
-3 to +3	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0
+4	1.0	1.0	1.0	0.9	0.9	0.9	0.9	0.9	0.9
+5	1.0	1.0	0.9	0.9	0.9	0.9	0.9	0.9	0.9
+6	1.0	0.9	0.9	0.9	0.9	0.9	0.9	0.9	0.9

ADJUSTMENT FACTORS FOR SIGHT DISTANCE BASED ON APPROACH GRADE
Figure 28-3A

SIGHT DISTANCE

BUREAU OF LOCAL ROADS & STREETS
SIGHT DISTANCE August 2016

28-3.03 Case B - Intersections with Stop Control on the Minor Road
Where traffic on the minor road of an intersection is controlled by stop signs, the driver of the vehicle on the minor road must have sufficient sight distance for a safe departure from the stopped position assuming that the approaching vehicle comes into view as the stopped vehicle begins its departure.

The ISD is obtained by providing clear sight triangles both to the right and left as shown in Figure 28-3D. The length of legs of these sight triangles is determined as follows:

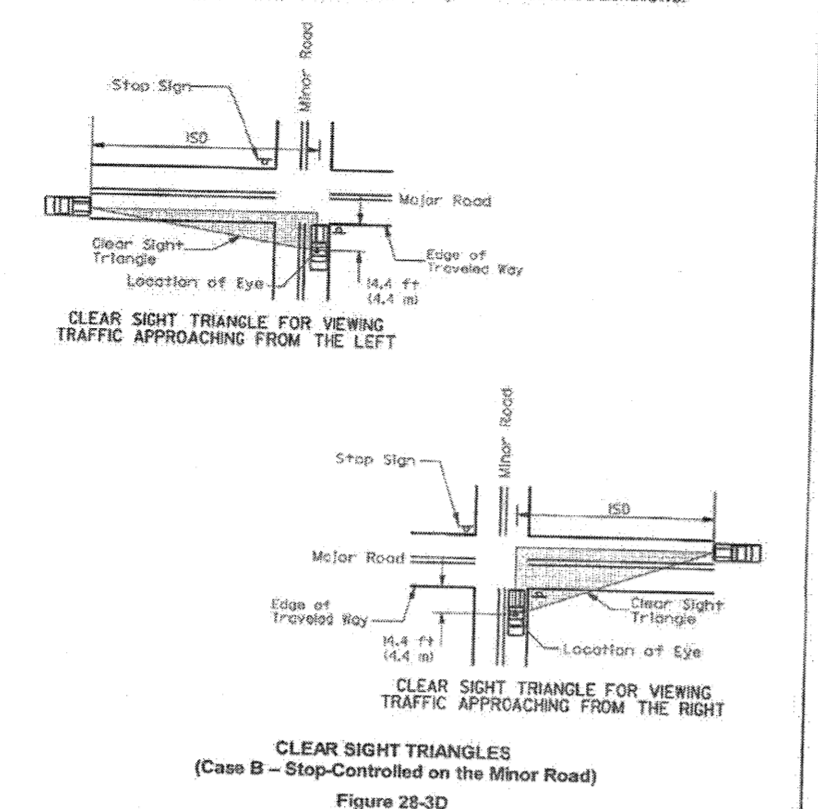


Figure 28-3D

BUREAU OF LOCAL ROADS & STREETS
SIGHT DISTANCE August 2016

US Customary		Metric	
Design Speed (mph)	Intersection Sight Distance (ft)	Design Speed (km/h)	Intersection Sight Distance (m)
20	90	30	26
25	115	40	36
30	140	50	46
35	165	60	56
40	195	70	66
45	220	80	76
50	245	90	86
55	285	100	106
60	325	110	126

Note:
1. For approach grades that exceed 3%, multiply by the value in Figure 28-3A.

INTERSECTION SIGHT DISTANCE
(Case A - No Traffic Control)
Figure 28-3C

Example 28-3(1)
Given: No traffic control at intersection. Approach grades are between -3% and +3%. Design speed - 40 mph (Highway A - see Figure 28-3B) 25 mph DESIGN SPEED 30 mph (Highway B - see Figure 28-3B)
Problem: Determine legs of sight triangle.
Solution: From Figure 28-3A - Adjustment Factor = 1.0
From Figure 28-3C - ISD_A = 195 ft
 $(1.0) \times 195 = 195$
 $(1.0) \times 195 = 195$

BUREAU OF LOCAL ROADS & STREETS
SIGHT DISTANCE August 2016

28-3.02 Case A - Intersections with No Control
Intersections between low-volume and low-speed roads/streets may have no traffic control. At these intersections, sufficient corner sight distance should be available to allow approaching vehicles to adjust their speed to avoid a collision, typically a reduction to 50% of their mid-block running speed. Figure 28-3B illustrates the corner sight distance triangles for intersections with no traffic control. Figure 28-3C provides the ISD criteria for these intersections. Example 28-3(1) provides the steps in determining the length of each of the legs of an intersection's sight triangle. Consider providing the suggested sight distance, especially for new construction, if the sight distance cannot be provided, consider placing stop or yield signs on one of the roads, or installing intersection warning signs.

Where the grade along an intersection approach exceeds 3 percent, the leg of the clear sight triangle along that approach should be adjusted by multiplying the approach sight distance by the appropriate adjustment factor from Figure 28-3A.

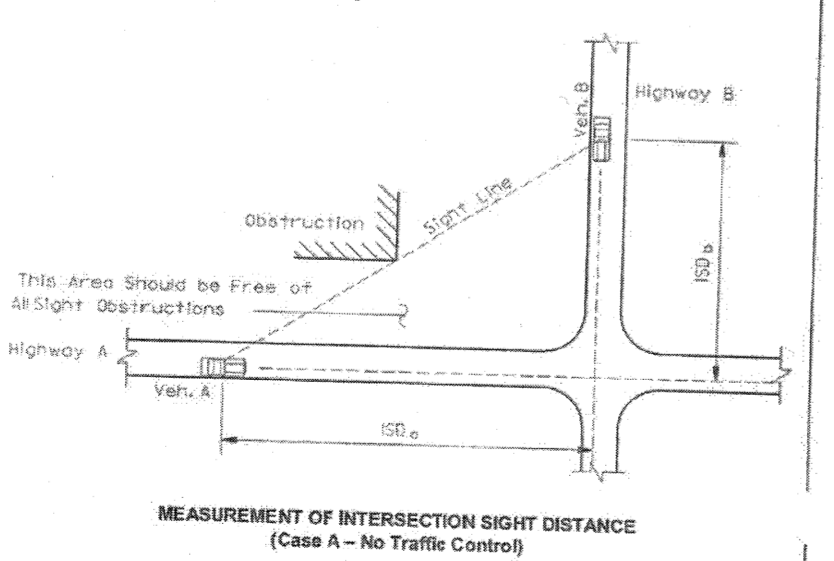
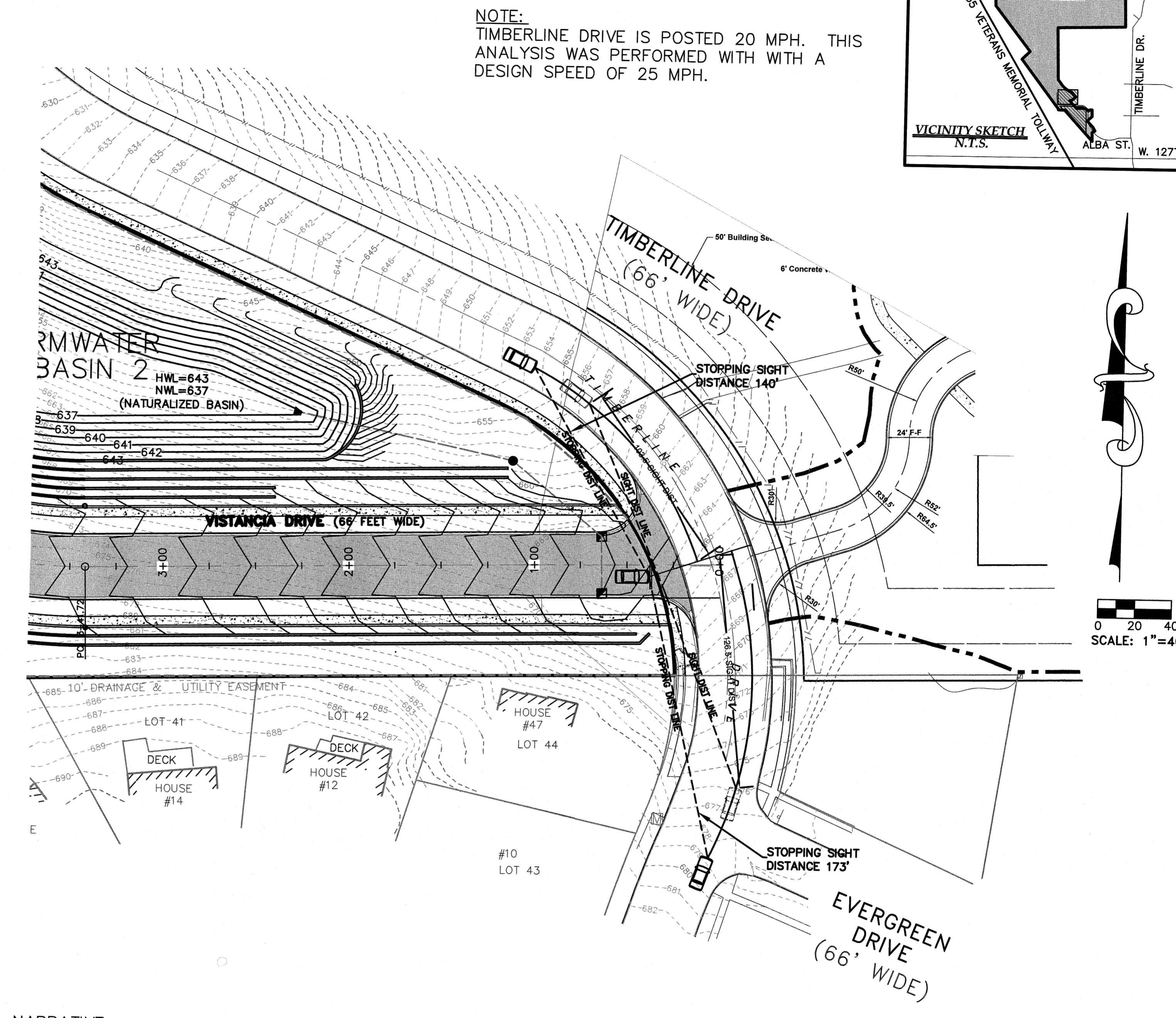
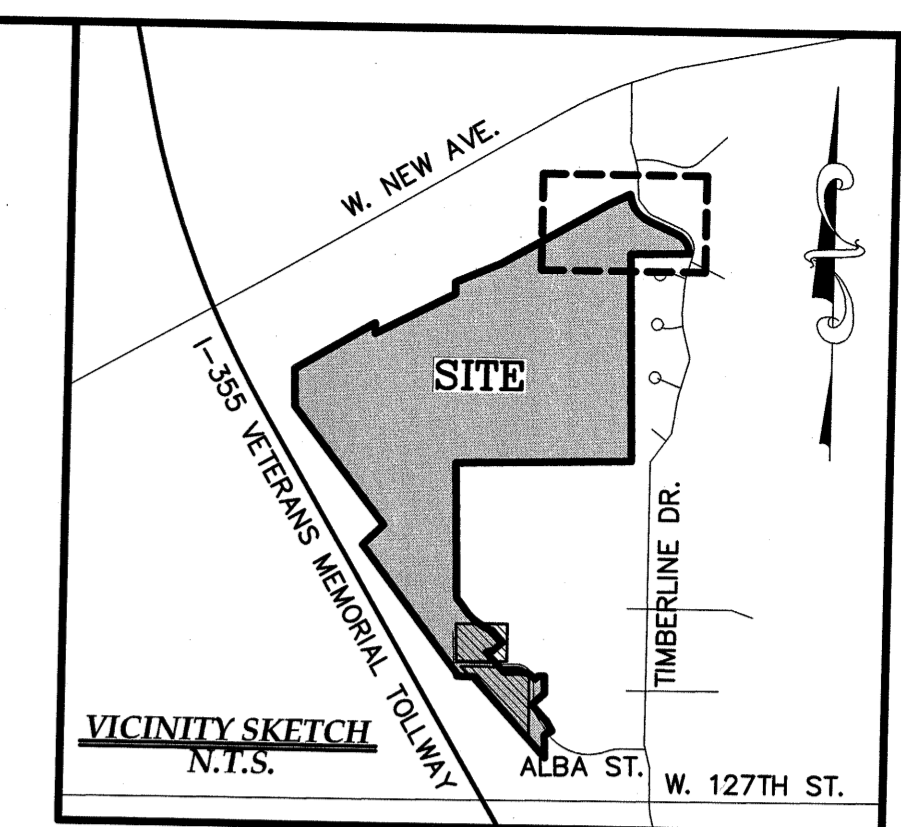


Figure 28-3B

NARRATIVE

ANALYSIS WAS PERFORMED FOR BOTH THE STOPPING DISTANCE AND SIGHT DISTANCE PER THE IDOT BUREAU OF LOCAL ROADS AND STREETS MANUAL (OCT 2008). DUE TO THE SLOPE OF TIMBERLINE DRIVE, THE STOPPING DISTANCE REQUIRES A LARGER CLEARANCE TRIANGLE THAN THE SIGHT DISTANCE TRIANGLE. BOTH STOPPING DISTANCE TRIANGLE AND SIGHT DISTANCE TRIANGLE FALL WITHIN THE TIMBERLINE DRIVE RIGHT-OF-WAY.

NOTE:
THE UNDERLYING IMAGE AND DRIVE LOCATION FOR THE TIMBERLINE KNOLLS PROJECT AS PREPARED BY HAEGER ENGINEERING DATED 11-21-2016.



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INTERSECTION PLAN
INTREPID DEVELOPMENT

SECTION: 30
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TOWNSHIP: 37N
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VILLAGE OF LEMONT
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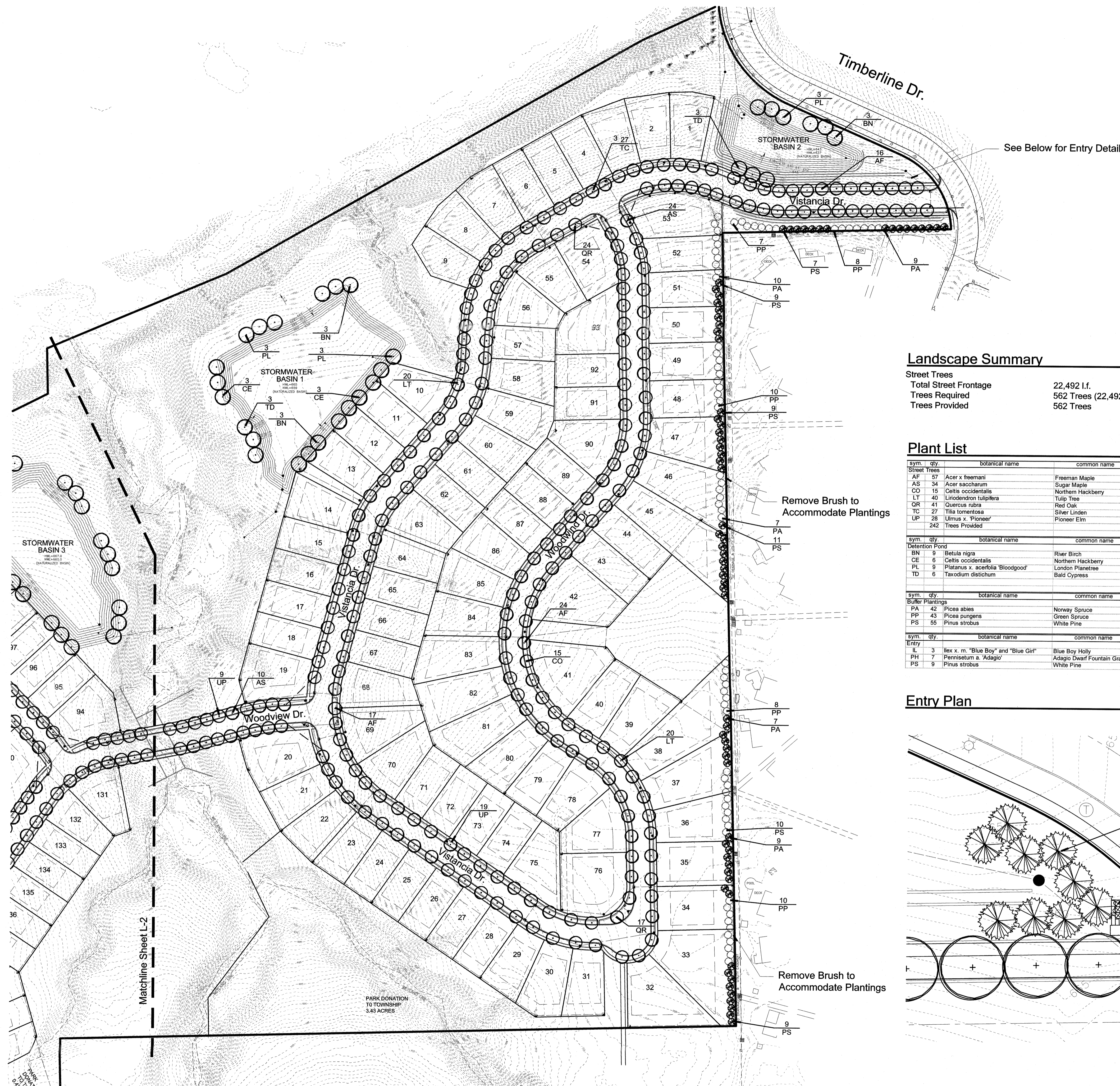
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SCALE: HOR 1" = 40 FT.
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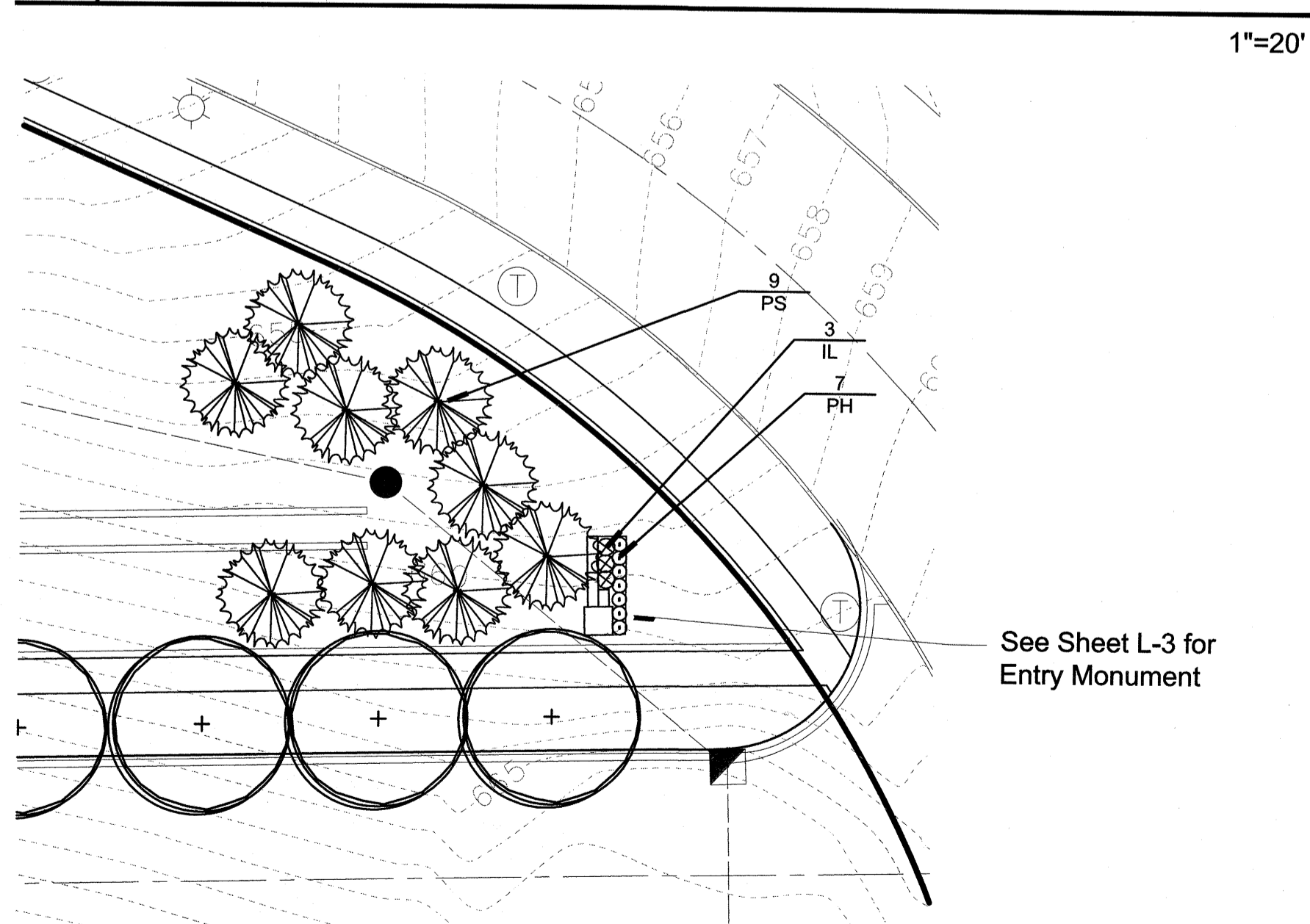
Landscape Summary

Street Trees	
Total Street Frontage	22,492 l.f.
Trees Required	562 Trees (22,492 / 40)
Trees Provided	562 Trees

Plant List

sym.	qty.	botanical name	common name	caliper	spacing	root	height
Street Trees							
AF	57	Acer x freemani	Freeman Maple	3.0"	as shown	B&B	
AS	34	Acer saccharum	Sugar Maple	3.0"	as shown	B&B	
CO	15	Celtis occidentalis	Northern Hackberry	3.0"	as shown	B&B	
LT	40	Liriodendron tulipifera	Tulip Tree	3.0"	as shown	B&B	
QR	41	Quercus rubra	Red Oak	3.0"	as shown	B&B	
TC	27	Tilia tomentosa	Silver Linden	3.0"	as shown	B&B	
UP	28	Ulmus x 'Pioneer'	Pioneer Elm	3.0"	as shown	B&B	
	242	Trees Provided					
Detention Pond							
BN	9	Betula nigra	River Birch	2.5"	as shown	B&B	
CE	6	Celtis occidentalis	Northern Hackberry	2.5"	as shown	B&B	
PL	9	Platanus x acerifolia 'Bloodgood'	London Planetree	2.5"	as shown	B&B	
TD	6	Taxodium distichum	Bald Cypress	2.5"	as shown	B&B	
							Total
Buffer Plantings							
PA	42	Picea abies	Norway Spruce		as shown	B&B	8'
PP	43	Picea pungens	Green Spruce		as shown	B&B	8'
PS	55	Pinus strobus	White Pine		as shown	B&B	8'
Entry							
IL	3	Ilex x m. "Blue Boy" and "Blue Girl"	Blue Boy Holly		as shown		36"
PH	7	Pennisetum a. 'Adagio'	Adagio Dwarf Fountain Grass		No. 2 Cont.		
PS	9	Pinus strobus	White Pine		as shown	B&B	12'-14"

Entry Plan



Seal: _____

Title: **Landscape Plan**

Project: _____

**Vistancia
Lemont, IL**

Prepared for: _____

Odawa Development LLC
 51111 West Pontiac Trail
 Wixom, Michigan 48393

Revision: _____

Issued: _____

Review	July 27, 2016
Revised	October 24, 2016
Revised	November 22, 2016
Revised	December 7, 2016
Revised	January 6, 2017
Revised	January 25, 2017
Revised	January 26, 2017

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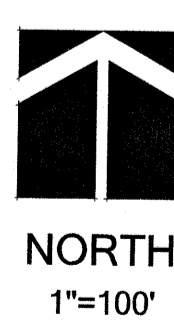
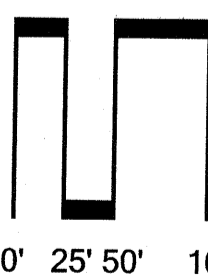
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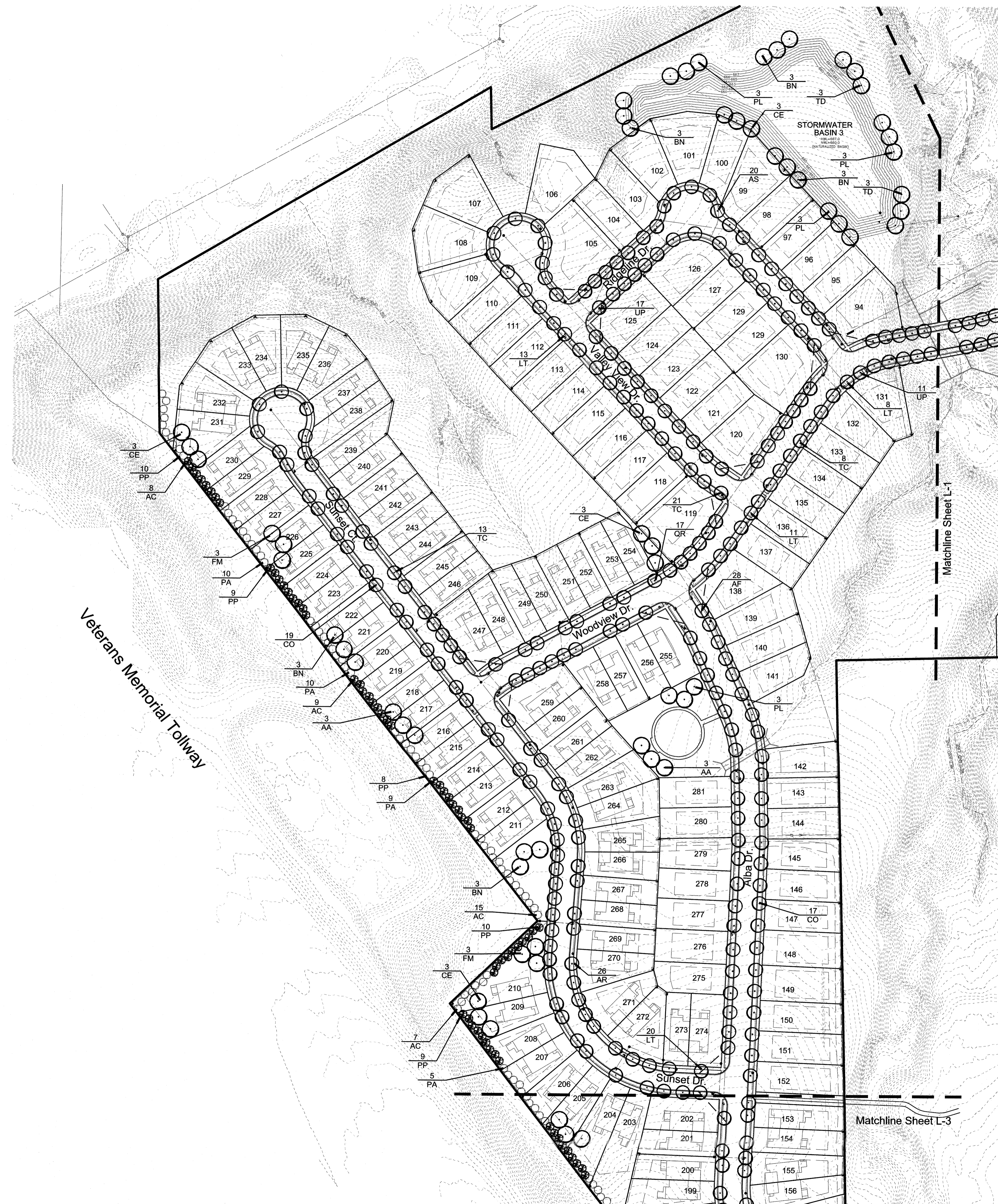
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Sheet No. _____



Corner Clearance

Matchline Sheet L-1

Matchline Sheet L-3

Plant List

sym.	qty.	botanical name	common name	caliper	spacing	root	height
Street Trees							
AF	28	Acer x freemani	Freeman Maple	3.0"	as shown	B&B	
AR	26	Acer rubrum	Red Maple	3.0"	as shown	B&B	
AS	20	Acer saccharum	Sugar Maple	3.0"	as shown	B&B	
CO	36	Celtis occidentalis	Northern Hackberry	3.0"	as shown	B&B	
LT	52	Liriodendron tulipifera	Tulip Tree	3.0"	as shown	B&B	
OR	17	Quercus rubra	Red Oak	3.0"	as shown	B&B	
TC	42	Tilia tomentosa	Silver Linden	3.0"	as shown	B&B	
UP	28	Ulmus x 'Pioneer'	Pioneer Elm	3.0"	as shown	B&B	
249		Trees Provided					
Detention Pond and Open Space							
AA	6	Acer saccharum	Sugar Maple	2.5"	as shown	B&B	
AC	39	Abies concolor	White Fir	as shown	B&B	8'	
BN	15	Betula nigra	River Birch	2.5"	as shown	B&B	
CE	12	Celtis occidentalis	Northern Hackberry	2.5"	as shown	B&B	
FM	6	Acer x freemani	Freeman Maple	2.5"	as shown	B&B	
PL	12	Platanus x acerfolia 'Bloodgood'	London Planetree	2.5"	as shown	B&B	
PA	34	Picea abies	Norway Spruce	as shown	B&B	8'	
PP	45	Picea pungens	Green Spruce	as shown	B&B	8'	
TD	6	Taxodium distichum	Bald Cypress	2.5"	as shown	B&B	

Seal:

Title:
Landscape Plan

Project:

**Vistancia
 Lemont, IL**

Prepared for:

Odawa Development LLC
 5111 West Pontiac Trail
 Wixom, Michigan 48393

Revision:

Issued:

Review	July 27, 2016
Revised	October 24, 2016
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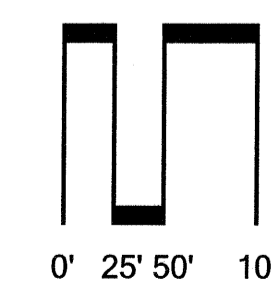
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jca

Checked By:

jca



Sheet No.

L-2

Seal:

Title:
Landscape Plan

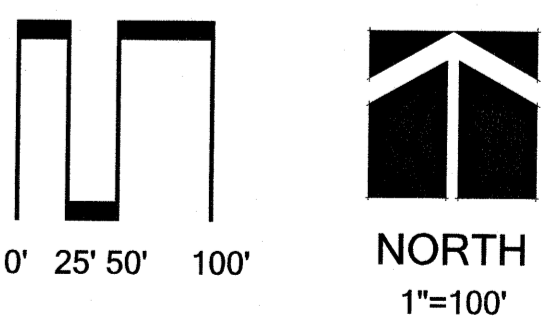
Project:
**Vistancia
 Lemont, IL**

Prepared for:
 Odawa Development LLC
 51111 West Pontiac Trail
 Wixom, Michigan 48393

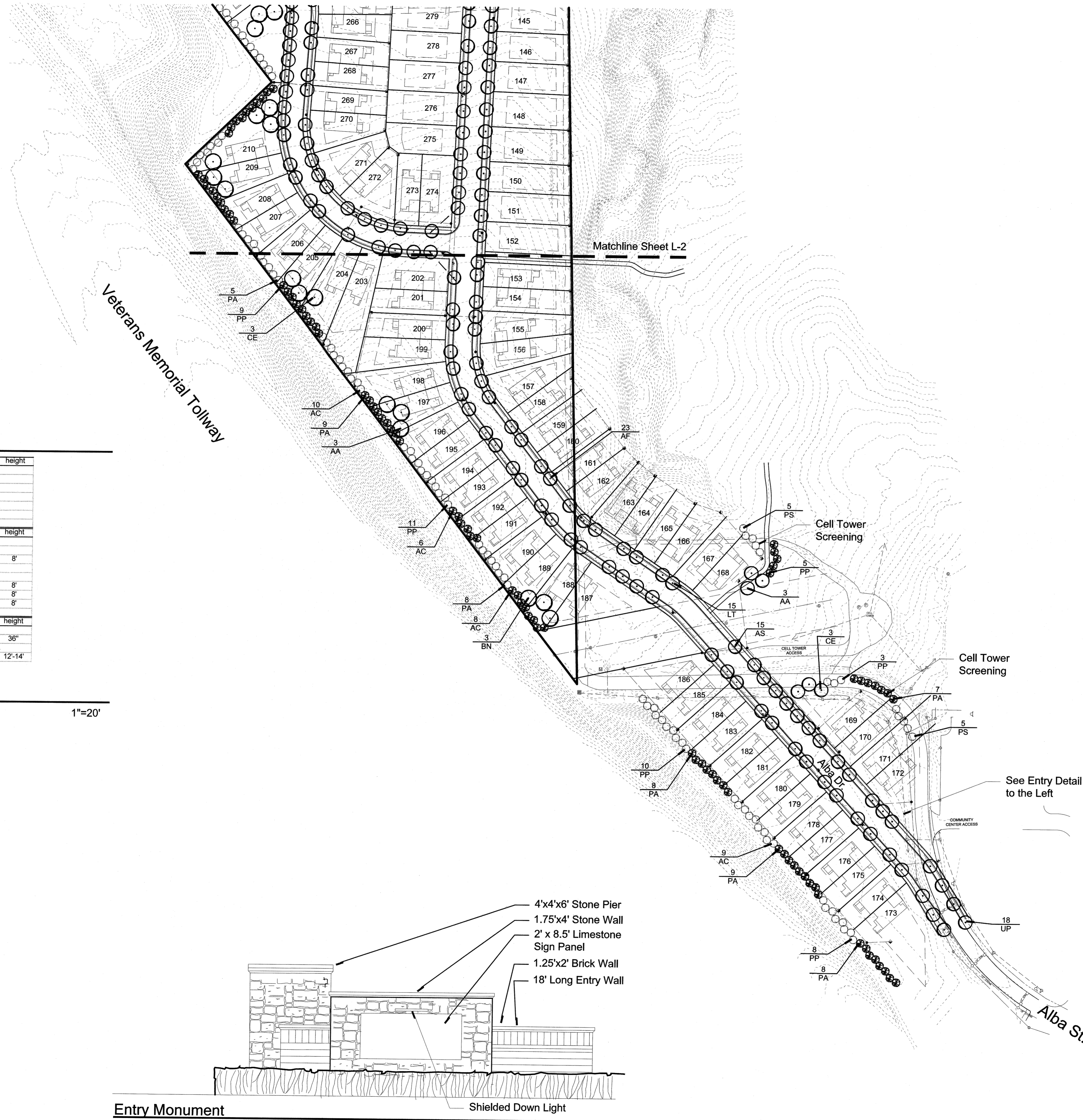
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Revised	January 26, 2017

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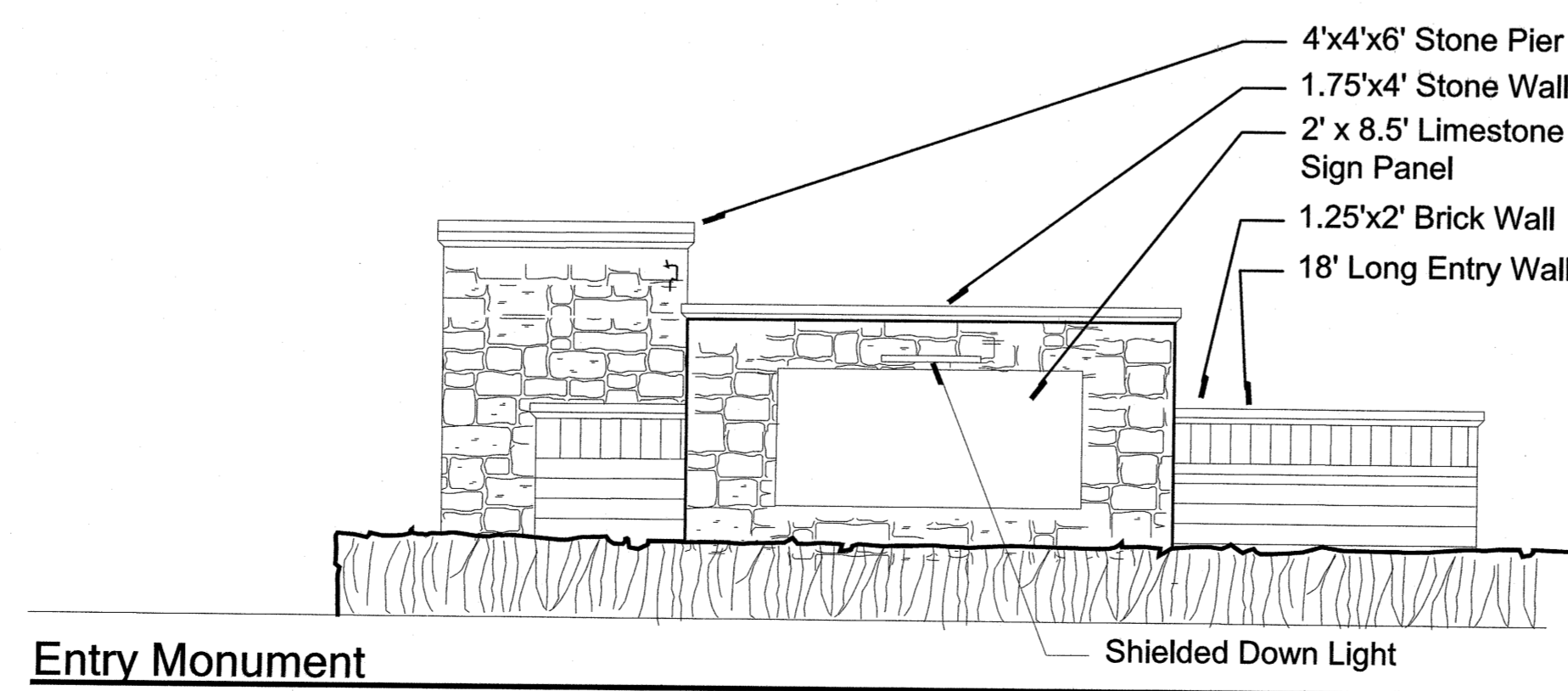
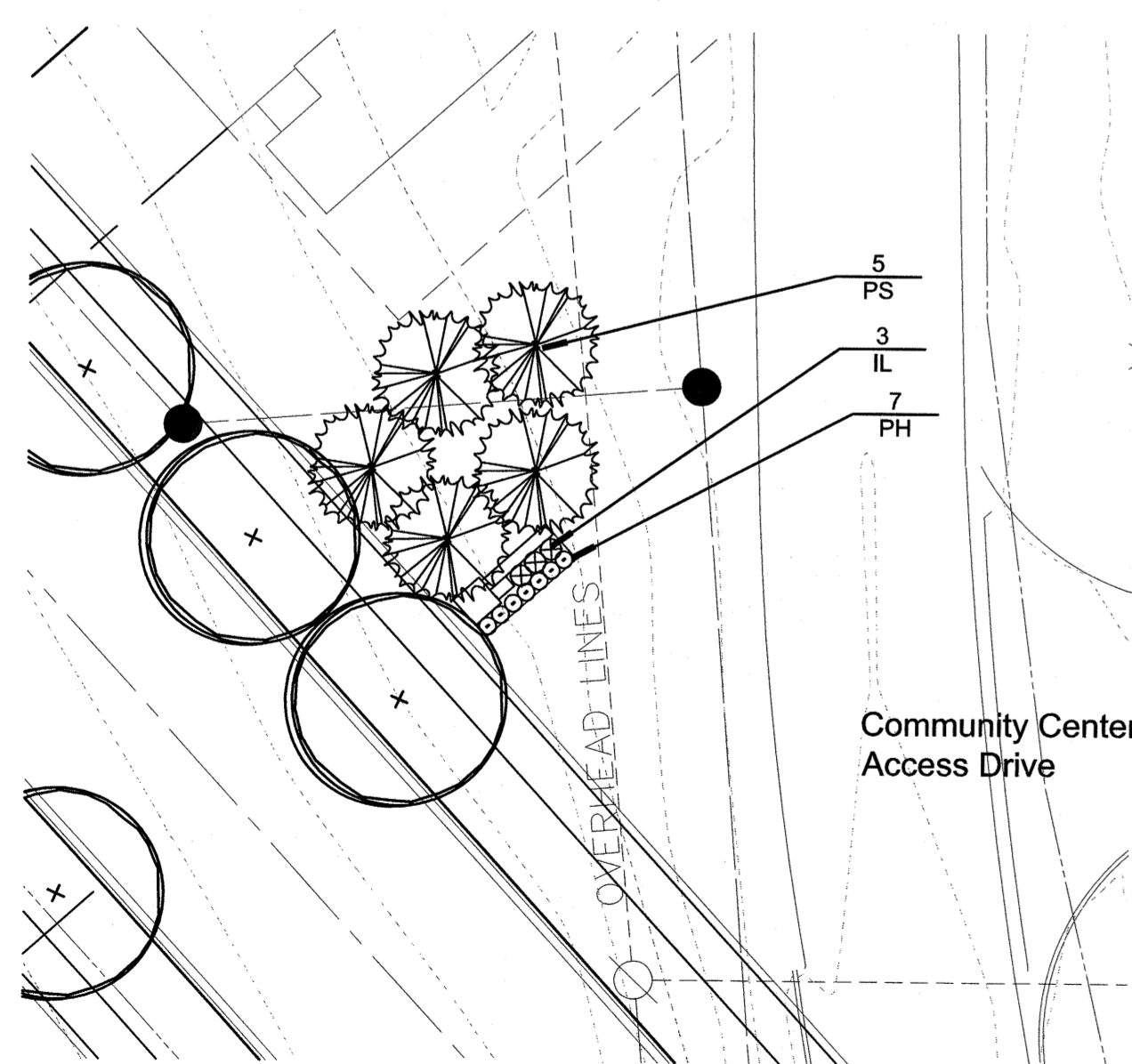


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Street Trees							
AF	23	Acer x freemani	Freeman Maple	3.0"	as shown	B&B	
AS	15	Acer saccharum	Sugar Maple	3.0"	as shown	B&B	
LT	15	Liriodendron tulipifera	Tulip Tree	3.0"	as shown	B&B	
UP	18	Ulmus x. 'Pioneer'	Pioneer Elm	3.0"	as shown	B&B	
	71	Trees Provided					
Detention Pond and Open Space							
AA	6	Acer saccharum	Sugar Maple	2.5"	as shown	B&B	
AC	33	Abies concolor	White Fir	as shown	as shown	B&B	8'
BN	3	Betula nigra	River Birch	2.5"	as shown	B&B	
CE	6	Celtis occidentalis	Northern Hackberry	2.5"	as shown	B&B	
PA	54	Picea abies	Norway Spruce	as shown	as shown	B&B	8'
PP	46	Picea pungens	Green Spruce	as shown	as shown	B&B	8'
PS	10	Pinus strobus	White Pine	as shown	as shown	B&B	8'
Entry							
IL	3	Ilex x. m. "Blue Boy" and "Blue Girl"	Blue Boy Holly		as shown		36"
PH	7	Pennisetum a. 'Adagio'	Adagio Dwarf Fountain Grass			No. 2 Cont.	
PS	5	Pinus strobus	White Pine		as shown	B&B	12'-14'

Entry Plan

1"=20'



MEMO

VIA EMAIL

To: Mr. Bruce Michael
Odawa

From: Michael J. Labadie, PE
Julie M. Kroll, PE, PTOE
Fleis & VandenBrink

Date: January 23, 2017

Re: Vistancia Residential Development – Lemont, IL
Planning Commission Meeting Comments-December 21, 2016

Fleis & VandenBrink (F&V) staff has completed our review of the comments provided by residents during the December 21, 2016 Planning Commission meeting. Our responses to these comments are summarized below.

1. *What are the existing traffic volumes with school traffic?*

F&V subconsultant Gewalt Hamilton Associates, Inc. (GHA) collected weekday traffic volumes at the study intersections while school was in session on Tuesday, January 10, 2017. Intersection turning movement counts were collected during the weekday AM (7:00 AM to 9:00 AM) and PM (2:00 PM to 6:00 PM) peak periods at study intersections. A comparison of traffic volumes utilized in the study with the newly collected traffic volumes are summarized in Table 1.

Table 1: Turning Movement Count Comparison

Period	Date Collected	Southbound			Westbound			Northbound			Eastbound			Overall
		Right	Thru	Left	Right	Thru	Left	Right	Thru	Left	Right	Thru	Left	
127th Street & Timberline Drive														
AM Peak	Projected	58	63	31	31	331	137	90	59	50	44	344	66	1304
	10-Jan-17	70	61	26	21	345	107	61	23	50	58	340	42	1204
	Difference	12	-2	-5	-10	14	-30	-29	-36	0	14	-4	-24	-100
PM Peak	Projected	73	15	30	34	387	48	43	19	24	33	495	59	1260
	10-Jan-17	74	15	33	29	327	28	27	10	15	18	457	70	1103
	Difference	1	0	3	-5	-60	-20	-16	-9	-9	-15	-38	11	-157
New Avenue & Timberline Drive														
AM Peak	14-Jun-16					160	31	59		21	11	329		611
	10-Jan-17					189	23	68		12	6	362		660
	Difference					29	-8	9		-9	-5	33		49
PM Peak	14-Jun-16					437	49	30		13	8	215		752
	10-Jan-17					406	43	19		9	13	210		700
	Difference					-31	-6	-11		-4	5	-5		-52
Alba Street & Timberline Drive														
AM Peak	14-Jun-16	2	149						149	7	3		0	310
	10-Jan-17	1	154						72	7	3		1	238
	Difference	-1	5						-77	0	0		1	-72
PM Peak	14-Jun-16	2	116						111	1	2		1	233
	10-Jan-17	1	105						111	3	6		3	229
	Difference	-1	-11						0	2	4		2	-4

The results of the comparison indicate that the traffic volumes utilized in the study are very similar to the counts collected during the school year and subtle differences are likely a result of daily variation patterns at the study intersections. At the intersection of 127th Street & Timberline Drive overall traffic volumes at the intersection utilized in the study are 100 vehicles higher than the actual collected traffic volumes with school in session. Based on these results the study represents a conservative approach and an updated traffic analysis is not required.

2. *What are the operations of the study intersections during the School PM peak period?*

An analysis was completed to calculate existing peak hour vehicle delays and Levels of Service (LOS) at the study intersections during the School PM peak hour (2:00 PM to 3:00 PM). This analysis was based on the existing lane use and traffic control, the existing school PM peak hour traffic volumes shown on the attached Figure 1, and the methodologies presented in the *Highway Capacity Manual 2000 & 2010* (HCM). Additionally, SimTraffic network simulations were reviewed to evaluate network operations and vehicle queues. The results of the existing school PM peak hour conditions analysis are attached and summarized in Table 2.

Table 2: Existing School PM Intersection Operations

Intersection	Control	Approach	School PM Peak	
			Delay (s/veh)	LOS
1. 127th Street & Timberline Drive	Signalized	EB	9.5	A
		WB	7.8	A
		NB	39.3	D
		SB	37.1	D
		Overall	17.9	B
2. New Avenue & Timberline Drive	STOP (Minor)	EB	Free	
		WB LT	7.6	A
		NB	10.3	B
3. Timberline Drive & Alba Street	STOP (Minor)	EB	8.8	A
		NB LT	7.4	A
		SB	Free	

The results indicate that all study intersection approaches and movements currently operate acceptably at a LOS D or better during the school PM peak period. Review of network simulations also indicates acceptable traffic operations and significant vehicle queues are not observed.

3. *What is the current student enrollment at Old Quarry Middle School?*

The student enrollment at Old Quarry Middle School during the 2015 - 2016 school year was 815 students based on information published by the Illinois State Board of Education. The current enrollment information for the 2016-2017 school year is 834 students.

4. *What is the maximum enrollment at Old Quarry Middle School?*

Based on information published by the Illinois State Board of Education, the maximum student enrollment at Old Quarry Middle School between 2003 and 2016 was 1,105 students in 2014.

5. *How does the signal operate throughout the day?*

The signal has five different timing plans programmed Monday – Friday that provide coordination with adjacent signals along the 127th Street corridor as summarized below. Between 11:00 PM and 6:00 AM the signal runs FREE in which the signal operates under fully-actuated control and is not coordinated with the adjacent signals along 127th Street.

PLAN START TIME	PLAN
6:00 AM	211 (AM Peak)
7:05 AM	212 (School Peak)
7:35 AM	211 (AM Peak)
9:30 AM	111 (Normal Operations)
2:20 PM	112 (School Peak)
2:50 PM	111 (Normal Operations)
3:30 PM	311 (PM Peak)
7:00 PM	111 (Normal Operations)
11:00 PM	FREE

6. *How many pedestrians use the 127th Street & Timberline Drive intersection?*

Based on the intersection turning movement counts collected with school traffic, there are 15 pedestrians present at the 127th Street & Timberline Drive intersection between 7:00 AM to 9:00 AM and 21 pedestrians present between 2:00 PM to 6:00 PM.

7. *Is the speed limit of 20 miles per hour (mph) on residential streets a local ordinance?*

The Village defers to the Illinois State Vehicle Code for setting speed limits. This section of Timberline does include a park and therefore would have a required 20mph speed limit adjacent to the park.

Per the Illinois Vehicle Code:

“Whenever any such park district, city, village, or incorporated town determines, upon the basis of an engineering or traffic investigation concerning a highway or street on which it is authorized by this Section to establish speed limits, that a maximum speed limit prescribed in Section 11-601 of this Chapter is greater or less than is reasonable or safe with respect to the conditions found to exist at any place or along any part or zone of such highway or street, the local authority or park district shall determine and declare by ordinance a reasonable and safe absolute maximum speed limit at such place or along such part or zone, which:

(1) Decreases the limit within an urban district, but no to less than 20 miles per hour;”

8. *Is double yellow on a neighborhood street typical for traffic calming?*

Double yellow lines on a residential street are not typical. The Village stated that these are a carryover from the addition of adjacent Timberline Knowles development.

9. *Has the village investigated other traffic calming measures?*

No.

10. *Is there a significant crash history on Timberline at 127th Street? New Avenue?*

F&V reviewed crash data obtained from the City of Lemont for the most recent two years for Timberline Drive at 127th Street and New Avenue. The results of this review indicate that there were a total of two crashes on Timberline Drive at New Avenue in the two years and three crashes on Timberline Drive at 127th Street. All crashes were intersection related.

11. *How will the site traffic impact Logan Street?*

The most optimal route for traffic from the proposed development to access the arterial road system is via Timberline Drive. The results of the TIS indicate that all approaches and movements at the intersections of Timberline Drive with 127th Street and New Avenue will operate acceptably at a LOS D or better during both peak periods. Additionally, SimTraffic simulations indicate acceptable traffic operations and significant vehicle queues are not observed. Therefore, minimal traffic will utilize Logan Street as it will not provide any benefits to motorists in terms of time or distance savings.

12. *If feasible, where would access to New Avenue from the site be provided? Would this location work from a design standpoint?*

The development is not going to provide an access directly to New Avenue due to the following issues:

- They don't own or control any property that connects with New Avenue
- There is at least a 70 foot grade difference between New Avenue and the site. As such there would be difficulty maintaining Village standards on road grades and the logical places to come into the site from the north are the major swales that are regulated by the Corps of Engineers.

13. *A left-turn lane on New Avenue at Timberline Drive is needed for existing traffic. How does the development impact this recommendation for existing conditions?*

With the proposed development the left turn lane on New Avenue at Timberline Drive will remain warranted and the proposed development will account for approximately 35% of future left turns.

14. *How will construction traffic and parking be accommodated?*

Construction traffic will be restricted to come in from either the north or south and will not be allowed to traverse down Timberline Drive. Parking will be accommodated on site.

Attached: Figure 1

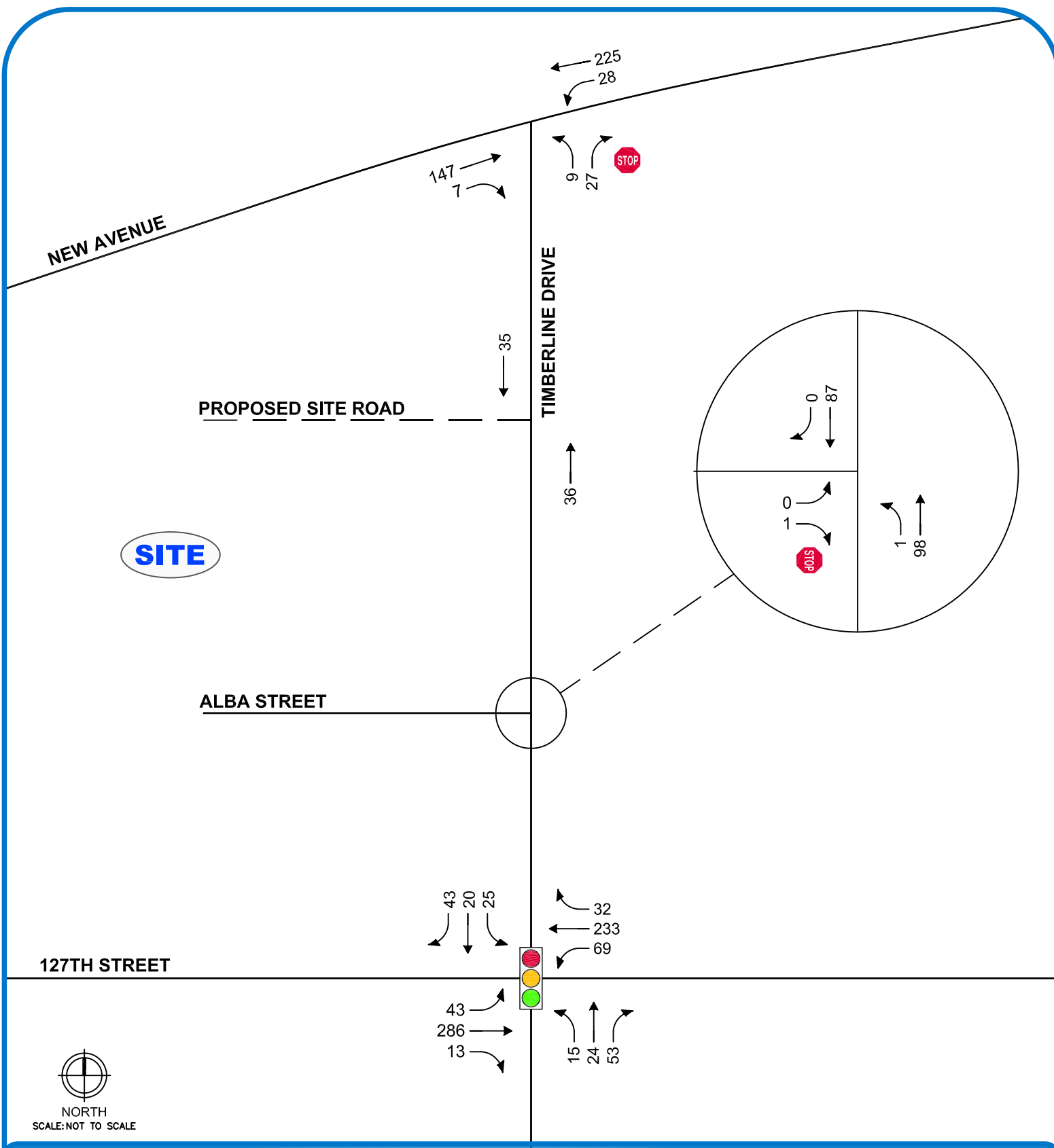


FIGURE 1
EXISTING SCHOOL PM
TRAFFIC VOLUMES

VISTANCIA RESIDENTIAL TIS - VILLAGE OF LEMONT, IL

