

**VILLAGE BOARD  
COMMITTEE OF THE WHOLE MEETING**

**JUNE 15, 2015 – 6:30 PM  
LEMONT VILLAGE HALL  
418 MAIN ST.  
LEMONT, IL 60439**

**AGENDA**

- I. CALL TO ORDER**
- II. ROLL CALL**
- III. DISCUSSION ITEMS**
  - A. VILLAGE OF LEMONT WATER STUDY AND BOND PROCESS DISCUSSION  
(ADMIN./ PW/P&ED)(REAVES/BLATZER/)(SCHAFFER/PUKULA/JONES)**
  - B. MAIN STREET BIKE PATH DISCUSSION  
(ADMIN/P&ED)(REAVES/CHIALDIKAS/STAPLETON)(SCHAFFER/JONES)**
  - C. LEMONT NURSING HOME & REHAB DISCUSSION  
(PLANNING & ED)(CHIALDIKAS/STAPLETON)(JONES)**
- IV. UNFINISHED BUSINESS**
- V. NEW BUSINESS**
- VI. AUDIENCE PARTICIPATION**
- VIII. ADJOURN**

# **Village Board**

## **Agenda Memorandum**

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To: Mayor & Village Board

From: George Schafer, Village Administrator  
Ralph Pukula, Public Works Director  
Chris Smith, Finance Director

Subject: **Discussion of Village of Lemont Water Study and Bond Process**

Date: June 12, 2015

### **BACKGROUND/HISTORY**

Consistent with the strategic plan and during the FY 15-16 capital budget process, the Village Board allocated funds to complete an evaluation of the Village's water system. In addition, the Village Board approved several water and sewer capital projects, in which selling bonds would be required to finance. The discussion at the June COW is intended to give an update on the study and the bond process.

#### **Water System Study**

The Village of Lemont contracted with HR Green earlier this year to complete a study of the Village's water system. The study consists of an analysis of the current water system demands and future projected water system demands based on projected growth and the evaluation of the existing aquifer to ensure long-range adequate supply. The study will yield a model for the system, in which the Village will be in control to evaluate the effects of changes and additions to the system.

The detailed model is still be developed and the full study will be available subsequent to the completion of the model. However, we have asked HR Green to provide a preliminary recommendation so staff can continue its planning process for potential improvements. Specifically, we have asked the consultants to give an initial indication of the need for more storage tank capacity and/or well capacity. Preliminary recommendation is that the Village should plan accordingly for additional tank storage and well capacity. A 750,000 gallon tank and new well similar to existing wells 5 and 6, is recommended and would be sufficient to meet the needs of the community over the short to midterm. Additional facilities will be needed to meet the needs of the community for 2030 projections, but these can be phased in over time. More detail on the study will be available at the meeting.

## Bond Process

The Village Board has initiated a process to issue alternate revenue bonds for the infrastructure projects. The water and sewer revenues will pay the debt service. Sales and use taxes are pledged as a backup revenue. However, the water and sewer revenues will pay the debt service, with a 125% coverage level being shown. Major financing milestones are listed below. A discussion on project bidding and construction timelines will be discussed at the meeting on Monday. Please note, also included in the issuance will be the refunding the 2007 parking garage bond and refunding of a portion of the 2007 Police Station bond.

<b>Date</b>	<b>Step in Procedure</b>	<b>Status</b>
May 11, 2015	Board authorizes bond ordinances	Completed
June 8, 2015	Bond Public Hearing Held by VB	Completed
June 17, 2015	Bond Rating Call with Moody's	Scheduled
June 22, 2015	VB to pass parameters ordinance for bond issuance	On June 22 <sup>nd</sup> VB Agenda
June 24 – June 30	Rating received, POS finalized, rate discussion with staff, Pre-Order Selling period, negotiation.	Scheduled
July 2, 2015	Final pricing	Scheduled
July 15, 2015	Bond Closing	Scheduled

## RECOMENDATION

### ACTION REQUIRED

Discussion.

### ATTACHMENTS

None.

# **Village Board**

## **Agenda Memorandum**

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To: Mayor & Village Board

From: George Schafer, Village Administrator  
Ralph Pukula, Public Works Director  
Charity Jones, Planning & Economic Development Director

Subject: **Main Street Bike Path Discussion**

Date: June 11, 2015

### **BACKGROUND/HISTORY**

In conjunction with initiatives in the Village's active transportation, strategic and comprehensive plans, the Village has been desirous of implementing measures to connect Lemont to other regional trail systems. One of the key projects that has potential to connect Lemont with these trails is building a shared use path along Main Street, from Route 83 to downtown Lemont. This path would eventually connect downtown Lemont to the recently improved Cal-Sag trail, and provide further connectivity to other regional trails near Lemont.

### **FUNDING/COST**

In 2014, the Village applied for and received federal funding through the Southwest Conference of Mayors, for 80% of the engineering and construction for this project. The phase I engineering is estimated to cost \$145,000, of which the Village would be responsible for \$29,000. Because of the lengthy approval process with IDOT, the majority of the funds for Phase I will likely not be expensed until FY 17.

The total project is estimated to cost \$2.34 million, of which the Village would be responsible for \$548,000. Because of the complexity of this project and required approvals, the construction would likely not take place until 2018 and beyond.

### **RECOMENDATION**

Staff recommends approving the local agency agreement for Phase I Engineering for the Main Street Shared Use project. This action will start the process to plan for this trail connection. The item is schedule to be on the June 22<sup>nd</sup> VB Agenda.

**ACTION REQUIRED**

The item is up for discussion purposes only.

**ATTACHMENTS**

1. Local Agency Agreement Agenda Item

**to:** Mayor Brian K. Reaves  
Village Board of Trustees

**from:** Ralph Pukula, Director of Public Works

**subject:** **Local Agency Agreement for Phase I Engineering  
Preliminary Engineering Services Agreement (Phase 1)  
Main Street Bicycle Side Path  
Illinois Street to Robert Kingery Highway (Route 83)**

**date:** June 9, 2015

**BACKGROUND**

The Village of Lemont is desirous for construction of a ten foot wide bi-direction bicycle side path on Main Street, from Illinois Street to the Robert Kingery Highway (IL Route 83), for use by bicycles. To accomplish this goal, the Village has requested 80% Federal funding for this project from the Southwest Council of Mayors.

**PROS/CONS/ALTERNATIVES**

Approval of the Local Agency Agreement for Federal participation and the Preliminary Engineering Services Agreement for Federal Participation (Phase I) will allow the engineering project development report and environmental studies to be completed in a timely manner; with the construction work to commence sometime in 2017 or 2018. The Village's maximum cost share for the Engineering Services Agreement is \$29,000.00.

**RECOMMENDATION**

Approval of said Agreements.

**ATTACHMENTS**

- Resolution Authorizing Approval of a Local Agency Agreement for Federal Participation and Preliminary Engineering Services Agreement (Phase I)
- Local Agency Agreement for Federal Participation, with Location Map
- Preliminary Engineering Services Agreement for Federal Participation (Phase I)

**VILLAGE BOARD ACTION REQUIRED**

Approval of Resolution as noted.

**RESOLUTION NO.**

**A RESOLUTION OF THE VILLAGE OF LEMONT, COOK, DuPAGE, & WILL COUNTY(IES), ILLINOIS, AUTHORIZING THE EXECUTION OF THE LOCAL AGENCY AGREEMENT FOR FEDERAL PARTICIPATION AND THE PRELIMINARY ENGINEERING SERVICES AGREEMENT FOR FEDERAL PARTICIPATION (PHASE 1) FOR THE CONSTRUCTION OF A 10 FOOT WIDE BI-DIRECTIONAL BICYCLE SIDE PATH ON MAIN STREET FROM ILLINOIS STREET TO ROBERT KINGERY HIGHWAY (IL ROUTE 83) (SECTION 14-00051-00-BT).**

**BE IT RESOLVED** by the President and Board of Trustees of the Village of Lemont, Cook, DuPage, and Will County(ies), Illinois, as follows:

**SECTION 1**

That the Local Agency Agreement for Federal participation with the State of Illinois Department of Transportation is hereby approved for the construction of ten foot wide bi-directional bicycle side path on Main Street from Illinois Street to Robert Kingery Highway (IL Route 83) (Section 14-00051-00-BT), in the amount of \$145,000.00. The Village President is hereby authorized to execute the same for and on behalf of the Village.

**SECTION 2**

That the Preliminary Engineering Services Agreement for Federal Participation (Phase 1) with Frank Novotny & Associates, Inc. is hereby approved for the construction of ten foot wide bi-directional bicycle side path on Main Street from Illinois Street to Robert Kingery Highway (IL Route 83) (Section 14-00051-00-BT), in the amount of \$145,000.00. The Village President is hereby authorized to execute the same for and on behalf of the Village.

**SECTION 3**

That the Village hereby appropriates, designates and sets aside the amount of \$145,000.00 for payment of Phase I Engineering, subject to reimbursement from the Illinois Department of Transportation, at a rate not to exceed 80% for the construction of ten foot wide bi-directional bicycle side path on Main Street from Illinois Street to Robert Kingery Highway (IL Route 83) (Section 14-00051-00-BT).

**SECTION 4**

That this Resolution shall be in full force and effect from and after its adoption and approval as provided by law.

**THIS RESOLUTION** was adopted by the President and Board of Trustees of the Village of Lemont, and deposited in the office of the Village Clerk, this **22<sup>nd</sup>** day of **June, 2015**.

\_\_\_\_\_  
Charlene M. Smollen, Village Clerk

APPROVED by me this **22<sup>nd</sup>** day of **June, 2015**

\_\_\_\_\_  
Brian K. Reaves, Village President



**Illinois Department  
of Transportation**

**Local Agency Agreement  
for Federal Participation**

Local Agency Village of Lemont	State Contract	Day Labor	Local Contract X	RR Force Account
Section 14-00051-00-BT	Fund Type STU	ITEP and/or SRTS Number		

Construction		Engineering		Right-of-Way	
Job Number	Project Number	Job Number	Project Number	Job Number	Project Number
		P 91-189-15	M-4003(469)		

This Agreement is made and entered into between the above local agency hereinafter referred to as the "LA" and the state of Illinois, acting by and through its Department of Transportation, hereinafter referred to as "STATE". The STATE and LA jointly propose to improve the designated location as described below. The improvement shall be constructed in accordance with plans prepared by, or on behalf of the LA, approved by the STATE and the STATE's policies and procedures approved and/or required by the Federal Highway Administration hereinafter referred to as "FHWA".

**Location**

Local Name Main Street Route FAU 3587 Length 3.24 Mi  
 Termini Illinois Street to Robert Kingery Hwy

Current Jurisdiction STATE TIP Number 06-15-0004 Existing Structure No N/A

**Project Description**

Construction of a ten foot wide bi-directional bicycle side path on Main Street from Illinois Street to Robert Kingery Highway (IL Rte 83).

**Division of Cost**

Type of Work	STU	%	%	LA	%	Total
Participating Construction	(	)	(	)	(	)
Non-Participating Construction	(	)	(	)	(	)
Preliminary Engineering	116,000	( * )	(	)	29,000 ( Bal )	145,000
Construction Engineering	(	)	(	)	(	)
Right of Way	(	)	(	)	(	)
Railroads	(	)	(	)	(	)
Utilities	(	)	(	)	(	)
Materials						
<b>TOTAL</b>	<b>\$ 116,000</b>			<b>\$ 29,000</b>		<b>\$ 145,000</b>

\* Maximum FHWA (STU) participation 80% not to exceed \$116,000.00

**NOTE:** The costs shown in the Division of Cost table are approximate and subject to change. The final LA share is dependent on the final Federal and State participation. The actual costs will be used in the final division of cost for billing and reimbursement.

If funding is not a percentage of the total, place an asterisk in the space provided for the percentage and explain above.

**Local Agency Appropriation**

By execution of this Agreement, the LA attests that sufficient moneys have been appropriated or reserved by resolution or ordinance to fund the LA share of project costs. A copy of the resolution or ordinance is attached as an addendum.

**Method of Financing (State Contract Work)**

- METHOD A---Lump Sum (80% of LA Obligation) \_\_\_\_\_
- METHOD B--- \_\_\_\_\_ Monthly Payments of \_\_\_\_\_ due by the \_\_\_\_\_ of each successive month.
- METHOD C---LA's Share \_\_\_\_\_ divided by estimated total cost multiplied by actual progress payment.

(See page two for details of the above methods and the financing of Day Labor and Local Contracts)



## Agreement Provisions

### THE LA AGREES:

- (1) To acquire in its name, or in the name of the state if on the state highway system, all right-of-way necessary for this project in accordance with the requirements of Titles II and III of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, and established state policies and procedures. Prior to advertising for bids, the LA shall certify to the STATE that all requirements of Titles II and III of said Uniform Act have been satisfied. The disposition of encroachments, if any, will be cooperatively determined by representatives of the LA, and STATE and the FHWA, if required.
- (2) To provide for all utility adjustments, and to regulate the use of the right-of-way of this improvement by utilities, public and private, in accordance with the current Utility Accommodation Policy for Local Agency Highway and Street Systems.
- (3) To provide for surveys and the preparation of plans for the proposed improvement and engineering supervision during construction of the proposed improvement.
- (4) To retain jurisdiction of the completed improvement unless specified otherwise by addendum (addendum should be accompanied by a location map). If the improvement location is currently under road district jurisdiction, an addendum is required.
- (5) To maintain or cause to be maintained, in a manner satisfactory to the STATE and FHWA, the completed improvement, or that portion of the completed improvement within its jurisdiction as established by addendum referred to in item 4 above.
- (6) To comply with all applicable Executive Orders and Federal Highway Acts pursuant to the Equal Employment Opportunity and Nondiscrimination Regulations required by the U.S. Department of Transportation.
- (7) To maintain, for a minimum of 3 years after the completion of the contract, adequate books, records and supporting documents to verify the amounts, recipients and uses of all disbursements of funds passing in conjunction with the contract; the contract and all books, records and supporting documents related to the contract shall be available for review and audit by the Auditor General and the department; and the LA agrees to cooperate fully with any audit conducted by the Auditor General and the department; and to provide full access to all relevant materials. Failure to maintain the books, records and supporting documents required by this section shall establish a presumption in favor of the STATE for the recovery of any funds paid by the STATE under the contract for which adequate books, records and supporting documentation are not available to support their purported disbursement.
- (8) To provide if required, for the improvement of any railroad-highway grade crossing and rail crossing protection within the limits of the proposed improvement.
- (9) To comply with Federal requirements or possibly lose (partial or total) Federal participation as determined by the FHWA.
- (10) (State Contracts Only) That the method of payment designated on page one will be as follows:
  - Method A - Lump Sum Payment. Upon award of the contract for this improvement, the LA will pay to the STATE within thirty (30) calendar days of billing, in lump sum, an amount equal to 80% of the LA's estimated obligation incurred under this Agreement. The LA will pay to the STATE the remainder of the LA's obligation (including any nonparticipating costs) within thirty (30) calendar days of billing in a lump sum, upon completion of the project based upon final costs.
  - Method B - Monthly Payments. Upon award of the contract for this improvement, the LA will pay to the STATE, a specified amount each month for an estimated period of months, or until 80% of the LA's estimated obligation under the provisions of the Agreement has been paid, and will pay to the STATE the remainder of the LA's obligation (including any nonparticipating costs) in a lump sum, upon completion of the project based upon final costs.
  - Method C - Progress Payments. Upon receipt of the contractor's first and subsequent progressive bills for this improvement, the LA will pay to the STATE within thirty (30) calendar days of receipt, an amount equal to the LA's share of the construction cost divided by the estimated total cost, multiplied by the actual payment (appropriately adjusted for nonparticipating costs) made to the contractor until the entire obligation incurred under this Agreement has been paid.

Failure to remit the payment(s) in a timely manner as required under Methods A, B, or C, shall allow the STATE to internally offset, reduce, or deduct the arrearage from any payment or reimbursement due or about to become due and payable from the STATE to LA on this or any other contract. The STATE, at its sole option, upon notice to the LA, may place the debt into the the Illinois Comptroller's Offset System (30 ILCS 105/10.05) or take such other and further action as may be required to recover the debt.
- (11) (Day Labor or Local Contracts) To provide or cause to be provided all of the initial funding, equipment, labor, material and services necessary to construct the complete project.
- (12) (Preliminary Engineering) In the event that right-of-way acquisition for, or actual construction of the project for which this preliminary engineering is undertaken with Federal participation is not started by the close of the tenth fiscal year following the fiscal year in which this agreement is executed, the LA will repay the STATE any Federal funds received under the terms of this Agreement.
- (13) (Right-of-Way Acquisition) In the event that the actual construction of the project on this right-of-way is not undertaken by the close of the twentieth fiscal year following the fiscal year in which this Agreement is executed, the LA will repay the STATE any Federal Funds received under the terms of this Agreement.

- (14) (Railroad Related Work Only) The estimates and general layout plans for at-grade crossing improvements should be forwarded to the Rail Safety and Project Engineer, Room 204, Illinois Department of Transportation, 2300 South Dirksen Parkway, Springfield, Illinois, 62764. Approval of the estimates and general layout plans should be obtained prior to the commencement of railroad related work. All railroad related work is also subject to approval by the Illinois Commerce Commission (ICC). Final inspection for railroad related work should be coordinated through appropriate IDOT District Bureau of Local Roads and Streets office.
- Plans and preemption times for signal related work that will be interconnected with traffic signals shall be submitted to the ICC for review and approval prior to the commencement of work. Signal related work involving interconnects with state maintained traffic signals should also be coordinated with the IDOT's District Bureau of Operations.
- The LA is responsible for the payment of the railroad related expenses in accordance with the LA/railroad agreement prior to requesting reimbursement from IDOT. Requests for reimbursement should be sent to the appropriate IDOT District Bureau of Local Roads and Streets office.
- Engineer's Payment Estimates in accordance with the Division of Cost on page one.
- (15) And certifies to the best of its knowledge and belief its officials:
- (a) are not presently debarred, suspended, proposed for debarment, declared ineligible or voluntarily excluded from covered transactions by any Federal department or agency;
  - (b) have not within a three-year period preceding this Agreement been convicted of or had a civil judgment rendered against them for commission of fraud or a criminal offense in connection with obtaining, attempting to obtain or performing a public (Federal, State or local) transaction or contract under a public transaction; violation of Federal or State antitrust statutes or commission of embezzlement, theft, forgery, bribery, falsification or destruction of records, making false statements receiving stolen property;
  - (c) are not presently indicted for or otherwise criminally or civilly charged by a governmental entity (Federal, State, local) with commission of any of the offenses enumerated in item (b) of this certification; and
  - (d) have not within a three-year period preceding the Agreement had one or more public transactions (Federal, State, local) terminated for cause or default.
- (16) To include the certifications, listed in item 15 above and all other certifications required by State statutes, in every contract, including procurement of materials and leases of equipment.
- (17) (State Contracts) That execution of this agreement constitutes the LA's concurrence in the award of the construction contract to the responsible low bidder as determined by the STATE.
- (18) That for agreements exceeding \$100,000 in federal funds, execution of this Agreement constitutes the LA's certification that:
- (a) No Federal appropriated funds have been paid or will be paid, by or on behalf of the undersigned, to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress or any employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any cooperative agreement, and the extension, continuation, renewal, amendment or modification of any Federal contract, grant, loan or cooperative agreement;
  - (b) If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress or an employee of a Member of Congress, in connection with this Federal contract, grant, loan or cooperative agreement, the undersigned shall complete and submit Standard Form-LLL, "Disclosure Form to Report Lobbying", in accordance with its instructions;
  - (c) The LA shall require that the language of this certification be included in the award documents for all subawards at all ties (including subcontracts, subgrants and contracts under grants, loans and cooperative agreements) and that all subrecipients shall certify and disclose accordingly.
- (19) To regulate parking and traffic in accordance with the approved project report.
- (20) To regulate encroachments on public right-of-way in accordance with current Illinois Compiled Statutes.
- (21) To regulate the discharge of sanitary sewage into any storm water drainage system constructed with this improvement in accordance with current Illinois Compiled Statutes.
- (22) That the LA may invoice the STATE monthly for the FHWA and/or STATE share of the costs incurred for this phase of the improvement. The LA will submit supporting documentation with each request for reimbursement from the STATE. Supporting documentation is defined as verification of payment, certified time sheets, vendor invoices, vendor receipts, and other documentation supporting the requested reimbursement amount.
- (23) To complete this phase of the project within three years from the date this agreement is approved by the STATE if this portion of the project described in the Project Description does not exceed \$1,000,000 (five years if the project costs exceed \$1,000,000).
- (24) Upon completion of this phase of the improvement, the LA will submit to the STATE a complete and detailed final invoice with all applicable supporting supporting documentation of all incurred costs, less previous payments, no later than one year from the date of completion of this phase of the improvement. If a final invoice is not received within one year of completion of this phase of the improvement, the most recent invoice may be considered the final invoice and the obligation of the funds closed.

- (25) (Single Audit Requirements) That if the LA expends \$500,000 or more a year in federal financial assistance they shall have an audit made in accordance with the Office of Management and Budget (OMB) Circular No. A-133. LA's that expend less than \$500,000 a year shall be exempt from compliance. A copy of the audit report must be submitted to the STATE (Office of Finance and Administration, Audit Coordination Section, 2300 South Dirksen Parkway, Springfield, Illinois, 62764), within 30 days after the completion of the audit, but no later than one year after the end of the LA's fiscal year. The CFDA number for all highway planning and construction activities is 20.205.
- (26) That the LA is required to register with the System for Award Management or SAM (formerly Central Contractor Registration (CCR)), which is a web-enabled government-wide application that collects, validates, stores, and disseminates business information about the federal government's trading partners in support of the contract award and the electronic payment processes. To register or renew, please use the following website: <https://www.sam.gov/portal/public/SAM/#1>.

#### THE STATE AGREES:

- (1) To provide such guidance, assistance and supervision and to monitor and perform audits to the extent necessary to assure validity of the LA's certification of compliance with Titles II and III requirements.
- (2) (State Contracts) To receive bids for the construction of the proposed improvement when the plans have been approved by the STATE (and FHWA, if required) and to award a contract for construction of the proposed improvement, after receipt of a satisfactory bid.
- (3) (Day Labor) To authorize the LA to proceed with the construction of the improvement when Agreed Unit Prices are approved and to reimburse the LA for that portion of the cost payable from Federal and/or State funds based on the Agreed Unit Prices and Engineer's Payment Estimates in accordance with the Division of Cost on page one.
- (4) (Local Contracts) That for agreements with Federal and/or State funds in engineering, right-of-way, utility work and/or construction work:
- (a) To reimburse the LA for the Federal and/or State share on the basis of periodic billings, provided said billings contain sufficient cost information and show evidence of payment by the LA;
  - (b) To provide independent assurance sampling, to furnish off-site material inspection and testing at sources normally visited by STATE inspectors of steel, cement, aggregate, structural steel and other materials customarily tested by the STATE.

#### IT IS MUTUALLY AGREED:

- (1) Construction of the project will utilize domestic steel as required by Section 106.01 of the current edition of the Standard Specifications for Road and Bridge Construction.
- (2) That this Agreement and the covenants contained herein shall become null and void in the event that the FHWA does not approve the proposed improvement for Federal-aid participation or the contract covering the construction work contemplated herein is not awarded within three years of the date of execution of this Agreement.
- (3) This Agreement shall be binding upon the parties, their successors and assigns.
- (4) For contracts awarded by the LA, the LA shall not discriminate on the basis of race, color, national origin or sex in the award and performance of any USDOT – assisted contract or in the administration of its DBE program or the requirements of 49 CFR part 26. The LA shall take all necessary and reasonable steps under 49 CFR part 26 to ensure nondiscrimination in the award and administration of USDOT – assisted contracts. The LA's DBE program, as required by 49 CFR part 26 and as approved by USDOT, is incorporated by reference in this Agreement. Upon notification to the recipient of its failure to carry out its approved program, the department may impose sanctions as provided for under part 26 and may, in appropriate cases, refer the matter for enforcement under 18 U.S.C. 1001 and/or the Program Fraud Civil Remedies Act of 1986 (31U.S.C. 3801 et seq.). In the absence of a USDOT – approved LA DBE Program or on State awarded contracts, this Agreement shall be administered under the provisions of the STATE's USDOT approved Disadvantaged Business Enterprise Program.
- (5) In cases where the STATE is reimbursing the LA, obligations of the STATE shall cease immediately without penalty or further payment being required if, in any fiscal year, the Illinois General Assembly or applicable Federal Funding source fails to appropriate or otherwise make available funds for the work contemplated herein.
- (6) All projects for the construction of fixed works which are financed in whole or in part with funds provided by this Agreement and/or amendment shall be subject to the Prevailing Wage Act (820 ILCS 130/0.01 et seq.) unless the provisions of that Act exempt its application

ADDENDA

Additional information and/or stipulations are hereby attached and identified below as being a part of this Agreement.

Number 1- Location Map, Number 2 – Local Appropriation Resolution.

(Insert addendum numbers and titles as applicable)

The LA further agrees, as a condition of payment, that it accepts and will comply with the applicable provisions set forth in this Agreement and all exhibits indicated above.

**APPROVED**

Local Agency

Brian K. Reaves

Name of Official (Print or Type Name)

Village President

Title (County Board Chairperson/Mayor/Village President/etc.)

(Signature)

Date

The above signature certifies the agency's TIN number is 36-6005968 conducting business as a Governmental Entity.

DUNS Number 037044682

**APPROVED**

State of Illinois  
Department of Transportation

Randall S. Blankenhorn, Acting Secretary

Date

By:

Aaron A. Weatherholt, Deputy Director of Highways

Date

Omer Osman, Director of Highways/Chief Engineer

Date

William M. Barnes, Chief Counsel

Date

Director of Finance and Administration

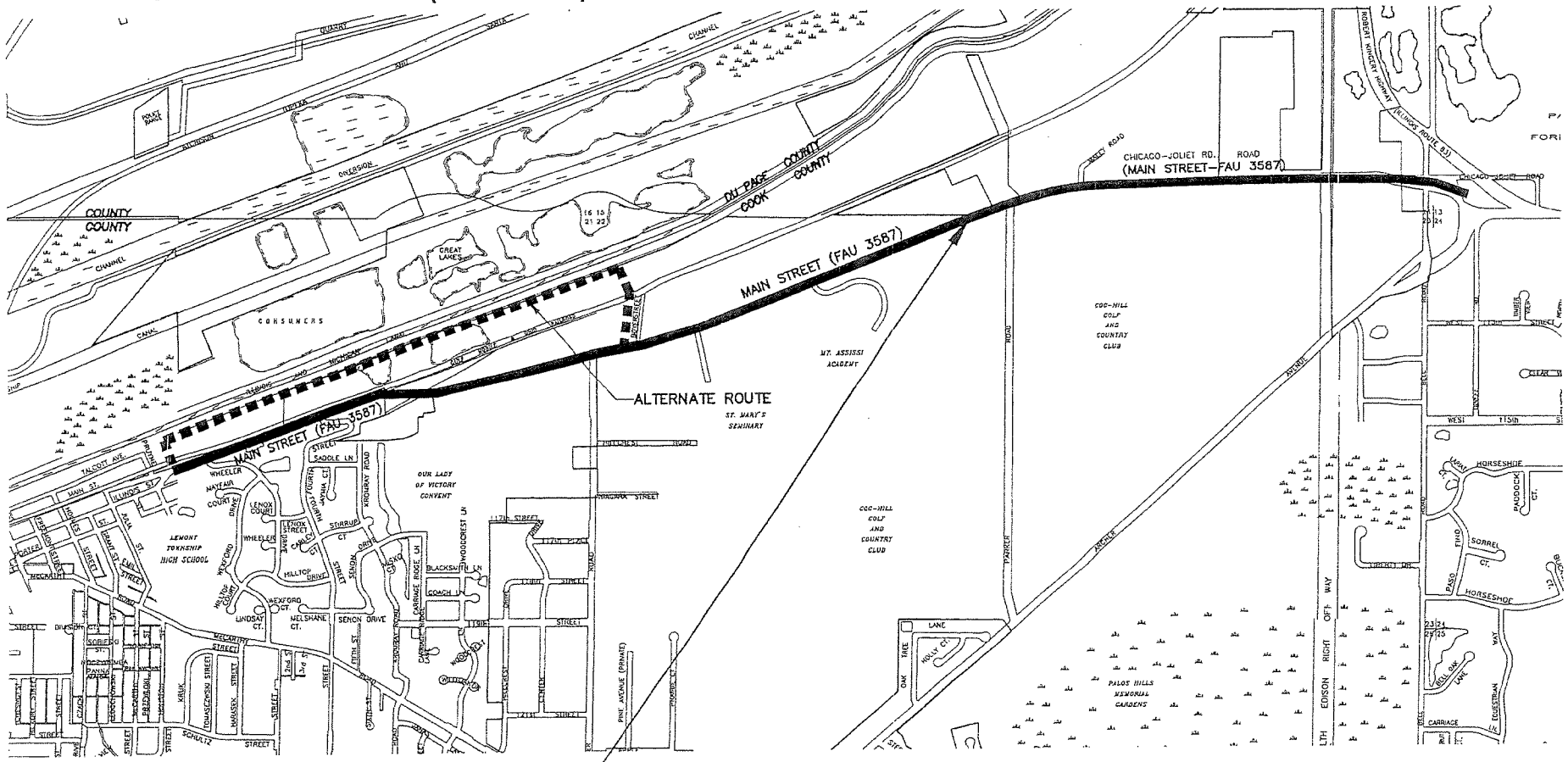
Date

**NOTE:** If signature is by an APPOINTED official, a resolution authorizing said appointed official to execute this agreement is required.

# VILLAGE OF LEMONT, ILLINOIS

## MAIN STREET (FAU 3587) BICYCLE SIDE PATH

### ILLINOIS STREET (FAU 1065) TO ROBERT KINGERY HIGHWAY (ILLINOIS ROUTE 83)



DENOTES BICYCLE SIDE PATH

LENGTH OF PROJECT

MAIN STREET - ILLINOIS STREET TO ROBERT KINGERY HIGHWAY (ILLINOIS ROUTE 83)      17,104 FT (3.24 MILES)

### ADDENDUM #1



RESOLUTION NO.

A RESOLUTION OF THE VILLAGE OF LEMONT, COOK, DuPAGE, & WILL COUNTY(IES), ILLINOIS, AUTHORIZING THE EXECUTION OF THE LOCAL AGENCY AGREEMENT FOR FEDERAL PARTICIPATION AND THE PRELIMINARY ENGINEERING SERVICES AGREEMENT FOR FEDERAL PARTICPATION (PHASE 1) FOR THE CONSTRUCTION OF A 10 FOOT WIDE BI-DIRECTIONAL BICYCLE SIDE PATH ON MAIN STREET FROM ILLINOIS STREET TO ROBERT KINGERY HIGHWAY (IL ROUTE 83) (SECTION 14-00051-00-BT).

**BE IT RESOLVED** by the President and Board of Trustees of the Village of Lemont, Cook, DuPage, and Will County(ies), Illinois, as follows:

**SECTION 1**

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**SECTION 2**

That the Preliminary Engineering Services Agreement for Federal Participation (Phase 1) with Frank Novotny & Associates, Inc. is hereby approved for the construction of ten foot wide bi-directional bicycle side path on Main Street from Illinois Street to Robert Kingery Highway (IL Route 83) (Section 14-00051-00-BT), in the amount of \$145,000.00. The Village President is hereby authorized to execute the same for and on behalf of the Village.

**SECTION 3**

That the Village hereby appropriates, designates and sets aside the amount of \$145,000.00 for payment of Phase I Engineering, subject to reimbursement from the Illinois Department of Transportation, at a rate not to exceed 80% for the construction of ten foot wide bi-directional bicycle side path on Main Street from Illinois Street to Robert Kingery Highway (IL Route 83) (Section 14-00051-00-BT).

**SECTION 4**

That this Resolution shall be in full force and effect from and after its adoption and approval as provided by law.

**THIS RESOLUTION** was adopted by the President and Board of Trustees of the Village of Lemont, and deposited in the office of the Village Clerk, this **22<sup>nd</sup>** day of **June, 2015**.


\_\_\_\_\_  
Charlene M. Smollen, Village Clerk

APPROVED by me this **22<sup>nd</sup>** day of **June, 2015**

\_\_\_\_\_  
Brian K. Reaves, Village President

**ADDENDUM #2**

14216 RESOLUTION

Local Agency Village of Lemont	L O C A L  A G E N C Y	 <b>Illinois Department of Transportation</b>  <b>Preliminary Engineering Services Agreement For Federal Participation</b>  <b>PHASE 1</b>	C O N S U L T A N T	Consultant Frank Novotny & Associates, Inc
County Cook				Address 825 Midway Drive
Section 14-00051-00-BT				City Willowbrook
Project No. M-4003(469)				State Illinois
Job No. P-91-189-15				Zip Code 60527
Contact Name/Phone/E-mail Address George Schafer 630-257-1590 gschafer@lemont.il.us				Contact Name/Phone/E-mail Address James L. Cainkar, P.E., P.L.S. 630-887-8640 jimcainkar@franknovotnyengineering.co

THIS AGREEMENT is made and entered into this \_\_\_\_\_ day of \_\_\_\_\_, 2015 between the above Local Agency (LA) and Consultant (ENGINEER) and covers certain professional engineering services in connection with the PROJECT. Federal-aid funds allotted to the LA by the state of Illinois under the general supervision of the Illinois Department of Transportation (STATE) will be used entirely or in part to finance engineering services as described under AGREEMENT PROVISIONS.

#### Project Description

Name	Main Street	Route	FAU 3587	Length	3.24 Mi	Structure No.	N/A
Termini	Illinois Street and Robert Kingery Highway (IL 83)						

Description Construction of a ten foot wide bi-directional bicycle side path on Main Street from Illinois Street to the Robert Kingery Highway (IL Rte 83).

#### Agreement Provisions

##### I. THE ENGINEER AGREES,

1. To perform or be responsible for the performance, in accordance with STATE approved design standards and policies, of engineering services for the LA for the proposed improvement herein described.
2. To attend any and all meetings and visit the site of the proposed improvement at any reasonable time when requested by representatives of the LA or STATE.
3. To complete the services herein described within 300 calendar days from the date of the Notice to Proceed from the LA, excluding from consideration periods of delay caused by circumstances beyond the control of the ENGINEER.
4. The classifications of the employees used in the work should be consistent with the employee classifications and estimated man-hours shown in EXHIBIT A. If higher-salaried personnel of the firm, including the Principal Engineer, perform services that are indicated in Exhibit A to be performed by lesser-salaried personnel, the wage rate billed for such services shall be commensurate with the payroll rate for the work performed.
5. That the ENGINEER is qualified technically and is entirely conversant with the design standards and policies applicable for the PROJECT; and that the ENGINEER has sufficient properly trained, organized and experienced personnel to perform the services enumerated herein.
6. That the ENGINEER shall be responsible for the accuracy of the work and shall promptly make necessary revisions or corrections resulting from the ENGINEER's errors, omissions or negligent acts without additional compensation. Acceptance of work by the STATE will not relieve the ENGINEER of the responsibility to make subsequent correction of any such errors or omissions or for clarification of any ambiguities.
7. That all plans and other documents furnished by the ENGINEER pursuant to this AGREEMENT will be endorsed by the ENGINEER and will affix the ENGINEER's professional seal when such seal is required by law. Plans for structures to be built as a part of the improvement will be prepared under the supervision of a registered structural engineer and will affix structural engineer seal when such seal is required by law. It will be the ENGINEER's responsibility to affix the proper seal as required by the Bureau of Local Roads and Streets manual published by the STATE.
8. That the ENGINEER will comply with applicable federal statutes, state of Illinois statutes, and local laws or ordinances of the LA.

9. The undersigned certifies neither the ENGINEER nor I have:
- a. employed or retained for commission, percentage, brokerage, contingent fee or other considerations, any firm or person (other than a bona fide employee working solely for me or the above ENGINEER) to solicit or secure this AGREEMENT,
  - b. agreed, as an express or implied condition for obtaining this AGREEMENT, to employ or retain the services of any firm or person in connection with carrying out the AGREEMENT or
  - c. paid, or agreed to pay any firm, organization or person (other than a bona fide employee working solely for me or the above ENGINEER) any fee, contribution, donation or consideration of any kind for, or in connection with, procuring or carrying out the AGREEMENT.
  - d. are not presently debarred, suspended, proposed for debarment, declared ineligible or voluntarily excluded from covered transactions by any Federal department or agency,
  - e. have not within a three-year period preceding the AGREEMENT been convicted of or had a civil judgment rendered against them for commission of fraud or criminal offense in connection with obtaining, attempting to obtain or performing a public (Federal, State or local) transaction; violation of Federal or State antitrust statutes or commission of embezzlement, theft, forgery, bribery, falsification or destruction of records, making false statements or receiving stolen property,
  - f. are not presently indicted for or otherwise criminally or civilly charged by a government entity (Federal, State or local) with commission of any of the offenses enumerated in paragraph (e) and
  - g. have not within a three-year period preceding this AGREEMENT had one or more public transactions (Federal, State or local) terminated for cause or default.
10. To pay its subconsultants for satisfactory performance no later than 30 days from receipt of each payment from the LA.
11. To submit all invoices to the LA within one year of the completion of the work called for in this AGREEMENT or any subsequent Amendment or Supplement.
12. To submit BLR 05613, Engineering Payment Report, to the STATE upon completion of the project (Exhibit B).
13. Scope of Services to be provided by the ENGINEER:
- Make such detailed surveys as are necessary for the planning and design of the PROJECT.
  - Make stream and flood plain hydraulic surveys and gather both existing bridge upstream and downstream high water data and flood flow histories.
  - Prepare applications for U.S. Army Corps of Engineers Permit, Illinois Department of Natural Resources Office of Water Resources Permit and Illinois Environmental Protection Agency Section 404 Water Quality Certification.
  - Design and/or approve cofferdams and superstructure shop drawings.
  - Prepare Bridge Condition Report and Preliminary Bridge Design and Hydraulic Report, (including economic analysis of bridge or culvert types and high water effects on roadway overflows and bridge approaches).
  - Prepare the necessary environmental and planning documents including the Project Development Report, Environmental Class of Action Determination or Environmental Assessment, State Clearinghouse, Substate Clearinghouse and all necessary environmental clearances.
  - Make such soil surveys or subsurface investigations including borings and soil profiles as may be required to furnish sufficient data for the design of the proposed improvement. Such investigations to be made in accordance with the current Standard Specifications for Road and Bridge Construction, Bureau of Local Roads and Streets Administrative Policies, Federal-Aid Procedures for Local Highway Improvements or any other applicable requirements of the STATE.
  - Analyze and evaluate the soil surveys and structure borings to determine the roadway structural design and bridge foundation.
  - Prepare preliminary roadway and drainage structure plans and meet with representatives of the LA and STATE at the site of the improvement for review of plans prior to the establishment of final vertical and horizontal alignment, location and size of drainage structures, and compliance with applicable design requirements and policies.
  - Make or cause to be made such traffic studies and counts and special intersection studies as may be required to furnish sufficient data for the design of the proposed improvement.
  - Complete the general and detailed plans, special provisions and estimate of cost. Contract plans shall be prepared in accordance with the guidelines contained in the Bureau of Local Roads and Streets manual. The special provisions and detailed estimate of cost shall be furnished in quadruplicate.
  - Furnish the LA with survey and drafts in quadruplicate all necessary right-of-way dedications, construction easements and borrow pit and channel change agreements including prints of the corresponding plats and staking as required.



II. THE LA AGREES,

1. To furnish the ENGINEER all presently available survey data and information
2. To pay the ENGINEER as compensation for all services rendered in accordance with this AGREEMENT, on the basis of the following compensation formulas:

Cost Plus Fixed Fee       CPFF = 14.5%[DL + R(DL) + OH(DL) + IHDC], or  
 CPFF = 14.5%[DL + R(DL) + 1.4(DL) + IHDC], or  
 CPFF = 14.5%[(2.3 + R)DL + IHDC]

Where:    DL = Direct Labor  
          IHDC = In House Direct Costs  
          OH = Consultant Firm's Actual Overhead Factor  
          R = Complexity Factor

Specific Rate             (Pay per element)

Lump Sum                 \_\_\_\_\_

3. To pay the ENGINEER using one of the following methods as required by 49 CFR part 26 and 605 ILCS 5/5-409:

With Retainage

- a) For the first 50% of completed work, and upon receipt of monthly invoices from the ENGINEER and the approval thereof by the LA, monthly payments for the work performed shall be due and payable to the ENGINEER, such payments to be equal to 90% of the value of the partially completed work minus all previous partial payments made to the ENGINEER.
- b) After 50% of the work is completed, and upon receipt of monthly invoices from the ENGINEER and the approval thereof by the LA, monthly payments covering work performed shall be due and payable to the ENGINEER, such payments to be equal to 95% of the value of the partially completed work minus all previous partial payments made to the ENGINEER.
- c) Final Payment – Upon approval of the work by the LA but not later than 60 days after the work is completed and reports have been made and accepted by the LA and the STATE, a sum of money equal to the basic fee as determined in this AGREEMENT less the total of the amounts of partial payments previously paid to the ENGINEER shall be due and payable to the ENGINEER.

Without Retainage

- a) For progressive payments – Upon receipt of monthly invoices from the ENGINEER and the approval thereof by the LA, monthly payments for the work performed shall be due and payable to the ENGINEER, such payments to be equal to the value of the partially completed work minus all previous partial payments made to the ENGINEER.
- b) Final Payment – Upon approval of the work by the LA but not later than 60 days after the work is completed and reports have been made and accepted by the LA and STATE, a sum of money equal to the basic fee as determined in this AGREEMENT less the total of the amounts of partial payments previously paid to the ENGINEER shall be due and payable to the ENGINEER.

4. The recipient shall not discriminate on the basis of race, color, national origin or sex in the award and performance of any DOT-assisted contract or in the administration of its DBE program or the requirements of 49 CFR part 26. The recipient shall take all necessary and reasonable steps under 49 CFR part 26 to ensure nondiscrimination in the award and administration of DOT-assisted contracts. The recipient's DBE program, as required by 49 CFR part 26 and as approved by DOT, is incorporated by reference in this agreement. Implementation of this program is a legal obligation and failure to carry out its terms shall be treated as violation of this agreement. Upon notification to the recipient of its failure to carry out its approved program, the Department may impose sanctions as provided for under part 26 and may, in appropriate cases, refer the matter for enforcement under 18 U.S.C. 1001 and/or the Program Fraud Civil Remedies Act of 1986 (31U.S.C. 3801 et seq.).

III. IT IS MUTALLY AGREED,

1. That no work shall be commenced by the ENGINEER prior to issuance by the LA of a written Notice to Proceed.
2. That tracings, plans, specifications, estimates, maps and other documents prepared by the ENGINEER in accordance with this AGREEMENT shall be delivered to and become the property of the LA and that basic survey notes, sketches, charts and other data prepared or obtained in accordance with this AGREEMENT shall be made available, upon request, to the LA or to the STATE, without restriction or limitation as to their use.

3. That all reports, plans, estimates and special provisions furnished by the ENGINEER shall be in accordance with the current Standard Specifications for Road and Bridge Construction, Bureau of Local Roads and Streets Administrative Policies, Federal-Aid Procedures for Local Highway Improvements or any other applicable requirements of the STATE, it being understood that all such furnished documents shall be approved by the LA and the STATE before final acceptance. During the performance of the engineering services herein provided for, the ENGINEER shall be responsible for any loss or damage to the documents herein enumerated while they are in the ENGINEER's possession and any such loss or damage shall be restored at the ENGINEER's expense.
4. That none of the services to be furnished by the ENGINEER shall be sublet, assigned or transferred to any other party or parties without written consent of the LA. The consent to sublet, assign or otherwise transfer any portion of the services to be furnished by the ENGINEER shall not be construed to relieve the ENGINEER of any responsibility for the fulfillment of this agreement.
5. To maintain, for a minimum of 3 years after the completion of the contract, adequate books, records and supporting documents to verify the amounts, recipients and uses of all disbursements of funds passing in conjunction with the contract; the contract and all books, records and supporting documents related to the contract shall be available for review and audit by the Auditor General and the STATE; and to provide full access to all relevant materials. Failure to maintain the books, records and supporting documents required by this section shall establish a presumption in favor of the STATE for the recovery of any funds paid by the STATE under the contract for which adequate books, records and supporting documentation are not available to support their purported disbursement.
6. The payment by the LA in accordance with numbered paragraph 3 of Section II will be considered payment in full for all services rendered in accordance with this AGREEMENT whether or not they be actually enumerated in this AGREEMENT.
7. That the ENGINEER shall be responsible for any and all damages to property or persons arising out of an error, omission and/or negligent act in the prosecution of the ENGINEER's work and shall indemnify and save harmless the LA, the STATE, and their officers, agents and employees from all suits, claims, actions or damages of any nature whatsoever resulting there from. These indemnities shall not be limited by the listing of any insurance policy.
8. This AGREEMENT may be terminated by the LA upon giving notice in writing to the ENGINEER at the ENGINEER's last known post office address. Upon such termination, the ENGINEER shall cause to be delivered to the LA all drawings, plats, surveys, reports, permits, agreements, soils and foundation analysis, provisions, specifications, partial and completed estimates and data, if any from soil survey and subsurface investigation with the understanding that all such material becomes the property of the LA. The LA will be responsible for reimbursement of all eligible expenses to date of the written notice of termination.
9. This certification is required by the Drug Free Workplace Act (30ILCS 580). The Drug Free Workplace Act requires that no grantee or contractor shall receive a grant or be considered for the purpose of being awarded a contract for the procurement of any property or service from the State unless that grantee or contractor will provide a drug free workplace. False certification or violation of the certification may result in sanctions including, but not limited to, suspension of contract or grant payments, termination of a contract or grant and debarment of the contracting or grant opportunities with the State for at least one (1) year but no more than five (5) years.

For the purpose of this certification, "grantee" or "contractor" means a corporation, partnership or other entity with twenty-five (25) or more employees at the time of issuing the grant, or a department, division or other unit thereof, directly responsible for the specific performance under a contract or grant of \$5,000 or more from the State, as defined in the Act.

The contractor/grantee certifies and agrees that it will provide a drug free workplace by:

- a. Publishing a statement:
  - (1) Notifying employees that the unlawful manufacture, distribution, dispensing, possession or use of a controlled substance, including cannabis, is prohibited in the grantee's or contractor's workplace.
  - (2) Specifying the actions that will be taken against employees for violations of such prohibition.
  - (3) Notifying the employee that, as a condition of employment on such contract or grant, the employee will:
    - (a) abide by the terms of the statement; and
    - (b) notify the employer of any criminal drug statute conviction for a violation occurring in the workplace no later than five (5) days after such conviction.
- b. Establishing a drug free awareness program to inform employees about:
  - (1) The dangers of drug abuse in the workplace;
  - (2) The grantee's or contractor's policy of maintaining a drug free workplace;
  - (3) Any available drug counseling, rehabilitation and employee assistance program; and
  - (4) The penalties that may be imposed upon an employee for drug violations.
- c. Providing a copy of the statement required by subparagraph (a) to each employee engaged in the performance of the contract or grant and to post the statement in a prominent place in the workplace.
- d. Notifying the contracting or granting agency within ten (10) days after receiving notice under part (B) of paragraph (3) of subsection (a) above from an employee or otherwise receiving actual notice of such conviction.
- e. Imposing a sanction on, or requiring the satisfactory participation in a drug abuse assistance or rehabilitation program by,
- f. Assisting employees in selecting a course of action in the event drug counseling, treatment and rehabilitation is required and indicating that a trained referral team is in place.
- g. Making a good faith effort to continue to maintain a drug free workplace through implementation of the Drug Free Workplace Act.

10. The ENGINEER or subconsultant shall not discriminate on the basis of race, color, national origin or sex in the performance of this AGREEMENT. The ENGINEER shall carry out applicable requirements of 49 CFR part 26 in the administration of DOT assisted contracts. Failure by the ENGINEER to carry out these requirements is a material breach of this AGREEMENT, which may result in the termination of this AGREEMENT or such other remedy as the LA deems appropriate.

Agreement Summary

Prime Consultant:	TIN Number	Agreement Amount
Frank Novotny & Associates, Inc.	36-2728920	\$134,288.00
Sub-Consultants:	TIN Number	Agreement Amount
Morris Engineering, Inc	36-3500171	\$10,699.00
Sub-Consultant Total:		\$10,699.00
Prime Consultant Total:		\$134,288.00
Total for all Work:		\$144,987.00

Executed by the LA:

Village of Lemont

(Municipality/Township/County)

ATTEST:

By: \_\_\_\_\_  
 Charlene M. Smollen Clerk

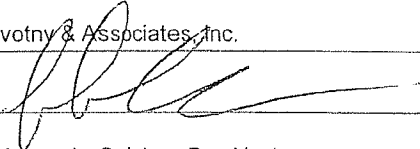
By: \_\_\_\_\_  
 Title: Brian K. Reaves, Village President

(SEAL)

Executed by the ENGINEER:

ATTEST:

By:   
 Title: John E. Fitzgerald, Secretary

Frank Novotny & Associates, Inc.  
 By:   
 Title: James L. Cankar, President



ROUTE: FAU 3587  
 SECTION: 14-00051-00-BT  
 PROJECT: M-4003(469)  
 COUNTY: Cook  
 JOB NO: P-91-189-15  
 TYPE OF FUNDING: STP/STU  
 EXISTING STRUCTURE NO.: N/A

**EXHIBIT A - PRELIMINARY ENGINEERING**  
**FRANK NOVOTNY & ASSOCIATES, INC.**

DATE: 03/05/15

PROJECT: Main Street Side Path  
 Illinois Street to Robert Kingery Highway (IL 83)  
 PHASE: I (Preliminary Engineering) COMPLEXITY FACTOR, R = 0

ITEM NO.	ITEM	NUMBER OF MAN HOURS	PAYROLL RATE	PAYROLL AMOUNT	OVERHEAD AND FRINGE BENEFITS 1.6057	INHOUSE DIRECT COSTS	SUBTOTAL	PROFIT 14.50%	SERVICES BY OTHERS * A *	TOTALS	PERCENT OF GRAND TOTAL
		A	B	C	D	E	F	G	H	I	J
1	Early Coordination	31	\$ 59.37	\$ 1,840	\$ 2,955		\$ 4,796	\$ 695		\$ 5,491	3.79
2	Data Collection & Review	105	\$ 43.86	\$ 4,605	\$ 7,394		\$ 11,999	\$ 1,740		\$ 13,739	9.48
3	Topo Survey / ROW Analysis	47	\$ 39.99	\$ 1,880	\$ 3,018		\$ 4,897	\$ 710	\$ 10,699	\$ 16,306	11.25
4	Preliminary Design Studies	221	\$ 55.29	\$ 12,219	\$ 19,620		\$ 31,839	\$ 4,617		\$ 36,456	25.14
5	Meetings	35	\$ 61.41	\$ 2,149	\$ 3,451		\$ 5,601	\$ 812		\$ 6,413	4.42
6	Traffic & Accident Analysis	24	\$ 58.41	\$ 1,402	\$ 2,251		\$ 3,652	\$ 530		\$ 4,182	2.88
7	Preliminary Report	104	\$ 59.16	\$ 6,153	\$ 9,880		\$ 16,033	\$ 2,325		\$ 18,358	12.66
8	Quantities	40	\$ 59.16	\$ 2,367	\$ 3,800		\$ 6,167	\$ 894		\$ 7,061	4.87
9	Cost Estimate	20	\$ 61.41	\$ 1,228	\$ 1,972		\$ 3,200	\$ 464		\$ 3,664	2.53
10	Final Report	176	\$ 63.45	\$ 11,167	\$ 17,931		\$ 29,098	\$ 4,219		\$ 33,317	22.98
<b>TOTALS</b>		<b>803</b>		<b>\$ 45,010</b>	<b>\$ 72,273</b>	<b>\$ -</b>	<b>\$ 117,282</b>	<b>\$ 17,006</b>	<b>\$ 10,699</b>	<b>\$ 144,987</b>	<b>100.00</b>

DESCRIPTION OF SERVICES: \* A \*

Morris Engineering (\$10,750.00) - ROW Analysis - See Attached Quotation

ROUTE: FAU 3587  
SECTION: 14-00051-00-BT  
PROJECT: M-4003(469)  
COUNTY: Cook  
JOB NO: P-91-189-15  
TYPE OF FUNDING: STP/STU  
EXISTING STRUCTURE NO.: N/A

EXHIBIT A - PRELIMINARY ENGINEERING  
FRANK NOVOTNY & ASSOCIATES, INC.  
PROJECT: Main Street Side Path  
Illinois Street to Robert Kingery Highway (IL 83)  
PHASE: I (Preliminary Engineering)

Date: 03/05/15

COMPLEXITY FACTOR, R = 0

EMPLOYEE CLASSIFICATION	HOURLY SALARY	ITEM 1 Early Coordination		ITEM 2 Data Collection & Review		ITEM 3 Topo Survey / ROW Analysis	
		% PARTIC.	WAGE RATE	% PARTIC.	WAGE RATE	% PARTIC.	WAGE RATE
	\$	%	\$	%	\$	%	\$
PRINCIPAL	70.00		0.00		0.00		0.00
PROJECT MANAGER	63.45	60	38.07	30	19.04	15	9.52
PROJECT ENGINEER	63.45	20	12.69		0.00		0.00
CIVIL ENGINEER II	43.05	20	8.61	20	8.61		0.00
SENIOR TECHNICIAN	42.02		0.00		0.00		0.00
INSPECTOR	46.47		0.00		0.00		0.00
SURVEYING TECHNICIAN	45.37		0.00	30	13.61	60	27.22
CAD TECHNICIAN	36.94		0.00		0.00		0.00
G.I.S. TECHNICIAN	23.73		0.00		0.00		0.00
TECHNICAL ASSISTANT	13.00		0.00	20	2.60	25	3.25
AVERAGE PAYROLL RATE		100	\$59.37	100	\$43.86	100	\$39.99

ROUTE: FAU 3587  
SECTION: 14-00051-00-BT  
PROJECT: M-4003(469)  
COUNTY: Cook  
JOB NO: P-91-189-15  
TYPE OF FUNDING: STP/STU  
EXISTING STRUCTURE NO.: N/A

EXHIBIT A - PRELIMINARY ENGINEERING  
FRANK NOVOTNY & ASSOCIATES, INC.  
PROJECT: Main Street Side Path  
Illinois Street to Robert Kingery Highway (IL 83)  
PHASE: I (Preliminary Engineering)

Date: 03/05/15

COMPLEXITY FACTOR, R = 0

EMPLOYEE CLASSIFICATION	HOURLY SALARY	ITEM 4 Preliminary Design Studies		ITEM 5 Meetings		ITEM 6 Traffic & Accident Analysis	
		% PARTIC.	WAGE RATE	% PARTIC.	WAGE RATE	% PARTIC.	WAGE RATE
	\$	%	\$	%	\$	%	\$
PRINCIPAL	70.00		0.00		0.00		0.00
PROJECT MANAGER	63.45	30	19.04	50	31.73	70	44.42
PROJECT ENGINEER	63.45	30	19.04	40	25.38	20	12.69
CIVIL ENGINEER II	43.05	40	17.22	10	4.31		0.00
SENIOR TECHNICIAN	42.02		0.00		0.00		0.00
INSPECTOR	46.47		0.00		0.00		0.00
SURVEYING TECHNICIAN	45.37		0.00		0.00		0.00
CAD TECHNICIAN	36.94		0.00		0.00		0.00
G.I.S. TECHNICIAN	23.73		0.00		0.00		0.00
TECHNICAL ASSISTANT	13.00		0.00		0.00	10	1.30
AVERAGE PAYROLL RATE		100	\$55.29	100	\$61.41	100	\$58.41

ROUTE: FAU 3587  
SECTION: 14-00051-00-BT  
PROJECT: M-4003(469)  
COUNTY: Cook  
JOB NO: P-91-189-15  
TYPE OF FUNDING: STP/STU  
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EXHIBIT A - PRELIMINARY ENGINEERING  
FRANK NOVOTNY & ASSOCIATES, INC.  
PROJECT: Main Street Side Path  
Illinois Street to Robert Kingery Highway (IL 83)  
PHASE: I (Preliminary Engineering)

Date: 03/05/15

COMPLEXITY FACTOR, R = 0

EMPLOYEE CLASSIFICATION	HOURLY SALARY	ITEM 7 Preliminary Report		ITEM 8 Quantities		ITEM 9 Cost Estimate	
		% PARTIC.	WAGE RATE	% PARTIC.	WAGE RATE	% PARTIC.	WAGE RATE
	\$	%	\$	%	\$	%	\$
PRINCIPAL	70.00		0.00		0.00		0.00
PROJECT MANAGER	63.45	60	38.07	50	31.73	70	44.42
PROJECT ENGINEER	63.45	20	12.69	30	19.04	20	12.69
CIVIL ENGINEER II	43.05		0.00		0.00	10	4.31
SENIOR TECHNICIAN	42.02	20	8.40	20	8.40		0.00
INSPECTOR	46.47		0.00		0.00		0.00
SURVEYING TECHNICIAN	45.37		0.00		0.00		0.00
CAD TECHNICIAN	36.94		0.00		0.00		0.00
G.I.S. TECHNICIAN	23.73		0.00		0.00		0.00
TECHNICAL ASSISTANT	13.00		0.00		0.00		0.00
AVERAGE PAYROLL RATE		100	\$59.16	100	\$59.16	100	\$61.41



ROUTE: FAU 3587  
SECTION: 14-00051-00-BT  
PROJECT: M-4003(469)  
COUNTY: Cook  
JOB NO: P-91-189-15  
TYPE OF FUNDING: STP/STU  
EXISTING STRUCTURE NO.: N/A

EXHIBIT A - PRELIMINARY ENGINEERING  
FRANK NOVOTNY & ASSOCIATES, INC.  
PROJECT: Main Street Side Path  
Illinois Street to Robert Kingery Highway (IL 83)  
PHASE: I (Preliminary Engineering) COMPLEXITY FACTOR, R = 0

Date: 03/05/15

EMPLOYEE CLASSIFICATION	HOURLY SALARY	ITEM 10 Final Report		ITEM 11 0		ITEM 12 0	
		% PARTIC.	WAGE RATE	% PARTIC.	WAGE RATE	% PARTIC.	WAGE RATE
		\$	%	\$	%	\$	%
PRINCIPAL	70.00		0.00		0.00		0.00
PROJECT MANAGER	63.45	90	57.11		0.00		0.00
PROJECT ENGINEER	63.45	10	6.35		0.00		0.00
CIVIL ENGINEER II	43.05		0.00		0.00		0.00
SENIOR TECHNICIAN	42.02		0.00		0.00		0.00
INSPECTOR	46.47		0.00		0.00		0.00
SURVEYING TECHNICIAN	45.37		0.00		0.00		0.00
CAD TECHNICIAN	36.94		0.00		0.00		0.00
G.I.S. TECHNICIAN	23.73		0.00		0.00		0.00
TECHNICAL ASSISTANT	13.00		0.00		0.00		0.00
AVERAGE PAYROLL RATE		100	\$63.45	0	\$0.00	0	\$0.00



Prime Consultant

Name: Frank Novotny & Assoc., Inc.
Address: 825 Midway Drive
Telephone: 630-887-8640
TIN Number: 36-2728920

Project Information

Local Agency: Village of Lemont
Section Number: 14-00051-00-BT
Project Number: M-4003(469)
Job Number: P-91-189-15

This form is to verify the amount paid to the Sub-consultant on the above captioned contract. Under penalty of law for perjury or falsification, the undersigned certifies that work was executed by the Sub-consultant for the amount listed below.

Table with 3 columns: Sub-Consultant Name, TIN Number, Actual Payment from Prime. Includes a large diagonal watermark: 'TO BE FILLED OUT AFTER THE PROJECT IS COMPLETE'. Summary rows at the bottom: Sub-Consultant Total, Prime Consultant Total, Total for all Work Completed.

Signature and title of Prime Consultant - James L. Cainkar, President

Date: 4-8-15

Note: The Department of Transportation is requesting disclosure of information that is necessary to accomplish the statutory purpose as outlined under state and federal law. Disclosure of this information is REQUIRED and shall be deemed as concurring with the payment amount specified above.

For information about IDOT's collection and use of confidential information review the department's Identity Protection Policy.

Frank Novotny & Associates, Inc.

AVERAGE HOURLY PAYROLL RATES

Effective Date: Jan. 1, 2015

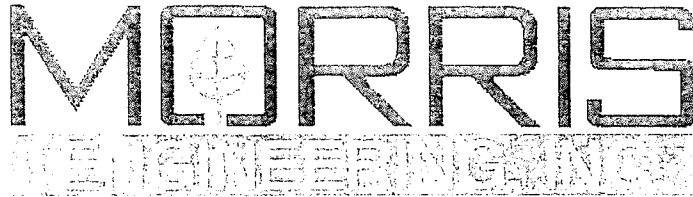
<u>PAYROLL CLASSIFICATION</u>	<u>PAYROLL RATE RANGE</u>			<u>AVERAGE PAYROLL RATE</u>
PRINCIPAL	70.00	TO	70.00	70.00
PROJECT MANAGER	63.45	TO	63.45	63.45
PROJECT ENGINEER	63.45	TO	63.45	63.45
CIVIL ENGINEER II	41.37	TO	44.74	43.05
SENIOR TECHNICIAN	37.90	TO	46.21	42.02
INSPECTOR	37.90	TO	63.45	46.47
SURVEYING TECHNICIAN	37.90	TO	63.45	45.37
CAD TECHNICIAN	23.28	TO	44.74	36.94
G.I.S. TECHNICIAN	23.73	TO	23.73	23.73
TECHNICAL ASSISTANT	11.00	TO	15.00	13.00

VILLAGE OF LEMONT  
SECTION 14-00051-00-BT

MAIN STREET SIDE PATH  
ILLINOIS STREET TO ROBERT KINGERY HIGHWAY (IL 83)

SCHEDULE

PHASE 1 ENGINEERING AGREEMENT APPROVAL	JULY 2015
INFORMATION GATHERING	JULY TO SEPTEMBER 2015
CONSULTANT REPORTS	OCTOBER 2015
REPORT WRITING	OCTOBER TO NOVEMBER 2015
REPORT WRITING AND REVISION	NOVEMBER TO DECEMBER 2015
PESA INVESTIGATION	OCTOBER 2015 TO APRIL 2016
PHASE 1 ENGINEERING COMPLETE	MAY 2016



5100 S. Lincoln, Lisle, Illinois 60532  
(630) 271-0770 - Fax (630) 271-0774  
ecivil.com

**PROPOSAL**

March 4, 2015

Tim Klass  
Frank Novotny & Associates, Inc.  
825 Midway Drive  
Willowbrook, IL 60527

TKlass@FrankNovotnyEngineering.com

Village of Lemont

Main Street / Chicago-Joliet Road, Lemont, Illinois

Per your request, Morris Engineering Inc. (MEI), is presenting a proposal for Professional Land Surveying & Engineering Services that will be needed to prepare the following:

**SCOPE OF SERVICES**

**ROW Dedication Resolution.....\$10,698.56**  
Morris Engineering, Inc. will locate and determine the Right of Way for Main Street / Chicago-Joliet Road in Lemont, Illinois. At the client's direction, MEI will complete a supplement, showing the ROW Dedication, to the client's existing topographic survey.

**NOTE:** This proposal does not include Plats of Dedication. Those will be priced separately, as needed.

**DELIVERY**

The Survey will be according to village, city, or county standards. We estimate the work to begin upon acceptance of this proposal, and receipt of all required documentation.

Please note that the above prices estimates and are believed to be the best possible estimate based on knowledge available. Some significant changes may arise based on uncertainties such as revised requirements from any governing bodies. If any of these items are noticed at the time of the work you will be contacted prior to any commencement of additional work with an estimate for these services.

**TERMS**

**Morris Engineering, Inc. will be compensated an amount of \$10,698.56, to be billed monthly, as work progresses.**

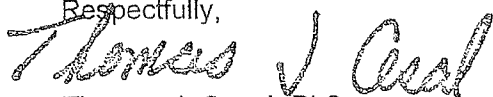
We assume the property owners will have knowledge that this work is being performed and access to the property is permissible.

Please see attached Cost Plus Fixed Fee Cost Estimate of Consultant Services, with Average Hourly Rates, Payroll Escalation Table, and Payroll Rates.

This proposal will remain in effect for a period of thirty (30) days. If it is not accepted within this time frame, we reserve the right to resubmit the proposal reflecting changes that may have occurred.

Thank you for the opportunity of furnishing this proposal. Should the above terms be acceptable, please sign and return the original proposal to our office. We will return a copy of the executed contract to you.

Respectfully,



Thomas J. Cesal, PLS  
Professional Land Surveyor

This Contract Agreement contains the entire and only agreement between the parties respecting the work, services, and materials; any representation, promise or condition, written or verbal, not incorporated herein, and shall not be binding on either party.

Print Client Name: Frank Novotny & Assoc., Inc. E-mail: jimcainkar@franknovotny  
engineering.com

Client Address: 825 Midway Drive, Willowbrook, IL 60527

Client Telephone Number: 630-887-8640 Fax Number: 630-887-0132

All terms and conditions of this contract accepted this        day of April, 2015

By: \_\_\_\_\_

Client Signature

\_\_\_\_\_  
President

Title



## AVERAGE HOURLY PROJECT RATES

FIRM  
Municipality  
Work Type

Morris Engineering, Inc.  
Village of Lemont  
Main Street ROW Dedication Resolution

DATE 03/05/15

SHEET 1 OF 1

PAYROLL CLASSIFICATION	AVG HOURLY RATES	TOTAL PROJECT RATES			Project Coordination			Field Survey and Invento			Drafting			QA/QC			Hours	% Part.	Wgt Avg
		Hours	% Part.	Wgt Avg	Hours	% Part.	Wgt Avg	Hours	% Part.	Wgt Avg	Hours	% Part.	Wgt Avg	Hours	% Part.	Wgt Avg			
PRINCIPAL	65.00	8	8.33%	5.42	8	15.38%	10.00												
SENIOR PROJECT MANAGER	63.00	16	16.67%	10.50	16	30.77%	19.38							4	100.00%	36.30			
PROJECT MANAGER	36.30	4	4.17%	1.51															
PROFESSIONAL LAND SURVEYOR	39.00	10	10.42%	4.06	10	19.23%	7.50												
ENGINEER 5	65.00	0																	
ENGINEER 2	22.80	0						8	50.00%	15.00									
SURVEYOR 3	30.00	8	8.33%	2.50				8	50.00%	10.13									
SURVEYOR 2	20.25	8	8.33%	1.69															
TECHNICIAN 5	38.50	0																	
TECHNICIAN 4	27.70	42	43.75%	12.12	18	34.62%	9.59				24	100.00%	27.70						
TECHNICIAN 3	21.33	0																	
TECHNICIAN 2	18.48	0																	
TECHNICIAN 1	12.75	0																	
ADMINISTRATION	29.25	0																	
		0																	
		0																	
		0																	
		0																	
		0																	
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<b>TOTALS</b>		96	100%	\$37.80	52	100.00%	\$46.47	16	100%	\$25.13	24	100%	\$27.70	4	100%	\$36.30	0	0%	\$0.00



## PAYROLL RATES

FIRM NAME Morris Engineering, Inc. DATE 03/05/15  
Municipality Village of Lemont  
Work Type Main St. ROW Dedication Resolution

ESCALATION FACTOR 0.00%

CLASSIFICATION	CURRENT RATE	CALCULATED RATE
PRINCIPAL	\$65.00	\$65.00
SENIOR PROJECT MANAG	\$63.00	\$63.00
PROJECT MANAGER	\$36.30	\$36.30
PROFESSIONAL LAND SU	\$39.00	\$39.00
ENGINEER 5	\$65.00	\$65.00
ENGINEER 2	\$22.80	\$22.80
SURVEYOR 3	\$30.00	\$30.00
SURVEYOR 2	\$20.25	\$20.25
TECHNICIAN 5	\$38.50	\$38.50
TECHNICIAN 4	\$27.70	\$27.70
TECHNICIAN 3	\$21.33	\$21.33
TECHNICIAN 2	\$18.48	\$18.48
TECHNICIAN 1	\$12.75	\$12.75
ADMINISTRATION	\$29.25	\$29.25

**PAYROLL ESCALATION TABLE  
FIXED RAISES**

FIRM NAME Morris Engineering, Inc.  
PRIME/SUPPLEMENT Subcontractor

DATE 03/05/15  
PTB NO. \_\_\_\_\_

CONTRACT TERM 8 MONTHS  
START DATE 3/4/2015  
RAISE DATE 12/31/2015

OVERHEAD RATE 157.84%  
COMPLEXITY FACTOR \_\_\_\_\_  
% OF RAISE 3.00%

**ESCALATION PER YEAR**

3/4/2015 - 11/3/2015

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

8  
8

= 100.00%  
= 1.0000

The total escalation for this project would be:

0.00%



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 15-04 Lemont Nursing & Rehab  
DATE: June 11, 2015

**SUMMARY**

In April, the Planning & Zoning Commission (PZC) considered a Final Planned Unit Development approval for an addition to the existing Lemont Nursing and Rehabilitation Center property located at 12450 Walker Road. The applicant made no changes to the site plan but requested to increase the number of allowable beds within the facility to 186, which necessitated another public hearing by the PZC in May. The PZC recommended approval with conditions.



**PROPOSAL INFORMATION**

Case No. 15-04  
Project Name Lemont Nursing & Rehab

General Information	
Applicant	John Antonopoulos
Status of Applicant	Agent for Owner
Requested Actions:	Final PUD approval
Purpose for Requests	Expansion of existing Lemont Nursing & Rehab Center
Site Location	12450 McCarthy Rd (PINs: 22-27-300-076 and 077)
Existing Zoning	R-5, Single-Family Attached District
Size	Approx. 9.39 acres
Existing Land Use	Lemont Nursing & Rehabilitation facility
Surrounding Land Use/Zoning	North: Rosewood Court shopping center, B-3 Arterial Commercial District South: Castlewood Estates subdivision, R-4 Single Family Residential District and Bailey's Crossing townhomes, R-5 Single-Family Attached District East: vacant land and large lot single-family residential, Unincorporated Cook R-3 Single-Family Residence District West: Amberwood Townhomes, R-5 Single-Family Attached District
Lemont 2030 Comprehensive Plan	The Comprehensive Plan map designates this area as institutional land use.

**BACKGROUND**

**Original Ordinances.** On February 14, 1994 the Village approved an annexation agreement, annexation, zoning, and special use for a unique use for the development of the Lemont Nursing and Rehab facility, which was referred to at that time as the Health Care Center of Lemont. Among the provisions of the annexation agreement was a restriction that prevented the property owner from developing anything other than single-family detached homes on the south half of the site. The annexation agreement had a typical 20-year term and therefore expired in February 2014. The special use granted in 1994 by ordinance 830 is still in effect and provides for a "unique use" to allow a nursing and rehabilitation center consistent with the following conditions:

- Site design and landscaping shall be per the approved plans referenced in the ordinance.
- 40' minimum setback along the east property line.
- Total gross floor area no more than 59,000 sf.
- Maximum of 150 beds in the facility, plus an additional 10 beds if approved by the State.
- Minimum of 80 parking spaces (the text of the ordinance requires 80 spaces however, the approved site plan attached to the ordinance only includes 74 spaces).
- Future development of the southern five acres is limited to single-family detached residential development.

The current configuration of the Lemont Nursing & Rehab Center site generally appears to conform with the requirements of the original special use ordinance. However, staff did not conduct a detailed plan review of the existing landscaping; some of the landscaping prescribed by the original special use approval may have died or been removed since 1994.

**Initial Application.** The property owner approached staff several months ago about a potential expansion. Because the UDO no longer allows for a special use for a “unique use,” a nursing home is now a special use in the R-5 zoning district, and the property is already substantially developed, staff suggested a special use for a final planned unit development for the subject site. The applicant subsequently submitted an application for a concept plan review to the Village Technical Review Committee, followed by the attached formal PUD application.

**April PZC Hearing and post-hearing actions.** On April 15, the PZC conducted a lengthy and well attended public hearing on the proposed PUD, during which it was stated that the number of beds within the Lemont Nursing and Rehab facility would not change with the proposed expansion. The PZC voted 5-0 to recommend approval of the proposed 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.

The day after the hearing, the applicant reached out to staff and informed them that they did desire to increase the number of beds within the facility from the maximum 160 currently allowed by the special use for the property. The applicant has requested a maximum of 186 beds. Therefore, a new public hearing was required.

**May PZC Hearing and Post-Hearing Actions.** On May 20, the PZC again conducted a public hearing on the proposed final PUD. The site plan had not changed since the initial application, but the proposed number of beds within the facility had changed / been clarified. Many surrounding property owners again attended and expressed either opposition or concerns related to the proposed expansion. Several neighbors requested greater screening, and issues related to current drainage issues were again raised. The

PZC ultimately recommended approval of the proposed PUD with the following conditions:

1. Meet the conditions of the Village Arborist and Fire Marshal.
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 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. Install landscaping consistent with the UDO B zoning transition yard landscaping requirements for the area around the addition.
4. 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.
5. Trash receptacles need to be installed on sight.
6. Have the Village Engineer, along with the applicant's Engineer and some of the neighbors, meet to see what can possibly be done to address the current drainage conditions / concerns along the southeast corner of the property.

## **GENERAL ANALYSIS**

**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 #4, encouraging and stimulating economic development within the Village. The conversion of shared rooms to private rooms will help the facility compete against other similar facilities in the area and will represent a major investment in their existing operations.

**Consistency with Lemont 2030.** The Comprehensive Plan map designates this area as institutional land use. The Plan describes the institutional district as being comprised of existing and planned civic, educational, governmental, and religious land uses. The Plan acknowledges that characteristics of new development within this district will vary widely depending on the particular type of proposed land use. However, the plan dictates that all new development in this district should be sensitive to the established character of the surrounding neighborhood and/or corridor.

**Compatibility with Existing Land Uses.** The subject site is surrounded by residential land use to the west, south, and east. The proposed expansion will have limited new impact on the properties to the east and west, however, residences to the south and southeast of the subject site will now be closer to the facility and parking than in the past. The proposed parking lot, particularly vehicle headlights, poses the potential for some conflicts between the proposed land uses. See additional comments in the Aesthetic & Landscaping section.

**Parking Issues.** The proposed PUD includes an expansion of the facility parking from 76 spaces to 145 spaces. The site access will remain unchanged. The facility is already considered over the UDO maximum parking but the UDO parking standard for nursing homes appears to be inadequate.

In 2009, the Village received complaints from the Amberwood Townhomeowners Association (west of the subject site) aimed at Lemont Nursing facility staff parking on-street near the townhomes. At that time, staff conducted an audit of the facility parking at various times of day and found that there was a need for additional parking spaces if all parking was to be accommodated off-street. Since this recent application, staff has visited the facility and found that, with exception of early morning, the parking lots were generally over 90% utilized and some cars were parked on-street nearby or illegally parked in fire lanes within the parking lot. Therefore, staff concludes that the facility does need more parking and that the UDO parking minimums for nursing homes should likely be revised.

Absent a UDO parking standard, staff sought other standards against which to evaluate the site's proposed parking of 145 spaces. Staff contacted four area nursing and rehabilitation facilities and found that parking rates varied from .55 parking spaces per facility bed to 1.14 parking spaces per facility bed. Lemont Center's current parking rate is .48 spaces per bed, below the lowest observed rate elsewhere. The proposed rate, based on an increase to 186 beds is .78 spaces per bed, within the range of observed rates elsewhere.

Staff also evaluated the site's proposed parking using the US Department of Veteran Affairs (VA) Parking Demand Model, published by the VA Office of Construction and Facilities Management. The model is based on parking demand observed 21 VA facilities across the country and provides estimates of demand per employee, patient, visitor, etc. These estimates of parking demand vary by urban, suburban, and rural land use contexts. Applying Lemont Center's estimates of patients, visitors, staff, etc. to the suburban, weak transit demand ratios within the model, staff calculated an estimated parking demand of 173 parking spaces. Although the Lemont Center's operations certainly vary from VA facility operations, the VA model was the only quantitative tool available, no tool for nursing and rehabilitation facilities could be found. Therefore, staff finds that the model and provides at least some additional support for the Lemont Center's requested parking expansion.

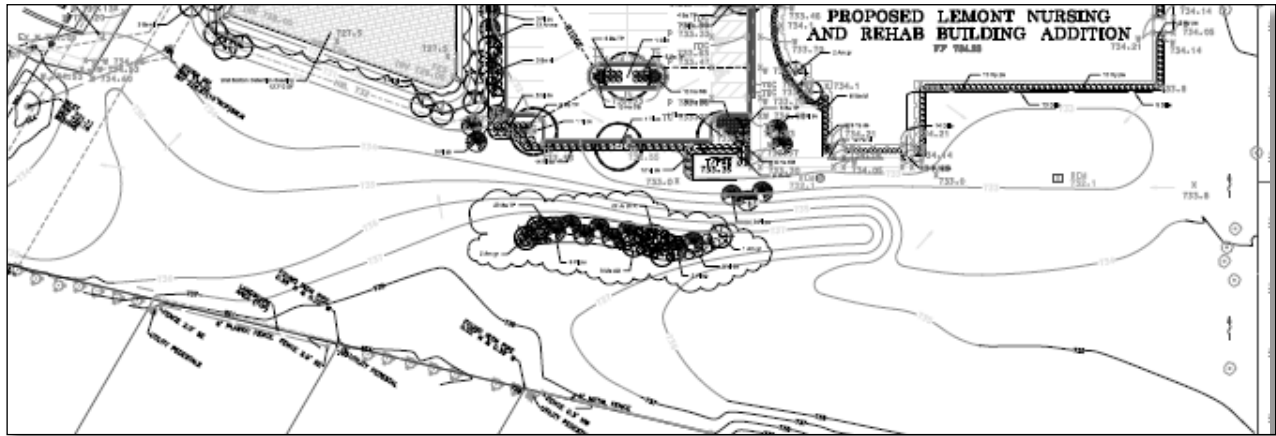
## **ISSUES FROM PZC REVIEW**

**Arborist & Fire Marshal comments.** The Arborist and Fire Marshal have not had an opportunity to review the most recent plan revisions; comments are forthcoming.

**Landscaping / Screening.** The applicant has provided a revised landscape plan that includes a berm that is 4.7 feet higher than the elevation of the parking lot. The applicant also provided a sight line analysis per the PZC's request (see attached building elevation). The berm and the proposed landscaping to be installed upon the top of the berm has been significantly expanded since prior proposals. See following photos.

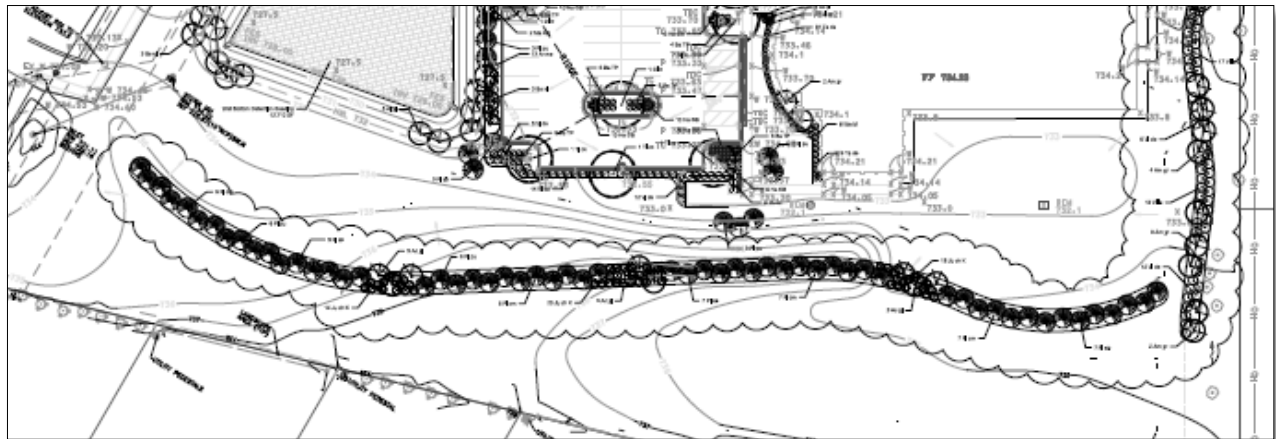
## Landscape Plan submitted to May PZC

*Berm planting included 14 trees and 27 shrubs.*



## Current Landscape Plan

*Berm planting includes 66 trees (57 evergreens and 9 ornamentals) and 54 evergreen shrubs. East property line landscaping of 9 ornamental trees and 54 deciduous shrubs also added.*



The PZC had requested screening around the proposed expansion consistent with the UDO transition yard requirements for B zoned properties. Such landscaping would require a broader mix of plant types (e.g. the presence of canopy trees and deciduous shrubs, a higher number of ornamental trees). However, given the neighbor concerns regarding screening, the applicant has chosen to plant almost exclusively evergreen plants, which provide better year-round screening. Staff would defer to the Village Arborist for further comment on specific proposed species and planting plan, but is generally supportive of the greater emphasis on evergreen plants.

Along the south property line, the UDO transition yard provisions would only require 22 trees and 43 shrubs or grasses along the south property line for a property with a three foot berm. The applicant's berm does not extend along the entire length of the property, but is extensive and is over four feet in height. Therefore, the applicant's proposed 66 trees and 54 shrubs more than meets the UDO transition yard requirements along the south property line. Along the east property line, the proposed landscaping will provide screening, but does not necessarily adhere strictly to the UDO transition yard requirements, which would require a higher number of trees. However, the PZC did not



specify that the transition yard requirements needed to extend north of the southeast corner of the proposed building, so staff finds the proposed landscaping acceptable.

**Dumpster enclosure and trash receptacles.** The applicant did provide a revised plan for a trash enclosure but it failed to enclose the medical waste receptacles; it only enclosed the standard commercial dumpster. The applicant has been advised that all large waste receptacles need to be enclosed and is preparing a second revised plan for such. The applicant has provided three trash cans for employee and visitor use within the revised site plan.

**Pre-existing drainage issues.** The applicant has not yet met with the Village Engineer but has been working to coordinate a meeting.

## **CONCLUSIONS & RECOMMENDATIONS**

Staff feels that the quantity of landscaping provided in the revised submittal meets the requests of the PZC. A more detailed review of species and planting details is needed by the Village Arborist. Additionally, the trash enclosure needs to be finalized. Once these items are completed, and all conditions of approval from the Village Arborist and Fire Marshal are met, staff recommends approval consistent with the PZC's recommendations.

## **ATTACHMENTS**

1. Revised Application package
2. May PZC draft minutes excerpt
3. April PZC minutes excerpt

# PROPOSED LEMONT NURSING AND REHABILITATION CENTER

## VILLAGE OF LEMONT, ILLINOIS

**LEGATARCHITECTS**  
sustainability performance design

EXTENDED CARE CLINICAL, LLC

LEMONT NURSING AND REHABILITATION CENTER

12450 Walker Road  
Lemont, IL 60439

ARCHITECT

Legat Architects

2015 Spring Road - Suite 175  
Oak Brook, Illinois 60523  
P. 630.990.3535  
F. 630.990.3541  
www.legat.com

CIVIL ENGINEER

Mackie Consultants, LLC

9575 W. Higgins Road, Suite 500  
Rosemont, Illinois 60018  
P. 847.896.1400

www.mackieconsult.com

STRUCTURAL ENGINEER

KJWW Engineering

1100 Warnerville Road - Suite 400W

Naperville, Illinois 60563

P. 630.527.2320

F. 630.527.2321

www.kjww.com

M.E.P./P.E. ENGINEER

Amsco Engineering

5115 Belmont Road

Downers Grove, Illinois 60515

P. 630.515.1555

F. 630.515.1583

www.amscengineering.com

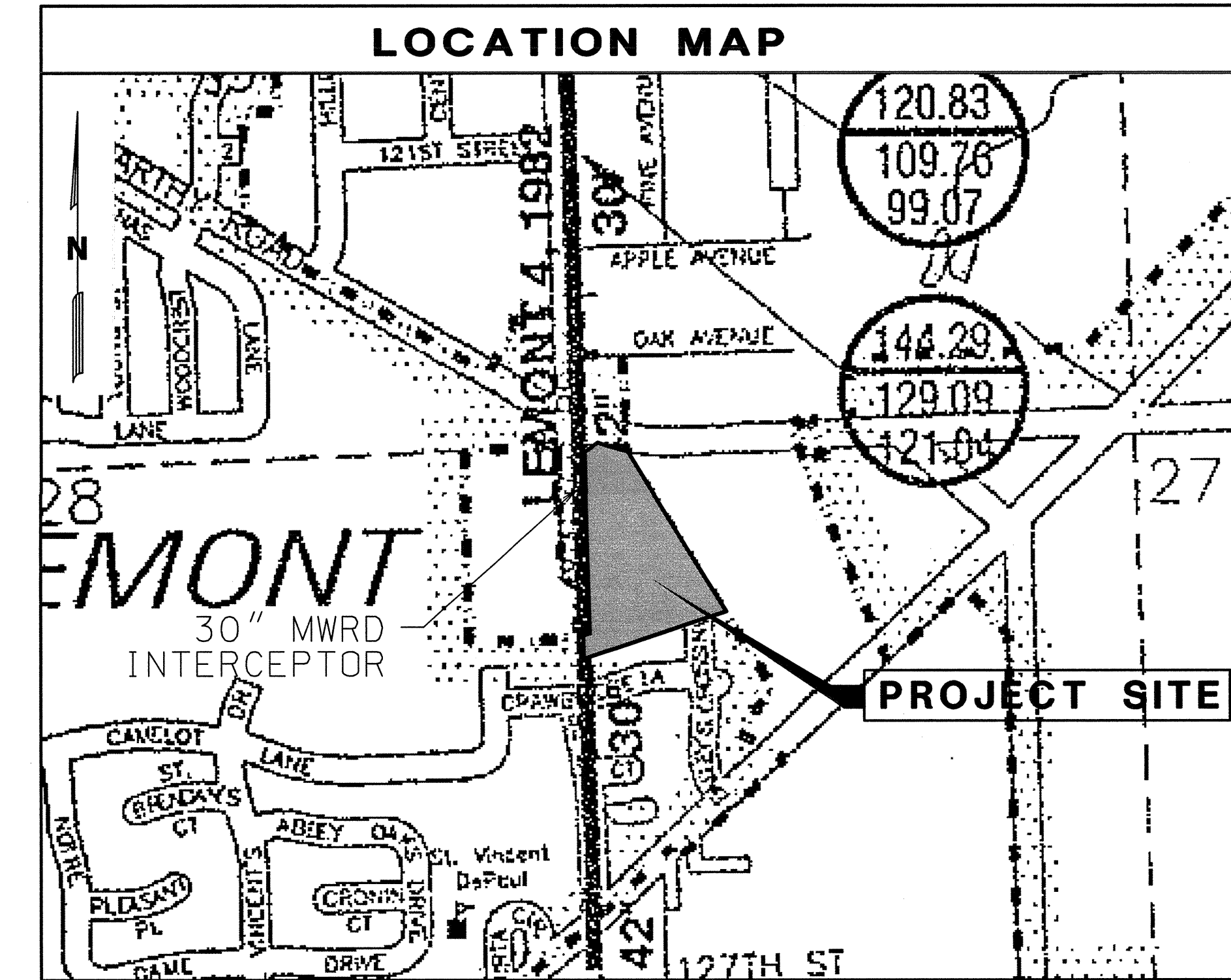
### LEGEND

	EXISTING	PROPOSED
SANITARY SEWER	8" PVC	8" PVC
FORCE MAIN	FM	FM
STORM SEWER	12" RCP	12" RCP
UNDERDRAIN	UD	UD
MANHOLE	⊙	⊙
CATCH BASIN	⊙	⊙
INLET	⊙	⊙
CLEANOUT	⊙	⊙
WATER MAIN	WM	WM
VALVE VAULT	⊙	⊙
VALVE BOX	⊙	⊙
FIRE HYDRANT	⊙	⊙
FLARED END SECTION	⊙	⊙
COMBINED SEWER	⊙	⊙
STREET LIGHT/PARKING LOT LIGHT	⊙	⊙
POWER POLE	⊙	⊙
STREET SIGN	⊙	⊙
FENCE	X	X
GAS MAIN	G	G
OVERHEAD LINE	OH	OH
TELEPHONE LINE	T	T
ELECTRIC LINE	E	E
CABLE TV LINE	CTV	CTV
HIGH WATER LEVEL	HWL XXX	HWL XXX
NORMAL WATER LEVEL	NWL XXX	NWL XXX
CONTOUR LINE	XXX.XX	XXX.XX
TOP OF CURB ELEVATION	BC XXX.XX	TC XXX.XX
TOP OF DEPRESSED CURB	BC XXX.XX	TDC XXX.XX
PAVEMENT ELEVATION	P XXX.XX	P XXX.XX
SPOT ELEVATION	XXX.XX	XXX.XX
FINISHED FLOOR ELEVATION	FF XXX.XX	FF = XXX.XX
TOP OF FOUNDATION	TF XXX.XX	TF = XXX.XX
GRADE AT FOUNDATION	GF XXX.XX	GF = XXX.XX
HIGH OR LOW POINT	⊙	⊙
OVERLAND FLOOD ROUTE	—	—
PAVEMENT FLOW DIRECTION	—	—
SWALE FLOW DIRECTION	—	—
DEPRESSED CURB AND GUTTER	—	—
REVERSE CURB AND GUTTER	—	—

### INDEX

- C-100 COVER SHEET
- C-101 DEMOLITION PLAN
- C-102 GRADING PLAN
- C-103 STORMWATER POLLUTION PREVENTION PLAN
- C-104 STORMWATER POLLUTION PREVENTION DETAILS AND SPECIFICATIONS
- C-105 UTILITY PLAN
- C-106 GEOMETRIC AND PAVING PLAN
- C-107 CONSTRUCTION DETAILS
- C-108 CONSTRUCTION DETAILS
- C-109 PROJECT SPECIFICATIONS

### LOCATION MAP



### ABBREVIATIONS

AC	ACRE	HWL	HIGH WATER ELEVATION	SAN	SANITARY SEWER
BC	BACK OF CURB	INL	INLET	SMH	SANITARY MANHOLE
BTM	BOTTOM	INV	INVERT	STA	STATION
CB	CATCH BASIN	LF	LINEAL FEET/FOOT	STM	STORM SEWER
CFS	CUBIC FEET PER SECOND	LP	LIGHT POLE	SY	SQUARE YARD
CY	CUBIC YARD	LT	LEFT	SWPP	STORMWATER POLLUTION PREVENTION PLAN
DIA	DIAMETER	L/W	LOWEST GRADE ADJACENT TO RETAINING WALL	TDC	TOP OF DEPRESSED CURB
DIWM	DUCTILE IRON WATER MAIN	MAX	MAXIMUM	TC	TOP OF CURB
EL	ELEVATION	MH	STORM MANHOLE	TF	TOP OF FOUNDATION
EP	EDGE OF PAVEMENT	MIN	MINIMUM	T/W	TOP OF RETAINING WALL
FF	FINISHED FLOOR	NWL	NORMAL WATER ELEVATION	TYP	TYPICAL
FES	FLARED END SECTION	OCS	OUTLET CONTROL STRUCTURE	VB	VALVE BOX
FT	FOOT/FEET	P	PAVEMENT ELEVATION	VC	VERTICAL CURVE
G	GUTTER ELEVATION	PVC	POLYVINYL CHLORIDE PIPE	VV	VALVE VAULT
GF	GRADE AT FOUNDATION	R	RADIUS	W	WALK ELEVATION
GR	GRADE RING ELEVATION	RCP	REINFORCED CONCRETE PIPE	WM	WATER MAIN
HDPE	HIGH DENSITY POLYETHYLENE PIPE	RM	RIM ELEVATION	VPI	VERTICAL POINT OF INTERSECTION
HYD	FIRE HYDRANT	RT	RIGHT		
HMA	HOT MIX ASPHALT	ROW	RIGHT OF WAY		

### SOURCE BENCHMARK:

BENCHMARK 03 CUT SQUARE ON TOP/CURB AT SE QUADRANT OF OAK & WALKER INTERSECTION AT ROSEWOOD COURT CENTER. ELEVATION = 731.29

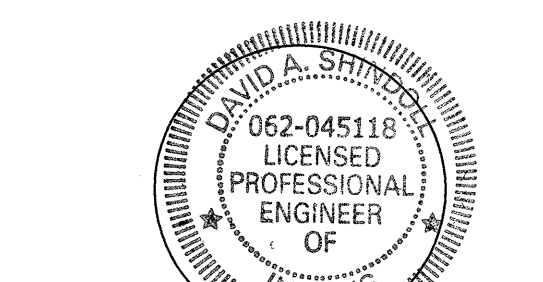
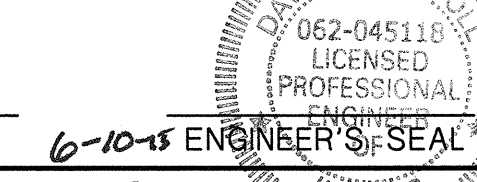
SITE BENCHMARK 1: WEST FLANGE BOLT ON FH AT SOUTHEAST CORNER OF EXISTING BUILDING ELEVATION = 734.51



### DRAINAGE CERTIFICATION

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF THE DRAINAGE OF SURFACE WATERS WILL NOT BE CHANGED BY THE CONSTRUCTION OF SAID IMPROVEMENTS OR ANY PART THEREOF, OR THAT IF SUCH SURFACE WATER DRAINAGE WILL BE CHANGED, REASONABLE PROVISION HAS BEEN MADE FOR COLLECTION AND DIVERSION OF SUCH SURFACE WATERS INTO PUBLIC AREA, OR DRAINS WHICH THE SUBDIVIDER HAS A RIGHT TO USE AND THAT SUCH SURFACE WATERS WILL BE PLANNED FOR IN ACCORDANCE WITH GENERALLY ACCEPTED ENGINEERING PRACTICES SO AS TO REDUCE THE LIKELIHOOD OF DAMAGE TO THE ADJOINING PROPERTY BECAUSE OF THE CONSTRUCTION OF THE IMPROVEMENTS.

*David A. Smith*  
ENGINEER'S SIGNATURE



SIGNATURE: *David A. Smith*  
DATE: 6-10-15 expires 11/30/15

### REVISIONS

NO.	DESCRIPTION	DATE
1	ZONING REVISION #1	5-6-15
2	ZONING REVISION #2	6-10-15

PROJECT NUMBER: 215019.00  
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COVER SHEET

**C-100**  
ZONING REVIEW

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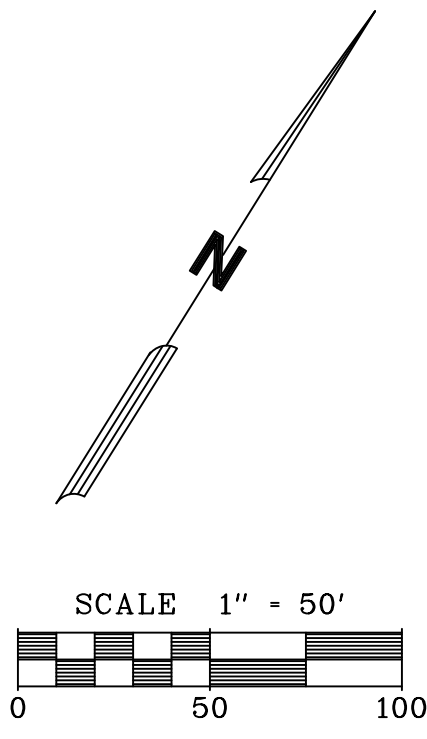
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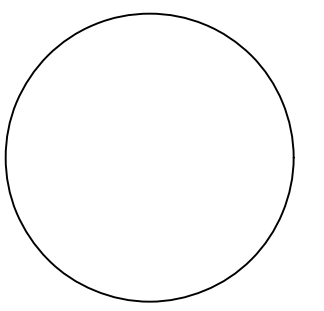
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LEGEND	
EXISTING UTILITY TO BE REMOVED	-X-WM-X-
EXISTING UTILITY TO BE ABANDONED	---WM---
EXISTING STRUCTURE, TREE, MISCELLANEOUS OBJECT TO BE REMOVED	X
EXISTING CONCRETE TO BE REMOVED	XXXX
EXISTING CURB TO BE REMOVED	-XXX-
PROPOSED TREE PROTECTION FENCE	○

- DEMOLITION PLAN GENERAL NOTES:
- CONTRACTOR SHALL PERFORM ALL DEMOLITION WORK IN ACCORDANCE WITH ALL FEDERAL, STATE AND LOCAL REQUIREMENTS.
  - THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED PERMITS FOR DEMOLITION WORK AND ASSOCIATED UTILITY DISCONNECT FEES.
  - THE MUNICIPALITY AND THE OWNER SHALL BE NOTIFIED AT LEAST 48 HOURS PRIOR TO THE START OF CONSTRUCTION.
  - THIS PLAN WAS PREPARED FROM TOPOGRAPHIC SURVEY PREPARED BY MACKIE CONSULTANTS, LLC, DATED SEPTEMBER 12, 2014 AND AVAILABLE RECORDS. CONTRACTOR SHALL FIELD VERIFY ALL UTILITIES SHOWN AND NOT SHOWN BEFORE COMMENCING WORK AND NOTIFY THE ENGINEER OR OWNER OF ANY DISCREPANCIES.
  - THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING ALL UTILITY COMPANIES PRIOR TO BEGINNING DEMOLITION WORK FOR THE EXACT LOCATIONS OF THE UTILITIES. THE CONTRACTOR SHALL ARRANGE FOR THE DISCONNECTION, PROTECTION OR RELOCATION OF ANY EXISTING UTILITY SERVICES, INCLUDING WATER, SEWER, GAS, ELECTRIC, TELEPHONE AND CABLE.
  - THE CONTRACTOR IS REQUIRED TO ASSURE HIMSELF OF LOCATION AND DEPTH OF EXISTING UTILITIES AND RELATED FEATURES AND SHALL REPORT AT ONCE TO THE OWNER OR ENGINEER ANY DISCREPANCIES WITH RESPECT TO INFORMATION INDICATED IN THE CONTRACT DOCUMENTS.
  - ALL BITUMINOUS PAVEMENT AND BUILDING MATERIALS SHALL BE REMOVED TO AN OFFSITE LOCATION. GRAVEL BASE MATERIALS SHALL BE STOCKPILED ONSITE AND USED FOR TEMPORARY ROADS OR GENERAL FILL, AS APPROVED BY THE OWNER OR DEVELOPER. ANY BASE MATERIALS REMAINING UPON COMPLETION OF THE PROPOSED IMPROVEMENTS SHALL BE HAULED TO AN OFFSITE LOCATION.
  - ALL UTILITIES TO REMAIN AS NOTED SHALL BE ADJUSTED TO THE FINAL GRADES AS PROVIDED ON THE UTILITY PLANS.
  - GAS, TELEPHONE AND ELECTRIC DISTRIBUTION SYSTEM REMOVALS AND ADJUSTMENTS SHALL BE DONE BY RESPECTIVE UTILITY AND PAID FOR SEPARATELY BY OWNER. CONTRACTOR SHALL BE RESPONSIBLE FOR THE COORDINATION OF THIS WORK INCIDENTAL TO THE CONTRACT. ALL ENVIRONMENTAL REMEDIATION WILL BE COMPLETED BY OWNER PRIOR TO START OF CONSTRUCTION.
  - ALL EXISTING UTILITIES ARE TO REMAIN IN SERVICE UNLESS SPECIFICALLY SHOWN TO BE REMOVED.
  - ALL UTILITIES AND STRUCTURES LOCATED WITHIN 5 FEET OF THE PROPOSED BUILDING LOCATION SHALL BE COMPLETELY REMOVED AND THE EXCAVATION BACKFILLED WITH SELECT GRANULAR MATERIAL. ALL REMAINING UTILITIES AND STRUCTURES LOCATED WITHIN THE PROJECT AREA SHALL BE REMOVED TO A DEPTH OF 2- FEET BELOW PROPOSED FINISHED GRADE.
  - ALL PIPES TO BE ABANDONED IN PLACE SHALL BE PLUGGED AT BOTH ENDS WITH A MINIMUM OF TWO (2) FEET NON-SHRINK CONCRETE MORTAR PLUGS. ANY STRUCTURES TO REMAIN SHALL HAVE THE BOTTOM BROKEN TO FACILITATE DRAINAGE AND FILLED WITH SAND OR PEA GRAVEL.
  - ALL EXISTING TREES THAT ARE TO BE REMOVED, BRUSH, AND MISCELLANEOUS APPURTENANCES, SUCH AS FENCES, WHEEL STOPS, POLES LIGHTS AND MISCELLANEOUS DEBRIS SHALL BE HAULED TO AN OFF-SITE LOCATION.
  - THE CONTRACTOR SHALL ENSURE THAT ALL ADJOINING AREAS, INCLUDING ADJACENT STREETS AND DRIVEWAYS, SHALL BE FREE OF DEBRIS AT ALL TIMES.
  - PAVEMENT, CURB AND GUTTER AND SIDEWALK SHALL BE SAWCUT FULL DEPTH AT THE LIMITS OF REMOVAL.
  - ALL TREES TO REMAIN SHALL BE PROTECTED WITH SILT FENCE OR ORANGE CONSTRUCTION FENCES. PROTECTIVE FENCING SHALL BE PLACED AT THE DRIP LINE OF THE TREE TO BE SAVED. CONSTRUCTION WITHIN THE FENCE WITHOUT PERMISSION FROM THE OWNER OR MUNICIPALITY IS STRICTLY PROHIBITED.
  - EXISTING WELLS ENCOUNTERED SHALL BE EXCAVATED, SEALED AND ABANDONED IN ACCORDANCE WITH ALL APPLICABLE FEDERAL, STATE AND LOCAL RULES AND REGULATIONS.
  - EXISTING SEPTIC FIELDS ENCOUNTERED SHALL BE EXPOSED, DRAINED AND ABANDONED IN ACCORDANCE WITH ALL APPLICABLE FEDERAL, STATE AND LOCAL RULES AND REGULATIONS.
  - ANY DAMAGE DONE TO EXISTING STRUCTURES OR OBJECTS NOT SHOWN TO BE REMOVED OR REPLACED SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE.



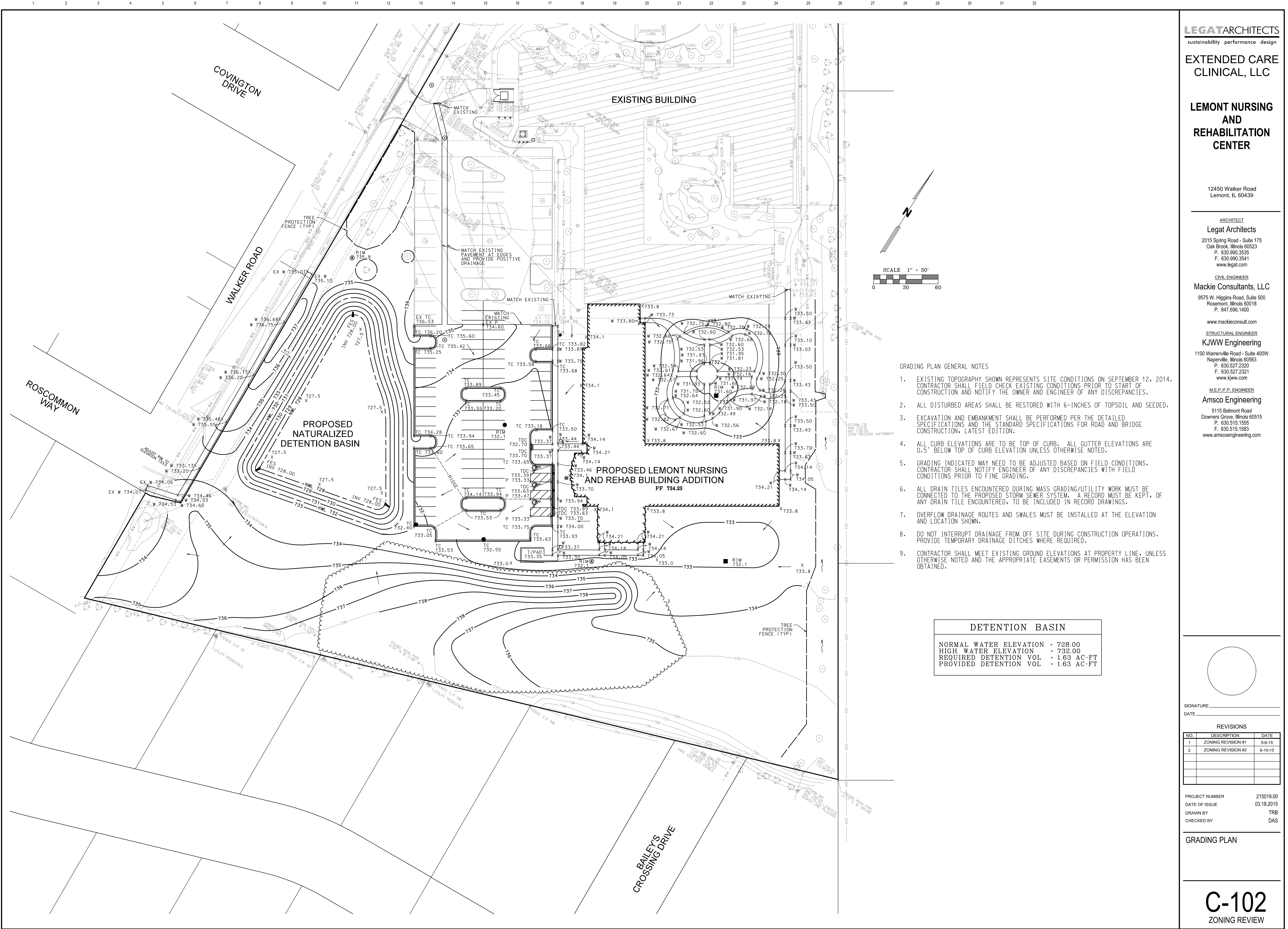
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**DEMOLITION PLAN**



**GRADING PLAN GENERAL NOTES**

1. EXISTING TOPOGRAPHY SHOWN REPRESENTS SITE CONDITIONS ON SEPTEMBER 12, 2014. CONTRACTOR SHALL FIELD CHECK EXISTING CONDITIONS PRIOR TO START OF CONSTRUCTION AND NOTIFY THE OWNER AND ENGINEER OF ANY DISCREPANCIES.
2. ALL DISTURBED AREAS SHALL BE RESTORED WITH 6-INCHES OF TOPSOIL AND SEEDS.
3. EXCAVATION AND EMBANKMENT SHALL BE PERFORMED PER THE DETAILED SPECIFICATIONS AND THE STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, LATEST EDITION.
4. ALL CURB ELEVATIONS ARE TO BE TOP OF CURB. ALL GUTTER ELEVATIONS ARE 0.5' BELOW TOP OF CURB ELEVATION UNLESS OTHERWISE NOTED.
5. GRADING INDICATED MAY NEED TO BE ADJUSTED BASED ON FIELD CONDITIONS. CONTRACTOR SHALL NOTIFY ENGINEER OF ANY DISCREPANCIES WITH FIELD CONDITIONS PRIOR TO FINE GRADING.
6. ALL DRAIN TILES ENCOUNTERED DURING MASS GRADING/UTILITY WORK MUST BE CONNECTED TO THE PROPOSED STORM SEWER SYSTEM. A RECORD MUST BE KEPT, OF ANY DRAIN TILE ENCOUNTERED, TO BE INCLUDED IN RECORD DRAWINGS.
7. OVERFLOW DRAINAGE ROUTES AND SWALES MUST BE INSTALLED AT THE ELEVATION AND LOCATION SHOWN.
8. DO NOT INTERRUPT DRAINAGE FROM OFF SITE DURING CONSTRUCTION OPERATIONS. PROVIDE TEMPORARY DRAINAGE DITCHES WHERE REQUIRED.
9. CONTRACTOR SHALL MEET EXISTING GROUND ELEVATIONS AT PROPERTY LINE, UNLESS OTHERWISE NOTED AND THE APPROPRIATE EASEMENTS OR PERMISSION HAS BEEN OBTAINED.

DETENTION BASIN	
NORMAL WATER ELEVATION	= 728.00
HIGH WATER ELEVATION	= 732.00
REQUIRED DETENTION VOL	= 1.63 AC-FT
PROVIDED DETENTION VOL	= 1.63 AC-FT

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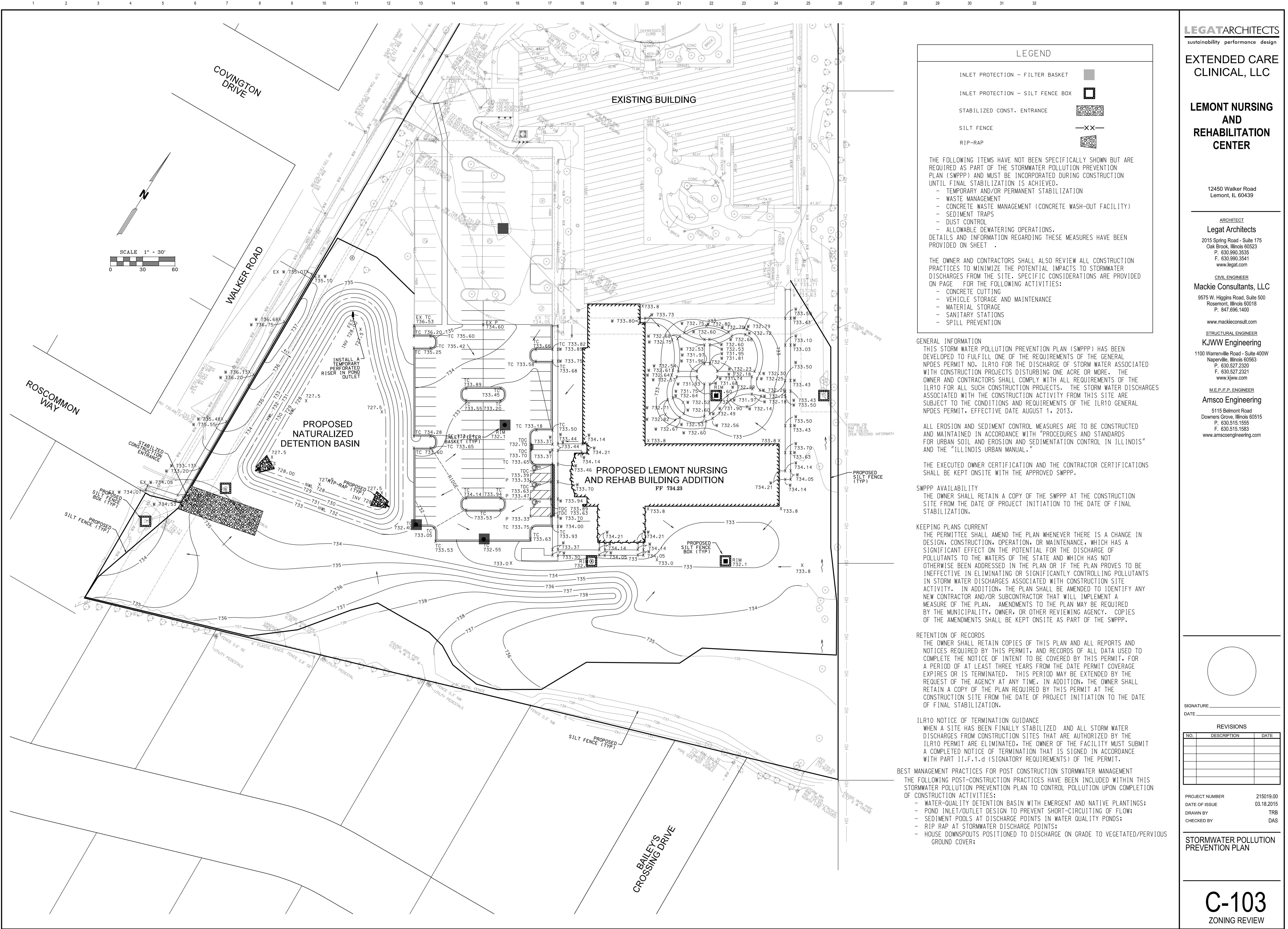
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**GRADING PLAN**



### LEGEND

- INLET PROTECTION - FILTER BASKET
- INLET PROTECTION - SILT FENCE BOX
- STABILIZED CONST. ENTRANCE
- SILT FENCE
- RIP-RAP

THE FOLLOWING ITEMS HAVE NOT BEEN SPECIFICALLY SHOWN BUT ARE REQUIRED AS PART OF THE STORMWATER POLLUTION PREVENTION PLAN (SWPPP) AND MUST BE INCORPORATED DURING CONSTRUCTION UNTIL FINAL STABILIZATION IS ACHIEVED.

- TEMPORARY AND/OR PERMANENT STABILIZATION
- WASTE MANAGEMENT
- CONCRETE WASTE MANAGEMENT (CONCRETE WASH-OUT FACILITY)
- SEDIMENT TRAPS
- DUST CONTROL
- ALLOWABLE DEWATERING OPERATIONS.

DETAILS AND INFORMATION REGARDING THESE MEASURES HAVE BEEN PROVIDED ON SHEET .

THE OWNER AND CONTRACTORS SHALL ALSO REVIEW ALL CONSTRUCTION PRACTICES TO MINIMIZE THE POTENTIAL IMPACTS TO STORMWATER DISCHARGES FROM THE SITE. SPECIFIC CONSIDERATIONS ARE PROVIDED ON PAGE FOR THE FOLLOWING ACTIVITIES:

- CONCRETE CUTTING
- VEHICLE STORAGE AND MAINTENANCE
- MATERIAL STORAGE
- SANITARY STATIONS
- SPILL PREVENTION

#### GENERAL INFORMATION

THIS STORM WATER POLLUTION PREVENTION PLAN (SWPPP) HAS BEEN DEVELOPED TO FULFILL ONE OF THE REQUIREMENTS OF THE GENERAL NPDES PERMIT NO. ILR10 FOR THE DISCHARGE OF STORM WATER ASSOCIATED WITH CONSTRUCTION PROJECTS DISTURBING ONE ACRE OR MORE. THE OWNER AND CONTRACTORS SHALL COMPLY WITH ALL REQUIREMENTS OF THE ILR10 FOR ALL SUCH CONSTRUCTION PROJECTS. THE STORM WATER DISCHARGES ASSOCIATED WITH THE CONSTRUCTION ACTIVITY FROM THIS SITE ARE SUBJECT TO THE CONDITIONS AND REQUIREMENTS OF THE ILR10 GENERAL NPDES PERMIT, EFFECTIVE DATE AUGUST 1, 2013.

ALL EROSION AND SEDIMENT CONTROL MEASURES ARE TO BE CONSTRUCTED AND MAINTAINED IN ACCORDANCE WITH "PROCEDURES AND STANDARDS FOR URBAN SOIL AND EROSION AND SEDIMENTATION CONTROL IN ILLINOIS" AND THE "ILLINOIS URBAN MANUAL."

THE EXECUTED OWNER CERTIFICATION AND THE CONTRACTOR CERTIFICATIONS SHALL BE KEPT ONSITE WITH THE APPROVED SWPPP.

#### SWPPP AVAILABILITY

THE OWNER SHALL RETAIN A COPY OF THE SWPPP AT THE CONSTRUCTION SITE FROM THE DATE OF PROJECT INITIATION TO THE DATE OF FINAL STABILIZATION.

#### KEEPING PLANS CURRENT

THE PERMITTEE SHALL AMEND THE PLAN WHENEVER THERE IS A CHANGE IN DESIGN, CONSTRUCTION, OPERATION, OR MAINTENANCE, WHICH HAS A SIGNIFICANT EFFECT ON THE POTENTIAL FOR THE DISCHARGE OF POLLUTANTS TO THE WATERS OF THE STATE AND WHICH HAS NOT OTHERWISE BEEN ADDRESSED IN THE PLAN OR IF THE PLAN PROVES TO BE INEFFECTIVE IN ELIMINATING OR SIGNIFICANTLY CONTROLLING POLLUTANTS IN STORM WATER DISCHARGES ASSOCIATED WITH CONSTRUCTION SITE ACTIVITY. IN ADDITION, THE PLAN SHALL BE AMENDED TO IDENTIFY ANY NEW CONTRACTOR AND/OR SUBCONTRACTOR THAT WILL IMPLEMENT A MEASURE OF THE PLAN. AMENDMENTS TO THE PLAN MAY BE REQUIRED BY THE MUNICIPALITY, OWNER, OR OTHER REVIEWING AGENCY. COPIES OF THE AMENDMENTS SHALL BE KEPT ONSITE AS PART OF THE SWPPP.

#### RETENTION OF RECORDS

THE OWNER SHALL RETAIN COPIES OF THIS PLAN AND ALL REPORTS AND NOTICES REQUIRED BY THIS PERMIT, AND RECORDS OF ALL DATA USED TO COMPLETE THE NOTICE OF INTENT TO BE COVERED BY THIS PERMIT, FOR A PERIOD OF AT LEAST THREE YEARS FROM THE DATE PERMIT COVERAGE EXPIRES OR IS TERMINATED. THIS PERIOD MAY BE EXTENDED BY THE REQUEST OF THE AGENCY AT ANY TIME. IN ADDITION, THE OWNER SHALL RETAIN A COPY OF THE PLAN REQUIRED BY THIS PERMIT AT THE CONSTRUCTION SITE FROM THE DATE OF PROJECT INITIATION TO THE DATE OF FINAL STABILIZATION.

#### ILR10 NOTICE OF TERMINATION GUIDANCE

WHEN A SITE HAS BEEN FINALLY STABILIZED AND ALL STORM WATER DISCHARGES FROM CONSTRUCTION SITES THAT ARE AUTHORIZED BY THE ILR10 PERMIT ARE ELIMINATED, THE OWNER OF THE FACILITY MUST SUBMIT A COMPLETED NOTICE OF TERMINATION THAT IS SIGNED IN ACCORDANCE WITH PART II.F.1.d (SIGNATORY REQUIREMENTS) OF THE PERMIT.

#### BEST MANAGEMENT PRACTICES FOR POST CONSTRUCTION STORMWATER MANAGEMENT

THE FOLLOWING POST-CONSTRUCTION PRACTICES HAVE BEEN INCLUDED WITHIN THIS STORMWATER POLLUTION PREVENTION PLAN TO CONTROL POLLUTION UPON COMPLETION OF CONSTRUCTION ACTIVITIES:

- WATER-QUALITY DETENTION BASIN WITH EMERGENT AND NATIVE PLANTINGS;
- POND INLET/OUTLET DESIGN TO PREVENT SHORT-CIRCUITING OF FLOW;
- SEDIMENT POOLS AT DISCHARGE POINTS IN WATER QUALITY PONDS;
- RIP RAP AT STORMWATER DISCHARGE POINTS;
- HOUSE DOWNSPOUTS POSITIONED TO DISCHARGE ON GRADE TO VEGETATED/PERVIOUS GROUND COVER;

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**STORMWATER POLLUTION PREVENTION PLAN**

GENERAL INFORMATION

- SITE DESCRIPTION
A. THIS PLAN COVERS THE CONSTRUCTION OF AN ADDITION TO THE EXISTING LEMONT NURSING AND REHABILITATION BUILDING.
B. THE FOLLOWING IS A DESCRIPTION OF THE INTENDED SEQUENCE OF CONSTRUCTION ACTIVITIES:
1. INSTALL PERIMETER SOIL EROSION AND SEDIMENT CONTROL MEASURES:
- SELECTIVE VEGETATION REMOVAL FOR SILT FENCE INSTALLATION
- PERIMETER SILT FENCE
- CONSTRUCTION FENCING AROUND AREAS NOT TO BE DISTURBED
- STABILIZED CONSTRUCTION ENTRANCE
2. DEMOLITION OF EXISTING STRUCTURES
3. TREE REMOVAL WHERE NECESSARY (CLEAR & GRUB).
4. CONSTRUCT SEDIMENT TRAPPING DEVICES (SEDIMENT TRAPS, BASINS).
5. CONSTRUCT DETENTION FACILITIES AND OUTLET CONTROL STRUCTURE WITH OUTLET PROTECTION NOTED ON PLAN.
6. STRIP TOPSOIL, STOCKPILE TOPSOIL AND GRADE SITE.
7. TEMPORARILY STABILIZE TOPSOIL STOCKPILES (INCLUDING SEED AND SILT FENCE AROUND THE PERIMETER).
8. INSTALL STORM SEWER.
9. INSTALL INLET PROTECTION WITHIN ALL STORM STRUCTURES WITH "OPEN" GRATES.
10. PERMANENTLY STABILIZE DETENTION BASINS WITH SEED AND EROSION CONTROL BLANKET OR AS SHOWN ON THE APPROVED LANDSCAPE PLAN.
11. TEMPORARILY STABILIZE ALL AREAS INCLUDING AREAS THAT HAVE REACHED TEMPORARY GRADE WITHIN 7 DAYS OF LAST CONSTRUCTION ACTIVITY IN THAT AREA.
12. PERMANENTLY STABILIZE GRASSY AREAS.
13. REMOVE ALL TEMPORARY CONTROL MEASURE AFTER SITE IS STABILIZED AND RE-SEED AREAS DISTURBED BY THEIR REMOVAL.
C. THE SITE HAS A TOTAL ACREAGE OF APPROXIMATELY 9.4 ACRES. CONSTRUCTION ACTIVITY WILL DISTURB APPROXIMATELY 4.1 ACRES OF THE SITE.
D. PLEASE REFER TO PAGE C-103 FOR A MAP INDICATING DRAINAGE PATTERNS AND APPROXIMATE SLOPES ANTICIPATED BEFORE AND AFTER MAJOR GRADING ACTIVITIES, LOCATIONS WHERE VEHICLES ENTER OR EXIT THE SITE AND CONTROLS TO PREVENT OFFSITE SEDIMENT TRACKING, AREAS OF SOIL DISTURBANCE, THE LOCATION OF MAJOR STRUCTURAL AND NON-STRUCTURAL CONTROLS IDENTIFIED IN THE PLAN, THE LOCATION OF AREAS WHERE STABILIZATION PRACTICES ARE EXPECTED TO OCCUR, SURFACE WATERS (INCLUDING WETLANDS), AND LOCATIONS WHERE STORM WATER IS DISCHARGED TO A SURFACE WATER.
E. THE RECEIVING WATER OF THE PROPOSED DEVELOPMENT IS CALUMET RIVER.
F. POTENTIAL SOURCES OF POLLUTION ASSOCIATED WITH THIS CONSTRUCTION ACTIVITY MAY INCLUDE:
- SEDIMENT FROM DISTURBED SOILS - SANITARY STATIONS
- FUEL TANKS - STAGING AREAS
- WASTE CONTAINERS - CHEMICAL STORAGE AREAS
- OIL OR OTHER PETROLEUM PRODUCTS - ADHESIVES
- TAR - SOLVENTS
- DETERGENTS - FERTILIZERS
- PAINTS - RAW MATERIALS (I.E. BAGGED PORTLAND CEMENT)
- CONSTRUCTION DEBRIS - LANDSCAPE WASTE
- CONCRETE AND CONCRETE TRUCKS - LITTER

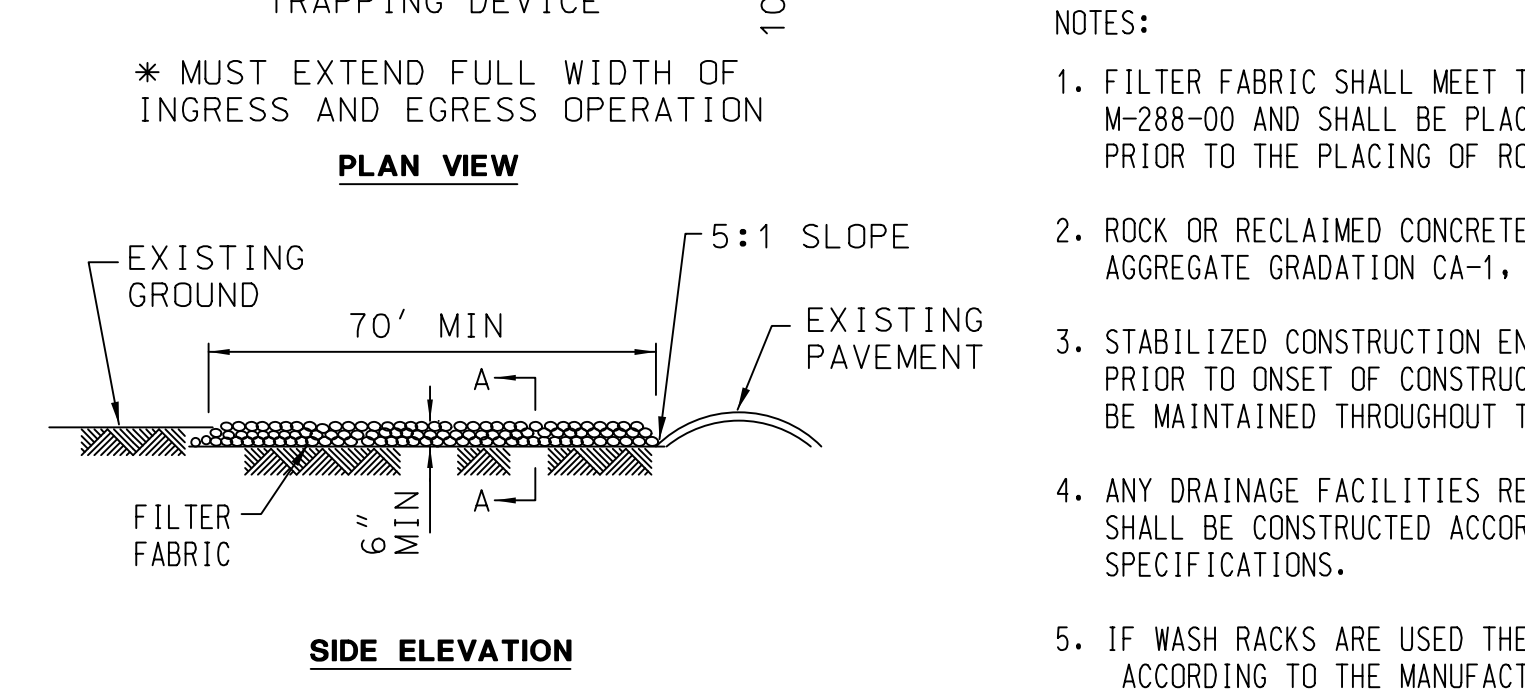
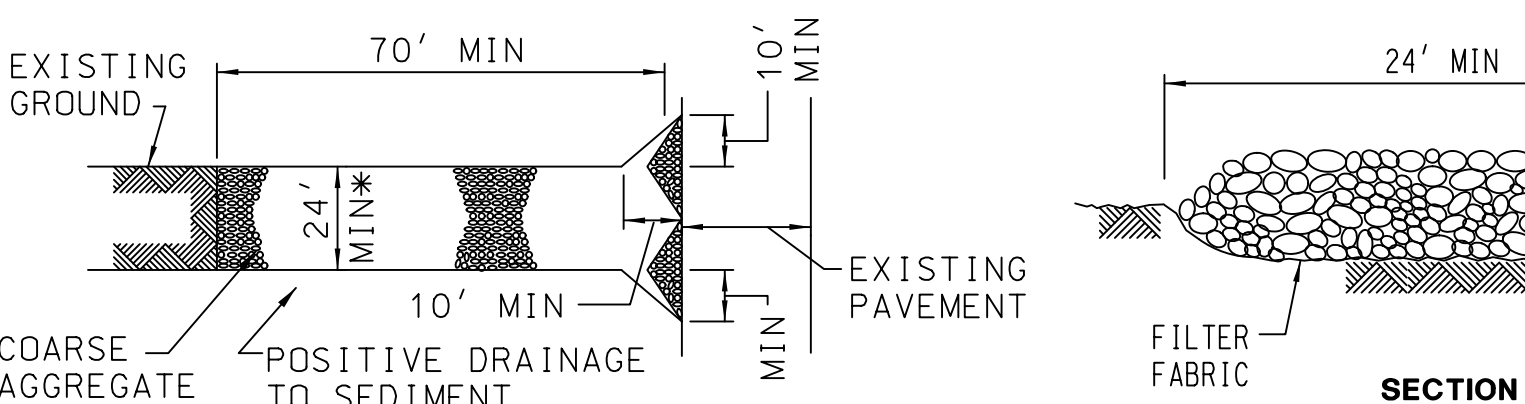
- ADDITIONAL MEASURES REQUIRED:
1. STABILIZATION: STABILIZATION PRACTICES MUST BE INITIATED WITHIN ONE (1) WORKING DAY OF PERMANENT OR TEMPORARY CESSATION OF EARTH DISTURBING ACTIVITIES AND SHALL BE COMPLETED AS SOON AS POSSIBLE BUT NOT LATER THAN 14 DAYS FROM THE INITIATION OF STABILIZATION WORK IN ANY AREA. EXCEPTIONS TO THESE TIME FRAMES ARE SPECIFIED AS PROVIDED BELOW:
A. WHERE THE INITIATION OF STABILIZATION MEASURES IS PRECLUDED BY SNOW COVER, STABILIZATION MEASURES SHALL BE INITIATED AS SOON AS PRACTICABLE.
B. ON AREAS WHERE CONSTRUCTION ACTIVITY HAS TEMPORARILY CEASED AND WILL RESUME AFTER 14 DAYS, A TEMPORARY STABILIZATION METHOD CAN BE USED.
C. THE FOLLOWING PRACTICES ARE ACCEPTABLE STABILIZATION MEASURES:
- PERMANENT SEEDING IN ACCORDANCE WITH THE APPROVED LANDSCAPE PLAN.
- TEMPORARY SEEDING: MAY CONSIST OF SPRING OATS (100 LBS/ACRE) AND/OR WHEAT OR CEREAL RYE (150 LBS/ACRE).
- MULCHING
- GEOTEXTILES
- SODDING
VEGETATIVE BUFFER STRIPS
THE APPROPRIATE STABILIZATION MEASURE SHALL BE DETERMINED BASED ON SITE CONDITIONS AT THE TIME THE CONSTRUCTION ACTIVITY HAS CEASED, INCLUDING BUT NOT LIMITED TO WEATHER CONDITIONS AND LENGTH OF TIME MEASURE MUST BE EFFECTIVE.

- 2. WASTE MANAGEMENT
NO SOLID MATERIALS, INCLUDING BUILDING MATERIALS, SHALL BE DISCHARGED TO WATERS OF THE STATE, EXCEPT AS AUTHORIZED BY A SECTION 404 PERMIT. ALL WASTE MATERIALS SHOULD BE COLLECTED AND STORED IN APPROVED RECEPTACLES. NO WASTES SHOULD BE PLACED IN ANY LOCATION OTHER THAN IN THE APPROVED CONTAINERS APPROPRIATE FOR THE MATERIALS BEING DISCARDED. THERE SHOULD BE NO LIQUID WASTES DEPOSITED INTO DUMPSTERS OR OTHER CONTAINERS WHICH MAY LEAK. RECEPTACLES WITH DEFICIENCIES SHOULD BE REPLACED AS SOON AS POSSIBLE AND THE APPROPRIATE CLEAN-UP PROCEDURE SHOULD TAKE PLACE, IF NECESSARY. CONSTRUCTION WASTE MATERIAL IS NOT TO BE BURIED ONSITE. WASTE DISPOSAL SHOULD COMPLY WITH ALL LOCAL, STATE, AND FEDERAL REGULATIONS.

ONSITE HAZARDOUS MATERIAL STORAGE SHOULD BE MINIMIZED AND STORED IN LABELED, SEPARATE RECEPTACLES FOR NON-HAZARDOUS WASTE. ALL HAZARDOUS WASTE SHOULD BE DISPOSED OF IN THE MANNER SPECIFIED BY LOCAL OR STATE REGULATION OR BY THE MANUFACTURER.

- 3. CONCRETE WASTE MANAGEMENT
CONCRETE WASTE OR WASHOUT SHOULD NOT BE ALLOWED IN THE STREET OR ALLOWED TO REACH A STORM WATER DRAINAGE SYSTEM OR WATERCOURSE. A SIGN SHOULD BE POSTED AT EACH LOCATION TO IDENTIFY THE WASHOUT. TO THE EXTENT PRACTICABLE, CONCRETE WASHOUT AREAS SHOULD BE LOCATED A REASONABLE DISTANCE FROM A STORM WATER DRAINAGE INLET OR WATERCOURSE. CONCRETE WASHOUT AREAS SHOULD BE LOCATED AT LEAST 10 FEET BEHIND THE CURB. IF THE WASHOUT AREA IS ADJACENT TO A PAVED ROAD, A STABILIZED ENTRANCE THAT MEETS ILLINOIS URBAN MANUAL STANDARDS SHOULD BE INSTALLED AT EACH WASHOUT AREA.

THE CONTAINMENT FACILITIES SHOULD BE OF SUFFICIENT VOLUME TO COMPLETELY CONTAIN ALL LIQUID AND CONCRETE WASTE MATERIALS INCLUDING ENOUGH CAPACITY FOR ANTICIPATED LEVELS OF RAINFALL. THE DRIED CONCRETE WASTE MATERIAL SHOULD BE PICKED UP AND DISPOSED OF PROPERLY WHEN 75% CAPACITY IS REACHED. HARDENED CONCRETE CAN BE PROPERLY RECYCLED AS APPROVED BY THE MUNICIPALITY AND USED AGAIN ONSITE OR HAULED OFFSITE TO AN APPROPRIATE LANDFILL.



STABILIZED CONSTRUCTION ENTRANCE DETAIL NOT TO SCALE

- 4. DEWATERING OPERATIONS
DURING DEWATERING/PUMPING OPERATIONS, ONLY UNCONTAMINATED WATER SHOULD BE ALLOWED TO DISCHARGE TO PROTECTED NATURAL AREAS, WATERS OF THE STATE, OR TO A STORM SEWER SYSTEM (IN ACCORDANCE WITH LOCAL PERMITS). INLET HOSES SHOULD BE PLACED IN A STABILIZED SUMP PIT OR FLOATED AT THE SURFACE OF THE WATER IN ORDER TO LIMIT THE AMOUNT OF SEDIMENT INTAKE. PUMPING OPERATIONS SHOULD BE DISCHARGED TO A STABILIZED AREA THAT CONSISTS OF AN ENERGY DISSIPATING DEVICE (I.E. STONE, SEDIMENT FILTER BAG, OR BOTH). WHEN NECESSARY, STABILIZED CONVEYANCE CHANNELS SHOULD BE INSTALLED TO DIRECT WATER TO THE DESIRED LOCATION. ADDITIONAL BMPs MAY BE REQUIRED AT THE OUTLET AREA AS REQUESTED BY THE MUNICIPALITY, OR OTHER REVIEWING AGENCY.
5. DUST CONTROL
A WATER TRUCK MAY BE NECESSARY ONSITE TO LIMIT THE AMOUNT OF DUST LEAVING THE SITE. THE FOLLOWING LIST OF CONTROL MEASURES MAY BE IMPLEMENTED ONSITE TO LIMIT THE GENERATION OF DUST AS NEEDED:
- SPRINKLING/IRRIGATION - VEGETATIVE COVER
- MULCH - SPRAY-ON SOIL TREATMENTS
- TILLAGE - STONE

- 6. OFF-SITE VEHICLE TRACKING
STABILIZED CONSTRUCTION ENTRANCE(S) SHOULD BE INSTALLED TO HELP REDUCE VEHICLE TRACKING OF SEDIMENTS. ADJACENT ROADWAYS SHOULD BE SWEEP AS NEEDED, TO REDUCE EXCESS SEDIMENT, DIRT, OR STONE TRACKED FROM THE SITE. ACCUMULATED SEDIMENT AND STONE SHOULD BE REMOVED FROM THE STABILIZED ENTRANCE AS NEEDED. VEHICLES HAULING ERODIBLE MATERIAL TO AND FROM THE CONSTRUCTION SITE SHOULD BE COVERED WITH A TARP.
7. CONCRETE CUTTING
CONCRETE WASTE MANAGEMENT SHOULD BE IMPLEMENTED TO CONTAIN AND DISPOSE OF SAW-CUTTING SLURRIES. CONCRETE CUTTING SHOULD NOT TAKE PLACE DURING OR IMMEDIATELY AFTER A RAINFALL EVENT. WASTE GENERATED FROM CONCRETE CUTTING SHOULD BE CLEANED-UP AND DISPOSED INTO THE CONCRETE WASHOUT FACILITY AS DESCRIBED ABOVE.

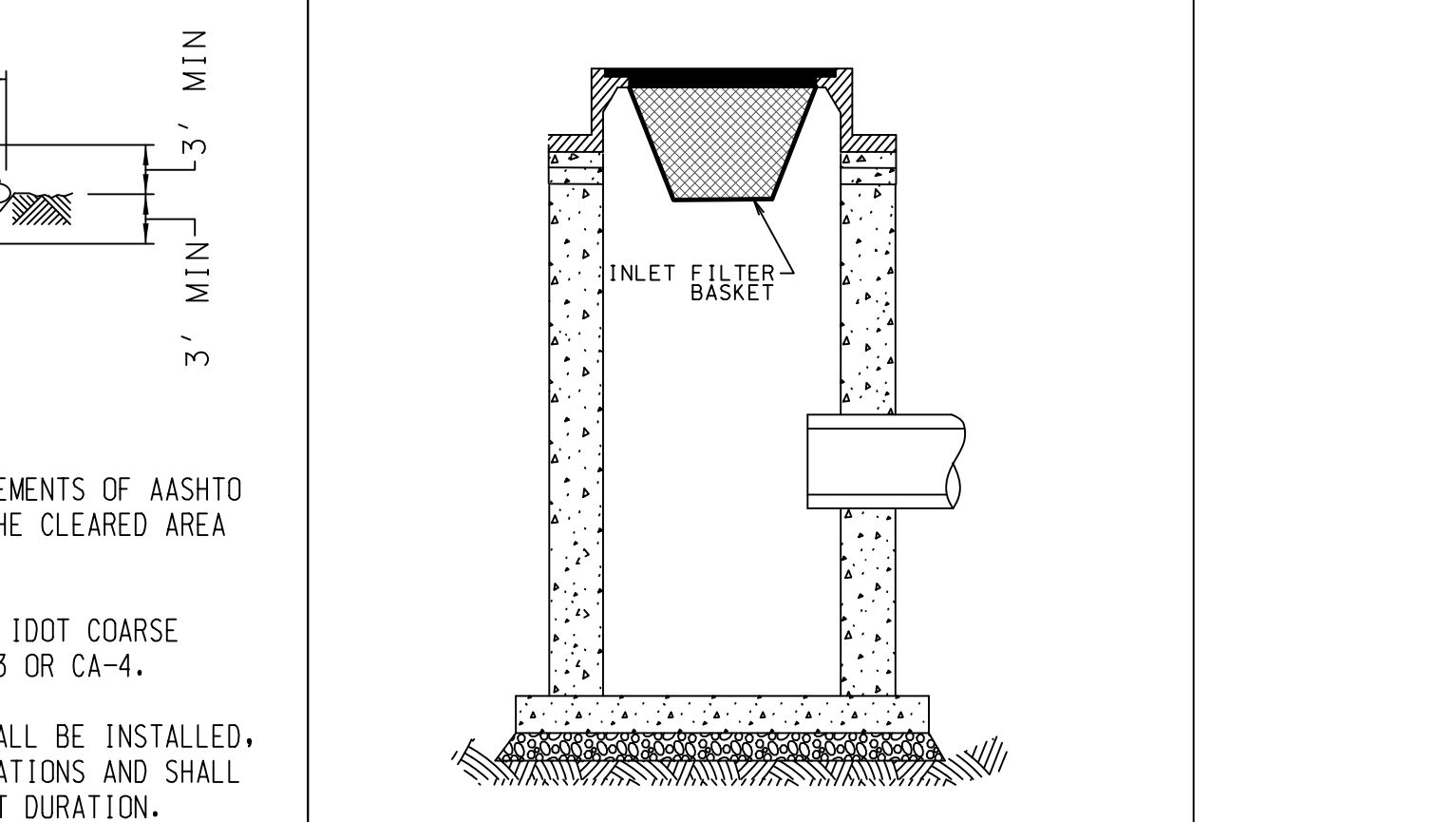
- 8. VEHICLE STORAGE AND MAINTENANCE
WHEN NOT IN USE, VEHICLES UTILIZED IN THE DEVELOPMENT OPERATIONS OF THE SITE SHOULD BE STORED IN A DESIGNATED UPLAND AREA AWAY FROM ANY NATURAL OR CREATED WATERCOURSE, POND, DRAINAGE-WAY OR STORM DRAIN. WHENEVER POSSIBLE VEHICLE MAINTENANCE, FUELING, AND WASHING SHOULD OCCUR OFFSITE. IF ALLOWED ON-SITE, VEHICLE MAINTENANCE (INCLUDING BOTH ROUTINE MAINTENANCE AS WELL AS ON-SITE REPAIRS) SHOULD BE MADE WITHIN THE DESIGNATED AREA TO PREVENT THE MIGRATION OF MECHANICAL FLUIDS (OIL, ANTIFREEZE, ETC.) INTO WATERCOURSES, WETLANDS OR STORM DRAINS. DRIP PANS OR ABSORBENT PADS SHOULD BE USED FOR ALL VEHICLE AND EQUIPMENT MAINTENANCE ACTIVITIES THAT INVOLVE GREASE, OIL, SOLVENTS, OR OTHER VEHICLE FLUIDS. CONSTRUCTION VEHICLES SHOULD BE INSPECTED FREQUENTLY TO IDENTIFY ANY LEAKS; LEAKS SHOULD BE REPAIRED IMMEDIATELY OR THE VEHICLE SHOULD BE REMOVED FROM SITE. DISPOSE OF ALL USED OIL, ANTIFREEZE, SOLVENTS AND OTHER AUTOMOTIVE-RELATED CHEMICALS ACCORDING TO MANUFACTURER OR MSDS INSTRUCTIONS. CONTRACTORS SHOULD IMMEDIATELY REPORT SPILLS TO THE OWNER FOR PROPER REMEDIATION.
WASH WATERS, FROM EQUIPMENT OR VEHICLE WASHING, WHEEL WASH WATER AND OTHER WASH WATERS, MUST BE TREATED IN A SEDIMENT BASIN OR ALTERNATIVE CONTROL THAT PROVIDES EQUIVALENT OR BETTER TREATMENT PRIOR TO DISCHARGE.

- 9. MATERIAL STORAGE
MATERIALS AND/OR CONTAMINANTS SHOULD BE STORED IN A MANNER THAT MINIMIZES THE POTENTIAL TO DISCHARGE INTO STORM DRAINS OR WATERCOURSES. AN ONSITE AREA SHOULD BE DESIGNATED FOR MATERIAL DELIVERY AND STORAGE. ALL MATERIALS KEPT ONSITE SHOULD BE STORED IN THEIR ORIGINAL CONTAINERS WITH LEGIBLE LABELS, AND IF POSSIBLE UNDER A ROOF OR OTHER ENCLOSURE. LABELS SHOULD BE REPLACED IF DAMAGED OR DIFFICULT TO READ. BERMED-OFF STORAGE AREAS ARE AN ACCEPTABLE CONTROL MEASURE TO PREVENT CONTAMINATION OF STORM WATER. MSDS SHEETS SHOULD BE AVAILABLE FOR REFERENCE AND CLEAN UP PROCEDURES. ANY RELEASE OF CHEMICALS OR CONTAMINANTS SHOULD BE IMMEDIATELY CLEANED UP AND DISPOSED OF PROPERLY. CONTRACTORS SHOULD IMMEDIATELY REPORT ALL SPILLS TO THE OWNER, WHO SHOULD NOTIFY THE APPROPRIATE AGENCIES, IF NEEDED.
TO REDUCE THE RISKS ASSOCIATED WITH HAZARDOUS MATERIALS ONSITE, HAZARDOUS PRODUCTS SHOULD BE KEPT IN ORIGINAL CONTAINERS UNLESS THEY ARE NOT RE-SEALABLE. THE ORIGINAL LABELS AND MSDS DATA SHOULD BE RETAINED ONSITE AT ALL TIMES. HAZARDOUS MATERIALS AND ALL OTHER MATERIAL ONSITE SHOULD BE STORED IN ACCORDANCE WITH MANUFACTURER OR MSDS SPECIFICATIONS. WHEN DISPOSING OF HAZARDOUS MATERIALS, FOLLOW MANUFACTURER'S OR LOCAL AND STATE RECOMMENDED METHODS.

- 10. SANITARY STATIONS
TO THE EXTENT PRACTICABLE, PORT-A-POTTIES SHOULD BE LOCATED AT A MINIMUM 8 FEET BEHIND THE CURB AND GUTTER OF THE INTERNAL ROADS AND BE LOCATED IN AN AREA THAT DOES NOT DRAIN TO ANY PROTECTED NATURAL AREAS, WATERS OF THE STATE, OR STORM WATER STRUCTURES AND SHOULD BE ANCHORED TO THE GROUND TO PREVENT TIPPING OVER. PORT-A-POTTIES LOCATED ON IMPERVIOUS SURFACES SHOULD BE PLACED ON TOP OF A SECONDARY CONTAINMENT DEVICE, OR BE SURROUNDED BY A CONTROL DEVICE (I.E. GRAVEL-BAG BERM).

- 11. SPILL PREVENTION
DISCHARGES OF A HAZARDOUS SUBSTANCE OR OIL CAUSED BY A SPILL (E.G., A SPILL OF OIL INTO A SEPARATE STORM SEWER OR WATERS OF THE STATE) ARE NOT AUTHORIZED BY THIS PERMIT. IF A SPILL OCCURS, NOTIFY THE OWNER IMMEDIATELY. THE CONSTRUCTION SITE SHOULD HAVE THE CAPACITY TO CONTROL, CONTAIN, AND REMOVE SPILLS IF THEY OCCUR. SPILLS SHOULD BE CLEANED IMMEDIATELY AFTER DISCOVERY IN ACCORDANCE WITH MSDS AND NOT BURIED ON SITE OR WASHED INTO STORM DRAINS OR WATERS OF THE STATE.
SPILLS IN EXCESS OF FEDERAL REPORTABLE QUANTITIES (AS ESTABLISHED UNDER 40 CFR PARTS 110, 117, OR 302), SHOULD BE REPORTED TO THE NATIONAL RESPONSE CENTER BY CALLING (800) 424-8802. MSDS OBTAIN INFORMATION ON FEDERAL REPORTABLE QUANTITIES FOR MATERIALS. SPILLS OF TOXIC OR HAZARDOUS MATERIALS SHOULD BE REPORTED TO THE APPROPRIATE STATE OR LOCAL GOVERNMENT AGENCY, REGARDLESS OF SIZE. WHEN CLEANING UP A SPILL, THE AREA SHOULD BE KEPT WELL VENTILATED AND APPROPRIATE PERSONAL PROTECTIVE EQUIPMENT SHOULD BE USED TO MINIMIZE INJURY FROM CONTACT WITH A HAZARDOUS SUBSTANCE.

- IN ADDITION TO PROPER WASTE MANAGEMENT, CONCRETE WASTE MANAGEMENT, CONCRETE CUTTING, VEHICLE STORAGE AND MAINTENANCE, MATERIAL STORAGE, AND SANITARY STATION PROTECTION, THE FOLLOWING MINIMUM PRACTICES SHOULD BE FOLLOWED TO REDUCE THE RISK OF SPILLS:
- ON-SITE VEHICLES SHOULD BE MONITORED FOR LEAKS AND SHOULD RECEIVE REGULAR PREVENTATIVE MAINTENANCE TO REDUCE THE CHANCE OF LEAKAGE.
- PETROLEUM PRODUCTS SHOULD BE STORED IN TIGHTLY SEALED AND CLEARLY LABELED CONTAINERS.
- ALL PAINT CONTAINERS SHOULD BE TIGHTLY SEALED AND STORED WHEN NOT REQUIRED FOR USE. EXCESS PAINT SHOULD BE DISPOSED OF ACCORDING TO THE MANUFACTURER'S INSTRUCTIONS OR STATE AND LOCAL REGULATIONS, AND SHOULD NOT BE DISCHARGED TO THE STORM SEWER.
- CONTRACTORS SHOULD FOLLOW THE MANUFACTURER'S RECOMMENDATIONS FOR PROPER USE AND DISPOSAL OF MATERIALS.



INLET PROTECTION - FILTER BASKET DETAIL NOT TO SCALE

MAINTENANCE
THE FOLLOWING IS A DESCRIPTION OF PROCEDURES THAT SHOULD BE USED TO MAINTAIN, IN GOOD AND EFFECTIVE OPERATION CONDITIONS, VEGETATION, EROSION AND SEDIMENT CONTROL MEASURES AND OTHER PROTECTIVE MEASURES IDENTIFIED IN THIS PLAN AND STANDARD SPECIFICATIONS.
STABILIZED CONSTRUCTION ENTRANCE: THE ENTRANCES SHOULD BE MAINTAINED TO PREVENT TRACKING OF SEDIMENT ONTO PUBLIC STREETS. MAINTENANCE INCLUDES TOP DRESSING WITH ADDITIONAL STONE AND REMOVING TOP LAYERS OF STONES AND SEDIMENT. THE SEDIMENT RUN-OFF ONTO THE PUBLIC RIGHT OF WAY SHOULD BE REMOVED IMMEDIATELY.
RIPRAP OUTLET PROTECTION: RIPRAP SHOULD BE INSPECTED FOR ANY SCOUR BENEATH THE RIPRAP OR FOR STONES THAT HAVE BEEN DISLODGED. SEDIMENT ACCUMULATION IN THE OUTFALL AREA SHOULD BE REMOVED AS NEEDED.
CONCRETE WASHOUT AREA: EXISTING FACILITIES SHOULD BE CLEANED OUT, OR NEW FACILITIES SHOULD BE CONSTRUCTED AND OPERATIONAL ONCE THE EXISTING WASHOUT IS 75% FULL. WASHOUTS SHOULD BE INSPECTED FREQUENTLY TO ENSURE THAT PLASTIC LININGS ARE INTACT AND SIDEWALLS HAVE NOT BEEN DAMAGED BY CONSTRUCTION ACTIVITIES. WHEN THE WASHOUT AREA IS ADJACENT TO A PAVED ROAD, THE PAVED ROAD SHOULD BE INSPECTED FOR ACCUMULATED CONCRETE WASTE. ANY ACCUMULATED CONCRETE WASTE ON THE ROAD, CURB, OR GUTTER SHOULD BE REMOVED AND PROPERLY DISPOSED.
EROSION CONTROL BLANKET: THE BLANKET AND STAPLES SHOULD BE INSPECTED FREQUENTLY AND SHALL BE INSTALLED TO THE ILLINOIS URBAN MANUAL, UNLESS OTHERWISE INSTRUCTED BY THE MANUFACTURER. EROSION OCCURRING UNDERNEATH THE BLANKET SHOULD BE FILL-FILLED AND SEEDED WITH THE APPROPRIATE SEED MIX. ADDITIONAL BMP'S MAY NEED TO BE INSTALLED TO REDUCE EROSION UNDER THE BLANKET.

SILT FILTER FENCE: SILT FILTERS SHOULD BE INSPECTED REGULARLY FOR UNDERCUTTING WHERE THE FENCE MEETS THE GROUND, OVERTOPPING, AND TEARS ALONG THE LENGTH OF THE FENCE. DEFICIENCIES SHOULD BE REPAIRED IMMEDIATELY. REMOVE ACCUMULATED SEDIMENTS FROM THE FENCE BASE WHEN THE SEDIMENT REACHES ONE-HALF THE FENCE HEIGHT. DURING FINAL STABILIZATION, PROPERLY DISPOSE OF ANY SEDIMENT THAT HAS ACCUMULATED ON THE SILT FENCE. INSTANCES WHEN AREAS OF SILT FENCE CONTINUALLY FAIL, REPLACE SILT FENCE WITH ANOTHER BMP AS SEEN FIT.

CATCH BASIN AND INLET FILTERS: INLET FILTERS SHOULD BE INSPECTED FOR PROPER FILTERING. IF FILTER BAGS ARE USED, REMOVE SEDIMENT FROM THE FILTER BAGS WHEN 50% PERCENT OF THE STORAGE VOLUME HAS BEEN FILLED, UNLESS OTHERWISE INSTRUCTED BY THE MANUFACTURER. REMOVE TRASH AND DEBRIS DURING INSPECTIONS. ACCUMULATED MATERIAL IN THE FILTERS SHOULD BE DISPOSED PROPERLY. DO NOT PUNCTURE HOLES IN FILTERS IF PONDING OCCURS.

INSPECTIONS
THE OWNER SHALL DESIGNATE A QUALIFIED PERSONNEL TO BE RESPONSIBLE FOR SEDIMENT AND EROSION CONTROL OBSERVATIONAL REPORTING. THIS QUALIFIED PERSONNEL SHALL MEET THE REQUIREMENTS NOTED IN THE ILR10 PERMIT CONDITIONS AND LOCAL CODES. SITE OBSERVATIONS SHOULD OCCUR AT LEAST EVERY SEVEN CALENDAR DAYS AND WITHIN 24 HOURS OF THE END OF A STORM OR BY THE END OF THE FOLLOWING BUSINESS OR WORK DAY THAT IS 0.5 INCHES OR GREATER, OR EQUIVALENT SNOWMELT. OBSERVATIONS MAY BE REDUCED TO ONCE A MONTH WHEN CONSTRUCTION ACTIVITIES HAVE CEASED DUE TO FROZEN CONDITIONS. WEEKLY OBSERVATIONS SHOULD RECOMMENCE WHEN CONSTRUCTION ACTIVITIES ARE CONDUCTED, OR IF THERE IS 0.5" OR GREATER RAIN EVENT, OR A DISCHARGE DUE TO SNOWMELT OCCURS.

SITE OBSERVATION REPORTS SHOULD BE MAINTAINED ONSITE AS PART OF THE SWPPP. EACH SITE OBSERVATION SHALL INCLUDE THE FOLLOWING COMPONENTS:
A. DISTURBED AREAS AND AREAS USED FOR THE STORAGE OF MATERIALS THAT ARE EXPOSED TO PRECIPITATION SHALL BE CHECKED FOR EVIDENCE OF, OR POTENTIAL FOR, POLLUTANTS ENTERING THE DRAINAGE SYSTEM. THE EROSION AND SEDIMENT CONTROL MEASURES IDENTIFIED IN THE PLAN SHALL BE OBSERVED TO ENSURE THAT THEY HAVE BEEN INSTALLED AND ARE OPERATING CORRECTLY. WHERE DISCHARGE POINTS ARE ACCESSIBLE, THEY SHOULD BE CHECKED TO ASCERTAIN WHETHER EROSION CONTROL MEASURES ARE EFFECTIVE IN PREVENTING SIGNIFICANT IMPACTS TO THE RECEIVING WATERS. LOCATIONS WHERE VEHICLES ENTER AND EXIT THE SITE SHOULD BE CHECKED FOR OFF-SITE SEDIMENT TRACKING. ALL PUMPING OPERATIONS AND ALL OTHER POTENTIAL NON-STORM WATER DISCHARGES SHOULD BE OBSERVED.

B. BASED ON THE RESULTS OF THE SITE OBSERVATION, THE DESCRIPTION OF POTENTIAL POLLUTANT SOURCES IDENTIFIED, AND THE POLLUTION PREVENTION MEASURES DESCRIBED IN THIS PLAN SHALL BE REVISED AS APPROPRIATE, AS SOON AS PRACTICABLE AFTER THE OBSERVATION. THE MODIFICATIONS, IF ANY, SHALL PROVIDE FOR TIMELY IMPLEMENTATION OF ANY CHANGES TO THE PLAN WITHIN 7 CALENDAR DAYS FOLLOWING THE SITE OBSERVATION.

C. A REPORT SUMMARIZING THE SCOPE OF THE OBSERVATION, NAME(S) AND QUALIFICATIONS OF PERSONNEL MAKING THE OBSERVATION, THE DATE(S) OF THE OBSERVATION, MAJOR OBSERVATIONS RELATING TO THE IMPLEMENTATION OF THE STORM WATER POLLUTION PREVENTION PLAN, AND ACTIONS TAKEN IN ACCORDANCE WITH PARAGRAPH 9 ABOVE SHALL BE MADE AND RETAINED AS PART OF THE STORM WATER POLLUTION PREVENTION PLAN FOR AT LEAST THREE YEARS FROM THE DATE OF FINAL STABILIZATION OR PERMIT CLOSURE IS TERMINATED. THE REPORT SHALL BE SIGNED IN ACCORDANCE WITH PART VI.G (SIGNATORY REQUIREMENTS) OF THE ILR10 NPDES PERMIT.

D. THE OWNER SHALL NOTIFY THE APPROPRIATE AGENCY FIELD OPERATIONS SECTION OFFICE BY EMAIL AT EPA\_SWMONC@ILLINOIS.GOV, TELEPHONE, OR FAX WITHIN 24 HOURS OF ANY INCIDENCE OF NONCOMPLIANCE FOR ANY VIOLATION OF THE STORM WATER POLLUTION PREVENTION PLAN OBSERVED DURING A SITE OBSERVATION, OR FOR VIOLATIONS OF ANY CONDITION OF THE PERMIT. THE OWNER SHALL COMPLETE AND SUBMIT WITHIN 5 DAYS AN INCIDENCE OF NONCOMPLIANCE (ION) REPORT FOR ANY VIOLATION OF THE STORM WATER POLLUTION PREVENTION PLAN OBSERVED DURING AN INSPECTION CONDUCTED. SUBMISSION SHALL BE ON FORMS PROVIDED BY THE AGENCY AND INCLUDE SPECIFIC INFORMATION ON THE CAUSE OF NONCOMPLIANCE, ACTIONS WHICH WERE TAKEN TO PREVENT ANY FURTHER CAUSES OF NONCOMPLIANCE, AND A STATEMENT DETAILING ANY ENVIRONMENTAL IMPACT, WHICH MAY HAVE RESULTED FROM THE NONCOMPLIANCE.

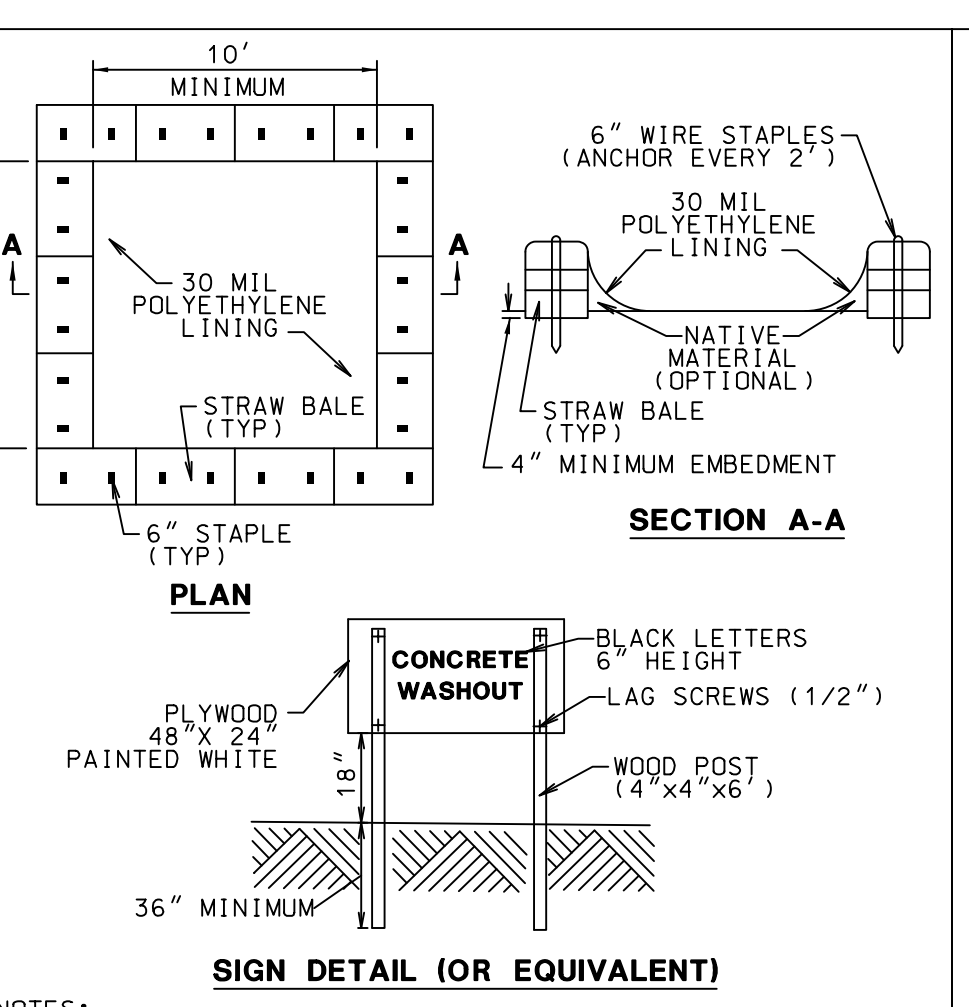
E. ALL REPORTS OF NONCOMPLIANCE SHALL BE SIGNED BY A RESPONSIBLE AUTHORITY AS DEFINED IN PART VI.G OF THE ILR10 NPDES PERMIT (SIGNATORY REQUIREMENTS).

F. ALL REPORTS OF NONCOMPLIANCE SHALL BE MAILED TO THE AGENCY AT THE FOLLOWING ADDRESS: ILLINOIS ENVIRONMENTAL PROTECTION AGENCY DIVISION OF WATER POLLUTION CONTROL COMPLIANCE ASSURANCE SECTION 1021 NORTH GRAND AVENUE EAST POST OFFICE BOX 19276 SPRINGFIELD, ILLINOIS 62794-9276

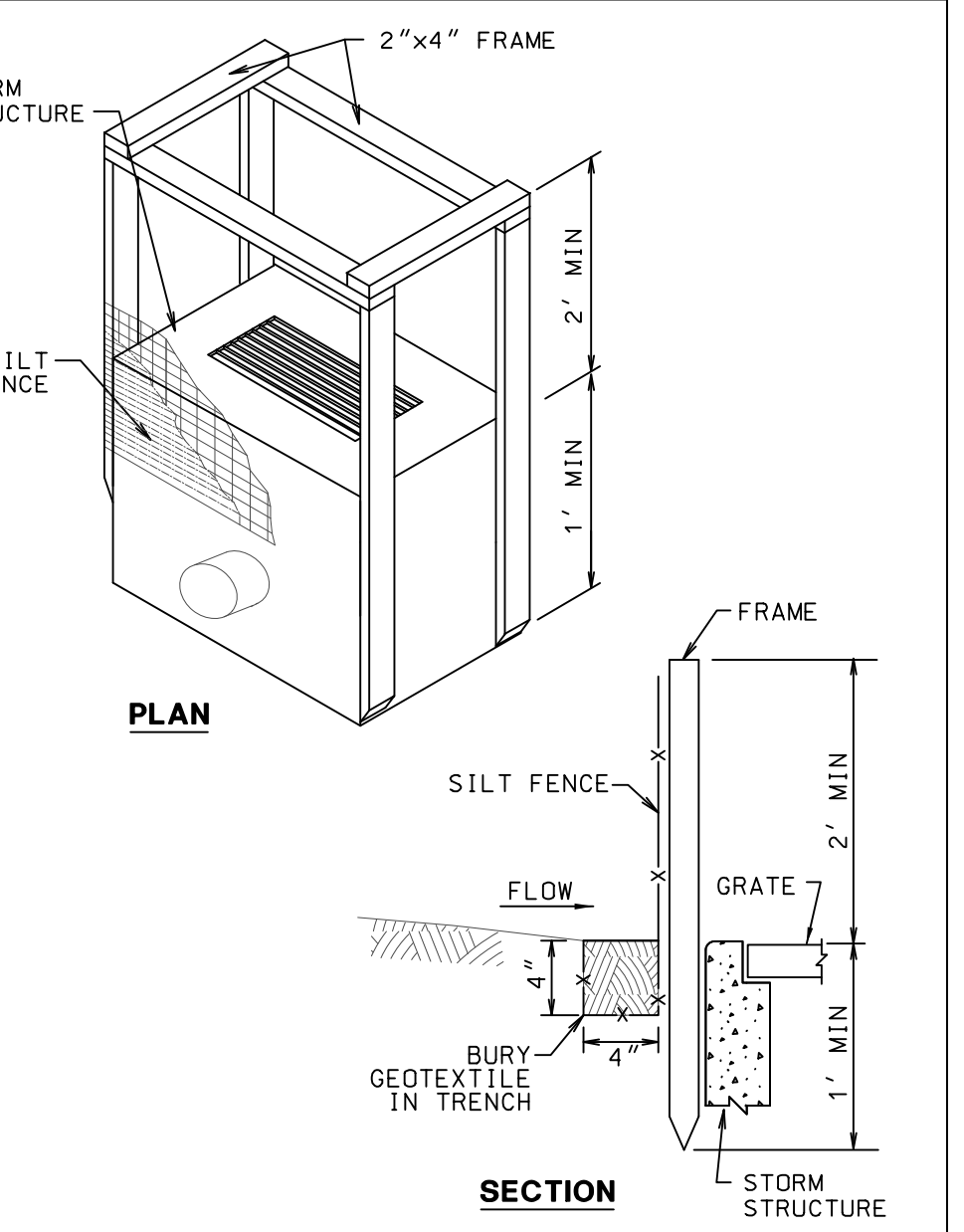
NON-STORM WATER DISCHARGES
NON-STORM WATER FLOWS THAT MAY BE COMBINED WITH STORM WATER DISCHARGES ARE INCLUDED WITHIN THIS PLAN. THESE DISCHARGES INCLUDE: DISCHARGES FROM FIRE FIGHTING ACTIVITIES; FIRE HYDRANT FLUSHINGS; WATERS USED TO WASH VEHICLES WHERE DETERGENTS ARE NOT USED; WATERS USED TO CONTROL DUST; POTABLE WATER SOURCES INCLUDING UNCONTAMINATED WATERLINE FLUSHINGS; LANDSCAPE IRRIGATION DRAINAGES; ROUTINE EXTERNAL BUILDING WASHDOWN WHICH DOES NOT USE DETERGENTS; PAVEMENT WASH WATERS WHERE SPILLS OR LEAKS OF TOXIC OR HAZARDOUS MATERIALS HAVE NOT OCCURRED (UNLESS ALL SPILLED MATERIAL HAS BEEN REMOVED) AND WHERE DETERGENTS ARE NOT USED; UNCONTAMINATED AIR CONDITIONING CONDENSATE; SPRINGS; UNCONTAMINATED GROUND WATER; AND FOUNDATION OR FOOTING DRAINS WHERE FLOWS ARE NOT CONTAMINATED WITH PROCESS MATERIALS OR SOLVENTS.

THE FOLLOWING NON-STORM WATER DISCHARGES ARE PROHIBITED: CONCRETE AND WASTE WATER FROM WASHOUT OF CONCRETE (UNLESS MANAGED BY AN APPROPRIATE CONTROL), DRILLWELL COMPOUND, WASTE WATER FROM WASHOUT AND CLEANOUT OF STUCCO, PAINT, FORM RELEASE OILS, CURING COMPOUNDS AND OTHER CONSTRUCTION MATERIALS, FUELS, OILS OR OTHER POLLUTANTS USED IN VEHICLE AND EQUIPMENT OPERATION AND MAINTENANCE, SOAPS, SOLVENTS, OR DETERGENTS, TOXIC OR HAZARDOUS SUBSTANCES FROM A SPILL OR OTHER RELEASE, OR ANY OTHER POLLUTANT THAT COULD CAUSE OR TEND TO CAUSE WATER POLLUTION.

DISCHARGES FROM DEWATERING ACTIVITIES, INCLUDING DISCHARGES FROM DEWATERING TRENCHES AND EXCAVATIONS ARE ALLOWABLE IF MANAGED BY APPROPRIATE CONTROL.

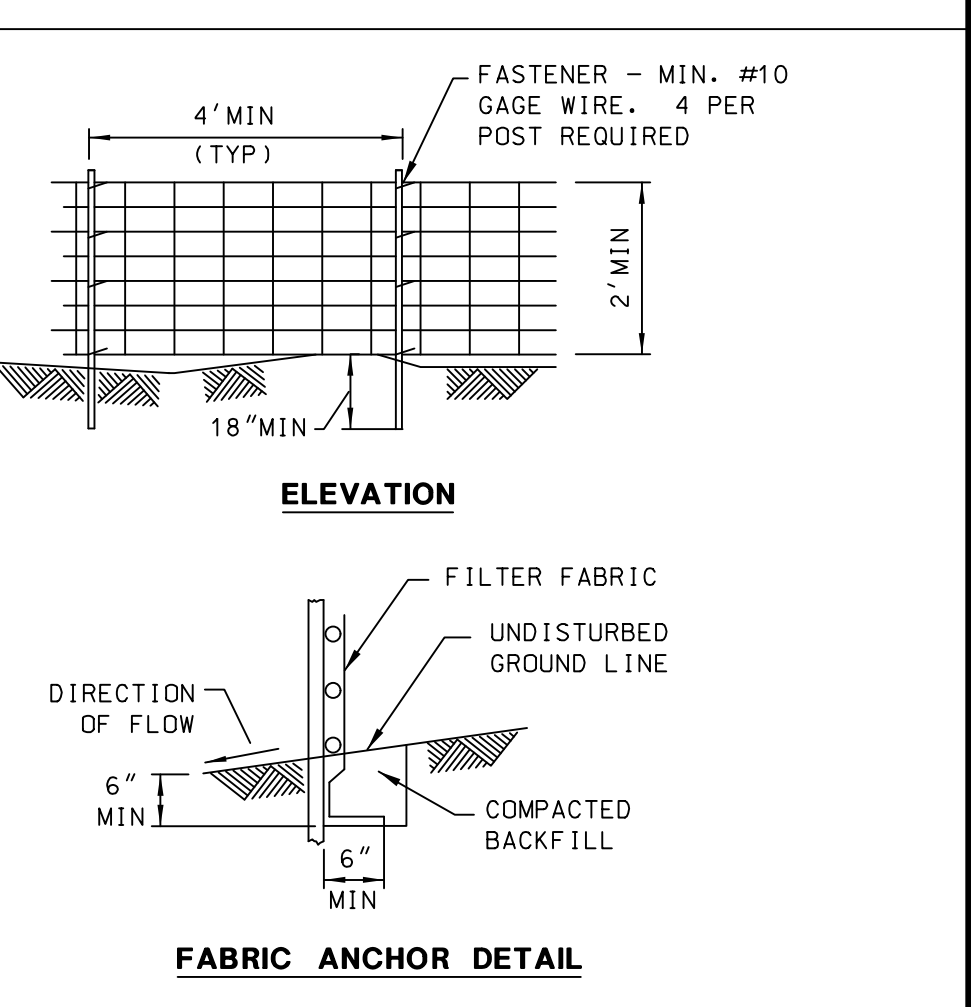


- NOTES:
1. ACTUAL LAYOUT AND LOCATION TO BE DETERMINED IN FIELD.
2. MAINTAINING TEMPORARY CONCRETE WASHOUT FACILITIES SHALL INCLUDE REMOVING AND DISPOSING OF HARDENED CONCRETE AND/OR SLURRY AND RETURNING FACILITY TO A FUNCTIONAL CONDITION.
3. FACILITY SHALL BE CLEANED OR RE-CONSTRUCTED IN A NEW AREA ONCE WASHOUT BECOMES TWO-THIRDS FULL.
4. EACH STRAW BALE IS TO BE STAKED IN PLACE USING (2) 2\"/>

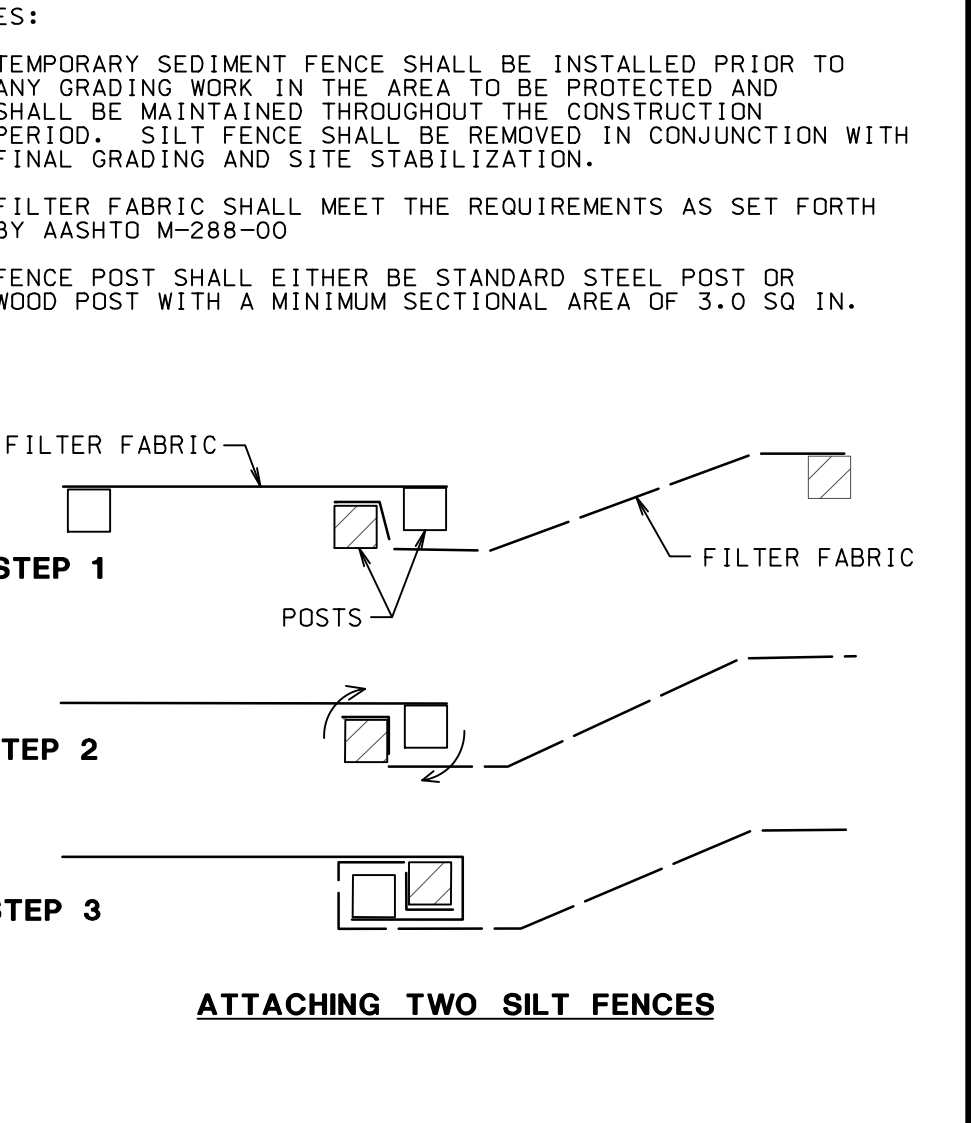


- NOTES:
1. STRUCTURE SHALL BE CONSTRUCTED SUCH THAT GEOTEXTILE MATERIAL SHALL BE FASTENED TO POSTS CREATING A SEAMLESS JOINT.
2. ENSURE THAT PONDING HEIGHT OF WATER DOES NOT CAUSE FLOODING ON ADJACENT ROADWAYS OR PRIVATE PROPERTY.

INLET PROTECTION - SILT FENCE BOX NOT TO SCALE



- NOTES:
1. TEMPORARY SEDIMENT FENCE SHALL BE INSTALLED PRIOR TO ANY GRADING WORK IN THE AREA TO BE PROTECTED AND SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD. THE FENCE SHALL BE REMOVED IN CONJUNCTION WITH FINAL GRADING AND SITE STABILIZATION.
2. FILTER FABRIC SHALL MEET THE REQUIREMENTS AS SET FORTH BY AASHTO M-288-00
3. FENCE POST SHALL EITHER BE STANDARD STEEL POST OR WOOD POST WITH A MINIMUM SECTIONAL AREA OF 5.0 SQ IN.



- NOTES:
1. PLACE THE END POST OF THE SECOND FENCE INSIDE THE END POST OF THE FIRST FENCE.
2. ROTATE BOTH POSTS AT LEAST 180 DEGREES IN A CLOCKWISE DIRECTION TO CREATE A TIGHT SEAL WITH THE FABRIC MATERIAL.
3. DRIVE BOTH POSTS A MINIMUM OF 18 INCHES INTO THE GROUND AND BURY THE FLAP.

SILT FENCE DETAIL NOT TO SCALE

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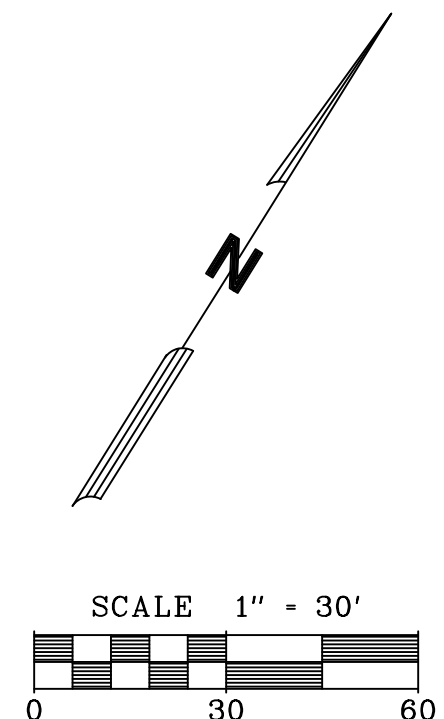
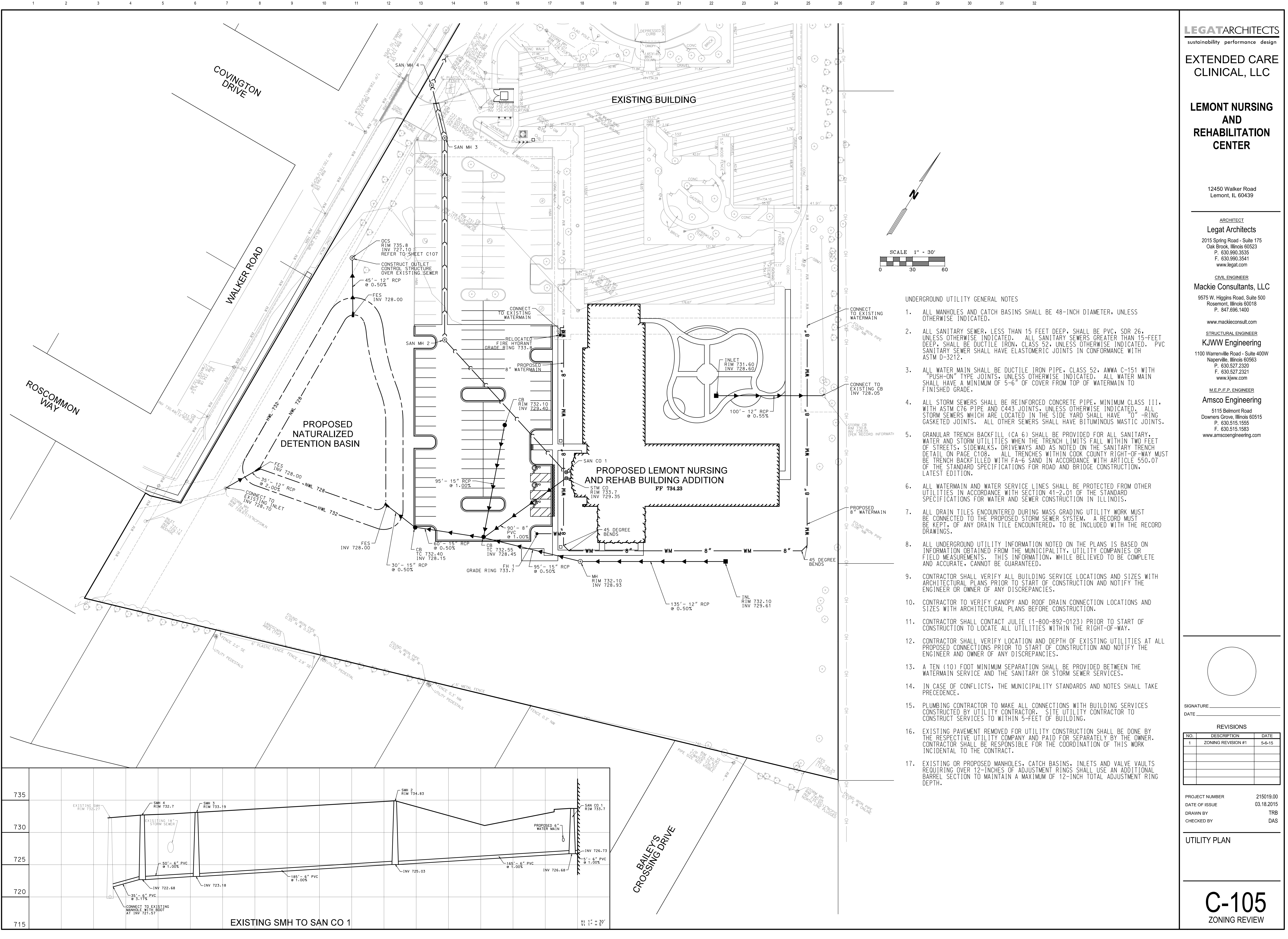
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SIGNATURE DATE

Table with 3 columns: NO., DESCRIPTION, DATE. Includes a row for REVISIONS.

PROJECT NUMBER 215019.00 DATE OF ISSUE 03.18.2015 DRAWN BY TRB CHECKED BY DAS

STORMWATER POLLUTION PREVENTION DETAILS AND SPECIFICATIONS



- UNDERGROUND UTILITY GENERAL NOTES
- ALL MANHOLES AND CATCH BASINS SHALL BE 48-INCH DIAMETER, UNLESS OTHERWISE INDICATED.
  - ALL SANITARY SEWER, LESS THAN 15 FEET DEEP, SHALL BE PVC, SDR 26, UNLESS OTHERWISE INDICATED. ALL SANITARY SEWERS GREATER THAN 15- FEET DEEP, SHALL BE DUCTILE IRON, CLASS 52, UNLESS OTHERWISE INDICATED. PVC SANITARY SEWER SHALL HAVE ELASTOMERIC JOINTS IN CONFORMANCE WITH ASTM D-3212.
  - ALL WATER MAIN SHALL BE DUCTILE IRON PIPE, CLASS 52, AWWA C-151 WITH "PUSH-ON" TYPE JOINTS, UNLESS OTHERWISE INDICATED. ALL WATER MAIN SHALL HAVE A MINIMUM OF 5'-6" OF COVER FROM TOP OF WATERMAIN TO FINISHED GRADE.
  - ALL STORM SEWERS SHALL BE REINFORCED CONCRETE PIPE, MINIMUM CLASS III, WITH ASTM C76 PIPE AND C443 JOINTS, UNLESS OTHERWISE INDICATED. ALL STORM SEWERS WHICH ARE LOCATED IN THE SIDE YARD SHALL HAVE "O" -RING GASKETED JOINTS. ALL OTHER SEWERS SHALL HAVE BITUMINOUS MASTIC JOINTS.
  - GRANULAR TRENCH BACKFILL (CA 6) SHALL BE PROVIDED FOR ALL SANITARY, WATER AND STORM UTILITIES WHEN THE TRENCH LIMITS FALL WITHIN TWO FEET OF STREETS, SIDEWALKS, DRIVEWAYS AND AS NOTED ON THE SANITARY TRENCH DETAIL ON PAGE C108. ALL TRENCHES WITHIN COOK COUNTY RIGHT-OF-WAY MUST BE TRENCH BACKFILLED WITH FA-6 SAND IN ACCORDANCE WITH ARTICLE 550.07 OF THE STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, LATEST EDITION.
  - ALL WATERMAIN AND WATER SERVICE LINES SHALL BE PROTECTED FROM OTHER UTILITIES IN ACCORDANCE WITH SECTION 41-2.01 OF THE STANDARD SPECIFICATIONS FOR WATER AND SEWER CONSTRUCTION IN ILLINOIS.
  - ALL DRAIN TILES ENCOUNTERED DURING MASS GRADING UTILITY WORK MUST BE CONNECTED TO THE PROPOSED STORM SEWER SYSTEM. A RECORD MUST BE KEPT, OF ANY DRAIN TILE ENCOUNTERED, TO BE INCLUDED WITH THE RECORD DRAWINGS.
  - ALL UNDERGROUND UTILITY INFORMATION NOTED ON THE PLANS IS BASED ON INFORMATION OBTAINED FROM THE MUNICIPALITY, UTILITY COMPANIES OR FIELD MEASUREMENTS. THIS INFORMATION, WHILE BELIEVED TO BE COMPLETE AND ACCURATE, CANNOT BE GUARANTEED.
  - CONTRACTOR SHALL VERIFY ALL BUILDING SERVICE LOCATIONS AND SIZES WITH ARCHITECTURAL PLANS PRIOR TO START OF CONSTRUCTION AND NOTIFY THE ENGINEER OR OWNER OF ANY DISCREPANCIES.
  - CONTRACTOR TO VERIFY CANOPY AND ROOF DRAIN CONNECTION LOCATIONS AND SIZES WITH ARCHITECTURAL PLANS BEFORE CONSTRUCTION.
  - CONTRACTOR SHALL CONTACT JULIE (1-800-892-0123) PRIOR TO START OF CONSTRUCTION TO LOCATE ALL UTILITIES WITHIN THE RIGHT-OF-WAY.
  - CONTRACTOR SHALL VERIFY LOCATION AND DEPTH OF EXISTING UTILITIES AT ALL PROPOSED CONNECTIONS PRIOR TO START OF CONSTRUCTION AND NOTIFY THE ENGINEER AND OWNER OF ANY DISCREPANCIES.
  - A TEN (10) FOOT MINIMUM SEPARATION SHALL BE PROVIDED BETWEEN THE WATERMAIN SERVICE AND THE SANITARY OR STORM SEWER SERVICES.
  - IN CASE OF CONFLICTS, THE MUNICIPALITY STANDARDS AND NOTES SHALL TAKE PRECEDENCE.
  - PLUMBING CONTRACTOR TO MAKE ALL CONNECTIONS WITH BUILDING SERVICES CONSTRUCTED BY UTILITY CONTRACTOR. SITE UTILITY CONTRACTOR TO CONSTRUCT SERVICES TO WITHIN 5'-FEET OF BUILDING.
  - EXISTING PAVEMENT REMOVED FOR UTILITY CONSTRUCTION SHALL BE DONE BY THE RESPECTIVE UTILITY COMPANY AND PAID FOR SEPARATELY BY THE OWNER. CONTRACTOR SHALL BE RESPONSIBLE FOR THE COORDINATION OF THIS WORK INCIDENTAL TO THE CONTRACT.
  - EXISTING OR PROPOSED MANHOLES, CATCH BASINS, INLETS AND VALVE VAULTS REQUIRING OVER 12-INCHES OF ADJUSTMENT RINGS SHALL USE AN ADDITIONAL BARREL SECTION TO MAINTAIN A MAXIMUM OF 12-INCH TOTAL ADJUSTMENT RING DEPTH.

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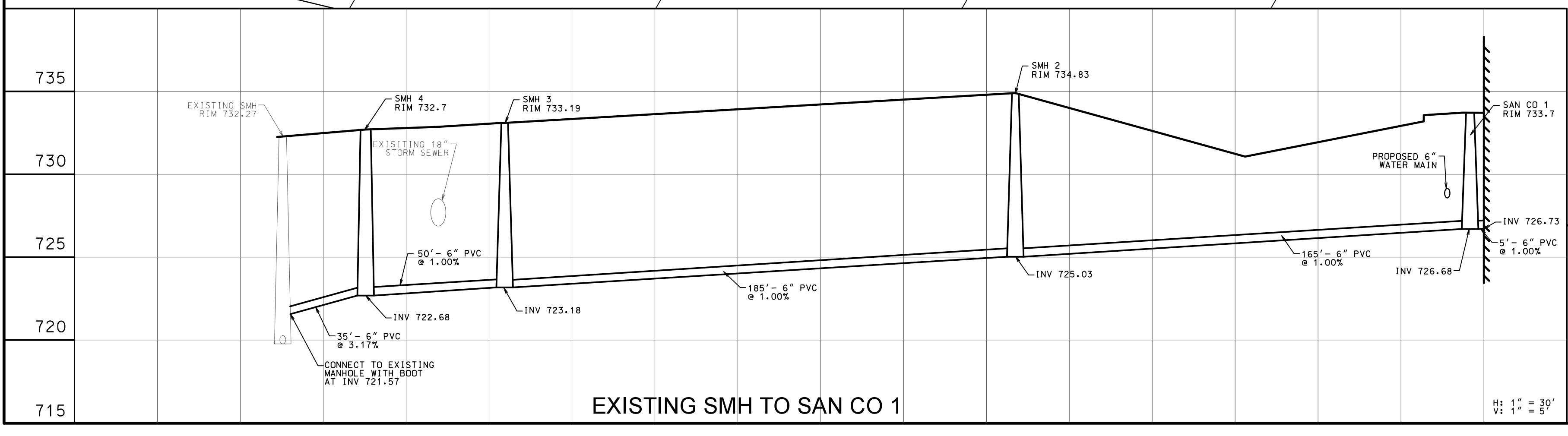
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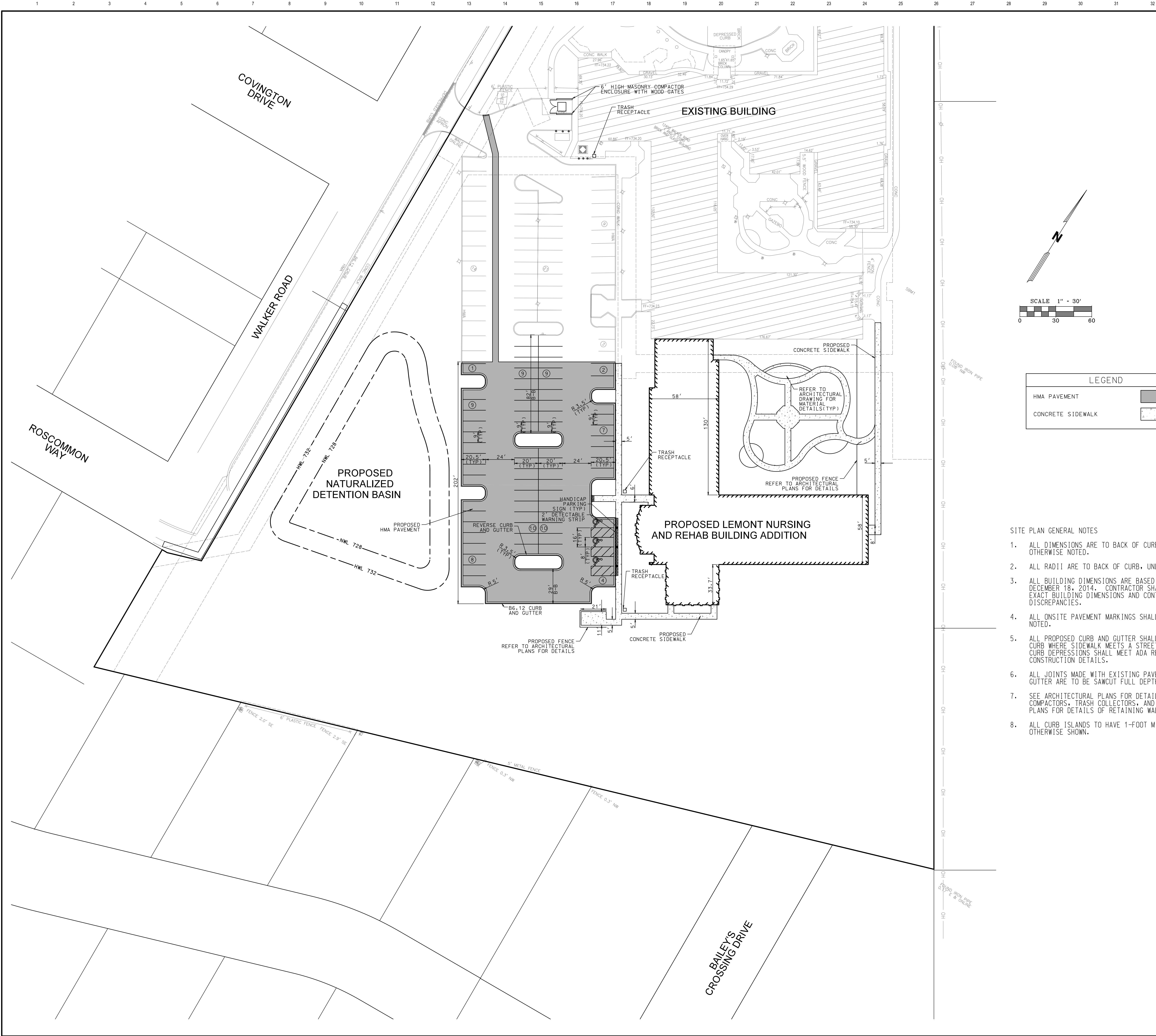
REVISIONS		
NO.	DESCRIPTION	DATE
1	ZONING REVISION #1	5-6-15

PROJECT NUMBER 215019.00  
DATE OF ISSUE 03.18.2015  
DRAWN BY TRB  
CHECKED BY DAS

**UTILITY PLAN**

**C-105**  
ZONING REVIEW





SCALE 1" = 30'

0 30 60

LEGEND

HMA PAVEMENT

CONCRETE SIDEWALK

- SITE PLAN GENERAL NOTES
1. ALL DIMENSIONS ARE TO BACK OF CURB OR FACE OF BUILDING, UNLESS OTHERWISE NOTED.
  2. ALL RADII ARE TO BACK OF CURB, UNLESS OTHERWISE NOTED.
  3. ALL BUILDING DIMENSIONS ARE BASED ON ARCHITECTURAL PLANS DATED DECEMBER 18, 2014. CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT BUILDING DIMENSIONS AND CONTACT THE ARCHITECT FOR ANY DISCREPANCIES.
  4. ALL ONSITE PAVEMENT MARKINGS SHALL BE PAINTED, UNLESS OTHERWISE NOTED.
  5. ALL PROPOSED CURB AND GUTTER SHALL BE B6.12 AND SHALL BE DEPRESSED CURB WHERE SIDEWALK MEETS A STREET, UNLESS OTHERWISE INDICATED. CURB DEPRESSIONS SHALL MEET ADA REQUIREMENTS AS NOTED IN THE CONSTRUCTION DETAILS.
  6. ALL JOINTS MADE WITH EXISTING PAVEMENT, CURB, WALK OR CURB AND GUTTER ARE TO BE SAWCUT FULL DEPTH WITHIN 24 HOURS OF PLACEMENT.
  7. SEE ARCHITECTURAL PLANS FOR DETAILS OF LOADING DOCK, TRASH COMPACTORS, TRASH COLLECTORS, AND SIDEWALK PLAN. SEE LANDSCAPE PLANS FOR DETAILS OF RETAINING WALLS.
  8. ALL CURB ISLANDS TO HAVE 1-FOOT MINIMUM RADIUS ON CORNERS, UNLESS OTHERWISE SHOWN.

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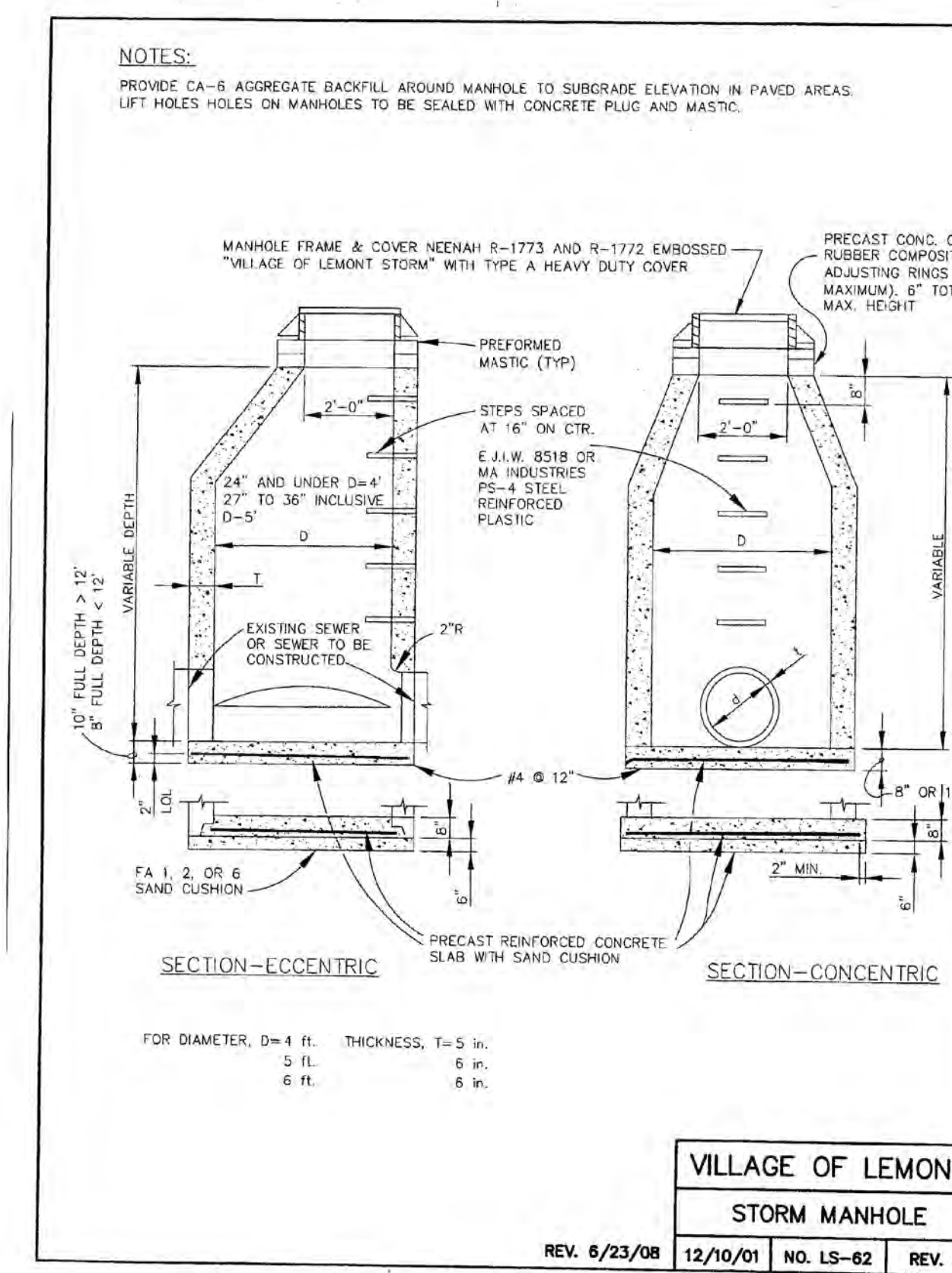
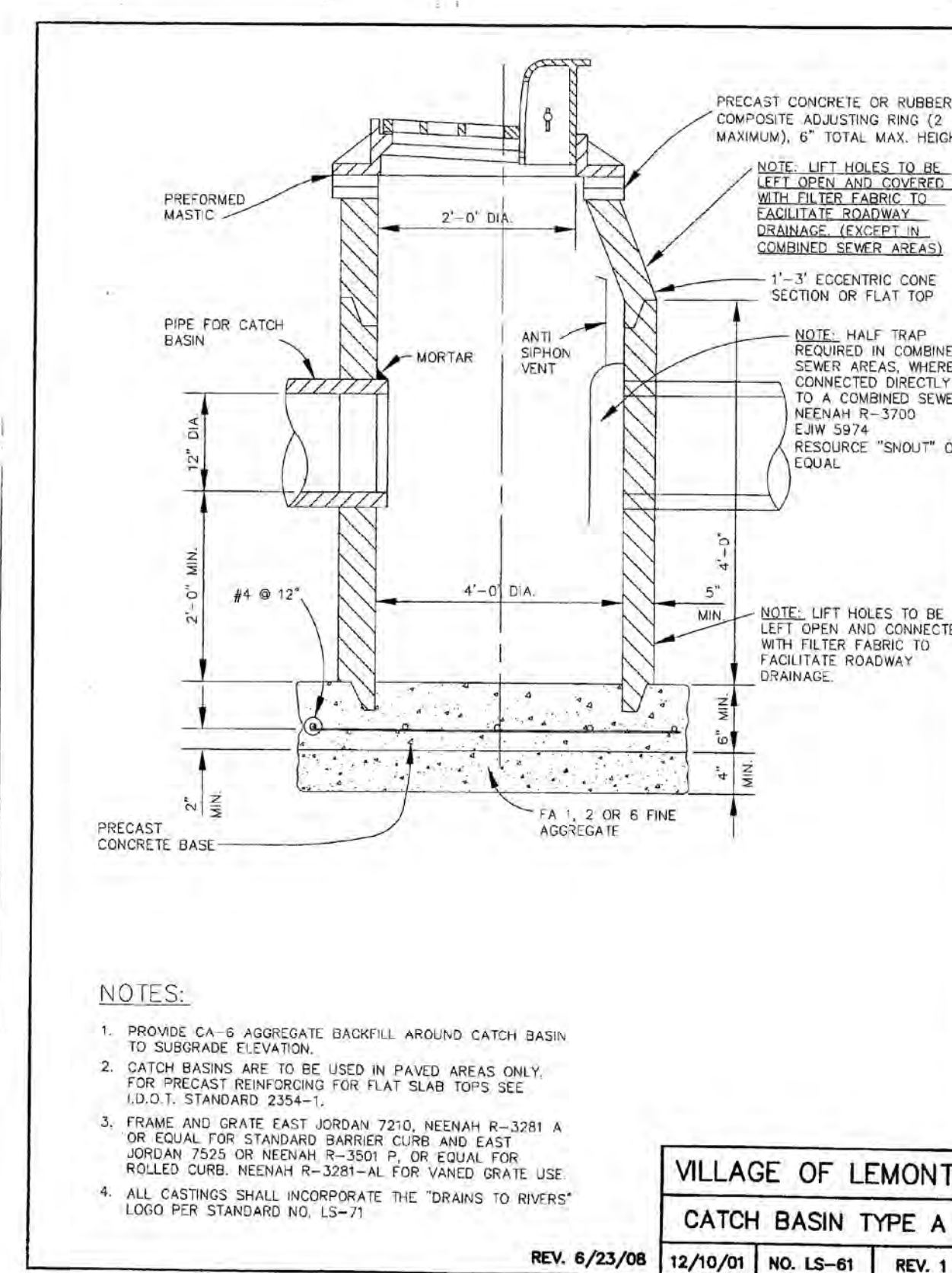
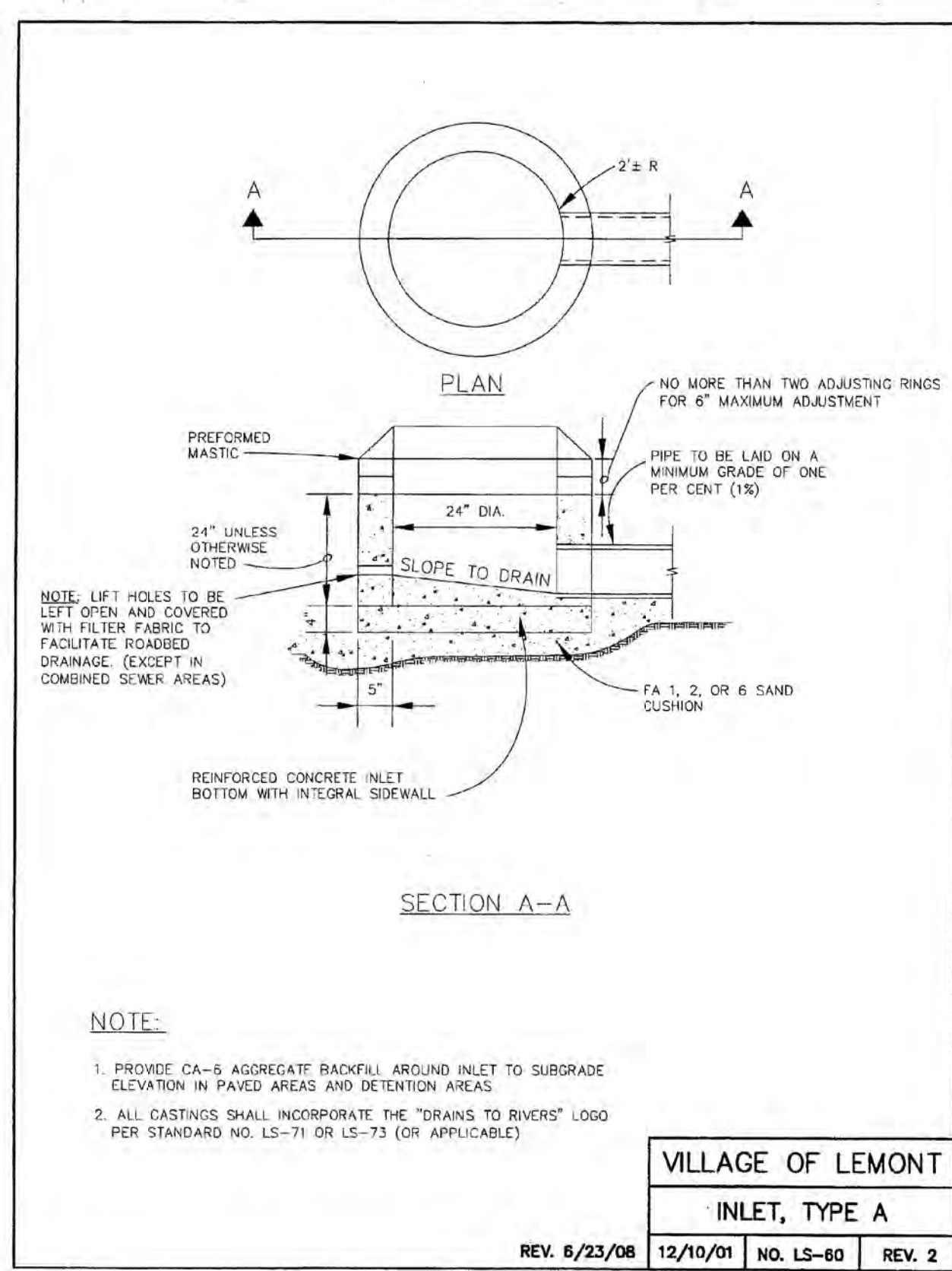
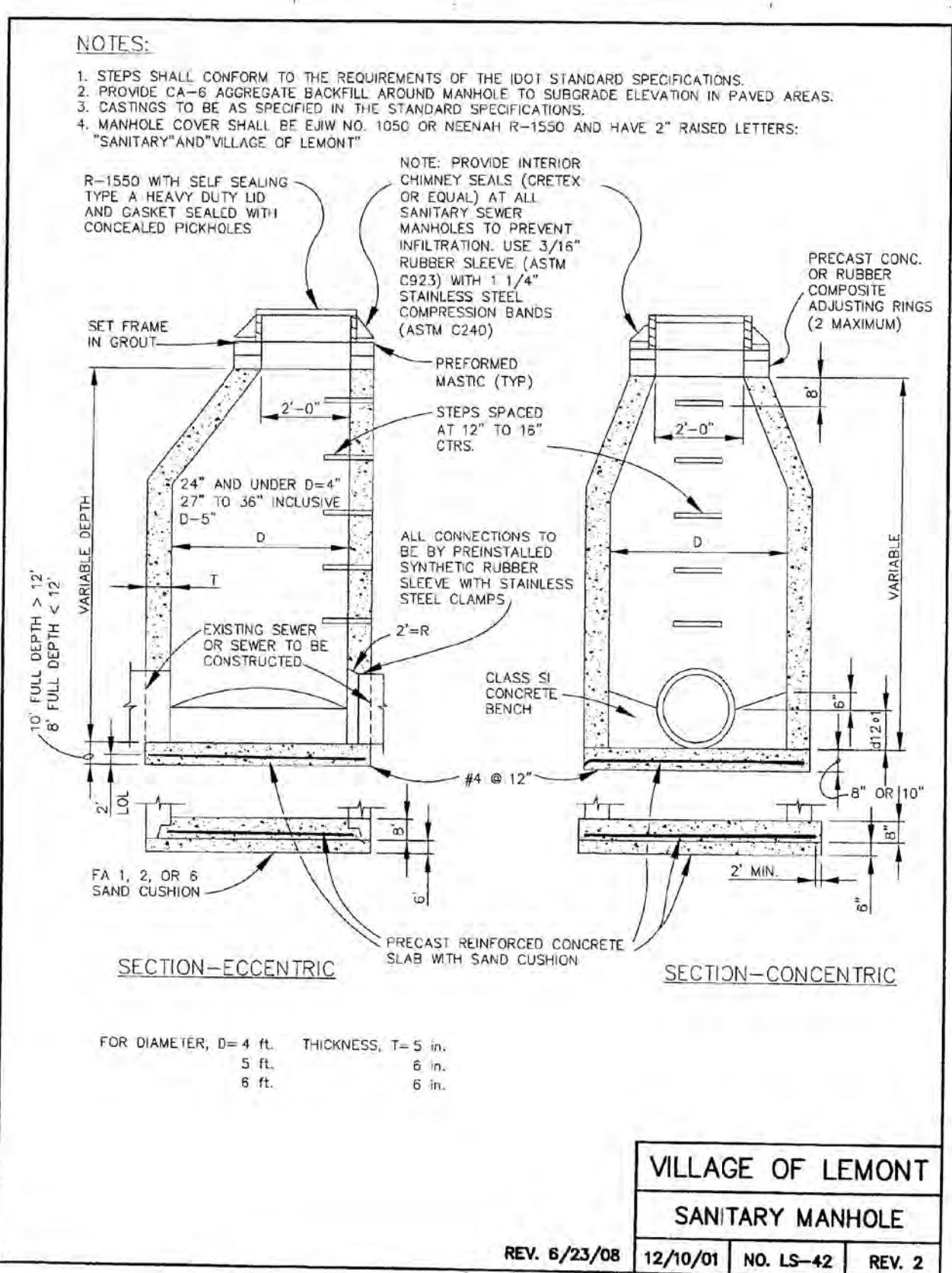
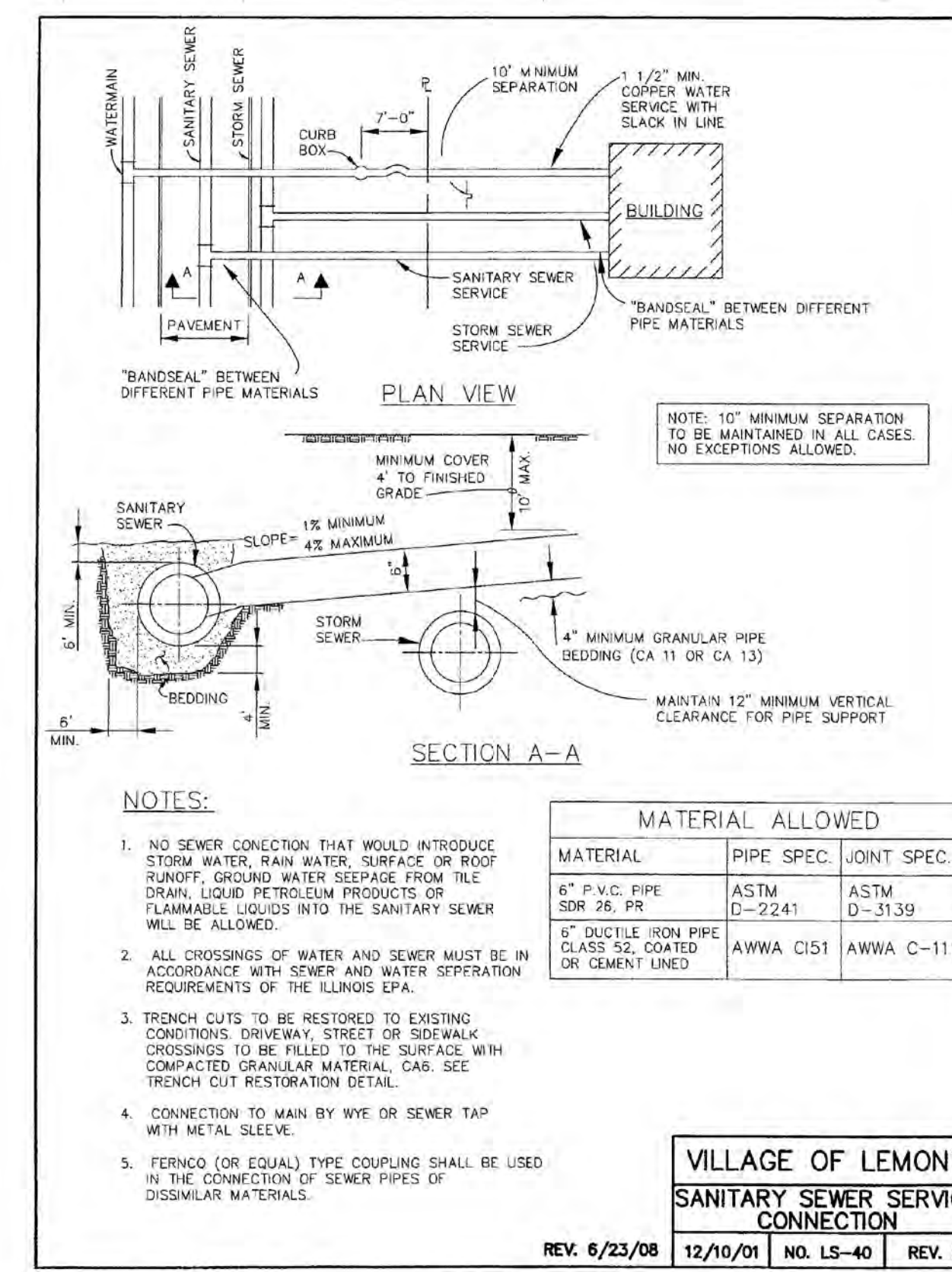
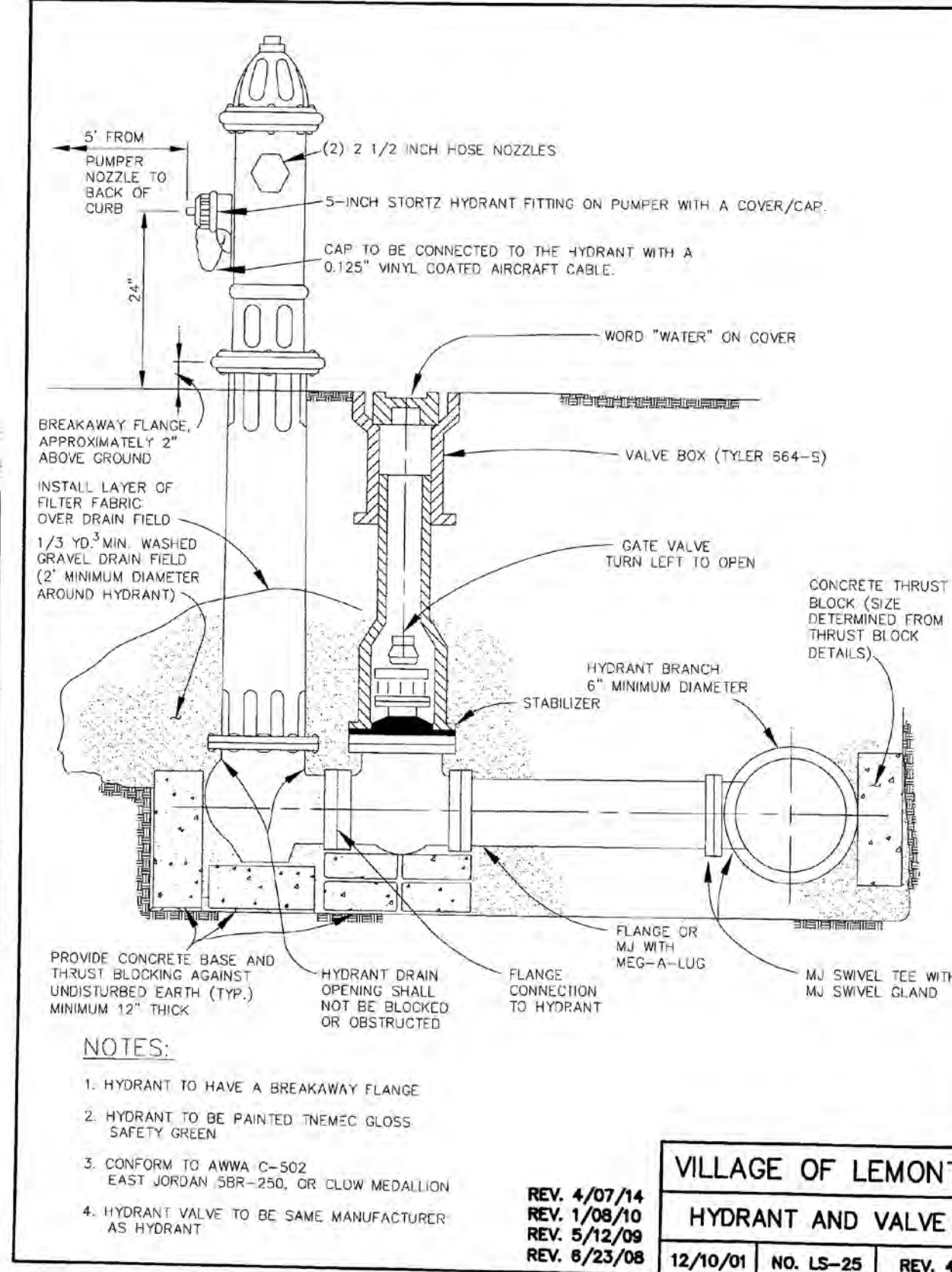
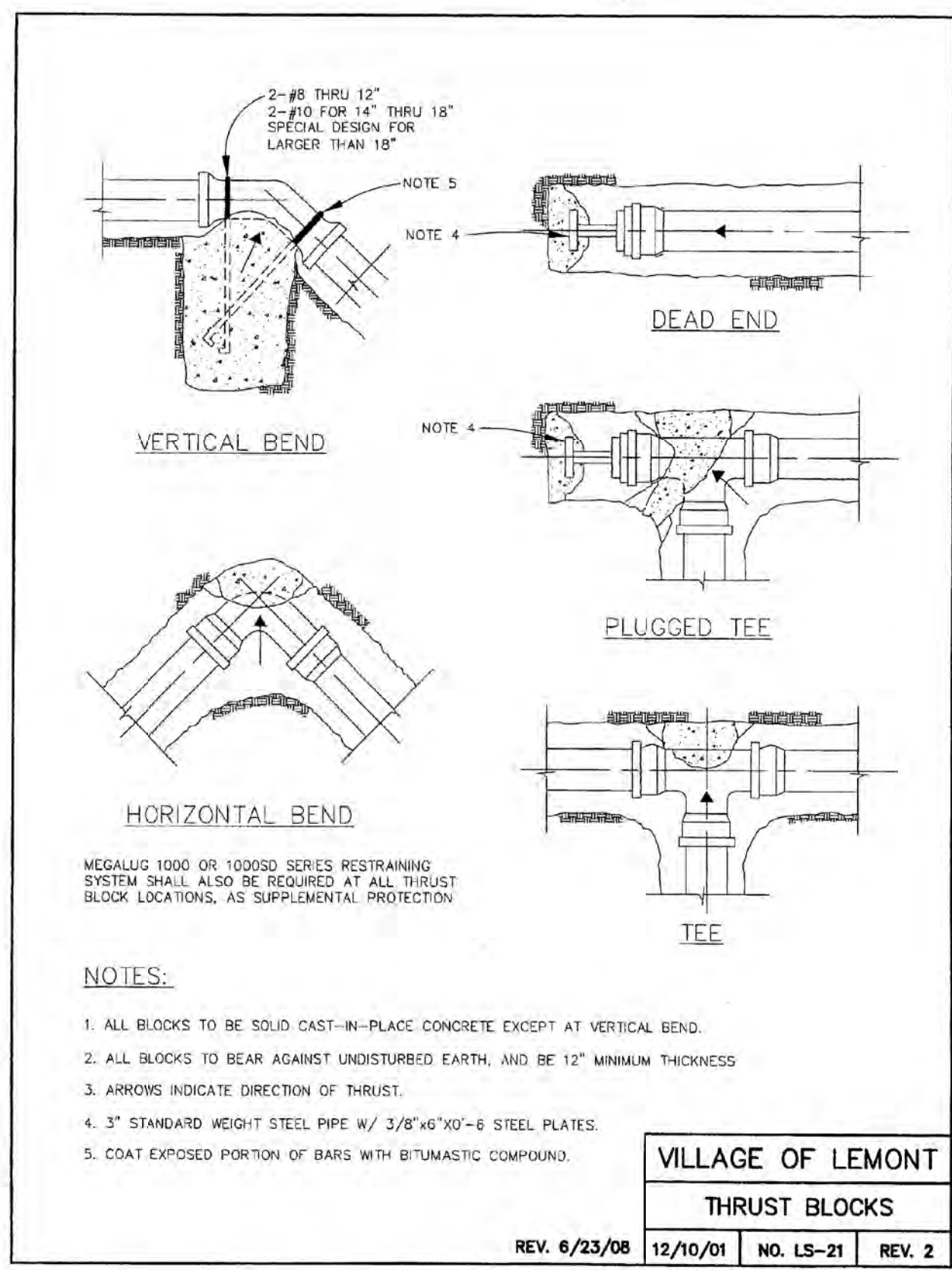
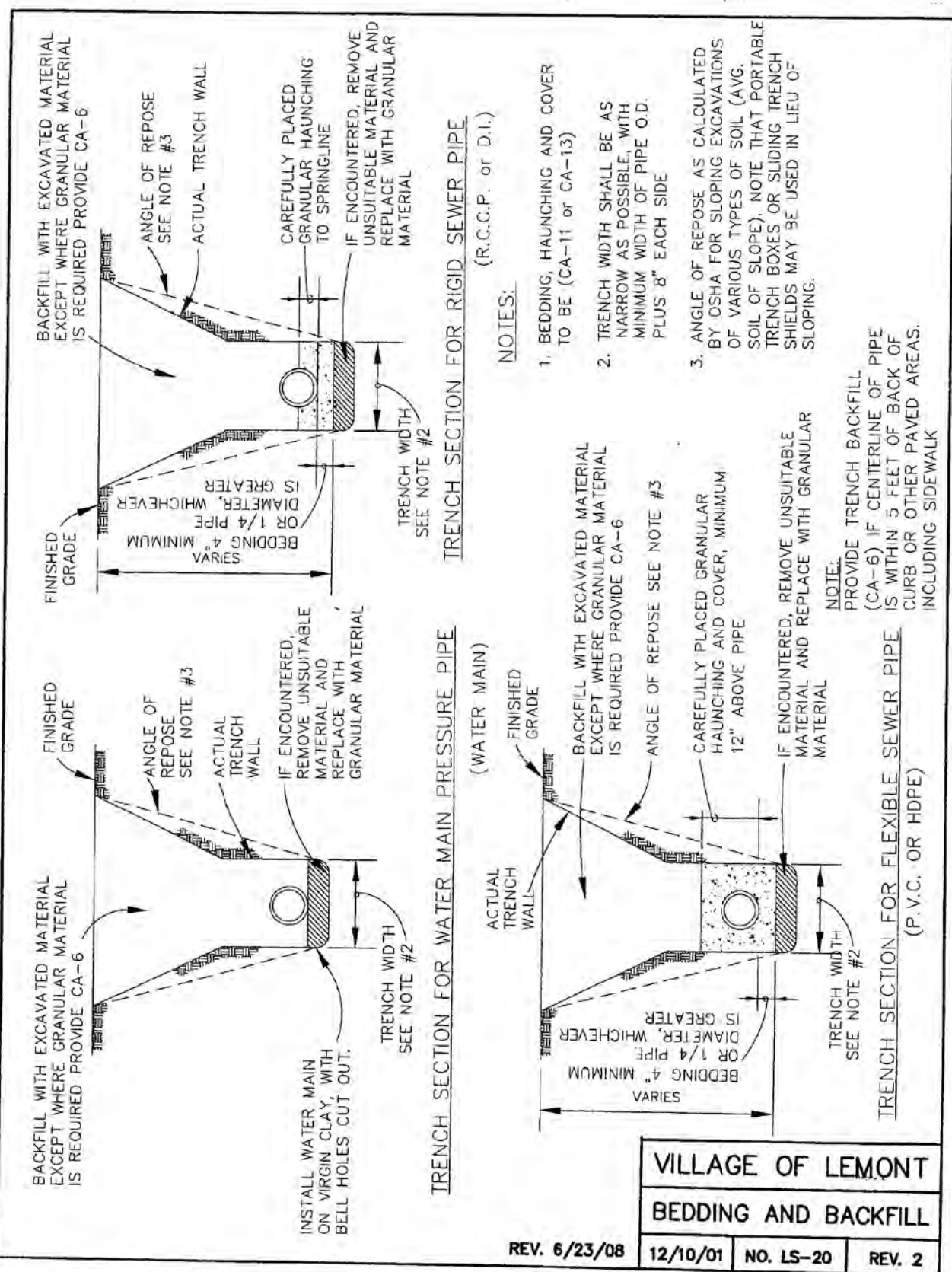
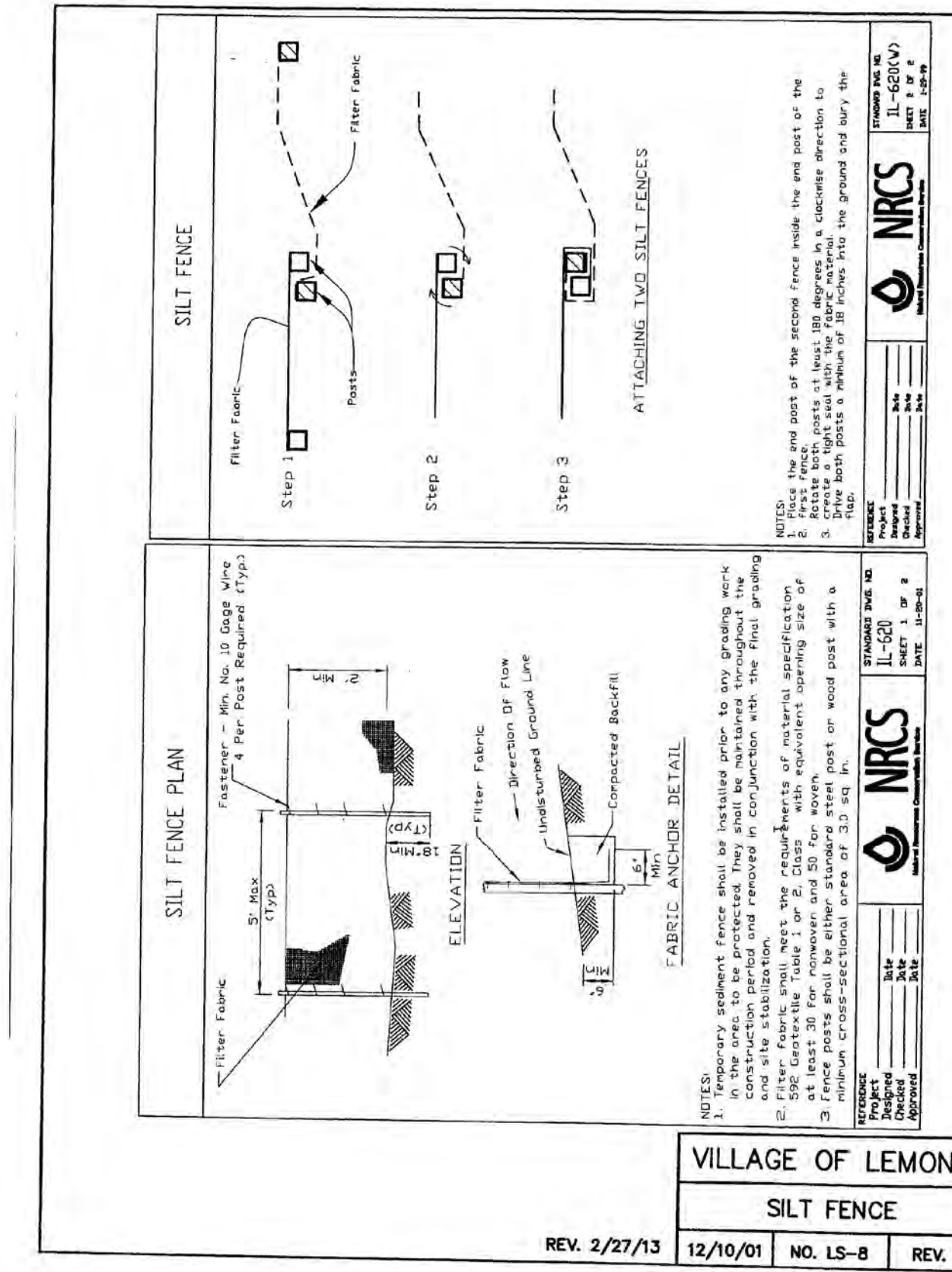
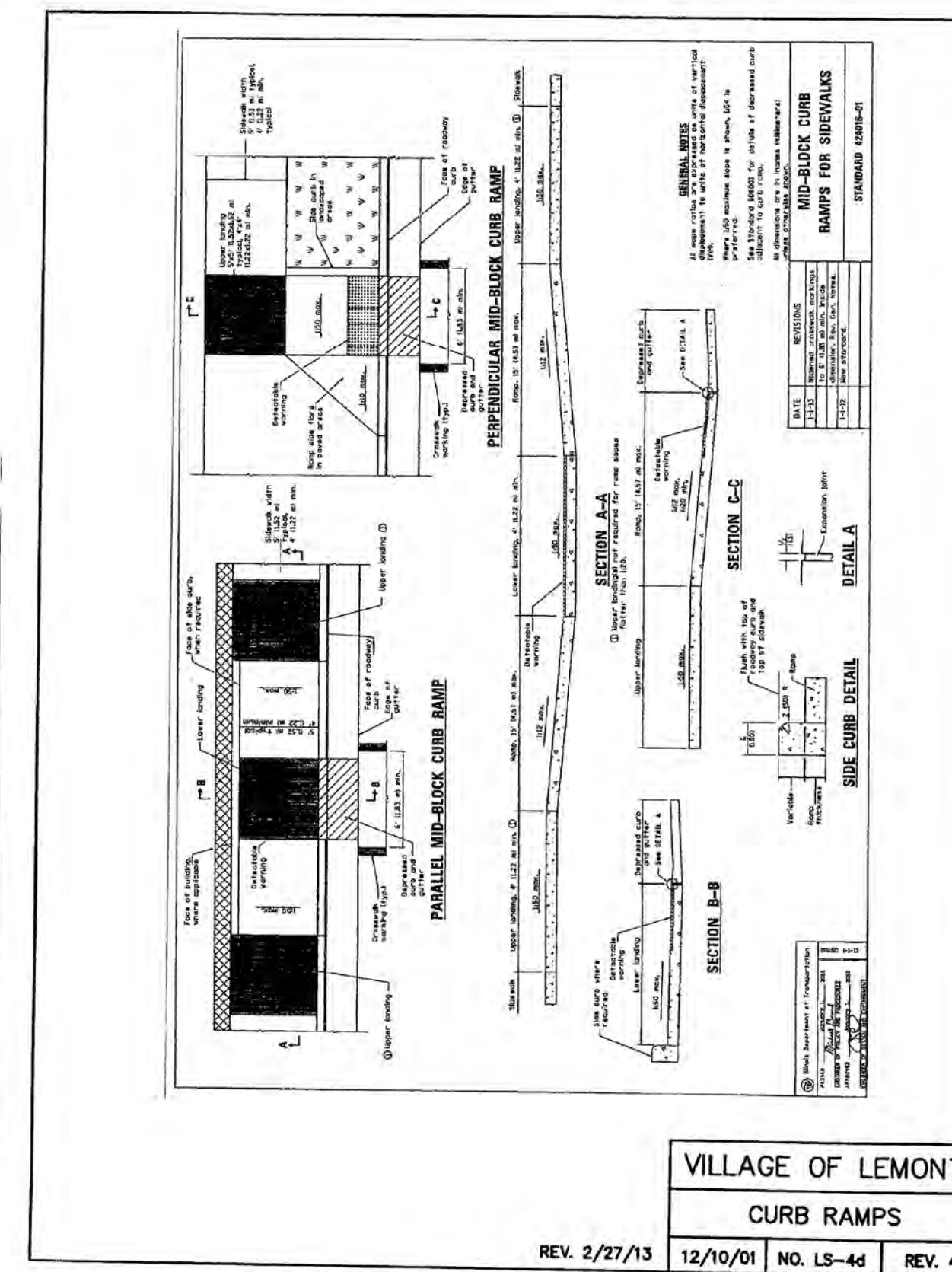
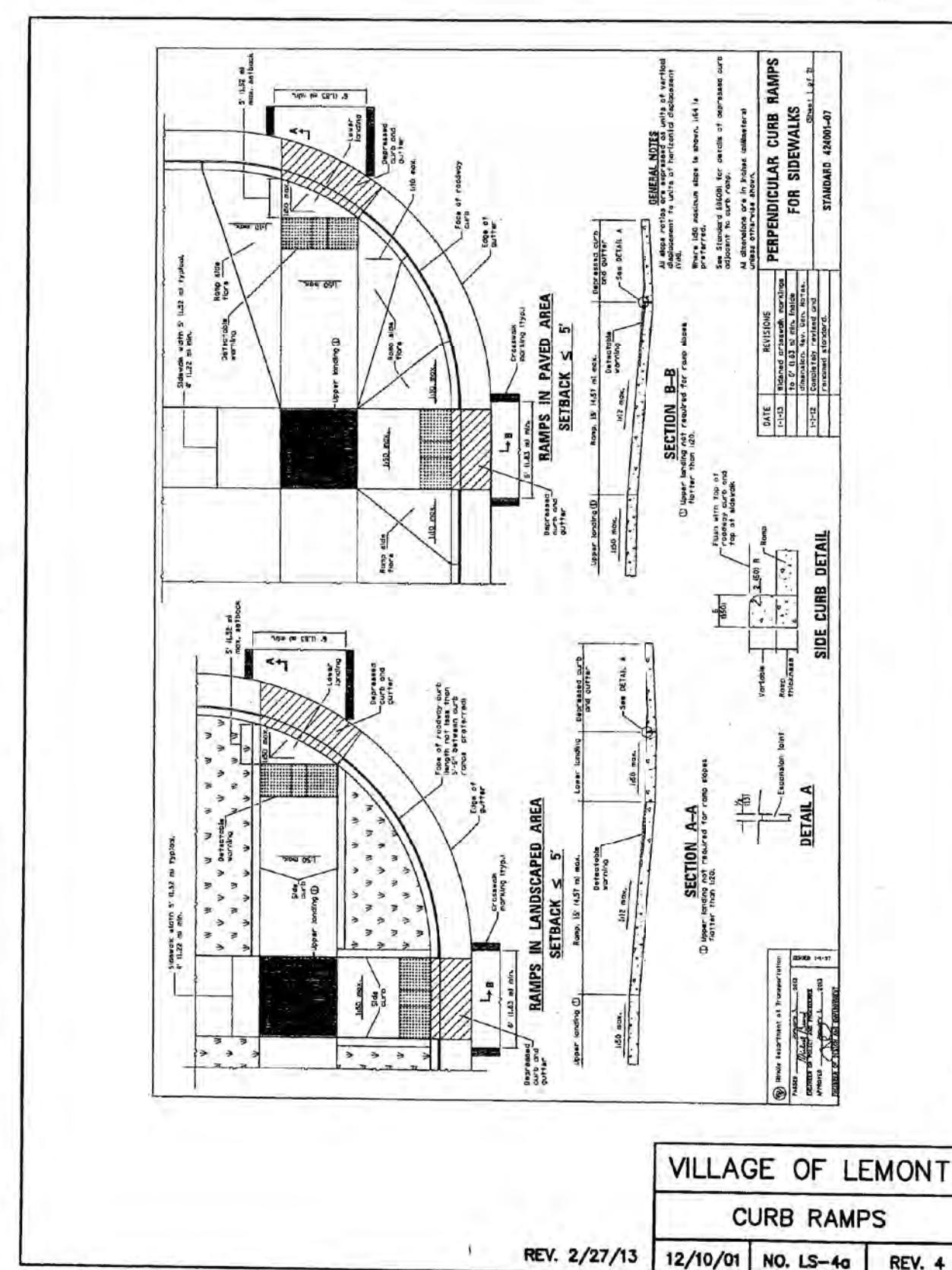
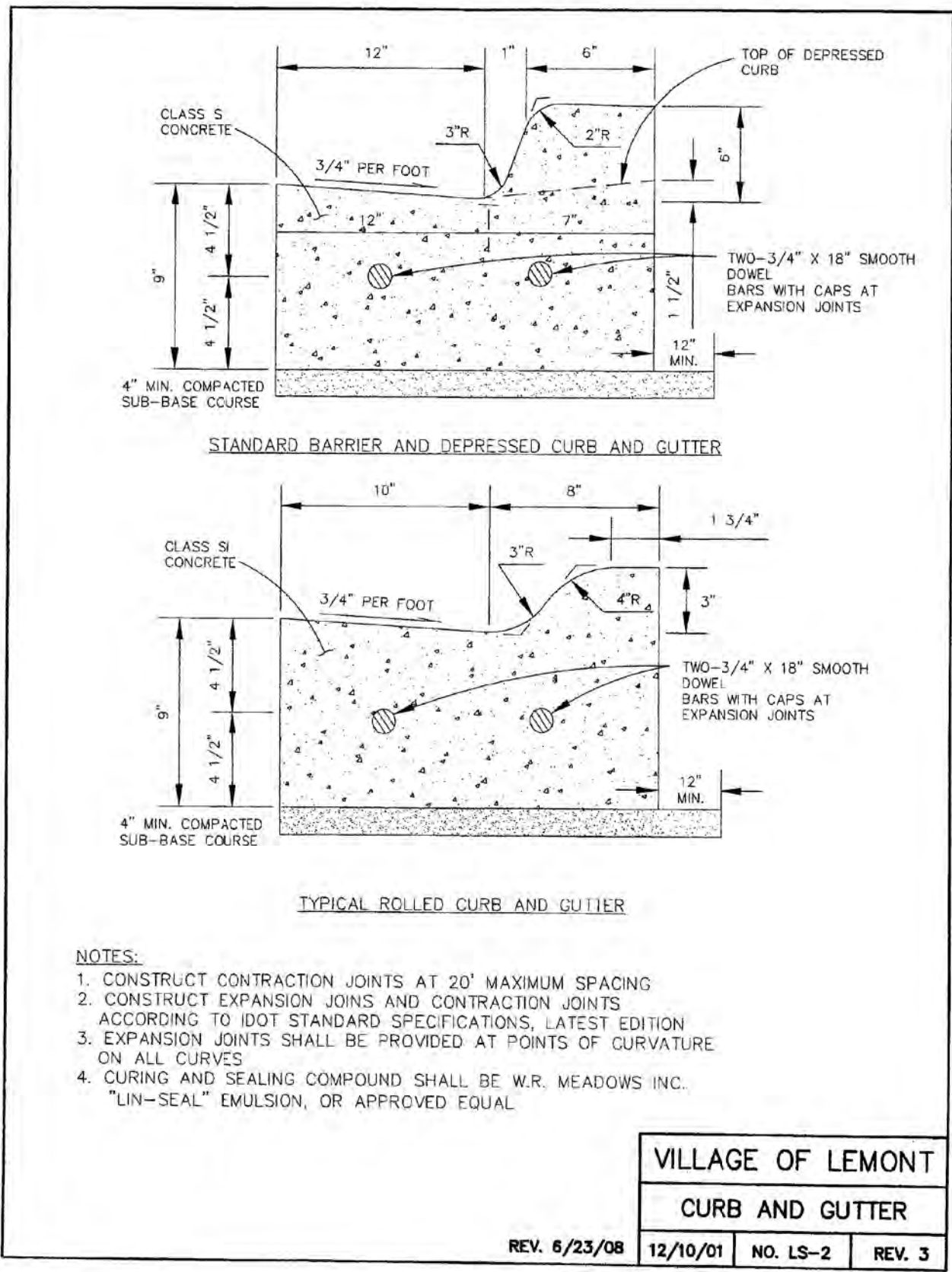
REVISIONS

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1	ZONING REVISION #1	5-6-15

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**GEOMETRIC AND PAVING PLAN**





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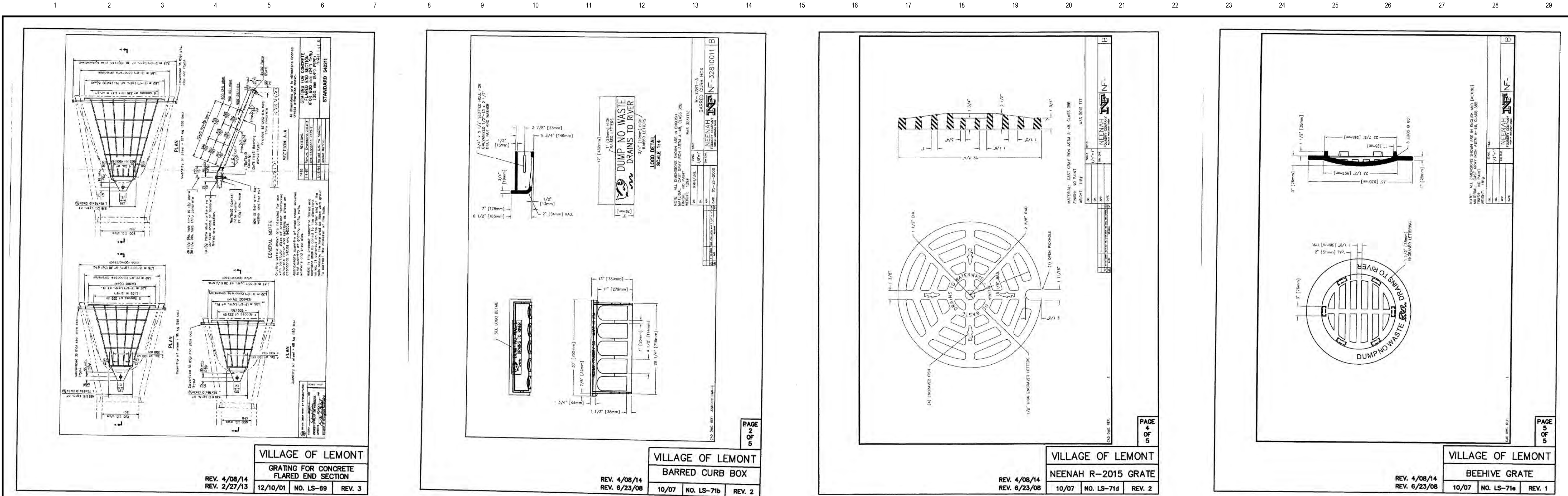
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CONSTRUCTION DETAILS



FRAMES AND GRATES ON ALL STRUCTURES SHALL BE AS FOLLOWS, UNLESS OTHERWISE NOTED ON THE PLANS:

**SANITARY:**  
FRAMES AND COVERS SHALL BE NEENAH R-1713 WITH TYPE "A" COVER OR EAST JORDAN IRON WORKS (EJIW) 1058 WITH TYPE "A" COVER. SHALL HAVE THE WORD "SANITARY" ON THE COVER, AND SHALL HAVE A 1" CONCEALED PICK HOLE. ALL SANITARY MANHOLE COVERS SHALL HAVE THE MUNICIPALITY NOTED IN 2" RAISED LETTERS.

**WATER:**  
FRAMES AND COVERS SHALL BE NEENAH R-1713 WITH TYPE "A" COVER OR EJIW 1058 WITH TYPE "A" COVER; SHALL HAVE THE WORD "WATER" ON THE COVER AND A 1" CONCEALED PICK HOLE. ALL VALVE VAULT COVERS SHALL HAVE THE MUNICIPALITY NOTED IN 2" RAISED LETTERS.

**STORM:**  
FRAMES AND COVERS SHALL BE AS FOLLOWS:  
1. CLOSED LID (PARKWAY): NEENAH R-1112 WITH TYPE "B" COVER OR EJIW 1050 WITH TYPE "A" COVER. SHALL HAVE THE WORD "STORM" ON THE COVER AND SHALL HAVE THE MUNICIPALITY NOTED IN 2" RAISED LETTERS.  
2. 66.12 CURB AND GUTTER: PER VILLAGE OF LEMONT BARRED CURB BOX DETAIL.  
3. DEPRESSED 66.12 CURB AND GUTTER: NEENAH R-3281-A OR EJIW 7210 WITH M1 GRATE. CURB PLATE SHALL BE FLAT AND HAVE THE "TROUT" LOGO.  
4. PAVEMENT (OPEN LID): PER VILLAGE OF LEMONT NEENAH R-2015 GRATE DETAIL.  
5. LANDSCAPED AREAS AND REAR YARDS: PER VILLAGE OF LEMONT BEEHIVE GRATE DETAIL

**FRAME AND GRATE SCHEDULE**

**LEGATARCHITECTS**  
sustainability performance design

**EXTENDED CARE CLINICAL, LLC**

**LEMONT NURSING AND REHABILITATION CENTER**

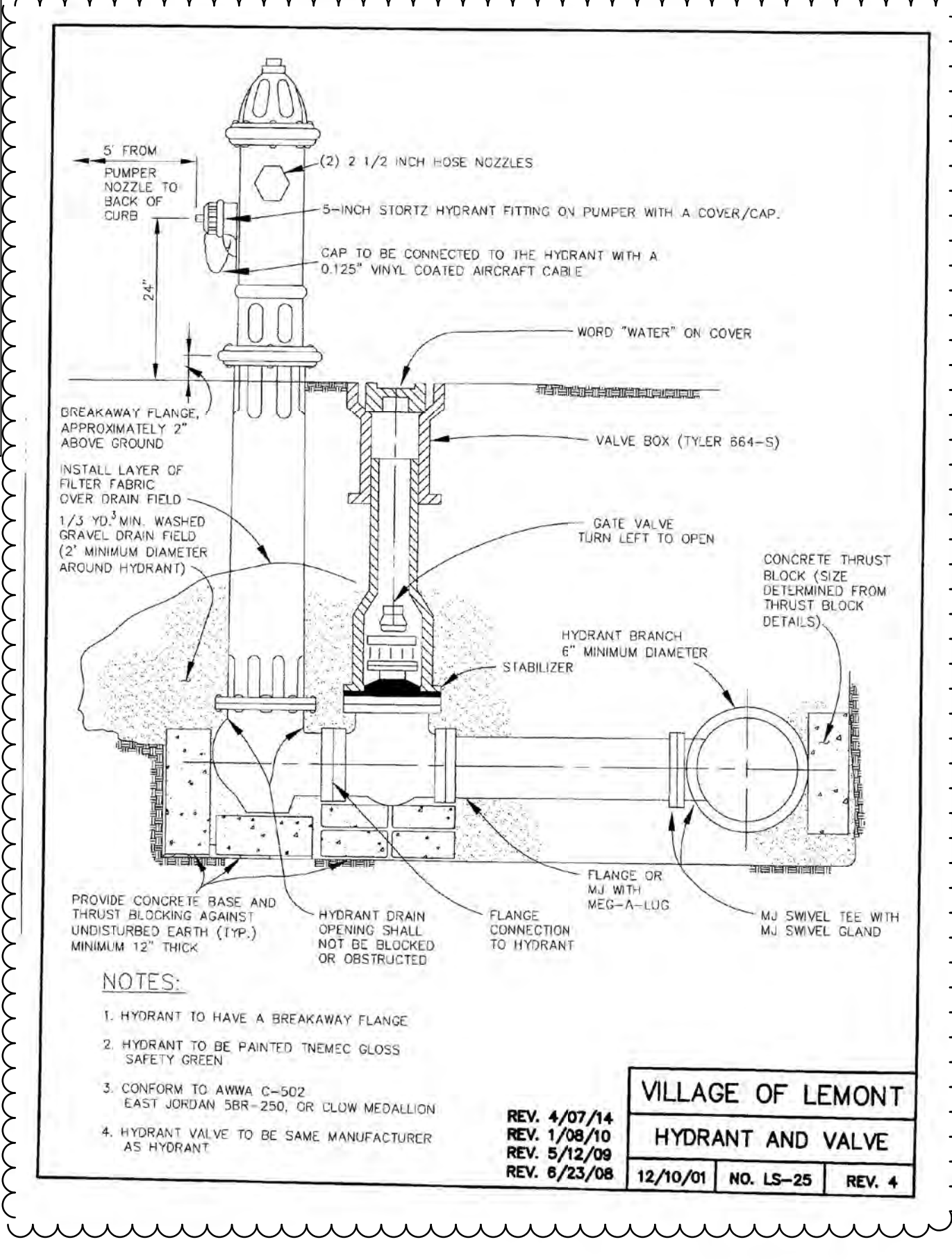
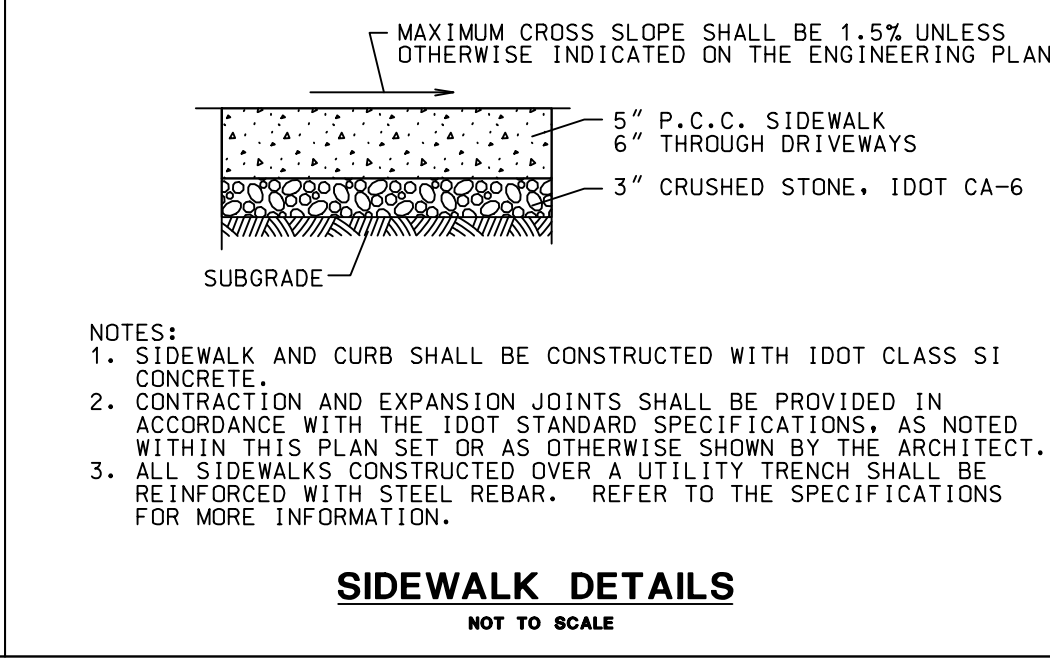
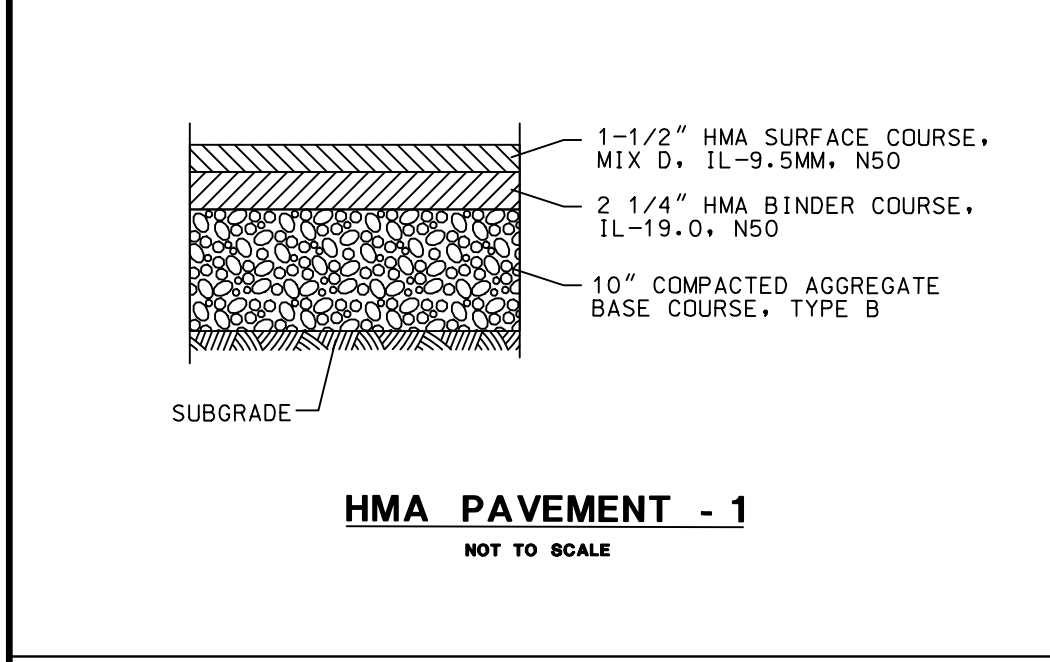
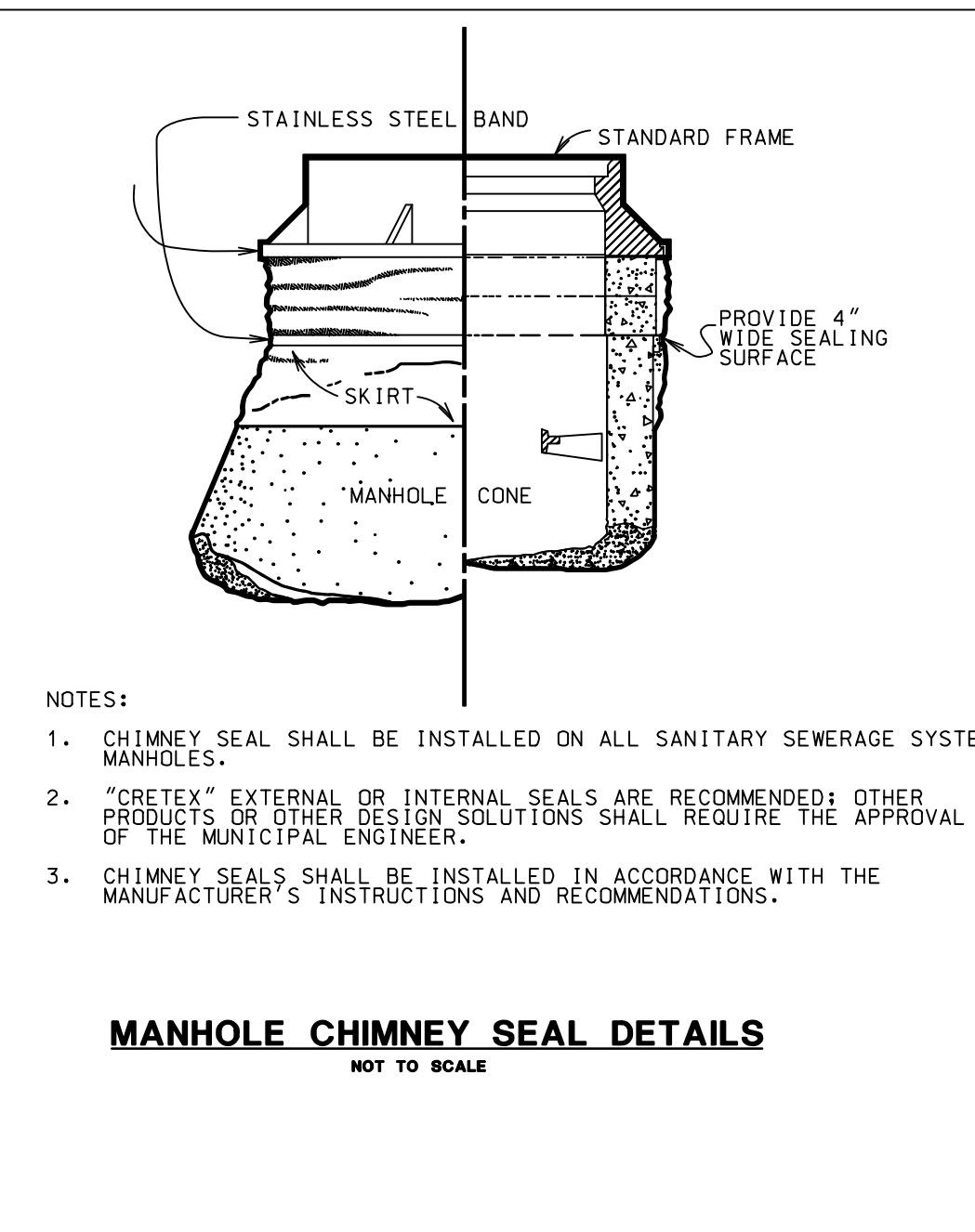
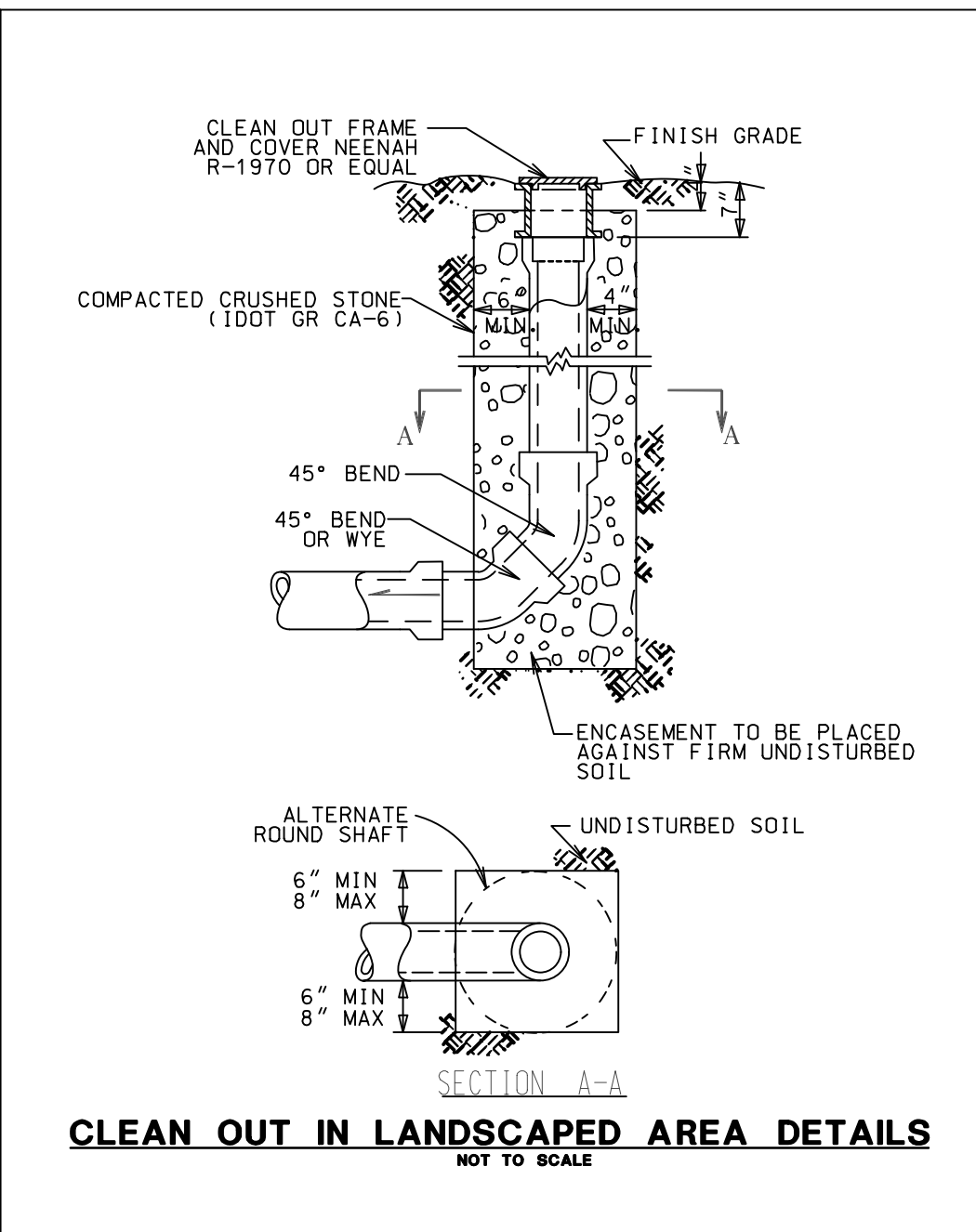
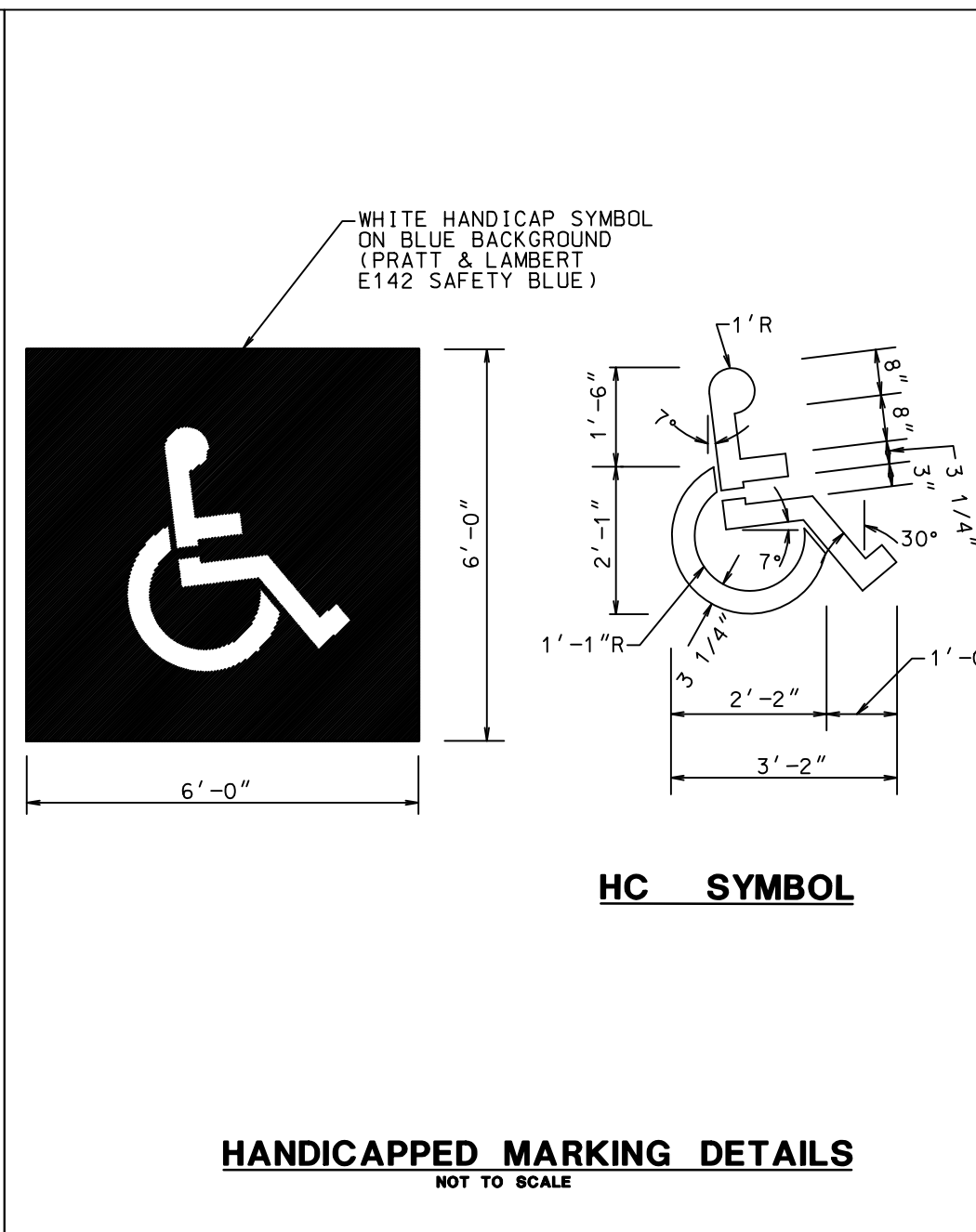
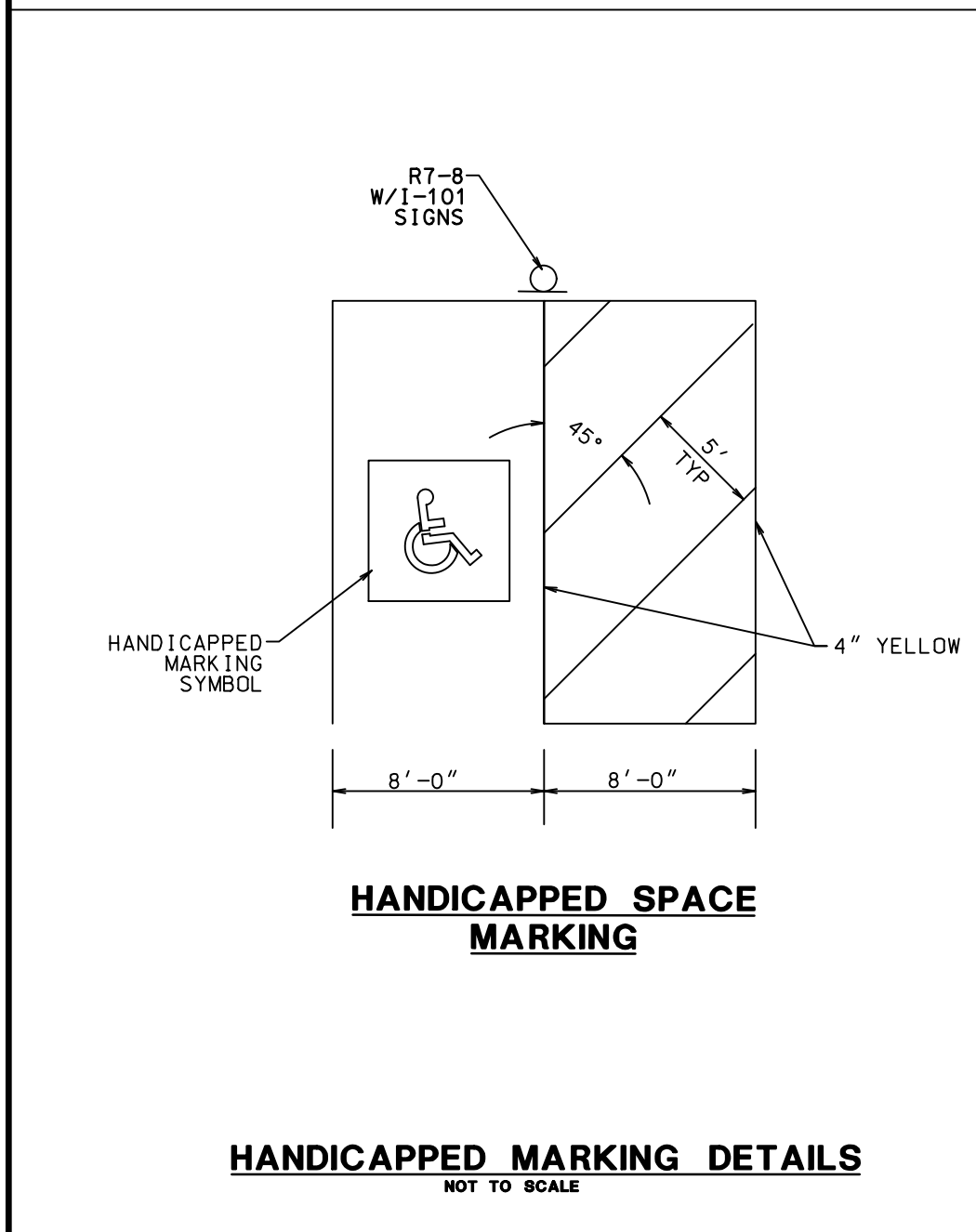
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**CONSTRUCTION DETAILS**

C-108

ZONING REVIEW

GENERAL NOTES

A. REFERENCED SPECIFICATIONS

- 1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE APPLICABLE SECTIONS OF THE FOLLOWING... STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION... STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION... VILLAGE OF LEMONT ORDINANCE

B. NOTIFICATIONS

- 1. THE OWNER MUST BE NOTIFIED AT LEAST 24 HOURS PRIOR TO THE START OF CONSTRUCTION... 2. THE CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES PRIOR TO BEGINNING CONSTRUCTION... 3. THE PROPOSED IMPROVEMENTS MUST BE CONSTRUCTED IN ACCORDANCE WITH THE ENGINEERING PLANS...

C. GENERAL NOTES

- 1. THE MUNICIPALITY AND THE OWNER OR OWNER'S REPRESENTATIVE SHALL HAVE THE AUTHORITY TO INSPECT, APPROVE, AND REJECT THE CONSTRUCTION IMPROVEMENTS... 2. THE CONTRACTOR(S) SHALL INDEMNIFY THE OWNER, ENGINEER, MUNICIPALITY, AND THEIR AGENTS... 4. A WATER-TIGHT PLUG SHALL BE INSTALLED IN THE DOWNSTREAM SEWER PIPE AT THE POINT OF SEWER CONNECTION...

D. EXCAVATION AND SITE GRADING

- 1. EXCAVATION AND EMBANKMENT REQUIRED FOR SITE GRADING SHALL BE CONSTRUCTED IN ACCORDANCE WITH SOILS REPORTS PREPARED FOR THIS SITE... 2. BUILDING PAD, BUILDING FOOTING, AND PAVEMENT SUBGRADES SHALL BE CONSTRUCTED OF SUITABLE FILL MATERIAL...

- 3. ALL CLAY EMBANKMENT NECESSARY FOR STORMWATER MANAGEMENT AREAS AS NOTED ON THE CROSS SECTION SHALL CONSIST OF COHESIVE SOIL TYPES WITH LESS THAN 25% SAND AND GRAVEL... THE EMBANKMENT SHALL BE PLACED IN ESSENTIALLY HORIZONTAL LIFTS NOT EXCEEDING 8 INCHES IN LOOSE THICKNESS...

- 4. COMPACTION TESTING SHALL MEET THE REQUIREMENTS OF THE MUNICIPALITY AND THE OWNER... 5. NO EQUIPMENT, MATERIAL OR WORK IS TO BE PERFORMED OUTSIDE THE LIMITS OF CONSTRUCTION... 6. THE CONTRACTOR IS REQUIRED TO MEET ALL SOIL EROSION CONTROL AND SEDIMENTATION REQUIREMENTS...

E. PAVEMENT CONSTRUCTION

- 1. HOT-MIX ASPHALT PAVEMENT SHALL HAVE A MINIMUM TOTAL COMPACTED THICKNESS AS SHOWN ON THE DRAWINGS AND SHALL BE COMPACTED TO 93% OF THE MAXIMUM UNIT WEIGHT AS DETERMINED BY ASTM D-2041... 2. THE PAVEMENT SUBGRADE SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE APPLICABLE PROVISIONS OF SECTION 301 (SUBGRADE PREPARATION) OF THE IDOT SS... 3. THE AGGREGATE BASE COURSE SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE APPLICABLE PROVISIONS OF SECTION 351 (AGGREGATE BASE COURSE) OF THE IDOT SS...

- 14. COMBINATION CURB AND GUTTER SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE APPLICABLE PROVISIONS OF SECTION 606 (CONCRETE GUTTER, CURB, MEDIAN, AND PAVED DITCH) OF THE IDOT SS... 15. SIDEWALK SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE APPLICABLE PROVISIONS OF SECTION 424 (PORTLAND CEMENT CONCRETE SIDEWALK) OF THE IDOT SS... 16. HOT-MIX ASPHALT BASE COURSE SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE APPLICABLE PROVISIONS OF SECTION 355 (HOT-MIX ASPHALT BASE COURSE) OF THE IDOT SS...

Table with 3 columns: ITEM, AIR VOIDS, and specifications for HMA surface course, binder course, leveling binder, and class D patches.

THE UNIT WEIGHT USED TO CALCULATE ALL HMA SURFACE MIXTURE QUANTITIES IS 112 LBS/50 YD<sup>3</sup>/IN. THE "AC TYPE" FOR POLYMERIZED HMA MIXES SHALL BE "SBS/SBR PG 76-22" AND FOR ALL NON-POLYMERIZED HMA THE "AC TYPE" SHALL BE "PG 64-22" UNLESS MODIFIED BY DISTRICT ONE SPECIAL PROVISIONS...

F. SANITARY SEWER

- 1. ALL SANITARY SEWERS, SERVICES AND APPURTENANCES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE LOCAL MUNICIPAL REQUIREMENTS OR SANITARY DISTRICT SPECIFICATIONS AND THE STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS, LATEST EDITION (SSWS)... 2. SANITARY SEWERS SHALL BE: a. POLYVINYL CHLORIDE PIPE (PVC), SDR 26 PER ASTM D-3034 WITH ELASTOMERIC JOINTS IN ACCORDANCE WITH ASTM D-3212 AND F477 or b. DUCTILE IRON PIPE (DIP) ANSI A21-51, CLASS 52 PER ANSI A 21-50 (AWWA C150), CEMENT LINED WITH BITUMINOUS COATING PER ANSI A21-4 (AWWA C104), WITH MECHANICAL OR RUBBER RING (SLIP SEAL OR PUSH-ON) JOINTS PER ANS J421-11 (AWWA C111 AND C6001)...

G. WATER MAIN

- 1. ALL WATER MAINS SERVICES AND APPURTENANCES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE LOCAL MUNICIPAL REQUIREMENTS AND THE STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS, LATEST EDITION (SSWS)... 2. WATER MAINS SHALL BE: a. DUCTILE IRON PIPE CONFORMING TO ANSI A 21-51 (AWWA C151), CLASS 52 PER ANSI A 21-50 (AWWA C150), SEAL COATED OR CEMENT LINED PER ANSI A21-4 (AWWA C104), WITH MECHANICAL OR RUBBER RING (SLIP SEAL OR PUSH ON) JOINTS... 3. A MINIMUM OF 5'-6" OF COVER SHALL BE MAINTAINED OVER THE WATER MAIN AND SERVICES AT ALL TIMES... 4. GRANULAR PIPE BEDDING MATERIAL SHALL BE IDOT CA-6 AND SHALL BE INSTALLED PER ASTM D2321-89... 5. SELECTED GRANULAR BACKFILL, IDOT CA-6 SHALL BE USED WHERE THE TOP OF THE TRENCH LIES UNDER OR WITHIN 24-INCHES OF ALL PAVEMENTS, CURB AND GUTTERS, DRIVEWAYS AND SIDEWALKS...

H. STORM SEWER

- 1. ALL STORM SEWERS, SERVICES AND APPURTENANCES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE LOCAL MUNICIPAL REQUIREMENTS, THE IDOT SS AND THE STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS, LATEST EDITION... 2. STORM SEWERS SHALL BE: a. REINFORCED CONCRETE PIPE, ASTM C-76, MINIMUM CLASS III WITH MASTIC JOINTS OR O-RING JOINTS IN ACCORDANCE TO ASTM C-443... b. POLYVINYL CHLORIDE PIPE (PVC) PIPE, SDR 26, PER ASTM D-3034 WITH ELASTOMERIC JOINTS IN ACCORDANCE WITH ASTM D-3212... c. HIGH DENSITY POLYETHYLENE (HDPE) PIPE SHALL CONFORM TO THE REQUIREMENTS OF ASHTO M252 FOR THREE (3) INCHES TO TEN (10) INCHES AND ASHTO M294 FOR TWELVE (12) INCHES TO SIXTY (60) INCHES... 3. GRANULAR PIPE BEDDING MATERIAL SHALL BE IDOT CA-11OR CA-13 AND SHALL BE INSTALLED PER ASTM D2321-89... 4. SELECTED GRANULAR BACKFILL, IDOT CA-6 SHALL BE USED WHERE THE TOP OF THE TRENCH LIES UNDER OR WITHIN 24-INCHES OF ALL PAVEMENTS, CURB AND GUTTERS, DRIVEWAYS OR SIDEWALKS...

I. LANDSCAPING

- 1. ALL DISTURBED AREAS SHALL BE RESTORED WITH 6-INCHES OF TOPSOIL AND SEEDING... 2. EROSION CONTROL BLANKET SHALL BE CONSTRUCTED IN ACCORDANCE WITH SECTION 251 (MULCH) OF THE IDOT SS... 3. EROSION CONTROL BLANKET SHALL BE EXCELISIOR DS-150 OR SC-150 DEPENDING ON THE INTENDED USE.

MWRD TYPICAL GENERAL NOTES

- 1. THE MWRD LOCAL SEWER SYSTEM SECTION FIELD OFFICE MUST BE NOTIFIED AT LEAST TWO (2) WORKING DAYS PRIOR TO THE COMMENCEMENT OF ANY WORK... 2. ELEVATION DATUM IS NAVD88... 3. THE MWRD CONSIDERS 0.00 CHICAGO CITY DATUM (CCD) TO BE 579.48 MSL 1929 ADJUSTMENT... 4. ALL FLOOR DRAINS SHALL DISCHARGE TO THE SANITARY SEWER... 5. ALL DOWNSPOUTS AND FOOTING DRAINS SHALL DISCHARGE TO STORM SEWER SYSTEM... 6. ALL SANITARY SEWER CONSTRUCTION (AND STORM SEWER CONSTRUCTION IN COMBINED SEWER AREAS), REQUIRES STONE BEDDING WITH STONE 1/4 INCH TO 1 INCH IN SIZE, WITH MINIMUM BEDDING THICKNESS EQUAL 1/4 THE OUTSIDE DIAMETER OF THE SEWER PIPE, BUT NO LESS THAN FOUR (4) INCHES NOR MORE THAN EIGHT (8) INCHES... 7. A NON-SHEAR MISSION COUPLING SHALL BE USED FOR THE CONNECTION OF SEWER PIPES OF DISSIMILAR MATERIALS... 8. WHEN CONNECTING TO AN EXISTING SEWER MAIN BY OTHER THAN AN EXISTING WYE, TEE OR AN EXISTING MANHOLE, ONE OF THE FOLLOWING METHODS SHALL BE USED: a. USING A CIRCULAR CORING MACHINE, CORE DRILL AN OPENING INTO THE EXISTING PIPE AND INSTALL A SADDLE OR PREFABRICATED TEE... b. REMOVE AN ENTIRE SECTION OF THE PIPE BREAKING ONLY THE TOP OF ONE BELL AND REPLACE WITH A WYE OR TEE BRANCH SECTION... c. WITH A PIPE CUTTER, NEATLY AND ACCURATELY CUT OUT DESIRED LENGTH OF PIPE FOR INSERTION OF PROPER FITTING, USING A NON-SHEAR MISSION COUPLING TO HOLD IT FIRMLY ON PLACE...

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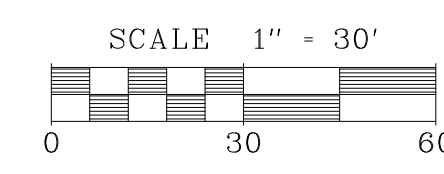
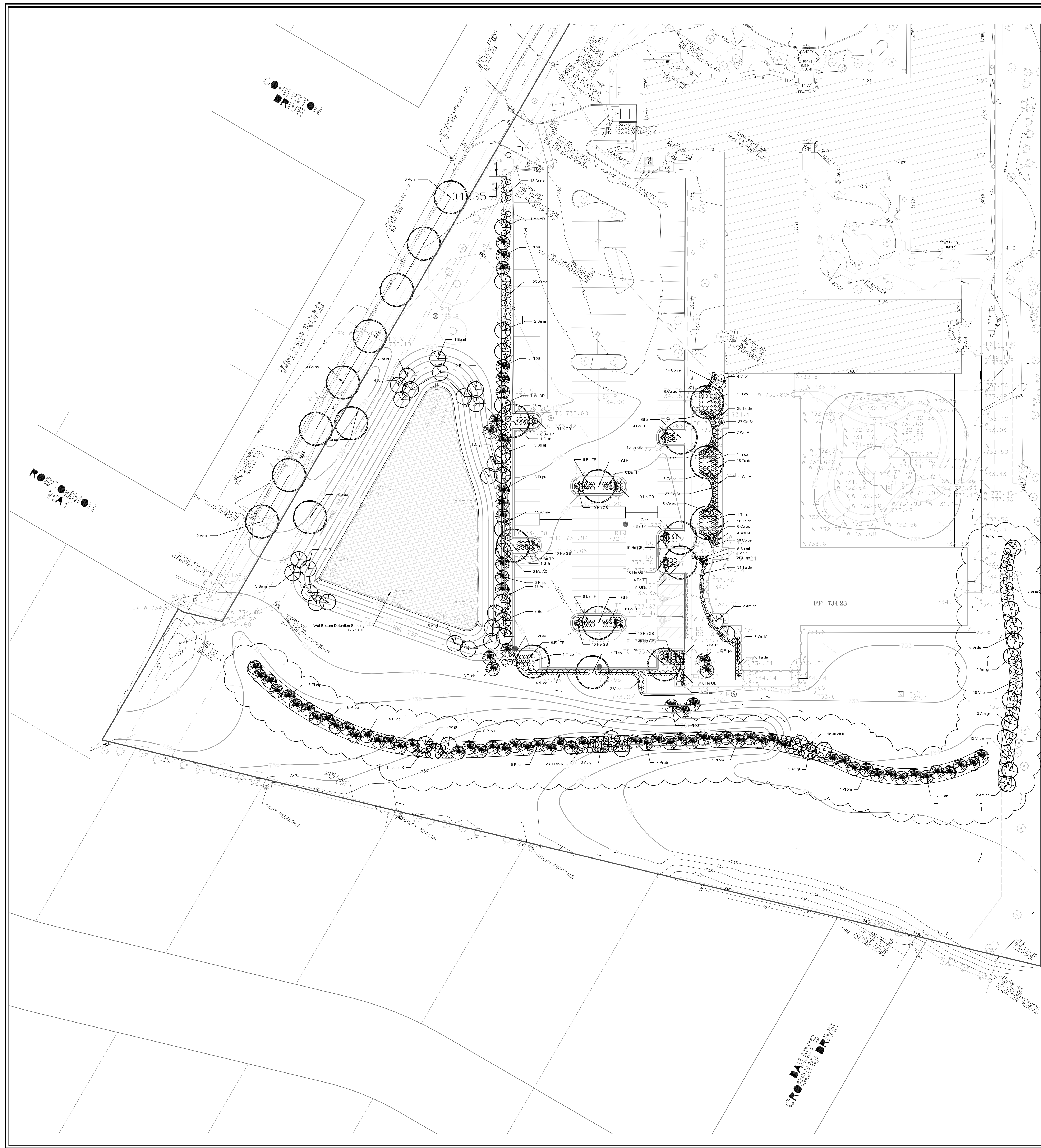
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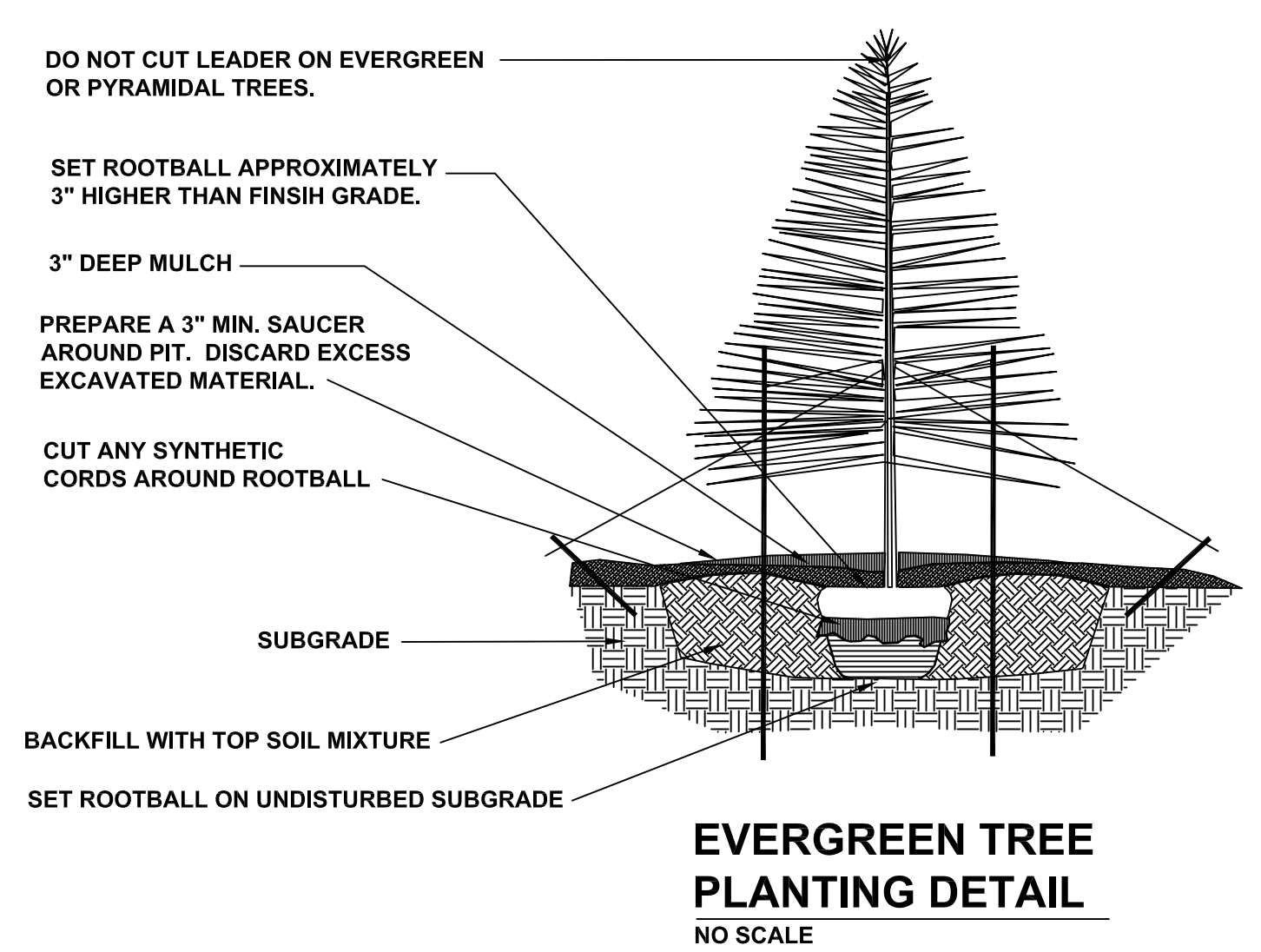
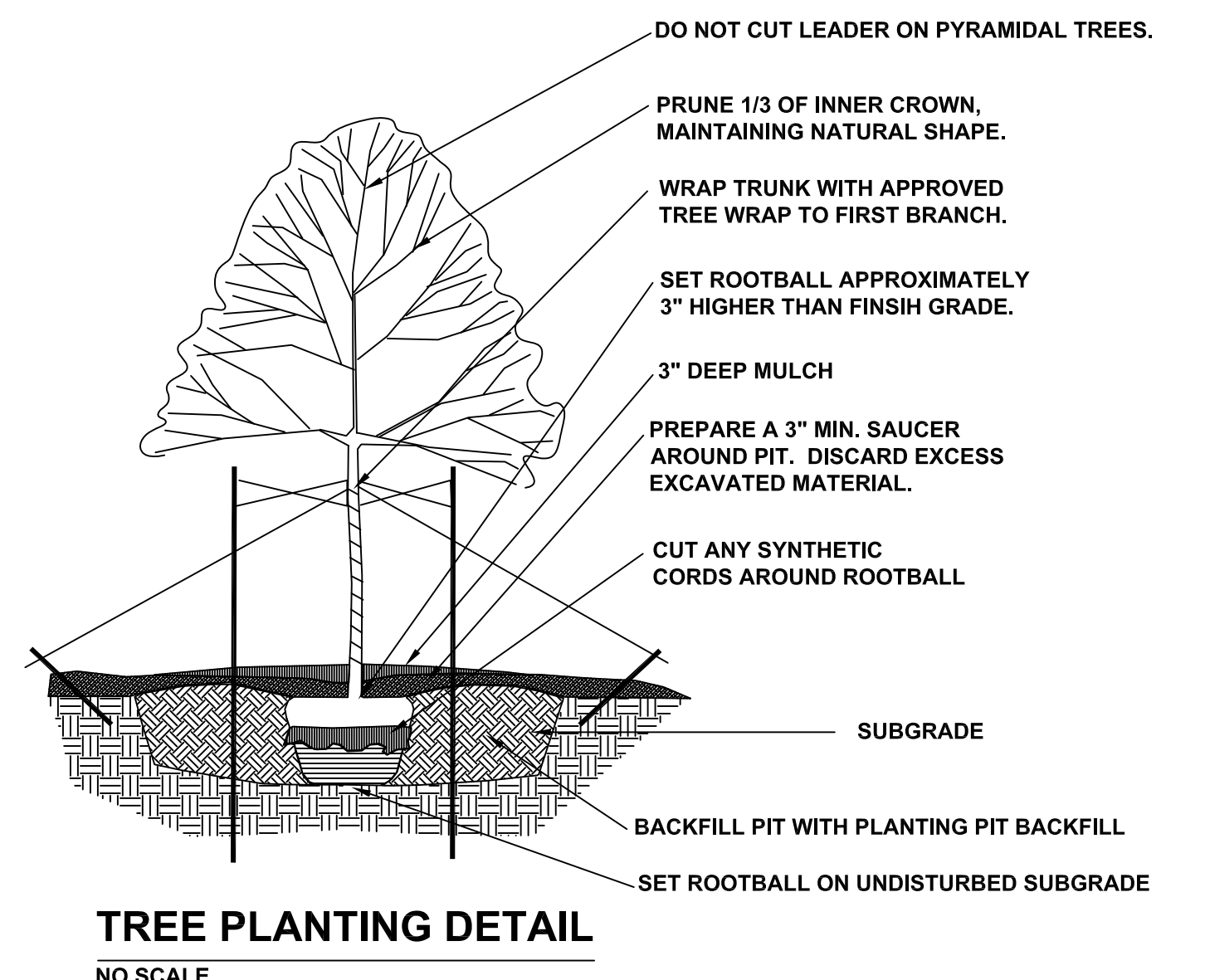
PROJECT SPECIFICATIONS



PLANT LIST					
SYM.	BOTANICAL NAME	COMMON NAME	Qty.	Size	Cond.
<b>Deciduous Shade Trees</b>					
Ac fr	Acer x freemanii 'Autumn Blaze'	Autumn Blaze Maple	5	3"	B & B
Ce oc	Celtis occidentalis	Common Hackberry	5	3"	B & B
Gl tr	Gleditsia triacanthos inermis 'Skyline'	Skyline Honeylocust	7	3"	B & B
Ti co	Tilia cordata 'Greenspire'	Greenspire Linden	6	3"	B & B
<b>Deciduous Ornamental Trees</b>					
Ac gl	Acer ginnala 'Flame'	Flame Amur Maple	9	10"	B & B
Ac pl	Acer palmatum dissectum garnet	Garnet Japanese Maple	1	4"	B & B
Al gl	Alnus glutinosa	Black Alder	13	12"	B & B
Am gr	Amelanchier grandiflora 'Autumn Brilliance'	Autumn Brilliance Serviceberry	12	10'	Clump
Be ni	Betula nigra	River Birch	14	12"	B & B
Ma AD	Malus Adams	Adams Crab	4	2"	B & B
<b>Evergreen Trees</b>					
Pi ab	Picea abies	Norway Spruce	25	8"	B & B
Pi om	Picea omorika	Serbian Spruce	26	8"	B & B
Pi pu	Picea pungens	Colorado Blue Spruce	29	8"	B & B
<b>Deciduous Shrubs</b>					
Ar me	Aronia melanocarpa 'Morton'	Iroquois Bealy Chokeberry	93	#5	Cont.
Vi de	Viburnum dentatum 'Blue Muffin'	Blue Muffin Arrowwood Viburnum	49	3"	B & B
Vi la	Viburnum lentana 'Mohican'	Mohican Viburnum	36	4"	B & B
Vi pr	Viburnum prunifolium	Blackhaw Viburnum	4	4"	B & B
We M	Weigela florida Minuet	Minuet Weigela	30	#2	Cont.
<b>Evergreen Shrubs</b>					
Bu mi	Buxus 'ChicagoLand Green'	ChicagoLand Green Boxwood	5	#3	Cont.
Ju ch K	Juniperus chinensis 'Kallay'	Kallay's Compact Pfitzer Juniper	55	#5	Cont.
Ta de	Taxus densiformis	Dense Yew	97	#5	Cont.
Th oc	Thuja occidentalis 'Smaragd'	Emerald Green Arborvitae	9	5"	B & B
<b>Perennials / Grasses</b>					
Ba TP	Baptisia Twilite Prairiebushes	Twilite PrairieBlue False Indigo	63	#1	Cont.
Ca ac	Callamagrostis x acutiflora 'Karl Foerster'	Feather Reed Grass	34	#1	Cont.
Co ve	Coreopsis verticillata 'Zigzag'	Zigzag Coreopsis	30	#1	Cont.
He GB	Hemerocallis 'Going Bananas'	Going Bananas Daylily	131	#1	Cont.
Ge Br	Geranium 'Brookside'	Brookside Geranium	74	#1	Cont.
Li sp	Liriope spicata	Lily turf	20	10 Flat	Cont.

**GENERAL CONSTRUCTION NOTES:**

- ALL ALTERATIONS MUST BE APPROVED BY THE LANDSCAPE ARCHITECT.
- CONTRACTORS MUST VERIFY ALL QUANTITIES AND OBTAIN ALL PROPER PERMITS AND LICENSES FROM THE PROPER AUTHORITIES.
- ALL LANDSCAPE IMPROVEMENTS SHALL MEET MUNICIPALITY REQUIREMENTS AND GUIDELINES, WHICH SHALL BE VERIFIED BY MUNICIPAL AUTHORITIES.
- ALL MATERIAL MUST MEET INDUSTRY STANDARDS AND THE LANDSCAPE ARCHITECT HAS THE RIGHT TO REFUSE ANY POOR MATERIAL OR WORKMANSHIP.
- LANDSCAPE ARCHITECT IS NOT RESPONSIBLE FOR UNSEEN SITE CONDITIONS.
- ALL PLANTINGS SHALL BE SPACED EQUAL DISTANT, BACKFILLED WITH AMENDED SOIL IN A HOLE TWICE THE ROOTBALL DIAMETER, WATERED, FERTILIZED, PRUNED AND HAVE ALL TAGS AND ROPES REMOVED.
- TREES SHALL BE STAKED AND GUYED AND WATERING SAUCER AT BASE.
- ALL BEDS TO BE BERMED 12" TO 24" ABOVE GRADE AND MEET DRAINAGE REQUIREMENTS. LAWN AND BED AREAS SHALL BE ROTOTILLED AND CLUMPS OF SOIL, AGGREGATES AND DEBRIS RAKED OUT AND REMOVED FROM THE SITE.
- ALL DISTURBED AREAS SHALL HAVE A MIN. OF 6" OF TOPSOIL PLACED AND THEN SEED, FERT. AND BLANKET INSTALLED.
- ALL BEDS SHALL BE EDGED, HAVE WEED PRE-EMERGENTS APPLIED AT THE RECOMMENDED RATE, AND SHREDDED HARDWOOD MULCH SPREAD AT A MINIMUM OF 3" DEPTH.
- ALL DEBRIS SHALL BE REMOVED FROM THE SITE AND DISPOSED OF PROPERLY.
- ALL EXISTING TREES OF HIGH QUALITY LOCATED OUTSIDE OF THE CONSTRUCTION ZONE SHALL BE SAVED.
- CONTRACTOR TO DEEP SPADE EDGE AND MULCH ALL EXISTING LANDSCAPE BEDS WITHIN THE PROJECT LIMITS.



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REVISIONS		
NO.	DESCRIPTION	DATE
1	ZONING REVISION	5 / 8 / 15
2	ZONING REVISION	6 / 10 / 15

PROJECT NUMBER 215019.00  
DATE OF ISSUE 03.18.2015  
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**Village of Lemont**  
**Planning and Zoning Commission**  
Regular Meeting of May 20, 2015

A meeting of the Planning and Zoning Commission for the Village of Lemont was held at 6:30 p.m. on Wednesday, May 20, 2015 in the second floor Board Room of the Village Hall, 418 Main Street, Lemont, Illinois.

**I. CALL TO ORDER**

**A. Pledge of Allegiance**

Chairman Spinelli called the meeting to order at 6:34 p.m. He then led the Pledge of Allegiance.

**B. Verify Quorum**

Upon roll call the following were:

Present: Kwasneski, McGleam, Maher, Sullivan, Spinelli

Absent: Arendziak and Sanderson

Planning and Economic Development Director Charity Jones, Village Planner Heather Milway, and Village Trustee Ron Stapleton were also present.

**C. Approval of Minutes for the April 15, 2015 Meeting**

Commissioner McGleam made a motion, seconded by Commissioner Kwasneski to approve the minutes for the April 15, 2015 meeting with no changes. A voice vote was taken:

*Ayes: All*

*Nays: None*

*Motion passed*

**II. CHAIRMAN'S COMMENTS**

Chairman Spinelli greeted the audience. He then asked for everyone to stand and raise his/her right hand. He then administered the oath.

**III. PUBLIC HEARINGS**

**A. 15-04 - Lemont Nursing & Rehab Center.**

Request for final PUD approval for expansion of existing Lemont Nursing & Rehab Center facility.

Chairman Spinelli called for a motion to open the public hearing for Case 15-04.

Commissioner Maher made a motion, seconded by Commissioner Sullivan to open the public hearing for Case 15-04. A voice vote was taken:

*Ayes: All*

*Nays: None*

*Motion passed*

### **Staff Presentation**

Mrs. Jones said last month the Commission had heard an application from the Lemont Nursing & Rehab Center for a proposed expansion of their facility. After the public hearing staff was made aware that there was a miscommunication on the applicant side that they do want to increase the number of beds in the facility. At the last public hearing we had talked about leaving the number where it is in the existing special use ordinance which is at 160. The applicant is requesting that the number of beds be placed at 186. For that reason we have another public hearing tonight so that everyone has an opportunity to hear about that revision.

Mrs. Jones stated additionally, the applicant has presented some revised plans to address some of the conditions that the PZC (Planning and Zoning Commission) made as part of their recommendation last month and she will go through those briefly. The applicant has presented some additional material regarding the detention basin and tree preservation measures which was a request of the Village Arborist. Staff has not been able to complete the review so it is still pending. The applicant has also added a fire hydrant at the request of the Fire Marshall. The applicant has submitted a revised landscape plan that includes a berm that is approximately four and half feet higher than the elevation of the parking lot. They have also provided a sight line analysis that is included in staff's packet. She then showed it on the overhead projection. The landscape berm includes eight evergreen trees, 22 evergreen shrubs, six ornamental deciduous trees, and five deciduous shrubs. Staff feels that they should revise the plan further to try and make the berm a full five feet in height and use a higher percentage of evergreen material. The deciduous material loses its leaves in the winter time and does not provide a good screening. There should also be some additional evergreen plan material beyond just the berm. It should be placed in the landscaping border adjacent to the southern edge of the parking lot, particularly the southwest edge.

Mrs. Jones said the applicant did provide a revised plan for a trash enclosure, but it did not enclose the medical waste receptacles. Staff has informed the applicant that those need to be enclosed as well so they are revising that plan accordingly. They also did provide trash cans in the parking lot for staff use. The applicant has not met with the Village Engineer at this time but they are trying to coordinate a meeting in regards to the existing drainage issues that they were made aware of in the southeast corner of the property.

Mrs. Jones stated she used the same analysis for the parking. The parking has not changed since last month, however the number of beds has. She recalculated using the new number of beds and they still fall within the range of observed rates and nearby

similar facilities. Also, it still falls under what the Veteran Affairs would recommend for one of their facilities. However, something that is still questionable for staff is that the increase in beds increases the patient capacity by 12%, but the projected changes for staffing vary. This made it questionable when they were trying to do the analysis of the parking versus staffing capacity. She said this would conclude staff's presentation.

Commissioner Arendziak arrived for the meeting at 6:40 p.m.

Chairman Spinelli asked if there were any questions for staff at this time.

Commissioner Maher asked if she could elaborate on what further questions staff would have in regards to parking.

Mrs. Jones said the parking analysis that she did last month was really unchanged by the projected increase in the number of beds. In order to run the VA model she would have to input the staffing levels. Last month she had entered the current levels because the number of beds were not changing so staffing would not change. Now with the increase in beds, most likely there will be more staffing requirements. The question is the staffing increases weren't in direct correlation to the increase in capacity of the facility. She would just like the applicant to elaborate further on how the staffing ratios work and how they relate to patient capacity.

Commissioner Sanderson arrived for the meeting at 6:42 p.m.

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

### **Applicant Presentation**

John Antonopoulos, attorney for the applicant, apologized for making staff, the Commission, and residents come out for a second time. There was a miscommunication between himself and his client in regards to the number of beds. He was under the impression that they were going to take residents at the existing facility and just put them in private rooms. When he had found out that they were making a six million dollar investment and that they could not restrain themselves but rather think about the future. He said he had met with Mrs. Jones and staff to try and work this out. Tonight, Ron Nunziato, CEO for Lemont Nursing & Rehab is present to address the issues of staffing.

Ron Nunziato apologized also for the miscommunication in regard to the bed capacity. It has always been their intention with presenting this project and moving forward with the amount of expense that they are putting into the building that there has to be a return on investment. Not only for the partners of the Lemont facility but also the bankers that are financing the project. They too want to see a return on investment. In regards to the parking, there really is not a huge increase in staffing as it relates to whether it is 20 or 25 additionally residents. With the exception of nursing no other



piece of the staffing model, vendors or consultants, would be increased. They don't necessarily need another cook just because they are adding an additional 20 beds, they would just make more food. This would be the same for housekeeping, dietary doctors, etc. so the parking would not change. Based on his calculations they would be adding three additional staff people to the day shift, two staff people to the evening shift and one person to the night shift. The day shift is when they are most compromised right now and they would be adding three additional staff people.

Chairman Spinelli asked if the increase of the 26 beds would incur immediately upon the completion of the addition or is there a staging that will occur.

Mr. Nunziato said it will be staging. There are regulations where the State of Illinois only allows facilities a certain percentage of beds that can be added every two years. Their theory is that they would be adding fifteen beds in a two year period.

Chairman Spinelli asked if they would still be regulated by the State.

Mr. Nunziato stated that is correct.

Chairman Spinelli asked if the facility that they proposed last month, parking and building, is not changing. He said he wants to make it clear for the residents that are here tonight.

Mr. Nunziato said there are minor changes but no changes to the size of the building.

Chairman Spinelli asked if any of the Commissioners had any questions for the applicant. None responded. He then asked if anyone in the audience wanted to come up and speak in regards to this case.

### **Public Comment**

Pam Rea, 1313 Drawbridge Lane, said she has brought a letter tonight and will be reading that. She would like to express her opposition to the proposed expansion. Her family and her have lived behind this Center since 1999. They dutifully pay their ridiculously high Cook County property taxes every year and work hard to maintain their property. The original special use had limited this acreage to a single-family detached residential development. They are now faced with the possibility of a 24 hour, seven day a week, 125 staff car parking lot, 130 feet from their back yard. She can only imagine the adverse effect to their home value if this expansion is allowed. Immediately following the last meeting Lemont had quickly changed its plans to increase the number of beds to 186. Even though they were told repeatedly that there were no plans to change the number of beds.

Mrs. Rea asked if the Center had received approval of the Health Facilities Services Review Board allowing the increase in the number of beds. If not, do they know when they anticipated review and will they be notified. If the increase is not allowed are they

planning on going back to maintaining the current number of beds. She asked for the PZC to consider the threshold at which the number of parking spaces is determined. She understands that there is no “apples to apples”, but she is questioning if the VA facilities that were used for comparison are surrounded by residents on three sides.

Mrs. Rea stated the Village might want to do some research on the person who signed the Affidavit of Authorization. The name that signed it shows up in 124 lawsuits in Cook County alone. She can't say that it is the same person but it does show up in 124 lawsuits. Obviously they need to evaluate the engineering and parking situation which was clear at the April 15<sup>th</sup> meeting so it will not negatively affect the homes. Ideally they would love for this space to stay as it is. If not they should look into relocating the parking lot to the eastern most side of the property line or even eliminate a number of parking spaces. The berm or landscape plan that has been revised will not be sufficient to conceal lights and noise from their homes especially since their home is raised up a little bit. If the Village proceeds with the expansion that is proposed it sends a clear message that there is no concern for the residents and clearly puts business before the homeowners. She then gave a copy of her letter to staff.

Rick Seskauskas, 12486 Archer Avenue, asked if they are planning to expand the building.

Chairman Spinelli said their proposal right now is the building that they presented last month. If this gets approved, that building and sight plan is part of the PUD approval. So if they change the size or sight plan then they would have to come back before another public hearing. He would anticipate, but can't speak for the applicant, that his “not at this time” comment would be for this request to go to 186 beds and it would not require a building change as it sits right now. If the State was to allow them to increase for more than that number, and they would need additional building space, then they would have to come back for another hearing.

Mr. Seskauskas asked if there was any additional landscaping for the residents on the east side which was mentioned at the last meeting. He stated there are some trees marked on the property but he is not sure if they are staying or going.

Chairman Spinelli asked staff if there were any changes for the east side.

Mrs. Jones stated the changes that were proposed was to add the screening to the south end of the parking lot. There were no additional landscape materials proposed there. Her recollection were the concerns for screening of the parking lot from headlights and noise. The closer you put the screening to the parking lot the better it is for screening.

Mr. Seskauskas said this is a development so it should cover the whole area.

Commissioner Sanderson asked if the applicant was meeting the Village's landscape ordinance.

Mrs. Jones stated yes they are and the berm is in an excess to the landscape ordinance.

Commissioner Sanderson said they are meeting the requirements. What the Commission and the Village Board are trying to do is bargain with them so they can mesh some of the concerns that the residents have. He said he feels it will part of the discussion again tonight and where it goes from here is out of their control. The applicant should be hearing those residents again that are present tonight.

Mr. Seskauskas asked what he meant when he said "it is out their control".

Chairman Spinelli stated they are a recommending body to the Village Board. The Village Board ultimately has the say. The Commission can make recommendations to the Village Board. Sometimes they accept those recommendations, sometimes they don't, sometimes they modify them and sometimes they vote completely opposite of what the Commission voted.

Mr. Seskauskas said but the Commission controls the initial recommendation.

Chairman Spinelli stated yes.

Commissioner Sanderson said after the meeting last month there was a heavy rain. He drove out there and walked to the corner of their property line to see what was happening with the water. He stated he can see where the problem is at.

Mrs. Jones stated the Village Engineer and Public Works Department has not met with the applicant out on site yet. That is something that still needs to be addressed but has not been done yet.

Norval Galloway, 1305 Drawbridge Lane, said he opposes the expansion for all of the reasons that were expressed last month. He would like to add in an earlier staff report it was indicated that the residents on the back side of the property had an expectation of privacy. He does not feel that a five foot berm and some trees is adequate to address that expectation. As one of those residents, his expectation was that the property would be used for residential housing and not for an expansion to an on going commercial venture. He feels that the rules have been changed in practical fact if not actual fact. The expansion would make it worse for the residents in regards to drainage, noise, light and garbage. The expansion may be good for the business but it is clearly not good for the neighboring residents.

Don Conklin, 1446 Amberwood Lane, stated at the previous hearing they had talked in length about parking and keeping it at 156 beds. The needed increase parking was because the Center was going to become more of a rehab center where you would have more visitors daily then you do normally for senior care. Now they want to go up to 186 beds. He is not sure what that means for the number of vehicles; however there is only one access. If you are increasing the number vehicles to this great quantity what are they planning so there is safe access to and from the facility.

Ted Dziubek, 1331 Bailey's Crossing, said his concern is also the one access in and out of the parking lot. Bailey's Crossing dead ends right at the southern edge of the property. His concern is if they make that a through street for another ingress/egress to the parking lot. If it is true who would pay for that to be done.

John Rea, 1313 Drawbridge Lane, asked if there was any assurance as to what type of residents are going to be at this facility. The owners of this property have a bunch of other facilities and they have mentally ill residents, which have people that can be problematic. He asked if there were any assurances that these are going to be rehab patients.

Chairman Spinelli stated it is slated as a nursing and rehab facility.

Mr. Rea said it does not mean that they can't have people with mental illness there. He wants to know what type of residents are going to be there.

Chairman Spinelli stated mental illness does not mean that they are a threat to the community.

Mrs. Jones said they do not have anything at this point but maybe the applicant can speak more in regards to that. She stated it was an issue that they dealt with for Timberline Knolls in relation to care and being transferred.

Mr. Rea asked with this addition is there any more room for expansion, horizontally versus vertically, in the future.

Mrs. Jones stated theoretically yes, but financially she is not sure if they would get their return on investment.

Commissioner Sanderson asked what the setback is. He said they would not be able to do that unless they come back through this whole process again.

Mr. Rea said he understands that but here they are a month later and they want to increase the beds. He asked if this was being financed by private money or is the government financing this expansion.

Chairman Spinelli stated they are not privy to that information. It is not required for the applicant to disclose this. The applicant is taking notes and if they are willing to disclose their financing then they would answer that question.

Mr. Rea said if the government is financing it then they would be somewhat beholding to the government which may dictate the type of residents they bring into the facility.

Monica Andruszkiewicz, 12518 Archer Avenue, thanked Commissioner Sanderson for coming out and looking at the area. She stated her ejection pump runs 24/7 and all

seasons. She has a system that tries to take water away from there because it is such a ditch which was decided by the Village for Bailey's Crossing. That area is always wet back there. She asked to please keep in mind the drainage back there, which was originally a farm. She has kids that go out there to play and come back head-to-toe muddy. There is not only this expansion but the other townhomes and with the both together one is going to affect them somehow.

Chairman Spinelli asked for the site plan to be put on the overhead. Any water that is west of the addition and south of the addition, the grading plan is proposing to pick up all of that water. North of it is the existing building and courtyard so they are going to have drains there also. At the last meeting someone said towards the end that the drainage problem started with Bailey's Crossing. This facility is accommodating their water runoff to get it to their detention basin which is on the west side of the parking lot away from this area. The area towards the south and east of the parcel is remaining relatively undisturbed except for putting in the berm for the neighbors to the south.

Mrs. Andruszkiewicz said as long as it does not affect their drainage and the direction it needs to go.

Chairman Spinelli stated looking at the site plan it appears that her drainage does not go west. It is their drainage on the undeveloped portion that is going east towards them. With the additional improvements that they are making that water is going to be directed to their detention basin to the west. He said he wants to make it clear to everyone in the audience that it is not this facility pushing water off to you from a parking lot but rather water coming from Bailey's Crossing.

Commissioner Sanderson asked for the engineering plan to be put up on the overhead. The contours that are show on the plan does not show what is out there. He said walking that site there are more contours than what is shown on the plan. It makes a little pocket down in that corner. He stated staff will get the Village Engineer involved with this. Somehow they need to get the grades expanded out from the site. He agrees with Chairman Spinelli that it was caused by some other development than this one. This was supposed to be residential and given the opportunity to ask for more beds, even though they did not cause the problem they are asking for a favor. There is an opportunity here to help both sides out.

Mr. Seskauskas asked if the Village was going to control expansion in regards to height.

Chairman Spinelli said yes because this property is a PUD (Planned Unit Development) any changes to what they presented to the PZC and the Village Board would have to come back through this process again. That is why they are back here again this month because they want to increase the beds. What they presented last month is what they are going to build.

Stan Durkiewicz, stated he is directly east of the subject property. When the first owner came in for the Nursing Home, he had asked where all the water was going to go that used to be in the corn field. They decided to put in 34 inch storm sewers and put a nice swale in there. He said he has had no problems. If you go to the second five acres behind the nursing home they have completely forgotten about it. They only cut the grass twice a year. He asked why don't they put a nice sewer back there with a swale and bring it all back to where that person lives. He said there is no landscaping on his side except for willow trees that nobody takes care of. The willow trees are blocking the sewers. He marked a sewer back there that nobody knows about.

Chairman Spinelli asked if anyone else wanted to come up and speak. None responded. He then asked if the applicant wanted to come up and address any of the comments or questions that were addressed.

Mr. Antonopoulos stated that Mr. Nunziato will come up and address some of the questions that were asked in regards to the type of facility. In regards to the engineering issues, the Village Engineer will review it and they will have to comply with all the standards that are set forth by the Village.

Mr. Nunziato said whether they take government funding or privately fund this project they would be prohibited against discriminating against any person with any type of disability. This would include whether they were physically or mentally disabled. As a business model it would be detrimental to their business where they are providing care for the geriatric and physical rehabilitation to younger population that would be going home, to have residents with overt mental disabilities that would disrupt the operation of the facility. The neighbor that had inquired about their other facilities that they have in Cook County and the city of Chicago, they do have facilities that provide care for the mentally disabled. Those are exclusively for the mentally disabled. They are not mixed population facilities much like Lemont. He stated that is not to say there may not be someone there already who has a mental disability, but also has physical disabilities in which they have determined that they could meet their needs safely and appropriately. He asked if there were any other questions that he might be able to answer for them.

Chairman Spinelli asked if he was free to discuss the financing terms.

Mr. Nunziato stated it would probably be a combination of private and government funding.

Chairman Spinelli said there was a question regarding whether or not there would be a requested access to Bailey's Crossing. At this time the plan does not show it. He asked if staff anticipated a need to ever connect there. To him it would seem out of the way to connect there.

Mrs. Jones stated as a sight planning perspective it is not a logical connection. Again it would have to go through this process because they can't make any changes to the site plan once it is approved.

Chairman Spinelli said he wanted the neighbors to hear it from staff besides himself. He agrees that it is not a logical connection. He then asked if there was anyone else in the audience that wanted to come up and speak in regards to this public hearing. None responded. He then called for a motion to close the public hearing.

Commissioner Maher made a motion, seconded by Commissioner Kwasneski to close the public hearing for Case 15-04. A voice vote was taken:

*Ayes: All*

*Nays: None*

*Motion passed*

### **Plan Commission Discussion**

Chairman Spinelli asked if there were any questions for staff or comments.

Commissioner Maher asked if they wanted to increase the beds past 186 would they have to come back for another hearing.

Mrs. Jones said the current ordinance for the property has a maximum of 160 beds; their intention is that the new maximum would be placed in the ordinance. They would have to go through this process if they wanted to amend that. She feels this is appropriate because this type of facility the capacity for residents impacts things like parking that would have an impact on the adjacent residents.

Commissioner Maher stated he was not at the last hearing but reading the minutes and listening to the neighbors he does not understand if there was a mistake in the number of beds why was it not mentioned at the last session.

Chairman Spinelli said Mr. Antonopoulos had indicated it was a miscommunication on his end. He is not sure if the attorney had filled out the application for the applicant which indicated 160 beds.

Mr. Nunziato stated from the operation side of facility he did not know there was an ordinance that indicated 160 beds. In his mind with the planning of this project for the last year he had always intended and moved on the theory that Public Health Regulation would be the bearer of the structure and not the Village. Most municipalities do give that power over to Public Health. It was not until they heard Mrs. Jones speak in regards to this specific ordinance did they realize it was tied to 160. After last month's meeting they had met with the attorney in this very room to find out where did this come from because they had never heard about it.

Commissioner Maher said in the meeting last month it was asked if you were going to increase beds and the answer was no. He asked why it was never answered with a yes.

Mr. Nunziato stated he was never asked the question.

Mr. Antonopoulos said it was a miscommunication and he would take the blame. Initially they were not going to take any more beds, it was not until he found out their long term goal is that they could not be restricted. They need to have the flexibility to build a \$6 million dollar facility and not be tied to the original ordinance. He apologizes for having to bring everyone back out.

Commissioner Maher stated he believes that there were people with the facility present that night that knew. He does not understand why it was not brought up that night as a mistake.

Commission Sanderson said there was the option to continue the hearing. He stated the Chairman had asked if anyone from the facility wanted to come up and speak that night and nobody did. Someone had spoken tonight saying does the Village care about the residents or business. He feels they have to balance both. If there is anything here tonight that is not represented correctly he would expect them to get up and correct it now. It looks misleading and puts a lot of people in a situation that they do not want to be in.

Chairman Spinelli stated he agreed however they are not changing the building or parking.

Commissioner Sanderson said he understands but the load is changing. More people are there, more visitors, and more employees. The parking needs are going to change and that was a complaint last month where employees were parking on the street. He asked staff if the facility has made any attempts to clean the place up or talk with the residents regarding the issues within the last month.

Mrs. Jones stated she is not aware of anything.

Mr. Nunziato said over the last six months they have had staff out cleaning and walking around the neighborhood picking up debris. They have been reassigning their parking and having people park in their fire lane within their parking lot so they will not park on Walker. They have been trying to be accommodating. He has received hundreds of emails from one individual regarding the noise of the trash compactor. They have met with the police department and a mediator where they had someone come out and do a decibel level sound check of the trash compactor door slamming or closing. It came back no louder than a car door closing. He feels they have gone beyond what they can do to clean the area of the facility. He stated he is at the facility very often and there are people driving down that street at high speeds that are not their staff. It is easy for community members to focus on a business that is in a residential area and blame them



for all the problems or concerns for that area. The grasslands behind the building they use to mow but then the neighbors complained that they wanted it natural.

Commissioner Sanderson stated he knows that there are two sides. When he walked the area he did not notice anything out of the ordinary. Trying to bridge the gap between them and the residents makes a lot sense.

Chairman Spinelli asked if there were any more questions or discussion.

Commissioner McGleam asked if they can go back to staff's recommendations.

Mrs. Jones said the only other condition, besides the explanation that they provided regarding the staffing levels, was further revisions to the landscape plan. Staff feels what was provided did not address the concerns from last month. Additionally tonight some of the residents feel that the landscaping surrounding the parking is not sufficient. They would like to see additional landscaping along the east property line. She stated staff has reviewed their revised landscaping plan but has not had the opportunity to review the naturalized detention plantings in the detention area. They send that out to a specialized consultant who deals exclusively with naturalized detention facilities.

Commissioner Maher asked if that would be their responsibility to maintain.

Mrs. Jones stated yes.

Commissioner McGleam asked if the further revisions to the landscape plan was still a requirement of what was approved or are they requiring it to be added to this month.

Mrs. Jones said on page two of staff's report there are the five conditions that were included in last month. What staff was saying in this report is that condition two was not fully met. Staff feels they should do a five foot berm and the landscape material was not sufficient in and around the landscape berm area to provide the screening.

Commissioner McGleam asked what are they considering tonight. He asked if it was just the increase in the number beds.

Chairman Spinelli stated they are here with a new request. The five conditions that were included in last month should be included in a motion.

Commissioner Sullivan asked what is their average staff to patient ratio for nursing care.

Mr. Nunziato said it varies with shifts. He stated 1 to 20 is standard for nurses and 1 to 10 or 15 for CNA's.

Commissioner Sullivan stated he shows a 17% increase with the bed increase. He is not sure if the other calculations are correct since he came up with a different number.

Discussion continued in regards to how many extra employees will be needed for the additional 26 beds.

Commissioner Sanderson asked if the original PUD had single-family lots, did it state how deep those lots were.

Mrs. Jones said they were never platted.

Commissioner Sanderson asked what is their minimum depth right now.

Mrs. Jones stated it would be 138 feet deep.

Commissioner Sanderson said he is trying to understand if he had purchased a home and was told that last five acres would be residential how far away would a building be from him. He asked how far away is the parking lot.

Mrs. Jones stated the closest point of the parking lot to the closest point of a property line is about 130 feet. If the original plan had gone through and the south five acres sold for residential then the limit of the property would be closer to 30 feet from the end of the existing building. From the edge of the existing parking lot to the proposed parking lot is 190 feet. They are occupying 160 feet that could have been residential.

Chairman Spinelli asked if staff knew what the percentage of impervious area was for the proposed property.

Mrs. Jones said it was within the standard.

Commissioner Sanderson stated if he lived in one the houses that backed up to this then he would not want this. If he had to settle for this then he would expect a lot more landscaping around there. This is not what they bought into and he feels they are not doing much for the neighbors. He said if he lived there he would want landscaping wrapping from Walker around to the backside of the building.

Chairman Spinelli said they are meeting their ordinance right now and we are already asking for more.

Commissioner Sanderson stated he does not care.

Chairman Spinelli said it is unrealistic to require any applicant to have to go a substantial percentage above and beyond the ordinance.

Commissioner Sanderson stated the ordinance right now is written that the property is residential. He feels they are asking the residents who live behind there above and beyond what is expected. He said his vote is simple if they don't get the landscaping around there then he would vote no.

Commissioner Maher stated he feels that is consistent with what they have done when they have had commercial come into residential areas.

Chairman Spinelli asked at what percentage do you stop. There was a comment to wrap the whole building. The entire east property line, whether a person likes the species of tree or not, is lined with trees.

Commissioner McGleam asked if he could establish a baseline of what kind of landscaping he is looking for. He asked if he was looking for that whole south edge to comply with a parkway landscape requirement.

Commissioner Sanderson said he would want year round screening. The reasoning is when they bought their house they thought there was going to be residential behind them. Now they are going to be looking at a parking lot.

Commissioner McGleam asked what level of landscaping is he looking for.

Commissioner Sanderson stated he is just extending the berm along the south end.

Discussion continued in regards to the different standards for landscaping and what the applicant is proposing.

Commissioner McGleam said he understands Commissioner Sanderson's concern. Maybe they should forget the berm and just screen the south edge of the property line.

Commissioner Kwasneski clarified that the current landscape plan is over the required amount already.

Mrs. Jones stated that is correct. The reason why staff recommended the berm and the location was because as headlights shine out the light spreads. Staff felt that they could more effectively screen those lights if they pushed the landscaping toward the parking lot. If the issue is aesthetics and more of a general buffer of not having to see the development then along the property line would make sense. Staff was trying to mitigate the issue of seeing the headlights.

Mr. Durkiewicz asked about the east side of the property. He stated the applicant never said anything about his property.

Chairman Spinelli said the public hearing portion has been closed. His comments and concerns have been heard and noted.

Mrs. Jones stated this property is not zoned for commercial zoning however on properties that have commercial zoning they do have a transition yard landscaping option that might be appropriate. That would be four plant units per 100 linear feet plus an additional two evergreens per 100 linear feet along the rear and side lot line. It does

not have to be along lot lines if they want to make it closer to the improvements. That might be an appropriate level of landscaping.

Commissioner Sanderson said he feels that would work perfectly because that is what this is. He feels it should be along the south property line and from the east corner of the building going to the south property line.

Mrs. Jones stated normally if this was zoned a commercial property and they were just doing landscaping it would be the four plant units plus the two evergreens. However, doing an earth and berm with a minimum of three feet that would reduce the obligation to one plant unit per 100 feet so they might want to use a standard somewhere in the middle. If they use the term plant unit per 100 feet then staff would be able to apply that and they would certainly get a high quantity of landscaping.

Chairman Spinelli then called for a motion for recommendation.

### **Plan Commission Recommendation**

Commissioner Sanderson made a motion, seconded by Commissioner Maher 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 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 sight.
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.
6. Include transitional yard landscape requirements for B-zoning around the area of the addition.

A roll call vote was taken:

*Ayes: Sanderson, Maher, McGleam, Arendziak, Sullivan*

*Nays: Kwasneski, Spinelli*

*Motion passed*

Commissioner Sanderson 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*

Commissioner Kwasneski wanted to thank the applicant for considering bringing improvements of \$6 million dollars into the Village.

**B. 15-06 – 508 Illinois Street Preliminary PUD.**

Request preliminary PUD approval for two two-unit structures and one three-unit structure in a historic district.

Chairman Spinelli called for a motion to open the public hearing for Case 15-06.

Commissioner McGleam made a motion, seconded by Commissioner Kwasneski to open the public hearing for Case 15-06. A voice vote was taken:

*Ayes: All*  
*Nays: None*  
*Motion passed*

**Staff Presentation**

Mrs. Jones stated the request is for a Preliminary Planned Unit Development (PUD) approval for two duplexes and one three-unit residential building with shared vehicular access. The proposal is adjacent to 508 Illinois Street which is a two flat building and it would not impact that lot. That building would all be under same ownership with the proposed buildings. This property does have R-6 multi-family residential district zoning. The property has been subject to a couple of different proposals over the years which is noted in staff's report. The current owner had an application to the TRC (Technical Review Committee) back in 2013 and has revised plans and is now back with this proposal. She then showed on the overhead pictures of the proposed site. Lot B is the Illinois Street frontage. There is a proposed three flat that would face Illinois Street. It would sort of mimic the same architecture as 508 next door. There is one unit that would not be provided with off street parking which would be the basement unit which is 900 square feet. The first floor unit would have a one car parking garage and the second floor unit would have a two car garage. Those garages would have access from the rear.

Mrs. Jones showed lots C and D and then showed the proposed duplexes that front onto Porter. There is a front loading garage and the entry to the first unit. The second unit is in the rear. The first floor is garages and the second floor and third floor are living spaces. She then showed some neighboring homes on Porter. The HPC (Historic Preservation Commission) reviewed the proposed buildings for compliance with the Historic District Standards and voted 4-0 in favor of the application to issue a certificate of appropriateness with the condition that the applicant receives final approval of the building materials from the HPC. The HPC felt the architecture of the

**Village of Lemont**  
**Planning and Zoning Commission**  
Regular Meeting of April 15, 2015

A meeting of the Planning and Zoning Commission for the Village of Lemont was held at 6:30 p.m. on Wednesday, April 15, 2015 in the second floor Board Room of the Village Hall, 418 Main Street, Lemont, Illinois.

**I. CALL TO ORDER**

**A. Pledge of Allegiance**

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

**B. Verify Quorum**

Upon roll call the following were:

Present: Kwasneski, McGleam, Sanderson, Sullivan, Spinelli

Absent: Arendziak and Maher

Planning and Economic Development Director Charity Jones, Village Trustee Ron Stapleton and Fire Marshal Dan Tholotowsky were also present.

**C. Approval of Minutes for the February 18, 2015 Meeting**

Commissioner McGleam made a motion, seconded by Commissioner Kwasneski to approve the minutes for the February 18, 2015 meeting with no changes. A voice vote was taken:

*Ayes: All*

*Nays: None*

*Motion passed*

**D. Approval of Minutes for the March 18, 2015 Meeting**

Commissioner Kwasneski made a motion, seconded by Commissioner Sullivan to approve the minutes for the March 18, 2015 meeting with no changes. A voice vote was taken:

*Ayes: All*

*Nays: None*

*Motion passed*

**II. CHAIRMAN'S COMMENTS**

Chairman Spinelli greeted the audience. He then asked for everyone to stand and raise his/her right hand. He then administered the oath.

### III. PUBLIC HEARINGS

#### A. 15-04 Lemont Nursing & Rehab Center.

Request for final PUD approval for expansion of existing Lemont Nursing & Rehab Center facility.

Chairman Spinelli called for a motion to open the public hearing for Case 15-04.

Commissioner McGleam made a motion, seconded by Commissioner Kwasneski to open the public hearing for Case 15-04. A voice vote was taken:

*Ayes: All*

*Nays: None*

*Motion passed*

#### Staff Presentation

Mrs. Jones said the application before the Commission is for a Planned Unit Development (PUD) for an addition to the existing Lemont Nursing & Rehab Center. Some background information, in 1994 the Village approved an annexation agreement, annexation, zoning, and special use for a unique use for the development of the Lemont Nursing and Rehab facility as it exists today. The Village no longer has this “special use for a unique use” in their Code. When Lemont Nursing came to staff and talked about their expansion plans, we had suggested that they apply for a special use for a PUD. Nursing Homes are a special use in their zoning category, but rather than a special use for a unique use it is a special use for a PUD. It locks in the site plan if approved. In the original approval from 1994 there were some requirements for site design and landscaping and that ordinance was attached. It included:

- 40’ minimum setback along the east property line.
- Total gross floor area no more than 59,000 sf.
- Maximum of 150 beds in the facility, plus an additional 10 beds if approved by State.
- Minimum of 80 parking spaces.
- The southern five acres is limited to single-family detached residential development.

She stated the current configuration of the site currently complies with that original ordinance. However, some of the landscaping that was prescribed by the original special use may not actually be there.

Mrs. Jones said the current application would be for a final PUD and would include an expansion of the building and parking area but would not add any beds to the facility. The proposal is to convert all of the shared rooms into private rooms. The total bed count would remain at 158. There is a table included in staff’s report that illustrates how the application deviates from the different zoning standards. One of those is off street parking. The Village’s off street parking requirement for Nursing Homes is one space per four beds and that is the minimum and 140% would be the maximum. So

their minimum would be 40 spaces and their maximum would be 56 spaces. Clearly they have more than that now. Based on staff's observation and complaints by neighbors from the west they are generally lacking in parking. They are proposing an expansion of the parking from 76 spaces to 145 spaces. The standard that is in the UDO is very low so staff did some research to see what other facilities had for parking. She stated she had contacted four other facilities in the area and found that their parking spaces ranged from .55 spaces per facility bed to 1.14 spaces per facility bed. Lemont Nursing's current parking rate is .48 spaces per bed, which is lower than any of the facilities that they had contacted. The proposed rate is .91 per space per bed which is on the high end, but within the range of rates observed elsewhere.

Mrs. Jones stated they also looked at the parking using the U.S. Department of Veteran Affairs Parking Demand Model. That model is based on observed parking related to 21 different VA facilities across the country. This is not a perfect fit because a VA facility is not the same as Lemont Nursing, but it was the guide staff could find available. According to that guide there would be estimated parking demand of 166 parking spaces. Staff feels with that and the combination of their research of other facilities their parking proposal is within the range of what might be acceptable or expected. However, staff can't say it is exactly the right amount specifically because they don't have a great standard to be able to use.

Mrs. Jones said she would like to talk about the consistency with the recently adopted Lemont 2030 Comprehensive Plan. The Plan does designate this area as institutional land use as well as compatibility with the existing uses. Staff finds that it would have limited new impact to the properties to the east and west because the extension is directly to the south. The impact then would be mostly to the owners to the south and will talk about that when they get into the landscaping and aesthetics. The addition is a one story building addition and the materials will all match the existing building.

Mrs. Jones stated that Village Arborist noted that there would need to be additional information regarding how the trees that are suppose to be preserved will be preserved. Also the detention basin, which is on the west side of the property, is supposed to be a naturalized detention basin. Naturalized detention basins are designed to filter out more contaminants and are therefore better for the environment. The applicant's plan did not include the information that staff needs on what exactly those plants are, planting schedules, and maintenance will look like.

Mrs. Jones said the proposed parking lot will bring the parking lot nearly 190 feet closer to the homeowners south of the subject site. Since the original special use for this property limited the development of the southern five acres of the subject site to residential development, staff finds that the adjacent homeowners had a reasonable expectation of a buffer between their property and the Nursing Home. The proposed parking lot will be at least 130 feet from the nearest lot line to the south, which does provide a substantial visual separation. The proposed photometric plan shows there will be no new light spillage near the property line. Therefore staff finds the remaining conflict would be vehicle headlights. In the landscape plan they proposed shrubs along



the south end of the parking lot as well as a couple of stands of evergreen trees. Staff does not feel that it is sufficient, and so is recommending that there be a landscape berm or a masonry wall of an adequate height to prevent headlights from cars shining to the property owners to the south.

Mrs. Jones stated the Village Engineer was satisfied that the plans submitted were sufficient for zoning and entitlement approval. The Fire Marshall noted that an additional fire hydrant is needed on the southeast area of the parking lot addition. She said this would conclude staff's presentation.

Chairman Spinelli asked if the southern five acres was for residential or nursing home resident usage.

Mrs. Jones said it was originally to be developed for single-family residential.

Chairman Spinelli stated that is going to remain as a buffer now instead of actual potential building.

Mrs. Jones said it would not be developable under this PUD and they are only seeking approval for this specific site plan. If they wanted to change this site plan then they would have to come back through the zoning entitlement process to do so.

Chairman Spinelli stated she had mentioned sight lines for the parking lot with the landscape plan. They are providing plantings at the south end of the parking lot. The existing property line adjacent to the residents to the south is higher than the parking lot. He feels that there might not be much of an issue with headlights. He said berming at the parking lot might not be beneficial because it will stop what the existing grading would have stopped.

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

### **Applicant Presentation**

John Antonopoulos, attorney for Lemont Nursing & Rehab, stated he is very familiar with this facility. He knows people are concerned regarding the expansion of the facility. It will be the same number of beds, but instead of having two people in a room they will only have one in a room. Parking space is going to double for the area. He said a PUD means that whatever a developer puts on that plan he has to build. He brought four people with him to answer any questions, which include the Administrator of the Nursing & Rehab Center, two architects, and a representative who owns these facilities. They currently own 14 facilities throughout the U.S. He stated they are present tonight to answer any questions.

Chairman Spinelli asked if anyone from his team would like to speak at this time.

Mr. Antonopoulos said not at this time.

Chairman Spinelli asked if any of the Commissioners had any questions for the applicant. None responded.

### **Public Comment**

John Savas, who lives on the corner of Roscommon Way and Walker, stated he has seen the plans and does not have a problem with the plans. He has two concerns, the parking has always been an issue and it is ironic that just before the letter came out there hasn't been anybody parking on Walker. What this tells you is that there has always been adequate parking but the employees have chosen not to park there. He would like to see some kind of restriction with parking on Walker. This way they can still have their own guests and visitors over and they can find parking. His second concern is people would go out to these cars and eat their lunch there then leave their garbage there. He said they have picked up garbage every single day from that area. He asks that they be good neighbors and try to enforce that their employees should not park there and not leave their garbage lying around.

Ted Dziubek, 1331 Bailey's Crossing, said his concerns are for the detention area that is adjacent to 1285 and 1295 Bailey's Crossing. The detention pond gets all the drainage from Archer Avenue coming down along Bailey's Crossing into the cul-de-sac where he lives. That detention area is filled up with water and is released over a period of time. It drains into the field that is by the nursing home. He would like to know if there has been some engineering done and is that water going to be restricted in anyway.

Chairman Spinelli stated he has not spoken with the Village Engineer but he is familiar with the process. The site will have its own detention basin and they will control their own release off of their property.

Mr. Dziubek asked if this would affect his release of water.

Chairman Spinelli said State drainage laws do not allow them to negatively impact downstream properties. By the same token, downstream properties can not block drainage from upstream. If this property drains towards your detention basin, then your detention basin has to take the water. They will be restricted on their property to hold back and have a slower release rate. This can be done with a non-mechanical device so you don't have to have someone go out during a storm to open or close the valve.

Mr. Dziubek asked if his release from his detention area would flow into theirs.

Chairman Spinelli stated he does not have storm sewer path for his site or from the proposed site.

Mr. Dziubek asked if there was any engineering data done to see if the runoff that he has will go along that same path.

Chairman Spinelli said there is preliminary engineering that has been done but he does not have a report from the Village Engineer. This Commission does not review the Engineering Plans.

Mrs. Jones stated the Village Engineer has reviewed the Engineering Plans that were part of this submittal. He is confident that the detention basin is sized and designed appropriately and no substantial changes will need to be made to it. This process gets them their zoning entitlements and locks in the site plan. Then they have to go through a permitting process where they get permits from IEPA, MWRD, and as well from the Village. At that point, the very detailed engineering plans get drawn up and the Village Engineer and MWRD reviews those plans for storm water.

Mr. Dziubek asked if there could be some kind of special assessment for their development.

Mrs. Jones said that could not be legally possible.

Mr. Dziubek asked if he had to go to all these meetings to make sure that they sign off on this.

Commissioner Sanderson stated he does not need to come to all the meetings. It will be taken care of by the proper agencies. There is no way around the laws.

Chairman Spinelli said recently Cook County had enacted a more stringent ordinance regarding storm water management which are currently in effect.

Craig Hearne, 12502 S. Archer Avenue, stated he lives in unincorporated Cook County but it is in the area of the Village. He showed on the site plan where his house would be located. He showed the storm water detention pond that Mr. Dziubek was talking about. The level of that land right now is the level of his property and his next door neighbor. He said the drainage pond drains into an empty lot. When they finish all the site work where is all that water going to go.

Chairman Spinelli said the preliminary drainage plan that he has shows that drainage path is maintained to the north along the east side of the building.

Mr. Hearne asked where the water is going to go.

Chairman Spinelli stated it is draining north along the east side of that parcel.

Mr. Hearne said when this is developed it is going to sit there.

Chairman Spinelli stated based on the contours of the site the site drains north towards the building from his property.

Commissioner Sanderson showed Mr. Hearne the preliminary drainage plan. He said what the owners concern is that even though the engineering is proposed this way, it sounds like there are some field conditions out there that aren't corresponding to the existing grades that are listed on the plan. He stated staff should make sure before final engineering that the topography has been updated dealing specifically with the east property line.

Mr. Hearne explained showing on the site plan where his concern is at with the drainage on the property.

Chairman Spinelli stated the developer and property owner will have to maintain proper drainage on their site. When the final engineering plans are done, the Village engineer and MWRD will be reviewing the plans. They will have to ensure that the drainage is correct for the site. Currently the existing grades drain north and they have to make provisions to accept their water. The water from off-site must be maintained on receiving properties. Their engineer will have to do whatever it takes to design the system and site grading to still maintain acceptance of that water.

Mr. Hearne said the second issue he has is parking. It was pointed out that there is no need for a berm or shrubbery.

Chairman Spinelli stated what he indicated was the height of the parking lot is significantly lower than the south property line. A berm immediately adjacent to the parking lot will not serve the best interest to the neighbors to the south. He said he has his own opinion as to where certain plantings should be placed.

Mr. Hearne said the southeast section is the same level as the parking lot. He stated he has been present at previous cases, such as the banquet hall that went in north of him, and he was assured that they would put a berm and landscaping. Now every Thursday, Friday, Saturday and Sunday night he gets headlights flashing through his front door from that last row of parking. That was also supposed to be addressed, so telling him it will be addressed he'd rather see it in writing.

Chairman Spinelli stated the Final Landscaping Plan when it is approved will be available for viewing.

Patricia Pietrzak, 1305 Draw Bridge Lane, said she has a problem with the parking lot and the west side detention pond. She provided the Commissioners with pictures of what she looks at everyday. There is talk about landscaping on the south end of the parking lot but what about the west side. The Nursing home does not take care of the field and she has complained for 18 years. They cut the field only about three times a year. She stated this plan has no concern for the residents in the surrounding area.

Chairman Spinelli said the Landscape Plan does not only address the south but is required to address the entire parking lot. Staff has received an initial Landscape Plan but they have not accepted it and would want more landscaping.

Ms. Pietrzak stated this is not a quiet lot, but rather a 24 hour lot. In the winter they get to listen to the snow plow at 2 a.m. beeping back and forth. She asked where are they going to put all the snow for this big lot.

Pam Rae, 1313 Drawbridge Lane, said she is south of the proposed site. She is extremely upset about this plan and does not understand the need for all the parking. She is upset about what negative value this will put on her home where she has lived for over 16 years. There is no need for this many parking spaces and begs the Commission to reconsider the plan. She provided a written statement to the Commission.

Randy Kaden, 1429 Roscommon Way, he stated he echoes his neighbors regarding the parking situation that has been ongoing for the past decade. He asked if the plan goes through will there be restrictions imposed on Walker that will no longer allow people to park there.

Chairman Spinelli asked if he wanted restrictions.

Mr. Kaden said yes he does. He is out there in the morning with his puppy and has found other items like condoms and empty whiskey bottles in the field behind the Nursing Home.

Chairman Spinelli stated he hopes that he is not implying that it is coming from the facility.

Mr. Kaden said where do you think it is coming from. It is coming from the people who take McDonald's bags and dump them on the prairie. It is open land and they don't have any respect for it. If and when he decides to sell, he does not want to have a line of cars parked up and down Walker. He asked how intense will the overhead lighting be at night and will it be on 24/7. He is concerned that when he comes around the corner there will be a brightly lit parking lot.

Mrs. Jones stated the applicant is required to submit a photometric plan that for each light it shows how many foot candles of light are shining down at equal intervals across the property. It gets to zero before you get to any of the property boundaries. Obviously with the building and parking lot expanding there will not be as much dark prairie land, but there will be no light spillage. If the lights are currently on during the night, then she would assume that would continue.

Mr. Kaden asked how bright would this be. This prairie has been dark for a long time. He is concerned as a property owner and for resale value how this bright parking lot is going to affect him.

Mrs. Jones said they do have ordinances and require that the lights are shielded so light focuses downward. They also require these photometric plans that show the lights are focused downward and do not spill out of the parking lot. It has to reach zero before it reaches the property line.

Mr. Kaden stated his last question is in regard to the Nursing Home being in violation with whatever standing laws exist for the garbage dumpsters. He asked where are the dumpsters going to be located. He works from home and on nice days he will have his windows open and about every 10 minutes an employee comes out to throw trash in the dumpsters. All you hear is the squeaky hinges and the slam of the door shutting. He has asked them repeatedly to oil the hinges and to put some kind of insulation on the doors of the dumpsters. He feels like he is living downtown above a Chinese restaurant.

Mrs. Jones said one thing she forgot to mention in her oral report was that staff recommends a revised design of the current trash enclosure. The current trash enclosure does not conceal all of the different trash receptacles from view.

Mr. Kaden asked if there will be some sensitivity applied to the fact that there is a certain noise issue. It could very easily be addressed by either investing in new dumpsters or equipment.

Mrs. Jones stated the applicant might be able to answer that later.

Brenda Miller, 1366 Bailey's Crossing, said there are three issues. The first issue being the drainage from their detention pond behind their properties and where that water is going to go. It does not seem like the engineers have addressed that problem at all. There can be sewer drainage from their detention pond to theirs that goes across the property or north towards McCarthy on the east side of building. Another issue is the landscaping. They do not want to look at a parking lot. Lastly, she wants to know if there is more than one entrance to that parking lot.

Mrs. Jones stated there is not and there is only the one entrance.

Ms. Miller stated her concern is that she walks her dog a lot along there, and there is a lot of trash along there, the people come out of the parking lot very fast. They then go through the neighborhood instead of going to the light at McCarthy. The employees have no respect for the property there or the neighbors who live there. The employees should have some type of rules that they have to abide by.

Rick Seskauskas, 12486 Archer Avenue, said he lives next door to Mr. Hearne. The water does run from Bailey's Crossing into his yard. There are drain tiles that run along the east side of the proposed property. He asked if anything is going to be disturbed there, because otherwise his yard is going to flood.

Chairman Spinelli stated by looking at the proposed grading plan it does not appear that they are doing any grading or drainage on that portion of the property.

Commissioner Sanderson said from his understanding is that there is a current problem out there right now.

Mr. Seskauskas stated yes there is.

Commissioner Sanderson stated as you have pointed out the water flows and wraps around to hit your property. What you are asking the applicant is can they fix this current problem since they will be doing work out here. He said they are not doing any work in that area so they are not going to make it any worse, but the problem is they are not going to make it any better. He asked staff can they get the engineers out there and try to define what the problem is. When they look at the paper right now it is not down to the inches and inches can cause water to go different ways. If the engineers can look at this corner specifically and maybe they can work something out to fix the problem. There are no guarantees, but at least they can specifically look at this corner.

Mr. Seskauskas said that would be good. He stated you have to remember though he and his neighbors did not create the problem. When they put in Bailey's Crossing they had raised the land three and half feet and now the water runs into his backyard. He wants to make sure nothing will happen to the drainage tile along the east side of the property because if it does then he will flood. Again he said he did not create the problem, but they allow for these things to go in and nobody follows up after to see how they are going. He was told they would have all these trees on the berms and nothing happened. Mr. Seskauskas stated we need to do something better with this. The Village is changing zoning and changing what is around them which is affecting their property values. He wants to know what landscaping is going to be done so he does not have to look at a building or have headlights from the parking lot shining on his house.

Chairman Spinelli stated this is not changing zoning.

Mrs. Jones said the original special use for the property restricted the southern five acres to single-family development. It is changing the provision of the special use and going to a PUD to allow the expansion. Technically it is not changing the zoning district because it is all still remaining in the R-5 district because nursing homes are a special use in the R-5. It is changing the provision from 20 years ago.

Commissioner Sanderson stated he is not sure who caused the original problem.

Ms. Pietrzak said the original excavation was just left on the property.

Mrs. Jones stated there is a mound of dirt that was left on the property.

Commissioner Sanderson said there are multiple concerns with the development that they are going to try and address in the conditions when they vote on it.

Mr. Seskauskas asked what happens after this.

Chairman Spinelli stated they are just a recommending Board. The Commission's recommendation positive or negative will go before the Village Board with conditions and all the minutes that are being taken tonight. The Village Board reviews it at the Committee of the Whole meeting (COW) then it gets voted on or there is a continuance at the Village Board meeting.

Mrs. Jones said when the Village Board gets it at the COW meeting they see whatever happens tonight and then whatever revisions the applicant makes because of the comments and conditions made at this meeting. The Village Board will review it and they may request additional changes from the applicant or they may not. When it goes before the Village Board for a vote those are the Final Plans for the PUD.

Mr. Seskauskas asked what is going on with the east side in regards to berming or landscaping.

Mrs. Jones pulled up the landscape plan on the overhead screen. Most of the landscaping is clustered around the parking lot. There is no landscaping proposed on the east side.

Mr. Seskauskas stated it needs to be addressed because they are ignoring one whole side. He asked if the building going south was going in a straight line.

Mrs. Jones said it goes straight down. The existing building is 42 feet from the property line and the addition will be going straight down from there.

Edward Andruszkiewicz, 12518 Archer Avenue, stated he understands that the applicant's plans cannot impact them, but what they want is to fix a problem that was made a long time ago. What he understands is that they can't force these people to fix an existing problem. What he and his neighbors are looking for from this Commission is how do they fix a problem that was made when Bailey's Crossing took out their drainage and put the berm up. Their natural line of flowing was impacted. They are in an unincorporated area and that was Village. He was not there when they built Bailey's Crossing but he has to deal with what is wrong. There is no way someone is going to buy his property which is an acre but when it rains it goes down to a quarter of an acre.

Chairman Spinelli asked staff if there was some way they can have someone from their engineering firm or public works come out and look at the area. He said he can ask the applicant when he comes back up to try to incorporate something or at least help minimize the issue. At least you are acknowledging that it was not something this property caused and it is the detention basin in Bailey's Crossing that is causing this.



John Rae, 1313 Draw Bridge, asked why do they need so many parking spaces. He said they even stated that they don't need that many parking spaces.

Chairman Spinelli said as far as whether or not they need it, they do not have that information. The residents along Walker indicated that all the employees are parking over there.

Commissioner Sanderson stated the applicant can speak in regards to that.

Mr. Rae asked if the Cisco food trucks were going to be unloading and loading in the same area.

Mrs. Jones said they are not making any changes in regards to that.

Matt Friscia, 1309 Drawbridge Lane, stated his concern is the people to the south have to look into a parking lot. He would like to see some kind of structure or wall so they do not have to look into a parking lot. The lot to the south is only cut a few times every summer, which causes another eyesore. There is the issue with the garbage also.

Mr. Conklin, 1446 Amber Wood, asked what is the next step.

Chairman Spinelli explained again what happens after the Commission votes on the case tonight.

Madelyn Dziallo, 1442 Covington Drive, said she is directly across the street from the nursing home. She asked when would they be starting this project. She is concerned about the amount of noise.

Chairman Spinelli stated the applicant can come back up to answer that question in a few minutes. He then asked if there was anyone else in the audience that wanted to come up and speak in regards to this case. None responded. He then asked if the applicant wanted to come up and speak in regards to the questions and comments that were made.

Mr. Antonopoulos said he would like to thank all the people in the audience and he understands that it is a difficult situation. He stated he is assured that this Commission and Village Board will take all of this into consideration. There are about five main issues with one being drainage. We have a Village Engineer and multiple layers of oversight to make sure the water does not impact adjoining property owners. They will try to coordinate their engineer with the Village Engineer to look at some of the issues that the residents are concerned about. He said parking is another issue and has been for a long time. Village staff did a great job researching other nursing homes. They are not increasing the number of beds and this facility is geared more for rehabilitation rather than nursing home. Because of this sometimes people visit more or there might be more doctors visiting.

Mr. Antonopoulos stated there are a number of housekeeping issues that need to be addressed. The Director is present and heard the complaints and will talk to staff about the dumpsters, garbage and parking. They plan on working with staff regarding the landscaping. As far as when do they want to start construction, they would like to start as soon as they can once they get approval. They hope it will be sometime this year.

Chairman Spinelli asked about the trash enclosure.

Mr. Antonopoulos said they will redo the enclosure and put in landscaping or enclose it to make sure it is not visible.

Commissioner Sullivan asked what was the reasoning for switching from double rooms to single rooms.

Ron Nunziato said it is what the market is bearing.

Commissioner Sullivan asked what if in the future you get more paying customers do you plan on doubling up again.

Mrs. Jones stated the PUD can cap the number of beds in the facility. She planned on leaving the cap at 160, which is what it is at now. If this is the number of parking spaces they feel they need for 160 beds then she does not think they should give them the opportunity of getting into another parking crunch by increasing the number of beds.

Mr. Antonopoulos said they agree with it.

Commissioner Sullivan asked if there was room for expansion.

Mrs. Jones said it would have to go back through this process again.

Commissioner Sullivan stated he was just looking out for the future. The applicant has not complained at all about the residents, but there are a lot of residents complaining about the applicant. He would hate to see 10 years from now more burdens on these residents.

Mr. Antonopoulos said as far as they are concerned this is it. There are a lot of constraints with the site already.

Mr. Friscia asked how are the construction vehicles going to get on the property during construction.

Mr. Antonopoulos stated there will be a preconstruction meeting with the Village Engineer and staff as to where they can or can't go.

Commissioner Sanderson said it has been asked by residents as to whether the applicant feels they need these parking spots.

Mr. Antonopoulos stated they don't want to spend the money if they don't have to. If they could make it smaller, then they would.

Commissioner Sanderson said the audience asked where the number had come from.

Mrs. Jones stated it was based on surveying the other nursing homes and the VA standards. She can't say it is specifically the exact number of spaces they will need.

Discussion continued in regards to the number of parking spaces needed.

Commissioner Sanderson said someone asked if the parking is on 24/7. He would assume that it would be for safety.

Mr. Nunziato stated it is on 24/7.

Chairman Spinelli asked if at night they could go to where not every parking light is illuminated. He said he is not sure if it is possible or maybe where they could be dimmed after a certain hour.

Mr. Antonopoulos stated he could look into it.

Commissioner Sanderson asked if on the landscape plan are there any trash receptacles on site.

Mrs. Jones said there is not and it would make sense.

Commissioner McGleam stated he would like the applicant to go over the landscape plan. He feels it would be beneficial for the audience.

Mr. Antonopoulos said he can have the architect come up. However, the Village has an arborist and they agree within limits what the arborist recommends and will comply with it.

Commissioner McGleam stated the arborist is looking at proposed trees that are going to be planted or what trees are going to be removed. He asked are they looking at in full detail for the screening benefits.

Mrs. Jones said that is what she is doing. She will make sure that they meet the ordinance. In general they meet everything for the ordinance, but they are a little short with the parking lot islands.

Chairman Spinelli stated he feels the buffer on the south end outweighs adding landscaping to islands which would in turn push parking further south.

Mrs. Jones said what they are requesting in regards to additional screening and buffering here along the south edge of the parking lot is above and beyond the code requirement. The residents to the south had an expectation that the property would be residential if anything. The shrubs along the edge of the parking lot will be at maturity 6 to 12 feet high. There are deciduous and not evergreens, so they won't provide year round screening. There is a small section or pockets of evergreens but if you are concerned about headlights those can go through all the gaps.

Discussion continued in regards to what trees are allowed and where.

Commissioner Sanderson asked that there has been talk about a berm and can that berm be carried around to the east.

Mrs. Jones stated it could.

Stan Durkiewicz, neighbor to Mr. Seskauskas, said he owns about 700 feet from Mr. Seskauskas where the site borders. There are no good significant trees there. He stated when they first built the nursing home they were suppose to put in evergreen trees that were so large they would need a crane to put them in and a five foot berm. He never saw the berm and all they put in were a bunch of deformed evergreens that ended up dying. He feels they should first finish up the first nursing home before they start the second one.

Mrs. Jones stated she had met with Mr. Durkiewicz last week and she did see the evergreens on the property line. She assumed they were the original evergreens that were required under the landscape plan for the nursing home. The original landscape plan that is attached to the original special use ordinance is not that detailed as the landscaped plans that they are getting now. That and time limitations is the reason why they did not do a complete evaluation of their existing landscaping.

Commissioner Sanderson said things are different now so when they plant the landscape there will be a final inspection.

Mr. Durkiewicz stated with the original grading he had told the gentleman to make sure the grading was lower so the water from his property can run to the west. He thinks he made the guy mad because he kept insisting to him that he wanted it that way. When they left they had left it higher. Due to his medical condition, he had to have his wife dig 300 feet with a shovel so the water can drain from his house. He had gone to the Village but never got any help and nothing happened.

Mr. Antonopoulos said they will try to do the best they can to accommodate the concerns of the neighbors. He thanked the Commission for their time.

Wayne Molitor, 12516 Archer Avenue, asked if there is going to be a spot on site for staff where they can eat their lunches.

Chairman Spinelli stated they did ask the attorney for the applicant to look into providing receptacles for the parking lot to help eliminate the potential of garbage being left around.

Mr. Molitor said they need to tell their employees what to do and where not to park. It should be part of their duties for running the facility.

Chairman Spinelli stated they did indicate that they have an outreach program for their employees that will be letting them know of potential new rules. This should help alleviate 90% of the concerns that the neighbors have.

Mr. Molitor said he would like to reiterate what Mr. Durkiewicz had said in regards to other surrounding projects. There was nobody who followed up on the projects. He hopes this time the Village and the Building Department will follow up and make sure this plan is properly initiated.

Chairman Spinelli asked if there were any further questions or comments from the audience. None responded. He then called for a motion to close the public hearing for Case 15-04.

Commissioner Sanderson made a motion, seconded by Commissioner McGleam to close the public hearing for Case 15-04. A voice vote was taken:

*Ayes: All*

*Nays: None*

*Motion passed*

### **Plan Commission Discussion**

Chairman Spinelli asked if there were any further questions or comments from the Plan Commission.

Commissioner McGleam asked if they could go through staff's recommendations.

Mrs. Jones said staff's conditions are that the applicant addresses the Village Arborist and Fire Marshall's comments. They need to revise the landscape plan to include a landscape earth and berm or masonry wall or combination there of at an appropriate height to prevent vehicle headlight glare to the properties to the south. She stated they could include southeast of the subject site. Lastly, the redesign the trash enclosure to better conceal the trash receptacles from view. She said the Commission can add that it has to be a full masonry enclosure which might help with the noise. It is currently all fencing which is not allowed today.

Commissioner Sanderson asked if the materials are going to match.

Mrs. Jones stated they would.

Chairman Spinelli asked if there were any other conditions that any of the Commissioners would like to include or suggest.

Commissioner Sullivan said he has been to the facility several times and he would go at different times, either during the day or evening and he never had a problem parking in that parking lot. He would have to think then that the parking on the street is employee parking. He would like staff to look into putting some type of parking restriction on Walker Road, similar to what they have around the high school. They are doubling their parking so there should be no need for anyone to be parking on Walker Road.

Chairman Spinelli asked staff if the Village Attorney and staff could look into placing restrictions on that road. It would be difficult to provide 100% protection for the neighbors, but there might be some type of means.

Mrs. Jones stated if they are adding all this additional parking then they should not be seeing any more staff parking on Walker. She would rather monitor it and if it continues to be a problem then they could pursue parking restrictions.

Chairman Spinelli said he does not feel that at this time the request is to automatically implement parking restrictions. It would be for staff to review the possibility and options and if the issue is still there then the restrictions can be implemented right away so there is no waiting.

Commissioner McGleam asked about the berm going to the southeast.

Commissioner Sanderson stated staff's recommendation is for a land and earth berm that will going down the south edge and wrap around to the east.

Commissioner McGleam asked if there was a height requirement for that berm.

Mrs. Jones said she did not include a specific height requirement. It states at a sufficient height to prevent headlight glare. They would have to demonstrate that.

Commissioner Sanderson stated he would like to see more solid year round trees for their plantings.

Chairman Spinelli asked that when they are evaluated for sight lines for the berm make sure they provide a cross sectional view. He then asked if there were any further comments or questions. None responded. He then called for a motion to approve Case 15-04.

### **Plan Commission Recommendation**

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**