

VILLAGE BOARD
Committee of the Whole Meeting

August 15, 2016 – 7:00 PM
Lemont Village Hall
418 Main St., Lemont, IL 60439

AGENDA

- I. Call to Order
- II. Roll Call
- III. Discussion Items
 - A. 23 E. Logan Street Variation
(Planning & ED)(Chialdikas)(Jones)
 - B. Cooperative Fishing Agreement Discussion
(Admin.)(Virgilio)(Schafer)
 - C. Electronic Recycling Alternatives
(Admin./PW)(Reaves/Blatzer)(Schafer/Pukula)
 - D. Gateway TIF RFP Discussion
(Admin./P&ED/Finance)(Reaves/Chialdikas/Sniegowski)
(Schafer/Jones/Smith)
- IV. Unfinished Business
- V. New Business
- VI. Audience Participation
- VIII. Adjourn

TO: Committee of the Whole

FROM: Heather Valone, Village Planner

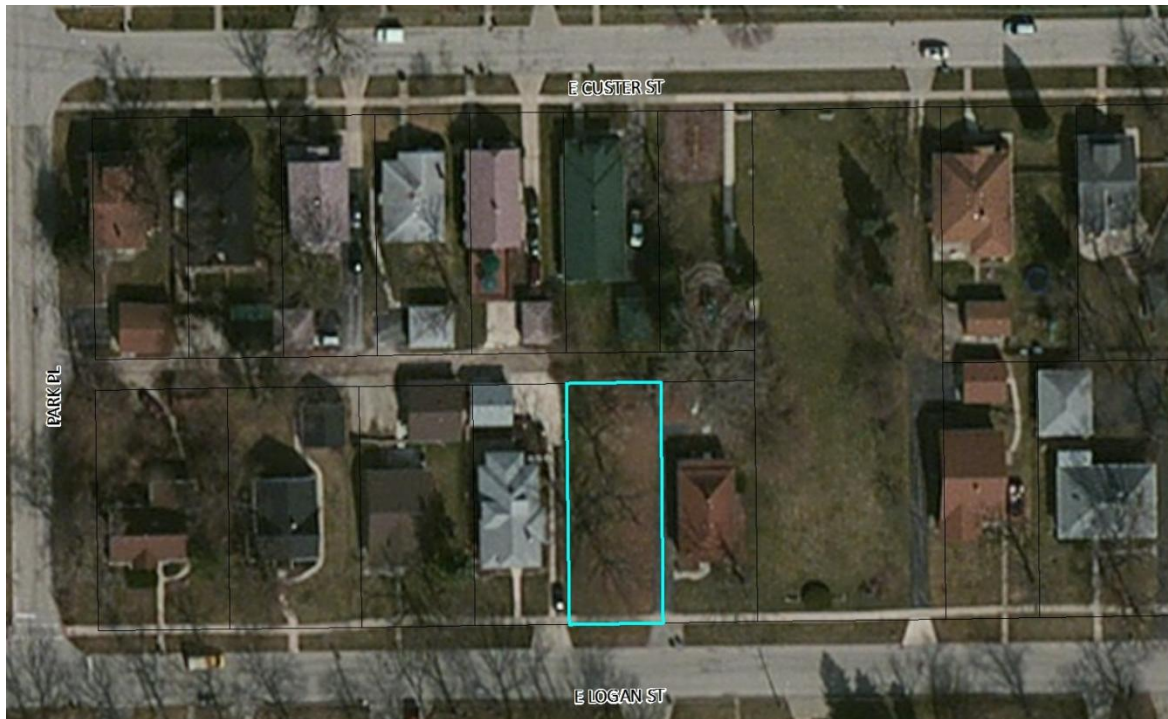
THRU: Charity Jones, AICP, Planning & Economic Development Director

SUBJECT: Case 16-05 23 E Logan St. Variation

DATE: August 5, 2016

SUMMARY

Ken McClafferty, on behalf of the owner Mako Properties Inc., is requesting a variation to allow driveway access in the Single-Family Preservation and Infill District (R-4A) via the street rather than via the alley. Staff and the PZC are recommending denial of the variation.



PROPERTY INFORMATION

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

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

BACKGROUND

The subject property is currently vacant; the applicant is proposing to construct a single-family home on the subject property. The subject property is located two lots west of Brown Park along Logan St. An alley runs between Custer St. and Logan St. with access from Park Pl. The alley right-of-way terminates roughly 50 ft east of the subject property where Brown Park is located. Per UDO §17.07.020.F.2 “if an existing alley provides access to the lot in question, then detached and attached garages shall be accessed from the alley.” The UDO defines alley as “a public or private right-of-way primarily designed to serve as a secondary access to the side or rear of those properties whose principal frontage is on some other street”. The standard width of an alley as depicted in UDO Appendix G detail sheet LS-5 is 16ft.

The applicant submitted a building permit for a single-family home with a two-car attached garage accessing off E Logan St. on April 14, 2016. Staff denied the permit on April 19, 2016 because of the alley access requirement. The permit had multiple items in addition to the driveway access which did not meet UDO standards including the proposed maximum square footage of the home. The applicant filed the appeal May 14, 2016. The PZC denied the appeal on June 15, 2016 finding that the alley does provide access to the subject property.

PZC Hearing. The Planning and Zoning Commission (PZC) conducted a public hearing on July 20, 2016. The PZC raised concerns about the proposed street access and attached two-car garage being consistent with the character of the neighborhood. The PZC also raised concerns related to potential stormwater impacts of the subject property on surrounding properties. The existing conditions indicated that construction of the single-family home will have stormwater impacts on the neighboring property to the north. The construction of the alley would minimally increase the stormwater runoff when compared to the amount the home will generate. The PZC discussed that even without the alley extension the stormwater impacts will be significant on the lower surrounding properties.



The nine residents who provided public comment also raised concerns about the variation's consistency with the surrounding neighborhood and stormwater. The property owner to the north commented that he was more concerned about the stormwater from the home impacting his property than the alley. He also commented that even though there would be minor impacts from the alley he still was against the variation. All nine residents spoke against the variation. The PZC voted in a failed motion (1-6) to recommend approval.

STANDARDS FOR VARIATIONS

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

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

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

- ***Ensuring adequate natural light, air, privacy, and access to property.***
The proposed variation would not negatively impact light or air to the property. The variation would allow for access to the property from the street rather than from the alley. The property has the same accessibility from either the street or alley.
- ***Protecting the character of established residential neighborhoods.***
The proposed variation is not consistent with the established neighborhood character. The majority of the properties surrounding the subject property have detached garages with driveways that access via the alley. Those homes that do have driveways with street access also have detached garages located in the rear of these properties. The proposed two-car front load garage and driveway is not consistent with the neighborhood. See Standard 3 for further discussion.

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

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

- ***Particular physical surroundings, shape, or topographical conditions results in a particular hardship upon the owner as distinguished from a mere inconvenience.*** The subject property is the last remaining



vacant properties along the E Logan St. from Park Pl. to Brown Park. The subject property has similar lot size, shape, and topographical conditions as the surrounding properties. The subject property gradually slopes down from the front (south) property line to the rear (north) property line, similar to the surrounding properties to the east and west. The properties to the north of the subject site gradually slope down from the rear (south) property lines to the front (north) property lines. The physical characteristics of the subject property are not unique when compared to the surrounding properties.

The applicant submitted a cost estimate for the proposed alley access. The applicant estimates that the total cost for the construction of the alley, driveway/ apron, and retaining wall at \$17,325. The applicant also estimated that the cost for the street access driveway \$1,400. The Village Engineer reviewed the estimates and commented that the costs for the alley access were too high and the estimate for the street access driveway was too low.

The Village Engineer provided an alternative cost estimate. The cost to the applicant, per the Village Engineer, to pave the driveway from E Logan St. and the corresponding sidewalk alterations is estimated at \$5,850. The estimated alley pavement extension is \$8,000 at a minimum. The estimated cost for a driveway from a detached garage to the alley is \$1,100. Thus, the total cost for the alley and driveway access is roughly \$9,100. This is an increase of \$3,200 when compared to the \$5,850 for the driveway access from E Logan St. The detached garage, as shown on the *Alternative Site Design: No Variation* document, does require either a retention wall or a larger concrete base. This additional cost is \$3,375. The total estimated cost difference between the alley and street access alternatives with the retaining wall is \$6,625. This does not create an economic hardship. Additionally these costs would equally applicable to all the other similar adjacent properties, not unique to the subject property.

- ***The conditions upon which the petition for variation is based would not be applicable generally to other property within the same zoning district.*** The properties to the west of the subject property along Logan Street all have vehicle access through the alley rather than the street. The alley behind the property to the west (15 E Logan St.), prior to 2011, was not paved across the entire rear property line. 15 E Logan St. constructed a detached garage in 2011. At that time, the alley was paved only 12 ft past 15 E Logan St.'s west lot line. The homeowner for 15 E Logan St. was required to extend the alley across the entire lot to the property line it shares with 23 E Logan St. Staff sees no distinction between the condition of 23 E. Logan St. and 15 E. Logan St, or any other lots along the alley in question.

The paved alley currently terminates at the west property line of the subject property (the east property line of 15 E. Logan Street). The applicant has indicated that since the alley is not a through alley that it prevents the use of the alley to this property. The neighboring lots to the west are able to enter and exit their properties effectively via the alley terminates. Currently, 15 E Logan St. is the terminus of the paved portion of the alley. The property



owner is able to access their garage even though the alley does not extend past its east property line. Thus, the conditions of the subject property are similar to the neighboring properties that currently utilize the alley for driveway access.

- ***The alleged difficulty or hardship has not been created by any person presently having an interest in the property.*** The alleged hardship is partially created by the current owner of the property as he subdivided a larger property to create 23 E Logan St. The subject property was originally part of one large lot improved with a single-family home. The lot was comprised of the subject property and the property that is now known as 15 E Logan St. The original home is situated on the 15 E Logan St. parcel. In 2008 Mako Properties Inc., subdivided the larger property to create two smaller properties. When the property was only one large lot there was a single driveway that accessed from E Logan St. Sometime between 2008 and 2009 the driveway was removed and replaced with only a service walk since the driveway would have been located partially on the 15 E. Logan St. lot and partially on the 23 E. Logan St lot. The driveway apron still remains in the parkway.

However had 15 E Logan St. not extended the alley to the east property line it shares with the subject property there would not have been alley access to 23 E Logan St. The subject property in that scenario would have been separated from the paved alley by another private property. The administrative interpretation of the alley access requirement has been to not require people to extend alleys across other private properties to reach their property. The alley access is only require if the paved alley is adjacent to the subject property.

- ***The granting of the variation will not be detrimental to the public welfare or injurious to other property or improvements in the neighborhood in which the subject project is located.*** The request will not be detrimental to public welfare or injurious to other properties or improvements.
 - ***The variation will not impair an adequate supply of light and air to adjacent properties or substantially increase congestion in the public street or increase the danger of fire or endanger the public safety or substantially diminish or impair property values within the neighborhood.*** The variation would not endanger public safety, substantially impair property values, diminish adequate supply of light or air, or increase the danger of fire or congestion.
3. The variation will not alter the essential character of the locality and will not be a substantial detriment to adjacent property.



Analysis. The requested variation will alter the essential character of the area. The subject property is located in the R-4A zoning district; the purpose of this zoning district is:

“to regulate the height, building coverage, and impervious surface coverage of residential dwelling units in the older established neighborhoods of the Village.

Specifically, the district’s restrictions are intended to prevent the overcrowding of land, ensure proper living conditions, assure the adequate provision of light, air and open spaces, and to foster and preserve the nature, character, and quality of existing neighborhoods, while providing property owners opportunities for infill development on vacant lots or redevelopment of lots with existing structures. In particular this district is intended to prevent the further proliferation of structures that do not conform to the general height, bulk, and scale of existing structures.”

The future land use for the subject property as defined by the Lemont 2030 Comprehensive plan is Infill Residential (IR). The purpose of the IR future land use is to ensure any new development or redevelopment will be consistent with the established character of the surrounding neighborhood, similar to the intent and propose of the R-4A district. The R-4A properties, unlike the standard R-4 properties, have a number of unique standards due to the size of the lots, the older established homes that have been constructed, and the intent and purpose of the R-4A zoning district. Two of the most visible standards that the R-4A regulates are the driveway placement and the size of the homes

The surrounding properties have detached garages rather than attached garages. The proposed attached two-car front loading garage is inconsistent with the majority of the surrounding neighborhood (Figure 1). There are 40 homes within a two block area of the along E Division St., E Custer St, and E Logan St, bound to the west by Park Pl. and Warner Ave to the east. Of those 40 homes, 20 (50%) have detached garages that access via the alley, 15 (38%) have detached garages in the rear of the property that have street access, and five (13%) have attached two car garages that access via the street. Nine homes along Logan Street from Brown Drive to Warner Avenue do not have alley access. If these properties are removed from the study area, the percentage of existing homes with detached garages increases substantially; 65% of the homes have detached garages with alley access, 29% of homes have a detached garage in the rear of the property that accesses via the street, and 6% of homes have attached two-car garages with street access. The proposed garage and driveway does not conform to either of typical driveway or garage configurations that currently exist in the neighborhood.

Currently, the property to the east of the subject property (21 E Logan St.) is the only home with a driveway that interrupts the sidewalk on the north block face of E Logan St from Park Pl. to Brown Park. The apron in the parkway at 15 E Logan St., although present, narrows to a roughly four foot service walk once on the property. The sidewalks on the subject property’s block face of E Logan St. are important due to the fact that there is no sidewalk on the south side of E Logan St. from Ridge Rd.



Figure 1

E DIVISION ST



PARK PL

E CUSTER ST



WARNER AVE

E LOGAN ST

Legend

Garage & Access Type

- Detached Garage & Alley Access (19)
- Detached Garage & Street Access (15)
- Attached Two-Car Garage & Street Access (5)



to Warner Ave. These sidewalks along this block face of E Logan St. are the only pedestrian friendly access to Brown Park.

Additionally, the proposed variation request could create the basis of another variation application. The proposed home as it is currently depicted in the submitted architectural plans exceeds the maximum permitted square footage for R-4A homes. The R-4A properties are limited in size to conform to the existing homes. The maximum square footage a home that can be built on the subject property is 2,626.43 s.f. The proposed home with the attached two-car garage exceeds the maximum area by 192.93 s.f. The removal of the attached garage would reduce the home area, by 189.98 s.f. The proposed driveway and garage are not consistent with the neighborhood characterizes or the R-4A standards; granting the variation may trigger the applicant to request another variation from the UDO maximum home size restrictions to allow the building to be constructed as currently shown in the architectural plans.

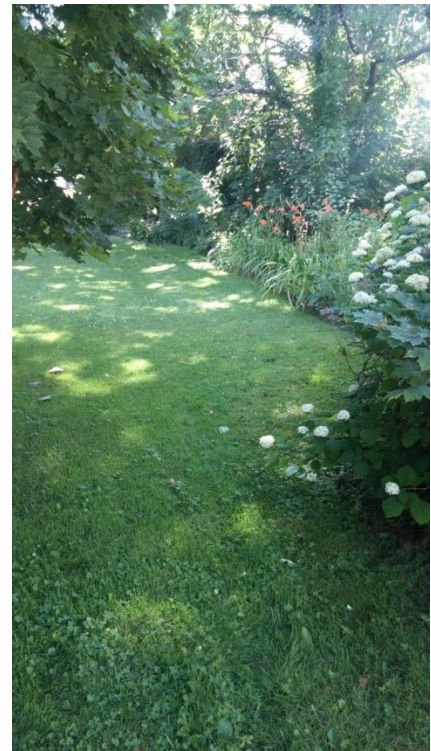


Figure 2 The current grass alley behind the subject property after July 7, 2016 rain event.

ANALYSIS

Stromwater/ Drainage. The applicant has indicated that providing alley access would aggravate the drainage issues that exist in the rear of the lot and alley. The Village Engineer has reviewed the site design for the alley access finds that construction of the alley will not aggravate the rear yard drainage. The Engineer's review finds that the paving of the alley would not aggravate nor improve the drainage issues of the subject property or the property to the north (rear). Though the alley extension represents an increase in impervious area, it is not a significant increase to create stormwater issues since the property to the north is already lower and accepting a portion subject property's runoff. The



Figure 3 The rear of the subject property after July 7, 2016 rain event.

home on the northwest side of the alley constructed an asphalt edge that interrupts the stormwater and directs the stormwater to the grass area behind the subject property. This berm was likely intentionally created by the neighbor to direct more stormwater to the subject property as the site has been vacant for years. The Village

Engineer's full comments are attached.

The property was visited by staff the morning after a large rain event on July 8, 2016 Figures 2 and 3 show that there was little to no pooling of water in the rear yards of the subject property or on the neighboring property to the north. The only pooling water observed was in a portion of the alley to the west of the subject property where a neighbor constructed an asphalt edge because their property naturally sits lower than the surrounding properties. The edge contained the water to the alley portion only as shown in Figure 4.

CONCLUSION

The UDO requires that the applicant demonstrate consistency with all three of the variation standards contained within §17.04.150.D. and staff finds the variation does not meet all the standards for granting variations. Staff and the PZC recommends denial of the variation. The driveway access and proposed attached front loading two-car garage is not consistent with the character of the neighborhood. The property is not unique from the neighboring properties that already utilize the alley for driveway access; the UDO requirement to provide alley access has also recently been enforced on a nearly identical property immediately west of the subject site. The construction of the alley access does not create an economic hardship and the paving the alley will not aggravate drainage issues in the rear yards of the subject property or the neighboring property to the north (rear).

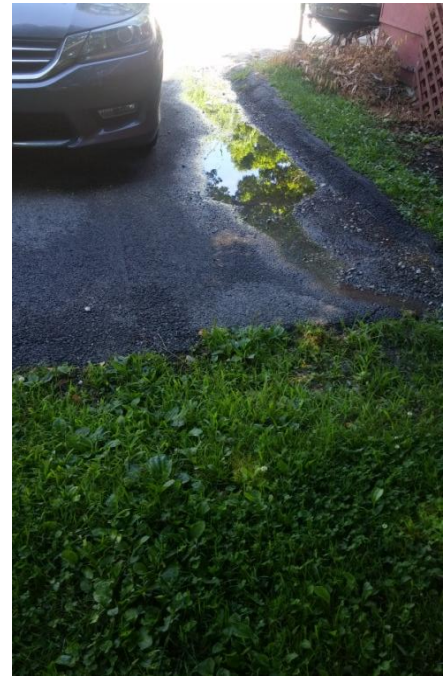


Figure 4 The asphalt edge the neighboring property constructed directs stormwater from the July 7, 2016 rain event towards the subject property.

ATTACHMENTS

1. Site photographs
2. Village Engineer comments
3. Draft PZC minutes from the 7-20-2016
4. Applicant submissions

Attachment 1 Site Photos



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



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



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



Figure 4 Alley entrance from Park Pl. looking east.



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



Figure 6 Additional properties along the alley with driveway access.



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



VILLAGE OF LEMONT

418 Main Street, Lemont, Illinois 60439
Phone: 630/257-2532 ♦ Fax: 630/257-1598

Memorandum

To: Heather Valone, Village Planner

From: James L. Cainkar, P.E., P.L.S. **cc:** 16262

Date: July 12, 2016

Re: **Case No. 16-05**
23 E. Logan

Heather:

The price for the alley load garage of \$1,100.00 appears reasonable. The alley would be 50' long x 14' wide = 80 sq. I estimate the cost for the alley extension to be 80 sy x \$100.00/sy = \$8,000.00.

The front load garage for Logan Street requires a driveway (and new sidewalk) that is 90 SqYd. The estimated cost for this work is 90 SqYd x \$65.00/SqYd = \$5,850.00.

The retaining wall (monolithic with garage floor) is shown to be constructed at \$100.00 per face square foot. This appears high, somewhere in the \$75.00 per face square foot is probably more reasonable.

The paving of the alley will add some impervious flow to the lot to the north, but that is the natural lay of the land, and the area to the north is grass. The alley paving will not aggravate drainage in the alley, nor improve them.

There is an asphalt berm on the north edge of the paved alley on the lot to the west which interrupts rain water and drains it to the grass area behind this lot (23 E Logan). The asphalt berm is intentional. An additional berm would not likely be needed, if the alley is extended further east. These asphalt "berms" (edges) are located all over the Village where the downstream owner has a garage and he does not want the upstream flow to enter the garage. If the alley flow is not directed toward a garage, than there is no need for this protective berm.

Thank you,

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

Frank Novotny & Associates, Inc.

JLC/kes

Attachment 3 Draft PZC minutes from July 20, 2016

Village of Lemont
Planning and Zoning Commission
Regular Meeting of July 20, 2016

A meeting of the Planning and Zoning Commission for the Village of Lemont was held at 6:30 p.m. on Wednesday, July 20, 2016 in the second floor Board Room of the Village Hall, 418 Main Street, Lemont, Illinois.

I. CALL TO ORDER

A. Pledge of Allegiance

Chairman Spinelli called the meeting to order at 6:37 p.m. He then led the Pledge of Allegiance. He asked the audience to remain standing and raise his/her right hand to be sworn in. He then administered the oath.

B. Verify Quorum

Upon roll call the following were:

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

Absent: Maher

Planning and Economic Development Director Charity Jones, Village Planner Heather Valone, Village Trustee Ron Stapleton, and Fire Marshall Dan Tholotowsky were also present.

C. Approval of Minutes for the June 15, 2016 Meeting

Commissioner Kwasneski made a motion, seconded by Commissioner Andrysiak to approve the minutes from the June 15, 2016 meeting with no changes. A voice vote was taken:

Ayes: All

Nays: None

Motion passed

II. CHAIRMAN'S COMMENTS

Chairman Spinelli greeted the audience.

III. PUBLIC HEARINGS

A. 16-05 23 E. Logan Street Variation

Chairman Spinelli called for a motion to open the public hearing for Case 16-05.

Commissioner Andrysiak made a motion, seconded by Commissioner McGleam to open the public hearing for Case 16-05. A voice vote was taken:

Ayes: All

Nays: None

Motion passed

Staff Presentation

Mrs. Valone stated that Ken McClafferty, who is acting on behalf of the owner of the property, is requesting a variation to allow driveway access in a Single-Family Preservation Infill District via the street rather than the alley. Staff is recommending denial of the variation. The subject property is currently vacant and the applicant is proposing to construct a single-family home on the property. The subject property is located two lots west of Brown Park along Logan Street. An alley runs between Custer and Logan with access from Park Place. The alley right-of-way terminates roughly 50 feet east of the subject property where Brown Park is located. Per the UDO “if an existing alley provides access to the lot in question, then detached and attached garages shall be accessed from the alley”. The UDO defines an alley as “a public or private right-of-way primarily designed to serve as a secondary access to the side or rear of those properties whose principal frontage is on some other street”. The standard width of an alley per the UDO is 16 feet.

The applicant submitted a building permit for a single-family home with a two-car attached garage with access off of E. Logan Street on April 14, 2016. Staff denied the permit on April 19, 2016 because of the alley access requirement. The permit had multiple items in addition to the driveway access which did not meet UDO standards including the proposed maximum square footage of the home. The applicant filed an appeal on May 14, 2016, which was denied by the PZC on June 15, 2016.

Mrs. Valone said the UDO states that the variation request must be consistent with the following three standards to be approved. The first standard is that the variation is in harmony with the general purpose and intent of the UDO. The general purpose of the UDO has eight components, six are either not applicable to or unaffected by the variation request. The first purpose that was applicable to the application is ensuring that adequate light, air, privacy and access to property. The variation would not negatively impact light or air to the property. The variation would allow for access to the property from the street rather than from the alley. The property has the same accessibility from either the street or alley. The second purpose that is applicable is protecting the character of established residential neighborhoods. The proposed variation is not consistent with the established neighborhood character. The majority of the properties surrounding the subject property have detached garages with driveways that access via the alley. Those homes that do have driveways with street access also have detached garages located in the rear of the properties. The proposed two-car front load garage and driveway is not consistent with the neighborhood.

The second standard for granting variations is that the plight of the owner is due to unique circumstances, and thus strict enforcement of the UDO would result in practical difficulties or impose exceptional hardships due to the special and unique conditions that are not generally found on other properties in the same zoning district. The UDO states that in making a determination whether there are unique circumstances, practical difficulties or particular hardships in a variation petition that there are five factors that should be taken into consideration. The first factor is that the particular physical surroundings, shape, or topographical conditions result in a particular hardship upon the owner that is distinguished from a mere inconvenience. The subject property is the last remaining vacant property along East Logan Street from Park Place to Brown Park. The subject property has similar lot size, shape, and topographical conditions as the surrounding properties. The subject property gradually slopes down from the front of the property to the rear property line. This is similar to the properties that are east and west. The properties to the north of the subject site gradually slope down from the rear to the front of the property. The physical characteristics of the subject property are not unique when compared to the surrounding properties.

The applicant also submitted a cost estimate for the proposed alley as evidence of a hardship. The applicant estimates the total cost for the construction of the alley would be approximately \$17,000.00. The applicant also estimated that the cost of the street access driveway to be roughly \$1,400.00. The Village Engineer reviewed the estimates and commented that the costs for the alley access were too high and the estimate for the street access driveway was too low. The Village Engineer provided an alternate cost estimate. The cost for the applicant to pave the driveway from East Logan Street to the attached garage with corresponding sidewalk alterations is estimated at \$5,800.00. The estimate for the alley driveway and retaining wall is roughly \$12,000.00. The total estimated cost difference between the alley and street access with a retaining wall is roughly \$6,000.00 which does not create an economic hardship. Additionally, these costs would equally be applicable to all other similar adjacent properties making this not unique for the subject property.

Mr. Valone stated the second factor is the conditions upon which the petition for variation is based would not be applicable generally to other property within the same zoning district. The properties to the west of the subject property along Logan Street all have vehicle access through the alley rather than the street. The alley behind the property to the west prior to 2011, was not paved across the entire rear property line. A detached garage was constructed in 2011 at 15 E. Logan Street and the alley was extended. At that time, the alley was paved only 12 feet past 15 E. Logan's west lot line. The homeowner for 15 E. Logan Street was required to extend the alley across the entire lot to the property line it shares with 23 E. Logan Street. Staff sees no distinction between the condition of 23 E. Logan Street and 15 E. Logan Street or any other lots along the alley in question.

The paved alley currently terminates at the west property line of the subject property. The applicant has indicated that since the alley is not a through alley that it prevents

the use of the alley to this property. The neighboring lots to the west are able to enter and exit their properties effectively via the alley even though it terminates midblock. Currently, 15 E. Logan is the terminus of the paved portion of the alley. The property owner is able to access their garage even though the alley does not extend past its east property line. Thus, the condition of the subject property are similar to the neighboring properties that currently utilize the alley for driveway access.

The third factor is that the alleged difficulty or hardship has not been created by any person presently having an interest in the property. The alleged hardship is partially created by the current owner of the property. The owner subdivided a larger piece of property to create two pieces of property. The subject property was original one large lot improved with a single-family home. The lot was comprised of the subject property and the property known as 15 E. Logan. The original home is situated on 15 E. Logan Street. In 2008, Mako Properties subdivided the larger property to create two smaller properties. When the property was only one large lot there was an existing single-family driveway that accessed from E. Logan Street. Sometime between 2008 and 2009 the driveway was removed and replaced with a service walk since it was partially located on the newly created 23 E. Logan Street and 15 E. Logan Street. The driveway apron still remains in the parkway. However, had 15 E. Logan Street had not extended the alley to the east property line it shares with the subject property there would not have been alley access. The subject property in that scenario would have been separated from the paved alley by another private property.

The fourth factor is that granting a variation will not be detrimental to the public welfare or injurious to other property or improvements in the neighborhood. The request will not be detrimental to public welfare or injurious to other properties or improvements. The fifth factor is the variation will not impair and adequate supply of light and air to adjacent properties or substantially increase congestion in the public street or increase the danger of fire or endanger the public safety. The variation would not endanger public safety, substantially impair property values or increase the danger of fire or congestion.

Mrs. Valone said the third standard for granting variation is that it will not alter the essential character of the locality and will not be a substantial detriment to adjacent property. The requested variation will alter the essential character of the area. The subject property is located in the R-4A District which has specific and unique purposes. The future land use for the subject property defined by the Comprehensive Plan is Infill Residential. The purposes of the future land use is to ensure any new development or redevelopment will be consistent with the established character of the surrounding neighborhood, similar to the intent of the R-4A District. The R-4A properties, unlike the standard R-4 properties have a number of unique standards due to the size of the lots, the older established homes that have been constructed, and the intent and purpose of the R-4A zoning district. Two of the most visible standards that the R-4A regulates are the driveway placement and the size of the homes.

The surrounding properties have detached garages rather than attached garages. The proposed attached two-car front load garage is inconsistent with the majority of the surrounding neighborhood. There are 40 homes within a two block area, of those 40 homes 50% have detached garages that access via the alley, 38% have detached garages in the rear of the property that have street access and 13% have two-car garages that access via the street. Nine homes along Logan Street from Brown Park to Warner Avenue do not have alley access. She showed on the overhead those homes. There is no alley that services the rear of them. If these properties are removed from the study area, the percentage of existing homes with detached garages increases substantially. 65% of homes have alley access, 29% of homes have a detached garage in the rear of the property that accesses via the street, and 6% of homes have attached two-car garages with street access. The proposed garage and driveway does not conform to either the typical driveway or garage configuration that currently exist in the neighborhood.

Currently the property to the east of the subject property is the only home with a driveway that interrupts the sidewalk on the north block face of E. Logan Street from Park Place to Brown Park. The apron in the parkway at 15 E. Logan Street, although present, narrows to a roughly four foot service walk once on the property. The sidewalks on the subject property are important due to the fact that there are no sidewalks on the south side of E. Logan Street from Ridge Road to Warner Avenue. These sidewalks along this block are the only pedestrian friendly access to Brown Park.

Additionally, the proposed variation request could create the basis of another variation application. The proposed home as it is currently depicted in the submitted architectural plans exceeds the maximum permitted square footage for R-4A homes. The R-4A properties are limited in size to conform to the existing homes. The maximum square footage of a home that can be built on the subject property is roughly 2,600 square feet. The proposed home with the attached two-car garage exceeds the maximum area by 192 feet. The proposed driveway and garage are not consistent with the neighborhood and characteristics. If allowed to keep the two-car garage he'll have to make significant alterations to his architectural plans or apply for another variation to be constructed as shown.

Mrs. Valone stated although the next item she will go through is not considered a standard for a variation, the applicant has indicated that providing alley access would aggravate the drainage issues that exist in the rear of the lot and alley. The Village Engineer has reviewed the site design for the alley access and finds that construction of the alley will not aggravate the rear yard drainage. The Engineer's review finds that the paving of the alley would not aggravate nor improve the drainage issues of the subject property or the property to the north. Although the alley extension represents an increase in impervious area, it is not a significant increase to create stormwater issues since the property to the north is already lower and accepting some portion of the subject property's runoff. The home on the northwest side of the alley constructed an asphalt edge that interrupts the stormwater and directs it to the grass

area behind the subject property. The berm was likely intentionally created by the neighbor to direct more stormwater to the subject property as the site has been vacant for years.

The property was visited by staff the morning after a large rain event on July 8, 2016. During that time there was no pooling of water in the rear yards of the subject property or on the neighboring property to the north. The only pooling of water that was observed in the alley was along that asphalt edge that directs water toward the subject property.

Mrs. Valone said the UDO requires that the applicant demonstrate consistency with all three of the variation standards. Staff finds the variation does not meet all the standards for granting approval. Staff recommends denial of the variation. The driveway access and proposed attached front loading two-car garage is not consistent with the character of the neighborhood. The property is not unique from the neighboring properties that already utilize the alley for driveway access. The UDO requirement to provide alley access has also recently been enforced on a nearly identical property immediately west of the subject site. The construction of the alley access does not create an economic hardship and the paving of the alley will not aggravate drainage issues in the rear yards.

Although staff recommends denial of the proposed variation, if the PZC concludes that the standards for a variation have been met by the applicant, staff would recommend that the variation require a detached garage located in the rear of the property, rather than the proposed front loading garage, to better conform to the character of the area. She stated this would conclude staff's report.

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

Commissioner McGleam said in staff's report on page four it talks about in 2011 the Village required them to extend the alley across the entire property line. He asked what was that pursuant to.

Mrs. Jones stated at that time there was an application for construction of a new garage. It had to be accessed off the alley and the alley was unimproved at that time.

Commissioner McGleam asked if this was spelled out in the UDO.

Mrs. Jones said if an alley provides access and a garage is proposed in the R-4A then the garage must be accessed off the alley. It is incumbent upon the person who is building the garage or the home to construct the alley to provide the access. The administrative interpretation has been if the pavement is to the subject's property line then the alley is deemed to provide access. As an administrative policy they do not require an applicant to extend an alley across other people's property to provide access to their improvement. It is only on the right-of-way immediately adjacent to their property.

Commissioner McGleam stated the Village Engineer stated that the storm water runoff would be to the property to the north.

Mrs. Valone said the property to the north is already accepting some water because it is lower than the subject property. Per State law that property will have to continue to accept that water but any additional water that is created based on this development has to be mitigated.

Commissioner McGleam asked if there is a responsibility for stormwater control within the public right-of-way. After that alley is developed and is accepted by the Village it becomes public right-of-way.

Mrs. Valone stated the amount of stormwater in theory that would be generated is not significant enough to impact the property to the north. The way it is built is that it is crowned so you are pushing water off to both sides so they are both accepting some of the stormwater.

Discussion continued in regards to stormwater runoff from an alley.

Commissioner Andrysiak asked if the 200 square foot credit was applied for having an attached garage.

Mrs. Valone stated yes she did and he was exceeding code restrictions.

Commissioner Andrysiak said one of his concerns is during the winter when a plow comes down and piles up the snow at the end.

Mrs. Valone stated right now they would be pushing the snow to the back of 23 E. Logan Street. There is still some area after 23 E. Logan where the snow can be piled up.

Commissioner Andrysiak asked if the easement on the lots was part of the footage calculation.

Mrs. Valone said no it is not.

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

Applicant Presentation

Ken McClafferty, builder acting on behalf of the owner, stated he is requesting a variance to have a driveway have access off of Logan Street. The purpose of the UDO was to regulate the height, building coverage, and the impervious surface of the

residential unit. By requiring them to pave 16 by 50 feet of alley it would add more impervious surface which is going against the UDO's intention originally. By paving the alley it would require more pavement in the rear than in the front. Also in the R-4A Infill District it intended to provide owners for infill development to vacant lots. The only thing they are looking for is to have access off of Logan Street. As far as the square footage they are willing to comply.

The Illinois Department of Transportation Bureau of Local Roads and Streets Manual states that an alley should connect to a public street at each end and should not terminate at a permanent dead-end. There are many reasons for this including public safety and particularly snow plows, drainage, and service vehicles. The other reason they are requesting the variance is for financial hardship. He said he still does not agree with the Village Engineer's numbers for the cost of putting an alley in. He has priced a couple of paving companies and just for the alley it would be \$10,000.00. He has figured it would cost about \$25,000.00 in total which includes the retaining wall.

In regards to stormwater, the berms that are in the alley clearly shows that there are drainage issues. If there were no drainage issues then the homeowners would not be putting berms there. The alley is on an angle and he feels it does not conform to IDOT regulations either. All the water on that alley is being guided down to the grassy spot behind the subject property. If they pave that alley then all that water has to go somewhere else and the same thing with the snow plows. The snow plows will first tear up all those berms. All the homes that have driveways and detached garages on the back of their properties also have curb cuts on Logan Street. If they have access in the back then they are going to be taking up more parking on Logan Street because they will not be able to get into their garage or it won't be convenient for them. He asked for the Commission to approve the variance based on these reasons.

Chairman Spinelli asked if any of the Commissioners had questions for the applicant at this time.

Commissioner McGleam asked if the owner of 23 E. Logan have half an assessment for the alley.

Mrs. Jones stated no it's a public right-of-way.

Mr. McClafferty stated the neighbors to the north have been maintaining that alleyway and cutting the grass. He said they could have claim to that land.

Commissioner Zolecki clarified that they are not looking for any other variances.

Mr. McClafferty said they are going to build it to the R-4A requirement and they are only looking for the access variance.

Commissioner Zolecki asked if he was interested in revising the plans and making the garage detached.

Mr. McClafferty stated no they plan on reducing the square footage of the home.

Commissioner Zolecki said one thing that was mentioned was maintaining the character of the neighborhood. He asked did he feel that an attached front-load garage would enhance the character of the neighborhood.

Mr. McClafferty stated he counted 17 homes.

Commissioner Zolecki stated there is none west of Brown Park.

Mrs. Valone stated staff did not include the south side of Logan Street as part of the study area because there are not alleys dedicated there. She showed on the overhead the two areas that are comparable because they both have alley access.

Mr. McClafferty said they are on the same street and in character of the neighborhood.

Mrs. Valone stated they do not have the same requirement with regards to alley access.

Mr. McClafferty said the Commissioner was talking about an attached garage and there are attached garages on that side of the street.

Mrs. Valone showed on the overhead where there are some attached garages.

Commissioner McGleam asked if there were attached garages on the south side of Logan.

Mrs. Valone stated there were but they do not have alley access so they would not be treated the same in the R-4A.

Chairman Spinelli said if this gets a positive recommendation, the neighbor to the west that is not using the old existing apron, he would want to see that whole entire apron removed. Between the existing apron, the new apron and the existing apron to the east there would be about 35 feet of concrete across the 50 feet of frontage. He suggests if this gets a favorable recommendation or if the Village Board approves it he suggests that the existing apron from the neighbor to the west gets completely removed. If its barrier curb then that should get replaced so there is only a curb cut in the neighboring for this parcel. If it is not done then there is too much concrete on Logan in this location.

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.

Public Comment

Philip Steck, 28 E. Logan Street, said he would like to make a clarification about the alley. It has always been a dedicated alley and will not be created as an alley. He has lived there for 45 years at that particular residence. That alley used to go all the way up to Brown Park. Before it was the park it was a large ravine and that is why the alley stopped there. The alley was gravel and the people next to 15 E. Logan weren't using it. The alley was not being maintained by anyone so the grass grew up. If you dig up a layer you will probably find the stone. To put more gravel down it will not cost \$10,000 to \$15,000. He does not think it is a hardship, but it is for the people that are on either side of that lot being developed. He feels if a house is going to be built there then the access should be off of the alley otherwise it will not look right.

Tony Frank, 15 E. Logan, asked if they had an a elevation of the house so they could see what they were thinking of building.

Mrs. Valone showed on the overhead the elevation.

Mr. Steck asked what the current code was for the side yard setback on a 50 foot lot.

Mrs. Valone said it is 12% of the lot width which would be 6 feet.

Benton Bullwinkle, 37 E. Logan Street, stated his home is one of the older homes in the neighborhood. At one point he had owned the two adjacent lots. The homes were built before the alleyways were set. The home adjacent to him has a similar garage in front and was built during the 80's. He had met the man who subdivided the lot and at that point the UDO was not in place. At that point the R-4A was whatever happened. On the other side of him, he had found out that the builder had built the house in the wrong spot, paid the fine and left it where it was at. He said in regards to the character of this street, he would hope that the UDO would be enforced the way it is written. There is a lot of redevelopment interest in Lemont and that is wonderful. However, the character of this neighborhood needs to be respected especially in regards to the use of the alleys. His parents are looking to buy 18 E. Custer which is directly behind the subject property. He is aware that the owner has been mowing the alley.

Madeline Bullwinkle said she feels that the alley would be a great asset. Her husband is currently in a wheelchair so driving to their current garage from Custer Street is daunting. There is a steep incline so putting in a fresh garage with access from the alley would be much easier.

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

Commissioner Andrysiak stated he has been up and down that alley and you cannot turn around in that alley without trespassing onto someone's property. That alley ends right at the park where kids might become a hazard. This is the last lot in the

neighborhood and we are trying to match it to some of the oldest homes in the neighborhood. The lot is very desirable and land is very limited in Lemont so they will be tearing down houses. He knows when he passes someone is going to buy his house, most likely tear it down, and build something huge there. The owner talks about a hardship with having to put in the alley but what about when he goes to sell the house. When he puts a detached garage in the back the 100 year old tree is gone and so is the backyard. He feels they will take a hit of \$10,000 when he tries to go to sell it because there is no yard. He feels that this house is not that big of an upgrade to the neighborhood.

Commissioner Sanderson asked why this house is not that big of an upgrade.

Commissioner Andrysiak said around the corner there is a \$600,000 house that has been there for 40 years. This is a very mixed neighborhood. If a developer has to build a detached garage on lots to create what is not a desirable house anymore it will be like Berwyn bungalows. It will help if you upgrade on an infill neighborhood.

Christina Nunez, 21 E. Logan Street, stated they are a young couple that is recently married and they bought a house next to the subject property that has a detached garage. She said they are part of the new generation and that did not stop them from buying a house with a detached garage.

Madeline Strapple said if that is the logic you are going to use then that just creates a slippery slope. Next time someone else sells a house that is too small then let's just knock it down and build a bigger house with no yard. She stated she disagreed with what Commissioner Andrysiak had stated.

Gary Hartz, 18 E. Custer, stated he is the owner of the house to the north. He asked if they knew what the width of the house was that they were intending on building.

Mrs. Valone said it is about 35 to 36 feet.

Mr. Hartz stated it is hard for him to decipher the way it is situated if any of the landscape would dictate the water coming back to Logan. He does not agree with the engineer that stated there was no problem with the water being controlled right now. In 1991 or 1992 when Brown Park was developed the contractor was from Milwaukee. The contractor and Bob Porter were there admiring the work that was done. They took all of the dirt and back filled it all the way to the top of the wall and pitched it right down to his lot line. He had talked with Mr. Porter and the contractor about where the water was going to runoff to and did not get any answers. In the spring water was pouring in through the masonry wall of the garage and through the front door. When he talked to Mr. Porter about it he had said that they needed to do something about that. That was 25 years ago and that is why the water stops where it does now. If the subject property does not pitch back towards Logan then every bit of the rain will come down and it will be accelerated because of the driveway in the back. He said he brought in six yards of dirt to build the berm because water was

coming across his whole back yard. He had to tear out the garage floor because so much of the water was coming through. There is a water problem there and there needs to be a catch basin at the end of the alley were it would extend to.

Mr. Hartz said he is not sure where the downspouts and sump pump are going to drain out for this house. However the Village directs the developer to put in that alley, he hopes that there is some kind of drain that is put in and not some hand dug shovel drain that there it is right now. There is a water issue now. Because of that double apron that Chairman Spinelli had talked about a neighbor of his had four inches of water in his basement. The neighbor had to build a trench around his house. This is only going to bring them back to the original problems.

Ken McClafferty stated what the gentleman is saying is what they are trying to prevent. By putting in an alley it will cause problems to the properties to the north. There will be less places for the water to go and more of a mess with the snow plows piling up the water.

Margaret Crowell, 8 E. Custer, said she will be sharing the alley with the property. Speaking about water problems, there has been water problems in that alley for as long as she could remember. It was just a stone alley when they first moved in. There was at one time a big pipe buried in the back that carried storm water down towards the park. They recently paved the alley about two years ago. The paving of the alley did alleviate a lot of the water problems on the north side and they also installed that small berm. Every time you build another house uphill of a house you are going to have drainage problems.

Mrs. Crowell stated she feels it is important that Lemont focuses in on its historical district. There is not a large amount and they need to maintain it. There are many places in Lemont to build rather than one block away from the historic district and be non-conforming. The majority of the houses on that street are one-story homes and are like Berwyn bungalows. Some of us do like our Berwyn bungalows. There are lovely homes in Berwyn that have detached garages that are being bought out by young couples. There have been other people in their neighborhood that have rebuilt and they have been required to put in a detached garage. Also, have a 2,000 square foot house in this neighborhood when most of the homes are 1,000 square feet is out of character. It is important to maintain the character of the neighborhood at the same time they make some accommodations for redevelopment. These accommodations have been written into the R-4A district and it should be followed.

Mr. Bullwinkle said they are talking about a 1,900 square foot house that is going to create runoff and alley. There is going to be runoff from any development on this lot. He believes that the only thing that is going to protect this neighborhood is the UDO and it should be honored to the full effect.

Joe Forzley, 22 E. Logan, stated he does not see how all this can be built on this property. If someone on the west has a roof problem, to get a ladder up there you are on another person's property.

Commissioner Andrysiak asked what types of water problems is the property to the north having currently with the vacant land. Is the neighbor thinking that a detached garage with the alley would be less detrimental.

Mr. Hartz said you can't really tell without having a grading scheme. He is not sure if having the garage in the front attached would put the grading back instead of the sidewalk all the way back like it is now. If it does then it might help some because there would be two downspouts that would go to the front and drain onto Logan Street.

Chairman Spinelli stated the site plans that they have right now show that the drainage will be going to the north. The only thing he can decipher from the site plans is possibly if the driveway, if it was in front, would drain to Logan but everything else is going to go north.

Mr. Hartz said by having the driveway coming in from the alley there is going to be more water going to the north.

Chairman Spinelli stated whether the garage is in front or the back there is going to be drainage to the north.

Mr. Hartz said the problem is going to be greater by having the alley because there will be no grass to impede the water running off. The water will runoff until it hits the berm of the park. Then in the winter with ice and snow buildup the water will run into the foundation of his garage. He is sure that if the alley is put in without a catch basin then it is going to be a hard time for all the people to the north.

Mr. Steck stated the lot slopes to the north. If a driveway is going to drain towards Logan then the house would have to be eight feet higher than the house next to it. If the alley is not required, that is still a dedicated alley so the owner of that house has every right to drive down that alley and park behind that house.

Chairman Spinelli said they would be able to use the alley but they could not park in the alley.

Ms. Franck stated that they are talking about water concerns when they are putting a home 7 feet from the property line. She asked where is the water going to go that comes off of the sides.

Chairman Spinelli said this lot would have to make provisions to carry that water away from their house.

Chairman Spinelli asked if there was anyone else 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 Andrysiak to close the public hearing for Case 16-05. A voice vote was taken:

Ayes: All

Nays: None

Motion passed

Plan Commission Discussion

Chairman Spinelli asked what the maximum impervious coverage is for the R-4A District.

Mrs. Valone stated it is 65% of the total lot area in the R-4A.

Chairman Spinelli asked if the detached or attached was less than the 65%.

Mrs. Valone said either detached or attached must be at or below the 65% impervious coverage.

Chairman Spinelli asked if the Village Engineer or staff researched whether there was storm sewer down that alley. He asked if there were any atlases that would show that.

Mrs. Valone stated the Village Engineer has not investigated that.

Chairman Spinelli said whether it is this proposal or another building on this lot it will have a negative impact to the residents to the north. If this moves forward and possibly prior to getting an actual building permit, the Village Engineer or Public Works should look to see if there something in this alley. It is only 50 feet from the park it might only take a 100 foot storm sewer to get a little catch basin back there and all the roof drainage and side yard swales can go to the catch basin. This way there is no negative impact to the neighbors in regards to runoff. He stated however this proceeds he is requesting that the Village Engineer or Public Works look to see if there is a storm sewer in the alley or whether the drainage ditch in the park could accept water from here.

Commissioner McGleam asked whether the Village has installed permeable alley paving anywhere.

Mrs. Jones stated not to her knowledge.

Discussion continued in regards to cost of permeable paving and the placement of the garage.

Commissioner Zolecki said they are here to see if there is consistency demonstrated for the three requirements for the UDO, which he finds hard that any of them feel that they do. Comments from both audience and the Commission as to whether this development is a desirable project is a very subjective comment. There is a protection put in place for these areas and these types of homes are readily available in other areas. The R-4A are the smallest lots so that is why the side yard requirements are the smallest there are. Mistakes may have been made on these lots but that is why they are here now and the protection is put in place.

Commissioner McGleam stated in staff report there is mention of a second option for approval which would include a detached garage with a side drive off of Logan Street. He asked do they need to decide which option they are wanting to vote on.

Chairman Spinelli said the site plan that they have in front of them, with having seven foot side yards, he would not be sure how they would get a garage along the side. The builder would end up losing an additional eight feet of house.

Mrs. Jones stated the point of that revision was though staff feels the standards for the variation has not been met. However, if the PZC felt otherwise, a detached garage in the rear of lot would be more in keeping of the area than an attached front load garage.

Commissioner Sanderson said he agrees with Commissioner Zolecki. He has done some building in Hinsdale and they encourage detached garages. He disagrees that this is an outdated development style by having a detached garage. They have heard from some of the members of the community and feel that they echo that. There is talk about losing the rear yard but he feels if it is in the front then you will be losing the front yard. He thinks having a detached garage with alley access makes sense.

Commissioner Kwasneski stated he has lived on the street for over 20 years and feels that the character is most important thing to preserve. He agrees with Commissioner Sanderson.

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

Plan Commission Recommendation

Commissioner McGleam made a motion, seconded by Commissioner Sanderson to recommend to the Mayor and Village Board of Trustee approval of Case 16-05 Logan Street variation with one condition:

1. The Village work with the property owner on a potential permeable alley system.

A roll call vote was taken:

Ayes: Andrysiak

Nays: McGleam, Sanderson, Kwasneski, Zolecki, Spinelli
Motion denied

Commissioner Kwasneski made a motion, seconded by Commissioner Sanderson to authorize the Chairman to approve the Findings of Fact for Case 16-05 as prepared by staff. A voice vote was taken:

Ayes: All

Nays: None

Motion passed

B. 16-06 13769 Main Street Special Use and Variation

Chairman Spinelli called for a motion to open the public hearing for Case 16-06.

Commissioner Kwasneski made a motion, seconded by Commissioner Zolecki to open the public hearing for Case 16-06. A voice vote was taken:

Ayes: All

Nays: None

Motion passed

Staff Presentation

Mrs. Valone stated that Fornaro Lot, on behalf of the contract purchaser Main Street Lemont, LLC, is requesting a special use to allow for parking and storage of trucks and trailers at 13769 Main Street. The applicant is also requesting a variation from the UDO to allow for the proposed detention ponds on the site be gravel rather than sod. Staff is recommending approval with conditions for the special use and denial of the variation.

The subject property is currently being operated for the stockpiling of materials, processing of concrete and asphalt, and office for K-Five Construction Corporation. The applicant is purchasing the property to relocate their trucking company. The site is proposed to be used for parking of trucks and trailers. The site plan indicates parking stalls for 156 trucks. The existing 14,000 square foot office building will be used for administrative and business operations for the applicant's business. The existing building to the south of the building will be used for truck maintenance. The majority of the west half of the site is currently stockpiled materials for K-Five. She showed the site on overhead. K-Five has applied for a site development permit to pave the site in preparation of the truck parking and storage. This paving triggers stormwater detention requirements for both MWRD and the Village. The site already has ample aggregate material stockpiled from K-Five, thus the applicant is proposing that the detention ponds be constructed on non-compacted aggregate material that will not support being sodded.

Mrs. Valone said she will first talk about the special use for the truck and trailer parking and storage. The proposed special use is compatible with the neighboring

Attachment 4

Village of Lemont

Planning & Economic Development Department

418 Main Street Lemont, Illinois 60439

phone (630) 257-1595

fax (630) 257-1598

Variation Application Form

APPLICANT INFORMATION

KENNETH MCCLAFFERTY

Applicant Name

SHORLAN GROUP

Company/Organization

16540 PASTURE DRIVE

LEMONT

Applicant Address

312-437-6397

Telephone & Fax

shorlan@me.com

E-mail

CHECK ONE OF THE FOLLOWING:

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

Applicant is the contract purchaser of the subject property.

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

Applicant is acting on behalf of the owner.

PROPERTY INFORMATION

23 E LOGAN LEMONT

Address of Subject Property/Properties

-29-105-015-0000

Parcel Identification Number of Subject Property/Properties

50 X 127

Size of Subject Property/Properties

DESCRIPTION OF REQUEST

REQUEST TO BE PERMITTED TO BUILD A SINGLE FAMILY HOME WITH AN ATTACHED

Brief description of the proposed variation

GARAGE THAT WOULD ACCESS FROM LOGAN INSTEAD OF THE ALLEY

REQUIRED DOCUMENTS

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

FOR OFFICE USE ONLY

Application received on: _____

By: _____

Application deemed complete on: _____

By: _____

Current Zoning: _____

Fee Amount Enclosed: _____

Escrow Amount Enclosed: _____

Variation Application Form

Village of Lemont

APPLICATION FEE & ESCROW

Application Fee = \$250 (per zoning lot)

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

Required Escrow = \$500

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

AFFIRMATION

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

Kenneth Mc Clafferty

JUNE 20th 2016

Signature of Applicant

Date

ILLINOIS

COOK

State

County

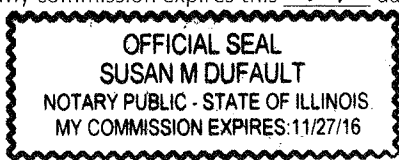
I, the undersigned, a Notary Public in and for the aforesaid County and State, do hereby certify that KENNETH MC CLAFFERTY is personally known to me to be the same person whose name is subscribed to the foregoing instrument, and that said person signed, sealed and delivered the above petition as a free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

Susan M Dufault

Notary Signature

Given under my hand and notary seal this 20th day of JUNE A.D. 20 16.

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



Variation Criteria Worksheet

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

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

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

UDO Section 17.04.150.D.1.a

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

The property is in keeping with surrounding properties in the area.

There is an existing curb cut on Logan Street.

The variation would preserve green space where the alley is vacated.

Paving this part of the alley would make it harder for snowplowing and increase the risk of water problems for neighbors to the north.

UDO Section 17.04.150.D.1.b

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

The alley pavement ends at the property line and would require the owner to pave behind the subject property to gain access to the property.

The alley dead ends and will create problems for homeowners and neighbors.

By forcing the owner to pave the alley it creates financial hardship.

The alley does not conform with ideal design elements for alleys.

UDO Section 17.04.150.D.1.c

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

The proposed plan is in keeping with the other homes in the area.

There is an existing curb cut in the front property on Logan.

TOPOGRAPHICAL SURVEY & SITE DEVELOPMENT PLAN

OF

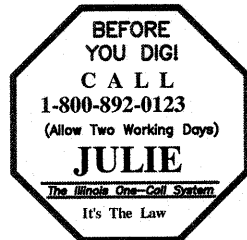
LOT 2 IN OWNER'S RESUBDIVISION OF LOT 7 IN BLOCK 3 IN THE PARK ADDITION TO THE VILLAGE OF LEMONT IN SECTION 29, TOWNSHIP 37 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

COMMON ADDRESS: ²³ 18 E LOGAN STREET
LEMONT

PIN: 22-29-105-015

LOT AREA: 6,306 SF

ZONED: R4A



VILLAGE OF LEMONT

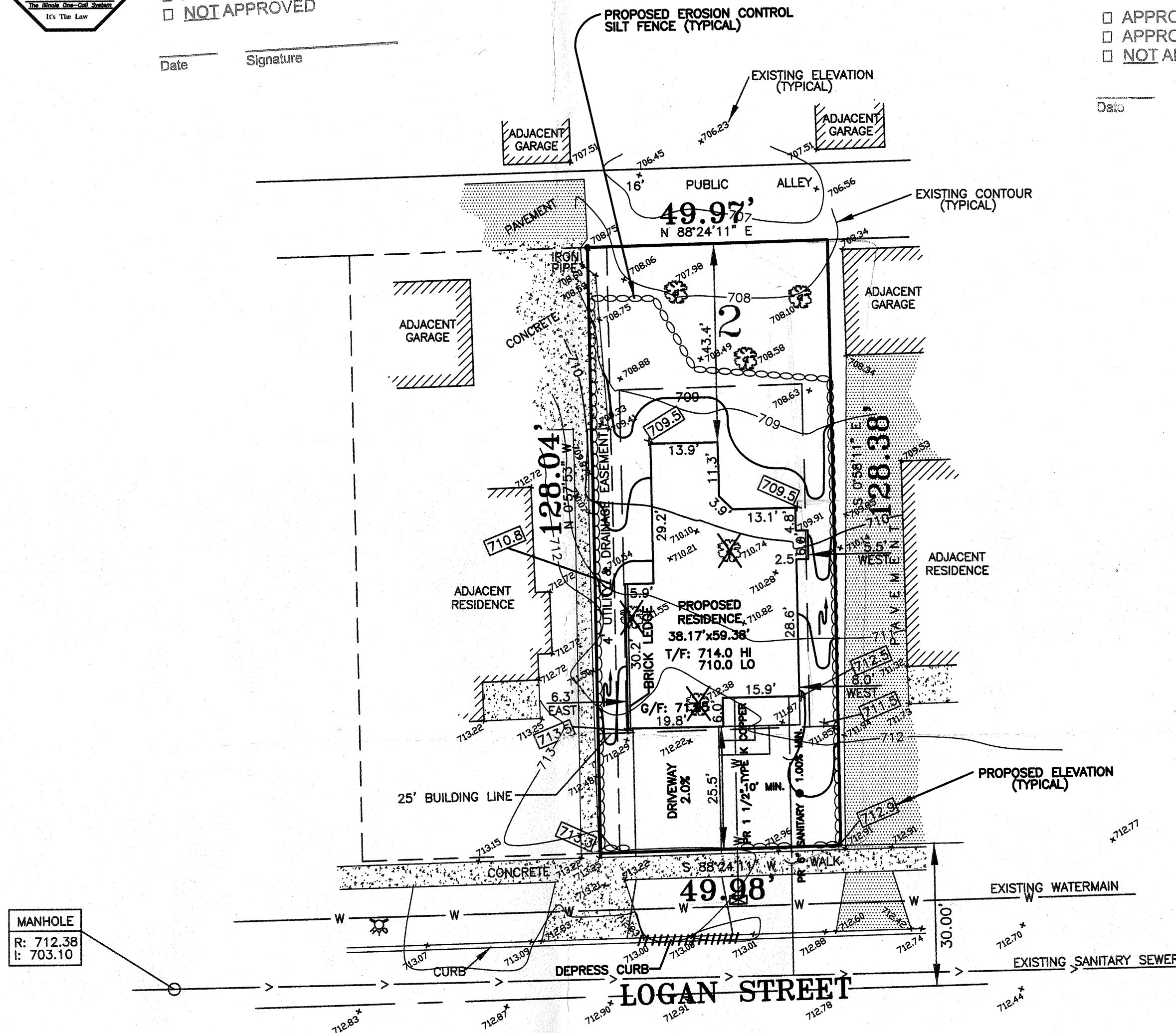
- APPROVED
- APPROVED AS NOTED
- NOT APPROVED

Date _____ Signature _____

VILLAGE OF LEMONT

- APPROVED
- APPROVED AS NOTED
- NOT APPROVED

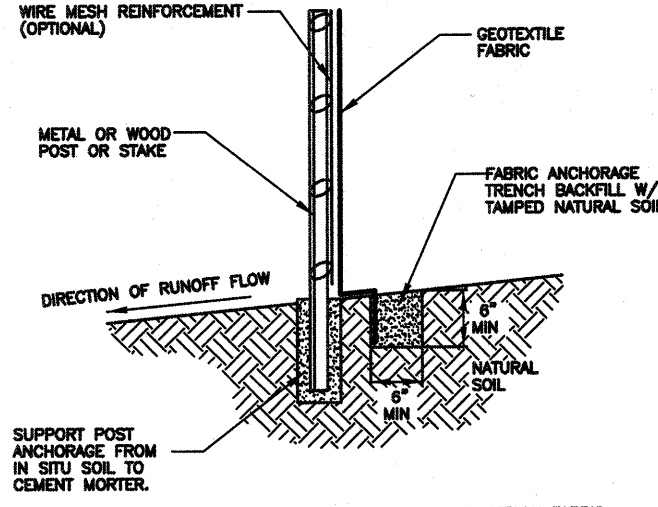
Date _____ Signature _____



SCALE: 1" = 20'

NOTES:

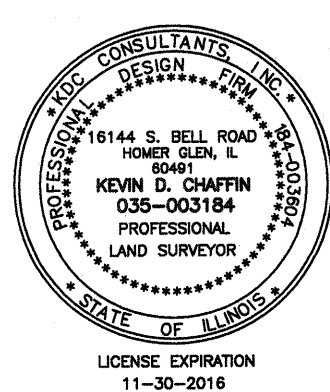
- 1) WATER SERVICE SHALL BE 1 1/2" TYPE K COPPER PIPE.
- 2) SANITARY SERVICE SHALL BE 6" PVC (SDR 26) @ 1.00% MINIMUM.
- 3) MINIMUM HORIZONTAL SEPARATION OF 10.0 FEET SHALL BE MAINTAINED BETWEEN WATER AND SEWER SERVICES.
- 4) EROSION CONTROL TO BE APPLIED PER THE ILLINOIS PROCEDURES FOR URBAN SOIL EROSION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



SILT FENCE DETAIL

COMPARE LEGAL DESCRIPTION WITH DEED AND REPORT ANY DISCREPANCY IMMEDIATELY. A TITLE COMMITMENT MAY NOT HAVE BEEN FURNISHED FOR USE IN PREPARATION OF THIS SURVEY. IF A TITLE COMMITMENT WAS NOT FURNISHED, THERE MAY BE EASEMENTS, BUILDING LINES OR OTHER RESTRICTIONS NOT SHOWN ON THIS PLAN. THIS PLAN DOES NOT SHOW BUILDING RESTRICTIONS ESTABLISHED BY LOCAL ORDINANCES. LOCAL AUTHORITIES MUST BE CONSULTED REGARDING ANY RESTRICTIONS.

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Kenult

DATED: MARCH 18, 2016		PREPARED BY: KDC CONSULTANTS INC. WWW.KDCCONSULTANTSINC.COM 16144 S. BELL ROAD HOMER GLEN, ILLINOIS 60491 (708) 645-0545 Fax: 645-0546	
REVISION	DATE	PREPARED FOR: SHORLAN	
ORIGINAL	02/15/16		
SITE PLAN	03/18/16		
PROJECT 16-01-004 SP		PAGE 1 OF 1	

TOPOGRAPHICAL SURVEY & SITE DEVELOPMENT PLAN

OF

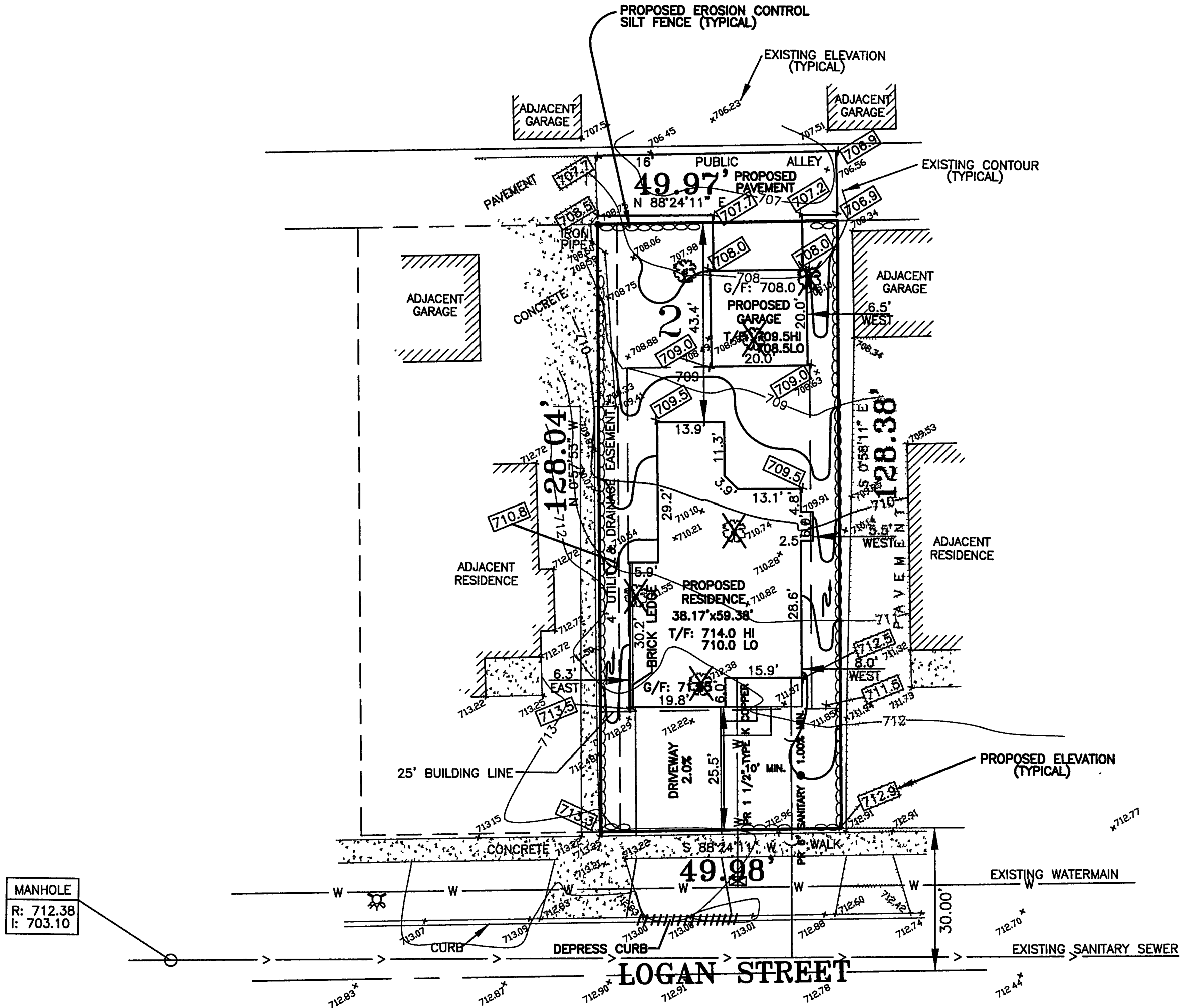
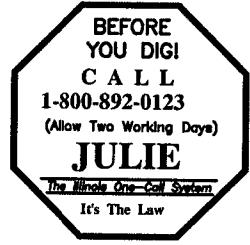
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COMMON ADDRESS: 19 E LOGAN STREET
LEMONT

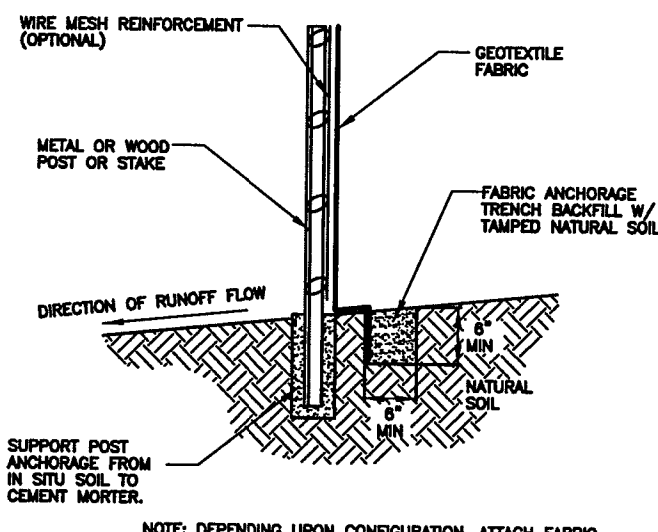
PIN: 22-29-105-015

LOT AREA: 6,306 SF

ZONED: R4A



SCALE: 1" = 20'



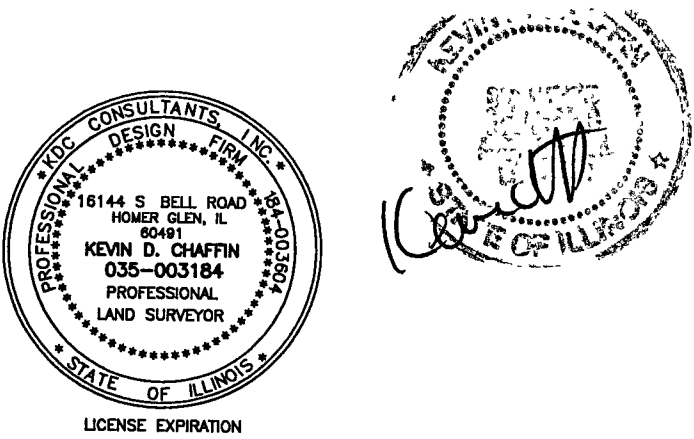
NOTE: DEPENDING UPON CONFIGURATION, ATTACH FABRIC TO WIRE MESH W/ HDG RINGS, STEEL POSTS W/TIE WIRES, WOOD POSTS W/NAIS

SILT FENCE DETAIL

- NOTES:
- 1) WATER SERVICE SHALL BE 1 1/2" TYPE K COPPER PIPE.
 - 2) SANITARY SERVICE SHALL BE 6" PVC (SDR 26) @ 1.00% MINIMUM.
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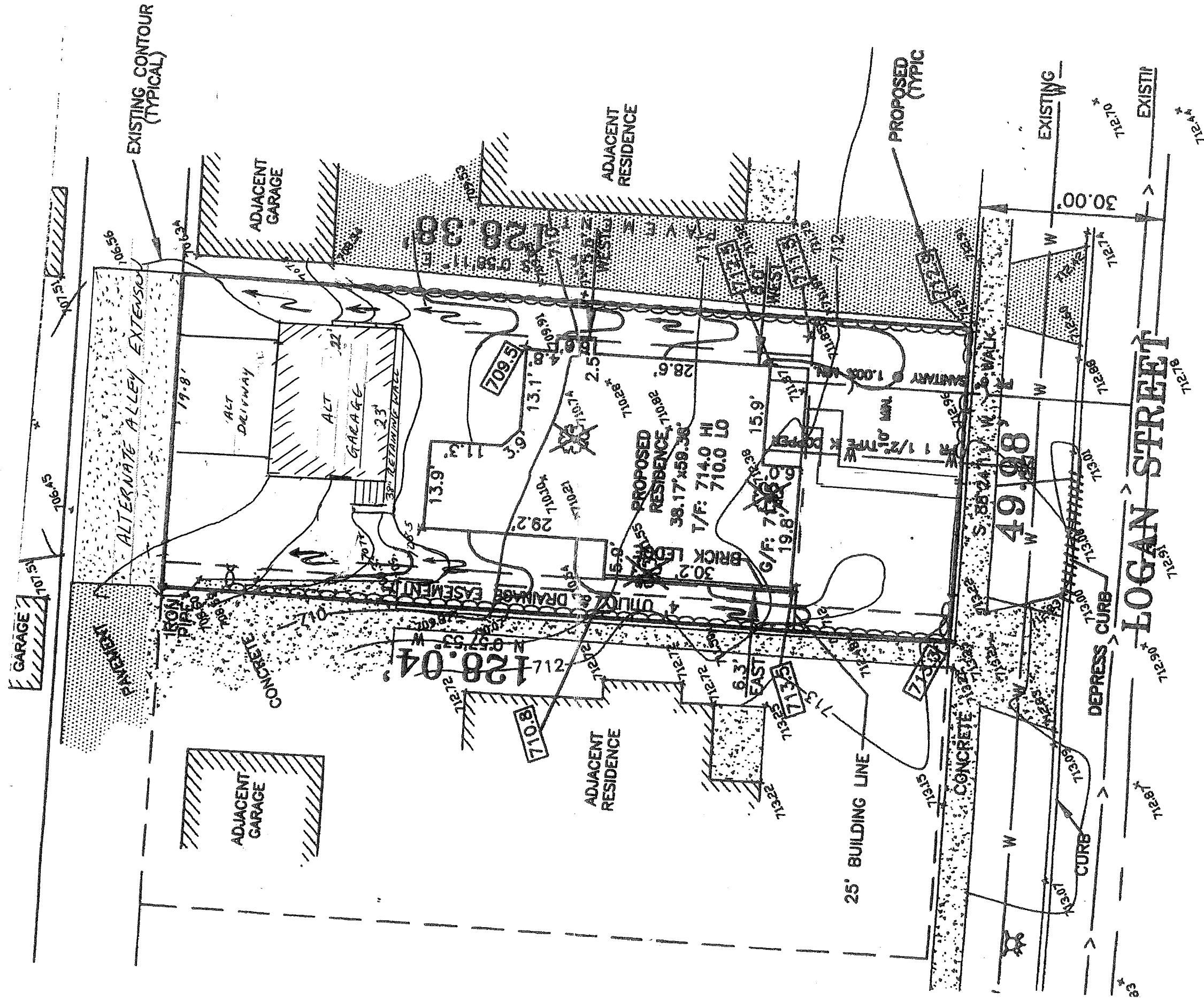
COMPARE LEGAL DESCRIPTION WITH DEED AND REPORT ANY DISCREPANCY IMMEDIATELY. A TITLE COMMITMENT MAY NOT HAVE BEEN FURNISHED FOR USE IN PREPARATION OF THIS SURVEY. IF A TITLE COMMITMENT WAS NOT FURNISHED, THERE MAY BE EASEMENTS, BUILDING LINES OR OTHER RESTRICTIONS NOT SHOWN ON THIS PLAT. THIS PLAT DOES NOT SHOW BUILDING RESTRICTIONS ESTABLISHED BY LOCAL ORDINANCES. LOCAL AUTHORITIES MUST BE CONSULTED REGARDING ANY RESTRICTIONS.

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DATED: JUNE 30, 2016		PREPARED BY: KDC CONSULTANTS INC. WWW.KDCCONSULTANTSINC.COM 18144 S. BELL ROAD HOMER GLEN, ILLINOIS 60491 (708) 645-0545 Fax: 645-0546	
REVISION	DATE	PREPARED FOR: SHORLAN	
ORIGINAL	02/15/16		
SITE PLAN	03/18/16		
OWNER COMMENTS	06/30/16	PROJECT 16-01-004 SP	

Detailed Alternative Site Design: Without Variation



(B) WITHOUT VARIATION

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



PROPERTY TO

Ⓒ RETAINING WALL



ALLEY PITCH



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

PROPERTY TO THE REAR



SUBJECT PROPERTY

A

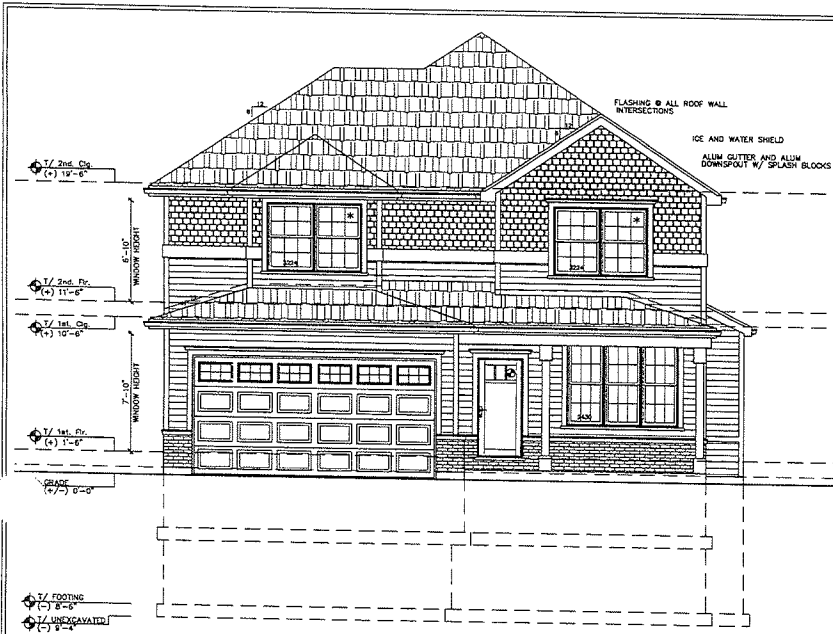
ASPHALT BERM (NORTH SIDE)



(B) SAND BAGS



Sent from my iPhone



FRONT ELEVATION 1/4" = 1'-0"

□ SAFETY GLAZED
✱ EGRESS WINDOW

GENERAL ROOF NOTES

- USE CANADIAN SPRUCE-PEME-FIR (NO. 2) FOR ROOF RAFTERS THRU 24"X12". 24"X12" ROOF RAFTERS SHALL BE (NO. 1) FOR THE U.S. SPAN BOOK FOR MAJOR LUMBER SPECIES 2008 EDITION. SNOW REGION. MINOR ROOF COVERING NO CEILING 30 PSF LIVE, 15 PSF DEAD.
SPAN TABLES FOR SPRUCE-PEME-FIR (NO. 2) FOR NORTHWEST LUMBER:
24" X 12" O.C. = 11'-2" 24" X 16" O.C. = 14'-5"
24" X 12" O.C. = 12'-0" 24" X 16" O.C. = 15'-5" 24" X 12" O.C. = 17'-0"
SPAN TABLES FOR (NO. 1) FOR NORTHERN LUMBER:
24" X 12" O.C. = 21'-11"
24" X 16" O.C. = 24'-11"
* CARPENTER CONTRACTOR NOTE: THE ABOVE SPAN TABLES ARE TO BE USED FOR REFERENCE FOR MAJOR LUMBER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LUMBER IS AS SPECIFIED BY THE U.S. SPAN BOOK. IF OTHER METHODS ARE ALLOWED TO DO SO, LONG AS THEY DO NOT EXCEED THE SPAN ALLOWED BY CODE. FURTHERMORE, IF RAFTER SPAN IN A ROOF IS CHANGED FROM MAJOR LUMBER SPAN TO A LESSOR SPAN, THE CONTRACTOR MAY MAKE THAT ADJUSTMENT (SEE 2401A TO 2401B) BY ADJUSTMENT IN THE 2008 NORTH S.D.
- HP OR VALLEY RAFTERS EXCEEDING 24'-0" IN LENGTH SHALL BE 1 3/4" WIDE GANG LAM MEMBERS + RAFTER DEPTH PLUS 2" DEEP.
- ALL HP VALLEY CHIMNEY JOISTS SHALL BE INSTALLED AND SHALL BE EQUAL IN DEPTH AND SPACING TO MAIN RAFTER FRAMING INTO HP OR VALLEY RAFTERS.
- VERTICAL ROOF SUPPORT USED FOR START OF FRAMING AS MARKED BY " SHALL BE LEFT IN PLACE AND SHALL BE MADE UP OF 2x4S IN "P" FRAME MODE. IT SHALL BEAR ON FLAT 2x6S EXTENDED OVER BERING WALL OR OVER CEILING JOISTS.
- COLLAR TIES SHALL BE INSTALLED PER LOCAL GOVERNING BUILDING CODES.
- WHERE HP RAFTERS FRAME PERPENDICULAR TO COLLAR JOISTS PROVIDE SHOD BLOCKING AT 8'-0" O.C. BETWEEN JOISTS FOR A DISTANCE OF 10'-0" FROM EXTERIOR WALL.

RAFTER SCHEDULE

- A 2 x 12 @ 16" O.C. (NO. 1) (S)
- B 2 x 12 @ 12" O.C. (NO. 1) (S)
- C 2 x 10 @ 16" O.C. (S.P.F. #2)
- D 2 x 10 @ 12" O.C. (S.P.F. #2)
- E 2 x 8 @ 16" O.C. (S.P.F. #2)
- F 2 x 8 @ 12" O.C. (S.P.F. #2)
- G 2 x 6 @ 16" O.C. (S.P.F. #2)
- H 2 x 6 @ 12" O.C. (S.P.F. #2)
- I 2 x 4 @ 12" O.C. (S.P.F. #2)

THE CONTRACTOR MUST CHECK ALL DIMENSIONS, DETAILS AND SPECIFIC CONDITIONS AND BE RESPONSIBLE FOR THEM. THE FIRM SHALL NOT BE HELD RESPONSIBLE FOR CONSTRUCTION METHODS OR MEANS BY THE CONTRACTOR AND OR ANY SUBCONTRACTOR AND THEIR TRADESMAN.

ALL TRADES MUST CONFORM TO CURRENT EXISTING CODES APPLICABLE TO THIS PROJECT. CONTRACTORS TO VERIFY ALL DIMENSIONS AND CONDITIONS BEFORE EXECUTING ANY WORK. REPORT ANY DISCREPANCIES AT ONCE. DO NOT SCALE DRAWINGS USE FIELDED DIMENSIONS ONLY.

* ALL BEDROOMS SHALL HAVE AT LEAST ONE TORSION WINDOW SEE CODE BOOK.

GLAZED GLASS AND/OR MULTIPLE UNIT GLASS SHALL BE INSULATED TEMPERED SAFETY GLASS PER IBC 703.

EXTERIOR WINDOWS AND GLASS DOORS SHALL BE TESTED BY AN APPROVED INDEPENDENT LABORATORY AND BEAR A LABEL IDENTIFYING MANUFACTURER, PERFORMANCE CHARACTERISTICS AND APPROVED INSPECTION AGENCY TO WHOM IT SHALL BE REFERRED WITH ANSI/AMA/NWMA. IT SHALL BE DESIGNED TO WITHSTAND DESIGN PRESSURE OF 30 LBS/FT.

GUTTERS AND DOWNSPOUTS MUST DISCHARGE A MINIMUM OF FIVE (5) FEET (1.5M) FROM THE BUILDING IN ACCORDANCE WITH THE APPROVED GRADING PLANS OR TO AN APPROVED DRAINAGE SYSTEM.

PROVIDE ICE BARRIER THAT CONSISTS OF AT LEAST TWO LAYERS OF UNDERLAYMENT COVERED TOGETHER OR OF A SELF-ADHERING POLYMER MODIFIED BITUMEN SHEET, THAT EXTENDS FROM THE EAVES EDGES TO A POINT AT LEAST 24 INCHES INSIDE THE EXTERIOR WALL LINE OF BUILDING.

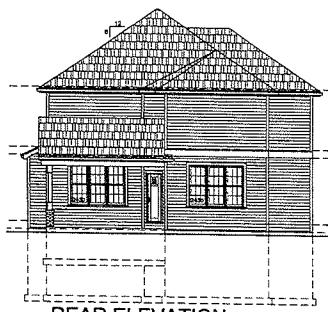
NOTE: FLASHING (METAL OR PLASTIC) AND WEAP HOLDS ABOVE ALL EXTERIOR DOORS AND WINDOWS OPENINGS IN THE MASONRY VENEER.

NOTE: ALL ROOF GUTTER FLASHING MUST BE BUILT AND SET INTO BRICK MORTAR Joints.

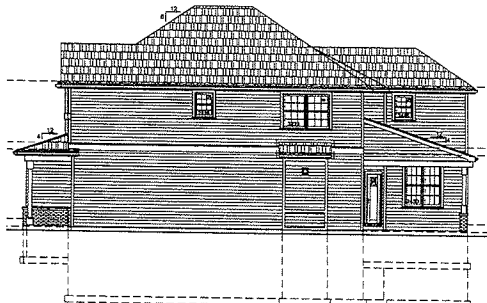
NOTE:
1. ALL FLASHING SHALL COMPLY WITH SMACNA RECOMMENDATIONS FOR FLASHING.
2. CONTRACTOR SHALL LOCATE AND INSTALL GUTTERS AND DOWNSPOUTS AS REQUIRED.
3. INSTALL ICE AND WATER SHIELD 2'-0" FROM INTERIOR OF WALL TO GUTTER.
4. FLASHING AT ALL ROOF VALLEYS.
5. RAFTERS SPACING MORE THAN 12'-0" MUST BE 24"X12 CONST. OR 24"X8 WITH A PURLIN WALL.
6. PROVIDE A MAX. U-VALUE OF 20 FOR ALL DOORS AND WINDOWS.

EACH STRUCTURE TO WHICH A STREET NUMBER HAS BEEN ASSIGNED SHALL HAVE SUCH NUMBER DISPLAYED IN A POSITION EASILY OBSERVED AND READABLE FROM THE PUBLIC WAY. ALL NUMBERS SHALL BE IN ARABIC NUMERALS AT LEAST 4" HIGH 1/2" STROKE.

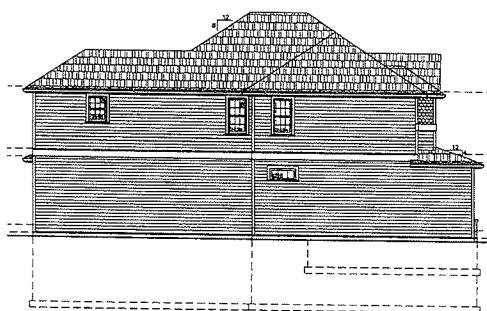
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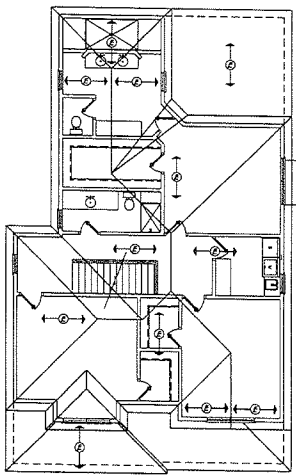
REAR ELEVATION 1/8" = 1'-0"



RIGHT ELEVATION 1/8" = 1'-0"



LEFT ELEVATION 1/8" = 1'-0"



ROOF PLAN 1/8" = 1'-0"

ROOF LIVE LOAD -	30 PSF
HORIZONTAL WIND LOAD (NO MPH 3-SEC GUST) LESS THAN 30"	B, PSF
30 TO 45"	20 PSF
45 TO 60"	40 PSF
GARAGES (PASSAGE CARDS ONLY) -	30 PSF
ATTIC NO STORAGE WITH ROOF SLOPE NOT STEEPER THAN 3/12	10 PSF
ATTIC (LIMITED ATTIC STORAGE) -	20 PSF
DECKING UNITS (EXCEPT SLEEPING PORCHES) -	40 PSF
SLEEPING ROOMS -	30 PSF
STAIRS -	40 PSF
PARTITIONS OR WALLS (INTERIOR), HORIZONTALLY -	5 PSF

GEOGRAPHIC DESIGN CRITERIA
ROOF SNOW LOAD= 24 LBS.
WIND SPEED 30 MPH.
SEISMIC DESIGN CATEGORY - B
FROST LINE DEPTH = 42"
WINTER DESIGN TEMPERATURE = - 10 DEGREES FAHRENHEIT

- NOTE:
- ALL FLASHING SHALL COMPLY WITH SMACNA RECOMMENDATIONS FOR FLASHING.
 - CONTRACTOR SHALL LOCATE AND INSTALL GUTTERS AND DOWNSPOUTS AS REQUIRED.
 - INSTALL ICE AND WATER SHIELD 2'-0" FROM INTERIOR OF WALL TO GUTTER.
 - FLASHING AT ALL ROOF VALLEYS.
 - ANY RAFTER SPANS OVER 15' SHALL BE 24"X12 OR PURLIN WALL SHALL BE BUILT TO SUPPORT RAFTERS.
 - PROVIDE COLLAR TIES FOR ROOF RAFTERS @ 8' O.C.
 - VENTILATION OPENING SHALL BE PROVIDED WITH CORROSION-RESISTANT WIRE MESH, WITH 8" MAX TO 2" MAX OPENINGS.



CERTIFICATION

I HEREBY CERTIFY THAT THESE DRAWINGS WERE PREPARED UNDER MY DIRECT SUPERVISION, AND THAT THEY, TO THE BEST OF MY KNOWLEDGE, COMPLY WITH ALL APPLICABLE CODES AND ORDINANCES OF THE GOVERNING BODY HAVING JURISDICTION.

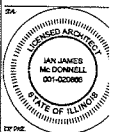
ALAN DONNELL - ILLINOIS REGISTRATION NO. 001-020886
LICENSE EXPIRES: 11.30.2016 DATE SIGNED:

JM ARCHITECT

82 S. La Grange R
Suite 205
La Grange, IL 605
f: 708-469-7674
p: 708-404-4451

3000	
A1.0	ELEVATIONS
A2.1	FIRST FLOOR PLAN
A2.2	SECOND FLOOR PLAN
A3.0	SECTION
A4.0	ELECTRICAL

Two Story Residence
Warner Ave.
Lemont, IL.



3.31.2015

2015-47

A-1.0

Cost Estimate

23 E LOGAN LEMONT

SERVICES

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

Subtotal Alley \$12,900

ADDITIONAL WORK REQUIRED

Detached Garage Retaining wall

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

DETACHED GARAGE VERSUS ATTACHED CONCRETE DRIVE ONLY

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

Subtotal

FINANCIAL OBLIGATION IF DETACHED GARAGE IS REQUIRED

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

TOTAL

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

TO: Village Board
FROM: George J. Schafer, Village Administrator
THROUGH:
SUBJECT: Cooperative Fishing Agreement Discussion

DATE: August 12, 2016

SUMMARY/ BACKGROUND

For several years, the Village has been investigating the opportunity to partner with the Illinois Department of Natural Resources (IDNR) to help manage the fishing environment in the Heritage Quarries Recreation Area (HQRA). The IDNR has recently updated its template policy and has sent to the Village for its review. The cooperative agreement is the first step in a comprehensive program charged with improving the fishing in the Quarry areas. The next steps would be for the IDNR to survey the lakes, potentially stock the lakes, and finally establish detailed regulations and enforcement policies. At a time in which detailed regulations are developed for this particular area by the IDNR, the Village could approve similar regulations for purposes of local enforcement. The Village's obligations at this time is to post relevant regulations at the site (included with the template agreement), and make fishing available free of charge to those licensed.

While the Village will not have detailed fishing regulations until the IDNR goes through their processes, staff is also presenting the current section of the code regulating use of the quarry areas to solicit feedback on other related items, including hours and type of fishing permitted, and other related items. The Village has the option to update the code at this time, or wait until all of the regulations are presented by the IDNR. This section of the municipal code, along with the template agreement are attached to this memo.

ANALYSIS

Consistency with Village Policy

2014 Strategic Plan. The initiative is consistent with the Economic Development & Redevelopment strategic priority of the 2014 Strategic Plan.

Lemont 2030 Comprehensive Plan. The initiative is consistent with the Natural Resources & Recreation vision statement.

Operating Budget: There is no direct budgetary impact on the Village for entering into the particular agreement. The IDNR would cover all relevant costs of the program.

STAFF RECOMMENDATION

Staff recommends the Village Board enter into an agreement with the IDNR for a cooperative fishing agreement, incorporating changes to said agreement as a result of the committee meeting. Staff can prepare an official copy, incorporating proposed changes, at a future Village Board Meeting.

BOARD ACTION REQUESTED

The item is being presented for discussion purposes only.

ATTACHMENTS

1. Draft Cooperative Fishing Agreement
2. Section 9.44 of the Lemont Municipal Code: Use of Recreational Areas



**COOPERATIVE FISHERY MANAGEMENT AGREEMENT
BETWEEN
THE ILLINOIS DEPARTMENT OF NATURAL RESOURCES
AND
Village of Lemont**

The Village of Lemont and the Illinois Department of Natural Resources (IDNR) recognize that the aquatic resources of the organization name Heritage Quarries Recreation Area offer sport fishing opportunities and they jointly wish to see these opportunities enhanced and perpetuated. The IDNR enters into this management agreement under 20 ILCS 805/805-100 and 805-515; 515 ILCS 5/1-155 and 625 ILCS 45/1-3. To achieve these goals, both parties agree that public fishing is desirable and should be allowed and maintained in accordance with the following:

1. The IDNR recognizes that the Heritage Quarries Recreation Area is used for several purposes, including but not limited to: 1) the restoration of biologically diverse habitat, 2) the ongoing management and enhancement of high-quality and ecologically complex wildlife habitat, 3) the implementation of research on how these natural ecosystems may be restored, and 4) the provision of educational and/or recreational opportunities for low-impact activities that benefit the public. Any fisheries management program must not conflict with these purposes.
2. Village of Lemont shall issue and promulgate rules and regulations as set forth in Exhibit A (attached). Such rules and regulations will be subject to change without notice.
3. Village of Lemont shall make fishing available free of charge to the public during normal operational time periods per Exhibit A.
4. Village of Lemont will work with the IDNR as IDNR develops and implements the fishery management recommendations including, but not limited to; aquatic vegetation management, fish population control, utilizing fish toxicants, and securing adequate numbers and species of fish for stocking purposes.
5. The IDNR, under the authority of the Illinois Fish and Aquatic Life Code, 515-ILCS 5/1-155 and associated administrative rules, 17 Ill. Adm. Code Part 810, will be responsible for establishing and enforcing rules and regulations pertaining to:
 - a. Special fish harvest regulations (Administrative Rules) regarding size and/or creel limits;
 - b. The Illinois Boat Registration and Safety Act;
 - c. Permitting of tagged and extended duration fishing tournaments.
6. The IDNR and Village of Lemont are jointly responsible for the decision to implement special management actions, including but not limited to lake level drawdowns and/or the use of fish toxicants as part of fish population rehabilitation should it become necessary.
7. Village of Lemont is solely responsible for purchasing fish toxicants to rehabilitate fish populations once a permit to purchase toxicants has been issued by the IDNR.
8. The IDNR is responsible for:
 - a. The development and implementation of fishery management recommendations based upon appropriate bio-surveys;
 - b. The implementation, coordination, and public communication of any fish salvaging or capture operations during remediation efforts;
 - c. Helping to provide fish stocks as needed to improve or maintain sport fishing; any such stockings will be in accordance with the division of Fisheries' statewide management program and stocking priorities, and upon the annual availability of such fishes;
 - d. Application of chemicals or toxicants purchased by Village of Lemont pursuant to paragraph 7 above.

9. To accomplish its responsibilities under this agreement:
 - a. The employees, officers and agents of the IDNR shall have full access to affected lands and waters; shall have the cooperation of Village of Lemont in such efforts; and shall have other rights consistent with its management responsibility;
 - b. Patrols to the lakes (quarries) and points of public access to the lakes (quarries) on land will be scheduled at the discretion of the IDNR as time and manpower permit.
10. This agreement shall be effective on the date of signing by all persons signatory to the agreement and remain in effect until December 31, 2026 but may be terminated either by Village of Lemont or the Illinois Department of Natural Resources after a written notice of 30 days. This agreement may be renewed every 10 years starting December 31, 2026, subject to review and approval by Village of Lemont and IDNR. This agreement shall not be amended unless expressly stated by all parties.
11. The Illinois Department of Natural Resources is subject to Title VI of the Civil Rights Act of 1964 and Section 504 of the Rehabilitation Act of 1973, and offers all persons the opportunity to participate in programs or activities regardless of race, color, national origin, or disability. Further, it is agreed that no individual will be turned away from any activity that is directly associated with a program of the United States Department of the Interior, Fish and Wildlife Service, on the basis of race, color, national origin, or disability. A violation of this assurance may become reason to nullify this Cooperative Fishery Management Agreement.
12. The Village of Lemont covenants and agree that they shall indemnify, protect, defend and hold harmless IDNR from any and all liability, costs, damages, expenses, or claims thereof arising under, through or by virtue of entering the property, or taking steps to complete IDNR's responsibilities under this agreement. Neither Village of Lemont nor its employees, agents or subcontractors shall be deemed to be an agent of the State of Illinois or the IDNR. Any employees, volunteers, contracted workers or other agents of Village of Lemont shall sign waiver of liability releases, indemnifying IDNR for any injuries or damages related to IDNR's responsibilities under this agreement.

RECOMMENDED	Chief, Division of Fisheries	Date
APPROVED	Director, Illinois Department of Natural Resources	
APPROVED	Village of Lemont	Date

Exhibit A
Heritage Quarries Recreation Area
Fishing Rules

- 1) Fishing is allowed to the general public at no charge.
- 2) All State Regulations apply. A valid State of Illinois Sport Fishing License is required for all anglers over the age of 16, unless legally declared blind or disabled. Catches may be checked by Illinois Department of Natural Resources personnel and appropriate state fines assessed if found in violation thereof.
- 3) All fishermen may be checked for bait, creel limits, and all State and site-specific regulations.
- 4) All men, women, and children will fish at their own risk. Children under 12 years of age may not fish unless under the supervision of a parent or guardian.
- 5) No animals of any kind other than fish meeting or exceeding the size or creel limits are to be taken at any time.
- 6) Only electric trolling motors are allowed. No gas motors or gas-operated boats are allowed on the lake.
- 7) NO live bait is allowed except for red worms, wax worms, night crawlers and State-allowed minnows. Disposal of live bait into the water is prohibited.
- 8) Fishing is allowed from Sunrise to 30 minutes after sunset.
- 9) NO littering is allowed.
- 10) Parking in (posted) designated areas only.
- 11) NO alcoholic beverages are allowed on the lake at any time.
- 12) Fishing may be closed at the discretion of the Village of Lemont for the following:
 - A) Special events.
 - B) Weather conditions.

CHAPTER 9.44. - USE OF RECREATIONAL AREAS

9.44.010. - Definitions.

The following words and phrases, when used in this chapter shall, for purposes of this chapter, have the meanings respectively ascribed to them in this section, except where the context clearly indicates a different meaning:

Craft means any boat, raft, canoe, barge or vessel not permanently attached to the shore.

Village parks means all parks and recreational areas under the jurisdiction and control of the village.

(Code 1988, § 9.70.010)

9.44.020. - Hours of operation.

The hours of operation are from dawn to dusk. The occupation or entry of any village park site outside these hours is considered trespassing and subject to penalty under general penalty section 1.16.010.

(Code 1988, § 9.70.020)

9.44.030. - Declaration of unlawful activities.

- (a) It is unlawful for any person, corporation, partnership, business trust, association or any other business entity to partake in the following activities in all areas:
- (1) Camping;
 - (2) The operation of motorized vehicles on trails, with the exception of licensed vehicles on designated driveways; and
 - (3) Consumption of alcohol.
- (b) It is unlawful for any person, corporation, partnership, business trust, association or any other business entity to partake in the following activities in areas that include water:
- (1) Swimming;
 - (2) Bathing;
 - (3) Wading;
 - (4) Bodily entry into a body of water;
 - (5) Boating with a craft that is motorized and/or a craft that exceeds 14 feet in length. The craft must be launched in a designated area.

(Code 1988, § 9.70.030; Ord. No. O-8-11, § 1, 1-10-2011)

9.44.040. - Exempted activities.

- (a) In areas designated by the village for purposes of grilling or picnicking, the hot coals must be placed in designated pits.
- (b) Crafts are allowed to use electric trolling motors in heritage quarries.

(Code 1988, § 9.70.040)

9.44.050. - Damage to park property.

No person shall, climb on any tree shrub, plant, turf, or any of the buildings, fences, bridges, lamps, posts, signs or other structure or property within the village recreation areas.

(Code 1988, § 9.70.050)

TO: Village Board
FROM: George J. Schafer, Village Administrator
THROUGH:
SUBJECT: Electronic Recycling Alternatives

DATE: August 12, 2016

SUMMARY/ BACKGROUND

Options for residents to properly dispose of their electronics has been severely reduced over the last 18 months due to changes in the recycling industry, especially with older tube televisions and computer monitors. Lemont's Public Works Department previously accepted these items free of charge, but the industry changes caused this service to be eliminated. The Lemont Environmental Commission also hosted events in which electronics were received. However, this option has also disappeared due to funding and the industry. If there are no convenient options for residents to properly dispose of these items, fly dumping and other environmental concerns could result.

ANALYSIS

Although outside of Lemont, there is currently one option for residents to properly dispose of electronics and one option likely coming in 60 days, through our county partners. There is also an option for a take-all program through Waste Management.

1. Will County Program- Village residents may now drop-off electronics free of charge (including tube TVs and monitors) to the City of Lockport's Public Works Facility, Tuesdays and Fridays from 6 am – 11 am.
2. DuPage County – There is also an option available through DuPage County, in which has not been finalized as of yet. The program would likely be a full-time location beginning in the fall, with a fee charged for tube televisions and monitors.
3. Waste Management – The Village has an option to expand its recycling program through Waste Management, to include a take-all electronic and other material recycling program. Implementation of the program would require an amendment to our contract with Waste Management, and a nominal fee added to the residents' bills. A flyer explaining the program is attached for reference.

Consistency with Village Policy

Lemont 2030 Comprehensive Plan. The initiative is consistent with the Natural Resources & Recreation vision statement.

Operating Budget: There is no direct budgetary impact on the Village for presenting the first two options. If the Village moved forward with option 3, there will be an additional fee passed on to customers of Waste Management.

STAFF RECOMMENDATION

I recommend the Village direct residents to the Will County and DuPage County (when available). If the Board deems enhanced services is needed, staff can investigate further the option through Waste Management.

BOARD ACTION REQUESTED

The item is being presented for discussion purposes only.

ATTACHMENTS

1. Informational Pamphlet Waste Management's Program





Expanding your Recycling Program?

Waste Management's At Your Door Special CollectionSM is a service provided to residents to remove the difficult, sometimes hazardous and hard-to-recycle items, that almost every household accumulates. As North America's leading environmental solutions company, Waste Management makes it easy for residents to dispose of these items, by collecting the materials at their door - safely, easily and responsibly. Our mission is to provide quality and convenient special material management services to public agencies.

The At Your Door Special CollectionSM service collects home generated special materials directly from residences within your community. Experience is key- the program has served hundreds of thousands of homes since 1995¹ and currently manages programs for dozens of public agencies in many states.

This service is not your usual household generated special material program, because this program is focused on recycling most of the materials collected. Communities across the country can take advantage of Waste Management's capability to collect and recycle an overlooked category of recyclables, collected directly from the home.

Home Generated Special Materials included in the program:

-  Household Chemicals
-  Automotive Products
-  Paint Products
-  Garden Chemicals
-  Universal Materials
-  Electronics

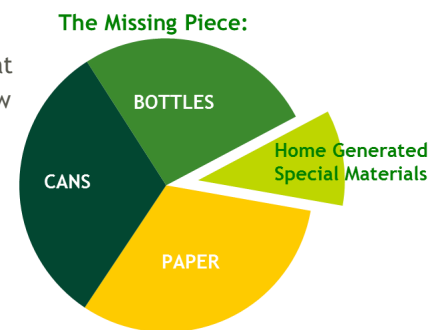


A missing piece to your residential recycling program!

Paper, cans, bottles, cardboard and plastics are already part of most recycling programs. What about the other materials used in homes such as electronics, cleaning supplies and paint? How does a resident in your community dispose of these items?

By collecting these items, the potential for water pollution and environmental hazards are further reduced. The At Your DoorSM program focuses on collection and recycling of these additional materials, to prevent disposal in regular trash bins. Once collected, the program recycles most special materials including electronics, paints, batteries, lamps and motor oil! Therefore diverting these items from local landfills. The home collection service is the easiest way to encourage recycling and proper disposal of household generated materials in your community.

Combine the quantities of special materials collected by At Your DoorSM that are sent to facilities for the purpose of recycling with your traditional recyclables, such as, paper, aluminum cans, plastics, etc. and your community's recycling rates will increase.



Experience where it counts

Over the years we have developed efficient processes, based upon feedback from residents and public agency customers, to best serve the needs of your community. Our knowledgeable team excels due to extensive industry experience combined with specific expertise in this field. From the Service Technicians to our Operations Service Center Specialists, all team members participate in our in-depth and on-going training process. Over the years, we have refined the challenging process of residential collection of home generated special materials. Our experience with numerous public agencies and hundreds of thousands of residents can be applied to your community.

Our mission is to provide and support high quality home generated special material collection services to public agencies through safe and convenient customer service to their residents.

Educating your community

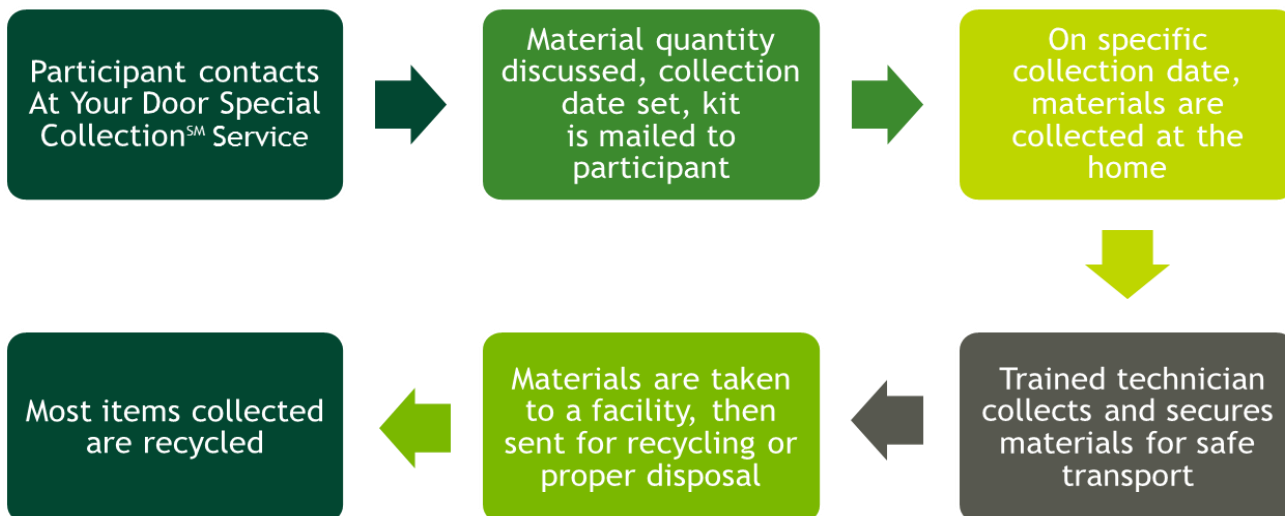
CONVENIENT AND
EASY TO USE!

Our knowledgeable staff can work with your community to help develop a cost efficient and effective approach to public education, that will both build and sustain involvement throughout the duration of the program.

The At Your DoorSM program offers a simple solution to any community's recycling dilemma. A home based program is offered so residents simply contact the At Your DoorSM service to schedule a collection. A collection kit including an instruction sheet, collection bag, and survey card will be mailed to the participant. Then, they place their special materials into the provided collection bag and place it near their front door step or garage. The resident does not need to be home to participate, as they simply place the bag in a specific location on their collection date. It allows any resident to use the program when it is convenient for them.

Convenient and Easy!

How does it work?



Materials accepted with the At Your Door Special CollectionSM program:

Household Chemicals: Cleaner, Ammonia, tile/shower cleaner, cleaning compound and rust remover

Automotive Products: Antifreeze, motor oil, oil filters, brake fluid, batteries, fuel, polishes and waxes

Paint Products: Paint, spray paint, stain, stripper, thinner, caulk, sealer, wood stain and preservative

Garden Chemicals: Fertilizer, herbicide, pesticide and insecticide

Universal Materials: Compact Fluorescent Lamp (CFL), fluorescent tube, household batteries, thermometer and thermostat

Swimming Pool Chemicals: Pool acid, stabilizer and chlorine (limitations in certain areas only)

Electronics: TV, computer, monitor, mouse, MP3 player, DVD/CD/tape player, VCR, cell phone, desktop printer, keyboard, fax machine, scanner, microwave, CD rom and related cords

MATERIAL THAT WILL NOT BE COLLECTED: We do not collect ammunition, explosives, asbestos, or any materials in unlabeled or leaking containers. For further information about proper disposal methods for non-acceptable items, commercial chemicals, hazardous materials, or materials in containers larger than five gallons in size, please contact the Waste Management's At Your Door Special Collection Team.



Count on us!

Waste Management's At Your Door Special CollectionSM service has extensive experience working with public agencies and regulatory organizations implementing home generated special materials programs that comply with federal, state and local regulations.

Review your regulations, as some areas have specific recycling and diversion requirements. This program is committed to helping public agencies meet these regional, local and state recycling and diversion targets. Whether you are complying with existing regulations or proactively getting ahead of the curve by setting your own standards, the At Your DoorSM service is the next step for increasing these targets. We are committed to helping you meet current and future changes in regulatory compliance.

Waste Management's At Your Door Special CollectionSM service will help you achieve your community's objectives.

There are many components in evaluating a successful community program:

- Most accessible to residents, they can use the program at their convenience
- Community wide service that allows all residents to participate (including seniors and the disabled)
- Available year round
- Turnkey program with minimal staff time
- Largest quantity of materials prevented from entering the landfill (when compared to other programs)
- Zero capital expenses (nothing to build and maintain)
- Zero general fund allocations (when included in rate)
- Achieve higher recycling and diversion rates
- Meets stormwater requirements
- Comprehensive reporting capabilities to track amount of diverted materials

WMATYOURDOOR.COM



TO: Committee of the Whole
FROM: Charity Jones, AICP, Planning & Economic Development Director
SUBJECT: Gateway TIF RFQ/P
DATE: August 11, 2016

SUMMARY/ BACKGROUND

Mayor Reaves, Trustee Chialdikas, Administrator Schafer and I recently interviewed firms that responded to the Village's Request for Qualifications (RFQ) for the Gateway TIF site. From these firms, two will be selected to submit a response to a Request for Proposals (RFP). Attached is a draft RFP for review, with a few questions from the consultant, SB Friedman, contained within.

ATTACHMENTS

1. DRAFT RFP for Lemont Gateway Site

VILLAGE OF LEMONT, IL

Request for Proposals: Gateway TIF Site

Date: August X, 2016



VILLAGE OF LEMONT, IL
**Request for Proposals:
Gateway TIF Site**

Date: August X, 2016

DRAFT

S. B. FRIEDMAN & COMPANY
221 N. LaSalle St. Suite 820 Chicago, IL 60601
T: 312.424.4250 F: 312.424.4262 E: info@sbfriedman.com

Contact: Geoff Dickinson
T: 312.384.2404 E: gdickinson@sbfriedman.com

VILLAGE OF LEMONT, IL
Request for Proposals:
Gateway TIF Site

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DRAFT

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T: 312.424.4250 F: 312.424.4262 E: info@sbfriedman.com
www.sbfriedman.com

1. Overview

On June 1, 2016, The Village of Lemont, Illinois issued a request for qualifications for the redevelopment of a 16.2-acre property located at the northwest corner of Archer Avenue and Main Street in Lemont, Illinois (the “Site” or “Gateway TIF Site”). Individual parcels within the Site were acquired by the Village with the intention of one day developing the area into an attractive “gateway” to the Village. This gateway site at the eastern entrance to Lemont is a unique commercial or mixed-use development opportunity.

Based on a review of application materials and in-person interviews, the Village has selected two (2) development teams from which to request proposals. Qualifications were evaluated based upon:

- Developer responsiveness to this RFQ and demonstrated understanding of the Village’s goals and objectives;
- Qualifications and experience of developer and team members with projects of similar scale and magnitude;
- Experience and reputation of personnel identified for this project;
- Past performance of firms as verified by references of previous clients/projects, including demonstrated ability to work with local government “clients” in analogous relationships; and
- Organizational and managerial capacity to handle a project of this size, including work load and project/product overlap.

Based on the above criteria, the Village of Lemont, determined which respondents will be asked to submit detailed proposals.

Shortlisted respondents are invited to participate in this Request for Proposals (“RFP”) process which requires Respondents to present a vision to implement development of the Site.

Submission Timeline

Village Issues Request for Proposals (RFP)	August 4, 2016
RFP Responses Due	October 4, 2016

2. Goals and Objectives

Preferred Development Program

The Village prefers development programs that are commercially-focused, with an emphasis on grocery, destination entertainment, restaurants, and retail. The Village is open to other market-feasible uses such as office and/or rental apartments.

Comment [GD1]: Do we want to call out residential as a potential land use? – very challenging at best given environmental considerations.

Prior Planning Efforts

The Village of Lemont's Gateway Site at the eastern entrance to Lemont is a unique commercial or mixed-use development opportunity. Individual parcels within the Site were acquired by the Village with the intention of one day seeing the area developed into an attractive "gateway" to the Village.

For several years, the Village has been interested in improving the appearance of the area and increasing the tax base through high-quality redevelopment. During the recession, the Village was able to acquire approximately 16.2 acres of land at the Site. Also, in 2009, the Village created a Tax Increment Financing ("TIF") district to help support redevelopment efforts. As the Village has taken several steps to facilitate redevelopment at the Site, it is now interested in selling the Site to the appropriate development partner.

The Village has worked with *SB Friedman*, The Lakota Group and Sam Schwartz Engineering to develop a market-driven conceptual plan for the Site. This conceptual site plan includes a variety of commercial land uses, including retail, office, restaurant, and destination entertainment. The conceptual site plan is envisioned as a high-end retail and entertainment destination cluster, as shown in **Appendix A**. The Village is also open to viable non-commercial land uses that are not included in the master concept plan such as multi-family residential. The land uses included in the concept plan would play off of key site and locational assets, enhance the gateway aspect of the Site, increase the tax base, and provide amenities for Village residents, visitors, and businesses.

Comment [GD2]: Same comment

Development Guidelines

Development should be consistent with newer high-quality development in the Village and nearby. It is required to follow the Village of Lemont's Unified Development Ordinance including regulations on zoning, signs, historic preservation, flood hazard areas, design guidelines, landscaping, tree preservation, impact fees, and engineering specifications.

The full ordinance is available: <http://www.lemont.il.us/DocumentCenter/Home/View/124>

Gateway TIF District

The Site is currently located within the Lemont Gateway Tax Increment Financing (TIF) District, which was created in 2009 to help facilitate economic development. The Village is currently working on amending the existing Gateway TIF to exclude parcels within the Site with the intention to re-TIF Site parcels into a new TIF district in order to reduce the base EAV value and extend the life of the TIF. The Village has engaged *SB Friedman* to assist with the creation of the new Main Street/Archer Avenue TIF. This new TIF district is expected to be established in early 2017 and will expire in 2040 (with last year of tax collections in 2041). All of the parcels offered in this RFP will be located within the new Main Street/Archer Avenue TIF District boundary. The Village is open to committing TIF funds to eligible activities such as

public improvements, public parking, land acquisition, streetscape, and eligible construction activities. A map illustrating the boundary of the new Main Street/Archer Avenue TIF District is provided in **Appendix B**.

Village Financial Objectives

To date, the Village of Lemont has invested approximately \$5.75 million in the Site including acquisition, demolition, and interest costs. The purchase price was financed via a debt issuance, and the Village has begun making interest-only debt service payments and will begin interest plus principal payments soon. Development of the Site has the potential to produce property and sales tax increment and catalyze long-term investment in the area. While recovery of the Village's investment is a goal, the final evaluation of responses at the proposal stage will be based on all the selection criteria outlined in the "Submission Requirements and Respondent Selection" section (**Section 3**). To support the financial feasibility of development, the Village is open to committing TIF funds to eligible activities such as public improvements, public parking, land acquisition, streetscape, and eligible construction activities.

Potential for a Larger Redevelopment Effort

To the west of the Village-controlled Site is an additional 5 acres that are privately held (the "Potential Expansion Area" or "Meno Stone Property") and available for consolidation with the Site, if desired. Combining the Site with adjacent parcels present an opportunity for an approximately 22-acre redevelopment Site.

DRAFT

3. Submission Requirements & Respondent Selection

The Village is requesting that selected short list developers interested in developing the Site submit a formal proposal. The submittal should include and/or be accompanied by the items outlined below. The Village reserves the right to seek clarification of any information that is submitted by any Respondent in any portion of its proposal or to request additional information during the evaluation process. Any material misrepresentation made by a Respondent will void the proposal and eliminate the Respondent from further consideration.

1. **Transmittal Letter and Executive Summary** providing a narrative description of all key aspects of the submittal.
2. **Description of Development Team** including an experienced lead developer entity, equity partners, architects, engineers, attorneys, economic and financial consultants, construction managers, leasing and management companies, and other development partners, as applicable. Specific requirements include the following:
 - Narrative describing the roles, responsibilities, depth of experience, and size of each firm.
 - Resumes of key personnel assigned to the project, including relevant experience.
3. **Organizational Chart or Diagram** outlining the composition of the development team. The diagram should present differentiated structures for development and operations, if applicable. Specific requirements include:
 - Contact names, addresses, titles of position, and nature and extent of the interest of the lead developer firm, officers and principals as well as similar information on key partner entities and leadership.
4. **Financial Information about the Lead Developer Entity** demonstrating the capacity to complete the project. To be kept confidential, this information should either be submitted to the Village of Lemont's consultant in a separate sealed envelope or brought to a scheduled in-person appointment for the consultant's review. Specific requirements include the following:
 - Federal income tax returns for the lead developer entity for the last three years, including income and expense statements, balance sheets, and a list of contingent obligations or guarantees.
 - Letters of interest from private lenders, financial joint venture partners or equity partners for redevelopment of the Site. Letters should indicate that the party has sufficient capacity, understanding of the project, and scale of financing required, and the amount the party would be willing to finance.

- Respondent must provide a listing and a brief description of all legal actions within the past five years in which the Respondent or any team member or associated entity (e.g., joint venture member, etc.) has been: a) a debtor in bankruptcy; b) a defendant in a lawsuit for deficient performance under a contract; c) a respondent in an administrative action for deficient performance on a project; or d) a defendant in any criminal action. The Respondent must also disclose any bankruptcy or foreclosure proceedings in which the firm or any individual in the proposed project team has been involved.

4. **Development Proposal.** The proposal should include and/or be accompanied by the following:

DEVELOPMENT PROGRAM & OPERATIONS

A. Project Program

- a. Gross and rentable building square footage
- b. Building specifications to the extent they are currently available (e.g. anticipated levels of finish, materials, construction type, etc.)

B. Support for Program and Revenue Assumptions. Please provide detailed documentation regarding program and operating assumptions (e.g., rent comparables, tax comparables).

C. Marketing/Leasing Plan and Level of Tenant Commitments/Relationships. Please provide a matrix of targeted tenants, including the status of discussions, and/or a history of the Developer's relationship with key tenants and/or tenants.

D. Management Plans for Operation. Narrative about the Developer's long term expectations for the Site in terms of ownership and management (e.g., build and hold, merchant build, other)

DESIGN & CONSTRUCTION INFORMATION

E. Project Schedule. Please provide timing detail, including anticipated phasing assumptions and key dates for each major project event: construction start, occupancy, stabilization and any others as applicable.

F. Site and Building Plans and Specs. Please provide a site plan, including detail regarding number and square footage of commercial square footage, gross and rentable building area for each building and component of development (e.g., retail, office, apartment), and on-site parking spaces to the extent they are available.

Comment [GD3]: flag

BUDGET & FINANCING DATA

G. Detailed Development Budget. Please provide a detailed development budget. It should include all cost assumptions and a description of the data sources used to inform cost estimates and provide copies of such sources, as available (e.g., contractor estimates, engineer's opinions, brokerage contract proposals, etc.).

- H. **Ten-Year Cash Flow Pro Forma.** Please provide a pro forma for the project. The pro forma should clearly outline absorption, income, expense and reversion assumptions.
- I. **Anticipated Sources of Funds.** Please include detail on the anticipated capital stack for the project including dollar amount and percent of debt and equity financing. Please provide any anticipated financing requirements of lenders or equity partners such as a minimum debt coverage ratio.

PURCHASE PRICE AND VILLAGE ASSISTANCE

- J. **Purchase Price.** Please provide projected payments to the Village for land and development rights clearly indicating the price being offered for the Site with terms and conditions
- K. **Village Assistance.** Please provide a detailed description of the requested Village assistance, including any TIF financing and off-site public improvements (if any). A clear narrative outlining the reasons the requested assistance is needed to make the project feasible. Also, please note if other assistance may be required (e.g., assistance with IDOT and/or utility companies, other).

Selection Criteria for Proposal Stage

Evaluation of the Respondent's proposal will be based upon:

- Completeness of submittal.
- Project design and achievement of Village objectives for the property.
- Public input received at the presentation.
- Financing commitments.
- Overall financial benefits to the Village.
- Demonstrated financial resources and capability to both acquire and develop the property, including having adequate financial resources to develop the project such as internal resources for ongoing operations and support, ability to secure construction and permanent financing, ability to meet lender equity requirements, and ability to manage contingency in accordance with the project schedule.
- Status of legal actions involving any team member or associated entity of the development team.
- Demonstrated commitment to the overall objectives of the Village and specific land uses, based on project scope and narrative.

Comment [GD4]: Assumes Submitters will be asked to present their plans to Village Board.

If this will be done in a small group process by the Village, cut this bullet.

The Village of Lemont and its consultant(s) may also review any other information that is available to them, including but not limited to information gained by checking references and by investigating the Respondent's financial condition.

Responses should be sealed and clearly marked with the RFQ name and date due, as follows:

REQUEST FOR PROPOSAL: LEMONT GATEWAY TIF SITE DEVELOPMENT
OCTOBER X, 2016

All copies of the documents should be delivered to the Village's consultant at the following address:

Geoffrey Dickinson, AICP
SB Friedman Development Advisors
ATTN: Lemont Gateway TIF Site RFQ
221 North LaSalle Street, Suite 820
Chicago, Illinois 60601-1317

Any questions during the proposal response stage (August X – October 1, 2016) should be directed via email or phone to:

Geoffrey Dickinson, AICP
SB Friedman Development Advisors
ATTN: Lemont Gateway TIF Site RFQ
221 North LaSalle Street, Suite 820
Chicago, Illinois 60601-1317
Email: gdickinson@sbfriedman.com
Phone: (312) 384-2404

Or

~~Charity Jones, AICP~~
~~Planning & Economic Development Director~~
~~Village Administrator~~
Village of Lemont
418 Main Street
Lemont, IL 60439
Email: gschafer@lemont.il.us
Phone: (630) 257-1595

Appendix A: Conceptual Site Plan

PLAN DATA

- A** EXISTING BILLBOARD
- B** FAST FOOD RESTAURANT (3,000 sq. ft.)
 - 30 parking spaces (101,000 sq. ft.)
 - Drive-thru lane
- C** RETAIL (35,000 sq. ft.)
 - 170 parking spaces (4,911,000 sq. ft.)
- D** FULL SERVICE RESTAURANT (4,000 sq. ft.)
 - 82 parking spaces (101,000 sq. ft.)
- E** ENTERTAINMENT, GROCERY OR RETAIL (45,000 sq. ft.)
 - 200 parking spaces (4,411,000 sq. ft.)
- F** FULL SERVICE RESTAURANT (4,000 sq. ft.)
 - 81 parking spaces (101,000 sq. ft.)
- G** PROFESSIONAL OFFICE BUILDING (15,000 sq. ft.)
 - One-story building
 - 53 parking spaces (3,511,000 sq. ft.)
- H** STORMWATER DETENTION

PLAN SUMMARY

TOTAL SITE:	14.2 Acres
DESTINATION ANCHOR:	45,000 sq. ft. 200 spaces (4,411,000 sq. ft.)
RETAIL:	35,000 sq. ft. 170 spaces (4,911,000 sq. ft.)
RESTAURANT:	15,000 sq. ft. 153 spaces (101,000 sq. ft.)
OFFICE:	15,000 sq. ft. 53 spaces (3,511,000 sq. ft.)
STORMWATER RETENTION:	+/- 2 Acres



VILLAGE OF LEMONT, ILLINOIS
 ARCHER AVENUE AND MAIN STREET PRELIMINARY MARKET ANALYSIS
 SITE DEVELOPMENT CONCEPT

MAY 13, 2016



Appendix B: Proposed Main Street/Archer Avenue TIF Boundary

