

**VILLAGE BOARD
COMMITTEE OF THE WHOLE MEETING**

**MAY 18, 2015 – 7:00 PM
LEMONT VILLAGE HALL
418 MAIN ST.
LEMONT, IL 60439**

AGENDA

- I. CALL TO ORDER**
- II. ROLL CALL**
- III. DISCUSSION ITEMS**
 - A. FY15 BUDGET AMENDMENT DISCUSSION
(ADMIN./FINANCE)(REAVES/SNIEGOWSKI)(SCHAFFER/SMITH)**
 - B. SEVEN OAKS TOWNHOMES DISCUSSION
(PLANNING & ED)(CHIALDIKAS/STAPLETON)(JONES)**
 - C. ROUTE 83 & MAIN DEVELOPMENT AND SB FRIEDMAN ANALYSIS (VERBAL)
(PLANNING & ED)(CHIALDIKAS/STAPLETON)(JONES)**
 - D. INTERGOVERNMENTAL MEETING UPDATE (VERBAL)
(ADMIN.)(REAVES)(SCHAFFER)**
- IV. UNFINISHED BUSINESS**
- V. NEW BUSINESS**
- VI. AUDIENCE PARTICIPATION**
- VIII. ADJOURN**

Village Board Agenda Memorandum

To: Mayor & Village Board

From: George Schafer, Village Administrator
Chris Smith, Finance Director

Subject: FY15 Budget Amendment

Date: May 18, 2015

BACKGROUND/HISTORY

Per State Statute a budget needs to be adopted by the Board before the beginning of the fiscal year and can be amended with Board approval during the course of the fiscal year. On April 14, 2014 the Village passed ordinance O-25-14 adopting the FY2014-2015 Operating and Capital Improvement Budget and amended on

Attached please find proposed changes for the final FY2014-2015 Operating and Capital Improvement Budget. This amendment changes various revenues as well as expenditures. Revenues changes include increase in fines, video gaming, insurance reimbursements, debt service, permit revenue and state shared revenue.

In the General Fund the expenditure changes include maintenance on buildings, information technology charges, attorney legal counsel, and permit/inspection. In Fall 2014 the Village advanced refunded and called two General Obligation bonds. In meeting with the auditors it was determined that the issuances needed to be recorded in revenue and expenditure of the debt service fund. The attached budget amendment mirrors the offsetting entries. Please note that the 1st Budget Amendment included a draw in fund balance for the Emerald Ash Borer, this amendment will close the gap thus a draw in fund balance for the General Fund will no longer be needed.

The other amendments are expenditures relating to contracts and pension distributions to retirees.

ATTACHMENTS

Summary of changes by fund

Village of Lemont
 Expenditures with Budget Amendment
 As of October 1, 2014

	Actual 2012-13	Adopted 2013-14	Amended 2013-14	Actual 2013-14 (unaudited)	Adopted 2014-15	1st Amendment	2nd Amendment	Estimate 4/30/2015
General Fund	\$8,306,604	\$8,749,627	\$9,574,293	\$9,577,341	\$8,748,612	\$ 195,700	\$ 350,000	\$9,294,312
Working Cash Fund	\$513	\$1,000	\$1,000	\$1,000	\$0			\$0
Debt Service	\$1,507,609	\$1,596,346	\$1,596,346	\$1,545,898	\$1,473,728		\$ 1,965,800	\$3,439,528
IMRF Fund	\$294,363	\$300,000	\$379,200	\$379,199	\$346,620		\$ 2,000	\$348,620
Social Security	\$217,866	\$216,766	\$251,766	\$251,323	\$250,361			\$250,361
Motor Fuel Tax Fund	\$547,249	\$535,000	\$708,602	\$706,723	\$436,200			\$436,200
State Forfeiture Fund	\$0	\$0	\$19,900	\$19,900	\$0			\$0
Vehicle Replacement Fund	\$0	\$0	\$5,850	\$5,851	\$0			\$0
Downtown TIF Fund	\$903,086	\$1,195,269	\$1,108,874	\$1,106,264	\$1,442,962			\$1,442,962
Canal TIF District	\$367,956	\$374,646	\$374,646	\$346,014	\$325,026		\$ 5,400	\$330,426
Gateway TIF District	\$30,123	\$187,000	\$191,000	\$17,221	\$7,200	\$ 423,000		\$430,200
Special Service Area #1	\$141,815	\$140,000	\$143,515	\$143,140	\$144,203			\$144,203
Gateway Property Acquisition Fund	\$1,286,367	\$0	\$0	\$575	\$630,000	\$ 220,000		\$850,000
Road Improvement Fund	\$1,723,381	\$2,568,162	\$2,292,956	\$2,485,430	\$2,294,570		\$ 150,000	\$2,444,570
General Capital Improvement Fund	\$86,748	\$50,000	\$50,000	\$10,975	\$0			\$0
Village Hall Improvement Fund	\$2,664,441	\$0	\$376,306	\$255,750	\$0	\$ 120,963		\$120,963
Water & Sewer Fund	\$5,181,687	\$4,570,293	\$4,719,231	\$4,831,712	\$5,360,702			\$5,360,702
Parking Garage Fund	\$47,418	\$32,000	\$32,000	\$29,934	\$28,400			\$28,400
Parking Lot Fund	\$87,001	\$106,415	\$91,425	\$64,877	\$112,914			\$112,914
Police Pension Fund	\$383,651	\$452,650	\$452,650	\$580,489	\$485,700		\$ 300,000	\$785,700
Expenditure Grand Totals:	\$23,777,879	\$21,075,174	\$22,369,560	\$22,359,615	\$22,087,197	\$ 959,663	\$ 2,773,200	\$25,820,060

General Fund Budget Amendment

Revenues

Video Gaming	28,000
Police Pension (pass thru) property tax	57,000
State Shared Taxes	95,000
Permits/License	180,000
Reimbursement Insurance	45,000
Other-	(55,000)
	350,000

Expenditures

Maint of Police, Village Hall	67,000	carpet cleaning, roof repairs, door repairs, etc
Police Pension (pass thru)	57,000	
IT	31,000	added services / several New World enhancements
Legal Corporate	75,000	
Utilities	40,000	gas franchise and electric street lights
Permit and Inspection fees	80,000	
	350,000	



Village of Lemont
Planning & Economic Development Department

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

TO: Committee of the Whole
FROM: Charity Jones, AICP, Planning & Economic Development Director
SUBJECT: Case 15-05 Seven Oaks Townhomes
DATE: May 12, 2015

SUMMARY

Cole Cullen, on behalf of Seven Oaks Developers, LLC, contract purchaser of the subject property, has requested annexation, an annexation agreement, rezoning to R-5 Single-Family Attached Residential District, and Final PUD approval for a 26-unit townhouse development. The PZC and staff recommend approval.



PROPOSAL INFORMATION

Case No. 15-05
Project Name Seven Oaks Townhomes

General Information	
Applicant	Cole Cullen, Seven Oaks Developers, LLC
Status of Applicant	Contract Purchaser
Requested Actions:	Annexation, Annexation Agreement, Rezoning & Final PUD Approval
Purpose for Requests	26 unit townhome development
Site Location	14280 McCarthy Rd (PINs: 22-27-300-020, 030, 039, and 040)
Existing Zoning	Unincorporated Cook County R-3
Size	Approx. 4.8 acres
Existing Land Use	Vacant
Surrounding Land Use/Zoning	North: Single-family residential, unincorporated Cook R-3 and Lemont R-3 South: Commercial and single-family residential, Lemont B-3 and unincorporated Cook R-3 East: Derby Plaza offices and shopping center, B-3 Arterial Commercial District West: Single-Family residential, unincorporated Cook R-3
Lemont 2030 Comprehensive Plan	The Comprehensive Plan map designates this area as multi-family midrise land use.

BACKGROUND

Technical Review Committee. Prior to submitting a formal application, the applicant submitted plans to the Technical Review Committee (TRC) in August 2014. At that time, the applicant presented a concept plan that included 13 townhome buildings to be constructed over two phases on 10 acres. The first phase presented to the TRC is essentially the plan that has currently been submitted to the PZC. The second phase has been removed from the submitted plans because the applicant currently only has a contract on the eastern 4.8 acres. However, the applicant has provided the necessary access to allow for the development of the adjacent property to the west at some point in the future.

Application. Following the TRC, the applicant worked with IDOT and other outside agencies to answer various questions related to the site. The applicant also met with staff several times before submitting a formal application in March 2015.

PZC Hearing. The Planning & Zoning Commission (PZC) conducted a public hearing on April 15. Several neighbors, primarily to the south of the subject site, were present and spoke at the hearing. They asked questions about stormwater management and generally expressed opposition to the increased density in the area.

The PZC discussed issues related to the visual impact of garages and driveways within the development, which the applicant has addressed in the attached revised plans (see a more detailed discussion in the "building and site design" section of this report). The PZC also discussed the placement of Building #1 and the proximity of its northernmost driveway to McCarthy Road. The applicant originally showed the driveway apron

approximately 20 feet from the northern property line. In response to staff concerns, the applicant presented a revised site plan to the PZC that shifted building #1 so the apron is now approximately 33 ft from the property line. This revision reduced the distance between buildings #1 and #3 from 25 ft to 20 ft. The PZC also noted a correction needed on the plat of subdivision.

The PZC voted 5-0 to recommend approval with the following conditions:

1. Revise the arrangement of the four unit building garages as described in this report to reduce the number of side-by-side garages/driveways.
2. Address the outstanding issues as noted by the Village Arborist, Village Engineer, and Fire Marshal.
3. Subdivision Plat needs to be updated to include the 33 foot strip of land, north of lot 7.

DEPARTURES FROM ZONING STANDARDS

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

UDO Section	UDO Standard	Proposed PUD	Staff Comments
17.07.010	10,000 sf minimum lot size in R-5	Lots 4, 5, and 6 are under the 10,000 sf lot size, with lot 6 the smallest at 9,186 sf	Townhome lots can be smaller or larger depending on how the developer chooses to distribute private vs common areas (e.g. the inclusion or exclusion of rear yards in the private lots). Therefore, individual lot size is not a perfect barometer of the overall development density.
17.07.010	3,000 sf minimum lot area per unit	The lot area per unit is within UDO requirements when accounting for the entire site (7,109 sf per unit). When calculating the lot area per unit based on the six proposed townhouse lots, excluding the common areas, the lot area per unit is 2,441 sf/unit.	See comment above.
17.07.010	80 ft minimum lot width in R-5	The lot width for lot 6 is 66 ft	Given the Lemont 2030 vision for this area, the deviation is acceptable.
17.07.010	15 ft minimum side yard setbacks in R-5	The proposal includes 20-25 ft between buildings, which represents a 10-12.5 ft side yard setback for each building.	Given the Lemont 2030 vision for this area, the deviation is acceptable.

UDO Section	UDO Standard	Proposed PUD	Staff Comments
17.07.010	25 ft minimum front and corner side yard setback in R-5	22 ft proposed.	Given the Lemont 2030 vision for this area, the deviation is acceptable. The reduced front yard setback still leaves sufficient room for vehicle parking and staff would prefer the reduced setback in the front rather than the rear yard.
17.08.030.D	All PUDs with a residential component must include 15% open space for the benefit of residents within the PUD.	The common open space is under the 15% minimum.	Staff finds the deviation acceptable as the developer added a community amenity west of building #2.

GENERAL ANALYSIS

Consistency with Lemont 2030. The Comprehensive Plan map designates this area as multi-family midrise land use. Per Lemont 2030, the multi-family midrise district is:

“characterized by larger scale multi-family development such as apartment complexes and multi-building condominium developments. These developments will generally feature more than one building on sites of at least 10 acres, with amenities such as club houses and swimming pools for residents. Within each site, building locations, open space, parking, and storm water detention are balanced and properly integrated. Both motorized and non-motorized traffic circulation are logical and clear. Open spaces are purposefully designed and well integrated within the development, with opportunities for residents to enjoy private and public open spaces. Buildings in this district will generally be three to six stories.”

The proposed development is not for multi-family midrise use; it is more akin to the development pattern described in the contemporary neighborhood district. However, the subject site also does not comport with the minimum site size for multi-family midrise established in Lemont 2030. In this area, the land designated in Lemont 2030 as multi-family midrise is comprised of parcels under two different owners. The applicant and staff have both spoken with the adjacent property owner and the development of the entire the 10-acre site at this time is not possible. Therefore, the Village is in a position to either 1) consider a townhouse project for a portion of the site, which would have a different character and somewhat lower densities than envisioned by Lemont 2030 or 2) wait until both sites become available for development and insist upon the multi-family development envisioned by Lemont 2030. Although staff would have preferred to see the entire site develop for multi-family use, given the current conditions of the site, staff is comfortable with the development of the property as townhouse/contemporary neighborhood use since such use is still residential in character and higher density than single-family detached homes.

Consistency with PUD Objectives. UDO Section 17.08.010.C.4 lists eleven different objectives to be achieved through planned unit developments. Staff finds that the

proposed PUD supports objective #1, ensuring that the future growth and development which occurs is in accordance with policies and goals of the Village; although the plan is not entirely consistent with Lemont 2030, it does provide higher density residential development in an area the Village wishes to increase density. The proposed PUD also supports objective #2, providing a more desirable living environment by preserving and integrating the natural environmental and landscape features of the property into land development; there is an existing wetland on the subject site that will be preserved. Finally, the proposed PUD supports objective #8, encouraging patterns of and use that decrease trip lengths and increase the use of modes of transportation other than private vehicle; this property is immediately adjacent to several commercial land uses that provide many services within walking distance of the proposed PUD.

Compatibility with Existing Land Uses. The properties to the north, south, and west are single-family residential on large lots. The majority of the properties to the west will likely redevelop for similar townhouse or other higher density use at some point in the future. The homes to the north are separated from the subject site by McCarthy Road. The home to the south of the subject site, and the southernmost home west of the subject site are adjacent to the proposed detention area. The other adjacent properties to the east and south are developed for commercial use. Staff sees no compatibility issues.

Traffic & Site Access. The site is proposed to be access from McCarthy Road; the location of the proposed access on McCarthy is generally the same location as the existing curb cut for the property's current access onto McCarthy Road. The applicant has received initial approval for this access location from IDOT. Although Derby Plaza's parking is adjacent to the west property line of the site, there is no cross-access agreement or access easement to allow the subject site to access from Derby Plaza.

Internally, access is provided from the proposed Lacey Drive, which terminates in a hammer head at the southwest portion of the site. The plat of subdivision dedicates the right of way for Lacey Road, as well as the area west of its current terminus, in order to provide access for future development of property immediately to the west of the subject site.

Landscaping. The Village Arborist has reviewed the submitted landscape plan and generally found the proposed landscaping to be acceptable, with some additional clarification needed on the plans. The Arborist noted that the naturalized stormwater detention facility did not include any provisions for the installation and maintenance of the necessary plant material for that area; the applicant has subsequently provided this information and it is currently under review. Additionally, as discussed in the next section, the applicant has agreed to provide additional green space between the side-by-side driveways; the landscape plan should be revised to include ornamental grasses or shrubs within these spaces to reduce the visual impact of the side-by-side driveways.

Building & Site Design. Aesthetically, the applicant has provided a logical site design. The proposed buildings are constructed of quality materials and are appropriately designed. The plan proposes three five-unit buildings, two four-unit buildings, and one three-unit building. Five-unit townhome buildings are relatively uncommon within the Village and where they have been constructed in the past they generally feature rear loaded garages, so the building facades facing the public street do not include the garages and driveways. In this development the applicant desires to provide private

outdoor space for the residents of the development; rear loaded garages preclude rear patios or other similar private open space in the rear yard of the townhomes. With rear loaded garages, private open space is generally limited to second story decks and/or front porches. While staff understood the market demand for rear yard open space, staff was concerned with the overall visual dominance of garages and driveways within the development. In response to staff concerns, the applicant has revised his original plans to minimize the dominance of the garages/driveways and improve the appearance of the public realm by:

1. providing windows in garage doors;
2. reducing the driveway width for each unit to 16 ft;
3. rearranging the garages on building #6; and
4. revising the design of the four-unit buildings to separate the driveways from one another.

Engineering Comments & Stormwater Management. The Village Engineer's comments are attached. Generally, the Village Engineer approves of the proposed plans for the purposes of zoning entitlements.

There is a wetland on the subject site, which was determined by Army Corps of Engineers to be isolated and therefore non-jurisdictional. However, MWRD claims jurisdiction of all isolated wetlands and will review the development for any impacts to the wetland during permitting. The submitted site plan proposes to avoid impacts to the existing wetland.

Fire District Comments. The Fire Marshal's comments are attached; he approved the submitted plans as noted. The applicant has revised the site plan to respond to the Fire Marshal's concerns related to the turn-around at the end of Lacey Drive.

CONCLUSIONS & RECOMMENDATIONS

Overall, the proposed development is logically designed and complies with most requirements of the Unified Development Ordinance. It falls short of executing the vision of Lemont 2030 but does provide for higher density residential development within close proximity to amenities like retail uses. Therefore, staff recommends approval with the following conditions:

1. Address the outstanding issues as noted by the Village Arborist, Village Engineer, and Fire Marshal and/or any issues related to the naturalized detention basin planting plans.
2. Update all other plans as necessary to reflect the most current site plan, including revising the landscape plan to include shrubs or ornamental grasses in the space between side-by-side driveways.

ATTACHMENTS

1. Applicant's revised submittal (excerpts provided – contact staff for full submittal)
2. April PZC Draft Minutes
3. Village Arborist review
4. Village Engineer review
5. Fire Marshal review

EXHIBIT A - SEVEN OAKS PUD FINAL PLAN/PLAT APPLICATION

Village of Lemont

**PUD Final Plan/Plat Application
Form**

Planning & Economic Development Department

418 Main Street Lemont, Illinois 60439

phone (630) 257-1595

fax (630) 257-1598

APPLICANT INFORMATION

COLE CULLEN

Applicant Name

SEVEN OAKS DEVELOPERS, LLC

Company/Organization

440 N WABASH AVE UNIT 1406, CHICAGO, IL 60611

Applicant Address

(630) 240-5426

Telephone & Fax

COLE.CULLEN@GMAIL.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

14280 MCCARTHY ROAD

Address of Subject Property/Properties

22-27-300-020, -030, -039, -040

Parcel Identification Number of Subject Property/Properties

4.8 ACRES

Size of Subject Property/Properties

REQUIRED DOCUMENTS

See Form 508-A, *PUD Final Plan/Plat Application Checklist of Required Materials*, for items that must accompany this application.

FOR OFFICE USE ONLY

Application received on: _____

By: _____

Application deemed complete on: _____

By: _____

Current Zoning: _____

Fee Amount Enclosed: _____

Escrow Amount Enclosed: _____

PUD Final Plan/Plat Application Form

Village of Lemont

APPLICATION FEE & ESCROW

Application Fee (only required if the PUD includes a final plat of subdivision):

- < 3 acres = \$300, plus \$25 per existing and/or proposed dwelling unit
- 3 to <5 acres = \$600, plus \$25 per existing and/or proposed dwelling unit
- 5 to <10 acres = \$1000, plus \$25 per existing and/or proposed dwelling unit
- 10 acres or more = \$1200, plus \$25 per existing and/or proposed dwelling unit

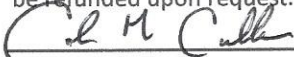
Fee is non-refundable.

Required Escrow = \$2,000

At the time of application, the applicant shall submit a check for the establishment of an escrow account. The escrow money shall be used to defray costs of public notice, consultants, or other direct costs incurred by the Village in association with the PUD final plan/plat application. After completion of the review process, any unused portion of the escrow account will be refunded upon request.

AFFIRMATION

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



3/18/15

Signature of Applicant

Date

ILLINOIS

COOK

State

County

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

Notary Signature

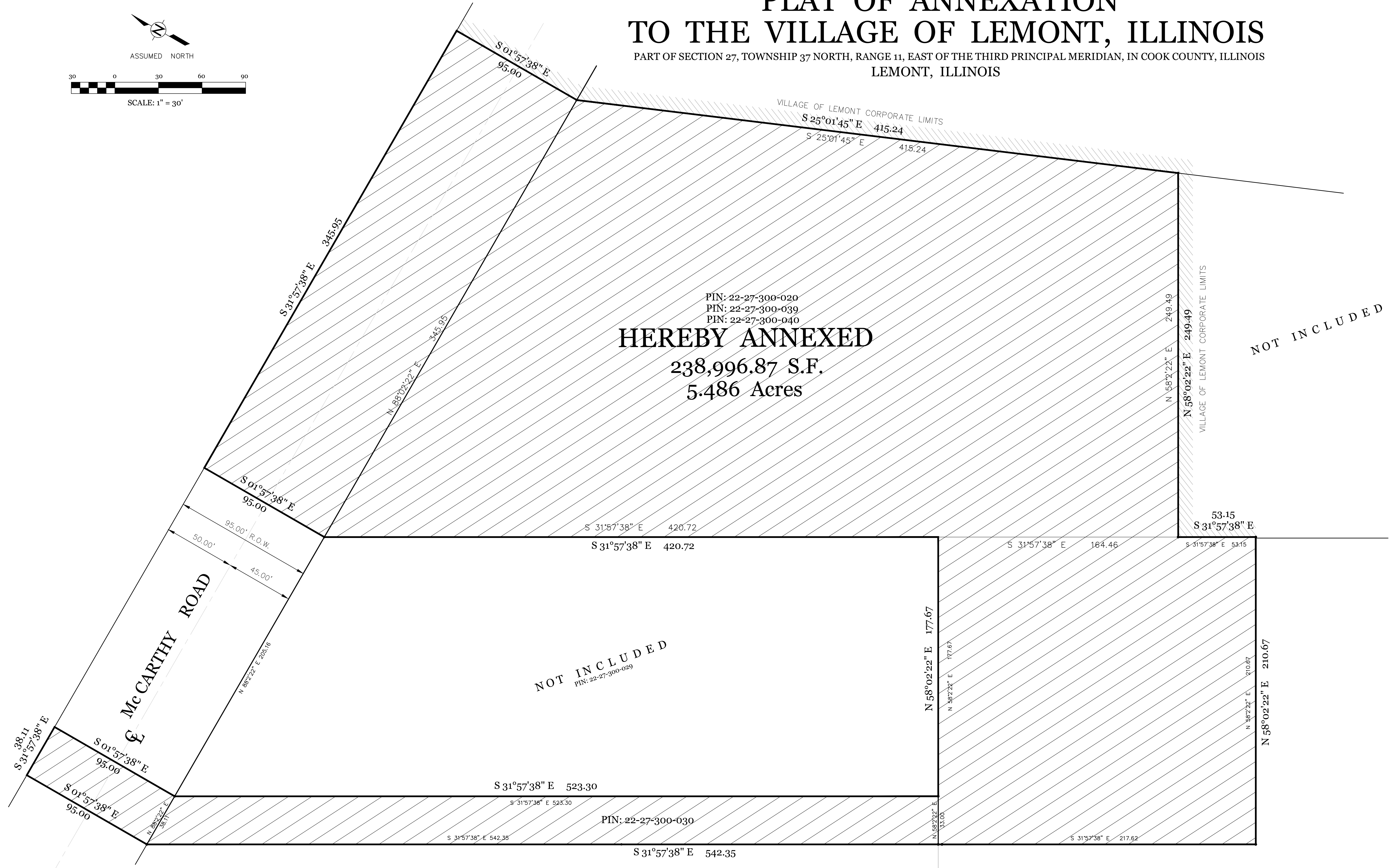
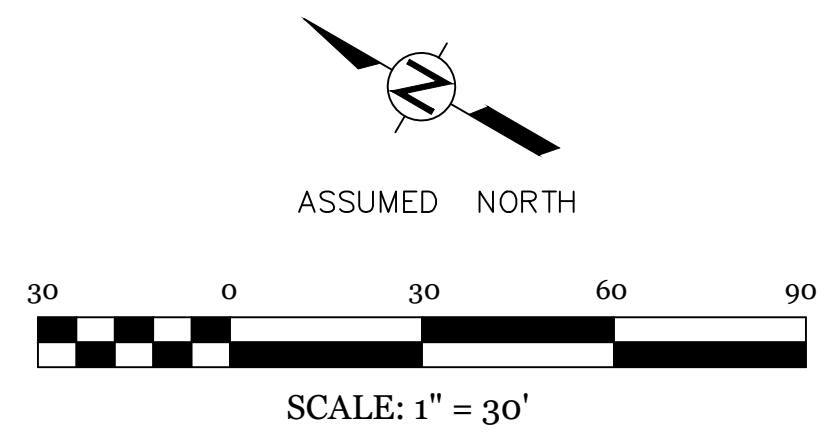
Given under my hand and notary seal this _____ day of _____ A.D. 20 _____.

My commission expires this _____ day of _____ A.D. 20 _____.

* ORIGINAL COPY NOTARIZED AND PROVIDED TO CHARITY JONES.

PLAT OF ANNEXATION TO THE VILLAGE OF LEMONT, ILLINOIS

PART OF SECTION 27, TOWNSHIP 37 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS
LEMONT, ILLINOIS



PIN: 22-27-300-020
 PIN: 22-27-300-039
 PIN: 22-27-300-040
HEREBY ANNEXED
 238,996.87 S.F.
 5.486 Acres

NOT INCLUDED
 PIN: 22-27-300-029

NOT INCLUDED

REVISIONS:			
DATE	BY	DESCRIPTION	
03-24-15	D.J.	PER REVIEW	

DRAWN BY:	DJ	DATE:	03-24-15
CHECKED BY:	WDJ	DATE:	03-24-15
APPROVED BY:	WDJ	DATE:	3-24-15

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

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

TITLE: **PLAT OF ANNEXATION**
 THE TOWNHOMES AT SEVEN OAKS
 14280 McCARTHY ROAD
 LEMONT, ILLINOIS 60439

SCALE: 1" = 30'
 DATE: 03-24-15
 JOB NO: 3456
 SHEET **1** OF **2**

PLAT OF ANNEXATION TO THE VILLAGE OF LEMONT, ILLINOIS

PART OF SECTION 27, TOWNSHIP 37 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS
LEMONT, ILLINOIS

THIS PLAT HAS BEEN SUBMITTED FOR RECORDING BY AND RETURN TO:

NAME: VILLAGE OF LEMONT
ADDRESS: 418 MAIN STREET.
LEMONT, ILLINOIS 60439
630-257-1550 PH
630-257-1598 FX

LEGAL DESCRIPTION PER DEED

PARCEL 1 THAT PART OF THE LOT 21 IN COUNTY CLERK'S DIVISION OF SECTION 27, TOWNSHIP 37 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT A POINT IN THE NORTH LINE OF THE SOUTHWEST 1/4 OF SECTION 27, WHICH IS 471.27 FEET EAST OF THE NORTHWEST CORNER OF SAID LOT 21; THENCE SOUTH 30 DEGREES EAST, PARRALLEL WITH THE WESTERLY LINE OF SAID LOT 21, A DISTANCE OF 371.33 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 30 DEGREES EAST, 113.01 FEET; THENCE NORTH 60 DEGREES EAST, 269.05 FEET TO A POINT ON A LINE (SAID LINE BEING DESCRIBED AS FOLLOWS: COMMENCING AT A POINT IN THE NORTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 27, WHICH IS 471.27 FEET EAST OF THE NORTHWEST CORNER OF SAID LOT 21; THENCE SOUTH 30 DEGREES EAST, 1294.75 FEET TO THE CENTER LINE OF ARCHER AVENUE, AS PAVED, THENCE NORTHEASTERLY ALONG THE CENTER LINE OF ARCHER AVENUE, AS PAVED, 178.32 FEET TO THE POINT OF BEGINNING OF AFORESAID LINE; THENCE NORTHWESTERLY 1,087.30 FEET TO A POINT IN THE NORTH LINE OF SAID SOUTHWEST 1/4 OF SECTION 27, SAID POINT BEING 825.92 FEET EAST OF THE NORTHWEST CORNER OF SAID LOT 21; THENCE NORTHEASTERLY ON THE AFORESAID LINE, A DISTANCE OF 311.18 FEET TO THE NORTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 27, SAID POINT BEING 825.92 FEET EAST OF THE NORTHWEST CORNER OF SAID LOT 21; THENCE WEST ALONG THE NORTH LINE OF THE SOUTHWEST 1/4 OF SECTION 27; 204.65 FEET; THENCE SOUTH 30 DEGREES EAST ALONG A LINE PARALLEL WITH THE WESTERLY LINE OF SAID LOT 21, A DISTANCE OF 297.08 FEET; THENCE SOUTHWESTERLY ALONG A LINE PERPENDICULAR TO THE WESTERLY LINE OF SAID LOT 21, 130.34 FEET LINE OF SAID SOUTHWEST 1/4 OF SECTION 27, SAID POINT BEING 825.92 FEET EAST TO THE POINT OF BEGINNING. PERMANENT INDEX NUMBER: 22-27-300-039-0000 COMMONLY KNOWN AS: 14280 MCCARTHY ROAD, LEMONT, IL 60439

PARCEL 2 THAT PART OF LOT 21 IN COUNTY CLERK'S DIVISION OF SECTION 27, TOWNSHIP 37 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT IN THE NORTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 27, WHICH IS 471.27 FEET EAST OF THE NORTHWEST CORNER OF SAID LOT 21; THENCE SOUTH 30 DEGREES, EAST PARALLEL TO THE WESTERLY LINE OF SAID LOT 21, 371.33 FEET; THENCE NORTHEASTERLY ON A LINE PERPENDICULAR TO THE LAST DESCRIBED LINE A DISTANCE OF 130.34 FEET; THENCE NORTHWESTERLY ON A LINE PARALLEL TO THE WESTERLY LINE OF SAID LOT 21 TO A POINT ON THE NORTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 27, WHICH POINT IS 150 FEET EAST OF THE POINT OF BEGINNING; THENCE WEST ALONG SAID NORTH LINE OF THE SOUTHWEST 1/4 OF SECTION 27, 150 FEET TO THE POINT OF BEGINNING, EXCEPTING THEREFROM THAT PART DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 21; THENCE NORTH 87 DEGREES, 51 MINUTES, 28 SECONDS EAST (BEARINGS ASSUMED FOR DESCRIPTION PURPOSES ONLY) ALONG THE NORTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 27 A DISTANCE OF 471.27 FEET; THENCE SOUTH 31 DEGREES, 32 MINUTES, 25 SECONDS EAST 37.84 FEET TO THE SOUTH APPARENT RIGHT OF WAY LINE OF MCCARTHY ROAD AND THE POINT OF BEGINNING; THENCE ALONG SAID RIGHT OF WAY LINE NORTH 87 DEGREES, 51 MINUTES, 28 SECONDS EAST, 349.87 FEET; THENCE SOUTH 24 DEGREES, 50 MINUTES, 33 SECONDS EAST 14.23 FEET; THENCE SOUTH 87 DEGREES, 51 MINUTES, 28 SECONDS WEST 347.73 FEET; THENCE NORTH 31 DEGREES 32 MINUTES, 25 SECONDS WEST 14.96 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS PERMANENT INDEX NUMBER: 22-27-300-020-0000 COMMONLY KNOWN AS: 14280 MCCARTHY ROAD, LEMONT, IL 60439

PARCEL 3 THAT PART OF LOT 21 IN COUNTY CLERK'S DIVISION OF SECTION 27, TOWNSHIP 37 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT A POINT IN THE NORTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 27, WHICH IS 471.27 FEET EAST OF THE NORTHWEST CORNER OF SAID LOT 21; THENCE SOUTH 30 DEGREES EAST, PARALLEL WITH THE WESTERLY LINE OF SAID LOT 21, A DISTANCE OF 484.34 FEET TO THE PLACE OF BEGINNING; THENCE CONTINUING SOUTH 30 DEGREES EAST 351.61 FEET; THENCE NORTH 60 DEGREES EAST 225.87 FEET TO A POINT ON A LINE (SAID LINE BEING DESCRIBED AS FOLLOWS: COMMENCING AT A POINT IN THE NORTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 27, WHICH IS 471.27 FEET EAST OF THE NORTHWEST CORNER OF SAID LOT 21; THENCE SOUTH 30 DEGREES EAST, 1294.75 FEET TO THE CENTER LINE OF ARCHER AVENUE, AS PAVED; THENCE NORTHEASTERLY ALONG THE CENTER LINE OF ARCHER AVENUE, AS PAVED 178.32 FEET TO THE PLACE OF BEGINNING OF AFORESAID LINE; THENCE NORTHWESTERLY 1087.30 FEET TO A POINT IN THE NORTH LINE OF SAID SOUTHWEST 1/4 OF SECTION 27, SAID POINT BEING 825.92 FEET EAST OF THE NORTH WEST CORNER OF SAID LOT 21; THENCE NORTHWESTERLY ON THE AFORESAID LINE, A DISTANCE OF 354.33 FEET TO A POINT; THENCE SOUTHWESTERLY 269.05 FEET TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS. PERMANENT INDEX NUMBER: 22-27-300-040-0000 COMMONLY KNOWN AS: 12430 ARCHER AVENUE, LEMONT, IL 60439

PARCEL 4 THAT PART OF LOT 21 IN COUNTY CLERK'S DIVISION OF SECTION 27, TOWNSHIP 37 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT A POINT IN THE NORTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 27, WHICH IS 471.27 FEET EAST OF THE NORTHWEST CORNER OF SAID LOT 21; THENCE SOUTH 30 DEGREES EAST, PARALLEL WITH THE WESTERLY LINE OF SAID LOT 21, A DISTANCE OF 371.33 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 30 DEGREES EAST, PARALLEL WITH THE WESTERLY LINE OF SAID LOT 21, A DISTANCE OF 371.33 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 30 DEGREES EAST, 113.01 FEET; THENCE NORTH 60 DEGREES EAST, 269.05 FEET TO A POINT ON A LINE (SAID LINE BEING DESCRIBED AS FOLLOWS: COMMENCING AT A POINT IN THE NORTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 27, WHICH IS 471.27 FEET EAST OF THE NORTHWEST CORNER OF SAID LOT 21; THENCE SOUTH 30 DEGREES EAST, 1294.75 FEET TO THE CENTER LINE OF ARCHER AVENUE, AS PAVED; THENCE NORTHEASTERLY ALONG THE CENTER LINE OF ARCHER AVENUE, AS PAVED, 178.32 FEET TO THE POINT OF BEGINNING OF AFORESAID LINE; THENCE NORTHWESTERLY 1,087.30 FEET TO A POINT IN THE NORTH LINE OF SAID SOUTHWEST 1/4 OF SECTION 27, SAID POINT BEING 825.92 FEET EAST OF THE NORTHWEST CORNER OF SAID LOT 21; THENCE NORTHEASTERLY ON THE AFORESAID LINE, A DISTANCE OF 311.18 FEET TO THE NORTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 27, SAID POINT BEING 825.92 FEET EAST OF THE NORTHWEST CORNER OF SAID LOT 21; THENCE WEST ALONG THE NORTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 27; 204.65 FEET; THENCE SOUTH 30 DEGREES EAST ALONG A LINE PARALLEL WITH THE WESTERLY LINE OF SAID LOT 21, A DISTANCE OF 297.08 FEET; THENCE SOUTHWESTERLY ALONG A LINE PERPENDICULAR TO THE WESTERLY LINE OF SAID LOT 21, 130.34 FEET TO THE POINT OF BEGINNING, EXCEPTING THEREFROM THAT PART CONVEYED TO THE STATE OF ILLINOIS DEPARTMENT OF TRANSPORTATION FOR HIGHWAY PURPOSES BY WARRANTY DEED DATED MARCH 7, 2011 AND RECORDED MAY 13, 2011 AS DOCUMENT NUMBER 1113346005. PERMANENT INDEX NUMBER: 22-27-300-030-0000 COMMONLY KNOWN AS: 12514 ARCHER AVENUE, LEMONT, IL 60439

MORE PARTICULARLY DESCRIBED AS:

COMMENCING AT THE NORTHWEST CORNER OF LOT 21; THENCE NORTH 88 DEGREES 2 MINUTES 22 SECONDS EAST 471.27 FEET ; THENCE SOUTH 31 DEGREES 57 MINUTES 38 SECONDS EAST 53.12 FEET TO THE SOUTHERLY RIGHT-OF- WAY LINE OF MCCARTHY ROAD FOR A POINT OF BEGINNING; THENCE NORTH 88 DEGREES 2 MINUTES 22 SECONDS EAST 345.95 FEET ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE; THENCE SOUTH 25 DEGREES 1 MINUTE 45 SECONDS EAST 415.24 FEET; THENCE SOUTH 58 DEGREES 2 MINUTES 22 SECONDS WEST 249.49 FEET; THENCE SOUTH 31 DEGREES 57 MINUTES 38 SECONDS EAST 53.15 FEET; THENCE SOUTH 58 DEGREES 2 MINUTES 22 SECONDS WEST 210.67 FEET; THENCE NORTH 91 DEGREES 57 MINUTES 38 SECONDS WEST 759.97 FEET TO THE SOUTHERLY RIGHT-OF- WAY LINE OF MCCARTHY ROAD; THENCE NORTH 88 DEGREES 2 MINUTES 22 SECONDS EAST 38.11 FEET ALONG SAID SOUTHERLY RIGHT-OF WAY LINE ; THENCE SOUTH 31 DEGREES 57 MINUTES 38 SECONDS EAST 523.30 FEET; THENCE NORTH 58 DEGREES 2 MINUTES 22 SECONDS EAST 177.67 FEET; THENCE NORTH 31 DEGREES 57 MINUTES 38 SECONDS WEST 420.72 FEET TO THE POINT OF BEGINNING, CONTAINING 202,511 S.F (4.65 ACRES) IN COOK COUNTY, ILLINOIS.

OWNER
STATE OF ILLINOIS)
COUNTY OF COOK) SS.
THIS IS TO CERTIFY THAT THE UNDERSIGNED IS THE OWNER OF THE LAND DESCRIBED IN THE PLAT ANNEXED TO THE VILLAGE OF LEMONT, AND HAS CAUSED THE SAME TO BE SURVEYED AND PLATED, AS INDICATED THEREON, FOR THE USES AND PURPOSES THEREIN SET FORTH, AND DOES HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE STYLE AND TITLE THEREON INDICATED.
DATED THIS _____ DAY OF _____ A.D. 2015.
BY: _____
ATTEST: _____

NOTARY
STATE OF ILLINOIS)
COUNTY OF COOK) SS.
I, _____ A NOTARY PUBLIC IN AND FOR SAID COUNTY, IN THE STATE OF ILLINOIS, DO HEREBY CERTIFY THAT _____ PERSONALLY KNOWN TO ME TO BE THE SAME PERSON WHOSE NAME IS SUBSCRIBED TO THE FORGOING INSTRUMENT AS SUCH OWNER, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT HE/SHE SIGNED THE ANNEXED PLAT AS THEIR OWN FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES THEREIN SET FORTH.
GIVEN UNDER MY HAND AND SEAL THIS _____ DAY OF _____, 2015.

NOTARY PUBLIC _____

SURVEYOR
STATE OF ILLINOIS)
COUNTY OF DUPAGE) S.S.
THIS IS TO CERTIFY THAT I, WARREN D. JOHNSON, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY THAT THE PLAT AS HEREON DRAWN IS A CORRECT REPRESENTATION OF THE PROPERTY DESCRIBED IN THE FOREGOING CAPTION.
FURTHERMORE, I DESIGNATE THE VILLAGE OF LEMONT TO ACT AS MY AGENT FOR THE PURPOSES OF RECORDING THIS DOCUMENT.
DATED THIS 23RD DAY OF MARCH, 2015

WARREN D. JOHNSON ILLINOIS PROFESSIONAL LAND SURVEYOR #2871



VILLAGE BOARD
STATE OF ILLINOIS)
COUNTY OF COOK) S.S.
APPROVED AND ACCEPTED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF LEMONT, COOK, WILL, AND DUPAGE COUNTIES, ILLINOIS AT A PUBLIC MEETING HELD:
THIS _____ DAY OF _____, A.D. 2015. .

PRESIDENT

ATTEST: VILLAGE CLERK

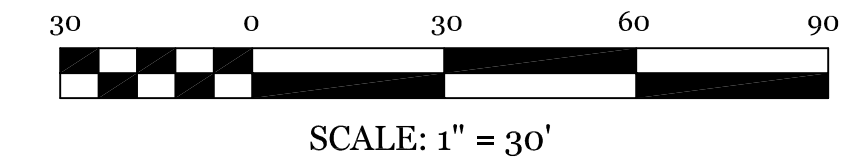
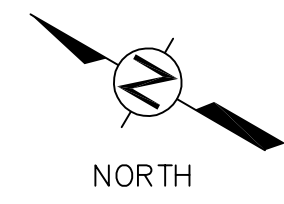
COOK COUNTY RECORDER'S OFFICE
STATE OF ILLINOIS)
COUNTY OF COOK) SS.
THIS INSTRUMENT NO. _____ WAS FILED FOR RECORD IN THE RECORDERS OFFICE OF COOK COUNTY AFORESAID ON THE _____ DAY OF _____, A.D., 2015, AT _____ O'CLOCK _____ M.
COOK COUNTY RECORDER _____

<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>DATE</th> <th>BY</th> <th>DESCRIPTION</th> <th>DATE</th> <th>BY</th> <th>DESCRIPTION</th> </tr> </thead> <tbody> <tr> <td>03-24-15</td> <td>D.J.</td> <td>PER REVIEW</td> <td></td> <td></td> <td></td> </tr> </tbody> </table>				DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION	03-24-15	D.J.	PER REVIEW				<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td>DRAWN BY:</td> <td>DJ</td> <td>DATE:</td> <td>03-24-15</td> </tr> <tr> <td>CHECKED BY:</td> <td>WDJ</td> <td>DATE:</td> <td>03-24-15</td> </tr> <tr> <td>APPROVED BY:</td> <td>WDJ</td> <td>DATE:</td> <td>3-24-15</td> </tr> </table>		DRAWN BY:	DJ	DATE:	03-24-15	CHECKED BY:	WDJ	DATE:	03-24-15	APPROVED BY:	WDJ	DATE:	3-24-15	<p>DJA CIVIL ENGINEERS & SURVEYORS DAVE JOHNSON AND ASSOCIATES, Ltd. 312 S. Hale Street Wheaton, IL 60187 ph. 630 752 8600 fax. 630 752 9556 e-mail: DJA@DJAnline.net</p>		<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td>CLIENT:</td> <td>SEVEN OAKS DEVELOPERS, LLC. 440 NORTH WABASH #1406 CHICAGO, IL. 60611</td> </tr> <tr> <td>TITLE:</td> <td>PLAT OF ANNEXATION THE TOWNHOMES AT SEVEN OAKS 14280 MCCARTHY ROAD LEMONT, ILLINOIS 60439</td> </tr> </table>		CLIENT:	SEVEN OAKS DEVELOPERS, LLC. 440 NORTH WABASH #1406 CHICAGO, IL. 60611	TITLE:	PLAT OF ANNEXATION THE TOWNHOMES AT SEVEN OAKS 14280 MCCARTHY ROAD LEMONT, ILLINOIS 60439	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td>SCALE:</td> <td>1" = 30'</td> </tr> <tr> <td>DATE:</td> <td>03-24-15</td> </tr> <tr> <td>JOB NO:</td> <td>3456</td> </tr> <tr> <td>SHEET</td> <td style="text-align: center;">2 OF 2</td> </tr> </table>		SCALE:	1" = 30'	DATE:	03-24-15	JOB NO:	3456	SHEET	2 OF 2
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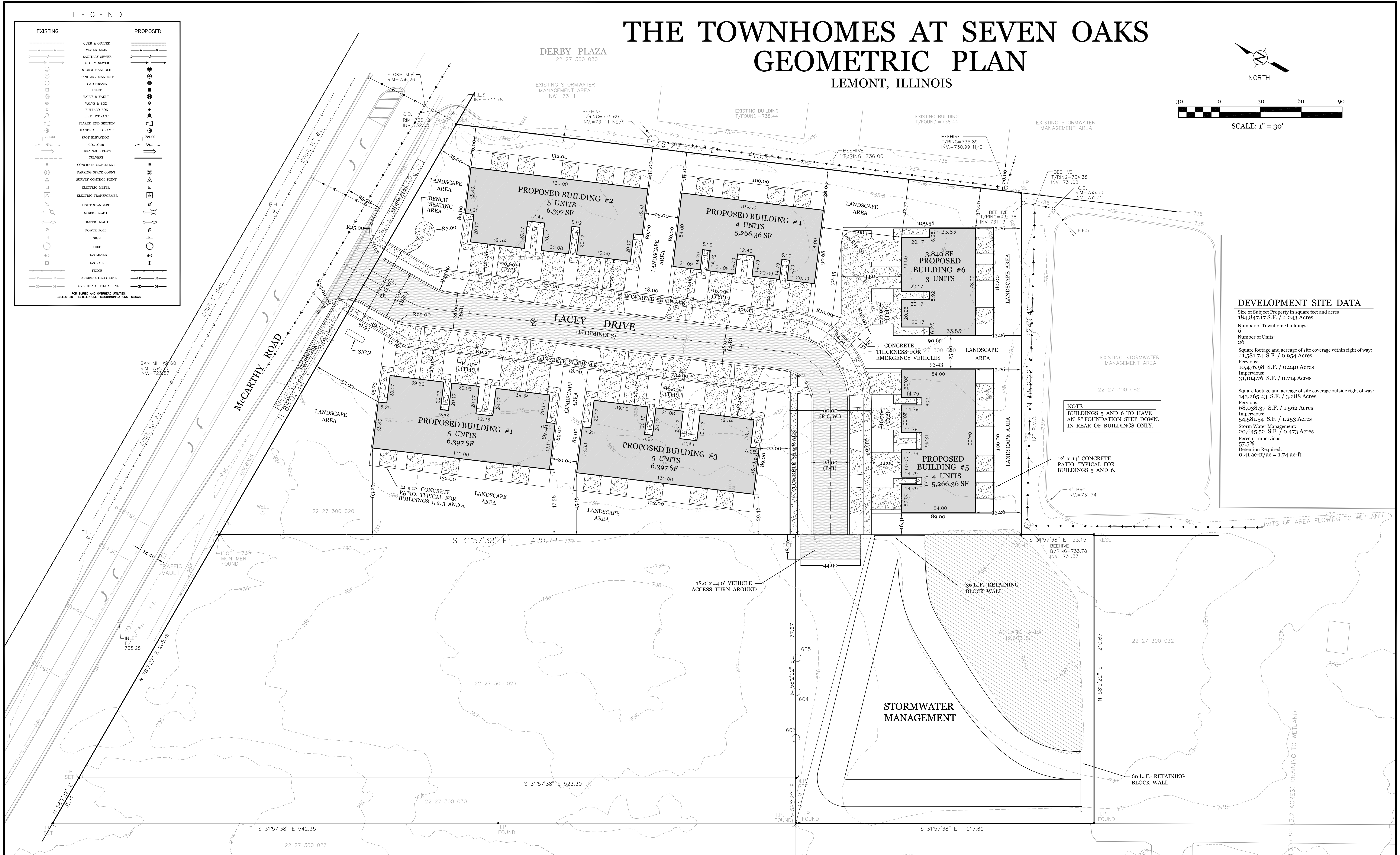
THE TOWNHOMES AT SEVEN OAKS

GEOMETRIC PLAN

LEMONT, ILLINOIS



EXISTING	PROPOSED



DEVELOPMENT SITE DATA

Size of Subject Property in square feet and acres
184,847.17 S.F. / 4.243 Acres

Number of Townhome buildings:
6

Number of Units:
26

Square footage and acreage of site coverage within right of way:
41,581.74 S.F. / 0.954 Acres

Pervious:
10,476.98 S.F. / 0.240 Acres

Impervious:
31,104.76 S.F. / 0.714 Acres

Square footage and acreage of site coverage outside right of way:
143,265.43 S.F. / 3.288 Acres

Pervious:
68,038.37 S.F. / 1.562 Acres

Impervious:
54,581.54 S.F. / 1.253 Acres

Storm Water Management:
20,645.52 S.F. / 0.473 Acres

Percent Impervious:
57.5%

Detention Required:
0.41 ac-ft/ac = 1.74 ac-ft

NOTE:
BUILDINGS 5 AND 6 TO HAVE
AN 8" FOUNDATION STEP DOWN,
IN REAR OF BUILDINGS ONLY.

12' x 14' CONCRETE
PATIO, TYPICAL FOR
BUILDINGS 5 AND 6.

4" PVC
INV.=731.74

REVISIONS: <table border="1"> <thead> <tr> <th>DATE</th> <th>BY</th> <th>DESCRIPTION</th> </tr> </thead> <tbody> <tr> <td>03-24-15</td> <td>D.J.</td> <td>PER REVIEW</td> </tr> <tr> <td>04-27-15</td> <td>D.J.</td> <td>PER REVIEW</td> </tr> </tbody> </table>		DATE	BY	DESCRIPTION	03-24-15	D.J.	PER REVIEW	04-27-15	D.J.	PER REVIEW	DRAWN BY: DJ DATE: 03-24-15 CHECKED BY: WJ DATE: 03-24-15 APPROVED BY: WJ DATE: 3-24-15		CLIENT: SEVEN OAKS DEVELOPERS, LLC. 440 NORTH WABASH #1406 CHICAGO, IL. 60611		TITLE: GEOMETRIC PLAN THE TOWNHOMES AT SEVEN OAKS 14280 MCCARTHY ROAD LEMONT, ILLINOIS 60439		SCALE: 1" = 30' DATE: 03-24-15 JOB NO: 3456 SHEET 2 OF 11	
DATE	BY	DESCRIPTION																
03-24-15	D.J.	PER REVIEW																
04-27-15	D.J.	PER REVIEW																

EXHIBIT K - SEVEN OAKS BUILDING ELEVATIONS

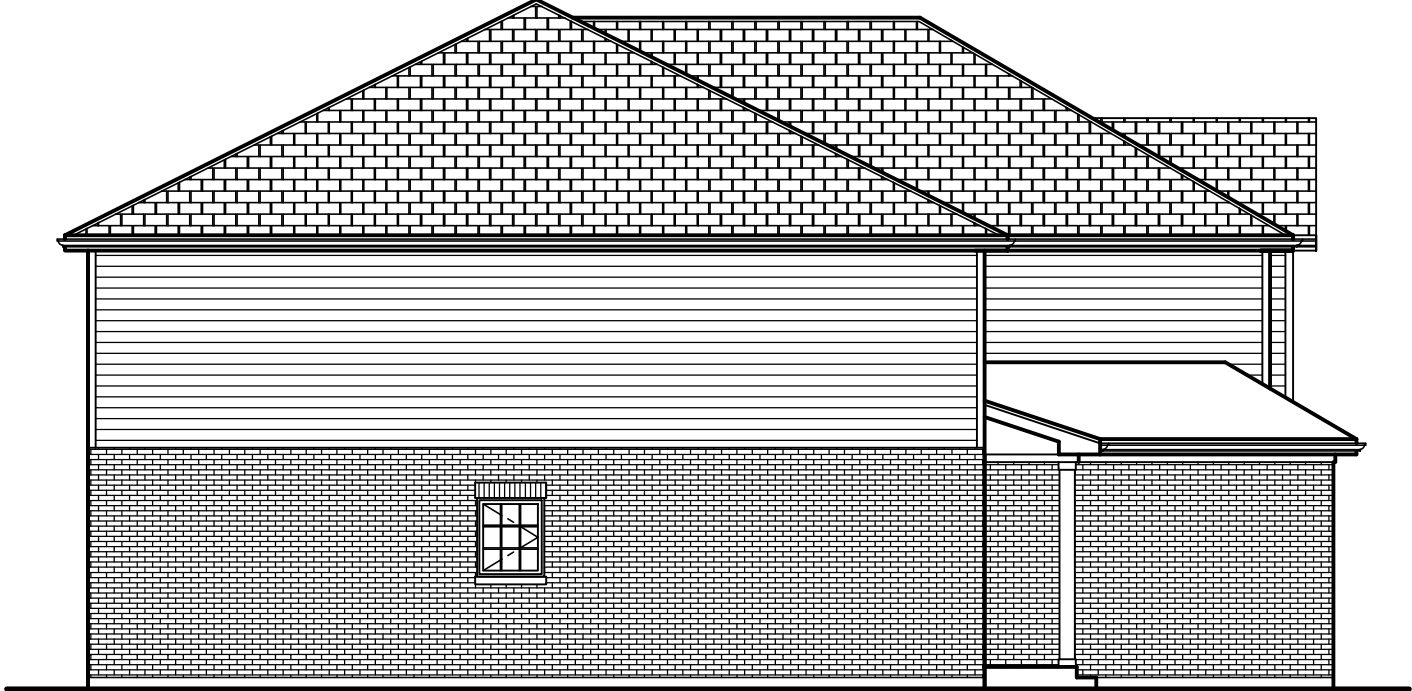


Front Elevation

BRICK: HANSON BRICK COMPANY -- MIDWEST COLLECTION -- COLOR: SWAN CREEK
SIDING: LP SMART SIDE TRIM & SIDING -- COLOR: WALNUT SIDING WITH WHITE TRIM
ROOFING: IKO -- CAMBRIDGE ARCHITECTURAL SHINGLE -- COLOR: WEATHERWOOD



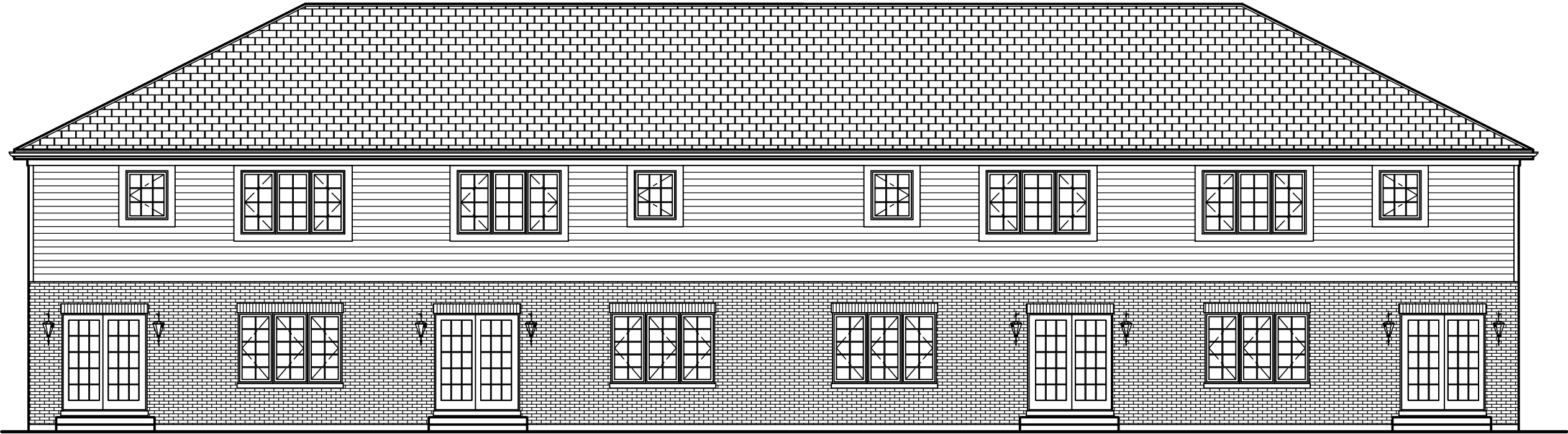
Rear Elevation



Side Elevations



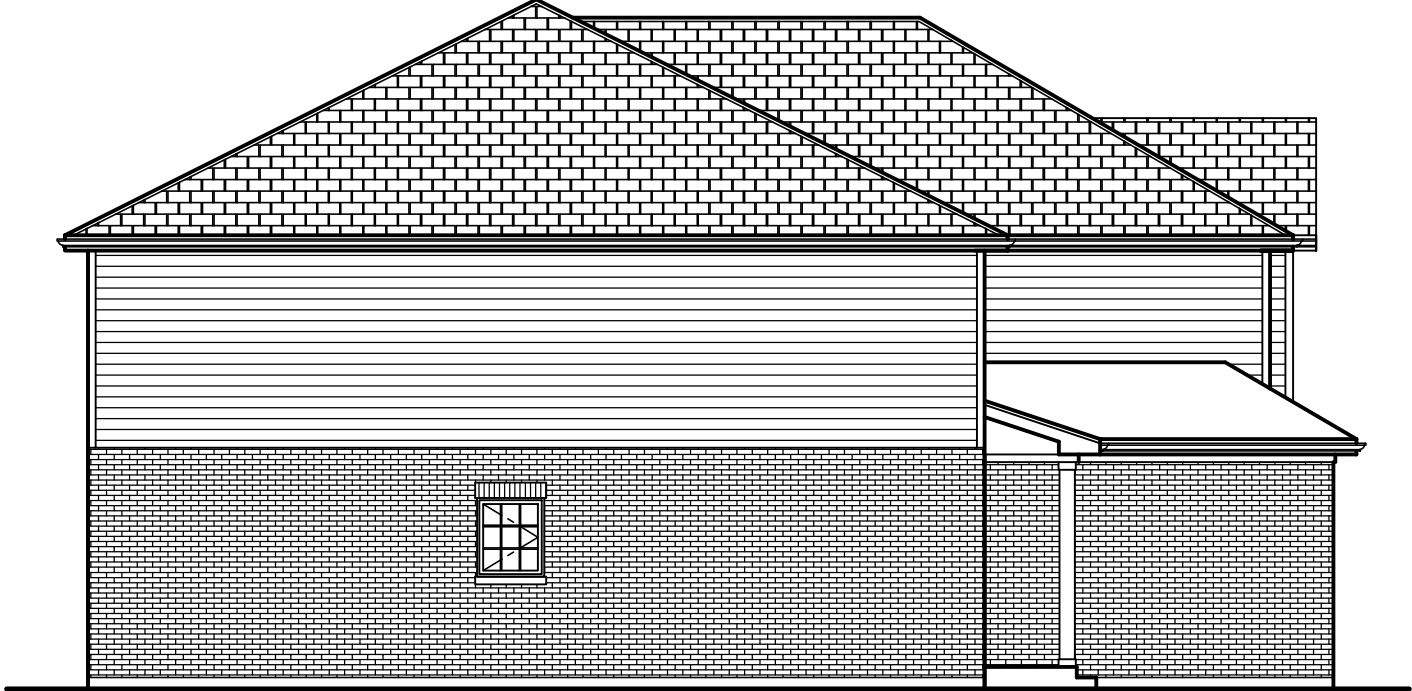
Front Elevation



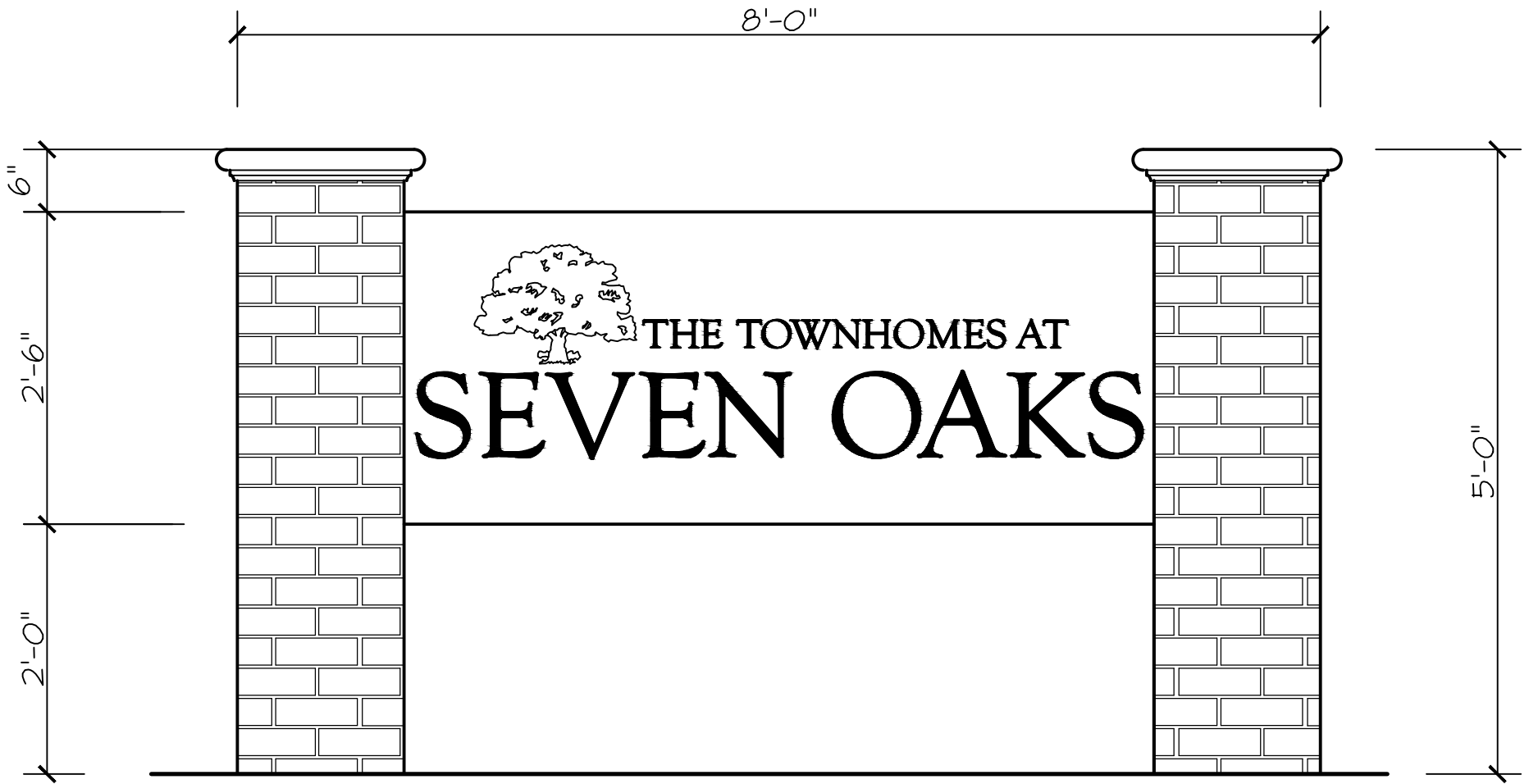
Rear Elevation



Front Elevation

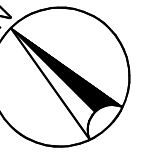


Side Elevations



THE TOWNHOMES AT SEVEN OAKS - LEMONT

BENCH SEATING AREA CONCEPT



THE TOWNHOMES AT SEVEN OAKS
LEMONT, ILLINOIS

SCALE: 1" = 8'
DATE: 4/15/15
DRAWING #

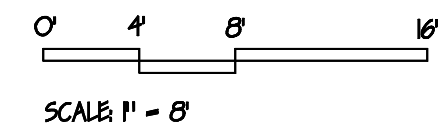
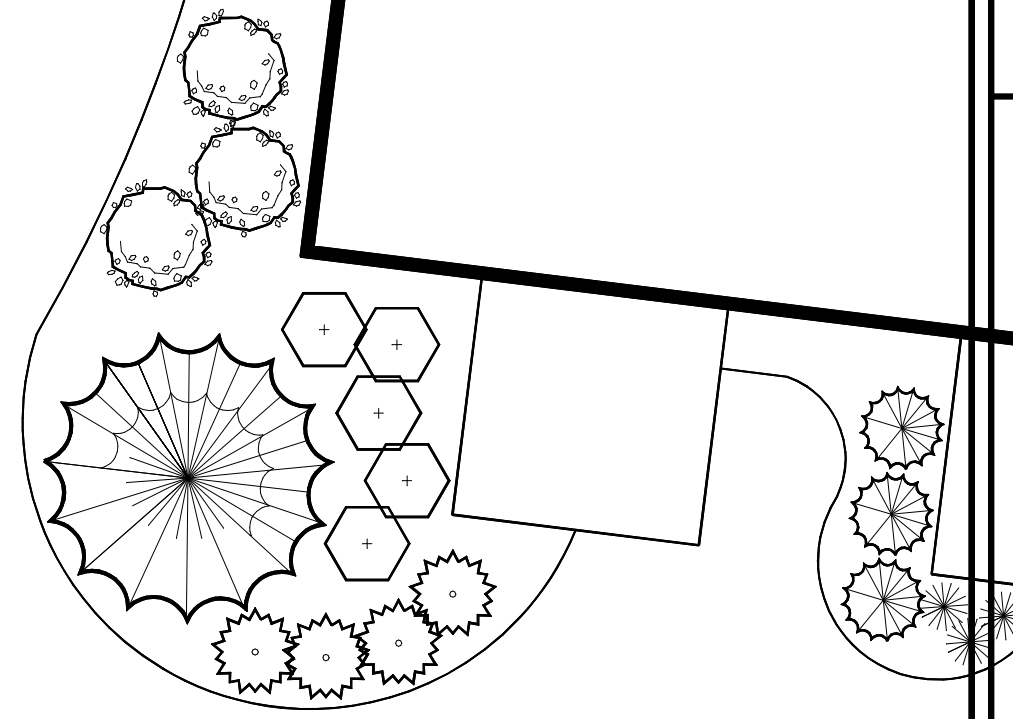
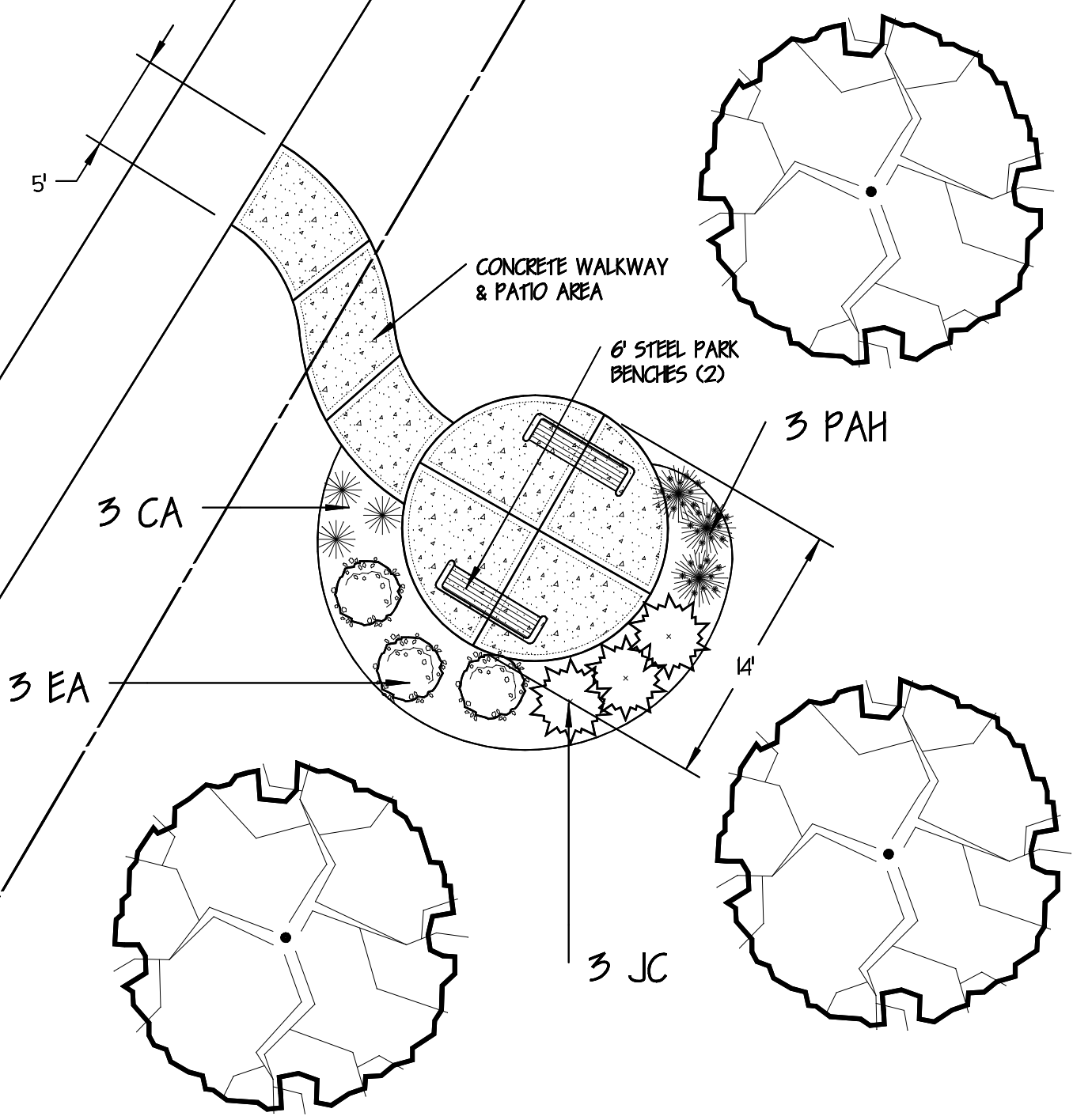
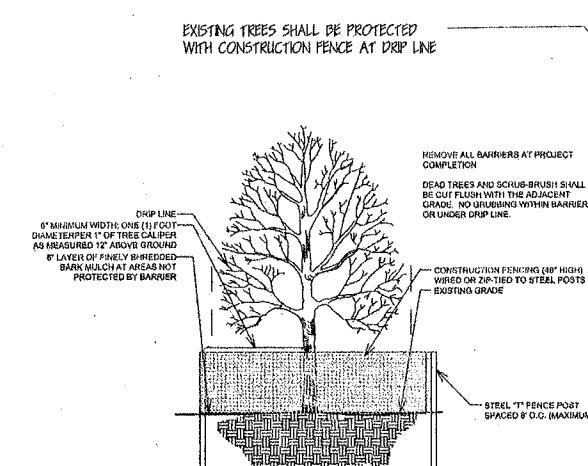
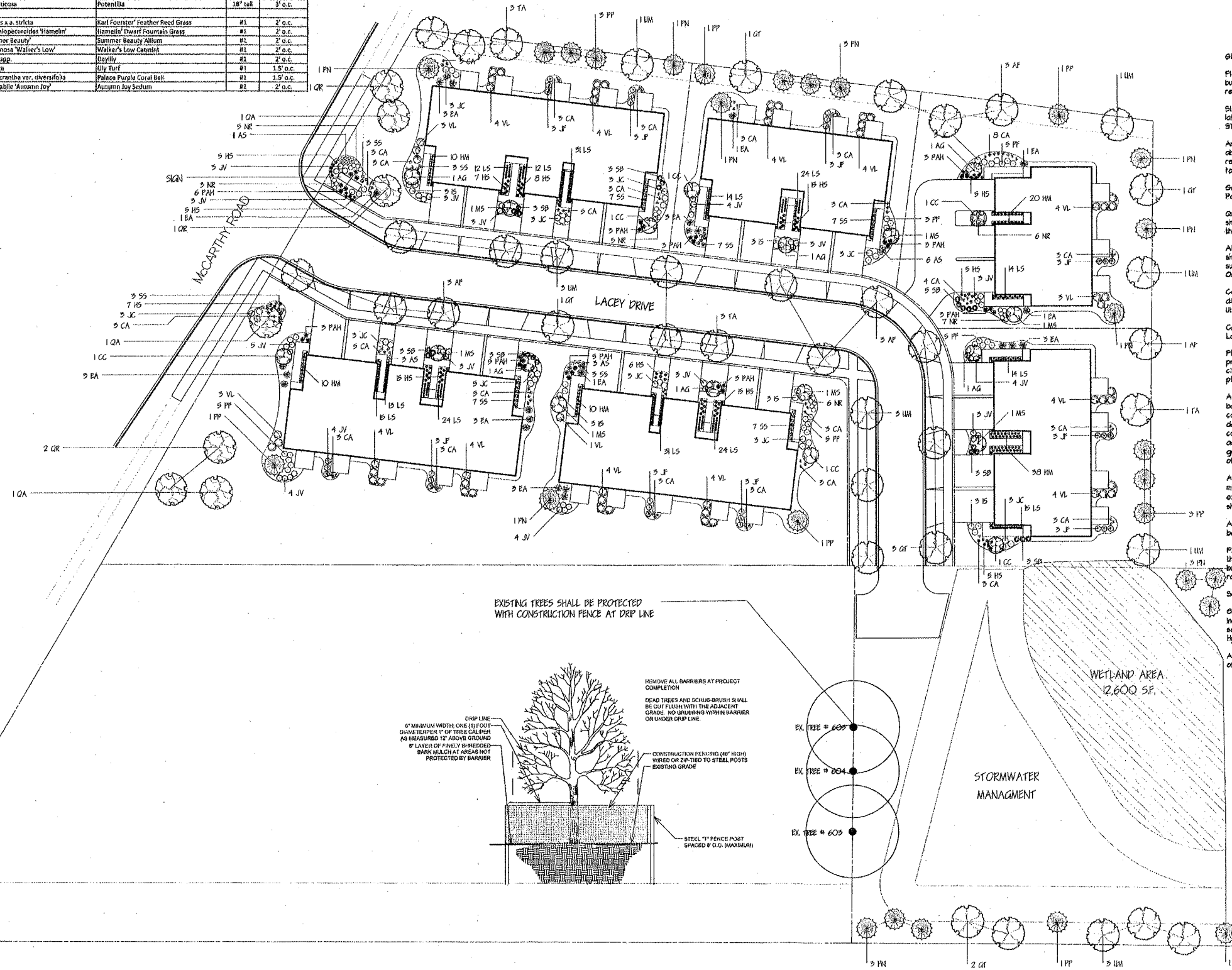
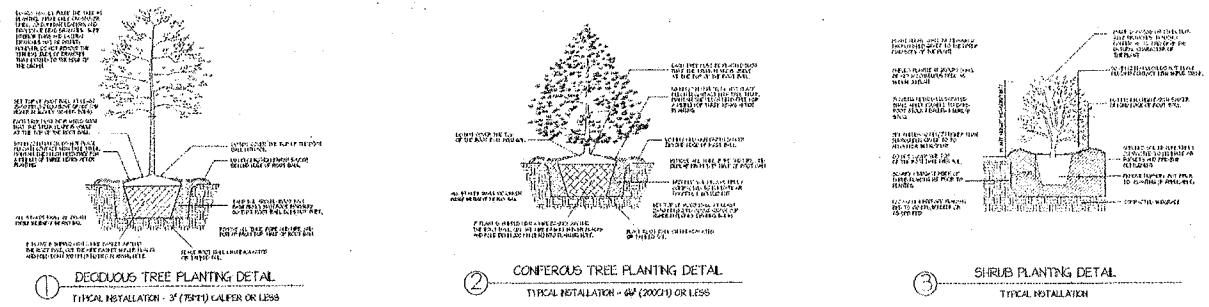


EXHIBIT I - SEVEN OAKS FINAL LANDSCAPE & TREE PRESERVATION PLAN

QTY	Symbol	Botanical Name	Common Name	Size	Type
10	AF	SHADE TREES			
8	GT	Acer x Freemanii 'Autumn Blaze'	Autumn Blaze Maple	3" cal	Single Stem
3	QA	Glendistia triacanthos 'Skyline'	Skyline Honeylocust	3" cal	Single Stem
4	QR	Quercus alba	White Oak	2.5" cal	Single Stem
12	UH	Ulmus 'Morton' 'accolada'	Morton Elm	3" cal	Single Stem
7	TA	Tilia americana 'Redmond'	Redmond Linden	3" cal	Single Stem
12	PH	SHRUBS			
11	PP	Picea pungens	Norway Spruce	8" tall	Natural Form
6	CC	Crataegus crusgalli 'Inermis'	Thornless Cockspur Hawthorn	6" tall	Multi-Stem
5	AS	Amygdalier x grandiflora	Autumn Brilliance Serviceberry	6" tall	Multi-Stem
7	MS	Malus spp	Flowering Crabapple	6" tall	Multi-Stem
22	EA	SHRUBS			
54	VL	Eleocharis acicularis 'Compacta'	Dwarf Burning Bush	26" tall	4" o.c.
35	KC	Juniperus chinensis 'Mollicae'	Moliken Juniper	36" tall	4" o.c.
30	JF	Juniperus chinensis 'Sea Green'	Sea Green Juniper	24" tall	3" o.c.
48	JV	Juniperus chinensis 'Fairview'	Fairview Upright Juniper	5' tall	3" o.c.
15	IS	Juniperus chinensis var. sargentii 'Viridis'	Green Sargent Juniper	18" tall	3" o.c.
23	SB	Hebe virginica 'Sprich'	Little Henry Sweetgum	18" tall	3" o.c.
23	SP	Spiraea betulifolia 'Tor'	Birchleaf Spirea	18" tall	3" o.c.
23	PF	Potentilla fruticosa	Potentilla	18" tall	3" o.c.
84	CA	PERENNIALS			
37	PAH	Calamagrostis x a. stricta	Karl Foerster Feather Reed Grass	#1	2" o.c.
23	AS	Pennisetum alopecuroides 'Vilamin'	Hammeln Dwarf Fountain Grass	#1	2" o.c.
32	NR	Allium 'Summer Beauty'	Summer Beauty Allium	#1	2" o.c.
91	HS	Mappa racemosa 'Walker's Low'	Walker's Low Catmint	#1	2" o.c.
243	LS	Hemerocallis spp.	Daylily	#1	2" o.c.
88	HM	Urtica spicata	Urtica	#1	1.5" o.c.
34	SS	Neuchera micrantha var. divaricata	Palace Purple Coral Bell	#1	1.5" o.c.
		Sedum spectabile 'Autumn Joy'	Autumn Joy Sedum	#1	2" o.c.



GENERAL NOTES:

Plant material shall be nursery grown and be either balled and burlapped or container grown. Sizes and spreads on plant list represent minimum requirements.

Site & grading standards of plant materials shall conform to the latest edition of ANSI Z601 AMERICAN STANDARD OF NURSERY STOCK, by the American Nursery & Landscape Association.

Any materials with damaged or crooked/damaged leaders, bark abrasion, sunscald, insect damage, etc. are not acceptable and will be rejected. Trees with multiple leaders will be rejected unless called for in the plant list as multi-stem or clump (CL).

Grading shall provide slopes which are smooth and continuous. Positive drainage shall be provided in all areas.

Quantity lists are supplied as a convenience. However, the contractor should verify all quantities. The drawings shall take precedence over the lists.

All plant species specified are subject to availability. Material shortages in the landscape industry may require substitutions. All substitutions must be approved by the Landscape Architect and/or Owner.

Contractor shall verify location of all underground utilities prior to digging. For location outside the City of Chicago call "JULIE" (Joint Utility Location for Excavators) 1-800-842-0123.

Contractor shall report any discrepancies in the field to the Landscape Architect and/or Owner.

Plant symbols illustrated on this plan are a graphic representation of proposed plant material types and are intended to provide for visual clarity. However, the symbols do not necessarily represent actual plant spread at the time of installation.

All perennial, ornamental grass, groundcover and annual beds shall be topdressed with a minimum of three inches (3") of mushroom compost. The topdressing shall be worked into the soil to a minimum depth of nine inches (9") by the use of a cultivating mechanism. Upon completion perennials & ornamental grasses shall be mulched with an additional two inch (2") layer of shredded wood mulch. Annuals & groundcovers shall be covered with an additional two inch (2") layer of mushroom compost.

All other planting beds and tree saucers shall be mulched with a minimum of three inches (3") of shredded wood mulch with the exception of evergreen trees which shall receive one inch (1") of shredded hardwood mulch over two inches (2") of southern pine bark.

All bed lines and tree saucers shall require a hand spaded edge between lawn and mulched areas.

Planting beds adjacent to building shall be mulched in their entirety to the building foundation. Plant materials shall not be installed under building overhangs and other such areas which do not receive natural rainfall.

Soil shall be mineral base only.

Grass seed shall be applied mechanically so that the seed is incorporated into the top one-half inch (1/2") of the seed bed. The seed shall then be covered with the specified straw blanket or hydro-mulch.

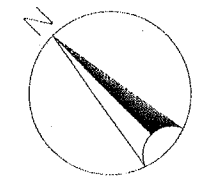
All plant material shall be guaranteed for one (1) year from the date of acceptance.

NOTES:

BEARY LANDSCAPING, INC.

15001 W. 159TH STREET
LOCKPORT, IL 60441

P: 815-838-4100
F: 815-838-3200



No.	Date	Revisions
1	05-23-15	



FINAL LANDSCAPE &
TREE PRESERVATION PLAN

THE TOWNHOMES
AT SEVEN OAKS
LEMONT, ILLINOIS

SCALE	1" = 30'	PROJECT:	
DESIGNED BY	NFW	DRAWN BY	SK
CHECKED BY	SK	DATE	5/23/15
DATE	5/23/15	SCALE	

April PZC Draft Minutes

Commissioner Sanderson made a motion, seconded by Commissioner McGleam to recommend to the Mayor and Village Board approval of Case 15-04 Lemont Nursing & Rehab Final PUD with the following conditions:

1. Approval from the Village Arborist and Fire Marshall in regards to their comments and the applicant meeting those comments.
2. The applicant is to design and include some type of earth berm or masonry wall, to help screen the headlights from the parking lot. A cross sectional diagram needs to be approved by staff to ensure the berm or wall is at a sufficient height. Staff should encourage that there are added trees as part of that berm, within reason, for all the adjacent neighbors.
3. The trash enclosure needs to be brought up to the current Village standards which includes using like materials for building construction. In an effort, they would like the applicant to do all they can to limit the noise caused by the slamming of the dumpster.
4. Trash receptacles need to be installed on-site.
5. Have staff meet with the Village Engineer and some of the neighbors, along with the applicant's Engineer, to see what can possibly be done to address the current conditions along the southeast corner of the property.

A roll call vote was taken:

Ayes: Sanderson, McGleam, Kwasneski, Sullivan, Spinelli

Nays: None

Motion passed

Commissioner Kwasneski made a motion, seconded by Commissioner McGleam to authorize the Chairman to approve the Findings of Fact for Case 15-04 as prepared by staff. A voice vote was taken:

Ayes: All

Nays: None

Motion passed



B. 15-05 Seven Oaks Townhomes

Request for annexation, annexation agreement, rezoning and final PUD approval for a 26 unit townhouse development.

Chairman Spinelli called for a motion to open the public hearing for Case 15-05.

Commissioner McGleam called for a motion, seconded by Commissioner Kwasneski to open the public hearing for Case 15-05. A voice vote was taken:

Ayes: All

Nays: None

Motion passed

Staff Presentation

Mrs. Jones stated Cole Cullen, on behalf of Seven Oaks Developers, LLC, is the purchaser of the subject property. He is requesting annexation, an annexation agreement, rezoning to R-5 Single-Family Attached Residential District and Final PUD approval for 26 unit townhome development. Staff is recommending approval with conditions. She showed on the overhead an aerial view of the subject site and pointed out that there is a flag lot to the west. She then showed on the overhead the site plan.

Mrs. Jones said as part of doing the new 2030 Comprehensive Plan there was talk about increasing density in appropriate areas that are close to commercial amenities that are in walking or biking distance. This area in the Comprehensive Plan is designated as multi-family development. This is not multi-family but more similar to what is considered in the Comprehensive Plan as contemporary neighborhood. However, multi-family districts in the Comprehensive Plan talk about minimum site size of about 10 acres. This combined with all of the other unincorporated property immediately to its west would just be around 10 acres. So given that we are seeing a proposal tonight just for approximately half of that area staff is comfortable with a townhouse project for the portion of the site that is being proposed tonight. It is still residential in character and still higher density than single-family detached homes, so instill keeping with some of the principles that were behind the land use planning in the Comprehensive Plan.

Mrs. Jones stated there are 26 units, three five-unit buildings, two four-unit buildings and a three-unit building. There is an existing wetland on the property that the applicant is maintaining. The applicant is providing a road of right-of-way so if there is development to the west the road can go through without any issues. That is consistent with the objectives for connectivity within the community. She showed an example of what the buildings will look like. There will be masonry on the first floor and siding on the second floor.

Mrs. Jones said with all PUDs staff does a table which is included in staff's report that shows all deviations from the code that are being requested. These deviations that are being requested relate to the minimum lot size, minimum lot area per unit, and minimum lot width. For all three of those, because they are deviations to provide a little bit higher density product in this area that is designated for higher density in the Comprehensive Plan, staff finds those to be acceptable. There is also a reduced front yard setback, which is normally 25 feet, but the applicant is proposing 22 feet. Again, staff finds that to be acceptable and it still leaves sufficient room for vehicle parking in front of the units in the driveways. Staff would rather see a reduced front yard setback rather than a rear yard setback. Another deviation is the sign, which is not to exceed five feet and theirs did not include a dimension. So that will be clarified as we move on.

Mrs. Jones stated staff finds that the proposed PUD does support several objectives for PUD's. The first being that it is ensuring future growth and development in accordance with the policies and goals of the Village. It is substantially consistent with Lemont's 2030 Comprehensive Plan. The PUD provides a more desirable living environment by

preserving and integrating the natural environmental and landscape features into land development. There is an existing wetland on the subject site that will be preserved. The PUD also encourages patterns of and uses that decrease trip lengths and increase the use of modes of transportation other than private vehicles. This property is immediately adjacent to Derby Plaza and Three Corners area. Residents in the area will easily be able to walk and go to the grocery store, hair salons, restaurants, etc.

Mrs. Jones said the site is proposed to be accessed from McCarthy Road. The applicant has received initial approval from IDOT. Although Derby Plaza's parking is adjacent to the east of the site, there was no easement granted when Derby Plaza was developed. The developer would also rather have the development have their own access. In regards to landscaping, the Village Arborist has reviewed the submitted landscape plan and generally found it acceptable, there is some additional clarification needed on a few points. Additionally, there was a little mix up with the submittal of the plans, the naturalized storm water detention facility did not get transmitted to staff, but she does have them now. The Village Arborist will review the naturalized plantings. The applicant has agreed to reduce the overall driveway width and increase the amount of green space between the side by side driveways to allow for some plantings or shrubbery. After reviewing other townhouse subdivisions in Lemont, staff found that having the visual buffer helped minimize the look of all of those driveways together.

Mrs. Jones stated regarding the building and site design, aesthetically the applicant has provided a logical site design. The proposed buildings are constructed of quality materials and are appropriately designed. Staff's only concerns are limited to garages and driveways within the development. The applicant has addressed some of those concerns. In the staff report there was concern about the first driveway on the west side. Staff was concerned with its proximity to McCarthy Road. The applicant has proposed to move those buildings over to move that driveway a little farther away. Also, switching the side by side drive on the three unit building. The only other comment that staff had was in the Village there are not many five unit townhomes. The only five-unit buildings have are rear loading garages. It is rare that they ever have five driveways on a building like this one presented. Staff was concerned about having so many driveways in such a small area. So what they had suggested was to shift the arrangement of the four unit buildings to provide for separation between the driveways on those buildings, rather than reducing the overall number of units in the development.

Mrs. Jones said the Village Engineer has comments that are attached. He generally approves of the proposed plan for the purpose of zoning entitlements. As noted, there is a wetland on the property which is not subject to Army Corps of Engineers review but is subject to MWRD. The Fire Marshal's comments are attached and he approved the plans as noted in his comments. Staff does recommend approval and the only remaining issue is the driveway and are they going to require any changes to the floor plans to minimize the number of side by side driveways. She stated this would conclude staff's presentation.

Chairman Spinelli stated the flag lot needs to be included in the Plat of Subdivision. It is being called outlot 7, which is the 33 foot strip that has been taken off of the Plat of Subdivision. The detention basin's storage depth exceeds the Village Ordinance of four feet. It is currently showing as four and half feet on the plans that they provided, so the Village Engineer needs to look at that. Lastly, the entrance monument sign looks like it might be encroaching on the vision triangle.

Mrs. Jones said the location of the sign was more than four feet from the sidewalk.

Chairman Spinelli stated the vision triangle is based on property lines and not the sidewalk.

Mrs. Jones said they did revise their sign plan from the initial submittal, but she will review that.

Applicant Presentation

Phil Cullen, 440 N. Wabash, Chicago, said he and his son, Cole Cullen, are managing partners for Seven Oaks Developers. He also brought with him Carl Peterson who is a certified wetland specialist. He stated the flag lot is what they need to talk about and he is not sure if it is considered an outlot.

Chairman Spinelli stated it is part of the property that is being included in the development so it can be called outlot 8, but it has to be part of the Plat.

Mr. Cullen said this property has been for sale for over two and half years. They started working on this back around July 28th of last year. The property lines are not parallel to McCarthy Road which makes it difficult. They have come up with six different floor plans trying to make it fit. The single-family home on the property would come down along with the two detached garages.

Mr. Cullen stated in regards to the wetland, the natural flow that is coming from the south is going to continue to feed that wetland. The detention basin is going to bypass that wetland. There are three trees on the property that are going to stay. He then showed pictures of the site and how it currently looks. He then explained how he shifted the buildings to give a little more room. In regards to the open space, he had added a patio with some benches. He originally had it with access coming off of the public sidewalk, but staff would prefer the sidewalk coming from the subdivision.

Mr. Cullen said water and sewer are on the opposite side of the street. He has seen the comments from the Village Engineer and when his engineer gets back into town they will all sit down to address those comments. One of the things was there was a dead end on a storm sewer that was running out which was the discharge line for the Atlantis facility that nobody had any "as builts". He had gone to city hall, public works and talked with the Village Engineer. When they built the office buildings they had buried the manholes, so he brought in a camera crew and found them pretty quickly. When

they did the storm sewer on McCarthy Road it is a lot higher than what they are going to drain off of that detention pond. Everything from Atlantis, Derby Plaza actually flows out and discharges into the pond in front. All the restrictors are further south so once it hits a 36 inch pipe that gets into that pond it just releases under McCarthy Road. The Village Engineer has gone through it and once he got the jurisdiction determination letter that the Army Corps was not claiming jurisdiction of the property they were able to go to MWRD. As soon as the snow melted they had sent someone out and they liked the plan so they are letting them move forward.

Mr. Cullen stated the proposed grading plan might need to be adjusted. Some of the basins are a little bit low and they don't need to be which might create some swales down on the front of the property. The rim elevation can be brought up about six to nine inches minimum to flatten out that surfaces and it will still keep from running on the property next door. In regards to the tree survey, he would prefer to reforest the area. One of things he did do because they call it Seven Oaks Development is up where the sign is he put a cluster trees with three on one side and four on the other and tied in the new seating under the oak trees.

Mr. Cullen said with the building design there will be nine foot basements with nine foot first floor ceilings, so there will be nine foot of brick on them. The product on the top is LP siding. He then showed some brick samples. In regards to the landscape plan, for the one neighbor there will be a berm and there are trees on his property. He showed all the stuff they are tearing down and how the water flows on the property. He said when they did Atlantis there was a beehive. The rim elevation on the beehive on the Atlantis property was designed to keep the water level low. The rim elevation on the beehive is nine inches higher than wetland so there is enough flow to sustain the wetland based on them routing around it. At first they were going to discharge into the wetland, but once they did their calculations they did not need to keep supplying the wetland and that is what MWRD agreed to. He feels the landscaping is sufficient and colorful. He then showed his designed seating area.

Mr. Cullen then showed a picture of the original sign, which was about six feet high. He will make corrections to the sign and get it in the annexation agreement. It will be a limestone sign with 16 by 16 columns made of brick.

Commissioner Kwasneski asked if there is going to be any lighting to the sign.

Mr. Cullen said yes. Their driveways will be concrete with full irrigation on the sod. The wetland will be under a three year management program. They run very similar to what the Army Corp of Engineers. Once it is developed and created they have to approve that their standards have been met. He stated he will now have Carl Peterson come up and speak in regards to the wetland.

Carl Peterson stated the staff report says that they are preserving the wetland however; this is a small part of the land. It is less than a tenth of an acre below the threshold that MWRD approves. They are still in the process of getting approved but after five

months of review they have been told verbally that it looks like it will go through. The hang up is not about if they could build this and the wetland can be preserved. MWRD requires that the Village of Lemont has all of the engineering approved and approves the application. The basin itself is going to be native vegetation. They did a very basic grass and wildflower mix, but it will be mostly grass. This will make it easier for long term maintenance and deep rooted native vegetation helps get that water into the ground. The detention will be piped out and will go out to McCarthy Road. As far as drainage goes or flow from the wetland it is not going to effect adjacent properties. The wetland is going to be the same as it is.

Mr. Cullen said the last thing they are looking at is some comments from the Village Engineer as to where they are going to make their sewer and water connections. On one of the pages he had shown his sewer and water services incorrect. There have been a lot of changes, but when both engineers get back in the office then they will meet. There are two models, but both are designed with three bedrooms. He then went through the different floor plans. This product is selling at a base price of \$300,000 to \$350,000 based on the interior finishes. He then asked if the Commission had any questions.

Commissioner Sullivan stated on the west side of the development it shows a little berm at 737.50. The high water mark in the detention pond is 736.50; there are storm inlets at 735 and a building at 738. When the detention pond gets at high water mark then you are going to have a foot of water coming out of your manholes. If you have 737 at the west and 738 at the building then you are going to have a pond sitting there. He asked if that was planning to be a retention area.

Mr. Cullen said like he said there are a few things that need to be adjusted on there.

Commissioner Sullivan stated there are 26 homes being built; there is no room for company or visitors to park in the area. He has never seen a development with 26 homes and zero street parking.

Mr. Cullen said if you have 66 foot driveway or lot in front of you then you have space to put a couple of cars.

Chairman Spinelli stated the common area there is nothing in the sub-plat regarding what its permitted use is. A lot times there is a blanket drainage utility easement over the top and he does not see that indicated on the plat.

Mrs. Jones said that was noted in the Village Engineer's comments.

Chairman Spinelli stated the basin in the south end is going to back up through the storm pipes because the rim elevations are a foot lower than the high water. There is going to be a significant pond behind buildings one and three which are currently not in an easement. He feels it is not the applicant's intent to include detention back there so it needs to be addressed.

Mr. Cullen said when he was looking at the rim elevations he did not want to create these big swales. He wants to prevent the water from going onto the neighbor's property.

Chairman Spinelli stated in regard to the drainage, seven out of the eight curb inlets, the rim elevation is at high water. If there is no chimney seals on those catch basins the pavement sub grade will fail if they remain at the high elevation. If the catch basins are full of water they are going to leech into the pavement sub grades. He understands that the applicant is not at Final Engineering but they are at a point where it needs to be looked at. If the Village Engineer did not note that then it needs to be looked at. Another comment is on the northern most driveway on building one, which is on the west side of the entrance; the driveway is in the staging lanes for entrance/exit of this development.

Mrs. Jones said that was the comment in the staff report. The applicant has proposed to shift the buildings south to move that driveway further away.

Chairman Spinelli stated he is surprised that IDOT did not comment on a driveway that close to an entrance. He then asked if any of the Commissioners had any questions or comments for the applicant. None responded. He then asked if there was anyone in the audience that wanted to come up and speak in regards to this case.

Public Comment

Stan Durkiewicz, lives next door to the subject property, said there is water currently on the property. He does not understand how he is going to put in nine foot basements because if you drill a hole three feet it will fill with water.

Mr. Cullen said he has taken soil borings off of every one of those lots. These foundations are coming up to 738.5 because the office buildings are 738.44. The foundations are going to be brought up out of the water tables.

Mr. Durkiewicz asked if he could put on the overhead the aerial view of the site. He asked about a certain piece of property as to what will happen to it because he has a perpetual easement.

Chairman Spinelli stated if that easement is currently recorded then it will have to be maintained. The developer is not proposing to vacate that easement at this time.

Lorraine Wood, 14317 McCarthy Road, said she is across the street from the subject property. She asked if the road will currently go through.

Mr. Cullen stated no it is not at this time. There will be a turn around for the fire department.

Ms. Wood asked if the detention pond was going to be on the south end of the property.

Mr. Cullen said yes it is.

Ms. Wood said she is concerned about the 22 foot setback and feels it will be awfully close to the road.

Mrs. Jones stated the building will be much farther than 22 feet from McCarthy Road. It is from the internal drive that they are setback.

Wayne Molitor, 12516 Archer Avenue, showed on the overhead where his property is located to the subject site. He stated he has a problem with the density. He understands it will be nice for people to move in and utilize all the businesses on Derby. He has $\frac{3}{4}$ of an acre and the other properties around him are on an acre. He did not buy his home to have apartments down the street and feels it needs to be looked at as far as density goes.

Ms. Woods said at one time when their property was annexed she had thought the Comprehensive Plan showed that property as being commercial. The Derby Plaza they were expecting, so how did this residential come in.

Mrs. Jones stated in November 2014 the Village had recently adopted a new Comprehensive Plan. The process started in October 2011 so over the last three years they have been working on updating the plan. There were at least a dozen public workshops throughout that time period. The Village did their best trying to get the word out.

Ms. Wood asked what the general feel is for that area is. Her neighbors are older so she is getting information and brining it back to them.

Mrs. Jones asked if she would like to give her phone number or contact information so she could call her or send her the area around her house. This way she can see what the Comprehensive Plan shows.

Rick Seskauskas, 12486 Archer Avenue, said he feels that the Commission covered the majority of it. He feels the density needs to be looked at. He asked how does anyone turn around in the subdivision.

Chairman Spinelli explained they are putting in a hammerhead at the end of the road to turn around at. He stated the reason why it is like that is so if the property next to him develops then the road can be connected.

Dan Tholotowsky, Fire Marshal, said the applicant is going to work with the Fire District in modifying that hammerhead so their apparatuses are able to turn around there.

Mr. Cullen stated they will have a sign at the entrance that will say “no through traffic”.

Mr. Seskauskas said his last question is what the setback to the detention pond is.

Mr. Cullen stated it is designed with a lot of heavier grasses on the outside then bermed up all natural then go back down. It is about eight feet off of the property line.

Mr. Peterson said the reason for the thatch grass is it is like a turf grass that you don't have to mow. It only grows eight inches so you don't have the grass flopping over onto the road.

Mr. Seskauskas asked how far from his property is the detention pond.

Mr. Cullen stated the high water level will be a foot lower than the top of the berm. It is about 25 feet from the lot line.

Mr. Peterson said that basin is not like a lake. The bottom is going to be six inches deep. At a heavy rain the basin can get three and half to four feet deep.

Mr. Seskauskas stated 25 feet from his house is going to be this hole. He is concerned about safety. There is an issue with density so they should pull a building out and move that backwards.

Mr. Cullen asked if the Comprehensive Plan was online.

Mrs. Jones said yes it is.

Mr. Cullen stated when he originally started this he was working off of the old Plan. He said he was kind of surprised that you could do a midrise building there up to six stories.

Mrs. Jones said the Comprehensive Plan is in general terms. It talks about three to six story buildings in multi-family midrise districts. It does not mean that six stories is appropriate everywhere they have multi-family midrise. Obviously closer to the downtown is where you would be looking at a higher building.

Mr. Cullen stated he was just bringing it up because down on Main Street all the work that they did with Heritage Park and they put the condominiums down there. The density here is about 5.4 and when you get into a three story building the density would increase to 13 to 14 units per acre. This is a smaller density then what is in the Comprehensive Plan.

Mr. Seskauskas said he does not feel that it fits there with the other homes there. There is no parking and they are trying to fit too much for the area. He is concerned that it is too close to his road.

Commissioner McGleam asked staff if when the Village looks at a development do they look at on street parking.

Mrs. Jones stated there is limited on street parking in this development. It is the challenge for this site. The opportunity for the higher density, which she knows the surrounding property owners do not like, is consistent with their established Plan outweighs some of the lack of on street parking options.

Discussion continued in regards to the limited parking.

Mr. Molitor asked if there is any consideration given to the six homes surrounding the subject site in regards to their property value. He asked if there was a study done on what would happen to property values if they are next door to a development like this.

Mr. Cullen said in all the developments he has done he has never done an appraisal of other people's property.

Mr. Molitor stated he did not care about that. He feels that everyone here is really happy that this going in. He said he is not happy about this development and he feels his neighbors feel the same way. He feels this is a done deal already.

Chairman Spinelli said he is implying that this Commission does not care because he and his neighbors are not in the Village. They are looking out for the best interest of all the surrounding properties including the Village of Lemont.

Mr. Molitor stated the way it is going it does not feel that way to him.

Chairman Spinelli said they have not voted on this Case. They are listening right now to all of the neighbors concerns.

Mr. Molitor stated he can see what is going on and he is not blind.

Chairman Spinelli said he takes offense to that.

Commissioner Sanderson stated he lives in the township also. This is not about whether you are in town or not.

Mr. Molitor said they are surrounded by the Village so they do not have a say.

Mrs. Jones stated to the point of the surrounding land uses. The reason that there is not a lot of reference in the staff report and the discussion so far is because the developer has put the lowest intensity use, which is the storm water detention basin, adjacent to the surrounding residential properties. The buildings are pushed towards the existing commercial uses.

Chairman Spinelli asked if staff had the amount of pervious or lot coverage on that property that could potentially be here.

Mrs. Jones said she believes the limit for commercial is 85% and residential is 65%. It would be less impervious surface.

Chairman Spinelli stated potentially even though this is townhomes and it is not multi-story residents it could have a higher lot coverage than what is being proposed.

Mrs. Jones said that is correct.

Craig Hearne, 12502 S. Archer Avenue, stated he built his house 16 years ago. The contractor at that time called him 15 minutes into digging his basement told him he could not do it. He said he did and he has a nine foot basement that have two commercial pumps and a back up generator. His comment is that they are going to have 26 townhomes with nine foot inside swimming pools. He is 200 feet from him and he knows what the ground is going to look like. The applicant surrounded the property with drainage. There is drainage to the east, south, and southeast.

Chairman Spinelli said any ground water issues is something the developer is going to have to overcome. If his soil boring logs are incorrect then he is going to have to re-evaluate his structure and he might not be able to provide basements.

Mr. Hearne stated that is what brings up his concern. All of the natural drainage that they have talked about goes here. He showed on the site plan the areas that flood when the snow melts. The day they finished the dig of his basement the next day he had three feet of water. That is what happened overnight with no rain. If there is a problem with the water then there will be problems with foundations and houses themselves. That will affect the neighbors because they are surrounding them.

Commissioner Sanderson asked staff if inspections are done before they pour foundations.

Mrs. Jones said they do inspections pre-pour and after the foundation goes in.

Commissioner Sanderson stated the applicant will be given the chance to overcome that obstacle if it develops just like you were able to.

Mr. Hearne said if he knew then what he knows now he would have a ranch home.

Edward Andruszkiewicz, 12518 Archer Avenue, stated he is the new guy in the neighborhood with the oldest house. The underlying theme with the previous applicant and this case here is drainage and water. He has an acre that goes down to a quarter with a good rain. The doors in his house only close six months out of the years. It sits on that clay bowl and rolls around. The reason why it shifts around like that is because there is a lot of water in this area. The Village should really consider what potential

future problems they might have with this drainage water type issue. If they are able to control it then that will be great, but in this area an in-depth study needs to be done about water and drainage and how to handle it.

Mr. Durkiewicz said he has lived in the area for 65 years and there was nothing but corn fields. The farmers all had drain lines all over the area and the corn was great until people started developing and breaking those lines. That is why there is water now. Where Mr. Seskauskas lives it is just a pond.

Stan Bafia, from Crystal Grand Banquets, stated the water level is about six feet under. When they did the drilling in four places the water level was six feet under. Derby Plaza did 11 drillings and did not find any, but they have lots of problems with their basements. He said his detention pond collects water from the five acres the building is on, but it also connects from the neighbor's cul-de-sac. He asked if the buildings can be turned so the residents are not bothered with the noise from the parking lot.

Chairman Spinelli asked if there were any other questions or comments. None responded. He then asked if the applicant wanted to come up and speak in regards to any of the comments that were made.

Mr. Cullen said he has worked with staff and this is not his first development. He has worked with wetlands and flood plains. He trusts the soil borings and he understands what they are up against. He is aware of the banquet hall and plaza so he overloaded the landscaping by the office buildings because it was not done. He then went over where he added landscaping.

Chairman Spinelli asked if there was any further comments or questions. None responded. He then called for a motion to close the public hearing for Case #15-05.

Commissioner Sanderson made a motion, seconded by Commissioner Kwasneski to close the public hearing for Case 15-05. A voice vote was taken:

Ayes: All

Nays: None

Motion passed

Plan Commission Discussion

Chairman Spinelli asked if there were any comments or questions from the Commissioners.

Commissioner Sanderson stated in regards to the density. Even if you pulled one unit off of the six buildings you would only be eliminating six driveways. It is high in density, but he does not see parking getting much better.

Chairman Spinelli said even if you pulled a unit out of buildings one and three the only thing it will do is move it closer to McCarthy.

Commissioner McGleam stated you are not getting the parking by eliminating the driveway.

Commissioner Sanderson asked staff what is the best comparison to this.

Mrs. Jones said what is different here is that these are front loading garages. So all those garages are facing the street. Part of that is a function of the way the site lays out. The other part is the developer wanted to provide a private outdoor rear yard space for the owners. It is important to have a balance of both in the community, but she has some concerns about having all those driveways so close together. She stated her suggestion was revising the floor plan of the four unit buildings to separate those driveways from each other.

Chairman Spinelli asked if there was any thought in doing a carriage walk.

Mrs. Jones stated her concern with that is there is already so much pavement in a small area. She feels having that parkway space is beneficial.

Commissioner Sanderson asked what the current zoning was right now.

Mrs. Jones said it is R-3 right now.

Commissioner Sanderson stated when they did the Comprehensive Plan he remembers someone being concerned with where the Mama D's strip mall is. They were concerned about it coming in the resident area and they did not want that. Now they will have residents there. It could have been six more office buildings with parking lots. He is not sure if one is better than the other. He does not see it staying as single-family home for the next 20 years. He sees the area getting developed over the years. It is just trying to pick the better option.

Commissioner McGleam asked if staff could go over their recommendations.

Mrs. Jones said there were seven recommendations in the staff report. Her understanding by what they received from the applicant all but two of those have been addressed in his revisions to the plans or his willingness to address those. The only ones that remain are:

1. Revise the arrangement of the four unit building garages as described in this report to reduce the number of side-by-side garages/driveways.
2. Address the outstanding issues as noted by the Village Arborist, Village Engineer, and Fire Marshal.

She feels the applicant has every intention in doing that, but the applicant just was not able to get it all accomplished by tonight.

Commissioner Sanderson stated the issue with the driveway at the north end.

Mrs. Jones said that has been revised.

Chairman Spinelli stated two through six have been completed to staff's satisfaction. In regards to his and Commissioner Sullivan's engineering comments, it is part of the minutes and Trustee Stapleton is present. It does not have to part of the motion. It is not up to the Commission to approve the engineering issues. The Commission can highlight them, include them in the minutes, and staff is aware of the issues. He said what he feels should be included is the post part of the parcel that inadvertently got left off of the Subdivision Plat. He asked if there were any further questions or comments. None responded. He then called for a motion for approval of Case 15-05.

Plan Commission Recommendation

Commissioner Sanderson made a motion, seconded by Commissioner Sullivan to recommend to the Mayor and Village Board approval of Case 15-05 Seven Oaks Townhomes annexation, annexation agreement, rezoning & final PUD with the following recommendations:

1. Revise the arrangement of the four unit building garages as described in this report to reduce the number of side-by-side garages/driveways.
2. Address the outstanding issues as noted by the Village Arborist, Village Engineer, and Fire Marshal.
3. Subdivision Plat needs to be updated to include the 33 foot strip of land, north of lot 7.

A roll call vote was taken:

Ayes: Sanderson, Sullivan, McGleam, Kwasneski, Spinelli

Nays: None

Motion passed

Commissioner Kwasneski made a motion, seconded by Commissioner McGleam to authorize the Chairman to approve the Findings of Fact for Case 15-05 as prepared by staff. A voice vote was taken:

Ayes: All

Nays: None

Motion passed

IV. ACTION ITEMS

None

V. GENERAL DISCUSSION

Mrs. Jones said the Village has extended an offer for a new Planner and hope to hear something soon.

Chairman Spinelli asked staff if there was any information about J-Stack getting their trash enclosure done. The sandwich board out in front also seems very big.

Mrs. Jones stated Code Enforcement has been working on the issue.

Discussion continued in regards to code enforcement.

Mrs. Jones said she has invitations to the new model at the Glens of Connemara for each of the Commissioners.

Chairman Spinelli asked if there were any further questions or comments. None responded.

VI. AUDIENCE PARTICIPATION

None

VII. AJOURNMENT

Commissioner Sanderson made a motion, seconded by Commissioner Kwasneski to adjourn the meeting. A roll call vote was taken:

Ayes: All

Nays: None

Motion passed

Minutes prepared by Peggy Halper



Urban Forest Management, Inc.

April 10, 2015

Ms. Charity Jones, AICP
Director of Planning & Economic Development
Village of Lemont
418 Main Street
Lemont, Illinois 60439


**RE: *The Townhomes at Seven Oaks
Plan Review #1***

Dear Charity:

As requested, I have reviewed the Tree Preservation Report by Gary R. Weber Associates, Inc. dated September 9, 2014 and the Final Landscape & Tree Preservation Report by Beary Landscaping dated 3/25/15. I also reviewed the Existing Tree Survey dated 03-11-15, the Existing Conditions Map dated 03-24-15, and the Plat of Subdivision dated 03-24-15; all by DJA Civil Engineers & Surveyors.. The following comments summarize this review.

1. The Tree Preservation Report shows that a silver maples will be saved and that 3 oak trees along McCarthy Road will be removed and replace with 3 oak trees. The Final Landscape & Tree Preservation Plan includes the trees to be saved and protected and the replacement oak trees.
2. The Final Landscape & Tree Preservation Plan is generally acceptable. It does not, however, show any landscaping in the storm water management area. The Tree Preservation Report indicates that "all of the trees in the naturalized detention basin/wetland area to be removed". The tree survey does not show any trees in the wetland area and the Final Landscape & Tree Preservation Plan does not show the naturalization of the detention basin.
3. If the detention basin is to be naturalized, then the Final Landscape & Tree Preservation Plan should provide for the proper installation, and acceptance procedures for the initial planting and maintenance of these areas.
4. The Plat of Subdivision Provides for the proper protection and care of the Wetland, Landscaping, and Tree Preservation Easements.

Sincerely,
URBAN FOREST MANAGEMENT, INC.



Charles A. Stewart
Vice President



Frank Novotny & Associates, Inc.

825 Midway Drive ♦ Willowbrook, IL ♦ 60527 ♦ Telephone: (630) 887-8640 ♦ Fax: (630) 887-0132

Civil Engineers/
Municipal Consultants

April 10, 2015

Ms. Charity Jones
Director of Planning & Economic Development
Village of Lemont
418 Main Street
Lemont, Illinois 60439

Re: **Seven Oaks Townhouses**
Preliminary Engineering Plan Review

Dear Charity:

I have reviewed the Preliminary Engineering Plans for Seven Oaks Townhomes, dated March 24, 2015, and have the following comments.

1. The following Permits are needed.

	Agency	For	Status
1.	IDOT	Access	Letter from IDOT received.
2.	MWRDGC-WMO	Sanitary Sewer & Watershed	To be applied for.
3.	IEPA-DPW	Water Main	To be applied for.
4.	IEPA-DWPC	Sanitary Sewer	To be applied for.
5.	IEPA (NOI)	Earthwork	To be applied for.

2. The site is unusual in that the general flow of stormwater is to the southwest low area, while the only drainage outlet for the site is in the northeast corner of the property. Thus, the site has been built up approximately 3.5 feet in areas to provide positive drainage flow to the southwest detention basin, while at the same time, having the units be 2 feet above the McCarthy Road entrance, and the detention basin high water level.
3. The detention basin 100 year drainage overflow route is located along the south and east portions of the property. The basin and overflow route appear to drain to the Derby Plaza detention basin via an existing connection made during construction of Derby Plaza. The plan is unclear where the actual storm drainage outlet is located. Some detention is also provided in the oversized storm sewer that is to be constructed along the south and east portions of the property. This storm sewer system is hydraulically disconnected from the Lacey Drive storm sewer system and detention basin, so as not to surcharge the rear yard system when the detention basin reaches its high water level.
4. The property contains a wetland. Although the wetland is non-jurisdictional per USACEO letter, it may be jurisdictional for the MWRDGC Cook County WMO. The exact limits of the wetland will need to be confirmed in the field, and approved by MWRDGC, in order to determine if mitigation is required.

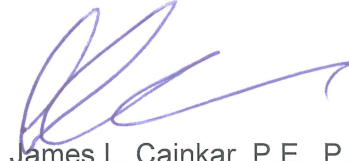
Ms. Charity Jones
Village of Lemont
April 10, 2015
Page Two

5. Please verify if the parcel is subject to the Oak Tree Recapture for sanitary sewer.
6. The water main is shown to be "dead end", but needs to be looped back east into Derby Plaza, or north to McCarthy Road.
7. On the Plat of Subdivision, there is a 10-foot wide drainage and utility easement shown at certain locations, yet the Plat also states that "All common areas are hereby dedicated as Public Utility & Drainage Easements". We prefer this blanket easement designation.

Given the above considerations, I do not see a reason that the project cannot move forward with the necessary revisions.

Sincerely,

FRANK NOVOTNY & ASSOCIATES, INC.



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



LEMONT FIRE PROTECTION DISTRICT

BUREAU OF FIRE PREVENTION

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

April 1, 2015

Mrs. Charity Jones
Director of Planning & Economic Development
Village of Lemont
418 Main St.
Lemont, IL 60439

Re: Site Plans-Seven Oaks Townhomes
14280 McCarthy Rd., Lemont

Dear Mrs. Jones;

This Department is in receipt of the plans for the above mentioned project. The 2006 edition of the International Fire Code with local amendments were used for this review. These plans are **APPROVED AS NOTED** subject to compliance with the following comments:

- 1) The address for the property shall be permanently displayed, either on a sign or on the building. The type and size of the address a minimum four inches (4") - shall be in compliance with Lemont Fire Protection District Ordinance #14-02, and International Fire Code, 2006 Edition (Section 505).
NOTE: Verify address prior to building site work commencing.
- 2) Underground piping shall be designed, installed, and tested in accordance with N.F.P.A. Standard #24, 2002 Edition, "Installation of Private Fire Service Mains and their Appurtenances." (Section 24.10.10.2). Notify the appropriate municipality **forty-eight (48) hours in advance**, so that all tests can be witnessed. Upon successful completion of this test, a properly completed "Contractor's Material & Test Certificate for Underground Piping" form shall be submitted to the Bureau of Fire Prevention for approval.

- 3) An approved automatic sprinkler system shall be installed throughout this occupancy. This system shall be designed and installed in accordance with N.F.P.A. Standard #13, 2007 Edition. A complete set of sprinkler shop/working drawings, and the appropriate equipment specification sheets, shall be submitted to the Bureau of Fire Prevention for review and approval prior to installation in accordance with Lemont Fire Protection District Ordinance #14-02 (Section 903), and International Fire Code, 2006 Edition (Section 903).
- 4) Underground mains and lead-in connections to system riser(s) shall be completely flushed before connection is made to sprinkler piping. The flushing operation shall be continued for a sufficient time to ensure thorough cleaning in accordance with N.F.P.A. Standard #13, 2010 Edition (Section 10.10.2).
- 5) An approved water supply capable of supplying the required fire flow for fire protection shall be provided to premises upon which facilities, buildings or portions of buildings are hereafter constructed or moved into or within the jurisdiction in accordance with the 2006 International Fire Code, Section 508.1.

NOTE: The minimum size water main supplying the fire hydrants shall be 8" and this water main shall not terminate as a dead end.

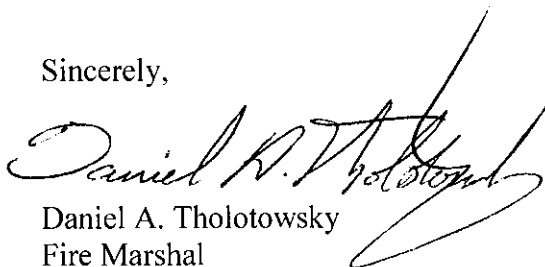
- 6) Fire hydrants shall be located along a fire apparatus access road so that no portion of a building or facility will be more than 300 feet from any hydrant. Additional hydrants and mains shall be provided where required by the code official. Lemont Fire Protection District Ordinance #14-02 (Section 508.5.1).
- 7) Fire Hydrant Installation: Fire hydrants shall be installed so that:
 - 1) Access: Access to fire hydrants shall be by any approved roadway as specified by this code.
 - 2) Distance to Roadways: Hydrants shall be located approximately ten (10) feet from all-weather roadways.
 - 3) Pumper Outlet Direction: Each hydrant shall have the pumper (steamer) connection facing the primary roadway and shall be accessible so that a connection can be made between the hydrant and the apparatus located in the street with twenty (20) feet of suction hose.
 - 4) Hydrant Outlet Location: Fire hydrant outlets shall be a minimum of eighteen (18) inches and no more than thirty-six (36) inches above the finished grade.

Page 3 (cont'd)
Site Plan Review
Seven Oaks Townhomes
14280 McCarthy Rd.

- 5) Hydrant Type: Fire hydrants used in conjunction with water supplies shall be of a type acceptable to the Lemont Fire Protection District.
- 6) Cover/Cap: The larger steamer port on the hydrant is to be equipped with a five (5) inch "storz" fitting with a cover/cap. This cover/cap shall be connected to the hydrant with a 0.125" vinyl coated aircraft cable. If this type of connection cannot be used, final determination shall be made by the fire code official. Lemont Fire Protection District Ordinance #14-02 (Section 508.5.7).
- 8) Dead-end fire apparatus access roads in excess of 150 feet (45 720 mm) in length shall be provided with an approved area for turning around fire apparatus in accordance with the 2012 International Fire Code, Section 503.2.5.
NOTE: This comment pertains to the end of Lacey Drive.

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

Sincerely,



Daniel A. Tholotowsky
Fire Marshal

File #112