

Village of Lemont

Mayor

John Egofske

Village Clerk

Charlene Smollen

Administrator

George J. Schafer



Trustees

Janelle Kittridge

Ryan Kwasneski

Ken McClafferty

Dave Maher

Rick Sniegowski

Ronald Stapleton

VILLAGE BOARD MEETING

November 18, 2019 – 6:30 PM

Village Hall – Village Board Room

418 Main Street, Lemont, IL 60439

AGENDA

- I. Pledge of Allegiance
- II. Roll Call
- III. Consent Agenda
 - A. Approval of Minutes
 1. October 21, 2019 Committee of the Whole Meeting Minutes
 2. October 28, 2019 Village Board Meeting Minutes
 - B. Approval of Disbursements
 - C. An Ordinance Amending the Budget for Fiscal Year 19-20 for the Village of Lemont
 - D. A Resolution Authorizing Acceptance of Improvements to Outlot 51 and Transfer of Outlot 51 to Estates of Montefiori Townhome Owners Association, Inc.
 - E. A Resolution Authorizing the release of a Letter of Credit (RREF II-AREG Montefiori JV, LLC) and acceptance of a replacement Letter of Credit (Professional Development Group, LLC) for the Estates of Montefiori Subdivision
 - F. A Resolution Accepting Public Improvements and Releasing the Letter of Credit for the Limestone of Lemont Subdivision
 - G. A Resolution Approving Northview Park Plat of Consolidation (1115 McCarthy Road Lot Consolidation)

H. A Resolution Authorizing the Purchase of an Administrative Police Vehicle

I. A Resolution Authorizing Purchase of Rock Salt

IV. Mayor's Report

A. SS. Cyril and Methodius School Blue Ribbon Visit

B. Public Hearing for the 2019 Proposed Property Tax Levy

C. Audience Participation

V. Clerk's Report

A. Ordinance

1. An Ordinance Granting a Variation to §17.07.010 F. 2. Of the Lemont Unified Development Ordinance to allow an Attached Front Loaded Garage to be Accessed from the Street rather than Existing Alley located at 541 Ledochowski Street in Lemont, IL (Saint Cyril and Methodius Church Rectory Home)
2. An Ordinance Granting a Special use for a Child Care Facility in the B-1 Zoning District at 15907 W 127th Street In Lemont, IL (Kiddie Academy)
3. An Ordinance Granting Certain Variations to §17.07.040 (Table 17-10-01) and §17.21.030 K of the Lemont Unified Development Ordinance to allow a Parking Lot to be Entirely in the Front Yard with less Parking Stalls than the UDO Requirement located at 15907 W 127th Street in Lemont, IL (Kiddie Academy)
4. An Ordinance Amending Title 17 of the Lemont Municipal Code, The Lemont Unified Development Ordinance of 2008 (Downtown District)
5. An Ordinance Amending the Zoning Map of the Village of Lemont for 15 Parcels Associated with Route 83 & Main Redevelopment Site in Lemont, IL (83 & Main Rezoning)
6. An Ordinance Amending Title 17 of the Lemont Municipal Code, The Lemont Unified Development Ordinance of 2008 (Freight Transportation Terminal Use)

- VI. Village Attorney Report
- VII. Village Administrator Report
- VIII. Board Reports
- IX. Staff Reports
- X. Unfinished Business
- XI. New Business
- XII. Executive Session
- XIII. Action on Closed Session Item(s)
- XIV. Motion to Adjourn

VILLAGE BOARD
Committee of the Whole Meeting
October 21, 2019
Lemont Village Hall – Village Board Room
418 Main St., Lemont, IL 60439

I. Call to Order

Mayor Egofske called the COW Meeting to order at 6:30 p.m.

II. Roll Call

Present were Trustees, Kittridge, Kwasneski, Maher, McClafferty, Sniegowski and Stapleton. Also present were Jason Berry, Chris Smith, Darshana Prakash and Marc Maton.

III. Discussion Items

A. Presentation of Municipal Compliance Report Actuary Report Tax Levy Request Discussion

Finance Director, Chris Smith presented, The Municipal Compliance Report where House Bill 5088 Public Act 95-950, must be provided to the Municipality before the tax levy is filed on the last Tuesday of December. This report is a recap of the actuarial information prepared by Lauterbach and Amen in anticipation of the tax levy for the Police Pension Fund. Municipal Compliance Report shows that on April 30, 2019 the Fund's total net position was \$18,916,475, representing a 6.5% investment return. This investment return is slightly lower than previous years and lower than the assumption rate of 7%. As previously stated in recent years, the only way the fund can obtain the 7% actuarial return is to maintain a diverse portfolio that includes equities. In the equity market returns fluctuate short term; however, historically there have been positive long-term returns. The funding requirement for the 2019 tax levy is \$854,976. The increase in the pension levy requirement is mainly due to the low returns in previous years. As in years past, the Pension Board requests have been greater than the levy requirement due to added outside expenditures. For 2019 tax levy Sergeant Kondrat, President of Pension Board requested a levy of \$884,976, which is \$30,000 greater than the requirement. The Pension Board appreciates the Village Board's consideration and support over the years. Additionally, Bob Rietz actuary from Lauterbach attended and answered questions regarding actuarial assumptions, process, forecasting, and funding. The board is in agreement with funding the Police Pension fund.

B. FY 2019-20 Business Licenses Discussion

Community Development Director, Jason Berry presented, with the current fiscal year, the Village adopted a tiered fee structure for General Business Licenses (5.02.040):

0 to 10,000 square feet \$100

10,000 square feet to 1 acre \$300

1 acre to 4.99 acres \$500

5 acres to 9.99 acres \$1,000

10 acres + \$1,500

The Village has 310 licensed business in 2019 (excluding home based businesses and licensed scavengers). Of those, 32 would pay an increased license fee in 2020 (accounting for an additional \$19,300 in license fees). 7 businesses currently licensed in Lemont will be invoiced for the full \$1,500 license fee.

As staff has begun to prepare renewal notices, we've identified 20 business that did not renew in 2019, plus several that may have never had business license. Some are professional services – such as realtors, financial planners, and attorneys – that are licensed by the State. Others are civic and institutional users that may not be aware they need a business license. Board agrees to send out the renewal letters to all the businesses in town.

C. Ledochowski Street Alley Variation Discussion

Community Development Director, Jason Berry presented, Rev. Waldemar Stawiarski from Saint Cyril and Methodius Church who is requesting a variation to the Lemont Unified Development Ordinance §17.07.020 F. 2., to allow an attached garage to be accessed from the street rather than from the existing alley. The requested variation is to allow construction of a new detached single family home after the demolition of the existing structures on the subject property located at 541 Ledochowski Street for the purpose of a new church rectory home with guest suites and rooms. Staff is recommending approval of the variation.

The subject property is zoned R-4A Single-Family Preservation and Infill District. There is an existing home with a detached garage on the lot that the applicant is proposed to demolish and rebuild a detached single-family home with an attached front-loading garage. The home is owned by Saint Cyril and Methodius Church and the new home will be used as a rectory and guest home. Surrounding properties consist of existing single-family homes in the R-4A district to both the north and east. The adjacent property to the south and west is used for parking for the church and associated school.

The purpose of the R-4A zoning district reads as follows from the UDO:

'This district is intended to regulate the height, building coverage, and impervious surface coverage of residential dwelling units in the older established neighborhoods of the Village. Specifically, the district's regulations are intended to prevent the overcrowding of land, ensure proper living conditions, assure the adequate provision of light, air and open spaces, and to foster and preserve the nature, character, and quality of existing neighborhoods, while providing property owners opportunities for infill development on vacant lots or redevelop of lots with existing structures. In particular, this district is intended to prevent the further proliferation of structures that do not conform to the general height, bulk, and scale of existing structures.'

The proposed home will meet the general height, bulk and scale of the zoning district, along with all other applicable UDO requirements besides the variation request to access the attached front-loading garage from the street. This will allow the adequate provision of light, air and open spaces and keep the scale of the existing neighborhood in place. The board is in agreement with the variation, this item will be included in future board meeting for approval.

D. Hoffman Subdivision and Variation Discussion

Community Development Director, Jason Berry presented, Richard J Hoffman and Lauren Hoffman, owners of the property located at 459 4th Street, are requesting approval of variations from the Lemont Unified Development Ordinance (UDO) for the purpose to allow a subdivision of an existing property into 4 single-family home lots. The parcel is zoned R-4, Single-Family Detached Residential District and the four proposed single-family lots do not meet all the required lot and dimensional standards of the zoning district. There is an existing home and structures on the subject property that are proposed to be demolished with the subdivision. Approximately, 4,484 sf of their property will be lost due to right-of-way dedication for both 4th and 5th Streets. Two of the proposed home lots will be accessed off of 4th Street and the remaining two lots will be accessed off of 5th Street. The board is in agreement with this variation and it will presented in future board meeting for approval.

E. Kiddie Academy Special Use Permit with Variations Discussion

Community Development Director, Jason Berry presented Kelly Harper and Christopher Grahn of Masters in Educated Incorporated are requesting a special use with associated variations to allow for Kiddie Academy child daycare facility to locate at 15907 W. 127th Street. A child daycare facility is a special use in the B-1 Zoning District. Along with the child daycare facility special use request, the applicants are requesting a variation to allow more than 50% of the parking in the front yard and a variation to allow the reduction in the amount of parking stalls required by the UDO. Staff is recommending approval of the requests with conditions.

There are over 200 Kiddie Academy locations with 21 sites in the Chicagoland area. The applicants are proposing a 11,030 sf building with a fenced outdoor playground in the rear of the facility closest to the residentially zoned land and fully shielded from the parking lot. The facility will host babies as young as 6-weeks up to children 12 years old, providing before and after care. The business will be open from 6:30am to 6:30pm Monday through Friday, excluding holidays. The daycare will be alarmed with cameras and fencing with one secure point of entry into the building via a security code.

For the child day care use, allowing 100% of the parking lot to be located in the front yard allows for better site circulation (parent drop off and pick up), emergency vehicle turnaround and full privacy for kids playing in the back in the outdoor playground area. The Fire Protection District and PZC has requested an emergency vehicle turnaround exhibit that has been provided by the applicant and recently been approved by the Fire Protection District. The landscape island closest to the building will have to be condensed due to the turning radius of the emergency vehicles. The board is in agreement with the special use and variation for the potential new business in town.

F. Hughie's Irish Pub Outdoor Dining Special Use Discussion

Community Development Director, Jason Berry presented this item. The applicant is requesting a special use for an outdoor dining and drinking area to be located in the rear yard of the existing establishment. A 1,200 square-foot paved area in the back of the building is proposed to be transformed into an outdoor dining area surrounded by a 6' solid wood fence and decorative metal gate. The outdoor area will be a mix of picnic tables, wrought iron four tops, high top tables, sun umbrellas, heat lamps and outdoor string lighting. The solid wood fence with an ornamental green metal gate has already been installed with a prior building permit. The small raised stage is located farthest from Canal Street in the back corner of the patio. Hughie's will offer live traditional Irish music on the weekends, while during the week the jukebox music will be supplied through the speakers on the patio. The applicant has asked for the opportunity to play music during the week until 10pm and on Thursdays, Fridays and Saturdays until 11pm.

The outdoor dining area proposal requires a special use permit (in D-D and all Business Districts) as it will hold more than 10 people. The UDO allows for outdoor dining areas without a special use when they seat less than 10 people. The maximum occupancy for Hughie's Irish Pub outdoor patio is 112 people due to the size of the outdoor space, although seating will be for less than this number. The applicant has stated that all patio access will be through the front door of the pub. Board is in agreement with the outdoor special use. Staff will prepare ordinance for upcoming board meeting.

G. Bluestone 83 & Main Development Services Agreement Discussion

Community Development Director, Jason Berry presented, the Village has recently received the Traffic Impact Study, ordered by Bluestone and prepared by KLOA. This study supports a proposed new full access drive opposite the Sag Quarries Park entrance, with a right-in/right-out access drive on Archer nearer to the intersection of 83 and Main. Three

access drives are proposed on Main Street, two with full movements and one with right-in/right-out access. The location of each of these are indicated on the attached conceptual site plan. The board is in agreement with this variation and it will presented in future board meeting for approval.

H. UDO Amendments Update Discussion

Community Development Director, Jason Berry presented, as discussed at the August Committee of the Whole (COW), the Downtown District (DD) has a number of inconsistencies with how it addresses the described Type I and Type II Reviews. Staff found no evidence of the Village ever conducting a Type II review, and raised concerns that this review may bypass the PZC.

In order to make the review process within the DD consistent with development across the Village, Type I and Type II reviews are proposed to be eliminated. Development that would have fallen under Type I will continue to be those uses that are permitted by-right.

Development that would have fallen under a Type II review are proposed as mandatory Planned Unit Development (PUD) thresholds, subject to the full review of the Unified Development Ordinance's (UDO) Chapter 17.08 – Planned Unit Developments

https://library.municode.com/il/lemont/codes/code_of_ordinances?nodetid=TIT17UNDEOR_ARTIIZOZOOR_CH17.08PLUNDE

The following are proposed as PUD Thresholds:

- New construction, or any remodeling or reconstruction of an existing building on lots 10,000 SF or more
- New construction, or any remodeling or reconstruction of an existing building that will include 7 dwelling units or more.
- New construction, or any remodeling or reconstruction of an existing building that will include 7,500 SF or more of commercial gross floor area
- New construction that will exceed 37 ft. in height or more than 3 stories tall

The board is in agreement with this variation and it will presented in future board meeting for approval.

IV. Unfinished Business- None

V. New Business – None

VI. Audience Participation – None

VII. The Committee of the Whole Meeting adjourned at 9:04 p.m.

Minutes
VILLAGE BOARD MEETING
Village Hall – 418 Main Street
October 23, 2019
6:30 p.m.

The regular meeting of the Lemont Village Board was held on Monday, October 28, 2019 at 6:30 p.m., with Mayor John Egofske presiding.

- I. PLEDGE OF ALLEGIANCE**
 - II. ROLL CALL:** Sniegowski, Stapleton, Kittridge, Kwasneski, Maher, McClafferty; present.
 - III. CONSENT AGENDA**
 - A. Approval of Minutes
 - 1. September 23, 2019 Village Board Meeting Minutes
 - 2. October 08, 2019 Village Board Special Public Information Meeting Minutes
 - 3. October 14, 2019 Special Village Board Workshop Minutes
 - B. Approval of Disbursements
 - C. Ordinance O-77-19 Amending Lemont Municipal Code Chapter 5.04, Section 5.04.080: Alcoholic Beverages (Increasing Number of Class A-2 Liquor Licenses)
 - D. Ordinance O-78-19 Amending Lemont Municipal Code Chapter 5.04, Section 5.04.080: Alcoholic Beverages (Increasing Number of Class C-1 and C-5 Liquor Licenses)
 - E. Ordinance O-79-19 Amending Ordinance 725 Establishing a Pay Plan and Schedule of Authorized Positions
 - F. Resolution R-90-19 Approving Proposal from Artistic Holiday Designs
 - G. Resolution R-91-19 Approving the Adoption of the 2019 update of the Cook County Multi-Jurisdictional Hazard Mitigation Plan
- Motion to approve the consent agenda by Stapleton, seconded by Kittridge, to approve the above items on the consent agenda by omnibus vote.
- Roll call: Sniegowski, Stapleton, Kittridge, Kwasneski, Maher, McClafferty; 6 ayes.
Motion passed.

IV. MAYOR'S REPORT

A. Promotion of Sergeant David Gentile

B. Mayor's Mention

1. Our last Farmers Market, "Tuesday's on Talcott," is tomorrow from 8 a.m. – 1 p.m. in the Talcott parking lot. The weather forecast is showing rain again, so please keep an eye on our Facebook page tomorrow morning for notification of the market being cancelled.
2. Lemontster Days is wrapping up this week.
The Lemontster Manor Decorating Contest judging takes place on Wednesday, October 30. Winners will be announced on October 31 on Lemont Park District's social media and Patch.com. The Village will also share the post.
3. Village Halloween Trick or Treat hours on October 31 are from 3 p.m. – 6:30 pm. Please keep your porch light on if you welcome trick or treaters.
4. The Lemont Public Library has Trick or Treat hours from 4 – 6 p.m. on Halloween night. Popular book characters will be giving away treats.
5. The Heritage Corridor Business Alliance is accepting nominations for the Best of Lemont Awards 2019. The nomination form is located on their website at, MyHCBA.com . Entries will be accepted through November 1 and the award presentation will take place on November 20. There is a \$25 fee if you would like to attend the award banquet. Please visit the HCBA website for more information.
6. The VFW will hold their annual Veteran's Day memorial on November 11, at 11 am at the World War 2 monument on Main Street, which is next to Higher Grounds Coffee Company. Everyone is welcome to join in.
7. Lemont Park District will hold a Veterans Luncheon on November 11 from 12 – 1:30 p.m. at The CORE. They invite all active and retired military personnel and one guest to their luncheon. Advanced registration is required by calling 630-257-6787 or visit their website at, LemontParkDistrict.org.
8. We had a call with IDOT today regarding the construction project at Rt. 83 and Main Street, and they are still estimating a completion date of mid to late November. We have a detailed schedule of the project in our Spotlight section on the front page of our website you can access at, lemont.il.us.

C. Audience Participation-

1. Mr. Matt Giblin asked about the parking garage designated for Public spaces. Owners of the loft often park there instead of their designated spots on their designated floors, taking up spaces for Public.
2. Mr. Rick Lighthart thanked Board members who attended the meeting and pointed out that only one Board member mentioned he works for the people of Lemont. He feels the Board should educate the residents more on the procedures for giving through the zoning issues such as the Peterson Building.

V. CLERK'S REPORT

A. Ordinance

1. Ordinance O-80-19 Ordinance Authorizing the Issuance of not to Exceed \$5,250,000 General Obligation Refunding Bonds (Waterworks and Sewerage Alternate Revenue Source), Series 2019A, not to Exceed \$3,600,000 Taxable General Obligation Refunding Bonds (Alternate Revenue Source), Series 2019B, and not to Exceed \$5,200,000 General Obligation Bonds (Waterworks and Sewerage Alternate Revenue Source), Series 2019C, of The Village of Lemont, Cook, DuPage and Will Counties, Illinois, Providing the Details of such Bonds and for Applicable Alternate Revenue Sources and the Levy of Direct Annual Taxes, as Applicable, Sufficient to Pay the Principal of and Interest on such Bonds, and Related Matters

Motion by McClafferty, seconded by Sniegowski, to adopt said ordinance. Roll call: Sniegowski, Stapleton, Kittridge, Kwasneski, Maher, McClafferty; 6 ayes. Motion passed.

2. Ordinance O-81-19 Granting a Special use for an Outdoor Dining Area in the D-D Zoning District at 118 Stephen Street in Lemont, IL (Hughie's Irish Pub)

Motion by Stapleton, seconded by Kwasneski, to adopt said ordinance. Roll call: Sniegowski, Stapleton, Kittridge, Kwasneski, Maher; 5 ayes. McClafferty; abstain. Motion passed.

3. Ordinance O-82-19 Granting certain variations to §17.07.010 and §17.26.110 of the Lemont Unified Development Ordinance to allow the Construction of Four Single Family Detached Homes on Four Separate Lots at 459 4th Street in Lemont, IL (Hoffman Subdivision)

Motion by Sniegowski, seconded by McClafferty, to adopt said ordinance. Roll call: Sniegowski, Stapleton, Kittridge, Kwasneski, Maher, McClafferty; 6 ayes. Motion passed.

B. Resolution

1. Resolution R-92-19 Approving a Final Plat of Subdivision for Property at 459 4th Street, Lemont, IL (Hoffman Subdivision)

Motion by McClafferty, seconded by Maher, to adopt said resolution. Roll call: Sniegowski, Stapleton, Kittridge, Kwasneski, Maher, McClafferty; 6 ayes. Motion passed.

2. Resolution R-93-19 Authorizing Award of Contract for "The Forge" Access Road Rehabilitation Project

Motion by Kittridge, seconded by Maher, to adopt said resolution. Roll call: Sniegowski, Stapleton, Kittridge, Kwasneski, Maher, McClafferty; 6 ayes. Motion passed.

VI. VILLAGE ATTORNEY REPORT- NONE

VII. VILLAGE ADMINISTRATOR REPORT-

1. 83rd & Main should be completed by mid-December.
2. McClafferty Road project should hopefully be done by next year, complete with bike paths. SW Council of Mayors has given us a grant to add to the project.
3. Emily Lane should finish this week
4. Stephen Street should be done by next year with ADA ramps.
5. Village website now includes more information on happenings in the Village.

VIII. BOARD REPORTS- NONE

IX. STAFF REPORTS-

Police-

1. Halloween Trick or Treating hours are 3 p.m. - 6:30 p.m. on Thursday.

X. UNFINISHED BUSINESS-

Trustee Sniegowski thanked the folks who put the parking signs. He added that their location is great, also.

XI. NEW BUSINESS- NONE

XII. EXECUTIVE SESSION- NONE

XIII. ACTION ON CLOSED ITEM(S)

XIV. MOTION TO ADJOURN

There being no further business, a motion was made by Sniegowski, seconded by Kittridge, to adjourn the meeting at 7:46 p.m. VV 6 ayes. Motion passed.

Payment Register

From Payment Date: 10/29/2019 - To Payment Date: 11/11/2019

Number	Date	Status	Void Reason	Reconciled/ Voided Date	Source	Payee Name	Transaction Amount	Reconciled Amount	Difference
FM-Clearing - Accounts Payable									
Check									
20173	10/29/2019	Reconciled		11/06/2019	Utility Management Refund	DETRES, RICHARD & NICOLE	\$3,016.35	\$3,016.35	\$0.00
			<u>Account Type</u>	<u>Account Number</u>	<u>Description</u>	<u>Transaction Date</u>	<u>Transaction Type</u>		
			Single Family	106382-001	refund over payment balance	10/29/2019	Refund		
20174	11/11/2019	Open			Accounts Payable	5th Avenue Construction	\$1,500.00		
			<u>Invoice</u>	<u>Date</u>	<u>Description</u>		<u>Amount</u>		
			2018-00000301	10/28/2019	refund clean up deposit - 13084 Waterford Dr		\$1,000.00		
			2018-00000301(T)	10/28/2019	refund Temp Occ Bond - 13084 Waterford Dr		\$500.00		
20175	11/11/2019	Open			Accounts Payable	Artistic Engraving	\$177.41		
			<u>Invoice</u>	<u>Date</u>	<u>Description</u>		<u>Amount</u>		
			14594	10/25/2019	badge and star		\$177.41		
20176	11/11/2019	Open			Accounts Payable	Avalon Petroleum Company	\$7,945.95		
			<u>Invoice</u>	<u>Date</u>	<u>Description</u>		<u>Amount</u>		
			566062	10/23/2019	1600 gallons regular		\$3,899.20		
			565758	10/10/2019	1574 gallons regular		\$4,046.75		
20177	11/11/2019	Open			Accounts Payable	Azavar Audit Solutions	\$5.76		
			<u>Invoice</u>	<u>Date</u>	<u>Description</u>		<u>Amount</u>		
			148501	11/01/2019	Nov 2019 utility audit contingency pmt		\$5.76		
20178	11/11/2019	Open			Accounts Payable	Beechen & Dill Homes Inc	\$13,800.00		
			<u>Invoice</u>	<u>Date</u>	<u>Description</u>		<u>Amount</u>		
			2018-00000351	10/24/2019	refund clean up deposit - 13407 Adeline Cir		\$1,000.00		
			2018-00000351(L)	10/24/2019	refund Landscape Bond - 13407 Adeline Cir		\$5,000.00		
			2018-00001051	11/01/2019	refund clean up deposit - 13449 Adeline Ct		\$1,000.00		
			2018-00001051(L)	11/01/2019	refund Landscape Bond - 13449 Adeline Ct		\$5,800.00		
			2019-00000087	11/01/2019	refund clean up deposit - 13401 Adeline Cir		\$1,000.00		
20179	11/11/2019	Open			Accounts Payable	Burns Plumbing	\$350.00		
			<u>Invoice</u>	<u>Date</u>	<u>Description</u>		<u>Amount</u>		
			13632	10/30/2019	backflow testing		\$350.00		
20180	11/11/2019	Open			Accounts Payable	Castletown Homes, Inc.	\$1,000.00		
			<u>Invoice</u>	<u>Date</u>	<u>Description</u>		<u>Amount</u>		
			2019-00000119	11/01/2019	refund clean up deposit - 12928 Belmont Pkwy		\$1,000.00		
20181	11/11/2019	Open			Accounts Payable	Certified Laboratories	\$168.51		
			<u>Invoice</u>	<u>Date</u>	<u>Description</u>		<u>Amount</u>		
			3732735	10/29/2019	parts/.supplies		\$168.51		
20182	11/11/2019	Open			Accounts Payable	Chicago Parts Sound, LLC	\$1,040.48		
			<u>Invoice</u>	<u>Date</u>	<u>Description</u>		<u>Amount</u>		
			1-0108389	10/22/2019	parts		\$790.48		
			1-0104726	10/07/2019	parts		\$250.00		
20183	11/11/2019	Open			Accounts Payable	Cintas Corporation	\$61.29		
			<u>Invoice</u>	<u>Date</u>	<u>Description</u>		<u>Amount</u>		
			5015029214	10/11/2019	0010444222 - First Aid cabinet service - P.D.		\$61.29		
20184	11/11/2019	Open			Accounts Payable	Cleaning Specialist Inc	\$500.00		
			<u>Invoice</u>	<u>Date</u>	<u>Description</u>		<u>Amount</u>		
			3399	10/17/2019	10/15/19 services		\$250.00		

Payment Register

From Payment Date: 10/29/2019 - To Payment Date: 11/11/2019

Number	Date	Status	Void Reason	Reconciled/ Voided Date	Source	Payee Name	Transaction Amount	Reconciled Amount	Difference
	3429		10/29/2019	10/22/19	service		\$250.00		
20185	11/11/2019	Open			Accounts Payable	ComEd	\$605.65		
	Invoice		Date	Description		Amount			
	19-10-8029		10/25/2019	0615008029 - EDBOSSERT DR METR 0 E STATE ST		\$30.08			
	19-10-2285		10/22/2019	1389012285 - 0 W State St, 1N Canal*Festival Lemont		\$29.46			
	19-10-4052		10/23/2019	2163104052 - street lights - stephen st 1 S river		\$52.50			
	19-10-8014		10/23/2019	3909078014 - street lights - illinois, e of stephen		\$22.30			
	19-10-0007		10/23/2019	1173160007 - street lights - talcott, e of stephen		\$139.74			
	19-10-9011		10/29/2019	6534089011 - street lights - 411 Singer Ave Rear		\$331.57			
20186	11/11/2019	Open			Accounts Payable	Conley Excavating, Inc.	\$116,923.87		
	Invoice		Date	Description		Amount			
	18325-4F		10/30/2019	2019 Water Main Improvements		\$116,923.87			
20187	11/11/2019	Open			Accounts Payable	Crystal Maintenance Services Corporation	\$3,025.00		
	Invoice		Date	Description		Amount			
	26359		10/21/2019	Nov 2019 office cleaning		\$3,025.00			
20188	11/11/2019	Open			Accounts Payable	Dustcatchers, Inc.	\$68.10		
	Invoice		Date	Description		Amount			
	67145		11/01/2019	pd floor mats		\$68.10			
20189	11/11/2019	Open			Accounts Payable	Dynegy Energy Services LLC	\$24,932.77		
	Invoice		Date	Description		Amount			
	9085319101		10/25/2019	GMCVLG1001		\$16,394.63			
	153917619101		10/29/2019	GMCVLG1004		\$8,538.14			
20190	11/11/2019	Open			Accounts Payable	EJ USA, Inc.	\$163.41		
	Invoice		Date	Description		Amount			
	110190093211		10/24/2019	repair supplies		\$163.41			
20191	11/11/2019	Open			Accounts Payable	Elliott Electric Inc	\$8,253.50		
	Invoice		Date	Description		Amount			
	17281-3F		11/05/2019	Chestnut Crossing L/S generator		\$8,253.50			
20192	11/11/2019	Open			Accounts Payable	France Media, Inc.	\$825.00		
	Invoice		Date	Description		Amount			
	2019-7585		10/31/2019	ICSC Advertising		\$825.00			
20193	11/11/2019	Open			Accounts Payable	Fred Bluder & Son Tree Service	\$7,100.00		
	Invoice		Date	Description		Amount			
	19-31-10		10/31/2019	tree and stump removal various dates and locations 8/7 - 9/30		\$7,100.00			
20194	11/11/2019	Open			Accounts Payable	Gasvoda & Associates, Inc.	\$785.00		
	Invoice		Date	Description		Amount			
	INV1902063		10/15/2019	Smith Farms repair		\$785.00			
20195	11/11/2019	Open			Accounts Payable	Guaranteed Technical Services And Consulting, Inc.	\$2,273.68		
	Invoice		Date	Description		Amount			
	2018926		10/28/2019	I.T. Support		\$2,273.68			

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Number	Date	Status	Void Reason	Reconciled/ Voided Date	Source	Payee Name	Transaction Amount	Reconciled Amount	Difference
20196	11/11/2019	Open			Accounts Payable	Infinisource Benefit Services	\$27.45		
	Invoice		Date	Description		Amount			
	90831876		10/15/2019	FSA Admin fees		\$24.40			
	90836410		10/15/2019	FSA Admin fees		\$3.05			
20197	11/11/2019	Open			Accounts Payable	Kane, McKenna and Associates Inc	\$5,562.50		
	Invoice		Date	Description		Amount			
	16604		09/30/2019	Sep 2019 services		\$5,562.50			
20198	11/11/2019	Open			Accounts Payable	Klein Thorpe & Jenkins Ltd	\$150.43		
	Invoice		Date	Description		Amount			
	205982		10/25/2019	1184 - Tax Appeal Services		\$12.43			
	205992		10/25/2019	4113 - Tax Appeal Services		\$138.00			
20199	11/11/2019	Open			Accounts Payable	Lina Embroidery	\$44.00		
	Invoice		Date	Description		Amount			
	4190st c		10/29/2019	sew patches		\$7.00			
	4191st c		10/29/2019	sew patches, embroider name		\$24.00			
	4192st c		10/29/2019	embroider star and name		\$13.00			
20200	11/11/2019	Open			Accounts Payable	Look Nu, LLC	\$36.00		
	Invoice		Date	Description		Amount			
	510		11/01/2019	October 2019 pd car wash		\$36.00			
20201	11/11/2019	Open			Accounts Payable	M & M Auto Glass & Upholstery Service	\$425.00		
	Invoice		Date	Description		Amount			
	508057		10/23/2019	window replacement 1131		\$425.00			
20202	11/11/2019	Open			Accounts Payable	M/I Homes of Chicago	\$53,537.00		
	Invoice		Date	Description		Amount			
	2018-00000362		11/04/2019	refund clean up deposit - 15 Anne Cir		\$1,000.00			
	2018-00000362(L)		11/04/2019	refund Landscape deposit - 15 Anne Cir		\$5,000.00			
	2018-00001053		11/04/2019	refund clean up deposit - 13899 Anne Dr		\$1,000.00			
	2018-00001053(L)		11/04/2019	refund Landscape Bond - 13899 Anne Dr		\$9,200.00			
	2018-00000366		11/04/2019	refund clean up deposit - 13942 Anne Dr		\$1,000.00			
	2018-00000366(L)		11/04/2019	refund Landscape Bond - 13942 Anne Dr		\$5,000.00			
	2018-00000751		11/04/2019	refund clean up deposit - 13929 Anne Dr		\$1,000.00			
	2018-00000751(L)		11/04/2019	refund Landscape Bond - 13929 Anne Dr		\$5,000.00			
	2018-00000840		11/01/2019	refund clean up deposit - 13670 Buchanan Dr		\$1,000.00			
	2018-00000840(L)		11/01/2019	refund Landscape Bond - 13670 Buchanan Dr		\$7,837.00			
	2018-00001121		11/04/2019	refund Clean Up Deposit - 13893 Anne Dr		\$1,000.00			
	2018-00001121(L)		11/04/2019	refund Landscape Bond - 13893 Anne Dr		\$5,000.00			
	2018-00001121(T)		11/04/2019	refund Temp Occ Bond - 13893 Anne Dr		\$500.00			
	2019-00000003		11/04/2019	refund Clean Up Deposit - 13841 Anne Dr		\$1,000.00			
	2019-00000003(L)		11/04/2019	refund Landscape Bond - 13841 Anne Dr		\$5,000.00			
	2019-00000076		11/04/2019	refund Clean Up Deposit - 13953 Anne Dr		\$1,000.00			
	2019-00000187		11/01/2019	refund Clean Up Deposit - 13885 Amelia Dr		\$1,000.00			
	2019-00000226		11/04/2019	refund Clean Up Deposit - 13917 Anne Dr		\$1,000.00			
	2019-00000312		11/04/2019	refund Clean Up Deposit - 13932 Amelia Dr		\$1,000.00			
20203	11/11/2019	Open			Accounts Payable	Menards	\$261.26		
	Invoice		Date	Description		Amount			
	58653		10/24/2019	supplies		\$201.45			

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	58713		10/25/2019		supplies		\$59.81		
20204	11/11/2019	Open			Accounts Payable	Monroe Truck Equipment	\$2,797.18		
	Invoice		Date		Description		Amount		
	326193		10/07/2019		parts		\$1,596.96		
	326192		10/07/2019		parts		\$1,034.28		
	326186		10/05/2019		parts		\$165.94		
20205	11/11/2019	Open			Accounts Payable	Morgan Homes LLC	\$1,000.00		
	Invoice		Date		Description		Amount		
	2017-00000657		10/28/2019		refund Clean Up Deposit - 704 East St		\$1,000.00		
20206	11/11/2019	Open			Accounts Payable	Norton Sons Roofing Co Inc	\$9,655.85		
	Invoice		Date		Description		Amount		
	19-10-25 NSR		10/25/2019		Grant Funding reimbursement		\$9,655.85		
20207	11/11/2019	Open			Accounts Payable	Novotny Engineering	\$125,507.14		
	Invoice		Date		Description		Amount		
	14470-15		10/21/2019		Donegal PUD		\$83.00		
	15109-21		10/21/2019		The Estates of Montefiore		\$166.00		
	16187-17		10/21/2019		Timberline Knolls West Site Expansion		\$3,631.00		
	19310-1		10/21/2019		Hannah Marine WWRD permit		\$83.00		
	19313-1		10/21/2019		2019 tree replacement		\$177.00		
	02115-89		10/21/2019		CSO flow monitoring		\$1,001.00		
	04108-8		10/21/2019		Limestone Subdivision		\$622.50		
	05382-46		10/21/2019		Glens of Connemara		\$385.00		
	16332-7		10/21/2019		Ozinga Materials SD Permit		\$664.00		
	16498-6		10/21/2019		Holmes St corridor		\$2,264.25		
	16593-3		10/21/2019		street conditions map		\$124.25		
	18018-5		10/21/2019		Emily Lane water main extension		\$13,818.80		
	18297-1		10/21/2019		NPDES permit renewal		\$415.00		
	18325-4		10/21/2019		2019 water main extension		\$36,528.00		
	18370-4		10/21/2019		IICP		\$498.00		
	18373-3		10/21/2019		Stephen St resurfacing		\$11,733.83		
	16344-16		10/21/2019		Hartz Construction (Marble Landing)		\$664.00		
	17260-15		10/21/2019		Vic's Trucking (13751 Main Street)		\$166.00		
	18395-3		10/21/2019		106 Stephen St -burial of ComEd overhead lines		\$166.00		
	18446-2		10/21/2019		2019 parking lot sealcoating		\$3,291.38		
	18465-2		10/21/2019		5th St water main extension		\$1,821.10		
	19002-2		10/21/2019		2019 MFT resurfacing		\$6,659.25		
	19134-2		10/21/2019		2019 sewer televising		\$594.50		
	19210-1		10/21/2019		Fremont Alley sanitary sewer		\$9,087.28		
	18089-6		10/21/2019		Lake Shamrock / Kettering PUD		\$154.00		
	18368-3		10/21/2019		1090 Covington Dr		\$154.00		
	18414-4		10/21/2019		Meadowlark Subdivision		\$2,556.00		
	19282-1		10/21/2019		1371 Overton Dr		\$83.00		
	19309-1		10/21/2019		Citgo widening on 127th St		\$166.00		
	12387-40		10/21/2019		Kettering Phase 2		\$1,899.25		
	15135-26		10/21/2019		Seven Oaks Townhomes		\$1,895.50		
	17185-18		10/21/2019		Derby Pines		\$948.00		
	18025-13		10/21/2019		Willow Pointe Duplexes		\$616.00		
	17344-2		10/21/2019		1500 Magdalena Drive		\$249.00		

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	17416-13		10/21/2019		Ruffled Feathers Drive Drainage Problem		\$3,386.50		
	17421-9		10/21/2019		Rolling Meadows - Unit 4		\$498.00		
	18151-6		10/21/2019		New 750,000 Gallon Elevated Tank		\$2,757.00		
	18250-4		10/21/2019		Briarcliffe Sound Wall at I-355		\$83.00		
	18302-6		10/21/2019		Covington Knolls - Phase 8		\$972.00		
	18340-3		10/21/2019		1100 State Street Parking Lot Patching		\$249.00		
	18365-5		10/21/2019		Old St. James Academy - 220 Illinois Street		\$4,111.00		
	18424-2		10/21/2019		508 6th Street		\$581.00		
	18426-4		10/21/2019		112 Main Street inspection		\$166.00		
	18435-4		10/21/2019		Notting Hill Subdivision (Beechen & Dill)		\$808.50		
	18464-4		10/21/2019		Hilltop Park Improvements by Lemont Park District		\$154.00		
	18476-4		10/21/2019		Glen Eagles Golf Club Utility Service		\$2,567.50		
	19161-2		10/21/2019		Russo Salt Property		\$83.00		
	19179-2		10/21/2019		15907 W. 127th Street		\$332.00		
	19202-3		10/21/2019		Seaways, Inc. Subdivision on River Street		\$166.00		
	19244-2		10/21/2019		Hoffman Subdivision		\$581.00		
	19252-1		10/21/2019		Plat of Vacation - 325 E. Logan Street		\$688.75		
	19271-1		10/21/2019		1376 Notre Dame Drive		\$664.00		
	19274-2		10/21/2019		Lomas Resubdivision- 16222 W. 127th Street		\$83.00		
	19275-1		10/21/2019		317 E. Logan		\$166.00		
	19280-1		10/21/2019		Velez Trucking Property on Main Street		\$249.00		
	19298-1		10/21/2019		Bluestone Development at IL Rte. 83 & Main		\$249.00		
	19299-1		10/21/2019		Jewel Store (1202 State Street) Parking Lot LED lighting		\$166.00		
	19304-1		10/21/2019		2019 Annexations		\$538.00		
	19308-1		10/21/2019		Will Cty Triangle Parcel TIF		\$415.00		
	19320-1		10/21/2019		14317 McCarthy Rd		\$83.00		
	19345-1		10/21/2019		100 State St Sidewalk Improvement		\$539.00		
	19348-1		10/21/2019		Lemont Village Square Lot		\$83.00		
	19365-1		10/21/2019		1265 McCarthy Rd Townhouses		\$166.00		
	18211-3		10/21/2019		Pete's grocery store remodel		\$557.00		
20208	11/11/2019	Open			Accounts Payable	Occupational Health Centers of Illinois. P.C.	\$124.50		
	<u>Invoice</u>		<u>Date</u>		<u>Description</u>		<u>Amount</u>		
	1011944973		10/22/2019		pre-employment physical		\$64.00		
	1011918467		10/19/2019		pre-employment drug screen		\$60.50		
20209	11/11/2019	Open			Accounts Payable	Odelson & Sterk, Ltd.	\$18,335.12		
	<u>Invoice</u>		<u>Date</u>		<u>Description</u>		<u>Amount</u>		
	26455		10/28/2019		Sep 2019 Legal Services - projects		\$10,857.62		
	26456		10/28/2019		Sep 2019 Legal Services - Retainer		\$7,477.50		
20210	11/11/2019	Open			Accounts Payable	Office Depot	\$99.30		
	<u>Invoice</u>		<u>Date</u>		<u>Description</u>		<u>Amount</u>		
	391686871001		10/18/2019		supplies		\$99.30		
20211	11/11/2019	Open			Accounts Payable	Olde English Gardens	\$1,533.33		
	<u>Invoice</u>		<u>Date</u>		<u>Description</u>		<u>Amount</u>		
	12541		10/22/2019		730 Ridge Rd cleanup		\$1,183.33		
	12175		10/13/2019		PD grounds maintenance		\$350.00		

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20212	11/11/2019	Open			Accounts Payable	Overdoors of Illinois	\$617.00		
	Invoice		Date	Description		Amount			
	191380		10/21/2019	Pd gate repair		\$327.00			
	191379		10/21/2019	Pd gate repair		\$290.00			
20213	11/11/2019	Open			Accounts Payable	PDC Laboratories	\$60.00		
	Invoice		Date	Description		Amount			
	I9392694		11/05/2019	sample testing		\$60.00			
20214	11/11/2019	Open			Accounts Payable	Poellot, Joshua, J	\$500.00		
	Invoice		Date	Description		Amount			
	110119		11/01/2019	Oct 2019 TV/AV Support		\$500.00			
20215	11/11/2019	Open			Accounts Payable	Purchase Power	\$2,020.99		
	Invoice		Date	Description		Amount			
	19-10-20 PP		10/20/2019	postage meter refill		\$2,020.99			
20216	11/11/2019	Open			Accounts Payable	Quench USA Inc	\$197.95		
	Invoice		Date	Description		Amount			
	301142152		10/23/2019	146998 - coffee service supplies		\$42.95			
	301141779		10/17/2019	146998 - Lease ID:63885 - water cooler rental agreement		\$155.00			
20217	11/11/2019	Open			Accounts Payable	Quinlan Security Systems	\$988.23		
	Invoice		Date	Description		Amount			
	25408		11/01/2019	PD door access		\$398.85			
	25407		11/01/2019	Metra door access		\$206.85			
	25349		11/01/2019	PW door access		\$382.53			
20218	11/11/2019	Open			Accounts Payable	Rainbow Printing	\$2,097.80		
	Invoice		Date	Description		Amount			
	413902		10/11/2019	Tow Reports, Arrest Jackets		\$505.90			
	413924		10/22/2019	#10 window envelopes/ perf stock		\$1,591.90			
20219	11/11/2019	Open			Accounts Payable	Ray O'Herron Co., Inc.	\$647.27		
	Invoice		Date	Description		Amount			
	1957940-IN		10/18/2019	uniforms - TB		\$478.97			
	1957938-IN		10/18/2019	uniforms - DG		\$156.32			
	1960120-IN		10/29/2019	Uniforms - TM		\$11.98			
20220	11/11/2019	Open			Accounts Payable	Reliable Equipment & Service Co., Inc.	\$843.52		
	Invoice		Date	Description		Amount			
	0634135-IN		10/21/2019	pump repairs		\$843.52			
20221	11/11/2019	Open			Accounts Payable	Riccio Construction Corp.	\$9,435.00		
	Invoice		Date	Description		Amount			
	3280		10/31/2019	Lemont Road bridge drain box cleaning		\$9,435.00			
20222	11/11/2019	Open			Accounts Payable	Rod Baker Ford	\$20.85		
	Invoice		Date	Description		Amount			
	180422		10/14/2019	parts		\$20.85			
20223	11/11/2019	Open			Accounts Payable	Rush Truck Centers	\$26.90		
	Invoice		Date	Description		Amount			
	3016911401		10/15/2019	parts		\$26.90			

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20224	11/11/2019	Open			Accounts Payable	Share Corporation	\$383.24		
	Invoice		Date	Description		Amount			
	108032		10/14/2019	parts		\$383.24			
20225	11/11/2019	Open			Accounts Payable	Shred-It USA, LLC	\$85.60		
	Invoice		Date	Description		Amount			
	8128378322		10/22/2019	VH shredding 13316714		\$85.60			
20226	11/11/2019	Open			Accounts Payable	Standard Insurance Company	\$774.28		
	Invoice		Date	Description		Amount			
	P18007		10/22/2019	parts		\$774.28			
20227	11/11/2019	Open			Accounts Payable	Stolt, Suzanne	\$4,425.00		
	Invoice		Date	Description		Amount			
	19-10-25 SS		10/25/2019	Grant Funding reimbursement - JR Owen		\$4,425.00			
20228	11/11/2019	Open			Accounts Payable	The Municipal Clerks of Illinois	\$65.00		
	Invoice		Date	Description		Amount			
	19-11-04 MCI		11/01/2019	2020 membership dues - C Smollen		\$65.00			
20229	11/11/2019	Open			Accounts Payable	Unique Plumbing Co., Inc.	\$355,084.65		
	Invoice		Date	Description		Amount			
	18018-1		11/01/2019	Emily Land water main extension		\$355,084.65			
20230	11/11/2019	Open			Accounts Payable	WEX Fleet Universal	\$97.58		
	Invoice		Date	Description		Amount			
	62056339		10/31/2019	retail fuel October 2019		\$97.58			
20231	11/11/2019	Open			Accounts Payable	Willowbrook Ford Inc.	\$100.00		
	Invoice		Date	Description		Amount			
	6311498		10/25/2019	warranty pd 1701		\$100.00			
20232	11/11/2019	Open			Accounts Payable	AAP Inc	\$4,300.00		
	Invoice		Date	Description		Amount			
	19-11-04 AAP		11/04/2019	Grant Funding reimbursement		\$4,300.00			
20233	11/11/2019	Open			Accounts Payable	Lemont 22 Honor Association Inc	\$5,000.00		
	Invoice		Date	Description		Amount			
	19-11-05 VFW		11/05/2019	Grant Funding reimbursement		\$5,000.00			
20234	11/11/2019	Open			Accounts Payable	American Public Works Association	\$1,390.00		
	Invoice		Date	Description		Amount			
	IPSI 2020 - JH		11/06/2019	IPSI Spring Registration Helbling		\$695.00			
	IPSI 2020 - BW		11/06/2019	IPSI Spring Registration Wojciechowski		\$695.00			
20235	11/11/2019	Open			Accounts Payable	Illinois State Police	\$30.00		
	Invoice		Date	Description		Amount			
	2019137232		10/23/2019	M E Fezekas		\$30.00			
20236	11/11/2019	Open			Accounts Payable	Office of the Illinois Attorney General	\$30.00		
	Invoice		Date	Description		Amount			
	2019137232		10/23/2019	M E Fezekas		\$30.00			
20237	11/11/2019	Open			Accounts Payable	Treasurer, State of Illinois	\$5.00		
	Invoice		Date	Description		Amount			
	2019137232		10/23/2019	M E Fezekas		\$5.00			

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20238	11/11/2019	Open			Accounts Payable	United States Postal Service	\$3,500.00			
	Invoice		Date	Description		Amount				
	19-11-04 PS		11/04/2019	newsletter postage		\$3,500.00				
20239	11/11/2019	Open			Accounts Payable	Cancun Pools LLC	\$1,000.00			
	Invoice		Date	Description		Amount				
	2019-00000131		10/30/2019	refund clean up deposit - 1183 128th St		\$1,000.00				
20240	11/11/2019	Open			Accounts Payable	Conry, John	\$6,500.00			
	Invoice		Date	Description		Amount				
	2018-00000998		11/04/2019	refund Clean Up Deposit, Landscape Bond, Temp Occ Bond		\$6,500.00				
20241	11/11/2019	Open			Accounts Payable	Marked Development LLC	\$6,500.00			
	Invoice		Date	Description		Amount				
	2018-00000363		10/29/2019	refund Clean Up, Landscape, Temp Occ bonds - 366 Fourth St		\$6,500.00				
20242	11/11/2019	Open			Accounts Payable	Metro Reporting Service Ltd	\$223.50			
	Invoice		Date	Description		Amount				
	19103		09/12/2019	9/9/19 court attendance, copy of proceedings		\$223.50				
20243	11/11/2019	Open			Accounts Payable	Millennium Sunrooms and Decks Inc	\$1,000.00			
	Invoice		Date	Description		Amount				
	2018-00001028		11/01/2019	refund Clean Up Deposit - 911 Woodcrest Ln		\$1,000.00				
20244	11/11/2019	Open			Accounts Payable	MTJ Homes LLC	\$1,000.00			
	Invoice		Date	Description		Amount				
	2019-00000008		11/04/2019	refund Clean Up Deposit - 507 Lemont St		\$1,000.00				
Type Check Totals:										
							72 Transactions	\$822,567.15	\$3,016.35	\$0.00
EFT										
550	10/31/2019	Reconciled		10/31/2019	Accounts Payable	Illinois Municipal Retirement Fund	\$37,388.19	\$37,388.19	\$0.00	
	Invoice		Date	Description		Amount				
	31816		10/29/2019	Oct 2019 contributions		\$37,388.19				
551	11/11/2019	Open			Accounts Payable	Baker Tilly Virchow Krause, LLP	\$1,430.00			
	Invoice		Date	Description		Amount				
	BT1502377		10/29/2019	Audit Fees		\$1,430.00				
552	11/11/2019	Open			Accounts Payable	Craig Rapp LLC	\$1,250.00			
	Invoice		Date	Description		Amount				
	10.03.19		10/16/2019	Governance Training		\$1,250.00				
553	11/11/2019	Open			Accounts Payable	Neopost #6083457	\$2,000.00			
	Invoice		Date	Description		Amount				
	19-11-01 PW		11/01/2019	via ACH - POC # 6083457		\$2,000.00				
554	11/11/2019	Open			Accounts Payable	Quicket Solutions, Inc.	\$3,336.67			
	Invoice		Date	Description		Amount				
	0000494		10/31/2019	Oct 2019 services		\$3,336.67				
555	11/11/2019	Open			Accounts Payable	Tate, Jamie, M	\$1,293.00			
	Invoice		Date	Description		Amount				
	19-21		11/04/2019	10/14/19-10/27/19 planning services		\$1,293.00				
Type EFT Totals:										
FM-Clearing - Accounts Payable Totals							6 Transactions	\$46,697.86	\$37,388.19	\$0.00

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				Checks					
					Status	Count	Transaction Amount	Reconciled Amount	
					Open	71	\$819,550.80	\$0.00	
					Reconciled	1	\$3,016.35	\$3,016.35	
					Voided	0	\$0.00	\$0.00	
					Stopped	0	\$0.00	\$0.00	
					Total	72	\$822,567.15	\$3,016.35	
				EFTs					
					Status	Count	Transaction Amount	Reconciled Amount	
					Open	5	\$9,309.67	\$0.00	
					Reconciled	1	\$37,388.19	\$37,388.19	
					Voided	0	\$0.00	\$0.00	
					Total	6	\$46,697.86	\$37,388.19	
				All					
					Status	Count	Transaction Amount	Reconciled Amount	
					Open	76	\$828,860.47	\$0.00	
					Reconciled	2	\$40,404.54	\$40,404.54	
					Voided	0	\$0.00	\$0.00	
					Stopped	0	\$0.00	\$0.00	
					Total	78	\$869,265.01	\$40,404.54	
Grand Totals:				Checks					
					Status	Count	Transaction Amount	Reconciled Amount	
					Open	71	\$819,550.80	\$0.00	
					Reconciled	1	\$3,016.35	\$3,016.35	
					Voided	0	\$0.00	\$0.00	
					Stopped	0	\$0.00	\$0.00	
					Total	72	\$822,567.15	\$3,016.35	
				EFTs					
					Status	Count	Transaction Amount	Reconciled Amount	
					Open	5	\$9,309.67	\$0.00	
					Reconciled	1	\$37,388.19	\$37,388.19	
					Voided	0	\$0.00	\$0.00	
					Total	6	\$46,697.86	\$37,388.19	
				All					
					Status	Count	Transaction Amount	Reconciled Amount	
					Open	76	\$828,860.47	\$0.00	
					Reconciled	2	\$40,404.54	\$40,404.54	
					Voided	0	\$0.00	\$0.00	
					Stopped	0	\$0.00	\$0.00	
					Total	78	\$869,265.01	\$40,404.54	

TO: Village Board
FROM: Chris Smith, Finance Director
THROUGH: George Schafer, Village Administrator
SUBJECT: Truth in Taxation Public Hearing for the 2019 Proposed Property Tax Levy

DATE: November 18, 2019

SUMMARY/ BACKGROUND

On October 14, 2019, the Village Board approved a proposed 2019 Property Tax Levy of \$3,629,464 which is 4% greater than the previous year. Please note that this amount was calculated using the same method as years past.

Per State Statute, 35 ILCS 200/18-55, the Village is required to hold a truth and taxation public hearing if the Corporate Purpose and Tax Extension is greater than 105% of the previous year. The amount is not greater than 5%; however, in order to stay consistent with historical practices and for transparency purposes the Village is holding a public hearing. The attached public notice was published in the Lemont Suburban Life on November 8, 2019.

STAFF RECOMMENDATION

Hold the public hearing on November 18, 2019. The 2019 Property Tax Levy Ordinance as well as various Tax Levy Abatement Ordinances will be on the agenda for Board approval on December 9, 2019.

BOARD ACTION REQUESTED

Hold public hearing

ATTACHMENTS

1. Public Notice
2. 2019 Tax Levy Worksheet

**NOTICE OF PROPOSED
PROPERTY TAX INCREASE
FOR VILLAGE OF LEMONT**

I. A PUBLIC HEARING TO APPROVE A PROPOSED PROPERTY TAX LEVY INCREASE FOR THE VILLAGE OF LEMONT FOR 2019 WILL BE HELD ON NOVEMBER 18, 2019 AT 6:30 P.M. AT THE VILLAGE HALL 418 MAIN STREET LEMONT, ILLINOIS.

ANY PERSON DESIRING TO APPEAR AT THE PUBLIC HEARING AND PRESENT TESTIMONY TO THE TAXING DISTRICT MAY CONTACT CHARLENE SMOLLEN, VILLAGE CLERK, 418 MAIN STREET, LEMONT, ILLINOIS 60439 (630) 257-1590.

II. THE CORPORATE AND SPECIAL PURPOSE PROPERTY TAXES EXTENDED OR ABATED FOR 2018 WERE \$3,489,827.

THE PROPOSED CORPORATE AND SPECIAL PURPOSE PROPERTY TAXES TO BE LEVIED FOR 2019 ARE \$3,629,464. THIS REPRESENTS A 4.0% INCREASE OVER THE PREVIOUS YEAR.

III. THE PROPERTY TAXES EXTENDED FOR DEBT SERVICE AND PUBLIC BUILDING COMMISSION LEASES FOR 2018 WERE \$0.00.

THE ESTIMATED PROPERTY TAXES TO BE LEVIED FOR DEBT SERVICE AND PUBLIC BUILDING COMMISSION LEASES FOR 2019 ARE \$0.00 THIS REPRESENTS A 0% INCREASE OVER THE PREVIOUS YEAR.

IV. THE TOTAL PROPERTY TAXES EXTENDED OR ABATED FOR 2018 WERE \$3,489,827.

THE ESTIMATED TOTAL PROPERTY TAXES TO BE LEVIED FOR 2019 ARE \$3,629,464. THIS REPRESENTS A 4.0% INCREASE OVER THE PREVIOUS YEAR.

History on Tap brewing in Do

By SAMANTHA MALONE
editorial@mysuburbanlife.com

DOWNERS GROVE – Serving up history as quickly as beers, the Downers Grove Historical Society is hosting History on Tap, a bar crawl to reach young adults.

The historical society hosts several events throughout the year, but this will be the inaugural History on Tap event, said Rich Kulovany, a member of the society. Already seeing a good turnout in registration, the group hopes to make it an annual event, he said.

"It's exciting that we're letting people learn about some of the history behind these venues in such a fun way," said Kulovany, who also serves as a Downers Grove commissioner.

The event requires registration and spots are filling up fast as the event is capped at 200 attendees, said Greg Elisha, director of the historical society. Interested parties can register online at the Downers Grove Historical Society website for \$35.

The bar crawl will take place from 6 to 10 p.m. Nov. 14 and includes stops at



SUNDAY

1/2 OFF ALL DRINKS

PLAY'S

NOW LIVE AT THE

\$5.00 MATCH PLAY

Play \$5.00 and we will play another \$5.00. See a staff member to walk you through the process. **PRESENT THIS COUPON TO REDEEM. PLAYER MUST**

Village of Lemont
2019 Tax Levy

	Tax Extensions							% change	% of levy
	2013	2014	2015	2016	2017	2018	2019		
Corporate	1,238,773	1,306,336	1,417,091	1,375,636	1,418,024	1,472,325	1,480,000	1%	41%
Police Pension	644,119	645,091	668,528	776,415	810,590	878,980	925,000	5%	25%
IMRF	303,115	320,461	326,417	347,123	358,907	377,279	437,766	16%	12%
Social Security	91,566	96,920	101,482	228,061	248,526	261,553	290,000	11%	8%
Street and Bridge	126,298	127,142	126,591	101,174	103,609	103,684	105,000	1%	3%
Police Protection	181,553	182,897	182,563	184,461	188,934	191,315	195,000	2%	5%
Civil Defense	8,419	8,858	8,369	3,912	4,063	4,013	4,013	0%	0%
Auditing	25,259	25,532	25,109	25,153	25,055	24,750	24,000	-3%	1%
Liability Insurance	62,096	62,529	62,249	63,164	62,978	62,210	60,000	-4%	2%
Street Lighting	66,306	66,697	66,434	60,928	62,301	60,873	62,000	2%	2%
Crossing Guards	7,893	8,337	7,846	7,825	8,126	8,027	8,000	0%	0%
Workers Comp	114,720	115,678	109,852	50,307	50,111	44,818	38,685	-14%	1%
	\$ 2,870,117	\$ 2,966,478	\$ 3,102,531	\$ 3,224,159	\$ 3,341,224	\$ 3,489,827	\$ 3,629,464	4%	100%
Difference from pric	\$ 84,165	\$ 96,361	\$ 136,053	\$ 121,628	\$ 117,065	\$ 148,603	\$ 139,637		

TO: Village Board
FROM: Chris Smith, Finance Director
THROUGH: George Schafer, Village Administrator
SUBJECT: Ordinance Amending the Budget for Fiscal Year 19-20 for the Village of Lemont

DATE: November 18, 2019

SUMMARY/ BACKGROUND

Per State Statute a budget needs to be adopted by the Board before the beginning of the fiscal year and can be amended with Board approval during the course of the fiscal year. On April 15, 2019, the Village passed ordinance O-12-19 adopting the FY2019-2020 Operating and Capital Improvement Budget.

This will be the first amendment to the FY20 budget. This amendment changes expenditures to account for contracts, emergency maintenance expenditures, and transfers. These actions effected the Village's General Fund revenue/expenditures, Main/Archer TIF, and TOD TIF.

The attached table outlines the anticipated budget amendment for all Village Funds.

General Fund the total Revenue budget amendment is \$608,048.

- \$201,431- Sales tax due to higher than budgeted receipts
- \$165,000- Income Tax- IML increased their estimates and the revenue is trending higher
- \$90,000- Video Gaming- increase in licenses
- \$50,000- Investment income- quarterly interest income per contract is higher than anticipated
- \$45,000- Vehicle License-compliance on program
- \$49,046- Local Use- IML increased their estimates and the revenue is trending higher
- \$7,571-PPRT- personal property tax

General Fund the total expenditure budget amendment is \$606,450.

- \$438,454- Transfer to Parking Garage for elevator work
- \$ 78,000- Personnel restructure
- \$ 45,000- Façade Grant program
- \$ 18,000- Consulting
- \$ 26,996-rollover of FY19 purchase orders

Other Funds \$133,637

- Motor Fuel tax fund, Infrastructure fund and TOD TIF are amendments to cover contracts \$20,577
- Water/Sewer Fund and Parking Lot fund contracts that were awarded in FY19 and paid in FY20

The Revenue Summary by Fund and the Appropriations Summary by Fund outline per fund the Adopted, Amendment and Amended budget.

RECOMMENDATION

Pass the Ordinance Amending the Budget for Fiscal Year 19-20 for the Village of Lemont

ATTACHMENTS

1. Revenue Summary by Fund
2. Appropriations Summary by Fund
3. Ordinance Amending the Budget for Fiscal Year 19-20 for the Village of Lemont



Village of Lemont, Illinois

Revenue Summary by Fund

	Actual 2017-18	Adopted 2018-19	Actual 2018-19 (unaudited)	Adopted 2019-20	Amendment 2019-20	Amended 2019-20
General Fund	\$10,225,167	\$10,119,102	\$11,163,358	\$11,735,525	\$608,048	\$12,343,573
Working Cash Fund	(486)	-	(470)	-	-	-
Debt Service	5,835,481	1,543,094	1,543,094	1,539,674	-	1,539,674
IMRF Fund	371,128	361,508	354,184	375,500	-	375,500
Social Security	316,668	270,000	272,761	265,288	-	265,288
Murderer & Violent Offender Fund	-	-	20	-	-	-
Motor Fuel Tax Fund	433,474	414,000	436,831	438,874	150,000	588,874
State Forfeiture Fund	16,877	-	-	-	-	-
State DUI Fund	-	-	6,702	-	-	-
Vehicle Replacement Fund	-	-	4,017	-	-	-
Downtown TIF Fund	47,515	-	-	-	-	-
Main/Archer TIF	5,000	-	7,095	52,000	-	52,000
Canal TIF District	2,349,186	360,257	153,792	371,646	-	371,646
TOD TIF	-	-	-	60,000	2,113	62,113
Gateway TIF District	37,933	40,000	86,052	70,000	-	70,000
Gateway Property Acquisition Fund	-	-	-	-	-	-
Road Improvement Fund	1,466,573	1,428,500	1,438,704	-	-	-
General Capital Improvement Fund	5,718	-	-	-	-	-
Village Hall Improvement Fund	16,161	-	26,519	-	-	-
Infrastructure Fund	-	-	-	1,329,252	20,000	1,349,252
Water & Sewer Bond	-	-	-	-	-	-
Water & Sewer Fund	5,462,729	5,615,912	5,731,060	6,534,939	112,760	6,647,699
Parking Garage Fund	26,532	42,638	66,670	42,000	-	42,000
Parking Lot Fund	110,094	352,200	527,438	109,064	-	109,064
Police Pension Fund	2,400,969	1,426,224	2,683,092	1,433,000	-	1,433,000
Revenue Grand Totals:	\$29,126,719	\$21,973,435	\$24,500,918	\$24,356,762	\$892,921	\$25,249,683

Village of Lemont, Illinois

Appropriations Summary by Fund

	Actual 2017-18	Adopted 2018-19	Actual 2018-19 (unaudited)	Adopted 2019-20	Amendment 2019-20	Amended 2019-20
General Fund	\$10,194,935	\$10,119,043	\$10,747,951	\$11,731,799	\$606,450	\$12,338,249
Working Cash Fund						-
Debt Service	5,839,274	1,539,463	1,539,767	1,539,674	-	1,539,674
IMRF Fund	360,064	341,702	342,939	315,997		315,997
Social Security	280,351	263,968	267,473	265,288		265,288
Motor Fuel Tax Fund	550,128	350,500	463,706	434,074	26,293	460,367
State Forfeiture Fund	16,877	-	-	-		-
DUI fund	-	-	-	-		-
Vehicle Replacement Fund	-	-	-	-		-
Main/Archer TIF	17,707	-	30,108	52,000		52,000
Downtown TIF Fund	64,178	-	-	-		-
Canal TIF District	2,389,334	360,257	311,506	371,646		371,646
TOD TIF	-	-	39,820	55,000	2,113	57,113
Gateway TIF District	92,988	-	440	-		-
Special Service Area #1	231,843	-	-	-		-
Gateway Property Acquisition Fund	-	-	-	-		-
Road Improvement Fund	1,063,763	1,375,467	1,186,831	-		-
General Capital Improvement Fund	-	-	-	-		-
Village Hall Improvement Fund	26,519	-	26,519	-		-
Infrastructure Fund	-	-	-	1,269,440	18,171	1,287,611
Water & Sewer Bond	-	-	-	-		-
Water & Sewer Fund	6,839,319	5,615,889	4,946,623	6,534,939	112,760	6,647,699
Parking Garage Fund	55,291	42,638	56,414	41,781	300	42,081
Parking Lot Fund	81,542	326,454	462,819	109,064		109,064
Police Pension Fund	768,854	831,500	992,117	834,000		834,000
Expenditure Grand Totals:	\$28,872,967	\$21,166,881	\$21,415,032	\$23,554,702	\$766,087	\$24,320,789

**VILLAGE OF LEMONT
ORDINANCE NO. _____**

**AN ORDINANCE AMENDING THE BUDGET FOR FISCAL YEAR 19-20
FOR THE VILLAGE OF LEMONT**

**Adopted by the President
and Board of Trustees
of the Village of Lemont
This 18th day of November 2019**

**Published in pamphlet form by
authority of the President and
Board of Trustees of the Village
of Lemont, Cook, DuPage, and Will
Counties, Illinois this 18th day of November 2019**

ORDINANCE NO. _____

**AN ORDINANCE AMENDING THE BUDGET FOR FISCAL YEAR 2019-20
FOR THE VILLAGE OF LEMONT**

WHEREAS, the Village of Lemont, Cook, DuPage, and Will Counties, Illinois has heretofore adopted a budget for the fiscal year ending April 30, 2020 passed by the Board of Trustee, a certified copy of said Budget and a Certificate of Estimate of Revenues having been filed in the Office of the County Clerks, and

WHEREAS, circumstances have arisen during the fiscal year by which said Village wishes to amend said budget filed with the County Clerk according to the general ledger numbers and amounts listed in EXHIBIT A; and

WHEREAS, said Village has additional revenue and/or designated fund balances that will be and is hereby allocated for said budget amendments as listed in EXHIBIT A.

NOW, THEREFORE, BE IT ORDAINED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF LEMONT, COUNTIES OF COOK, DUPAGE, AND WILL COUNTIES, ILLINOIS AS FOLLOWS:

SECTION 1: That budget for fiscal year ending April 30, 2020 filed with The County Clerk be amended according to changes listed in EXHIBIT A:

SECTION 2: That the Village Clerk of the Village of Lemont be and is directed hereby to publish this Ordinance in pamphlet form, pursuant to the Statutes of the State of Illinois, made and provided.

SECTION 3: Should any Section or provision of this Ordinance be declared by a Court of competent jurisdiction to be invalid, such decision shall not affect the validity of the Ordinance as a whole or any part thereof other than the part thereof other than the part declared to be invalid.

SECTION 4: This Ordinance shall be in full force and effect from and after its passage, approval and publication provided by law.

ADOPTED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF LEMONT, COUNTIES OF COOK, WILL AND DUPAGE, ILLINOIS on this 18th DAY OF NOVEMBER 2019.

PRESIDENT AND VILLAGE BOARD MEMBERS:

	AYES:	NAYS:	ABSENT:	ABSTAIN
Janelle Kittridge	_____	_____	_____	_____
Ryan Kwasneski	_____	_____	_____	_____
Dave Maher	_____	_____	_____	_____
Ken McClafferty	_____	_____	_____	_____
Rick Sniegowski	_____	_____	_____	_____
Ron Stapleton	_____	_____	_____	_____

JOHN EGOFSKE, Village President

ATTEST:

CHARLENE M. SMOLLEN, Village Clerk

Village of Lemont
Budget Amendments Report

From Date: 5/1/2019 - To Date: 11/30/2019

ATTACHMENT A

Account	G/L Date	Journal	Description	Increases	Decreases	Amended Balance
Fund: 10 General Fund						
Department: 01 Revenues						
Division: 000 Non Division						
Program: 0000 Non Program						
420.05 - Shared Revenue Sales Tax				Amended Balance as of: 5/1/2019		\$2,003,000.00
	11/13/2019	2020-00002526	Budget Amendment	\$201,431.00	\$0.00	\$2,204,431.00
				\$201,431.00	\$0.00	\$2,204,431.00
420.10 - Shared Revenue Income Tax				Amended Balance as of: 5/1/2019		\$1,517,920.00
	11/13/2019	2020-00002526	Budget Amendment	\$165,000.00	\$0.00	\$1,682,920.00
				\$165,000.00	\$0.00	\$1,682,920.00
420.15 - Shared Revenue Local Use Tax				Amended Balance as of: 5/1/2019		\$448,000.00
	11/13/2019	2020-00002526	Budget Amendment	\$49,046.00	\$0.00	\$497,046.00
				\$49,046.00	\$0.00	\$497,046.00
420.20 - Shared Revenue PPRT				Amended Balance as of: 5/1/2019		\$30,000.00
	11/13/2019	2020-00002526	Budget Amendment	\$7,571.00	\$0.00	\$37,571.00
				\$7,571.00	\$0.00	\$37,571.00
420.35 - Shared Revenue Video Gaming				Amended Balance as of: 5/1/2019		\$175,000.00
	11/13/2019	2020-00002526	Budget Amendment	\$90,000.00	\$0.00	\$265,000.00
				\$90,000.00	\$0.00	\$265,000.00
434.05 - Vehicle Licenses Licenses				Amended Balance as of: 5/1/2019		\$630,000.00
	11/13/2019	2020-00002526	Budget Amendment	\$45,000.00	\$0.00	\$675,000.00
				\$45,000.00	\$0.00	\$675,000.00

Village of Lemont
Budget Amendments Report

From Date: 5/1/2019 - To Date: 11/30/2019

Account	G/L Date	Journal	Description	Increases	Decreases	Amended Balance
Fund: 10 General Fund						
Department: 01 Revenues						
Division: 000 Non Division						
Program: 0000 Non Program						
470.05 - Interest Income Interest on Investments				Amended Balance as of: 5/1/2019		\$40,000.00
	11/13/2019	2020-00002526	Budget Amendment	\$50,000.00	\$0.00	\$90,000.00
				\$50,000.00	\$0.00	\$90,000.00
Program: 0000 Non Program Totals:				\$608,048.00	\$0.00	
Division: 000 Non Division Totals:				\$608,048.00	\$0.00	
Department: 01 Revenues Totals:				\$608,048.00	\$0.00	
Fund Totals: General Fund				\$608,048.00	\$0.00	
Fund: 24 Motor Fuel Tax Fund						
Department: 01 Revenues						
Division: 000 Non Division						
Program: 0000 Non Program						
420.25 - Shared Revenue Motor Fuel Tax				Amended Balance as of: 5/1/2019		\$408,800.00
	11/13/2019	2020-00002526	Budget Amendment	\$150,000.00	\$0.00	\$558,800.00
				\$150,000.00	\$0.00	\$558,800.00
Program: 0000 Non Program Totals:				\$150,000.00	\$0.00	
Division: 000 Non Division Totals:				\$150,000.00	\$0.00	
Department: 01 Revenues Totals:				\$150,000.00	\$0.00	
Fund Totals: Motor Fuel Tax Fund				\$150,000.00	\$0.00	

Village of Lemont
Budget Amendments Report

From Date: 5/1/2019 - To Date: 11/30/2019

Account	G/L Date	Journal	Description	Increases	Decreases	Amended Balance
Fund: 33 Transit-Oriented Dev TIF Fund						
Department: 01 Revenues						
Division: 001 Administration						
Program: 0000 Non Program						
410.87 - Property Tax TOD TIF				Amended Balance as of: 5/1/2019		\$60,000.00
	11/13/2019	2020-00002524	budget amendment to fund purchase orders rollover	\$2,113.00	\$0.00	\$62,113.00
				\$2,113.00	\$0.00	\$62,113.00
Program: 0000 Non Program Totals:				\$2,113.00	\$0.00	
Division: 001 Administration Totals:				\$2,113.00	\$0.00	
Department: 01 Revenues Totals:				\$2,113.00	\$0.00	
Fund Totals: Transit-Oriented Dev TIF Fund				\$2,113.00	\$0.00	
Fund: 53 Infrastructure Fund						
Department: 01 Revenues						
Division: 000 Non Division						
Program: 0000 Non Program						
420.06 - Shared Revenue Non Home Rule Sales Tax				Amended Balance as of: 5/1/2019		\$900,000.00
	11/13/2019	2020-00002524	budget amendment to fund purchase orders rollover	\$20,000.00	\$0.00	\$920,000.00
				\$20,000.00	\$0.00	\$920,000.00
Program: 0000 Non Program Totals:				\$20,000.00	\$0.00	
Division: 000 Non Division Totals:				\$20,000.00	\$0.00	
Department: 01 Revenues Totals:				\$20,000.00	\$0.00	
Fund Totals: Infrastructure Fund				\$20,000.00	\$0.00	

Village of Lemont
Budget Amendments Report

From Date: 5/1/2019 - To Date: 11/30/2019

Account	G/L Date	Journal	Description	Increases	Decreases	Amended Balance
Fund: 70 Water & Sewer Fund						
Department: 00 Non Department						
Division: 000 Non Division						
Program: 0000 Non Program						
490.00 - Reallocated Prior Year Funds Budget Carryover				Amended Balance as of: 5/1/2019		\$1,197,439.00
	11/13/2019	2020-00002524	budget amendment to fund purchase orders rollover	\$112,760.00	\$0.00	\$1,310,199.00
				\$112,760.00	\$0.00	\$1,310,199.00
Program: 0000 Non Program Totals:				\$112,760.00	\$0.00	
Division: 000 Non Division Totals:				\$112,760.00	\$0.00	
Department: 00 Non Department Totals:				\$112,760.00	\$0.00	
Fund Totals: Water & Sewer Fund				\$112,760.00	\$0.00	
Grand Totals:				\$892,921.00	\$0.00	

Village of Lemont
Budget Amendments Report
 From Date: 5/1/2019 - To Date: 11/30/2019

Account	G/L Date	Journal	Description	Increases	Decreases	Amended Balance
Fund: 10 General Fund						
Department: 01 Revenues						
Division: 000 Non Division						
Program: 0000 Non Program						
420.05 - Shared Revenue Sales Tax				Amended Balance as of: 5/1/2019		\$2,003,000.00
	11/13/2019	2020-00002526	Budget Amendment	\$201,431.00	\$0.00	\$2,204,431.00
				\$201,431.00	\$0.00	\$2,204,431.00
420.10 - Shared Revenue Income Tax				Amended Balance as of: 5/1/2019		\$1,517,920.00
	11/13/2019	2020-00002526	Budget Amendment	\$165,000.00	\$0.00	\$1,682,920.00
				\$165,000.00	\$0.00	\$1,682,920.00
420.15 - Shared Revenue Local Use Tax				Amended Balance as of: 5/1/2019		\$448,000.00
	11/13/2019	2020-00002526	Budget Amendment	\$49,046.00	\$0.00	\$497,046.00
				\$49,046.00	\$0.00	\$497,046.00
420.20 - Shared Revenue PPRT				Amended Balance as of: 5/1/2019		\$30,000.00
	11/13/2019	2020-00002526	Budget Amendment	\$7,571.00	\$0.00	\$37,571.00
				\$7,571.00	\$0.00	\$37,571.00
420.35 - Shared Revenue Video Gaming				Amended Balance as of: 5/1/2019		\$175,000.00
	11/13/2019	2020-00002526	Budget Amendment	\$90,000.00	\$0.00	\$265,000.00
				\$90,000.00	\$0.00	\$265,000.00
434.05 - Vehicle Licenses Licenses				Amended Balance as of: 5/1/2019		\$630,000.00
	11/13/2019	2020-00002526	Budget Amendment	\$45,000.00	\$0.00	\$675,000.00
				\$45,000.00	\$0.00	\$675,000.00

Village of Lemont
Budget Amendments Report

From Date: 5/1/2019 - To Date: 11/30/2019

Account	G/L Date	Journal	Description	Increases	Decreases	Amended Balance
Fund: 10 General Fund						
Department: 01 Revenues						
Division: 000 Non Division						
Program: 0000 Non Program						
470.05 - Interest Income Interest on Investments				Amended Balance as of: 5/1/2019		\$40,000.00
	11/13/2019	2020-00002526	Budget Amendment	\$50,000.00	\$0.00	\$90,000.00
				\$50,000.00	\$0.00	\$90,000.00
Program: 0000 Non Program Totals:				\$608,048.00	\$0.00	
Division: 000 Non Division Totals:				\$608,048.00	\$0.00	
Department: 01 Revenues Totals:				\$608,048.00	\$0.00	
Fund Totals: General Fund				\$608,048.00	\$0.00	
Fund: 24 Motor Fuel Tax Fund						
Department: 01 Revenues						
Division: 000 Non Division						
Program: 0000 Non Program						
420.25 - Shared Revenue Motor Fuel Tax				Amended Balance as of: 5/1/2019		\$408,800.00
	11/13/2019	2020-00002526	Budget Amendment	\$150,000.00	\$0.00	\$558,800.00
				\$150,000.00	\$0.00	\$558,800.00
Program: 0000 Non Program Totals:				\$150,000.00	\$0.00	
Division: 000 Non Division Totals:				\$150,000.00	\$0.00	
Department: 01 Revenues Totals:				\$150,000.00	\$0.00	
Fund Totals: Motor Fuel Tax Fund				\$150,000.00	\$0.00	

Village of Lemont
Budget Amendments Report

From Date: 5/1/2019 - To Date: 11/30/2019

Account	G/L Date	Journal	Description	Increases	Decreases	Amended Balance
Fund: 33 Transit-Oriented Dev TIF Fund						
Department: 01 Revenues						
Division: 001 Administration						
Program: 0000 Non Program						
410.87 - Property Tax TOD TIF				Amended Balance as of: 5/1/2019		\$60,000.00
	11/13/2019	2020-00002524	budget amendment to fund purchase orders rollover	\$2,113.00	\$0.00	\$62,113.00
				\$2,113.00	\$0.00	\$62,113.00
Program: 0000 Non Program Totals:				\$2,113.00	\$0.00	
Division: 001 Administration Totals:				\$2,113.00	\$0.00	
Department: 01 Revenues Totals:				\$2,113.00	\$0.00	
Fund Totals: Transit-Oriented Dev TIF Fund				\$2,113.00	\$0.00	
Fund: 53 Infrastructure Fund						
Department: 01 Revenues						
Division: 000 Non Division						
Program: 0000 Non Program						
420.06 - Shared Revenue Non Home Rule Sales Tax				Amended Balance as of: 5/1/2019		\$900,000.00
	11/13/2019	2020-00002524	budget amendment to fund purchase orders rollover	\$20,000.00	\$0.00	\$920,000.00
				\$20,000.00	\$0.00	\$920,000.00
Program: 0000 Non Program Totals:				\$20,000.00	\$0.00	
Division: 000 Non Division Totals:				\$20,000.00	\$0.00	
Department: 01 Revenues Totals:				\$20,000.00	\$0.00	
Fund Totals: Infrastructure Fund				\$20,000.00	\$0.00	

Village of Lemont
Budget Amendments Report

From Date: 5/1/2019 - To Date: 11/30/2019

Account	G/L Date	Journal	Description	Increases	Decreases	Amended Balance
Fund: 70 Water & Sewer Fund						
Department: 00 Non Department						
Division: 000 Non Division						
Program: 0000 Non Program						
490.00 - Reallocated Prior Year Funds Budget Carryover				Amended Balance as of: 5/1/2019		\$1,197,439.00
	11/13/2019	2020-00002524	budget amendment to fund purchase orders rollover	\$112,760.00	\$0.00	\$1,310,199.00
				\$112,760.00	\$0.00	\$1,310,199.00
Program: 0000 Non Program Totals:				\$112,760.00	\$0.00	
Division: 000 Non Division Totals:				\$112,760.00	\$0.00	
Department: 00 Non Department Totals:				\$112,760.00	\$0.00	
Fund Totals: Water & Sewer Fund				\$112,760.00	\$0.00	
Grand Totals:				\$892,921.00	\$0.00	

TO: Village Board
FROM: Jason Berry, AICP, Economic & Community Development Director
SUBJECT: Estates of Montefiori Letter of Credit
DATE: November 18, 2019

SUMMARY/ BACKGROUND

The original developer for the Estates of Montefiori, Ascend Real Estate Group, has sold all of the detached single family and townhome lots. 5th Avenue Construction acquired the single family lots and Lakeview Homes acquired the townhomes. Lakeview Homes also serves as the subdivision's homeowners association (HOA).

The original plat of subdivision dedicated Lot 51, a naturalized stormwater basin, to the Village of Lemont. Other naturalized outlots remained with the HOA. To be consistent with responsibilities in the Montefiori subdivision, the Village has agreed to accept Lot 51, as required by the plate, and deed it back to the HOA.

In 2018 the Village reduced Ascend's letter of credit (LOC) and accepted a new LOC from Lakeview to coincide with their purchase of the townhome lots. With the sale of the single family lots to 5th Avenue, the Village will accept a letter of credit in the amount of \$250,000 and release Ascend from the original letter of credit.

STAFF RECOMMENDATION

Staff is recommending approval of the attached resolutions authorizing acceptance and transfer for Montefiori Lot 51 and the acceptance of a new LOC with Professional Development Group (5th Avenue Construction) and releasing the LOC with RREF II-AREG Montefiori JV (Ascend Real Estate Group).

BOARD ACTION REQUESTED

Motion and approval of the attached resolutions

ATTACHMENTS

1. A RESOLUTION AUTHORIZING ACCEPTANCE OF IMPROVEMENTS TO OUTLOT 51 AND TRANSFER OF OUTLOT 51 TO ESTATES OF MONTEFIORI TOWNHOME OWNERS ASSOCIATION, INC.

2. A RESOLUTION AUTHORIZING THE RELEASE OF A LETTER OF CREDIT (RREF II-AREG MONTEFIORI JV, LLC) AND ACCEPTANCE OF A REPLACEMENT LETTER OF CREDIT (PROFESSIONAL DEVELOPMENT GROUP, LLC) FOR THE ESTATES OF MONTEFIORI SUBDIVISION



VILLAGE OF LEMONT

**RESOLUTION
NUMBER R-__-19**

**A RESOLUTION AUTHORIZING ACCEPTANCE OF IMPROVEMENTS TO OUTLOT
51 AND TRANSFER OF OUTLOT 51 TO ESTATES OF MONTEFIORI TOWNHOME
OWNERS ASSOCIATION, INC.**

**JOHN EGOFSKE, Village President
CHARLENE M. SMOLLEN, Clerk**

***JANELLE KITTRIDGE
RYAN KWASNESKI
DAVE MAHER
KEN MCCLAFFERTY
RICK SNIEGOWSKI
RON STAPLETON
Trustees***

RESOLUTION NO. R-_____-19

A RESOLUTION AUTHORIZING ACCEPTANCE OF IMPROVEMENTS TO OUTLOT 51 AND TRANSFER OF OUTLOT 51 TO ESTATES OF MONTEFIORI TOWNHOME OWNERS ASSOCIATION, INC.

WHEREAS the Village of Lemont, Counties of Cook, Will and DuPage, Illinois, (“the Village”) is a municipality in the state of Illinois with full powers to enact ordinances and adopt resolutions for the benefit of the residents of the Village; and

WHEREAS pursuant to the approved development plans of the Estates of Montefiori subdivision, a certain parcel of property referred to as Outlot 51 and legally described on the attached Exhibit A (“Outlot 51”) has been developed and improved as required by the development plans; and

WHEREAS, the Village wishes to accept the required improvements to Outlot 51; and

WHEREAS, the Estates of Montefiori Townhome Owners Association, Inc. has agreed to take title to Outlot 51 and maintain the property as part of the Estates of Montefiori subdivision; and

WHEREAS the President and the Board of Trustees of the Village find that it is in the best interests of the Village to authorize the acceptance of the improvements to Outlot 51 and transfer of Outlot 51 to the Estates of Montefiori Townhome Owners Association, Inc.;

NOW, THEREFORE, BE IT RESOLVED by the President and Board of Trustees of the Village of Lemont, Counties of Cook, Will and DuPage, Illinois, as follows:

SECTION 1: RECITALS.

That the above recitals and legislative findings are found to be true and correct and are hereby incorporated herein and made a part hereof as if fully set forth in their entirety.

SECTION 2:

The Village of Lemont hereby accepts the improvements to Outlot 51 and subject to attorney review, authorizes the Village President or his designee to execute the Quit Claim Deed attached hereto as Exhibit B and any other documents necessary to effectuate the transfer of Outlot 51.

SECTION 3: EFFECTIVE DATE.

This Resolution shall be in full force and effect from and after its passage, approval and publication in pamphlet form as provided by law.

ADOPTED this ____ day of _____, 2019.

PASSED AND APPROVED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF LEMONT, COUNTIES OF COOK, WILL, AND DUPAGE, ILLINOIS, ON THIS ____ DAY OF _____ 2019.

PRESIDENT AND VILLAGE BOARD MEMBERS:

	AYES:	NAYS:	ABSENT:	ABSTAIN:
Janelle Kittridge	_____	_____	_____	_____
Ryan Kwasneski	_____	_____	_____	_____
Dave Maher	_____	_____	_____	_____
Ken McClafferty	_____	_____	_____	_____
Rick Sniegowski	_____	_____	_____	_____
Ron Stapleton	_____	_____	_____	_____

John Egofske, Village President

Attest:

Charlene M. Smollen, Village Clerk

EXHIBIT A

P.L.N. 22-14-402-003
22-14-402-004
22-14-402-013
22-23-203-003
22-23-203-004
22-23-203-008

FINAL P.U.D. PLAT OF THE ESTATES OF MONTEFIORI SUBDIVISION

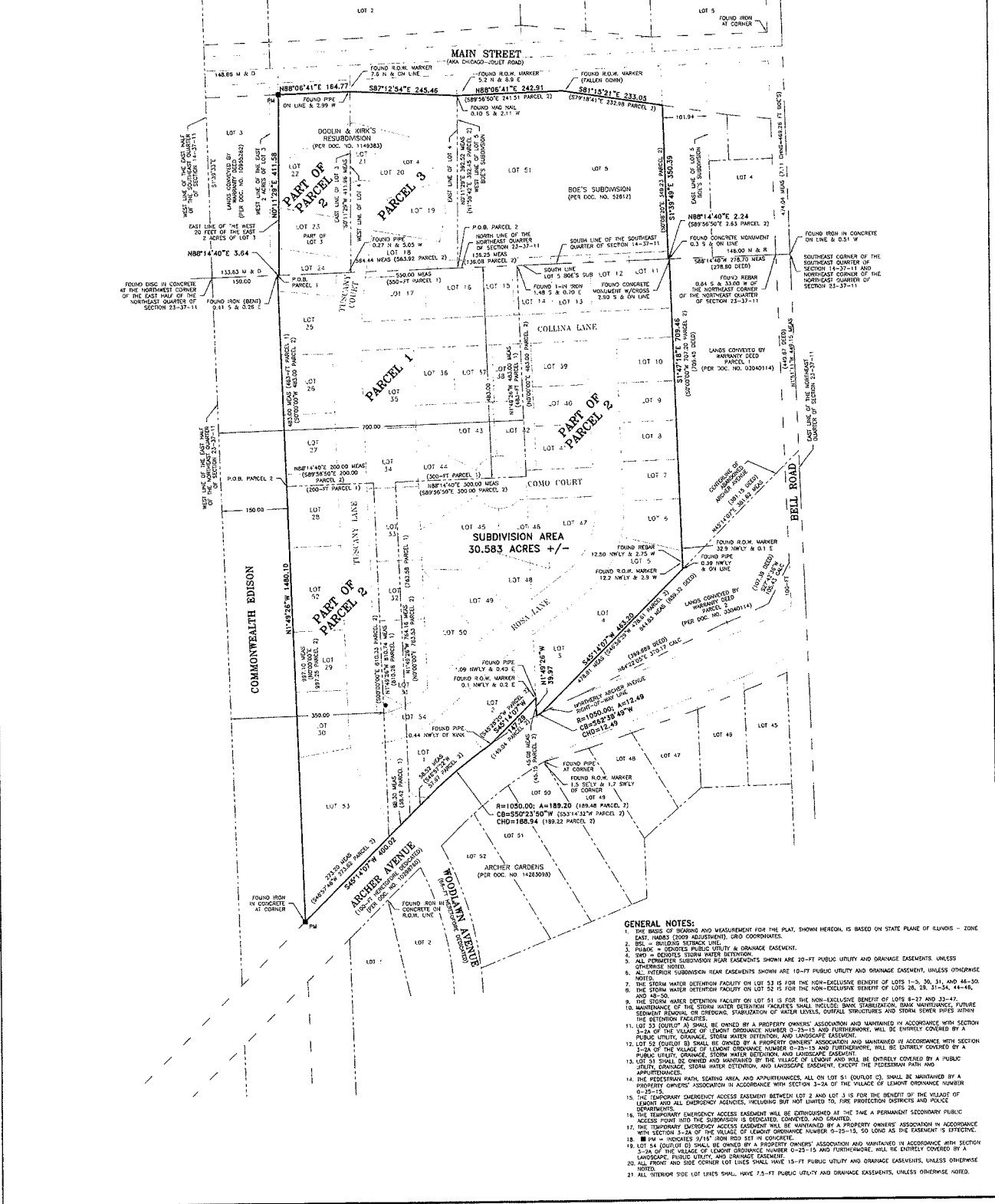
BEING PART OF THE SOUTHEAST QUARTER OF SECTION 14 AND PART OF THE
NORTHEAST QUARTER OF SECTION 23 IN TOWNSHIP 37 NORTH, RANGE 11 EAST OF THE
THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

SHEET LEGEND:

1. OVERALL SUBDIVISION LIMITS, P.L.N.'S, AND GENERAL NOTES
2. DETAILED LOTS (SOUTH/EAST), CURVE TABLE, TYPICAL SETBACK DETAILS
3. DETAILED LOTS (CENTRAL)
4. DETAILED LOTS (NORTH/WEST)
5. CERTIFICATIONS AND EASEMENT PROVISIONS



Scale: 1" = 100'



GENERAL NOTES:

1. THE BASIS OF BEARING AND MEASUREMENT FOR THE PLAT SHOWN HEREON IS BASED ON STATE PLANE OF ILLINOIS - ZONE EAST, NAD83 (2009 ADJUSTMENT), GRID COORDINATES.
2. EAST, NORTH, SOUTH, WEST, AND DISTANCE ARE GIVEN IN FEET AND DECIMALS THEREOF.
3. PARADE W/ DENOTES PUBLIC UTILITY & DRAINAGE EASEMENT.
4. SWP = STORM WATER DETENTION FACILITY.
5. ALL PERMETER SUBDIVISION REAR EASEMENTS SHOWN ARE 20-FT PUBLIC UTILITY AND DRAINAGE EASEMENTS, UNLESS OTHERWISE NOTED.
6. ALL INTERIOR SUBDIVISION REAR EASEMENTS SHOWN ARE 10-FT PUBLIC UTILITY AND DRAINAGE EASEMENT, UNLESS OTHERWISE NOTED.
7. THE STORM WATER DETENTION FACILITY ON LOT 52 IS FOR THE NON-EXCLUSIVE BENEFIT OF LOTS 1-6, 31, AND 48-50 AND 48-50.
8. THE STORM WATER DETENTION FACILITY ON LOT 52 IS FOR THE NON-EXCLUSIVE BENEFIT OF LOTS 26, 28, 31-34, 44-45, AND 48-50.
9. THE STORM WATER DETENTION FACILITY ON LOT 51 IS FOR THE NON-EXCLUSIVE BENEFIT OF LOTS 8-17 AND 33-47.
10. MAINTENANCE OF THE STORM WATER DETENTION FACILITIES SHALL INCLUDE: BANK STABILIZATION; BANK MAINTENANCE; FUTURE SEDIMENT REMOVAL OR SCREENING; STABILIZATION OF WATER LEVELS; OUTFALL STRUCTURES AND STORM SEWER PIPES WITHIN THE FACILITIES.
11. LOT 53 (OUTLOT A) SHALL BE OWNED BY A PROPERTY OWNERS' ASSOCIATION AND MAINTAINED IN ACCORDANCE WITH SECTION 3-2A OF THE VILLAGE OF LEHOM ORDINANCE NUMBER 0-25-15 AND FURTHERMORE, WILL BE ENTIRELY COVERED BY A PUBLIC UTILITY, DRAINAGE, STORM WATER DETENTION, AND LANDSCAPE EASEMENT.
12. LOT 54 (OUTLOT B) SHALL BE OWNED BY A PROPERTY OWNERS' ASSOCIATION AND MAINTAINED IN ACCORDANCE WITH SECTION 3-2A OF THE VILLAGE OF LEHOM ORDINANCE NUMBER 0-25-15 AND FURTHERMORE, WILL BE ENTIRELY COVERED BY A PUBLIC UTILITY, DRAINAGE, STORM WATER DETENTION, AND LANDSCAPE EASEMENT.
13. LOT 51 SHALL BE OWNED AND MAINTAINED BY THE VILLAGE OF LEHOM AND WILL BE ENTIRELY COVERED BY A PUBLIC UTILITY, DRAINAGE, STORM WATER DETENTION, AND LANDSCAPE EASEMENT, EXCEPT THE FORESTERN PATH AND APPURTENANCES.
14. THE FORESTERN PATH, SEATING AREA, AND APPURTENANCES ALL ON LOT 51 (OUTLOT C), SHALL BE MAINTAINED BY A PROPERTY OWNERS' ASSOCIATION IN ACCORDANCE WITH SECTION 3-2A OF THE VILLAGE OF LEHOM ORDINANCE NUMBER 0-25-15.
15. THE TEMPORARY EMERGENCY ACCESS EASEMENT BETWEEN LOT 2 AND LOT 3 IS FOR THE BENEFIT OF THE VILLAGE OF LEHOM AND ALL EMERGENCY AGENCIES, INCLUDING BUT NOT LIMITED TO, FIRE PROTECTION DEPARTMENTS AND POLICE DEPARTMENTS.
16. THE TEMPORARY EMERGENCY ACCESS EASEMENT WILL BE EXTINGUISHED AT THE TIME A PERMANENT SECONDARY PUBLIC ACCESS POINT INTO THE SUBDIVISION IS DEDICATED, CONVEYED, AND GRANTED.
17. THE TEMPORARY EMERGENCY ACCESS EASEMENT WILL BE MAINTAINED BY A PROPERTY OWNERS' ASSOCIATION IN ACCORDANCE WITH SECTION 3-2A OF THE VILLAGE OF LEHOM ORDINANCE NUMBER 0-25-15, SO LONG AS THE EASEMENT IS EFFECTIVE.
18. 18' W/4" = HICKORY 3/4" - 1" DIAM. IRON ROD SET IN CONCRETE.
19. LOT 54 (OUTLOT D) SHALL BE OWNED BY A PROPERTY OWNERS' ASSOCIATION AND MAINTAINED IN ACCORDANCE WITH SECTION 3-2A OF THE VILLAGE OF LEHOM ORDINANCE NUMBER 0-25-15 AND FURTHERMORE, WILL BE ENTIRELY COVERED BY A LANDSCAPE, PUBLIC UTILITY, AND DRAINAGE EASEMENT.
20. ALL FRONT AND SIDE CORNER LOT LINES SHALL HAVE 15-FT PUBLIC UTILITY AND DRAINAGE EASEMENTS, UNLESS OTHERWISE NOTED.
21. ALL INTERIOR SIDE LOT LINES SHALL HAVE 7.5-FT PUBLIC UTILITY AND DRAINAGE EASEMENTS, UNLESS OTHERWISE NOTED.

EXHIBIT B

PREPARED BY:

Robert G. Higgins
Higgins & Brancheau LLC
200 West Adams Street
Suite 2220
Chicago, Illinois 60606

MAIL TAX BILLS TO:

Estates of Montefiori Townhome Owners Association, Inc.
c/o Property Specialists, Inc.
5999 S. New Wilke Road
Rolling Meadows, IL 60067

MAIL RECORDED DEED TO:

Estates of Montefiori Townhome Owners Association, Inc.
c/o Property Specialists, Inc.
5999 S. New Wilke Road
Rolling Meadows, IL 60067

QUITCLAIM DEED

THIS INDENTURE, made this ___ day of _____, 2019, between THE VILLAGE OF LEMONT, an Illinois municipal corporation, party of the first part and ESTATES OF MONTEFIORI TOWNHOME OWNERS ASSOCIATION, INC., an Illinois not for profit corporation, whose address is c/o Property Specialists, Inc., 5999 S. New Wilke Road, Rolling Meadows, IL 60067, party of the second part, WITNESSETH, that the party of the first part, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, in hand paid, by the party of the second part, the receipt whereof is hereby acknowledged, by these presents does RELEASE AND QUITCLAIM unto the party of the second part FOREVER, all the following described real estate, situated in the County of Cook and State of Illinois, known and described as follows, to wit:

LOT 51 IN THE ESTATES OF MONTEFIORI SUBDIVISION, BEING PART OF THE SOUTHEAST QUARTER OF SECTION 14 AND PART OF THE NORTHEAST QUARTER OF SECTION 23, ALL IN TOWNSHIP 37 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 1, 2016 AS DOCUMENT 1609229053, IN COOK COUNTY, ILLINOIS.

Permanent Real Estate
Index Numbers: 22-14-402-034-0000 and 22-14-402-035-0000

Address of Real Estate: Outlot C (Lot 51)
Montefiori Subdivision
12980 S. Main Street
Lemont, IL 60439

Together with all and singular the hereditaments and appurtenances thereunto belong, or in anywise appertaining, and the reversion of reversions, remainder or remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of the party of the first part, either in law or equity of, in and to the above described premises, with the hereditaments and appurtenances:

TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto the party of the second part, forever, subject to covenants, conditions and restrictions of record; easements and ordnances of record; any limitation on access to and from the land across the limited access right-of-way State Road Highway 171 adjoining the land; general real estate taxes not due and payable at the time of closing; zoning and building laws and ordinances; acts done by Grantee; and all special governmental taxes or assessments confirmed and unconfirmed.

IN WITNESS WHEREOF, said party of the first part has caused its name to be signed by its Manager, the day and year first above written.

THE VILLAGE OF LEMONT, an Illinois municipal corporation

By: _____

Name: _____

Title: _____

STATE OF ILLINOIS)
COUNTY OF COOK)

I, undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that _____, personally known to me to be the _____ of THE VILLAGE OF LEMONT, an Illinois municipal corporation, and personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that as such _____ of THE VILLAGE OF LEMONT, he signed, sealed and delivered the said instrument as his free and voluntary act, and the free and voluntary act of THE VILLAGE OF LEMONT, pursuant to authority, for the uses and purposes therein set forth.

Given under hand and official seal, this ____ day of _____, 2019.

Notary Public

My Commission expires: _____ [seal]

STATEMENT BY GRANTOR AND GRANTEE

The Grantor or its agent affirms that, to the best of its knowledge, the name of the Grantee shown on the Deed or Assignment of Beneficial Interest in a Land Trust is either a natural person, an Illinois Corporation or foreign corporation authorized to do business of acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated: November __, 2019

VILLAGE OF LEMONT

By: _____
Name: _____
Title: _____

Subscribed and sworn to before me by the said

Grantor this ____ day of November, 2019.

{SEAL}

Notary Public
My Commission Expires: _____

The Grantee or its agent affirms that, to the best of its knowledge, the name of the Grantee shown on the Deed or Assignment of Beneficial Interest in a Land Trust is either a natural person, an Illinois Corporation or foreign corporation authorized to do business of acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated: November ^{13th}, 2019

ESTATES OF MONTEFIORI TOWNHOME OWNERS ASSOCIATION, INC.

By: Edward F. Palatka
Name: Edward F. Palatka
Title: President

Subscribed and sworn to before me by the said
Grantee this 13th day of November 2019.

[Signature]
Notary Public
My Commission Expires: 3-16-2022

{SEAL}



NOTE: Any person who knowingly submits a false statement concerning the identity of a Grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.
(Attach to Deed or ABI to be recorded in Cook County, Illinois, if exempt under the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)

VILLAGE OF LEMONT

RESOLUTION NO. _____

**A RESOLUTION AUTHORIZING THE RELEASE OF A LETTER OF CREDIT
(RREF II-AREG MONTEFIORI JV, LLC) AND ACCEPTANCE OF A REPLACEMENT
LETTER OF CREDIT (PROFESSIONAL DEVELOPMENT GROUP, LLC) FOR THE
ESTATES OF MONTEFIORI SUBDIVISION**

**ADOPTED BY THE
PRESIDENT AND BOARD OF TRUSTEES
OF THE VILLAGE OF LEMONT
THIS 18th DAY OF NOVEMBER, 2019**

**Published in pamphlet form by
authority of the President and
Board of Trustees of the Village of
Lemont, Cook, Will and DuPage Counties,
Illinois on this 18th day of November, 2019**

RESOLUTION NO. _____

A RESOLUTION AUTHORIZING THE RELEASE OF A LETTER OF CREDIT (RREF II-AREG MONTEFIORI JV, LLC) AND ACCEPTANCE OF A REPLACEMENT LETTER OF CREDIT (PROFESSIONAL DEVELOPMENT GROUP, LLC) FOR THE ESTATES OF MONTEFIORI SUBDIVISION

WHEREAS, pursuant to the Lemont, Illinois Municipal Code, Title 17 Unified Development Ordinance, an owner or developer of a subdivision is required to deposit certain security or evidence thereof with the Village of Lemont to guarantee the installation of subdivision improvements; and

WHEREAS, in the matter of the Estates of Montefiori subdivision located at and around 11250 Archer Avenue and 12900 Main Street in Lemont, IL, First National Bank, IL issued the following letter(s) of credit and deposited same with the Village of Lemont to guarantee completion of the subdivision improvements:

1. Irrevocable Letter of Credit No. SBY-16-30740 in the amount of \$3,064,912.00; and

WHEREAS, Rob Eshoo, on behalf of RREF II-AREG Montefiori JV, LLC., developer of Estates of Montefiori subdivision, has requested a release of Irrevocable Letter of Credit No. SBY-16-30740; and

WHEREAS, Frank Dimperio, on behalf of Professional Development Group, LLC, has deposited a Letter of Credit from American Community Bank of Indiana number 2019-118 in the amount of \$250,000.00 to guarantee completion of the remaining subdivision improvements included on the attached exhibit A and provide funds for any necessary maintenance for all improvements, including those already accepted by the Village; and

WHEREAS, the required public improvements have yet to be accepted by the Village; and

WHEREAS, the Village is only releasing the current letter of credit number SBY-16-30740 in exchange for the new letter of credit number 2019-118 in the amount of \$250,000.00 and under the same terms and conditions as the Original Letter of Credit; and

WHEREAS, the Village Engineer of the Village of Lemont has inspected certain portions of the improvements and has found these portions to have been satisfactorily

installed; and

WHEREAS, Village staff therefore finds that a reduction to the aforementioned letter(s) of credit is warranted based on the improvements that have been satisfactorily installed.

NOW, THEREFORE BE IT RESOLVED by the President and Board of Trustees of the Village of Lemont that:

SECTION 1: RECITALS.

That the above recitals and legislative findings are found to be true and correct and are hereby incorporated herein and made a part hereof as if fully set forth in their entirety.

SECTION 2:

Following the receipt and acceptance of the replacement Letter of Credit number 2019-118 from Frank Dimperio, on behalf of Professional Development Group, LLC, the Irrevocable Letter of Credit No. SBY-16-30740 is hereby released.

SECTION 3: EFFECTIVE DATE.

This Resolution shall be in full force and effect from and after its passage, approval and publication in pamphlet form as provided by law.

PASSED AND APPROVED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF LEMONT, COUNTIES OF COOK, WILL, AND DU PAGE, ILLINOIS, ON THIS 18th DAY OF NOVEMBER, 2019.

AYES

NAYS

PASSED

ABSENT

Janelle Kittridge

Ryan Kwasneski

Dave Maher

Ken McClafferty

Rick Sniegowski

Ron Stapleton

APPROVED by me this 18th day of November, 2019

JOHN EGOFSKE, Village President

ATTEST:

CHARLENE M. SMOLLEN, Village Clerk

EXHIBIT A

LETTER OF CREDIT REDUCTION REQUEST NO. 3

Estates of Montifori - Residential Lots

VILLAGE OF LEMONT

October 18, 2019

ORIGINAL LETTER OF CREDIT				WORK REMAINING		
PLAN QUANTITY	UNIT	ITEM DESCRIPTION	UNIT PRICE	QTY COMPLETED	PERCENT DONE	COST REMAINING
PAVEMENT/CURB/SIDEWALK						
11,440	SY	AGGREGATE SUB-BASE COURSE, CA-6, 4"	\$4.00	11,440	100%	\$0.00
11,440	SY	HOT MIX ASPHALT BINDER COURSE, 1-1/2"	\$6.00	11,440	100%	\$0.00
11,440	SY	HOT MIX ASPHALT SURFACE COURSE, 1-1/2"	\$7.50	0	0%	\$85,800.00
11,440	SY	HOT MIX ASPHALT BASE COURSE, 6"	\$22.00	11,440	100%	\$0.00
11,440	SY	0.15 GAL/SY BITUMINOUS MATERIALS (PRIME COAT)	\$0.40	11,440	100%	\$0.00
11,440	SY	0.10 GAL/SY BITUMINOUS MATERIALS (PRIME COAT)	\$0.45	0	0%	\$5,148.00
11,440	SY	GEOTECHNICAL FABRIC FOR SOIL STABILIZATION, 4 OZ./SY	\$2.00	11,440	100%	\$0.00
7,469	LF	ROLLED CURB & GUTTER	\$13.00	7,469	100%	\$0.00
125	LF	B-6.12 CURB & GUTTER	\$16.00	125	100%	\$0.00
20,345	SF	PCC SIDEWALK	\$6.00	4,345	21%	\$96,000.00
7,685	SY	AGGREGATE PATH, LOT 51	\$8.00	7,685	100%	\$0.00
SUBTOTAL:						\$186,948.00
SANITARY SEWER						
3,739	LF	8" SANITARY SEWER, PVC	\$40.00	3,739	100%	\$0.00
145	LF	8" SANITARY SEWER, DI	\$60.00	145	100%	\$0.00
12	EA	4" DIA. SAN MH W/ FR & LID	\$2,800.00	12	100%	\$0.00
5	EA	DROP MH W/ FR & LID	\$6,500.00	5	100%	\$0.00
1	EA	CONNECT TO EXISTING W/ DROP	\$8,000.00	1	100%	\$0.00
34	EA	SEWER SERVICE (FAR)	\$1,600.00	34	100%	\$0.00
53	EA	SEWER SERVICE (NEAR)	\$800.00	53	100%	\$0.00
3,337	CY	TRENCH BACKFILL	\$34.00	3,337	100%	\$0.00
SUBTOTAL:						\$0.00
STORM SEWER						
2,919	LF	12" STORM SEWER	\$28.00	2,919	100%	\$0.00
1,820	LF	15" STORM SEWER	\$30.00	1,820	100%	\$0.00
923	LF	18" STORM SEWER	\$36.00	923	100%	\$0.00
723	LF	21" STORM SEWER	\$38.00	723	100%	\$0.00
621	LF	24" STORM SEWER	\$40.00	621	100%	\$0.00
2	EA	2" DIAM. INLET W/FRAME & GRATE	\$900.00	2	100%	\$0.00
26	EA	2" DIAM CATCH BASIN W/FRAME & GRATE	\$900.00	26	100%	\$0.00
32	EA	4" DIAM. CATCH BASIN W/FRAME & GRATE	\$1,800.00	32	100%	\$0.00
1	EA	5" DIAM. CATCH BASIN W/FRAME & GRATE	\$2,200.00	1	100%	\$0.00
8	EA	4" DIAM. MANHOLE W/FRAME & GRATE	\$2,000.00	8	100%	\$0.00
2	EA	5" DIAM. MANHOLE W/FRAME & GRATE	\$2,600.00	2	100%	\$0.00
3	EA	RESTRICTOR MANHOLE	\$5,000.00	3	100%	\$0.00
8	EA	12" FES W/RIP RAP & GRATE	\$1,300.00	8	100%	\$0.00
1	EA	15" FES W/RIP RAP & GRATE	\$1,500.00	1	100%	\$0.00
3	EA	21" FES W/RIP RAP & GRATE	\$1,700.00	3	100%	\$0.00
1	EA	24" FES W/RIP RAP & GRATE	\$1,900.00	1	100%	\$0.00
791	CY	TRENCH BACKFILL	\$34.00	791	100%	\$0.00
SUBTOTAL:						\$0.00
WATERMAIN						
2,347	LF	8" D.I.W.M. & FITTINGS	\$45.00	2,347	100%	\$0.00
1,937	LF	12" D.I.W.M. & FITTINGS	\$60.00	1,937	100%	\$0.00
5	EA	8" GATE VALVE & BOX	\$1,800.00	5	100%	\$0.00
5	EA	12" VALVE & VAULT	\$4,000.00	5	100%	\$0.00
14	EA	FH W/VALVE & BOX	\$3,500.00	14	100%	\$0.00
53	EA	WATER SERVICE (FAR)	\$1,400.00	53	100%	\$0.00
34	EA	WATER SERVICE (NEAR)	\$800.00	34	100%	\$0.00
1	EA	PRESSURE CONNECTION	\$5,500.00	1	100%	\$0.00
402	CY	TRENCH BACKFILL	\$34.00	402	100%	\$0.00
SUBTOTAL:						\$0.00
MISCELLANEOUS						
17	EA	STREET LIGHTS	\$2,500.00	17	100%	\$0.00
5	EA	STOP SIGNS & BARS	\$150.00	5	100%	\$0.00
10	EA	MISC. TRAFFIC SIGNS	\$100.00	10	100%	\$0.00
10	EA	STREET NAME SIGNS	\$100.00	10	100%	\$0.00
187	EA	PARKWAY TREES	\$400.00	187	100%	\$0.00
1,643	CY	PARKWAY FINE GRADE & TOPSOIL RESPREAD	\$4.00	0	0%	\$6,572.00
SUBTOTAL:						\$6,572.00
ARCHER AVENUE						
5,319	SY	HOT MIX ASPHALT SURFACE OVERLAY - 1-1/2"	\$7.50	5,319	100%	\$0.00
629	SY	HOT MIX ASPHALT BASE COURSE, 10" (WIDENING)	\$35.00	629	100%	\$0.00
629	SY	AGGREGATE SUB-BASE COURSE, CA-6, 6" (WIDENING)	\$6.00	629	100%	\$0.00
1,078	SY	AGGREGATE SUB-BASE COURSE, CA-6, 4" (SHOULDER)	\$4.00	1,078	100%	\$0.00
1,078	SY	HOT MIX ASPHALT BASE COURSE, 6" (SHOULDER)	\$22.00	1,078	100%	\$0.00
322	LF	B-6.12 CURB & GUTTER	\$16.00	322	100%	\$0.00
2,100	LF	DITCH GRADING	\$10.00	2,100	100%	\$0.00
SUBTOTAL:						\$0.00

LETTER OF CREDIT REDUCTION REQUEST NO. 3

Estates of Montifori - Residential Lots

VILLAGE OF LEMONT

October 18, 2019

ORIGINAL LETTER OF CREDIT				WORK REMAINING		
PLAN QUANTITY	UNIT	ITEM DESCRIPTION	UNIT PRICE	QTY COMPLETED	PERCENT DONE	COST REMAINING
		MASS GRADING				
71	EA	INLET PROTECTION	\$250.00	71	100%	\$0.00
6,000	LF	SILT FENCE	\$2.00	6,000	100%	\$0.00
1	EA	CONSTRUCTION ENTRANCE	\$2,500.00	1	100%	\$0.00
21	AC	TEMPORARY SEEDING	\$1,500.00	21	100%	\$0.00
7	AC	DETENTION BASIN FINE GRADE, TOPSOIL, SEED MIX	\$5,000.00	7	100%	\$0.00
60,700	CY	CLAY CUT TO FILL	\$3.00	60,700	100%	\$0.00
20,600	CY	TOPSOIL STRIP	\$1.50	20,600	100%	\$0.00
					SUBTOTAL:	\$0.00
					TOTAL WORK REMAINING:	\$193,520.00
		ORIGINAL SITE DEVELOPMENT ESTIMATE OF COST:	\$2,329,912.60			
		ORIGINAL MASS GRADING ESTIMATE OF COST:	\$311,750.00			
		TOTAL ORIGINAL ESTIMATE OF COST:	\$2,641,662.60			
		NEW LETTER OF CREDIT AMOUNT:				
		WORK REMAINING	\$193,520.00			
		PLUS 29% OF WORK REMAINING	\$56,480.00			
		NEW LETTER OF CREDIT AMOUNT:	\$250,000.00			

TO: Village Board
FROM: Mark Herman, MAP, AICP, Community Development Manager
THROUGH: Jason Berry, AICP, Economic & Community Development Director
SUBJECT: Case 22.14 Limestone Subdivision Acceptance
DATE: November 18, 2019

SUMMARY/ BACKGROUND

Paul Klabach of Clayback Development, LLC has requested the Village accept the public improvements for the Limestone of Lemont subdivision, the start of the required two-year subdivision maintenance period mandated by the Unified Development Ordinance, and the reduction of the existing Letter of Credit (LOC) to the required maintenance amount.

The Village Engineer has reviewed the request and recommends approval.

STAFF RECOMMENDATION

Staff recommends acceptance of the public improvements and a reduction of the LOC to the maintenance amount for the duration of the two-year maintenance period.

BOARD ACTION REQUESTED

Motion and approval of the attached resolution.

ATTACHMENTS

1. A RESOLUTION ACCEPTING PUBLIC IMPROVEMENTS AND REDUCING THE LETTER OF CREDIT FOR THE LIMESTONE OF LEMONT SUBDIVISION

VILLAGE OF LEMONT

RESOLUTION NO. _____

**A RESOLUTION ACCEPTING PUBLIC IMPROVEMENTS AND
RELEASING THE LETTER OF CREDIT FOR THE LIMESTONE OF
LEMONT SUBDIVISION**

(Limestone of Lemont Subdivision)

**ADOPTED BY THE PRESIDENT
AND BOARD OF TRUSTEES OF THE
VILLAGE OF LEMONT
THIS 18TH DAY OF NOVEMBER 2019**

**Published in pamphlet form
by authority of the
President and Board of
Trustees of the Village of
Lemont, Cook, Will and DuPage
Counties, Illinois on this 18th day of
November 2019**

Resolution No. _____

A RESOLUTION ACCEPTING PUBLIC IMPROVEMENTS AND RELEASING THE LETTER OF CREDIT FOR THE LIMESTONE OF LEMONT SUBDIVISION

(Limestone of Lemont Subdivision)

WHEREAS, certain real property has been dedicated to the Village, as depicted on the Limestone of Lemont Plat of Subdivision (attached hereto as Exhibit A), for the purpose of public infrastructure; and

WHEREAS, pursuant to the Lemont Unified Development Ordinance, an owner or developer of a subdivision is required to deposit certain security or evidence thereof with the Village of Lemont to guarantee the installation of public improvements; and

WHEREAS, in the matter of the Limestone of Lemont subdivision, owned and developed by Paul Klabacha, doing business as Clayback Development, LLC, located generally on the south side of McCarthy Road and east of Archer Avenue in the Village of Lemont, an Irrevocable Letter of Credit No. 0250059441 was issued by Park Federal Saving Bank in the original amount of \$1,334,770.14 to guarantee completion of public improvements in said subdivision; and

WHEREAS, the Irrevocable Letter of Credit No. 0250059441 was reduced, and as of March 27, 2006, the amount of said letter of credit was \$388,795.57; and

WHEREAS, Paul Klabacha, doing business as Clayback Development, LLC, requested acceptance of public improvements in the Limestone of Lemont subdivision and provided a Bill of Sale for the public improvements (attached hereto as Exhibit B); and

WHEREAS, Village Engineer James L. Cainkar inspected the public improvements and recommends acceptance of said completed public improvements located upon the dedicated property; and

WHEREAS, given the age of the public improvements and infrastructure, the Village is waiving the requirement set forth in Unified Development Ordinance of 2008 that typically obligates the owner or developer to provide a two-year subdivision maintenance period.

NOW, THEREFORE BE IT RESOLVED by the Village President and Board of Trustees of the Village of Lemont, that the public improvements at the Limestone of Lemont subdivision and the Bill of sale are hereby accepted with the following conditions:

Section 1. The foregoing recitals are hereby adopted and incorporated into and made a part of this Resolution as if fully set forth herein.

Section 2: That the required two-year maintenance period shall hereby commence and shall expire two years from the date of passage of this Resolution.

Section 3: That the Letter of Credit No. 0250059441 is hereby reduced to \$180,000.00.

PASSED AND APPROVED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF LEMONT, COUNTIES OF COOK, WILL AND DUPAGE, ILLINOIS on this 18th day of November 2019.

PRESIDENT AND VILLAGE BOARD MEMBERS:

	AYES:	NAYS:	ABSENT:	ABSTAIN
Janelle Kittridge	_____	_____	_____	_____
Ryan Kwasneski	_____	_____	_____	_____
Dave Maher	_____	_____	_____	_____
Ken McClafferty	_____	_____	_____	_____
Rick Sniegowski	_____	_____	_____	_____
Ron Stapleton	_____	_____	_____	_____

JOHN EGOFSKE, Village President

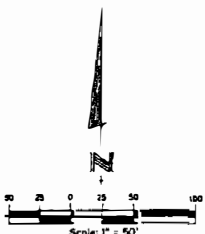
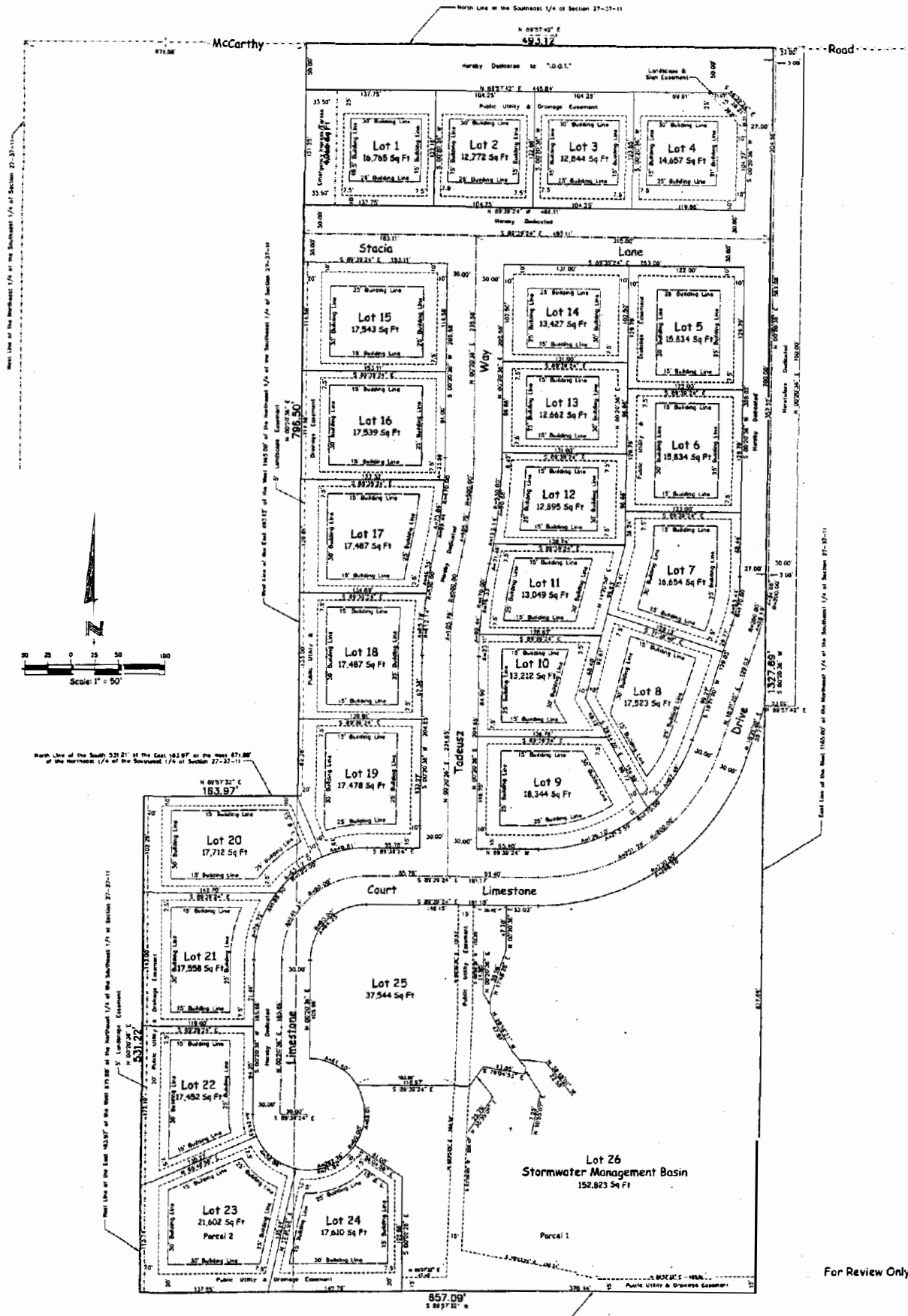
ATTEST:

CHARLENE M. SMOLLEN, Village Clerk

EXHIBIT A
Plat of Subdivision

LIMESTONE OF LEMONT

BEING A SUBDIVISION OF PART OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 27, TOWNSHIP 37 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS



For Review Only

Area of Subdivision: 741,807 Square Feet of 17.03 Acres

Permit/Order Numbers: 22-27-401-006
 22-27-401-007
 22-27-401-036

Return Original to:
 Village of Lemont
 418 Main Street
 Lemont, Illinois 60439

Send Tax Bills to:
 Claycock Development, L.L.C.
 P.O. Box 21
 Lemont, Illinois 60439

EMERGENCY INGRESS/EGRESS EASEMENT PROVISIONS

EMERGENCY INGRESS/EGRESS EASEMENT IS HEREBY RESERVED AND GRANTED TO VILLAGE OF LEMONT AND OTHER GOVERNMENTAL AUTHORITIES HAVING JURISDICTION OVER THE LAND SUBDIVIDED HEREBY, OVER THE ENTIRE EASEMENT AREA FOR EMERGENCY INGRESS AND EGRESS PURPOSES.

LANDSCAPE EASEMENT PROVISIONS

LANDSCAPE EASEMENT IS HEREBY RESERVED FOR PURPOSES OF GRADING, TERRACING, AND LANDSCAPING.

STORMWATER DETENTION EASEMENT PROVISIONS

IN THE EVENT THAT ANY OWNER OR SUBSEQUENT PURCHASER FAILS TO PROPERLY MAINTAIN THE STORMWATER DETENTION EASEMENT, THE VILLAGE OF LEMONT OR OTHER GOVERNMENTAL AUTHORITY HAVING JURISDICTION OVER SAID STORMWATER DETENTION EASEMENT SHALL HAVE THE RIGHT TO TAKE SUCH ACTION AS MAY BE NECESSARY TO MAINTAIN SAID EASEMENT.

ILLINOIS DEPARTMENT OF TRANSPORTATION APPROVAL
 This plat has been approved by the Illinois Department of Transportation with respect to roadway access pursuant to 625 ILCS 5/11-101.

LIMESTONE OF LEMONT

BEING A SUBDIVISION OF PART OF THE NORTH-EAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 27, TOWNSHIP 37 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

STATE OF ILLINOIS) s.s.
COUNTY OF COOK) s.s.
Village Board Certificate
APPROVED BY THE VILLAGE BOARD OF LEMONT, COOK COUNTY, ILLINOIS, THIS ____ DAY OF ____ 2004.

VILLAGE PRESIDENT

STATE OF ILLINOIS) s.s.
COUNTY OF COOK) s.s.
Village Treasurer's Certificate
I, _____ VILLAGE TREASURER OF THE VILLAGE OF LEMONT, DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT OR UNPAID CURRENT OR FORFEITED SPECIAL ASSESSMENTS OR ANY DEFERRED INSTALLMENTS THEREOF THAT HAVE BEEN APPORTIONED AGAINST THE TRACT OF LAND INCLUDED IN THE PLAT.
DATED AT LEMONT, COOK COUNTY, ILLINOIS THIS ____ DAY OF ____ 2004.

VILLAGE TREASURER

STATE OF ILLINOIS) s.s.
COUNTY OF COOK) s.s.
Village Clerk's Certificate
I, _____ VILLAGE CLERK OF THE VILLAGE OF LEMONT, ILLINOIS, HEREBY CERTIFY THAT THE ANNEXED PLAT WAS PRESENTED TO AND BY RESOLUTION DULY APPROVED BY THE VILLAGE BOARD OF SAID VILLAGE AT ITS MEETING HELD ON ____ 2004, AND THAT THE REQUIRED BOND OR OTHER GUARANTEE HAS BEEN POSTED FOR THE COMPLETION OF THE THE IMPROVEMENTS REQUIRED BY THE REGULATIONS OF SAID VILLAGE.

IN WITNESS WHEREOF I HAVE HERETO SET MY HAND AND SEAL OF THE VILLAGE OF LEMONT, ILLINOIS, THIS ____ DAY OF ____ 2004.

VILLAGE CLERK

STATE OF ILLINOIS) s.s.
COUNTY OF COOK) s.s.
Plan Commission Certificate
APPROVED BY THE PLAN COMMISSION OF THE VILLAGE OF LEMONT, COOK COUNTY, ILLINOIS, THIS ____ DAY OF ____ 2004.

CHAIRMAN, PLAN COMMISSION

STATE OF ILLINOIS) s.s.
COUNTY OF COOK) s.s.
Village Engineer's Certificate
I, _____ VILLAGE ENGINEER OF THE VILLAGE OF LEMONT, ILLINOIS, HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT THE LAND IMPROVEMENTS DESCRIBED IN THE ANNEXED PLAT AND THE PLANS AND SPECIFICATIONS THEREFORE MEET THE MINIMUM REQUIREMENTS OF SAID VILLAGE.
DATED AT LEMONT, COOK COUNTY, ILLINOIS THIS ____ DAY OF ____ 2004.

VILLAGE ENGINEER

STATE OF ILLINOIS) s.s.
COUNTY OF COOK) s.s.
County Clerk Certificate
I, _____ COUNTY CLERK OF COOK COUNTY, ILLINOIS, DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT GENERAL TAXES, NO UNPAID CURRENT GENERAL TAXES, NO UNPAID FORFEITED TAXES, NO DELINQUENT OR UNPAID CURRENT SPECIAL ASSESSMENTS, AND NO REDEEMABLE TAX SALES AGAINST ANY OF LAND INCLUDED IN THE SUBDIVISION PLAT.
I FURTHER CERTIFY THAT I HAVE RECEIVED ALL STATUTORY FEES IN CONNECTION WITH THE SUBDIVISION PLAT.
GIVEN UNDER MY HAND AND SEAL AT COOK COUNTY, ILLINOIS, THIS ____ DAY OF ____ 2004.

COUNTY CLERK

EASEMENT PROVISIONS

AN EASEMENT FOR SERVING THE SUBDIVISION AND OTHER PROPERTY IS HEREBY RESERVED FOR AND GRANTED TO:

- ComEd (Commonwealth Edison),
- SBC (Ameritech/Illinois Bell Telephone),
- Nicor (Northern Illinois Gas Company),
- VILLAGE OF LEMONT,
- and
- THE CABLE TELEVISION FRANCHISEE, GRANTEEES,

THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, JOINTLY AND SEVERALLY, TO INSTALL, OPERATE, MAINTAIN AND REMOVE, FROM TIME TO TIME, FACILITIES USED IN CONNECTION WITH OVERHEAD AND UNDERGROUND TRANSMISSION AND DISTRIBUTION OF ELECTRICITY AND SOUNDS AND SIGNALS, WATER MAINS AND SEWERS, GAS MAINS AND ALL APPLIANCES IN OVER, UNDER, ACROSS, ALONG AND UPON THE SURFACE OF THE PROPERTY SHOWN WITHIN THE DASHED LINES ON THE PLAT AND MARKED "EASEMENT". THE PROPERTY DESIGNATED IN THE DECLARATION OF CONDOMINIUM AND/OR ON THIS PLAT AS "COMMON ELEMENTS", AND THE PROPERTY DESIGNATED ON THE PLAT AS A "COMMON AREA OR AREAS", AND THE PROPERTY DESIGNATED ON THE PLAT FOR STREETS AND ALLEYS, WHETHER PUBLIC OR PRIVATE, TOGETHER WITH THE RIGHT TO INSTALL REQUIRED SERVICE CONNECTIONS OVER OR UNDER THE SURFACE OF EACH LOT AND COMMON AREA OR AREAS, TO SURVEY IMPROVEMENTS THEREON, OR ON ADJACENT LOTS, AND COMMON AREA OR AREAS, THE RIGHT TO CUT, TRIM OR REMOVE TREES, BUSHES AND ROOTS AS MAY BE REASONABLY REQUIRE INCIDENT TO THE RIGHTS HEREIN GIVEN, AND THE RIGHT TO ENTER UPON THE SUBDIVIDED PROPERTY FOR ALL SUCH PURPOSES. OBSTRUCTIONS SHALL NOT BE PLACED OVER GRANTEES' FACILITIES OR IN, UPON OR OVER THE PROPERTY WITHIN THE DASHED LINES MARKED "EASEMENT" WITHOUT THE PRIOR WRITTEN CONSENT OF GRANTEEES, AFTER INSTALLATION OF ANY SUCH FACILITIES, THE GRADE OF THE SUBDIVIDED PROPERTY SHALL NOT BE ALTERED IN A MANNER SO AS TO INTERFERE WITH THE PROPER OPERATIONS AND MAINTENANCE THEREOF.

THE TERM "COMMON ELEMENTS" SHALL HAVE THE MEANING SET FORTH FOR SUCH TERM IN THE "CONDOMINIUM PROPERTY ACT", CHAPTER 785 ILCS 605/2(c), AS AMENDED FROM TIME TO TIME.

THE TERM "COMMON AREA OR AREAS" IS DEFINED AS A LOT, PARCEL OR AREA OF REAL PROPERTY, THE BENEFICIAL USE AND ENJOYMENT OF WHICH IS RESERVED IN WHOLE AS AN APPURTENANCE TO THE SEPARATELY OWNED LOTS, PARCELS OR AREAS WITHIN THE PLANNED DEVELOPMENT, EVEN THOUGH SUCH BE OTHERWISE DESIGNATED ON THE PLAT BY TERMS SUCH AS, "OUTLOTS", "COMMON ELEMENTS", "OPEN SPACE", "OPEN AREA", "COMMON GROUND", "PARKING AND COMMON AREA". THE TERMS "COMMON AREA OR AREAS" AND "COMMON ELEMENTS" INCLUDES REAL PROPERTY SURFACED WITH INTERIOR DRIVEWAYS AND WALKWAYS, BUT EXCLUDES REAL PROPERTY PHYSICALLY OCCUPIED BY A BUILDING, SERVICE BUSINESS DISTRICT OR STRUCTURES SUCH AS A POOL OR RETENTION POND, OR MECHANICAL EQUIPMENT.

RELOCATION OF FACILITIES WILL BE DONE BY GRANTEEES AT COST OF GRANTOR/LOT OWNER, UPON WRITTEN REQUEST.

PUBLIC UTILITY AND DRAINAGE EASEMENT

EASEMENTS ARE HEREBY RESERVED FOR AND GRANTED TO THE VILLAGE OF LEMONT, ILLINOIS AND TO THOSE PUBLIC UTILITY COMPANIES OPERATING UNDER FRANCHISE FROM ILLINOIS GAS COMPANY, COMMONWEALTH EDISON COMPANY, THE CABLE TELEVISION FRANCHISEE, GRANTEEES AND THEIR SUCCESSORS AND ASSIGNS, OVER ALL OF THE AREAS MARKED "PUBLIC UTILITIES & DRAINAGE EASEMENTS" OR (P.U. & D.E.) ON THE PLAT AND OVER ALL OF LOT 12 FOR THE PERPETUAL RIGHT, PRIVILEGE AND AUTHORITY TO CONSTRUCT, RECONSTRUCT, REPAIR, INSPECT, MAINTAIN AND OPERATE VARIOUS UTILITY TRANSMISSION AND DISTRIBUTION SYSTEMS, COMMUNITY ANTENNA TELEVISION SYSTEMS AND INCLUDING STORM AND/OR SANITARY SEWERS, TOGETHER WITH ANY AND ALL NECESSARY MANHOLES, CATCH BASINS, CONNECTIONS, APPLIANCES AND OTHER STRUCTURES, AND THROUGH SAID INDICATED EASEMENTS, TOGETHER WITH RIGHT OF ACCESS ACROSS THE PROPERTY NECESSARY TO DO ANY OF THE ABOVE WORK. THE RIGHT IS ALSO GRANTED TO CUT DOWN, TRIM OR REMOVE ANY TREES, SHRUBS OR OTHER PLANTS ON THE EASEMENTS THAT INTERFERE WITH THE OPERATION OF THE SEWERS OR OTHER UTILITIES, NECESSARY BUILDINGS SHALL BE PLACED ON SAID EASEMENTS, BUT SHALL NOT BE USED FOR GARDENS, SHRUBS, LANDSCAPING AND OTHER PURPOSES THAT ARE IN CONFLICT WITH OR INTERFERE WITH THE ABOVE SAID USES OR RIGHTS, WHERE AN

STATE OF ILLINOIS) s.s.
COUNTY OF COOK) s.s.
Owner's Certificate

THIS IS TO CERTIFY THAT PAUL T. KLABACHA IS THE SOLE OWNER OF THE LAND DESCRIBED IN THE ANNEXED PLAT, AND HAS CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED, AS INDICATED THEREON, FOR THE USES AND PURPOSES HEREIN SET FORTH, AND DOES HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE STYLE AND TITLE THEREON INDICATED.

THE UNDERSIGNED FURTHER CERTIFIES THAT, TO THE BEST OF IT'S KNOWLEDGE, THE TRACTS, PARCELS, LOTS AND BLOCKS DESCRIBED IN THIS CERTIFICATE LIE WITHIN SCHOOL DISTRICTS ____ and ____

DATED THIS ____ DAY OF ____ 2004.

OWNER: PAUL T. KLABACHA

ADDRESS: _____ CITY & STATE: _____

STATE OF ILLINOIS) s.s.
COUNTY OF COOK) s.s.
Notary Certificate

I, _____ A NOTARY PUBLIC IN AND FOR SAID COUNTY, IN THE STATE AFORESAID, DO HEREBY CERTIFY THAT PAUL T. KLABACHA, PERSONALLY KNOWN TO ME TO BE THE SAME PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT HE SIGNED THE ABOVE INSTRUMENT AS HIS OWN FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND SEAL THIS ____ DAY OF ____ 2004.

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

STATE OF ILLINOIS) s.s.
COUNTY OF COOK) s.s.
Owner's Certificate

THIS IS TO CERTIFY THAT LBSALLE BANK, N. A., AS TRUSTEE UNDER TRUST AGREEMENT NUMBER 56226, DATED AUGUST 08, 1984, AND NOT PERSONALLY THE SOLE OWNER OF RECORD OF THE PROPERTY SHOWN AND DESCRIBED ON THIS PLAT OF SUBDIVISION, AND HAS CAUSED THE SAME TO BE PLATTED, AS INDICATED HEREON, FOR THE USES AND PURPOSES HEREIN SET FORTH, AND DOES HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE STYLE AND TITLE HEREON INDICATED.

DATED THIS ____ DAY OF ____ 2004.

BY: _____ TITLE: _____

ATTEST: _____ TITLE: _____

ADDRESS: 135 South LaSalle Street
Suite 2500
Chicago, Illinois 60603

STATE OF ILLINOIS) s.s.
COUNTY OF COOK) s.s.
Notary Certificate

I, _____ A NOTARY PUBLIC IN AND FOR SAID COUNTY, IN THE STATE AFORESAID, DO HEREBY CERTIFY THAT _____ AND _____ RESPECTIVELY THE _____ OF LOSALLE BANK N. A., PERSONALLY KNOWN TO ME TO BE THE SAME PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT APPEARED BEFORE ME THIS DAY, IN PERSON AND ACKNOWLEDGED THAT THEY SIGNED AND DELIVERED THE SAID INSTRUMENT AS THEIR OWN FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES SET FORTH.

GIVEN UNDER MY HAND AND SEAL THIS ____ DAY OF ____ 2004.

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

STATE OF ILLINOIS) s.s.
COUNTY OF COOK) s.s.
Surface Water Drainage Certificate

TO THE BEST OF OUR KNOWLEDGE AND BELIEF THE DRAINAGE OF SURFACE WATERS WILL NOT BE CHANGED BY THE CONSTRUCTION OF SUCH SUBDIVISION OR ANY PART THEREOF, OR THAT IF SUCH SURFACE WATER DRAINAGE WILL BE CHANGED, REASONABLE PROVISIONS HAVE BEEN MADE FOR THE COLLECTION AND DISCHARGE OF SURFACE WATERS INTO PUBLIC OR PRIVATE AREAS AND/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 SUBSTANTIAL DAMAGE TO THE ADJOINING PROPERTY BECAUSE OF THE CONSTRUCTION OF THE SUBDIVISION.

DATED THIS ____ DAY OF ____ 2004.

ENGINEER

Return Original to:
Village of Lemont
418 Main Street
Lemont, Illinois 60439

Send Tax Bills to:
Clayback Development, L.L.C.
P.O. Box 21
Lemont, Illinois 60439

STATE OF ILLINOIS) s.s.
COUNTY OF COOK) s.s.
Surveyor's Certificate

I, THOMAS J. CESAL, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, HAVE SURVEYED AND SUBDIVIDED THE FOLLOWING DESCRIBED PROPERTY:

Parcel 1:
THE EAST 495.12 FEET OF THE WEST 1145.00 FEET OF THE NORTH-EAST 1/4 OF THE SOUTHEAST 1/4 (AS MEASURED ON THE NORTH AND SOUTH LINES THEREOF) OF SECTION 27, TOWNSHIP 37 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, SUBJECT TO THE RIGHTS OF THE PUBLIC IN THE NORTH 40 FEET THEREOF.

Parcel 2:
THE SOUTH 931.21 FEET OF THE EAST 165.97 FEET OF THE WEST 671.88 FEET OF THE NORTH-EAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 27, TOWNSHIP 37 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

I FURTHER STATE THAT THE PROPERTY INCLUDED ON THIS PLAT OF SUBDIVISION IS SITUATED WITHIN ZONE X, AREAS DETERMINED TO BE OUTSIDE 800-YEAR FLOODPLAIN, AS DESIGNATED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY PLAN NUMBER 17031 C 0587 F, EFFECTIVE DATE, NOVEMBER 06, 2000.

I FURTHER STATE THAT THE PROPERTY INCLUDED IN THIS SUBDIVISION IS WITHIN THE VILLAGE LIMITS OF LEMONT WHICH IS EXERCISING THE SPECIAL POWERS AUTHORIZED BY DIVISION 12 OF ARTICLE 11 OF THE ILLINOIS MUNICIPAL CODE.

I FURTHER CERTIFY THAT IRON PIPES WILL BE PLACED AT ALL LOT CORNERS UPON COMPLETION OF MASS GRADING.

DATED THIS 14th DAY OF APRIL, A.D. 2004.

For Review Only

I DO NOT FIND ANY DELINQUENT GENERAL TAXES UNPAID
CURRENT GENERAL TAXES DELINQUENT SPECIAL ASSESSMENTS
OR UNPAID CURRENT SPECIAL ASSESSMENTS AGAINST THE
TRACT OF LAND IN THE ABOVE PLAT.

DATE 12-30-04
COUNTY CLERK



EXHIBIT B

Bill of Sale

BILL OF SALE

Seller Clayback Development, LLC, of One Limestone Court, Lemont, IL, 60439 in consideration of \$1.00, receipt whereof is hereby acknowledged, does hereby sell, assign, transfer and set over to the buyer, Village of Lemont, an Illinois municipal corporation, at 418 Main Street, Lemont, IL, the following described personal property, to wit:

All Public Improvements associated with Limestone of Lemont, Illinois, as shown on the approved engineering plans dated January 12, 2005.

Seller hereby represents and warrants to Buyer that Seller is the absolute owner of said property that said property is free and clear of all liens, charges and encumbrances, and that Seller has full right, power and authority to sell said personal property and to make this Bill of Sale.

In Witness Whereof, Seller has signed and sealed this Bill of Sale in LEMONT, Illinois, this 7TH day of NOVEMBER, 2019.

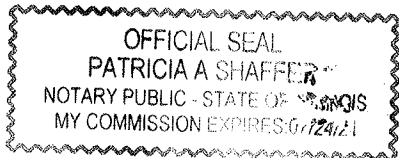
CLAYBACK DEVELOPMENT, LLC

By: Paul Klabacha

Paul Klabacha, its Manager and Sole Member

State of Illinois
County of Cook

I, Patricia A Shaffer, a notary public in and for said County, in the State of Illinois, DO HEREBY CERTIFY that Paul Klabacha, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed, sealed and delivered the said instrument at his free and voluntary act, for the uses and purposes therein set forth. GIVEN under my hand and official seal this 7th day of November, 2019.



Patricia A Shaffer
Commission Expires: July 24, 2021

TO: Village Board
FROM: Mark Herman, MPA AICP, Community Development Manager
THROUGH: Jason Berry , AICP, Economic & Community Development Director
SUBJECT: Case 17-08: Marble Street Plat of Dedication (Marble Landing Subdivision)
DATE: November 18, 2019

SUMMARY/ BACKGROUND

Tom McSharry of Hartz Construction Company has submitted a plat of dedication for a 66' wide by 151' long right-of-way for a portion of Marble Street in the Marble Landing Subdivision. The property being dedicated was previously part of the lot for 14960 127th Street and has been purchased by Hartz Construction for purposes of dedicating Marble Street. The subject property was not included in the legal description of the owner's certificate on Marble Landing Final Plat approved via R-71-19, therefore requiring approval of this plat of dedication. Per Section 17.04.130 plats of dedication are reviewed by staff and require Village Board approval. The Village Engineer has reviewed and approved the proposed plat of dedication.

ANALYSIS

Consistency with Village Policy

Lemont 2030 Comprehensive Plan

The subject property is identified as Contemporary Neighborhood in the Lemont 2030 Comprehensive Plan; which is to allow for single-family detached homes with some single-family attached homes incorporated throughout the district. The plat of dedication allows for the necessary right-of-way required for the Marble Landing subdivision, which is a mix of 22 single-family detached and 22 single-family attached units. The proposed dedication is consistent with the Comprehensive Plan.

STAFF RECOMMENDATION

Staff is recommending approval.

BOARD ACTION REQUESTED

Vote on the attached resolution.

ATTACHMENTS

1. A RESOLUTION APPROVING PLAT OF DEDICATION TO THE VILLAGE OF LEMONT (MARBLE STREET DEDICATION)



VILLAGE OF LEMONT

RESOLUTION NO. _____

**A RESOLUTION APPROVING NORTHVIEW PARK PLAT OF
CONSOLIDATION
(1115 McCarthy Road Lot Consolidation)**

**ADOPTED BY THE PRESIDENT AND
BOARD OF TRUSTEES OF THE VILLAGE
OF LEMONT
THIS 18TH DAY OF NOVEMBER, 2019**

**Published in pamphlet form
by authority of the
President and Board of
Trustees of the Village of
Lemont, Cook, Will and DuPage
Counties, Illinois on this 18th day of
November 2019**

RESOLUTION NO. _____

**A RESOLUTION APPROVING NORTHVIEW PARK PLAT OF CONSOLIDATION
(1115 McCarthy Road Lot Consolidation)**

WHEREAS, Tom McSharry of Hartz Construction Company (hereinafter referred to as the “Petitioner”); the owner of certain property generally located at southeast of 128th Street, and commonly known as 14960 127th Street (PIN 22-33-101-010) in the Village of Lemont which is legally described and depicted in a Plat of Dedication, attached hereto and made part hereof as Exhibit A (hereinafter referred to as the “Subject Property”); and

WHEREAS, Petitioner has submitted an application to the Village of Lemont for approval of a Plat of Dedication, prepared by M Gingerich Gereaux & Associates.; and

WHEREAS, the Plat of Dedication is in substantial conformance with the physical development policies and standards of the Village of Lemont; and

WHEREAS, pursuant to the Unified Development Ordinance, the Planning and Economic Development Director has recommended approval of the Plat of Consolidation.

NOW, THEREFORE BE IT RESOLVED by the President and Board of Trustees of the Village of Lemont that the Plat of Dedication to The Village of Lemont for Marble Street Dedication, which is attached hereto as Exhibit A, is hereby approved.

PASSED AND APPROVED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF LEMONT, COUNTIES OF COOK, WILL AND DUPAGE, ILLINOIS on this 18th day of November 2019.

PRESIDENT AND VILLAGE BOARD MEMBERS:

	AYES:	NAYS:	ABSENT:	ABSTAIN
Janelle Kittridge	_____	_____	_____	
Ryan Kwasneski	_____	_____	_____	
Dave Maher	_____	_____	_____	
Ken McClafferty	_____	_____	_____	
Rick Sniegowski	_____	_____	_____	
Ron Stapleton	_____	_____	_____	

JOHN EGOFSKE, Village President

ATTEST:

CHARLENE M. SMOLLEN, Village Clerk

Exhibit A

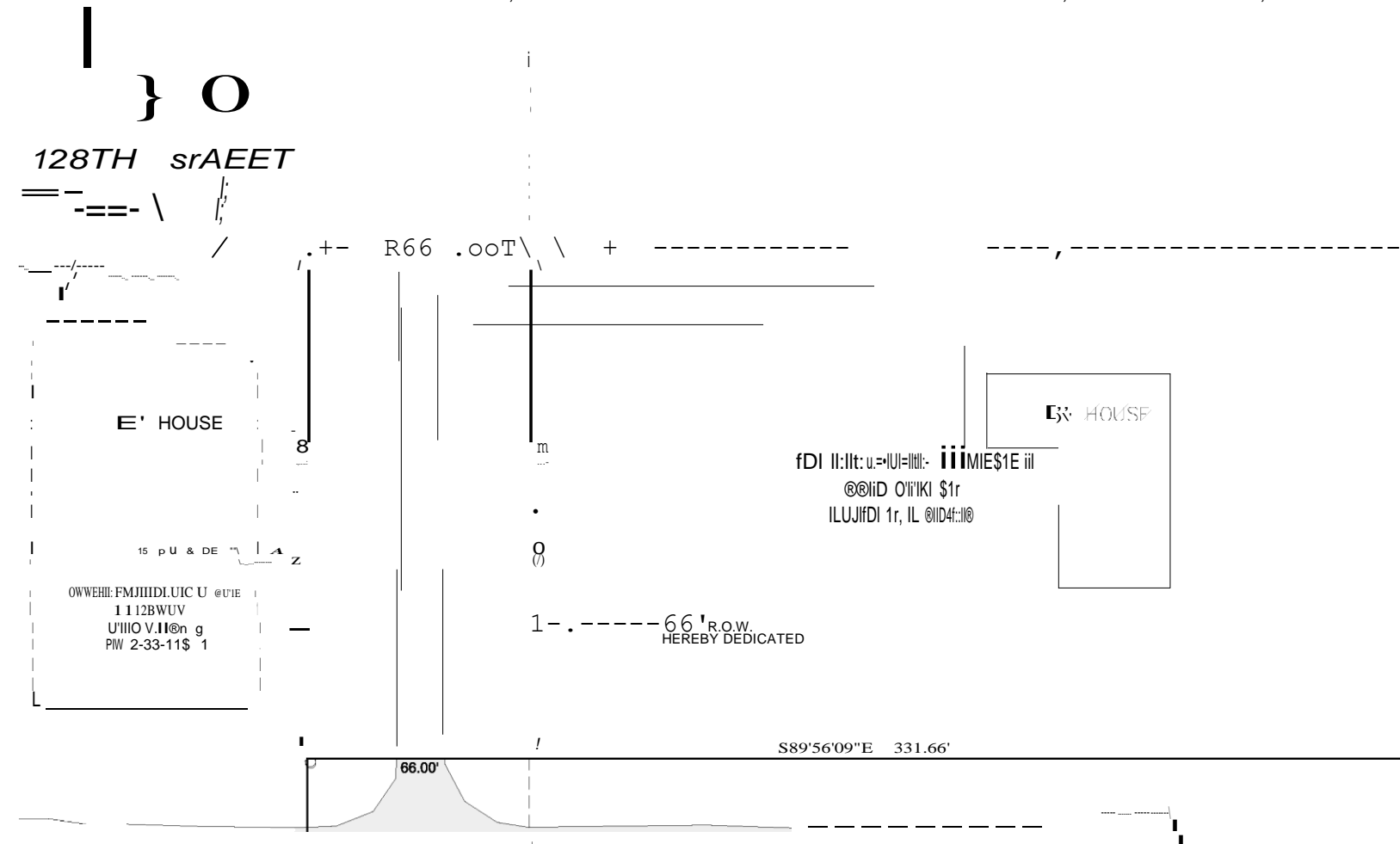
**Plat of Dedication to the Village of Lemont
Marble Street Dedication**

PLAT OF DEDICATION

TO THE VILLAGE OF LEMONT

MARBLE STREET DEDICATION

THE WEST 66 FEET OF THE SOUTH 151 FEET OF THE WEST QUARTER OF LOT 16, IN COUNTY CLERK'S DIVISION OF SECTION 33, TOWNSHIP 37 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.



COUNTY RECORDER CERTIFICATE
 STATE OF ILLINOIS)
)SS
 COUNTY OF COOK)
 THIS PLAT WAS FILED FOR RECORD IN THE RECORDER'S OFFICE OF COOK COUNTY, ILLINOIS
 ON THE ___ DAY OF _____, 20___, AT _____ O'CLOCK __M., AS DOCUMENT NUMBER _____

 COOK COUNTY RECORDER OF DEEDS

VILLAGE BOARD OF TRUSTEES
 STATE OF ILLINOIS)
)SS
 COUNTY OF COOK)
 APPROVED BY THE MAYOR AND THE BOARD OF TRUSTEES OF THE VILLAGE OF LEMONT, COOK, DUPAGE, AND WILL COUNTIES, ILLINOIS.

CLERK'S CERTIFICATE
 STATE OF ILLINOIS)
)SS
 COUNTY OF COOK)
 I, _____ COUNTY CLERK OF COOK COUNTY ILLINOIS, DO
 HEREBY CERTIFY THAT THERE ARE NO DELINQUENT GENERAL TAXES, NO UNPAID FORFEITED
 TAXES AND NO REDEEMABLE TAX SALES AGAINST ANY OF THE LAND INCLUDED IN THIS PLAT.
 IF FURTHER CERTIFY THAT I HAVE RECEIVED ALL STATUTORY FEES IN CONNECTION WITH THIS
 PLAT.
 GIVEN UNDER MY HAND AND SEAL OF THE COUNTY CLERK OF COOK COUNTY, ILLINOIS,
 THIS ___ DAY OF _____, A.D., 20___

 COUNTY CLERK

OWNERSHIP CERTIFICATE
 STATE OF ILLINOIS)
)SS
 COUNTY OF _____)
 THIS IS TO CERTIFY THAT, _____ RENEE E. MALONE AS INDEPENDENT EXECUTOR: _____ RENEE E. MALONE,
 REGINA ANN SCHAEFER, AND WAYNE R. GILBERT, BEING ALL OF THE BENEFICIARIES OF THE ESTATE OF RITA
 E. GILBERT IS THE OWNER OF THE LAND DESCRIBED IN THE ANNEXED PLAT, AND HAS CAUSED
 THE SAME TO BE SURVEYED AND PLATTED AS INDICATED THEREON, FOR THE USES AND PURPOSES
 THEREIN SET FORTH, AND AS ALLOWED AND PROVIDED BY STATUTE AND DO HEREBY DEDICATE, GRANT,
 CONVEY, AND WARRANT SAID LAND TO THE PEOPLE OF THE STATE OF ILLINOIS, VILLAGE OF LEMONT.
 DATED THIS ___ DAY OF _____, A.D. 20___

OWNER SIGNATURE _____ RENEE E. MALONE
 OWNER#1 NAME
 ADDRESS _____
 ADDRESS _____
 OWNER SIGNATURE _____ REGINA ANN SCHAEFER
 OWNER#2 NAME
 ADDRESS _____
 ADDRESS _____
 OWNER SIGNATURE _____ WAYNE R. GILBERT
 OWNER#3 NAME
 ADDRESS _____
 ADDRESS _____

NOTARY CERTIFICATE FOR OWNER #1
 STATE OF ILLINOIS)
)SS
 COUNTY OF _____)
 I, _____ A NOTARY PUBLIC, IN AND FOR SAID COUNTY, IN THE
 STATE AFORESAID, DO HEREBY CERTIFY THAT THE PEOPLE WHOSE SIGNATURES APPEAR IN THE
 "OWNERSHIP CERTIFICATE" ARE PERSONALLY KNOWN TO ME TO BE THE SAME PERSONS WHOSE NAMES
 ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT AS SUCH OWNERS AND THAT THEY APPEARED
 BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT THEY SIGNED AND DELIVERED THE PLAT AS
 THEIR OWN FREE AND VOLUNTARY ACT FOR PURPOSES THEREIN SET FORTH.
 GIVEN UNDER MY HAND AND NOTORIAL SEAL IN COOK COUNTY, ILLINOIS THIS
 ___ DAY OF _____, A.D. 20___

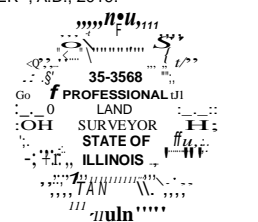
NOTARY CERTIFICATE FOR OWNER #2
 STATE OF ILLINOIS)
)SS
 COUNTY OF _____)
 I, _____ A NOTARY PUBLIC, IN AND FOR SAID COUNTY, IN THE STATE
 AFORESAID, DO HEREBY CERTIFY THAT THE PEOPLE WHOSE SIGNATURES APPEAR IN THE "OWNERSHIP
 CERTIFICATE" ARE PERSONALLY KNOWN TO ME TO BE THE SAME PERSONS WHOSE NAMES ARE
 SUBSCRIBED TO THE FOREGOING INSTRUMENT AS SUCH OWNERS AND THAT THEY APPEARED BEFORE ME
 THIS DAY IN PERSON AND ACKNOWLEDGED THAT THEY SIGNED AND DELIVERED THE PLAT AS THEIR OWN
 FREE AND VOLUNTARY ACT FOR PURPOSES THEREIN SET FORTH.
 GIVEN UNDER MY HAND AND NOTORIAL SEAL IN COOK COUNTY, ILLINOIS THIS
 ___ DAY OF _____, A.D. 20___

NOTARY CERTIFICATE FOR OWNER #3
 STATE OF ILLINOIS)
)SS
 COUNTY OF _____)
 I, _____ A NOTARY PUBLIC, IN AND FOR SAID COUNTY, IN THE
 STATE AFORESAID, DO HEREBY CERTIFY THAT THE PEOPLE WHOSE SIGNATURES APPEAR IN THE
 "OWNERSHIP CERTIFICATE" ARE PERSONALLY KNOWN TO ME TO BE THE SAME PERSONS WHOSE NAMES
 ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT AS SUCH OWNERS AND THAT THEY APPEARED
 BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT THEY SIGNED AND DELIVERED THE PLAT AS
 THEIR OWN FREE AND VOLUNTARY ACT FOR PURPOSES THEREIN SET FORTH.
 GIVEN UNDER MY HAND AND NOTORIAL SEAL IN COOK COUNTY, ILLINOIS THIS
 ___ DAY OF _____, A.D. 20___

NOTARY PUBLIC

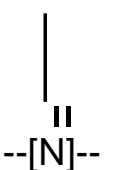
SURVEYOR'S CERTIFICATE
 STATE OF ILLINOIS)
)SS
 COUNTY OF WILL)
 THIS IS TO CERTIFY THAT I, ROBERT F. SLUIS, ILLINOIS LAND SURVEYOR NUMBER 35-3558
 HAVE SURVEYED AND PLATTED THE ABOVE DESCRIBED PROPERTY AS SHOWN BY THIS PLAT,
 WHICH IS A CORRECT REPRESENTATION OF SAID SURVEY FOR THE PURPOSES OF ROADWAY
 DEDICATION; ALL DIMENSIONS ARE IN FEET AND DECIMALS THEREOF.
 PIN: 22-33-101-010 (PART OF)
 DATED AT MANHATTAN, ILLINOIS, THIS 23rd DAY OF SEPTEMBER, A.D., 2019.

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 35-3558
 LICENSE EXPIRES NOVEMBER 30, 2020



LEGEND

- 77.77 - MEASURED DATA
- (77.77) - RECORDED DATA
- RIGHT-OF-WAY DEDICATION
 HEREBY DEDICATED FOR
 PUBLIC ROADWAY PURPOSES
 0.23 ACRE



SCALE: 1" = 30'

REVISIONS			CIVIL ENGINEERING SURVEYING
DATE	BY	DESCRIPTION	
			M GINGERICH GEREAX & ASS. 9 1. IES Professional Design Firm License JiltM.b115003 P. 815-478-9680 www.mg2a.com F. 815-478-9685 25620 S. GOUGAR RD MANHATTAN, IL 60442
ORDERED BY HARTZ CONSTRUCTION DATE: 9/23/19 DR. BY: BPH, CK, BY: RFS FILE: JOB NO.: 16 197 PG.: 1 OF 1			

TO: Village Board
FROM: Chief Marc R. Maton
THROUGH: Village Administrator George Schafer
SUBJECT: Admin Vehicle Purchase
DATE: November 18th, 2019

SUMMARY/ BACKGROUND

The Police Department is in need to purchase one (1) new Ford 2020 Fusion AWD Sedan to replace a 2010 Ford Fusion that was considered a total loss by IRMA following a traffic collision. Three bids were received from Willowbrook Ford, Currie Ford and Roesch Ford. These estimates did not include the vehicle build-out or equipment installation.

ANALYSIS

Consistency with Village Policy

The 2020 Capital Plan has authorized the purchase of a sedan administrative vehicle to replace a dated vehicle that was marked for trade. That vehicle was involved in a total collision; insurance payments have been received for the loss. The Administrative Commander is currently temporarily driving a vehicle slated for trade-in for patrol vehicles anticipating delivery by the end of the year. Consequently, any new vehicle would need to be delivered within seven weeks, since the Department will no longer have possession of the vehicle slated for trade-in.

Three bids were received for the purchase of the vehicle. Currie Ford was the low bid for the Ford Fusion at \$23,401.00. Willowbrook Ford had the next lowest bid of \$23,994.30 (and has the vehicle on the lot ready for immediate delivery). Roesch Ford had a bid of \$24,337.00.

(Currie and Roesch Ford would need to factory order the vehicle which would take 18 to 20 weeks to be delivered.)

5-Year Capital Improvement Plan (if applicable)

Budget (if applicable)

The Capital Plan has \$24,000 approved for purchase of an administrative vehicle. The price of the accepted bid is \$23,994.30.

Procurement Policy (if applicable).

Three bids were obtained for a 2020 Ford Fusion. The low bidder, Currie Ford, has informed the department that it cannot meet the delivery timetable of seven weeks, and would need 18-20 weeks delivery. The Department is requesting that Willowbrook Ford be awarded the bid even though they were not the low bidder. Village of Lemont is asking for authority to waive the low bidder since the low bidder is not able to deliver the vehicle within seven weeks. Willowbrook Ford has a vehicle available for immediate delivery,

Other Subheadings, as applicable. Please Specify.

STAFF RECOMMENDATION:

Staff recommends authorization to award the bid to Willowbrook Ford for a 2020 Ford Fusion Sedan.

BOARD ACTION REQUESTED

Authorization to proceed with the purchase of a 2020 Ford Fusion Sedan from Willowbrook Ford.

ATTACHMENTS

Willowbrook Ford Bid Documents.
Curry Ford Bid Documents
Roesch Ford Bid Documents



Prepared for: Daniel Dykshorn, Lemont Police Department

2020 Fusion 4dr AWD Sedan SE (POT)

Price Level: 15



Client Proposal

Prepared by:

Garrick Mackiney

Office: 630-986-5000

Email: garrick.fleet@gmail.com

Quote ID: 11719LPD

Date: 11/07/2019



Willowbrook Ford, Inc. | 7301 S Kingery Hwy, Willowbrook, Illinois, 605275581

Office: 630-986-5000

Prepared for: Daniel Dykshorn

Lemont Police Department

Prepared by: Garrick Mackiney

11/07/2019



Willowbrook Ford, Inc. | 7301 S Kingery Hwy Willowbrook Illinois | 605275581

2020 Fusion 4dr AWD Sedan SE (POT)

Price Level: 15 | Quote ID: 11719LPD

Daniel Dykshorn, Lemont Police Department

Re: Quote ID 11719LPD 11/07/2019

Dear Daniel,

Thank you very much for your interest in acquiring a vehicle from our dealership. We concur that your interest is well deserved. We hope that an outstanding product lineup and our dedication to customer service will enhance your ownership experience should you decide to buy a vehicle from us.

Attached, please find additional information that I hope will assist you in making a more informed decision. Please feel free to contact me at any time as I would truly appreciate the opportunity to be of service to you.

Sincerely,

Garrick Mackiney
Commercial Business Manager

garrick.fleet@gmail.com

Prices and content availability as shown are subject to change and should be treated as estimates only. Actual base vehicle, package and option pricing may vary from this estimate because of special local pricing, availability or pricing adjustments not reflected in the dealer's computer system. See salesperson for the most current information.

Prepared for: Daniel Dykshorn
Lemont Police Department
Prepared by: Garrick Mackiney
11/07/2019



Willowbrook Ford, Inc. | 7301 S Kingery Hwy Willowbrook Illinois | 605275581

2020 Fusion 4dr AWD Sedan SE (P0T)

Price Level: 15 | Quote ID: 11719LPD

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Window Sticker	19

Prepared for: Daniel Dykshorn

Lemont Police Department
Prepared by: Garrick Mackiney
11/07/2019



Willowbrook Ford, Inc. | 7301 S Kingery Hwy Willowbrook Illinois | 605275581

2020 Fusion 4dr AWD Sedan SE (POT)

Price Level: 15 | Quote ID: 11719LPD

Selected Equip & Specs

Dimensions

- Exterior length: 191.7"
- Exterior height: 58.1"
- Front track: 62.7"
- Turning radius: 18.8'
- Rear legroom: 38.3"
- Rear headroom: 37.8"
- Rear hiproom: 54.4"
- Rear shoulder room: 56.9"
- Cargo volume: 16.0cu.ft.
- Exterior width: 75.2"
- Wheelbase: 112.2"
- Rear track: 62.4"
- Front legroom: 44.3"
- Front headroom: 39.2"
- Front hiproom: 55.0"
- Front shoulder room: 57.8"
- Passenger volume: 102.8cu.ft.
- Maximum cargo volume: 16.0cu.ft.

Powertrain

- * **245hp 2.0L DOHC 16 valve intercooled turbo I-4 engine with Ti-VCT variable valve control, gasoline direct injection**
- LEV3-ULEV70
- All-wheel drive
- Fuel Economy City: 20 mpg
- Capless fuel filler
- Recommended fuel : premium unleaded
- 6 speed automatic transmission with overdrive
- Limited slip differential
- Fuel Economy Highway: 29 mpg

Suspension/Handling

- Front independent strut suspension with anti-roll bar, gas-pressurized shocks
- Speed-sensing electric power-assist rack-pinion Steering
- P235/45VR18 BSW AS front and rear tires
- Rear independent multi-link suspension with anti-roll bar, gas-pressurized shocks
- Front and rear 18 x 8 painted aluminum wheels

Body Exterior

- 4 doors
- Turn signal indicator in mirrors
- Body-coloured bumpers
- Front and rear 18 x 8 wheels
- Driver and passenger power remote heated, manual folding door mirrors with turn signal indicator
- Body-coloured door mirrors
- Clearcoat paint

Convenience

- Dual zone front automatic air conditioning with air filter
- Memory features include 2 Memory settings, door mirrors
- Power windows
- Front and rear 1-touch down
- Driver seat memory
- Cruise control with steering wheel controls
- Front and rear 1-touch up
- Remote power door locks with 2 stage unlock and illuminated entry

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Prepared for: Daniel Dykshorn

Lemont Police Department

Prepared by: Garrick Mackiney

11/07/2019



Willowbrook Ford, Inc. | 7301 S Kingery Hwy Willowbrook Illinois | 605275581

2020 Fusion 4dr AWD Sedan SE (P0T)

Price Level: 15 | Quote ID: 11719LPD

Selected Equip & Specs (cont'd)

- Proximity key push button start only
- Manual tilt steering wheel
- Day-night rearview mirror with auto-dimming
- SYNC 3 911 Assist emergency SOS
- 3 1st row LCD monitors
- Dual expandable coverage illuminated visor mirrors
- Driver and passenger door bins
- Extra FOB controls trunk/hatch/door/tailgate, windows
- Manual telescopic steering wheel
- FordPass Connect 4G LTE WiFi internet access
- Wireless phone connectivity
- Front and rear cupholders
- Full floor console
- Rear door bins

Seats and Trim

- Seating capacity of 5
- 8-way power driver seat adjustment
- Power height adjustable driver seat
- Centre front armrest
- 60-40 folding rear bench seat
- Metal-look instrument panel insert
- Metal-look gear shift knob
- Front bucket seats
- Power 2-way driver lumbar support
- 6-way power passenger seat adjustment
- Heated front seats
- Cloth seat upholstery
- Metal-look/piano black console insert

Entertainment Features

- SiriusXM AM/FM/Satellite radio with radio data system
- Steering wheel mounted radio controls
- Streaming audio
- SYNC 3 external memory control
- 6 speakers
- Integrated roof antenna

Lighting, Visibility and Instrumentation

- Halogen projector beam headlights
- Fully automatic headlights
- Variable intermittent front windshield wipers
- Speed sensitive wipers
- Light tinted windows
- Tachometer
- Outside temperature display
- Low tire pressure warning
- Reverse Sensing System parking sensors
- Lane departure
- Configurable digital/analog gauges
- Delay-off headlights
- LED brakelights
- Rain sensing wipers
- Rear window defroster
- Front and rear reading lights
- Compass
- Camera(s) - rear
- Trip computer
- Trip odometer
- Ford Co-Pilot360 - Blind Spot Information System (BLIS) blind spot sensor

Safety and Security

- 4-wheel ABS brakes
- Electric parking brake
- AdvanceTrac Electronic stability control
- Brake assist with hill hold control
- 4-wheel disc brakes
- ABS and driveline traction control

Prices and content availability as shown are subject to change and should be treated as estimates only. Actual base vehicle, package and option pricing may vary from this estimate because of special local pricing, availability or pricing adjustments not reflected in the dealer's computer system. See salesperson for the most current information

Prepared for: Daniel Dykshorn

Lemont Police Department

Prepared by: Garrick Mackiney

11/07/2019



Willowbrook Ford, Inc. | 7301 S Kingery Hwy Willowbrook Illinois | 605275581

2020 Fusion 4dr AWD Sedan SE (POT)

Price Level: 15 | Quote ID: 11719LPD

Selected Equip & Specs (cont'd)

- Dual front impact airbag supplemental restraint system
- Curtain 1st and 2nd row overhead airbag supplemental restraint system
- Airbag supplemental restraint system occupancy sensor
- Power remote door locks with 2 stage unlock and panic alarm
- MyKey restricted driving mode
- 3 manually adjustable rear head restraints
- Ford Co-Pilot360 - Automatic Emergency Braking (AEB) Feature
- Dual seat mounted side impact airbag supplemental restraint system
- Knee airbag supplemental restraint system
- Remote activated perimeter/approach lighting
- Security system with SecurILock immobilizer and stolen vehicle tracking system
- Manually adjustable front head restraints with tilt
- Ford Co-Pilot360 - Blind Spot Information System (BLIS) blind spot sensor

Dimensions

General Weights

Curb 3,816 lbs.

General Trailing

Towing capacity 2000 lbs.

Fuel Tank type

Capacity 17.99 gal. Capless fuel filler Yes

Interior cargo

Cargo volume 16.0 cu.ft. Maximum cargo volume 16.0 cu.ft.

Powertrain

Engine Type

Block material	Aluminum	Cylinders	I-4
Head material	Aluminum	Ignition	Spark
Injection	Gasoline direct injection	Liters	2.0L
Orientation	Transverse	Recommended fuel	Premium unleaded
Valves per cylinder	4	Valvetrain	DOHC
Variable valve control	Ti-VCT	Forced induction	Intercooled turbo

Engine Spec

Bore	3.44"	Compression ratio	9.7:1
Displacement	122 cu.in.	Stroke	3.27"

Engine Power

Output	245 HP @ 5,500 RPM	Torque	275 ft.-lb @ 3,000 RPM
--------	--------------------	--------	------------------------

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Prepared for: Daniel Dykshorn

Lemont Police Department

Prepared by: Garrick Mackiney

11/07/2019



Willowbrook Ford, Inc. | 7301 S Kingery Hwy Willowbrook Illinois | 605275581

2020 Fusion 4dr AWD Sedan SE (P0T)

Price Level: 15 | Quote ID: 11719LPD

Selected Equip & Specs (cont'd)

Alternator

Amps 0

Battery

Cold cranking amps 590 Run down protection Yes

Transmission

Electronic control Yes Lock-up Speed Yes 6
Overdrive Yes
Type Automatic

Transmission Gear Ratios

1st 4.58 2nd 2.96
3rd 1.91 4th 1.45
5th 1 6th 0.75
Reverse Gear ratios 2.94

Transmission Extras

Driver selectable mode Yes

Drive Type

4wd type Automatic full-time Type All-wheel drive

Drive Feature

Limited slip differential Brake actuated Traction control ABS and driveline
Locking hub control Permanent

Drive Axle

Ratio 3.36

Exhaust

Material Stainless steel System type Single

Emissions

CARB LEV3-ULEV70 EPA Tier 3 Bin 70

Fuel Economy

City 20 mpg Highway 29 mpg
Fuel type Gasoline Combined 23 mpg

Acceleration

0-60 mph (s) 6.42

1/4 Mile

Seconds 14.7 Speed 94 mph

Skid Pad

Prices and content availability as shown are subject to change and should be treated as estimates only. Actual base vehicle, package and option pricing may vary from this estimate because of special local pricing, availability or pricing adjustments not reflected in the dealer's computer system. See salesperson for the most current information.

Prepared for: Daniel Dykshorn

Lemont Police Department
Prepared by: Garrick Mackiney
11/07/2019



Willowbrook Ford, Inc. | 7301 S Kingery Hwy Willowbrook Illinois | 605275581

2020 Fusion 4dr AWD Sedan SE (P0T)

Price Level: 15 | Quote ID: 11719LPD

Selected Equip & Specs (cont'd)

Lateral acceleration (g) 0.9

Slalom

Speed 60 mph

Green Values

Energy Impact Score (Barrels per year) 14.3 Carbon FP / Tailpipe and upstream total GHG (CO2, tons per year) 7.6

Driveability

Brakes

ABS 4-wheel ABS channels 4
Type 4-wheel disc Vented discs Front
Electric parking brake Yes

Brake Assistance

Brake assist Predictive Hill hold control Yes

Suspension Control

Ride Regular Electronic stability control Stability control

Front Suspension

Independence Independent Type Strut
Anti-roll bar Regular

Front Spring

Type Coil Grade Regular

Front Shocks

Type Gas-pressurized

Rear Suspension

Independence Independent Type Multi-link
Anti-roll bar Regular

Rear Spring

Type Coil Grade Regular

Rear Shocks

Type Gas-pressurized

Steering

Speed-sensing Yes Activation Electric power-assist
Type Rack-pinion

Steering Specs

of wheels 2

Prices and content availability as shown are subject to change and should be treated as estimates only. Actual base vehicle, package and option pricing may vary from this estimate because of special local pricing, availability or pricing adjustments not reflected in the dealer's computer system. See salesperson for the most current information

Prepared for: Daniel Dykshorn

Lemont Police Department

Prepared by: Garrick Mackiney

11/07/2019



Willowbrook Ford, Inc. | 7301 S Kingery Hwy Willowbrook Illinois | 605275581

2020 Fusion 4dr AWD Sedan SE (P0T)

Price Level: 15 | Quote ID: 11719LPD

Selected Equip & Specs (cont'd)

Exterior

Front Wheels

Diameter 18" Width 8.00"

Rear Wheels

Diameter 18" Width 8.00"

Front and Rear Wheels

Appearance Painted Material Aluminum

Front Tires

Aspect 45 Diameter 18"
Sidewalls BSW Speed V
Tread AS Type P
Width 235mm

Rear Tires

Aspect 45 Diameter 18"
Sidewalls BSW Speed V
Tread AS Type P
Width 235mm

Wheels

Front track 62.7" Rear track 62.4"
Turning radius 18.8' Wheelbase 112.2"

Body Features

* Front license plate bracket Yes Body material Fully galvanized steel
Side impact beams Yes

Body Doors

Door count 4 Left rear passenger Conventional
Right rear passenger Conventional Rear cargo Trunk

Exterior Dimensions

Length 191.7" Body width 75.2"
Body height 58.1"

Safety

Airbags

Driver front-impact Yes Driver side-impact Seat mounted
Occupancy sensor Yes Overhead Curtain 1st and 2nd row
Passenger front-impact Yes Passenger side-impact Seat mounted
Knee Driver and passenger

Prices and content availability as shown are subject to change and should be treated as estimates only. Actual base vehicle, package and option pricing may vary from this estimate because of special local pricing, availability or pricing adjustments not reflected in the dealer's computer system. See salesperson for the most current information.

Prepared for: Daniel Dykshorn

Lemont Police Department

Prepared by: Garrick Mackiney

11/07/2019



Willowbrook Ford, Inc. | 7301 S Kingery Hwy Willowbrook Illinois | 605275581

2020 Fusion 4dr AWD Sedan SE (P0T)

Price Level: 15 | Quote ID: 11719LPD

Selected Equip & Specs (cont'd)

Seatbelt

Rear centre 3 point Pre-tensioners	Yes Front and rear	Height adjustable Pre-tensioners (#)	Front 4
---------------------------------------	-----------------------	---	------------

Security

Immobilizer Restricted driving mode	SecuriLock MyKey	Panic alarm	Yes
--	---------------------	-------------	-----

Seating

Passenger Capacity

Capacity	5
----------	---

Front Seats

Split Type	Buckets Bucket	Heated-cushion Heated-seatback	Driver and passenger Driver and passenger
---------------	-------------------	-----------------------------------	--

Driver Seat

Fore/aft Reclining Lumbar support	Power Power Power 2-way	Height adjustable Way direction control Cushion tilt	Power 8 Power
---	-------------------------------	--	---------------------

Passenger seat

Fore/aft Way direction control	Power 6	Reclining Height adjustable	Power Power
-----------------------------------	------------	--------------------------------	----------------

Front Head Restraint

Control	Manual	Type	W/tilt
---------	--------	------	--------

Front Armrest

Centre	Yes
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Rear Seats

Descriptor Folding Type	Bench 60-40 Fixed	Facing Folding position	Front Fold forward seatback
-------------------------------	-------------------------	----------------------------	--------------------------------

Rear Head Restraints

Control Number	Manual 3	Type	Adjustable
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Rear Armrests

Centre	Yes
--------	-----

Front Seat Trim

Material	Cloth	Back material	Cloth
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Prepared for: Daniel Dykshorn

Lemont Police Department
 Prepared by: Garrick Mackiney
 11/07/2019



Willowbrook Ford, Inc. | 7301 S Kingery Hwy Willowbrook Illinois | 605275581

2020 Fusion 4dr AWD Sedan SE (P0T)

Price Level: 15 | Quote ID: 11719LPD

Selected Equip & Specs (cont'd)*Rear Seat Trim Group*

Material Cloth Back material Carpet

Memory Settings

Seats Driver Memory setting(s) 2
 Includes door mirror(s) Yes

Convenience*AC And Heat Type*

Air conditioning Automatic Dual zone front Yes
 Air filter Yes Underseat ducts Yes
 Console ducts Yes

Audio System

Radio SiriusXM AM/FM/Satellite Radio data system Yes
 Radio grade Regular Seek-scan Yes
 External memory control SYNC 3 Internet radio Yes

Audio Speakers

Speaker type Regular Speakers 6

Audio Controls

Speed sensitive volume Yes Steering wheel controls Yes
 Voice activation Yes Streaming audio Bluetooth yes

Audio Antenna

Type Integrated roof

LCD Monitors

1st row 3 Primary monitor size (inches) 8

Cruise Control

Cruise control With steering wheel controls

Remote Releases

Cargo access Power

Convenience Features

Driver foot rest Yes Retained accessory power Yes
 12V DC power outlet 2 Emergency SOS SYNC 3 911 Assist
 Wireless phone connectivity Bluetooth Smart device integration Mirroring

Door Lock Activation

Type Power with 2 stage unlock Remote Keyfob (all doors)
 Keypad Yes Integrated key/remote Yes

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Prepared for: Daniel Dykshorn

Lemont Police Department

Prepared by: Garrick Mackiney

11/07/2019



Willowbrook Ford, Inc. | 7301 S Kingery Hwy Willowbrook Illinois | 605275581

2020 Fusion 4dr AWD Sedan SE (P0T)

Price Level: 15 | Quote ID: 11719LPD

Selected Equip & Specs (cont'd)

Auto locking	Yes	Proximity key	Push button start only
<i>Door Lock Type</i>			
Rear child safety	Manual	Fuel flap locking type	Included with power door locks
<i>Door Locks Extra FOB Controls</i>			
Trunk/hatch/door/tailgate	Yes	Windows	Yes
Remote engine start	Smart device		
<i>Instrumentation Type</i>			
Display	Digital/analog	Configurable	Yes
<i>Instrumentation Gauges</i>			
Tachometer	Yes	Engine temperature	Yes
<i>Instrumentation Warnings</i>			
Oil pressure	Yes	Engine temperature	Yes
Battery	Yes	Lights on	Yes
Key	Yes	Low fuel	Yes
Door ajar	Yes	Rear cargo ajar	Yes
Service interval	Yes	Brake fluid	Yes
Low tire pressure	Tire specific	Transmission fluid temp	Yes
<i>Instrumentation Displays</i>			
Clock	In-radio display	Compass	Yes
Exterior temp	Yes	Systems monitor	Yes
Redundant digital speedometer	Yes	Camera(s) - rear	Yes
<i>Instrumentation Feature</i>			
Trip computer	Yes	Trip odometer	Yes
Parking sensors	Rear	Lane departure	Active
Blind spot sensor	Warning	Forward collision	Mitigation
Rear collision	Warning	Pedestrian detection	Prevention
<i>Steering Wheel Type</i>			
Material	Urethane	Tilting	Manual
Telescoping	Manual		
<i>Front Side Windows</i>			
Window 1st row activation	Power		
<i>Windows Rear Side</i>			
2nd row activation	Power		
<i>Window Features</i>			
1-touch down	Front and rear	1-touch up	Front and rear

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Lemont Police Department

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11/07/2019



Willowbrook Ford, Inc. | 7301 S Kingery Hwy Willowbrook Illinois | 605275581

2020 Fusion 4dr AWD Sedan SE (P0T)

Price Level: 15 | Quote ID: 11719LPD

Selected Equip & Specs (cont'd)

Tinted	Light		
<i>Front Windshield</i>			
Wiper	Variable intermittent	Rain detecting wipers	Yes
Speed sensitive wipers	Yes		
<i>Rear Windshield</i>			
Defroster	Yes	Window	Fixed
Interior			
<i>Driver Visor</i>			
Illuminated	Yes	Expandable coverage	Yes
Mirror	Yes		
<i>Passenger Visor</i>			
Illuminated	Yes	Expandable coverage	Yes
Mirror	Yes		
<i>Rear View Mirror</i>			
Day-night	Yes	Auto-dimming	Yes
<i>Trim Door</i>			
Trim insert	Cloth		
<i>Headliner</i>			
Coverage	Full	Material	Cloth
<i>Floor Trim</i>			
Coverage	Full	Covering	Carpet
Mats	Carpet front		
<i>Trim Feature</i>			
Instrument panel insert	Metal-look	Gear shift knob	Metal-look
Door panel insert	Metal-look	Console insert	Metal-look/piano black
Interior accents	Chrome		
<i>Lighting</i>			
Dome light type	Fade	Front reading	Yes
Illuminated entry	Yes	Rear reading	Yes
Ignition switch	Yes	Variable IP lighting	Yes
<i>Floor Console Storage</i>			
Storage	Covered	Type	Full
<i>Overhead Console Storage</i>			
Storage	Yes	Type	Mini

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11/07/2019



Willowbrook Ford, Inc. | 7301 S Kingery Hwy Willowbrook Illinois | 605275581

2020 Fusion 4dr AWD Sedan SE (P0T)

Price Level: 15 | Quote ID: 11719LPD

Selected Equip & Specs (cont'd)

Storage

Driver door bin	Yes	Front Beverage holder(s)	Yes
Glove box	Locking	Passenger door bin	Yes
Seatback storage pockets	1	Rear yes	Yes
Instrument panel	Bin	Rear door bins	Yes

Cargo Space Trim

Floor	Carpet	Trunk lid/rear cargo door	Carpet
-------	--------	---------------------------	--------

Cargo Space Feature

Tie downs	Yes	Light	Yes
Tire mobility kit	Yes		

Legroom

Front	44.3"	Rear	38.3"
-------	-------	------	-------

Headroom

Front	39.2"	Rear	37.8"
-------	-------	------	-------

Hip Room

Front	55.0"	Rear	54.4"
-------	-------	------	-------

Shoulder Room

Front	57.8"	Rear	56.9"
-------	-------	------	-------

Interior Volume

Passenger volume	102.8 cu.ft.		
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Lemont Police Department

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11/07/2019



Willowbrook Ford, Inc. | 7301 S Kingery Hwy Willowbrook Illinois | 605275581

2020 Fusion 4dr AWD Sedan SE (POT)

Price Level: 15 | Quote ID: 11719LPD

Warranty

Standard Warranty

Basic

Distance	36,000 miles	Months	36 months
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Powertrain

Distance	60,000 miles	Months	60 months
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Corrosion Perforation

Distance	Unlimited miles	Months	60 months
----------	-----------------	--------	-----------

Roadside Assistance

Distance	60,000 miles	Months	60 months
----------	--------------	--------	-----------

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Prepared for: Daniel Dykshorn

Lemont Police Department

Prepared by: Garrick Mackiney

11/07/2019



Willowbrook Ford, Inc | 7301 S Kingery Hwy Willowbrook Illinois | 605275581

2020 Fusion 4dr AWD Sedan SE (P0T)

Price Level: 15 | Quote ID: 11719LPD

As Configured Vehicle

Description	MSRP
Base Vehicle	
Base Vehicle Price (P0T)	\$27,885.00
Packages	
Equipment Group 150A	\$0.00
- Option Discount	-\$795.00
<p><i>Includes:</i></p> <ul style="list-style-type: none"> - Engine: 2.0L EcoBoost - Transmission: 6-Speed Automatic w/Paddle Shifters - Includes SelectShift. - Tires: 18" - Cloth Front Bucket Seats - Includes 10-way power driver seat with 2-way power lumbar (fore/aft, up/down with recline, tilt), 6-way power passenger seat (fore/aft, up/down with recline) and 4-way front seat head restraints. - Radio: AM/FM/MP3 Stereo - Includes 6 speakers. - SYNC 3 Communications & Entertainment System - Includes enhanced voice recognition, 2 4.2" driver configurable LCD displays in instrument cluster, 8" center LCD capacitive touchscreen with swipe capability, AppLink, 911 Assist, Apple CarPlay, Android Auto and 2 smart charging USB ports. - SiriusXM Radio - Includes 6-month prepaid subscription. Service not available in Alaska or Hawaii. SiriusXM audio and data services each require a subscription sold separately, or as a package, by SiriusXM Radio Inc. If you decide to continue service after your trial, the subscription plan you choose will automatically renew thereafter and you will be charged according to your chosen payment method at then-current rates. Fees and taxes apply. To cancel you must call SiriusXM at 1-866-635-2349. See SiriusXM Customer Agreement for complete terms at www.siriusxm.com. All fees and programming subject to change. SiriusXM and all related marks and logos are trademarks of SiriusXM Radio Inc. - Fusion SE All-Wheel-Drive Package - Wheels: 18" Machine-Face Aluminum - Premium Floor Liners Front & Rear - Heated Front Seats - Upgraded Sideview Mirrors w/Heat - Includes memory and turn signal indicators. 	
Powertrain	
Engine: 2.0L EcoBoost	Included
Transmission: 6-Speed Automatic w/Paddle Shifters	Included
<i>Includes SelectShift.</i>	
Wheels & Tires	
Tires: 18"	Included
Wheels: 18" Machine-Face Aluminum	Included
Seats & Seat Trim	
Cloth Front Bucket Seats	Included
<i>Includes 10-way power driver seat with 2-way power lumbar (fore/aft, up/down with recline, tilt), 6-way power passenger seat (fore/aft, up/down with recline) and 4-way front seat head restraints.</i>	

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Lemont Police Department

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11/07/2019

Willowbrook Ford, Inc. | 7301 S Kingery Hwy Willowbrook Illinois | 605275581



2020 Fusion 4dr AWD Sedan SE (P0T)

Price Level: 15 | Quote ID: 11719LPD

As Configured Vehicle (cont'd)

Description	MSRP
Other Options	
Monotone Paint Application	STD
Radio: AM/FM/MP3 Stereo	Included
<i>Includes 6 speakers</i>	
<i>Includes:</i>	
<i>- SYNC 3 Communications & Entertainment System</i>	
<i>Includes enhanced voice recognition, 2 4.2" driver configurable LCD displays in instrument cluster, 8" center LCD capacitive touchscreen with swipe capability, AppLink, 911 Assist, Apple CarPlay, Android Auto and 2 smart charging USB ports.</i>	
<i>- SiriusXM Radio</i>	
<i>Includes 6-month prepaid subscription. Service not available in Alaska or Hawaii. SiriusXM audio and data services each require a subscription sold separately, or as a package, by SiriusXM Radio Inc. If you decide to continue service after your trial, the subscription plan you choose will automatically renew thereafter and you will be charged according to your chosen payment method at then-current rates. Fees and taxes apply. To cancel you must call SiriusXM at 1-866-635-2349. See SiriusXM Customer Agreement for complete terms at www.siriusxm.com. All fees and programming subject to change. SiriusXM and all related marks and logos are trademarks of SiriusXM Radio Inc.</i>	
Front License Plate Bracket	N/C
Standard in states requiring 2 license plates and optional to all others.	
Emissions	
50-State Emissions System	STD
Interior Colors	
Medium Light Stone	N/C
Primary Colors	
Agate Black Metallic	N/C
SUBTOTAL	\$27,090.00
Destination Charge	\$995.00
TOTAL	\$28,085.00

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Prepared for: Daniel Dykshorn

Lemont Police Department

Prepared by: Garrick Mackiney

11/07/2019



Willowbrook Ford, Inc. | 7301 S Kingery Hwy Willowbrook Illinois | 605275581

2020 Fusion 4dr AWD Sedan SE (POT)

Price Level: 15 | Quote ID: 11719LPD

Pricing Summary - Single Vehicle

	MSRP
<i>Vehicle Pricing</i>	\$28,085.00
<i>Pre-Tax Adjustments</i>	
Description	
Government Pricing Adjustment <i>State Agency Price Concession</i>	-\$4,366.70
Passenger Plates and Title <i>License and Title work, Passenger Plates</i>	\$276.00
Subtotal	\$23,994.30
<i>Post-Tax Adjustments</i>	
Description	
PremiumCare <i>7 year 100,000 mile premiumcare warranty</i>	\$2,205.00
Total	\$26,199.30

Customer Signature

Acceptance Date

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Prepared for: Daniel Dykshorn
 Lemont Police Department
 Prepared by: Garrick Mackiney
 11/07/2019



Willowbrook Ford, Inc. | 7301 S Kingery Hwy Willowbrook Illinois | 605275581

2020 Fusion 4dr AWD Sedan SE (POT)

Price Level: 15 | Quote ID: 11719LPD

Major Equipment

- (Based on selected options, shown at right)
- 2.0L I-4 DOHC w/gasoline direct injection 245hp
- 6 speed automatic w/OD
- * 4-wheel ABS
- * Electric parking brake
- * P 235/45R18 BSW AS V-rated tires
- * Advance Trac w/Roll Stability Control
- * Dual zone electronic automatic temperature control
- * SiriusXM AM/FM/Satellite with seek-scan, external memory control, internet radio
- * Daytime running
- * Rear child safety locks
- * Variable intermittent rain detecting wipers
- * Dual front airbags
- * Airbag occupancy sensor
- * Rear window defroster
- * Message Center
- * Heated reclining front bucket seats
- * Audio control on steering wheel

Fuel Economy

As Configured Vehicle

STANDARD VEHICLE PRICE	MSRP
Equipment Group 150A	\$27,885.00
- Option Discount	\$0.00
Engine: 2.0L EcoBoost	-\$795.00
Transmission: 6-Speed Automatic w/Paddle Shifters	Included
Tires: 18"	Included
Wheels: 18" Machine-Face Aluminum	Included
Cloth Front Bucket Seats	Included
Monotone Paint Application	STD
Radio: AM/FM/MP3 Stereo	Included
50-State Emissions System	STD
Fusion SE All-Wheel-Drive Package	Included
SYNC 3 Communications & Entertainment System	Included
SiriusXM Radio	Included
Premium Floor Liners Front & Rear	Included
Heated Front Seats	Included
Upgraded Sideview Mirrors w/Heat	Included
Front License Plate Bracket	N/C
Agate Black Metallic	N/C

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Prepared for: Daniel Dykshorn
Lemont Police Department
Prepared by: Garrick Mackiney
11/07/2019



Willowbrook Ford, Inc. | 7301 S Kingery Hwy Willowbrook Illinois | 605275581

2020 Fusion 4dr AWD Sedan SE (POT)

Price Level: 15 | Quote ID: 11719LPD

City
20 mpg



Hwy
29 mpg

As Configured Vehicle
Medium Light Stone

MSRP
N/C

SUBTOTAL \$27,090.00
Destination Charge \$995.00
TOTAL \$28,085.00

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Prepared for: Daniel Dykshorn, Lemont Police Department

2020 Fusion 4dr AWD Sedan SE (P0T)

Price Level: 15



Client Proposal

Prepared by:

Kristen DeLaRiva

Office: 815-464-9200

Email: fleetcurrie@gmail.com

Quote ID: LemontAWD

Date: 11/01/2019



Currie Commercial Center | 10125 W. Laraway, Frankfort, Illinois, 60423

Office: 815-464-9200

Prepared for: Daniel Dykshorn

Lemont Police Department

Prepared by: Kristen DeLaRiva

11/01/2019



Currie Commercial Center | 10125 W. Laraway Frankfort Illinois | 60423

2020 Fusion 4dr AWD Sedan SE (P0T)

Price Level: 15 | Quote ID: LemontAWD

As Configured Vehicle

Code	Description	MSRP
Base Vehicle		
P0T	Base Vehicle Price (P0T)	\$27,885.00
Packages		
150A	Equipment Group 150A	\$0.00
	- Option Discount	-\$795.00
	<i>Includes:</i>	
	- Engine: 2.0L EcoBoost	
	- Transmission: 6-Speed Automatic w/Paddle Shifters	
	Includes SelectShift.	
	- Tires: 18"	
	- Cloth Front Bucket Seats	
	Includes 10-way power driver seat with 2-way power lumbar (fore/aft, up/down with recline, tilt), 6-way power passenger seat (fore/aft, up/down with recline) and 4-way front seat head restraints.	
	- Radio: AM/FM/MP3 Stereo	
	Includes 6 speakers.	
	- SYNC 3 Communications & Entertainment System	
	Includes enhanced voice recognition, 2 4.2" driver configurable LCD displays in instrument cluster, 8" center LCD capacitive touchscreen with swipe capability, AppLink, 911 Assist, Apple CarPlay, Android Auto and 2 smart charging USB ports	
	- SiriusXM Radio	
	Includes 6-month prepaid subscription. Service not available in Alaska or Hawaii. SiriusXM audio and data services each require a subscription sold separately, or as a package, by SiriusXM Radio Inc. If you decide to continue service after your trial, the subscription plan you choose will automatically renew thereafter and you will be charged according to your chosen payment method at then-current rates. Fees and taxes apply. To cancel you must call SiriusXM at 1-866-635-2349. See SiriusXM Customer Agreement for complete terms at www.siriusxm.com. All fees and programming subject to change. SiriusXM and all related marks and logos are trademarks of SiriusXM Radio Inc.	
	- Fusion SE All-Wheel-Drive Package	
	- Wheels: 18" Machine-Face Aluminum	
	- Premium Floor Liners Front & Rear	
	- Heated Front Seats	
	- Upgraded Sideview Mirrors w/Heat	
	Includes memory and turn signal indicators.	
Powertrain		
999	Engine: 2.0L EcoBoost	Included
44W	Transmission: 6-Speed Automatic w/Paddle Shifters	Included
	Includes SelectShift.	
Wheels & Tires		
STDTR	Tires: 18"	Included
STDWL	Wheels: 18" Machine-Face Aluminum	Included
Seats & Seat Trim		

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Prepared for: Daniel Dykshorn

Lemont Police Department

Prepared by: Kristen DeLaRiva

11/01/2019



Currie Commercial Center | 10125 W. Laraway Frankfort Illinois | 60423

2020 Fusion 4dr AWD Sedan SE (POT)

Price Level: 15 | Quote ID: LemontAWD

As Configured Vehicle (cont'd)

Code	Description	MSRP
D	Cloth Front Bucket Seats <i>Includes 10-way power driver seat with 2-way power lumbar (fore/aft, up/down with recline, tilt), 6-way power passenger seat (fore/aft, up/down with recline) and 4-way front seat head restraints.</i>	Included
Other Options		
PAINT	Monotone Paint Application	STD
STDRD	Radio: AM/FM/MP3 Stereo <i>Includes 6 speakers. Includes: - SYNC 3 Communications & Entertainment System Includes enhanced voice recognition, 2 4.2" driver configurable LCD displays in instrument cluster, 6" center LCD capacitive touchscreen with swipe capability, Applink, 911 Assist, Apple CarPlay, Android Auto and 2 smart charging USB ports. - SiriusXM Radio Includes 6-month prepaid subscription. Service not available in Alaska or Hawaii. SiriusXM audio and data services each require a subscription sold separately, or as a package, by SiriusXM Radio Inc. If you decide to continue service after your trial, the subscription plan you choose will automatically renew thereafter and you will be charged according to your chosen payment method at then-current rates. Fees and taxes apply. To cancel you must call SiriusXM at 1-866-635-2349. See SiriusXM Customer Agreement for complete terms at www.siriusxm.com. All fees and programming subject to change. SiriusXM and all related marks and logos are trademarks of SiriusXM Radio Inc.</i>	Included
Fleet Options		
55M	Front & Rear Floor Liners <i>Requires valid FIN code.</i>	\$170.00
Emissions		
425	50-State Emissions System	STD
Interior Colors		
DT_01	Ebony	N/C
Primary Colors		
UM_03	Agate Black Metallic	N/C
Upfit Options		
PCW	PremiumCare 7/100,000	\$2,205.00
MUNIPLATE	MUNICIPAL PLATES	\$203.00
RS	Remote Start	\$495.00
SUBTOTAL		\$30,163.00

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Prepared for: Daniel Dykshorn

Lemont Police Department

Prepared by: Kristen DeLaRiva

11/01/2019



Currie Commercial Center | 10125 W. Laraway Frankfort Illinois | 60423

2020 Fusion 4dr AWD Sedan SE (POT)

Price Level: 15 | Quote ID: LemontAWD

As Configured Vehicle (cont'd)

Code	Description	MSRP
	Destination Charge	\$995.00
	TOTAL	\$31,158.00

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Prepared for: Daniel Dykshorn

Lemont Police Department

Prepared by: Kristen DeLaRiva

11/01/2019



Currie Commercial Center | 10125 W. Laraway Frankfort Illinois | 60423

2020 Fusion 4dr AWD Sedan SE (P0T)

Price Level: 15 | Quote ID: LemontAWD

Pricing Summary - Single Vehicle

	MSRP
<i>Vehicle Pricing</i>	
Base Vehicle Price	\$27,885.00
Options & Colors	-\$625.00
Upfitting	\$2,903.00
Destination Charge	\$995.00
<i>Discount Adjustments</i>	
Discount	-\$5,552.00
Total	\$25,606.00

Customer Signature

Acceptance Date

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Prepared for: Daniel Dykshorn

Lemont Police Department

Prepared by: Kristen DeLaRiva

11/01/2019

2020 Fusion 4dr AWD Sedan SE (POT)

Price Level: 15 | Quote ID: LemontAWD



Cumie Commercial Center | 10125 W. Laraway Frankfort Illinois | 60423

Major Equipment

- (Based on selected options, shown at right)
- 2.0L I-4 DOHC w/gasoline direct injection 245hp
- 6 speed automatic w/OD
- * 4-wheel ABS
- * Electric parking brake
- * P 235/45R18 BSW AS V-rated tires
- * Advance Trac w/Roll Stability Control
- * Dual zone electronic automatic temperature control
- * SiriusXM AM/FM/Satellite with seek-scan, external memory control, internet radio
- * Daytime running
- * Rear child safety locks
- * Variable intermittent rain detecting wipers
- * speed-sensitive wipers wipers
- * Dual front airbags
- * Airbag occupancy sensor
- * Rear window defroster
- * Message Center
- * Heated reclining front bucket seats
- * Audio control on steering wheel

Fuel Economy

As Configured Vehicle

STANDARD VEHICLE PRICE	MSRP
Equipment Group 150A	\$27,885.00
- Option Discount	\$0.00
Monotone Paint Application	-\$795.00
50-State Emissions System	STD
Agate Black Metallic	STD
Ebony	N/C
Front & Rear Floor Liners	N/C
Engine: 2.0L EcoBoost	\$170.00
Transmission: 6-Speed Automatic w/Paddle Shifters	Included
Tires: 18"	Included
Cloth Front Bucket Seats	Included
Radio: AM/FM/MP3 Stereo	Included
SYNC 3 Communications & Entertainment System	Included
SiriusXM Radio	Included
Fusion SE All-Wheel-Drive Package	Included
Wheels: 18" Machine-Face Aluminum	Included
Premium Floor Liners Front & Rear	Included
Heated Front Seats	Included

- Exterior: Agate Black Metallic
- Interior: Ebony
- * Brake assistance
- * Traction control
- * Battery with run down protection
- * Automatic air conditioning
- * Tinted glass
- * Bluetooth streaming audio
- * LED brakelights
- * Dual power remote heated mirrors
- * 18 x 8 aluminum wheels
- * Driver and front passenger seat mounted side airbags
- * SecurILock immobilizer
- * Tachometer
- * Underseat ducts
- * 60-40 folding rear bench

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Prepared for: Daniel Dykshorn

Lemont Police Department

Prepared by: Kristen DeLaRiva

11/01/2019



Currie Commercial Center | 10125 W. Laraway Frankfort Illinois | 60423

2020 Fusion 4dr AWD Sedan SE (POT)

Price Level: 15 | Quote ID: LemontAWD



City
20 mpg

Hwy
29 mpg

As Configured Vehicle

Upgraded Sideview Mirrors w/Heat **MSRP**
Included

SUBTOTAL \$27,260.00

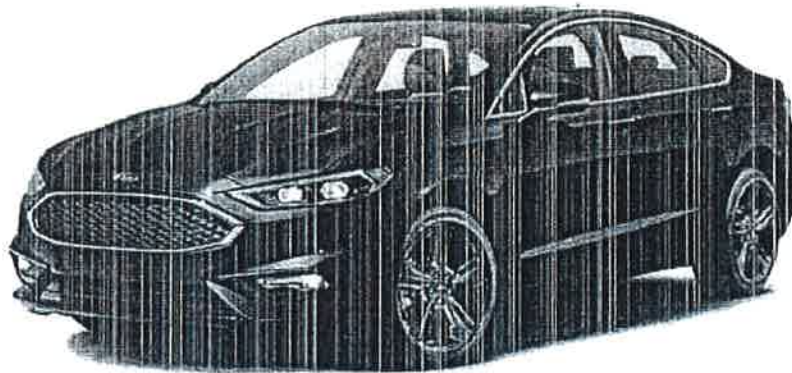
Destination Charge \$995.00

TOTAL \$28,255.00

Prices and content availability as shown are subject to change and should be treated as estimates only. Actual base vehicle, package and option pricing may vary from this estimate because of special local pricing, availability or pricing adjustments not reflected in the dealer's computer system. See salesperson for the most current information.

2019 FORD FUSION S, SE & HYBRID

CONTRACT # 164



ROESCH FORD COMMERCIAL TRUCK CENTER



Brian Kilduff

briankilduff@roeschtrucks.com

630-279-6000 x2245

www.roeschford.com

2019 FUSION S

STANDARD EQUIPMENT

MECHANICAL

- 2.5L i-VCT Engine with 6-Speed Automatic Transmission
- Anti-Lock Brake System (ABS)
- Brake Assist
- Electric-assist Parking Brake
- Four-Wheel Disc Brakes

EXTERIOR

- Bright Door-Trim Moldings
- Bumpers – Upper Front and Rear – Body-Color
- Door Handles – Body-Color
- Easy Fuel® Capless Fuel-Filler
- Grille
 - Upper Surround – Chrome
 - Lower Surround – Molded in Color – Black
- LED Taillamps
- Mini Spare Tire
- Remote Decklid Release
- Rocker Moldings Body-Color
- Solar Tinted Glass
- Tire – 215/60R16 BSW
- * Wheel – 16" Steel with Silver-painted Cover

INTERIOR/COMFORT

- 4.2" Driver Configurable LCD Display in Instrument Cluster
- (2) 12V Powerpoints (Media Bin and Rear Console)
- Cabin Particulate Air Filter
- Climate Control – Manual Air Conditioner with Underseat Heat and AC Ducts • Console
 - Front Center Console with Fixed Armrest and 2 Cupholders – Overhead Console
- Dome Lights with Map Lights
- Dual Illuminated Visor Vanity Mirrors
- Floor Mats – Carpet Front
- Front and Rear Roof Grab Handles
- Glove Box with Lockable Door
- Illuminated Entry System
- Instrument Panel – Trip Computer
- Power Door-Locks
- Rotary Gear Shift Dial
- Scuff Plates Front-Door – Molded in Color – Front-Door
- Seat Back Map Pockets
- Seating – 5 Passenger
 - Cloth Seats
 - 6-Way Manual Driver Seat (fore/aft, up/down with recline)
 - Driver Manual Lumbar Adjust
 - 4-Way Manual Passenger Seat (fore/aft with recline)
 - 4-Way Front-Seat Head Restraints
 - 2-Way Adjustable Rear-Seat Head Restraints
 - Fold Down Split Rear-Seatback (60/40)
- Side Door Pockets
- Steering Column – Tilt/Telescoping
- Steering Wheel
 - Cruise Control
 - Redundant Audio Controls
- Windows
 - Global Open/Close
 - One-Touch-Up/Down Front/Rear

SAFETY & SECURITY

- AdvanceTrac® ESC & Brake-Actuated Traction Control
- Airbags
 - Driver & Passenger Knee
 - Dual Stage Front Driver & Passenger
 - Front-Seat Mounted Side-Impact
 - Side Air Curtains
- Auto-dimming Rearview Mirror with CADS Support
- Auto Halogen Headlamp with Headlamp Courtesy Delay
- Child-Safety Rear-Door-Locks
- Configurable Daytime Running Lamps
- Individual Tire Pressure Monitoring System (TPMS)
- LATCH (Lower Anchors & Tether Anchors for Children)
- LED Center High Mount Stop Lamp (CHMSL)
- Mirrors – Sideview
 - Body-Color
 - Dual Power
- MyKey®
- Perimeter Alarm
- Rear-window Defroster
- Safety Belts
 - Belt-Minder® (front safety belt reminder)
 - Front and Rear 3-point Safety Belt
 - Front Height Adjustable Retractable Safety Belt
 - Front Safety Belt Pretensioners
- SecurILock® Passive Anti-Theft System
- SOS Post-Crash Alert System™

DRIVER ASSIST TECHNOLOGY

- AutoLamp (automatic on/off headlamps)
- * Ford Co-Pilot360™ includes;
 - Auto-High Beam Headlamps
 - BLIS® (Blind Spot Information System) with Cross-Traffic Alert
 - Lane-Keeping System includes Lane-Keeping Alert, LaneKeeping Aid and Driver Alert System
 - Pre-Collision Assist with Automatic Emergency Braking (AEB) (Pedestrian Detection, Forward Collision Warning, Dynamic Brake Support)
 - Rear View Camera
- Hill Start Assist
- Rain-Sensing Wipers
- SYNC®
 - Enhanced Voice Recognition Communication and Entertainment System
 - AppLink®
 - 911 Assist®
 - 4.2" LCD Screen in Center Stack
 - Smart-Charging USB ports – one (1)

FUNCTIONAL

- Audio – AM/FM/MP3 with 4 speakers
- Electric Power-Assist Steering
- Intelligent Oil Life Monitor®
- Push-Button Start
- Remote Keyless-Entry System with Trunk-lid Release (Key Fob Integrated Into Key) Integrated Keyhead Remote Transmitter

2019 FUSION SE

STANDARD EQUIPMENT

All S Content, Plus:

MECHANICAL

- 1.5L EcoBoost® Engine with 6-Speed Automatic Transmission with Steering Wheel Mounted Paddle Shifters with SelectShift®

EXTERIOR

Tire -235/50R17

- Wheel — 17" Sparkle Silver-painted Aluminum

INTERIOR/COMFORT

(2) 4.2" Driver Configurable LCD Display In Instrument Cluster

Climate Control — Dual-Zone Electronic Automatic Temperature Control (DEATC) with Underseat Heat and AC Ducts and Rear Console Heat and AC Vents Instrument Panel

- Compass
- Outside Air Temperature Readout
- Rear Center Armrest with 2 Cupholders

• Seats

- 10-Way Power Driver with Power Lumbar (fore/aft, up/down, tilt, recline, 2-way power lumbar)
- 6-Way Power Passenger Seat (fore/aft, up/down with recline)

FUNCTIONAL

• Audio

- 6 Speakers
- SiriusXM® Radio

Note: Includes a six (6)-month prepaid subscription. Service is not available in Alaska and Hawaii.

Note: SiriusXM audio and data services each require a subscription sold separately, or as a package, by Sirius XM Radio Inc. If you decide to continue service after your trial, the subscription plan you choose will automatically renew thereafter and you will be charged according to your chosen payment method at then-current rates. Fees and taxes apply. To cancel you must call SiriusXM at 1866-635-2349. See SiriusXM Customer Agreement for complete terms at www.siriusxm.com. All fees and programming subject to change. Sirius, XM and all related marks and logos are trademarks of Sirius XM Radio Inc.

- SecuriCode™ Keyless-Entry Keypad

DRIVER ASSIST TECHNOLOGY

FordPass Connect™

- 4G LTE Wi-Fi hotspot connects up to 10 devices¹
- Remotely start, lock and unlock vehicle²
- Schedule specific times to remotely start vehicle²
- Locate parked vehicle
- Check vehicle status²

Note: Ford Telematics™ and Data Services Prep included for Fleet ONLY:

FordPass Connect™ 4G LTE Wi-Fi Hotspot Telematics Modem provides data to support telematics and data services including but not limited to vehicle location, speed, idle time, fuel, vehicle diagnostics and maintenance alerts. Device enables telematics services through Ford or authorized providers. Activate at www.fleet.ford.com or call 833-FCS-FORD (833-327-3673).

Reverse Sensing System

SYNC® 3

- Enhanced Voice Recognition Communication and Entertainment System
- 8" LCD Capacitive Touchscreen In Center Stack with Swipe Capability
- Pinch-to-Zoom capability included when equipped with available Voice-Activated Touchscreen Navigation System
- AppLink®
- 911 Assist®
- Apple CarPlay™ and Android Auto™ Compatibility
- Smart-Charging USB ports — two (2)

¹ Includes a complimentary trial subscription of 3 months or 3 gigabytes — whichever comes first, Wireless Service Plan required after trial subscription ends. Visit www.att.com/ford to start complimentary trial and sign up for a Wireless Service Plan

² Includes service for one year from the vehicle sale date as recorded by

2019 Ford Fusion S, SE & Hybrid Contract #164 Pricing

	Item/Description	Code	Roesch
<input type="checkbox"/>	Fusion Front Wheel Drive 100A PKG	P0G	\$17,280.00
<input type="checkbox"/>	2.5L I-4 Engine with 6-Speed Automatic Transmission	997/44W	Std
<input type="checkbox"/>	Fusion S 100A	62C	N/C
<input type="checkbox"/>	2019 FUSION S 100A Adaptive Cruise/Navigation/SYNC 3	62D	\$1,213.00
<input type="checkbox"/>	2019 FUSION SE 1.5 EcoBoost 62E PKG	P0H	\$18,269.00
<input type="checkbox"/>	2019 FUSION SE HYBRID 550A	P0L	\$23,426.00
<input checked="" type="checkbox"/>	2019 FUSION SE AWD (2.0L ECOBOOST ENG) 62A 150A PKG	P0T	\$23,410.00
<input type="checkbox"/>	FUSION SE 150A PKG	62F	\$840.00
<input type="checkbox"/>	FUSION SE 150A PKG	62N	\$840.00
<input type="checkbox"/>	2019 FUSION SEL HYBRID 600A	P0M	\$26,266.00
<input type="checkbox"/>	1.5L EcoBoost Eng	99D	\$380.00
<input type="checkbox"/>	2.0L EcoBoost Eng	999	\$1705.00
<input type="checkbox"/>	Paint Protection Film by 3M to cover door handle cups, door edges & rear fascia edge	66C	\$166.00
<input type="checkbox"/>	Daytime Running Lamps (DRL)	942	\$42.00
<input type="checkbox"/>	Engine Block Heater	41H	\$86.00
Free Standing Packages & Options (FSO)			
<input checked="" type="checkbox"/>	All Weather Floor Mats, Front & Rear	55M	\$114.00
<input type="checkbox"/>	18" Painted Luxury Wheels (Option SE, Req. 202A Pkg)	64B	\$660.00
<input type="checkbox"/>	17" Sparkle Silver Painted Wheels	64D	\$660.00
<input type="checkbox"/>	Rear Inflatable Safety Belts	67B	\$181.00
<input type="checkbox"/>	Ruby Red Metallic Tinted Clearcoat	RR	\$375.00
<input type="checkbox"/>	Burgundy Velvet Tinted Clearcoat	R3	\$375.00
<input type="checkbox"/>	Front License Plate Bracket	153	N/C
Ford Accessories (Custom Accessories Pre-Installed)			
<input type="checkbox"/>	Power Code Remote Start System includes Valet Key	55S	\$470.00
<input type="checkbox"/>	Trunk Cargo Net	96B	\$49.00
<input type="checkbox"/>	Paint Protection Film by 3M to cover door handle cups, door edges & rear fascia edge	66C	\$166.00
Color and Trim Availability			
<input type="checkbox"/>	Cloth Front Bucket Seats with 60/40 Split Rear Seat (5 passenger)	Ebony Stone	Std
PAINT			
<input checked="" type="checkbox"/>	Agate Black	UM	N/C
<input type="checkbox"/>	Velocity Blue	E7	N/C
<input type="checkbox"/>	White Gold	GN	N/C
<input type="checkbox"/>	Ingot Silver	UX	N/C

<input type="checkbox"/>	Magnetic	J7	N/C
<input type="checkbox"/>	Oxford White	YZ	N/C
<input type="checkbox"/>	Ruby Red Metallic Tinted Clearcoat	PRR	\$375.00
<input type="checkbox"/>	Blue	FT	N/C
<input type="checkbox"/>	White Platinum Metallic	PUG	\$595.00
<input type="checkbox"/>	Burgundy Velvet Metallic	R3	\$375.00
EMISSIONS STANDARD/OPTIONAL EQUIPMENT			
<input type="checkbox"/>	50-STATE EMISSIONS SYSTEM	425	N/C
MISCELLANEOUS			
<input checked="" type="checkbox"/>	New Plates & Title Municipal		\$158.00
<input type="checkbox"/>	DELIVERY – over 50 miles from dealership		\$100.00
EXTENDED WARRANTIES (excluding AWD*)			
<input type="checkbox"/>	3 year/100,000K Powertrain		\$1,000.00
<input type="checkbox"/>	6 year/75,000K Powertrain		\$930.00
<input type="checkbox"/>	5 year/60,000K Basecare		\$985.00
<input type="checkbox"/>	6 year/75,000K Premiumcare		\$1,430.00
<input type="checkbox"/>	6 year /100,000K Premiumcare		\$1,725.00
<input checked="" type="checkbox"/>	7 year/100,000K Premiumcare		\$1,835.00
<input type="checkbox"/>	* Additional \$200 surcharge for AWD		\$200.00
OTHER OPTIONS			
<input type="checkbox"/>	Rustproofing		\$285.00
<input type="checkbox"/>	Undercoat		\$250.00
<input type="checkbox"/>	Secure Idle		\$300.00
<input type="checkbox"/>	Service Manuals - CD		\$275.00
<input type="checkbox"/>	SE Copilot 360 Assist 150A	62F	\$616.00
<input checked="" type="checkbox"/>	Reverse Sensing		\$280.00
<input type="checkbox"/>	Fusion SE 151A PKG SE Appearance PKG	151A	\$1,029.00
<input checked="" type="checkbox"/>	Remote Start		\$375.00
<input type="checkbox"/>			

Please enter the following:

Agency Name & Address

Contact Name

Phone Number

Purchase Order Number

Total Dollar Amount

Total Number of Units

Tax Exempt Number

Delivery Address

Please Submit P.O. & Tax Exempt Letter with Vehicle Order:

Roesch Ford Commercial Truck Center

333 W. Grand Ave.

Bensenville, IL 60106

Phone: (630)279-6000

Fax: (630)451-3509

Contact:

Brian Kilduff briankilduff@roeschtrucks.com

Fred Seng fredseng@roeschtrucks.com

Patti Ferrarini pattiferrarini@roeschtrucks.com

If We Have Missed An Option, Please Contact Our Office.

VILLAGE OF LEMONT

RESOLUTION NO. _____

**A RESOLUTION AUTHORIZING THE PURCHASE
OF AN ADMINISTRATIVE POLICE VEHICLE**

**ADOPTED BY THE
PRESIDENT AND BOARD OF TRUSTEES
OF THE VILLAGE OF LEMONT
THIS 18th DAY OF NOVEMBER 2019**

**Published in pamphlet form by
authority of the President and Board of
Trustees of the Village of
Lemont, Counties of Cook, Will and DuPage,
Illinois on this 18th day of November 2019**

RESOLUTION NO. _____

A RESOLUTION AUTHORIZING THE PURCHASE OF AN ADMIN POLICE VEHICLE

WHEREAS, the Village of Lemont (“Village”) is an Illinois Municipal Corporation pursuant to the Illinois Constitution of 1970 and the Statutes of the State of Illinois; and

WHEREAS, it has become necessary for the Village of Lemont (“Village”) to replace and upgrade certain vehicles for the Police Department; and;

WHEREAS, Village staff obtained quotes for the necessary equipment from three qualified vendors; and;

WHEREAS, Section 5/8-9-1 of the Illinois Municipal Code (65 ILCS 5/8-9-1) allows the Board of Trustees of the Village (“Village Board”), upon a vote of two-thirds of the trustees then holding office, to waive the requirements for competitive bidding; and

WHEREAS, upon receipt and review of the quote submitted, the President and Village Board have determined that it is advisable, necessary and in the best interests of the Village to accept the bid submitted by Willowbrook Ford for one (1) 2020 Ford Fusion Sedan, a copy of which is attached hereto as Exhibit A, at a price not to exceed \$23,994.30;

WHEREAS, the Village Board finds that it is necessary, convenient and in the interest of the Village to authorize the purchase of the 2020 Ford Fusion Sedan;

BE IT RESOLVED by the Village President and Board of Trustees of the Village of Lemont, Counties of Cook, Will and DuPage, Illinois, as follows:

SECTION ONE: The foregoing findings and recitals are hereby adopted as Section One of the Resolution and are incorporated by reference as if set forth verbatim herein.

SECTION TWO: The Village Board hereby waives the competitive bidding requirements otherwise applicable to the purchase of a 2020 Ford Fusion Sedan and accepts the quote from Willowbrook Ford for the purchase of the necessary equipment at a price not to exceed \$23,994.30.

SECTION THREE: The Village Administrator, or his designee, is also hereby authorized to make payment to Willowbrook Ford, upon delivery of the 2020 Ford Fusion Sedan in an amount not to exceed \$23,994.30, and to take any other steps necessary to carry out this Resolution.

SECTION FOUR: This Resolution shall be in full force and effect from and after its passage and approval as provided by law.

APPROVED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF LEMONT, COUNTIES OF COOK, WILL AND DUPAGE, ILLINOIS on this 18th DAY OF NOVEMBER 2019.

PRESIDENT AND VILLAGE BOARD MEMBERS:

	AYES:	NAYS:	ABSENT:	ABSTAIN
Janelle Kittridge	_____	_____	_____	_____
Ryan Kwasneski	_____	_____	_____	_____
Dave Maher	_____	_____	_____	_____
Ken McClafferty	_____	_____	_____	_____
Rick Sniegowski	_____	_____	_____	_____
Ron Stapleton	_____	_____	_____	_____

JOHN EGOFSKE, Village President

ATTEST:

CHARLENE M. SMOLLEN, Village Clerk

TO: Village Board
FROM: Ralph Pukula, Director of Public Works
THROUGH:
SUBJECT: A Resolution Authorizing the Purchase of Rock Salt

DATE: 11/18/2019

SUMMARY/ BACKGROUND

The State of Illinois operates a Joint Purchasing Program managed by the Illinois Department of Central Management Services (CMS) in which municipalities can utilize for road salt purchases. The bid quantity for the 2019-2020 contract renewal is 3,200 tons at the negotiated unit price per ton of \$64.67 for a total of \$206,944.00. Under the contract, the Village is allowed to purchase up to 120% of the bid quantity if needed, or a total of \$248,332.80. There has been a 10% increase in price per ton from the previous year. The authorization for the attached resolution will be \$248,332.80.

ANALYSIS

Consistency with Village Policy

Budget : The purchase of Rock Salt is included in the FY19-20 budget.

STAFF RECOMMENDATION

Staff recommends the Village Board approve the purchase of rock salt utilizing the CMS contract

BOARD ACTION REQUESTED

Motion to Approve Resolution

ATTACHMENTS

1. 2019-2020 Rock Salt bulk contract information



VILLAGE OF LEMONT

RESOLUTION NO. _____

AUTHORIZING PURCHASE OF ROCK SALT

**ADOPTED BY THE PRESIDENT
AND BOARD OF TRUSTEES OF THE
VILLAGE OF LEMONT
THIS 18TH DAY OF NOVEMBER 2019**

**Published in pamphlet form
by authority of the
President and Board of
Trustees of the Village of
Lemont, Cook, Will and DuPage
Counties, Illinois on this 18th day of
November 2019**

RESOLUTION NO. _____

AUTHORIZING PURCHASE OF ROCK SALT

WHEREAS, the State of Illinois created and currently operates a Joint Purchasing Program managed by the Illinois Department of Central Management Services (“CMS”); and

WHEREAS, it is necessary for the Village of Lemont (“Village”) to purchase rock salt for the 2019-2020 winter season; and

WHEREAS, the Village wishes to utilize the State of Illinois Joint Purchasing Program to purchase the necessary rock salt and in connection therewith previously submitted a Joint Purchasing Requisition to CMS; and

WHEREAS, upon receipt of the price quotes received from CMS, the President and Village Board have determined that it is advisable, necessary, and in the best interests of the Village to authorize the purchase of rock salt through the designated vendor for a total price not to exceed \$248,332.80 in accordance with the specifications contained in the Joint Purchasing Requisition and Bulk Contract Information contained in the letter received from CMS dated October 15, 2019 (collectively, “2019-2020 Rock Salt, Bulk Contract Information”) attached hereto Exhibit A;

BE IT RESOLVED by the Village President and Board of Trustees of the Village of Lemont, Counties of Cook, Will, and DuPage, Illinois, as follows:

SECTION ONE: The foregoing findings and recitals are hereby adopted as section One of this Resolution and are incorporated by reference as if set forth verbatim herein.

SECTION TWO: The Village President, Village Administrator, or his Designee are authorized to negotiate and enter into an agreement for the purchase of rock salt, according to the terms and specifications set for in Exhibit A, at a total price not to exceed \$248,332.80, and to execute any other documents and take any other steps necessary to carry out this resolution.

SECTION THREE: This Resolution shall be in full force and effect from and after its passage and approval as provided by law.

APPROVED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF LEMONT, COUNTIES OF COOK, WILL AND DUPAGE, ILLINOIS on this 18TH DAY OF NOVEMBER 2019.

PRESIDENT AND VILLAGE BOARD MEMBERS:

	AYES:	NAYS:	ABSENT:	ABSTAIN
Janelle Kittridge	_____	_____	_____	_____
Ryan Kwasneski	_____	_____	_____	_____
Dave Maher	_____	_____	_____	_____
Ken McClafferty	_____	_____	_____	_____
Rick Sniegowski	_____	_____	_____	_____
Ron Stapleton	_____	_____	_____	_____

JOHN EGOFSKE
President

ATTEST:

CHARLENE M. SMOLLEN
Village Clerk

Exhibit A
2019-2020 Rock Salt, Bulk Contract Information



ILLINOIS

JOINT PURCHASING REQUISITION CY'19-'20 New-Purchase Commitment

PLEASE RETURN TO:
Illinois Department of
Central Management Services
IEPA North Building
1000 E. Converse Street
Springfield, IL 62702

Email Address for submission:
CMS.BOSS.EC@illinois.gov

 No Thank You,
But keep on mailing list.

Opt-Out-> Our unit does not want to participate in the CY' 2019-2020 Contract Procurement.
Notice-> Please complete and return the Contact information below to remain on the mailing list.

Joint Purchasing #: L3092-3114

Date: 3/12/2019

Government Unit: Village of Lemont

Mailing Address: 16680 New av.

City / State / Zip: Lemont IL 60439

County: COOK

Contact Person: Randy Earnest

Telephone Number: 630-257-2532

Fax Number: 630-257-3068

Contact Email: Rearnest@Lemont.IL.US

Delivery Point
(Provide Delivery Details To Contract) (Vendor At Time Of Order Placement)
Village of Lemont Public Works Department 16680 New av. Lemont IL. 60439 24 hr Delivery
<- Please provide Email Address <- Please ensure Address is Legible

***** Participant, Complete Only One - Either "Table-A" or "Table-B" Below *****

Table A: Complete this table to have the State "SOLICIT BIDS" for your governmental entity		
ITEM DESCRIPTION	BID QUANTITY	UNIT MEASURE
AASHTO M143 Road Salt or Equivalent	(Total Tonnage)	(22 - 25 Ton / Truck)
Rock Salt, Bulk	_____	Tons
Please note your Purchase Commitment Percentage for Total Tonnage Quantity as stated above (choose one): OPTION 1 _____ 80% minimum purchase requirement/120% maximum purchase requirement OPTION 2 _____ 100% minimum purchase requirement/120% maximum purchase requirement		

***** Participant, Complete Only One - Either "Table-A" Above or "Table-B" Below *****

Table B: Complete this table to have the State "RENEW" Requirements for your governmental entity		
ITEM DESCRIPTION	QUANTITY	UNIT MEASURE
AASHTO M143 Road Salt or Equivalent	(Total Tonnage)	(22 - 25 Ton / Truck)
Rock Salt, Bulk	<u>3200</u>	Tons <u>64.67</u>
Note: Renewal is available ONLY under CMS BidBuy Contract # 18-416CMS-BOSS4-P-4129 for prior CY' 2018-2019. Your quantity may not exceed more than a 20% increase of last season's quantity, and price cannot increase more than 10% of last season's price. Other Terms & Conditions of Contract will remain the same as last year. Please Check Contract # Below:		

I certify that funds are available for the purchase of the items on this Requisition and that such items are for the sole use of this governmental unit, and not for personal use of any official or individual or re-sale.

In addition, I agree to abide by the Joint Purchasing Procedure established by the Department of Central Management Services.

Randy Earnest
SIGNATURE OF AUTHORIZED OFFICIAL OR AGENT

Public Works Director
TITLE



October 15, 2019

Dear Joint Purchasing Participant:

Subject: 2019 - 2020 Rock Salt, Bulk Contract Information

In completing the 2019 - 2020 Rock Salt season contract re-procurement, the State of Illinois did encounter supply-related issues experienced in prior seasons. We have made every effort to secure Road Salt at the best available price for participants in our contract re-procurements, and gladly report that the State was able to obtain an offer for your location and revised requirements through the State's re-procurement efforts.

In accordance with your response on "**Table B: Complete to have the State RENEW for your Governmental Entity**" from the seasonal participation survey, we have secured your revised **REQUISITION QUANTITY** with your previous season contract vendor with price escalation limited to 10.% as stated in the original correspondence.

Enclosed is a copy of the requisition submitted to us for your purchase commitment for rock salt. The information from the requisition can be used to submit your revised requirements, including your original purchase commitment, to this contract vendor:

BidBuy PO# 18-416CMS-BOSS4-P-4129
Cargill Incorporated Salt Division
24950 Country Club Blvd., # 450
North Olmsted, OH 44070
Phone (800) 600-7258

Term: 10/15/2019 - 10/14/2020
FEIN Number: 41-0177680

Contact: Government Services

Your BidBuy Contract/PO Line-Item: _ 70 _ / Revised Renewal Price per ton is \$ 64.67

Emergency pickup of salt from vendor's warehouse is not made available in this contract.

The additional price per ton to have rock salt delivered in trucks equipped with coal/grain chute openings in the tailgate to permit controlled off-loading of rock salt onto conveyors was not provided for by this vendor in this season's procurement process.

You are responsible for issuing your own purchase order document to the vendor. Orders may be placed with the vendor via telephone, with a written or fax confirmation to follow immediately. ***You are strongly encouraged to order and store as much salt as possible in order to help prevent potential salt shortages this winter.*** Also, you must place orders in full truckload (typically 22-25 tons) delivery quantities or multiples of such.

Your governmental unit is responsible for ensuring that the 80 or 100 percent minimum guaranteed purchase commitment (as noted on your Requisition) is met before the end of the winter season, June 30, 2020. The vendor is required to furnish not less than 120 percent (if needed) of the contract quantity by March 1, 2020. Your governmental unit is responsible for processing vendor invoices in a timely manner.

Delivery shall be made as soon as possible after vendor receipt of order by phone or mail. The maximum time from receipt of order to the actual delivery for orders placed between December 1, 2019 through April 1, 2020 shall not exceed seven working days, unless as modified in the Order Guidelines herein.

For orders placed between December 1, 2019 and April 1, 2020, if a vendor is unable to make delivery within the order timeline, local governmental units shall have the right to retain as liquidated damages, not as a penalty, 5.% per working-day on the undelivered portion of the order, but not to exceed 50.%. For orders placed prior to 9:00 a.m. on a given day, that day to be considered as the first calendar day of the seven-day delivery period. For an order placed after 9:00 a.m. on a given day, the following day shall be considered as the first calendar day of the seven-day delivery period.

CMS reserves the right to mitigate application of liquidated damages imposed against a vendor, in the event of orders exceeding the maximum percentages outlined below:

An agency may order up to 20.% of their awarded contract tonnage in any given week and vendor shall deliver within 7 working-days after receipt of order. Quantity ordered above the 20.% threshold shall have an extended deliver time of one-working-day for each one-percentage-point above the 20.% guideline. For example, if an agency orders 25.% of their awarded total 100 ton, delivery of the first 20 ton (20.%) shall be within 7 working-days after receipt of order, the remaining 5 ton should be delivered within 12 working-days after receipt of order.

If after seven working-days of liquidated damages assessment, the vendor has still has failed to deliver, local governmental unit shall have the right to terminate an order and purchase road salt or abrasives from another source, or take action consistent with public safety as needed to continue daily business. Any and all additional costs incurred may be collected from the original vendor, in addition to liquidated damages, by participant's legal action.

All deliveries shall be covered with approved weatherproof materials. The vendor shall ensure that delivery person inspects the inside of the trailer and that all salt is removed from the trailer before leaving a delivery point. The vendor will ensure all weights and measures shown on delivery tickets are correct. Local governmental units reserve the right to require that delivery trucks occasionally be directed to a scale in the vicinity of the delivery point as a check on delivered truckloads.

Deliveries of rock salt containing any foreign material such as mud, rocks, grader teeth, wood, tarpaulins, etc., may be rejected at the delivery site. In the event that any foreign material is discovered in dumped deliveries, the salt and foreign matter may be reloaded onto the cartage hauler's truck by the local governmental unit and returned for credit, or the vendor shall immediately ship a specification compliant load of replacement salt, or issue a refund to the governmental unit consistent with the contract price.

In December 2019, the contract vendor shall have in place stockpile(s) located in or near Illinois covering the tonnage awarded for the northern regions of the State, and in January of 202 the contract vendor shall have in place stockpile(s) in or near to Illinois covering the total tonnage awarded for all regions of the State. At our discretion, we will inspect the stockpiles to ensure that these stockpiles are in sufficient quantities, and that vendor commitments to the stockpiles are with the users of this contract.

Enhanced Rock Salt 2019 - 2020 season availability from Cargill Inc. Salt Division:

The Department of Central Management Services surveyed vendors for availability of an enhanced rock salt option in the invitation for bid, and received an offering from Cargill Salt Division. Locations interested in this enhanced salt option must call the vendor for product availability information and to facilitate potential ordering arrangements.

Their product is made available to any joint purchasing participant awarded in the Cargill Salt Division Contract as an up-charge per ton option and would be added to your order as a separate line item. Contact Government Services at 800-600-7258 for the availability details.

The enhanced salt product features additional pre-treatment of approved road salt with a product providing enhanced melting performance, with reduced corrosion and clumping.

It is hoped that this information will be beneficial to you in the utilization of this contract. If you have any further questions concerning the rock salt contract, please feel free to contact me at (217) 782-8091.

Sincerely,

Wayne Ilsley, CPPB, Buyer
Bureau of Strategic Sourcing

TO: Village Board
FROM: Jamie Tate, AICP, Consulting Planner
THROUGH: Jason Berry, AICP, Economic & Community Development Director
SUBJECT: Case 19-16 541 Ledochowski Street Alley Variance
DATE: November 18, 2019

SUMMARY/ BACKGROUND

Saint Cyril and Methodius Church, represented by Rev. Waldemar Stawiarski, is requesting a variation to the Lemont Unified Development Ordinance §17.07.020 F. 2., to allow an attached garage to be accessed from the street rather than from the existing alley. The requested variation is to allow construction of a new detached single family home after the demolition of the existing structures on the subject property located at 541 Ledochowski Street for the purpose of a new church rectory home with guest suites and rooms.

ANALYSIS

Consistency with Village Policy

Planning and Zoning Commission (PZC) & Committee of the Whole

A public hearing was held at the November 6, 2019 PZC meeting. The PZC voted in favor 6-0 to approve the variance for an attached garage to be accessed from the street rather than the alley. The Committee of the Whole (COW) discussed the proposal at the October 21, 2019 meeting.

Lemont 2030 Comprehensive Plan.

The Lemont 2030 Plan designates this area as Infill Residential (INF). The proposal and use fits within the intentions and goals of the Infill Residential land use in the Comprehensive Plan.

STAFF RECOMMENDATION

Staff recommends approval of the attached ordinance.

BOARD ACTION REQUESTED

Motion and approval of the attached ordinance.

ATTACHMENTS

1. AN ORDINANCE GRANTING A VARIATION TO §17.07.010 F. 2. OF THE LEMONT UNIFIED DEVELOPMENT ORDINANCE TO ALLOW AN ATTACHED FRONT LOADED GARAGE TO BE ACCESSED FROM THE STREET RATHER THAN EXISTING ALLEY LOCATED AT 541 LEDOCHOWSKI STREET IN LEMONT, IL



VILLAGE OF LEMONT

ORDINANCE NO. _____

**AN ORDINANCE GRANTING A VARIATION TO §17.07.010 F. 2. OF THE LEMONT
UNIFIED DEVELOPMENT ORDINANCE TO ALLOW AN ATTACHED FRONT
LOADED GARAGE TO BE ACCESSED FROM THE STREET RATHER THAN
EXISTING ALLEY LOCATED AT 541 LEDOCHOWSKI STREET IN LEMONT, IL**

(Saint Cyril and Methodius Church Rectory Home)

**ADOPTED BY THE
PRESIDENT AND BOARD OF TRUSTEES
OF THE VILLAGE OF LEMONT
THIS 18th DAY OF NOVEMBER, 2019**

**Published in pamphlet form by
Authority of the President and
Board of Trustees of the Village of
Lemont, Counties of Cook, Will and
DuPage, Illinois, this 18th day of November, 2019.**

ORDINANCE NO. _____

AN ORDINANCE GRANTING A VARIATION TO §17.07.010 F. 2. OF THE LEMONT UNIFIED DEVELOPMENT ORDINANCE TO ALLOW AN ATTACHED FRONT LOADED GARAGE TO BE ACCESSED FROM THE STREET RATHER THAN EXISTING ALLEY LOCATED AT 541 LEDOCHOWSKI STREET IN LEMONT, IL

(Saint Cyril and Methodius Church Rectory Home)

WHEREAS, Saint Cyril and Methodius Church, represented by Rev. Waldemar Stawiarski (hereinafter referred to as “the Petitioner”) is the owner of the property at 541 Ledochowski Street in Lemont (PIN# 22-29-208-027-0000) hereinafter referred to as the “Subject Property”), legally described and depicted in Exhibit A; and

WHEREAS, the Petitioner applied pursuant to the provisions of the Lemont, Illinois Municipal Code, Title 17 Unified Development Ordinance (“UDO”) seeking a variation to §17.07.010 F. 2. of the UDO to allow a new detached single-family home with an attached front loaded garage to be accessed via a driveway from Ledochowski Street rather than the existing alley within the R-4A zoning district; and

WHEREAS, the Planning and Zoning Commission of the Village of Lemont, Illinois conducted a public hearing on November 6, 2019 for the variation request and voted 6-0 to recommend approval of the requested variation; and

WHEREAS, a notice of the aforesaid public hearing was made in the manner provided by law and was published in the *Daily Southtown*, a newspaper of general circulation within the Village; and

WHEREAS, the President and Board of Trustees of the Village have reviewed the matter herein and have determined that the requested variation is in the best interest of public health, safety, and welfare of the residents of the Village of Lemont, and hereby adopts the finding of facts as set forth in Exhibit C.

NOW, THEREFORE BE IT ORDAINED by the Village President and Board of Trustees of the Village of Lemont, Counties of Cook, DuPage, and Will, Illinois as follows:

SECTION ONE: The foregoing findings and recitals are hereby adopted as Section 1 of this Ordinance and are incorporated by reference as if set forth verbatim herein.

SECTION TWO: The following variation from the UDO is hereby granted:

1. A variation is granted from §17.07.010 F. 2. of the UDO to allow an attached garage to be accessed from the street rather than the existing alley in the rear of the property, as depicted in Exhibit B.

SECTION THREE: The variation shall have the following condition:

1. General Conditions. Unless otherwise approved by the Village Board, the Subject Property shall be developed and maintained in accordance with the Lemont, Illinois Municipal Code and this Ordinance.

SECTION FOUR: That the Village Clerk of the Village of Lemont be and is directed hereby to publish this Ordinance in pamphlet form, pursuant to the Statutes of the State of Illinois, made and provided.

SECTION FIVE: That this Ordinance shall be in full force and effect from and after its passage, approval and publication as provided by law.

ADOPTED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF LEMONT, COUNTIES OF COOK, WILL, AND DuPAGE, ILLINOIS, on this 18th day of November, 2019.

PRESIDENT AND VILLAGE BOARD MEMBERS:

	AYES:	NAYS:	ABSENT:	ABSTAIN
Janelle Kittridge	_____	_____	_____	_____
Ryan Kwasneski	_____	_____	_____	_____
Dave Maher	_____	_____	_____	_____
Ken McClafferty	_____	_____	_____	_____
Rick Sniegowski	_____	_____	_____	_____
Ron Stapleton	_____	_____	_____	_____

JOHN EGOSKE, Village President

Attest:

CHARLENE M. SMOLLEN, Village Clerk

EXHIBIT A

Legal Description of Subject Property

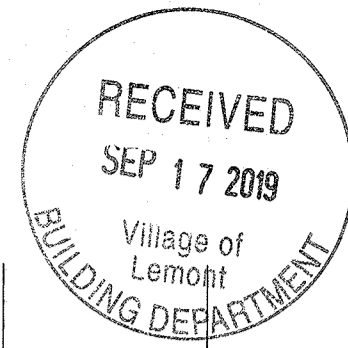
SPIEWAK CONSULTING

PROFESSIONAL DESIGN FIRM
 LICENSE NO.: 184.006518
 1030 W. HIGGINS RD. SUITE 218, PARK RIDGE, IL 60068
 phone: (773) 853-2572
 phone: (630) 351-9489
 www.landsurveyors.pro
 andrew@landsurveyors.pro

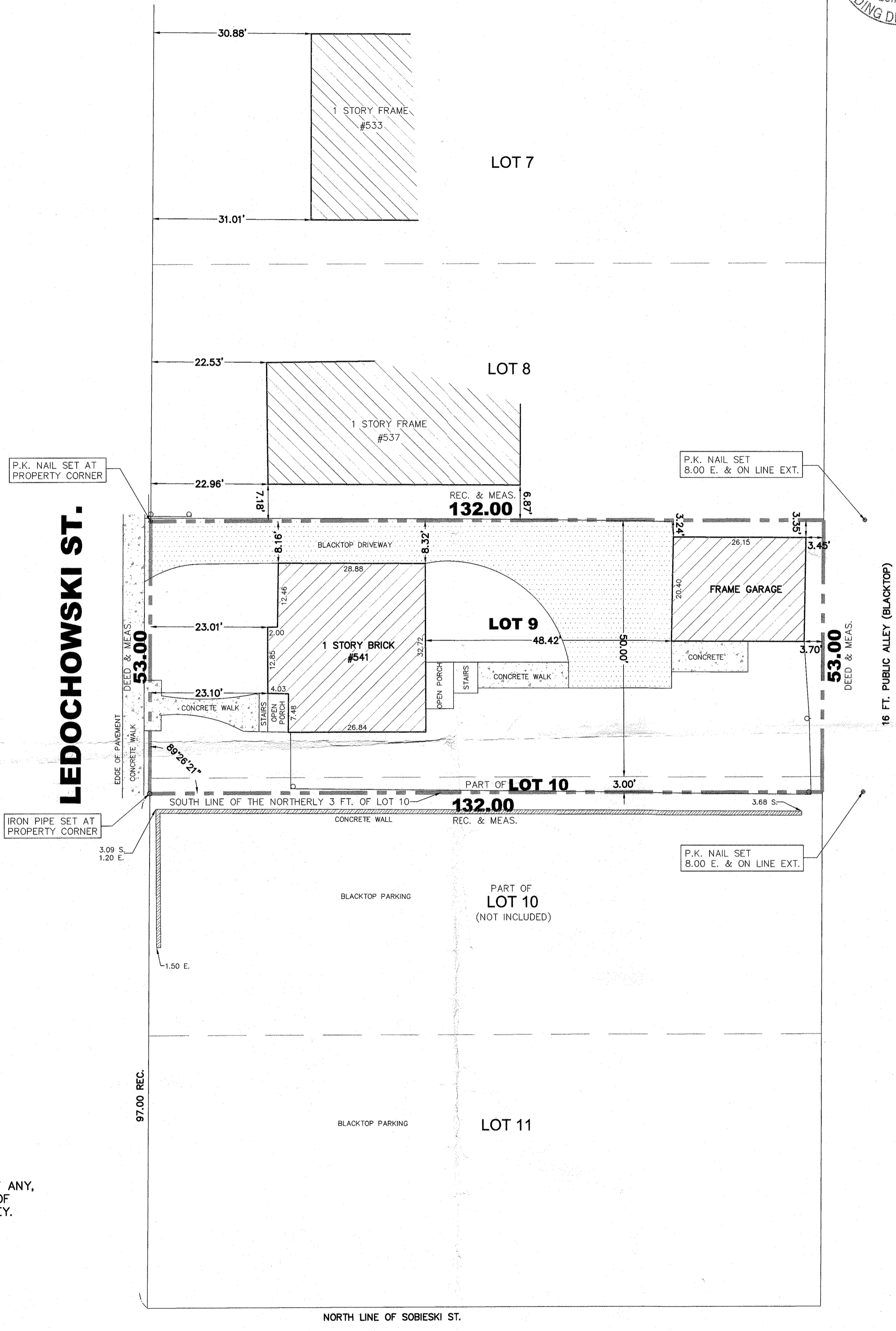
PLAT OF SURVEY

by
ANDREW SPIEWAK LAND SURVEYOR, INC.
 of

LOT 9 AND THE NORTHERLY 3 FEET OF LOT 10 IN JASNAGORA, A SUBDIVISION OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 29, TOWNSHIP 37 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS



BEARINGS ARE SHOWN FOR ANGULAR REFERENCE ONLY AND ARE NOT RELATED TO TRUE OR MAGNETIC NORTH.



LEDOCHOWSKI ST.

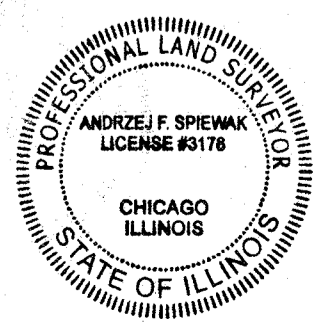
NOTE:
 SETBACK OR EASEMENT LINES, IF ANY, ARE NOT SHOWN DUE TO LACK OF RECORDS AT THE TIME OF SURVEY.

COMMONLY KNOWN AS:
 541 LEDOCHOWSKI ST.
 LEMONT, IL 60439
 P.I.N. 22-29-208-027-0000
 LAND AREA ± 6,996 sq. ft.

Legend
 ○ FENCE
 WD.= WOOD FENCE C.L.= CHAIN LINK
 N.F.= NORTH FACE S.F.= SOUTH FACE
 W.F.= WEST FACE E.F.= EAST FACE
 I.P.= IRON PIPE I.R.= IRON ROD
 I.F.= IRON FENCE
 MEAS.= MEASURED REC.= RECORD
 ● IRON ROD FOUND ○ IRON ROD SET
 ● IRON PIPE FOUND ○ IRON PIPE SET
 + CROSS FOUND & SET ———— PROPERTY LINE

SCALE: 1 INCH EQUALS 15 FEET.
 DISTANCES ARE MARKED IN FEET AND DECIMAL PARTS THEREOF.

ORDERED BY: JOE SKIBA
 COMPANY OR ORGANIZATION: KASPER DEVELOPMENT
 SURVEYED BY: JG
 DRAWN BY: AM
 CHECKED BY: AFS
 PROJECT No: 206-19



STATE OF ILLINOIS) S.S.
 COUNTY OF COOK)

ANDREW SPIEWAK LAND SURVEYOR, INC. A PROFESSIONAL DESIGN FIRM, LAND SURVEYING CORPORATION, LICENSE No.: 184.006518
 HEREBY CERTIFIES THAT A SURVEY HAS BEEN MADE UNDER THE DIRECTION AND SUPERVISION OF AN ILLINOIS PROFESSIONAL LAND SURVEYOR OF THE ABOVE DESCRIBED PROPERTY AND THAT THE PLAT HEREON DRAWN IS A CORRECT REPRESENTATION OF SAID SURVEY. THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR BOUNDARY SURVEYS.

FIELD WORK WAS COMPLETED ON 6th DAY OF AUG. A.D. 2019.
 CHICAGO, ILLINOIS, DATE OF PLAT 10th DAY OF AUG. A.D. 2019.

BY Andrzej F. Spiewak
 ILLINOIS PROFESSIONAL LAND SURVEYOR
 ANDRZEJ F. SPIEWAK LICENSE No. 035.003178
 LICENSE EXPIRES 11/30/2020

PROFESSIONAL DESIGN FIRM, LAND SURVEYING CORPORATION,
 LICENSE No. 184.006518 EXPIRES 04/30/2021

THIS SURVEY IS VALID ONLY WITH AN EMBOSSED SEAL

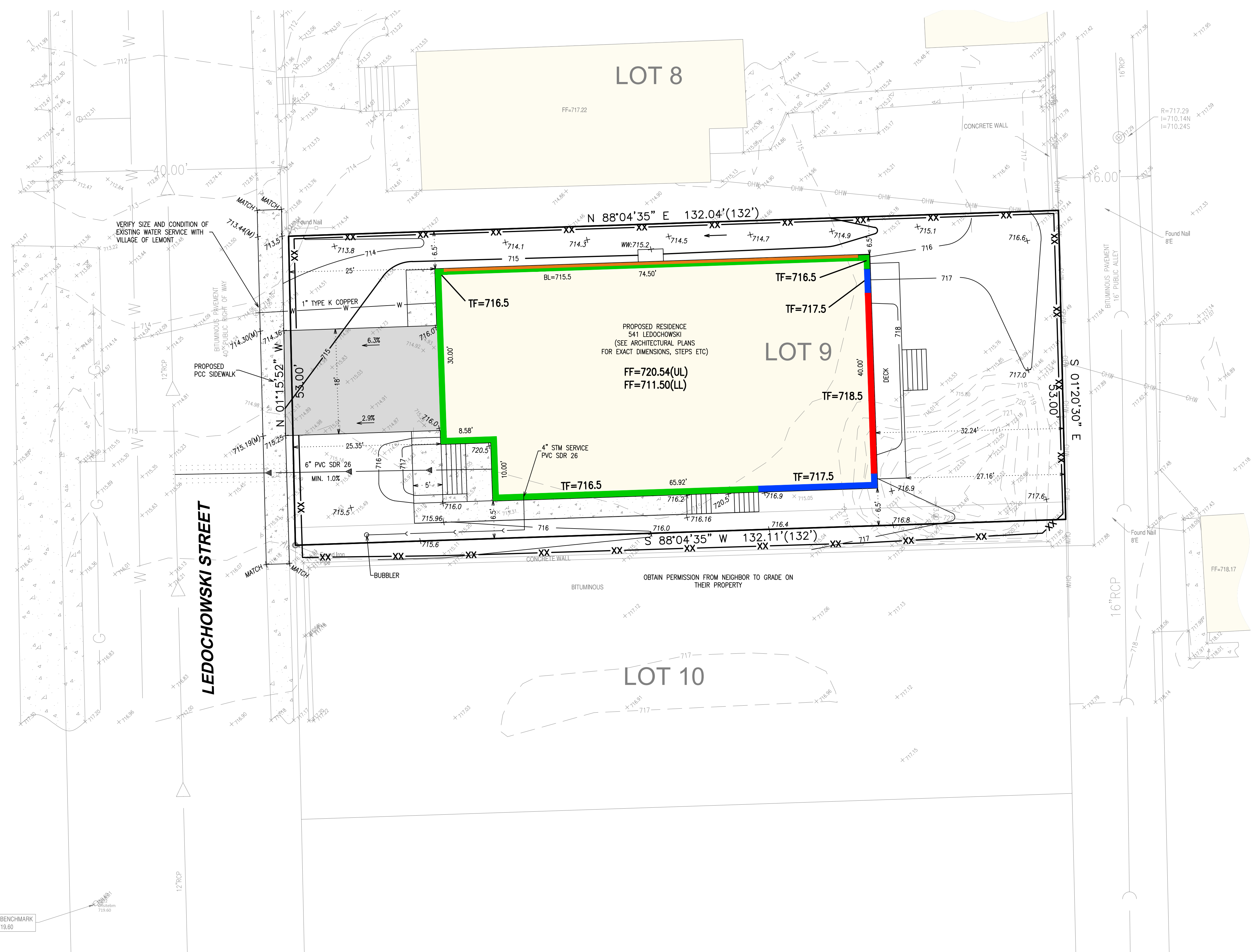
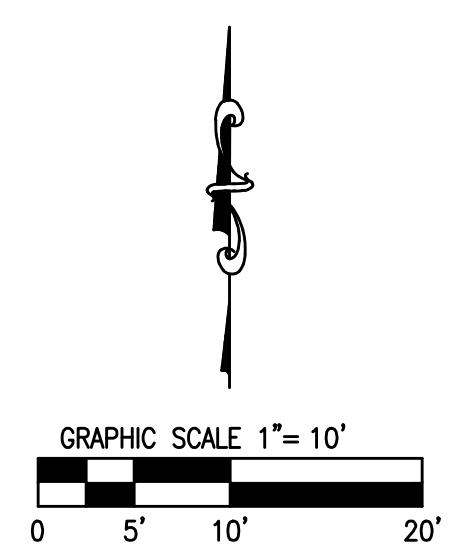
EXHIBIT B

Site Grading Plan depicting garage and driveway by
Advantage Consulting Engineers dated 10/25/2019

PROPOSED SITE GRADING PLAN

LEGAL DESCRIPTION

LOT 9 AND THE NORTHERLY 3 FEET OF LOT 10 IN JASAGORA, A SUBDIVISION OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SEC 29, TOWNSHIP 37 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.



LEGEND

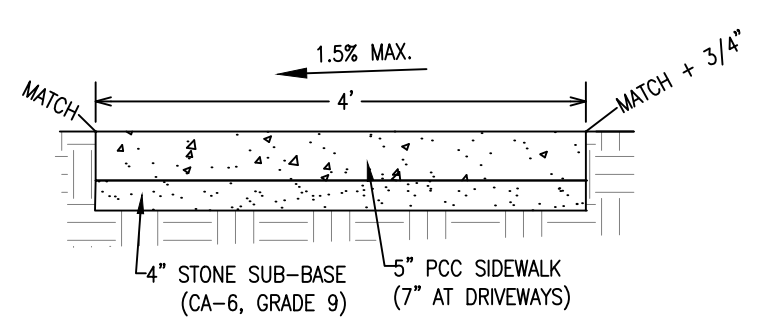
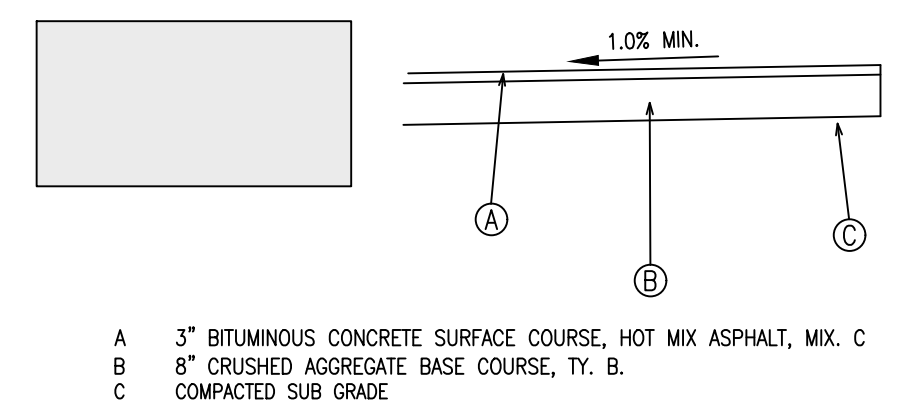
PROPOSED	DESCRIPTION
	STORM SEWER
	WATER MAIN WITH SIZE
	SANITARY SEWER
	CONTOUR
	SPOT GRADE
	SANITARY MANHOLE
	STORM MANHOLE
	STORM INLET
	STORM CATCH BASIN
	CLEANOUT
	FIRE HYDRANT
	BUFFALO BOX
	GATE VALVE W/VAULT
	OVERFLOW DIRECTION
	CURB
	SILT FENCE OR SILTWORM
	DOWNSPOUT (TO UNDERGROUND)
	DOWNSPOUT
	TOP OF FOUNDATION
	GARAGE FLOOR ELEVATION
	BRICK LEDGE
	WINDOW WELL
	TRENCH BACKFILL

NOTE:
 THE PROPOSED SITE GRADING PLAN PROVIDED BY ADVANTAGE CONSULTING ENGINEERS SHALL BE USED FOR PROPOSED ELEVATIONS AND PROPOSED GRADING ONLY. THE CONTRACTORS EXCAVATING FOR THE FOUNDATION AND POURING FOUNDATION ARE RESPONSIBLE FOR VERIFYING THE FOUNDATION DIMENSIONS AND LAYOUT BEFORE STARTING CONSTRUCTION. THE FOUNDATION DIMENSIONS SHALL BE BASED OFF THE APPROVED ARCHITECTURAL PLANS, NOT THIS LOT GRADING PLAN.

- NOTES:**
- SEE ARCHITECTURAL PLANS FOR BUILDING DIMENSIONS, STEP LOCATIONS, AND ALL SPECIAL FOUNDATION REQUIREMENTS.
 - SEE SITE LANDSCAPING PLANS FOR PARKWAY TREE LOCATIONS, SIZE, ETC.
 - SILT FENCE SHALL BE INSTALLED BEFORE CONSTRUCTION BEGINS AND MAINTAINED DURING THE PROJECT.
 - SIDE YARD SWALES MUST BE A MINIMUM ONE FOOT LOWER THAN WINDOW WELLS.
 - TRENCH BACKFILL FOR WATER AND SANITARY SERVICES SHALL BE COMPACTED.
 - EXISTING TOPOGRAPHY PROVIDED BY JH LAND SURVEYING, INC.
 - IF AN EXISTING WELL OR SEPTIC FIELD IS FOUND DURING CONSTRUCTION, WORK SHALL BE STOPPED AND CONTACT VILLAGE HEALTH DEPARTMENT.
 - A SEWER AND WATER SERVICE SHALL BE DISCONNECTED PRIOR TO DEMOLITION OF BUILDING.

BENCHMARKS:

ON-SITE BM: SW FLANGE BOLT ON HYDRANT UNDER THE LETTER "A" IN "USA".
 ELEV: 719.60 (NAVD88)
 FEMA BM: PID M1731.
 ELEV: 619.41 (NAVD88)

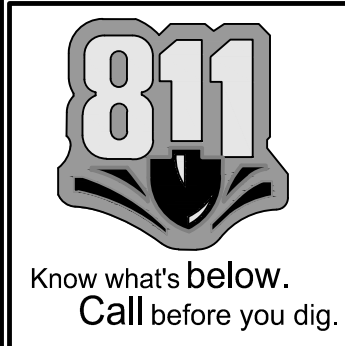


FRONT SETBACK COVERAGE

IMPERVIOUS AREA	=	549 SF
TOTAL AREA	=	1,337 SF
FRONT SETBACK COVERAGE	=	41.06%

LOT COVERAGE

IMPERVIOUS AREA	=	4,065 SF
TOTAL AREA	=	7,000 SF
LOT COVERAGE	=	58.07%



DRIVEWAY PAVEMENT SECTION

CONCRETE SIDEWALK N.T.S.

ENGINEER: **WILLIAM J. ZALEWSKI, P.E.**
 REGISTERED PROFESSIONAL ENGINEER OF ILLINOIS
 ILLINOIS REGISTRATION NO.: 062-046121
 EXPIRATION DATE: 11/30/2018
 PROFESSIONAL DESIGN FIRM NO.: 184-007386
 EXPIRATION DATE: 4/30/2021
 THESE PLANS OR ANY PART THEREOF SHALL BE CONSIDERED VOID WITHOUT THE SIGNATURE, SEAL, AND EXPIRATION DATE OF SEAL OF THE ENGINEER.

DATE: 10/25/19

ADVANTAGE CONSULTING ENGINEERS
 80 MAIN STREET - SUITE 17 - LEMONT, ILLINOIS 60439
 631-260-4758
 WWW.ADCENLUS.COM

PROPOSED SITE GRADING PLAN
541 LEDOCHOWSKI STREET
LEMONT, IL

KASPER DEVELOPMENT, LLC
 444 WEST 41st STREET
 CHICAGO, ILLINOIS 60609

REMARKS: [Empty grid]
 DATE: [Empty grid]
 NO.: [Empty grid]

SEPTEMBER 10, 2019
 JOB: 19-054
 SHEET: **C1**
 1 OF 1

EXHIBIT C

FINDINGS. Based upon the evidence and testimony presented during the public hearing, the Lemont Village Board of Trustees finds the following:

1. The Lemont 2030 Comprehensive Plan's future land use map designates the subject site Infill Residential (INF).
2. The subject property does achieve the goals of the Lemont 2030 Comprehensive plan.
3. The requested variation generally meets the standards for granting variations.

TO: Village Board
FROM: Jamie Tate, AICP, Consulting Planner
THROUGH: Jason Berry, AICP, Economic & Community Development Director
SUBJECT: Case 19-14 Kiddie Academy Special Use Permit with Parking Lot Variations
DATE: November 18, 2019

SUMMARY/ BACKGROUND

Kelly Harper and Christopher Grahn of Masters in Educated Incorporated are requesting a special use with associated variations to allow for Kiddie Academy child daycare facility to locate at 15907 W. 127th Street. A child daycare facility is a special use in the B-1 Zoning District. Along with the child daycare facility special use request, the applicants are requesting a variation to allow more than 50% of the parking in the front yard and a variation to allow the reduction in the amount of parking stalls required by the UDO.

ANALYSIS

Consistency with Village Policy

Planning and Zoning Commission (PZC) & Committee of the Whole

A public hearing was held at the October 2, 2019 PZC regular meeting. The PZC voted in favor 7-0 to approve the special use for a child care center and associated variations with conditions. The applicants have either met all the requested conditions or they have been incorporated into the ordinances. The Committee of the Whole (COW) discussed the proposal at the October 21, 2019 meeting.

Lemont 2030 Comprehensive Plan.

The Lemont 2030 Plan designates this area as Neighborhood Retail (NR). The proposal and use fits within the intentions and goals of the NR land use in the comprehensive plan.

STAFF RECOMMENDATION

Staff recommends approval of the attached ordinances.

BOARD ACTION REQUESTED

Motion and approval of the attached ordinances.

ATTACHMENTS

1. AN ORDINANCE GRANTING A SPECIAL USE FOR A CHILD CARE FACILITY IN THE B-1 ZONING DISTRICT AT 15907 W 127th STREET IN LEMONT, IL
2. AN ORDINANCE GRANTING CERTAIN VARIATIONS TO §17.10.040 (TABLE 17-10-01) AND §17.21.030 K OF THE LEMONT UNIFIED DEVELOPMENT ORDINANCE TO ALLOW A PARKING LOT TO BE ENTIRELY IN THE FRONT YARD WITH LESS PARKING STALLS THAN THE UDO REQUIREMENT LOCATED AT 15907 W 127th STREET IN LEMONT, IL



VILLAGE OF LEMONT

ORDINANCE NO. _____

**AN ORDINANCE GRANTING A SPECIAL USE FOR A CHILD CARE FACILITY IN
THE B-1 ZONING DISTRICT AT 15907 W 127th STREET IN LEMONT, IL**

(Kiddie Academy)

**ADOPTED BY THE
PRESIDENT AND BOARD OF TRUSTEES
OF THE VILLAGE OF LEMONT
THIS 18th DAY OF NOVEMBER, 2019**

**Published in pamphlet form by
Authority of the President and
Board of Trustees of the Village of
Lemont, Counties of Cook, Will and
DuPage, Illinois, this 18th day of November, 2019.**

ORDINANCE NO. _____

**AN ORDINANCE GRANTING A SPECIAL USE FOR A CHILD CARE FACILITY IN
THE B-1 ZONING DISTRICT AT 15907 W 127th STREET IN LEMONT, IL**

(Kiddie Academy)

WHEREAS, Kelly Harper and Christopher Grahn of Masters in Education Incorporated (hereinafter referred to as “the Petitioners”) are the contract purchasers of certain property at 15907 W 127th Street in Lemont (PIN# 22-29-318-017-0000) (hereinafter referred to as the “Subject Property”) and legally described in Exhibit A; and

WHEREAS, the Petitioners applied pursuant to the provisions of the Lemont, Illinois Municipal Code, Title 17 Unified Development Ordinance (“UDO”) seeking a special use for a child care facility use in the B-1 zoning district pursuant to 17.04.140 of the UDO; and

WHEREAS, the Planning and Zoning Commission of the Village of Lemont, Illinois conducted a public hearing on October 2, 2019 for the special use request and voted 7-0 to recommend approval of the requested special use with conditions; and

WHEREAS, a notice of the aforesaid public hearing was made in the manner provided by law and was published in the *Daily Southtown*, a newspaper of general circulation within the Village; and

WHEREAS, the President and Board of Trustees of the Village have reviewed the matter herein and have determined that the requested special use is in the best interest of public health, safety, and welfare of the residents of the Village of Lemont, and hereby adopts the finding of facts as set forth in Exhibit B.

NOW, THEREFORE BE IT ORDAINED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF LEMONT, COUNTIES OF COOK, DUPAGE, AND WILL, ILLINOIS AS FOLLOWS:

SECTION ONE: Incorporation of Recitals. The foregoing findings and recitals are hereby adopted as Section One of this Ordinance and are incorporated by reference as if set forth verbatim herein.

SECTION TWO: Special Use. A special use is granted for child care facility in the B-1 Zoning District at 15907 W 127th Street in Lemont, IL, as provided and conditioned in this ordinance.

SECTION THREE: Condition. The special use is contingent upon the following condition:

1. Address all outstanding consultant items to ensure compliance with all Village codes

prior to any permit issuance.

SECTION FOUR: That the Village Clerk of the Village of Lemont be and is directed hereby to publish this Ordinance in pamphlet form, pursuant to the Statutes of the State of Illinois, made and provided.

SECTION FIVE: That this Ordinance shall be in full force and effect from and after its passage, approval and publication as provided by law.

PASSED AND APPROVED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF LEMONT, COUNTIES OF COOK, WILL, AND DuPAGE, ILLINOIS, on this 18th day of November, 2019.

PRESIDENT AND VILLAGE BOARD MEMBERS:

	AYES:	NAYS:	ABSENT:	ABSTAIN
Janelle Kittridge	_____	_____	_____	_____
Ryan Kwasneski	_____	_____	_____	_____
Dave Maher	_____	_____	_____	_____
Ken McClafferty	_____	_____	_____	_____
Rick Sniegowski	_____	_____	_____	_____
Ron Stapleton	_____	_____	_____	_____

JOHN EGOSKE, Village President

Attest:

CHARLENE M. SMOLLEN, Village Clerk

EXHIBIT A

Legal provided in Deed and Property Contract

LEGAL DESCRIPTION

LOT 77 IN ALPINE ESTATES SUBDIVISION, A SUBDIVISION OF THE SOUTH ¼ OF THE NORTHWEST ¼ OF THE SOUTHWEST ¼ (EXCEPT THE EAST 810.00 FEET OF THE NORTH 325.0 FEET THEREOF) AND THE SOUTHWEST ¼ OF THE SOUTHWEST ¼ (EXCEPT 139.0 FEET OF THE SOUTH 934.0 FEET THEREOF) ALL IN SECTION 29, TOWNSHIP 37 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ALL IN COOK COUNTY, ILLINOIS.

P.I.N.: 22-29-318-017-0000 VOL. 0062

Commonly known as: 13 W. 127th Street, Lemont, IL 60439

EXHIBIT "A"
Legal Description

LOT 77 IN ALPINE ESTATES SUBDIVISION, A SUBDIVISION OF THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 (EXCEPT THE EAST 810.00 FEET OF THE NORTH 325.0 FEET THEREOF) AND THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 (EXCEPT 139.0 FEET OF THE SOUTH 934.0 FEET THEREOF) ALL IN SECTION 29, TOWNSHIP 37 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ALL IN COOK COUNTY, ILLINOIS.

This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by Fidelity National Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I-Requirements; Schedule B, Part II-Exceptions; a counter-signature by the Company or its issuing agent that may be in electronic form.

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ALTA Commitment for Title Insurance (08/01/2016)

Page 3

Printed: 07.14.18 @ 08:34 PM
IL-FT-FILL-01040.235206-SPS-1-19-OC10018081

Two handwritten signatures in black ink, one appearing to be 'RKH' and the other a stylized signature.

EXHIBIT B

FINDINGS. Based upon the evidence and testimony presented during the public hearing, the Lemont Village Board of Trustees finds the following:

1. The Lemont 2030 Comprehensive Plan's future land use map designates the subject site as Neighborhood Retail (NR).
2. The proposal is consistent with the Comprehensive Plan.
3. The special use meets the applicable standards for a special use found in §17.04.140.

VILLAGE OF LEMONT

ORDINANCE NO. _____

AN ORDINANCE GRANTING CERTAIN VARIATIONS TO §17.10.040 (TABLE 17-10-01) AND §17.21.030 K OF THE LEMONT UNIFIED DEVELOPMENT ORDINANCE TO ALLOW A PARKING LOT TO BE ENTIRELY IN THE FRONT YARD WITH LESS PARKING STALLS THAN THE UDO REQUIREMENT LOCATED AT 15907 W 127th STREET IN LEMONT, IL

(Kiddie Academy)

**ADOPTED BY THE
PRESIDENT AND BOARD OF TRUSTEES
OF THE VILLAGE OF LEMONT
THIS 18th DAY OF NOVEMBER, 2019**

**Published in pamphlet form by
Authority of the President and
Board of Trustees of the Village of
Lemont, Counties of Cook, Will and
DuPage, Illinois, this 18th day of November, 2019.**

ORDINANCE NO. _____

AN ORDINANCE GRANTING CERTAIN VARIATIONS TO §17.10.040 (TABLE 17-10-01) AND §17.21.030 K OF THE LEMONT UNIFIED DEVELOPMENT ORDINANCE TO ALLOW A PARKING LOT TO BE ENTIRELY IN THE FRONT YARD WITH LESS PARKING STALLS THAN THE UDO REQUIREMENT LOCATED AT 15907 W 127th STREET IN LEMONT, IL

(Kiddie Academy)

WHEREAS, Kelly Harper and Christopher Grahn of Masters in Education Incorporated (hereinafter referred to as “the Petitioners”) are the contract purchasers of certain property at 15907 W 127th Street in Lemont (PIN# 22-29-318-017-0000) (hereinafter referred to as the “Subject Property”) and legally described in Exhibit A; and

WHEREAS, the Petitioner applied pursuant to the provisions of the Lemont, Illinois Municipal Code, Title 17 Unified Development Ordinance (“UDO”) seeking a variation to §17.10.040 (Table 17-10-01) and §17.21.030 K. of the UDO to allow a child care facility with more than 50% of the off-street parking lot to be located between the façade of the principal building and the primary abutting street and to allow reduced parking stalls than the UDO specifies for a child care use; and

WHEREAS, the Planning and Zoning Commission of the Village of Lemont, Illinois conducted a public hearing on October 2, 2019 for the variation request and voted 7-0 to recommend approval of the requested variations with conditions; and

WHEREAS, the Planning and Zoning Commission requested an emergency vehicle movement exhibit to verify the parking lot can accommodate emergency vehicles and the applicants have provided this document within Exhibit B; and

WHEREAS, a notice of the aforesaid public hearing was made in the manner provided by law and was published in the *Daily Southtown*, a newspaper of general circulation within the Village; and

WHEREAS, the President and Board of Trustees of the Village have reviewed the matter herein and have determined that the requested variation is in the best interest of public health, safety, and welfare of the residents of the Village of Lemont, and hereby adopts the finding of facts as set forth in Exhibit C.

NOW, THEREFORE BE IT ORDAINED by the Village President and Board of Trustees of the Village of Lemont, Counties of Cook, DuPage, and Will, Illinois as follows:

SECTION ONE: The foregoing findings and recitals are hereby adopted as Section 1 of this Ordinance and are incorporated by reference as if set forth verbatim herein.

SECTION TWO: The following variations from the UDO are hereby granted:

1. A variation is granted from §17.10.040 (Table 17-10-01) of the UDO to allow a 44 parking stalls rather than the required 59 stalls (0.33 per licensed capacity – 179 students), as depicted on the engineering plan dated 10/15/2019 and revised 11/4/2019 by Engineering Resource Associates provided in Exhibit B; and

2. A variation is granted from §17.21.030 K. of the UDO to allow a parking lot to be located entirely in the front yard rather than no more than 50% of the off-street parking for the entire development shall be located between the façade of the principal building and the primary abutting street, as depicted in Exhibit B.

SECTION THREE: The variations shall have the following conditions:

1. General Conditions. Unless otherwise approved by the Village Board, the Subject Property shall be developed and maintained in accordance with the Lemont, Illinois Municipal Code and this Ordinance.

2. Specific Conditions. The following specific conditions shall apply to the variations for the child care facility parking lot:

- a. Provide a designated snow pile area.
- b. Address all outstanding comments from Village consultants before the issuance of any permits.

SECTION FOUR: That the Village Clerk of the Village of Lemont be and is directed hereby to publish this Ordinance in pamphlet form, pursuant to the Statutes of the State of Illinois, made and provided.

SECTION FIVE: That this Ordinance shall be in full force and effect from and after its passage, approval and publication as provided by law.

ADOPTED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF LEMONT, COUNTIES OF COOK, WILL, AND DuPAGE, ILLINOIS, on this 18th day of November, 2019.

PRESIDENT AND VILLAGE BOARD MEMBERS:

	AYES:	NAYS:	ABSENT:	ABSTAIN
Janelle Kittridge	_____	_____	_____	_____
Ryan Kwasneski	_____	_____	_____	_____
Dave Maher	_____	_____	_____	_____
Ken McClafferty	_____	_____	_____	_____
Rick Sniegowski	_____	_____	_____	_____
Ron Stapleton	_____	_____	_____	_____

JOHN EGOSKE, Village President

Attest:

CHARLENE M. SMOLLEN, Village Clerk

EXHIBIT A

Legal Description of Subject Property

EXHIBIT "A"
Legal Description

LOT 77 IN ALPINE ESTATES SUBDIVISION, A SUBDIVISION OF THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 (EXCEPT THE EAST 810.00 FEET OF THE NORTH 325.0 FEET THEREOF) AND THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 (EXCEPT 139.0 FEET OF THE SOUTH 934.0 FEET THEREOF) ALL IN SECTION 29, TOWNSHIP 37 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ALL IN COOK COUNTY, ILLINOIS.

This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by Fidelity National Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I-Requirements; Schedule B, Part II-Exceptions; a counter-signature by the Company or its issuing agent that may be in electronic form.

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ALTA Commitment for Title Insurance (08/01/2016)

Page 3

Printed: 07.14.18 @ 08:34 PM
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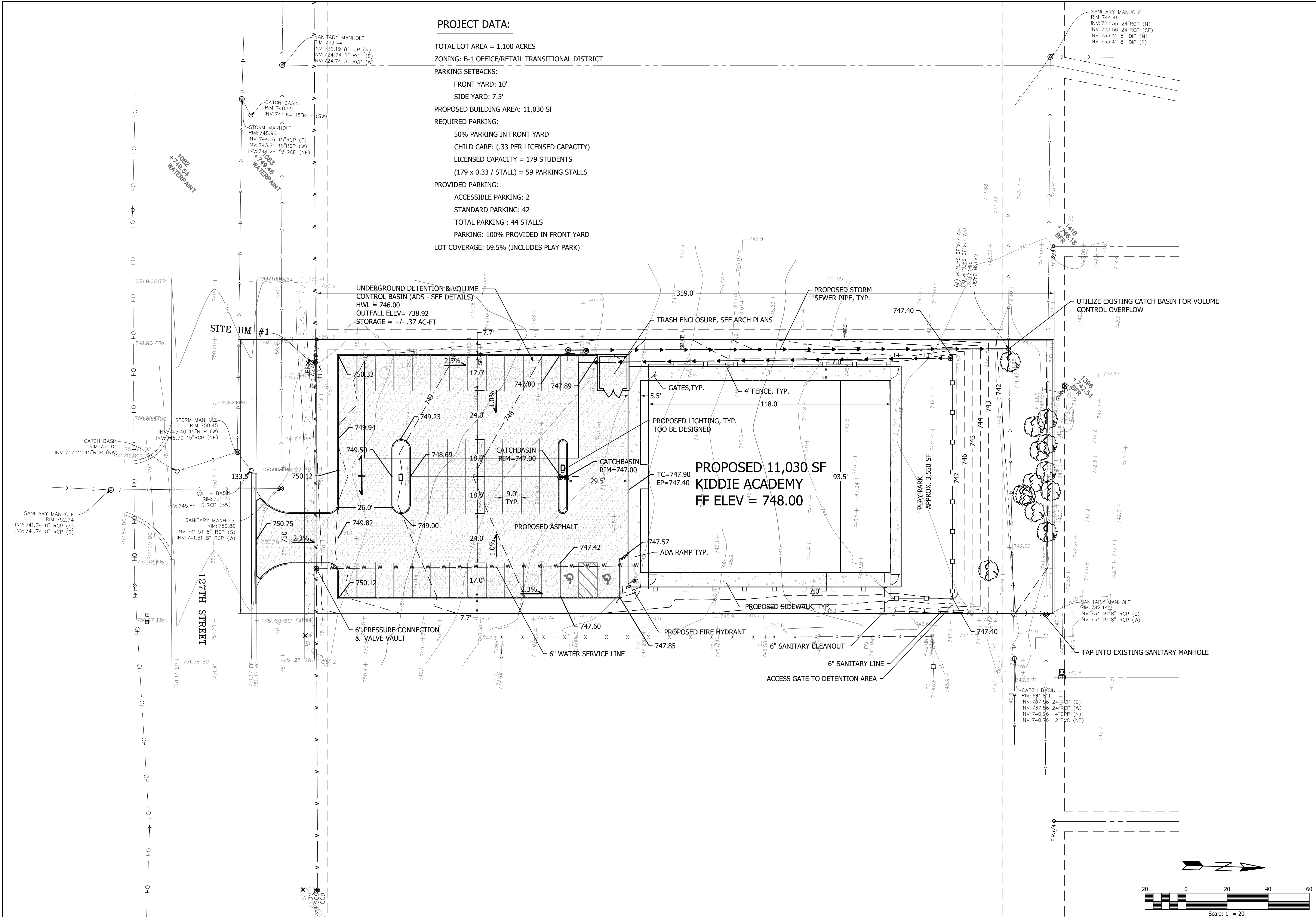
Two handwritten signatures in black ink, one appearing to be 'RKH' and the other a stylized signature.

EXHIBIT B

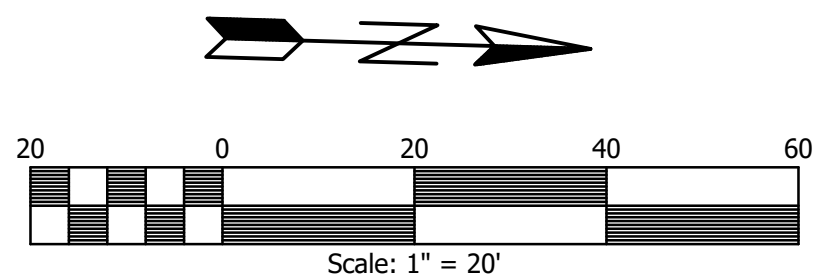
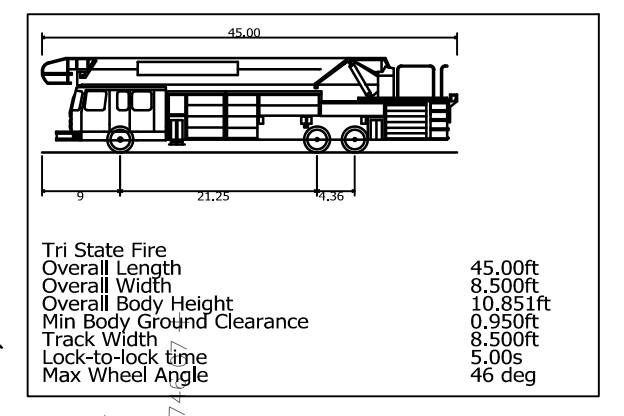
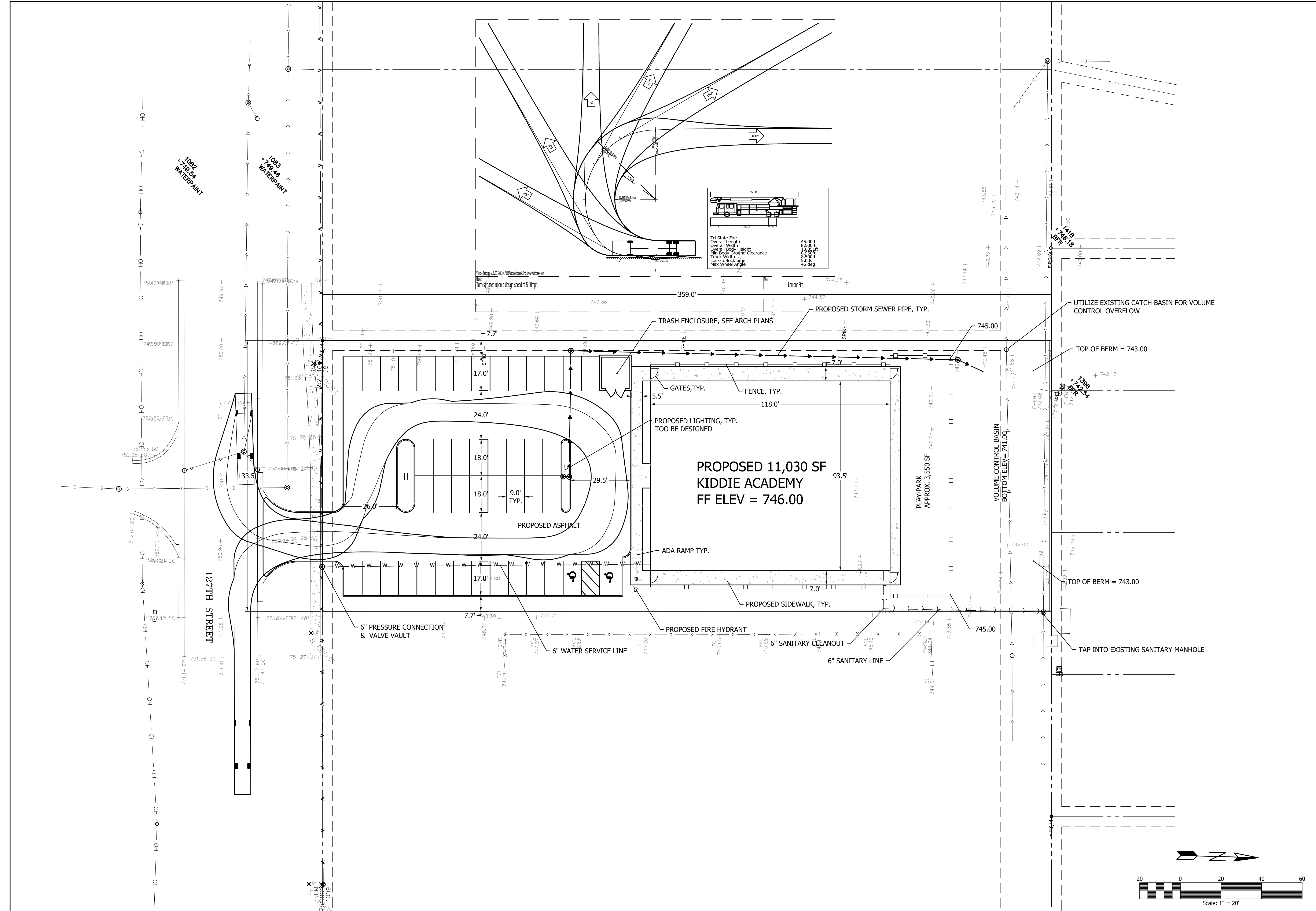
Engineering Plan and Emergency Vehicle Turning Exhibit

PROJECT DATA:

TOTAL LOT AREA = 1.100 ACRES
 ZONING: B-1 OFFICE/RETAIL TRANSITIONAL DISTRICT
 PARKING SETBACKS:
 FRONT YARD: 10'
 SIDE YARD: 7.5'
 PROPOSED BUILDING AREA: 11,030 SF
 REQUIRED PARKING:
 50% PARKING IN FRONT YARD
 CHILD CARE: (.33 PER LICENSED CAPACITY)
 LICENSED CAPACITY = 179 STUDENTS
 (179 x 0.33 / STALL) = 59 PARKING STALLS
 PROVIDED PARKING:
 ACCESSIBLE PARKING: 2
 STANDARD PARKING: 42
 TOTAL PARKING : 44 STALLS
 PARKING: 100% PROVIDED IN FRONT YARD
 LOT COVERAGE: 69.5% (INCLUDES PLAY PARK)



<p>ENGINEERING RESOURCE ASSOCIATES</p> <p>35701 WEST AVENUE, SUITE 150 CHICAGO, IL 60655 PHONE (630) 393-3900 FAX (630) 393-2152 www.eraconsultants.com</p>	
<p>KELLY HARPER 6650 DAWN AVENUE, COUNTRYSIDE, IL 60525 (312) 952-2958</p>	
<p>KIDDIE ACADEMY 15907 127TH STREET, LEMONT, IL 60439 PROJECT</p>	
DATE : 10-15-2019 PROJECT # : 190718.00 DESIGNED BY : TF DRAWN BY : TF CHECKED BY : MAV	DESCRIPTION: G:\PROJECTS\HarperK\190718.00_KiddieAcademy\5907_127thStLemont\CADD\BASE\190718_Harper_BASE_Grading.dwg
PRELIMINARY ENGINEERING PLAN SHEET	




	<p>ENGINEERING RESOURCE ASSOCIATES 35701 WEST AVENUE, SUITE 150 WILSONVILLE, IN 46055 PHONE (810) 383-3800 FAX (810) 383-2152 www.erasconsultants.com</p>
<p>KELLY HARPER 6650 DAWN AVENUE, COUNTRYSIDE, IL 60525 (312) 952-2958</p>	
<p>KIDDIE ACADEMY 15907 127TH STREET, LEMONT, IL 60439 PROJECT</p>	
<p>DATE : 10-15-2019 PROJECT # : 190718.00 DESIGNED BY : TF DRAWN BY : TF CHECKED BY : MAV</p>	<p>DESCRIPTION: G:\PROJECTS\Harper\190718.00_KiddieAcademy\5907_127thLemont\CADD\BASE\190718_Harper_Base_Grading.dwg</p>
<p>AUTOTURN EXHIBIT</p>	
<p>SHEET</p>	

EXHIBIT C

FINDINGS. Based upon the evidence and testimony presented during the public hearing, the Lemont Village Board of Trustees finds the following:

1. The Lemont 2030 Comprehensive Plan's future land use map designates the subject site Neighborhood Retail (NR).
2. The subject property does achieve the goals of the Lemont 2030 Comprehensive plan.
3. The requested variations generally meet the standards for granting variations.

TO: Village Board
FROM: Jamie Tate, AICP, Consulting Planner
THROUGH: Jason Berry, AICP, Economic & Community Development Director
SUBJECT: Case 19-18 Downtown District (DD) and Land Use Table Unified Development Ordinance (UDO) Text Amendments
DATE: November 18, 2019

SUMMARY/ BACKGROUND

It is appropriate and designated by the Lemont 2030 Comprehensive Plan to review the Unified Development Ordinance (UDO) from time to time due to modernization and trends in land development. The following updates are proposed to the UDO in the attached ordinance:

- Remove Type I and Type II review for projects in the Downtown District (DD) and add similar thresholds and requirements to the PUD section instead for development projects in the DD; and
- Within the DD District, update the figure and table in the for the Main Street Type to extend the area in order to preserve first-floor commercial space.

ANALYSIS

Consistency with Village Policy

Lemont 2030 Comprehensive Plan.

The Lemont 2030 Comprehensive Plan designates the Community Development Staff, the PZC and Village Board to review the UDO for updates and changes throughout the year. The proposed amendments are in line with the Comprehensive Plan.

Planning & Zoning Commission.

The PZC held a public hearing at the regular meeting on November 6, 2019. There was discussion amongst the commissioners regarding the proposed amendments and a few corrections and suggestions provided to staff. A member of the audience spoke at the hearing requesting clarification if the DD zoning changes allow for taller buildings. It was clarified that the changes do not effect height. The PZC voted 6-0 to recommend the UDO Amendments for the Downtown District.

STAFF RECOMMENDATION

Staff recommends approval of the attached ordinance.

BOARD ACTION REQUESTED

Motion and approval of the attached ordinance.

ATTACHMENTS

1. AN ORDINANCE AMENDING TITLE 17 OF THE LEMONT MUNICIPAL CODE, THE LEMONT UNIFIED DEVELOPMENT ORDINANCE OF 2008.



VILLAGE OF LEMONT

ORDINANCE NO. _____

**AN ORDINANCE AMENDING TITLE 17 OF THE LEMONT MUNICIPAL CODE,
THE LEMONT UNIFIED DEVELOPMENT ORDINANCE OF 2008**

(Downtown District)

**ADOPTED BY THE
PRESIDENT AND BOARD OF TRUSTEES
OF THE VILLAGE OF LEMONT
THIS 18th DAY OF NOVEMBER, 2019**

**Published in pamphlet form by
Authority of the President and
Board of Trustees of the Village of
Lemont, Counties of Cook, Will and
DuPage, Illinois, this 18th day of November, 2019.**

ORDINANCE NO. _____

AN ORDINANCE AMENDING TITLE 17 OF THE LEMONT MUNICIPAL CODE, THE LEMONT UNIFIED DEVELOPMENT ORDINANCE OF 2008

(Downtown District)

WHEREAS, the Village of Lemont approved Ordinance O-07-08 adopting the Lemont Unified Development Ordinance of 2008 (hereinafter “the Unified Development Ordinance”) with an effective date of March 15, 2008; and

WHEREAS, on November 6, 2019, the Lemont Planning & Zoning Commission, in accordance with the requirements of the Illinois Combined Statutes and the Unified Development Ordinance, conducted a public hearing on proposed amendments to the zoning and land use regulations of the Unified Development Ordinance and the minutes are provided as Exhibit E; and

WHEREAS, notices of the aforesaid public hearings were made in the manner provided by law; and

WHEREAS, the Lemont Planning & Zoning Commission found that the proposed amendment is consistent with the purposes of the Unified Development Ordinance and voted (6-0) to recommend their approval;

NOW, THEREFORE BE IT ORDAINED by the Village President and Board of Trustees of the Village of Lemont, Cook, DuPage and Will Counties, Illinois, as follows:

SECTION ONE: The foregoing findings and recitals are hereby adopted as Section 1 of this Ordinance and are incorporated by reference as if set forth verbatim herein.

SECTION TWO: The Lemont, Illinois Municipal Code (“Village Code”), as amended, is further amended in Title 17, Unified Development Ordinance Chapter, with additions shown in underlined text and deletions shown in ~~strike through~~ to Chapter 17.08 of the Village Code as follows:

17.08.020 THRESHOLDS

- A. Mandatory.** Development of land that includes more than one type of land use on a single zoning lot shall be approved as a PUD. Additionally, all development that meets one or more of the following shall be approved as a PUD:
1. Development of land totaling 20 or more acres; or
 2. Development of land including 40 or more dwelling units.

3. Development of land including more than one principal building on the lot of record.
4. New construction, or any remodeling or reconstruction of an existing building in the Downtown District (DD), which meets one or more of the following criteria:
 - a. On lots 10,000 square-feet or more; or
 - b. That will include 7 dwelling units or more; or
 - c. That will include 7,500 square-feet or more of commercial gross floor area; or
 - d. That will be 37 feet or more in height or more than 3 stories tall.

B. Elective. Any owner of property who wishes to develop his or her property as a PUD may voluntarily petition for such approval under the provisions of this ordinance.

C. ~~Exempt Development.~~ ~~Development of land within the DD district has unique thresholds for PUDs, and therefore the mandatory provisions of paragraph A of this section do not apply to development within the DD district; see Chapter 17.09 of this ordinance for development in the DD district.~~

D. Review of Commercial Projects. All commercial projects, whether PUDs or not, are subject to the commercial design standards of Chapter 17.21 of this ordinance.

SECTION THREE: The Lemont, Illinois Municipal Code (“Village Code”), as amended, is further amended in Title 17, Unified Development Ordinance Chapter, with additions shown in underlined text and deletions shown in ~~striketrough~~ to Chapter 17.09 of the Village Code as follows:

17.09.10 PURPOSE AND APPLICABILITY

B. Applicability. All construction of new structures within the DD district shall be approved in accordance with this chapter and ordinance. All major remodeling or reconstruction of an existing structure, except those structures used as a single-family residence, shall be approved in

accordance with this chapter and ordinance. Additionally, new construction, reconstruction, or remodeling may be subject to the provisions of Article III (Historic Preservation) of this ordinance. Major remodeling or reconstruction is:

1. A change in the height of a structure; or
2. A change in the footprint of a structure; or
3. A change in the materials used on the elevations; or
4. A change in the site layout (e.g. a reconfiguration of parking; a reduction in the amount or type of landscaping); or
5. Any other work beyond repainting of exterior or interior, or work undertaken to maintain the structure in good repair (e.g. replacement of gutters, tuck pointing).

17.09.040 REVIEW ~~AND APPROVAL~~ STANDARDS

- A. ~~Review Standards.~~ In addition to all applicable provisions of this ordinance, development in the DD District shall conform to:
1. ~~The urban design standards found in §17.09.070; and~~ The applicable PUD standards found in §17.08.020; and
 2. ~~The architectural standards found in §17.09.080; and~~ The urban design standards found in §17.09.070; and
 3. ~~The standards for the specific street types identified in §17.09.090 and its attendant figures and tables.~~ The architectural standards found in §17.09.080; and
 4. The standards for the specific street types identified in §17.09.090 and its attendant figures and tables.
- B. ~~Type I and Type II Approvals.~~ There are two types of development review and approval procedures, Type I and Type II. Type I review and approval is for situations where the proposed size, height, or density and attendant potential impacts of the development on surrounding areas will be relatively minor. Type II review and approval is for situations where the proposed size, height, or density and attendant potential impacts of the development

on surrounding areas is deemed much greater and therefore a discretionary review is warranted.

~~17.09.050 TYPE I REVIEW AND APPROVAL~~

~~A. **Type I Thresholds.** New construction, or any remodeling or reconstruction of an existing which meets one or more of the following criteria shall be subject to Type I review and approval if:~~

~~1. It is to occur on lots not adjacent to the I&M Canal; or~~

~~2. It is to occur on lots less than 10,000 square feet; or~~

~~3. Fifteen or less dwelling units will be constructed; or~~

~~4. Less than 7,500 square feet of commercial gross floor area will be constructed.~~

~~5. The building will be less than three stories or less than 35 feet in height.~~

~~B. **Applications.** For Type I review and approval, applicants shall submit building permit applications to the Building Official for review. The standards for applications found in § 17.04.020 of this ordinance shall apply.~~

~~C. **Administrative Review.** The Building Official shall forward the application to the Planning and Economic Development Director, who shall review the application for completeness and adherence to the standards of this chapter. Within 15 days of filing of a complete application, the Planning and Economic Development Director shall render a written decision on whether the application meets the criteria and standards of this chapter. Upon determination by the Planning and Economic Development Director that the application meets the criteria, the application shall be forwarded to the Historic Preservation Commission. If the Planning and Economic Development Director does not concur, the application shall be considered denied and the applicant may appeal the decision in accordance with § 17.04.170 of this ordinance.~~

~~D. **Certificate of Appropriateness.** Within six weeks of receipt of the Planning and Economic Development Director's written concurrence or successful appeal of the Planning and Economic Development Director's denial of approval, the Historic Preservation Commission shall review the application~~

~~in accordance with the provisions of Chapter 17.16 of this ordinance and either issue or deny a Certificate of Appropriateness for the application. Upon issuance of a Certificate of Appropriateness, the application shall be forwarded to the Building Official for review of compliance with building codes and ultimate approval of the application.~~

~~E. **Building Code Review.** The Building Official shall review the application for adherence to all applicable building and fire codes. Additionally, if the proposed development meets the standards for site development permits, the application shall be forwarded to the Village Engineer for review and approval.~~

~~F. **Permit Issuance.** Upon satisfactory building code and engineering review, the Building Official shall issue the appropriate permits for construction.~~

~~17.09.06 TYPE II REVIEW AND APPROVAL~~

~~A. **Type II Thresholds.** New construction, or any remodeling or reconstruction of an existing building which meets one or more of the following criteria shall be subject to Type II review and approval if:~~

- ~~1. It is to occur on lots adjacent to the I&M Canal or the Canal Reserve Strip; or~~
- ~~2. It is to occur on lots 10,000 square feet or more; or~~
- ~~3. The development will include more than 20 dwelling units; or~~
- ~~4. The development will include 7,500 square feet or more of commercial gross floor area; or~~
- ~~5. The building will be 35 feet or more in height or more than three stories tall.~~

~~B. **Historic Preservation Commission Review.** For Type II review, the petitioner shall file an application with the Planning and Economic Development Director, who, within 15 days, shall verify the completeness of the application and forward it to the Historic Preservation Commission. The following documents shall be submitted for review:~~

- ~~1. Building elevations;~~

2. ~~Sample materials;~~
3. ~~A brief description of the proposal that includes at a minimum the intended land uses, number of units, and size of parcel;~~
4. ~~Other appropriate documents as determined by the Planning and Economic Development Director necessary to provide a full understanding of the scope of nature of the proposed project.~~

~~C. **Certificate of Appropriateness.** The Historic Preservation Commission shall review the application in accordance with the provisions of Chapter 17.16 of this ordinance and either issue or deny a Certificate of Appropriateness for the application. Upon issuance of a Certificate of Appropriateness, the application shall be forwarded to the Village Board. If the issuance of a certificate of appropriateness is denied, the applicant may appeal such decision to the Village Board.~~

~~D. **Planned Unit Development Approval.** The Village Board application shall be reviewed in accordance with the provisions of Chapter 17.08 of this ordinance, with the exception that the Village Board shall conduct the public hearing instead of the Planning and Zoning Commission. The Village Board may:~~

1. ~~Approve the proposal. Such approval shall be deemed to include approval of the Certificate of Appropriateness.~~
2. ~~Approve the proposal with conditions. The Village Board may attach conditions aimed at achieving the goals of this ordinance and the policies and plans of the Village.~~
3. ~~Deny approval of the proposal.~~
4. ~~Remand the proposal to either the Historic Preservation Commission for an attempt to resolve the issues that resulted in the denial of the Certificate of Appropriateness.~~

~~E. **Building Permits.** Building permits shall be issued only after:~~

1. ~~Planned unit development approval by the Village Board and fulfillment of any conditions the Village Board attached to the approval; and~~
2. ~~Approval of the Village Engineer and all outside agency review; and~~

~~3. Submission of all applicable building plans to the Community Development Department and their satisfactory review of the plans.~~

SECTION FOUR: The Lemont, Illinois Municipal Code (“Village Code”), as amended, is further amended in Title 17, Unified Development Ordinance Chapter, to Chapter 17.09 for Figure 17-09-02 The Regulating Plan, and it is replaced with Attachment A;

SECTION FIVE: The Lemont, Illinois Municipal Code (“Village Code”), as amended, is further amended in Title 17, Unified Development Ordinance Chapter, to Chapter 17.09 for the image shown in Table 17-09-02 Main Street Standards, and it is replaced with Attachment B;

SECTION SIX: The Lemont, Illinois Municipal Code (“Village Code”), as amended, is further amended in Title 17, Unified Development Ordinance Chapter, to Chapter 17.09 for the image shown in Table 17-09-06 Village Street Standards, and it is replaced with Attachment C;

SECTION SEVEN: The Lemont, Illinois Municipal Code (“Village Code”), as amended, is further amended in Title 17, Unified Development Ordinance Chapter, to Chapter 17.09 for the image shown in Table 17-09-07 Neighborhood Street Standards, and it is replaced with Attachment D;

SECTION EIGHT: That the Village Clerk of the Village of Lemont be and is directed hereby to publish this Ordinance in pamphlet form, pursuant to the Statutes of the State of Illinois, made and provided.

SECTION NINE: Should any Section or provision of this Ordinance be declared by a Court of competent jurisdiction to be invalid, such decision shall not affect the validity of the Ordinance as a whole or any part thereof other than the part declared to be invalid.

SECTION TEN: This Ordinance shall be in full force and effect from and after its passage, approval and publication as provided by law.

ADOPTED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF LEMONT, COUNTIES OF COOK, WILL, AND DUPAGE, ILLINOIS, on this 18th day of November, 2019.

PRESIDENT AND VILLAGE BOARD MEMBERS:

	AYES:	NAYS:	ABSENT:	ABSTAIN
Janelle Kittridge	_____	_____	_____	_____
Ryan Kwasneski	_____	_____	_____	_____
Dave Maher	_____	_____	_____	_____
Ken McClafferty	_____	_____	_____	_____
Rick Sniegowski	_____	_____	_____	_____
Ron Stapleton	_____	_____	_____	_____

JOHN EGOFSKE, Village President

ATTEST:

CHARLENE M. SMOLLEN, Village Clerk

Exhibit A

Figure 17-09-02 The Regulating Plan

Figure 17-09-02 The Regulating Plan

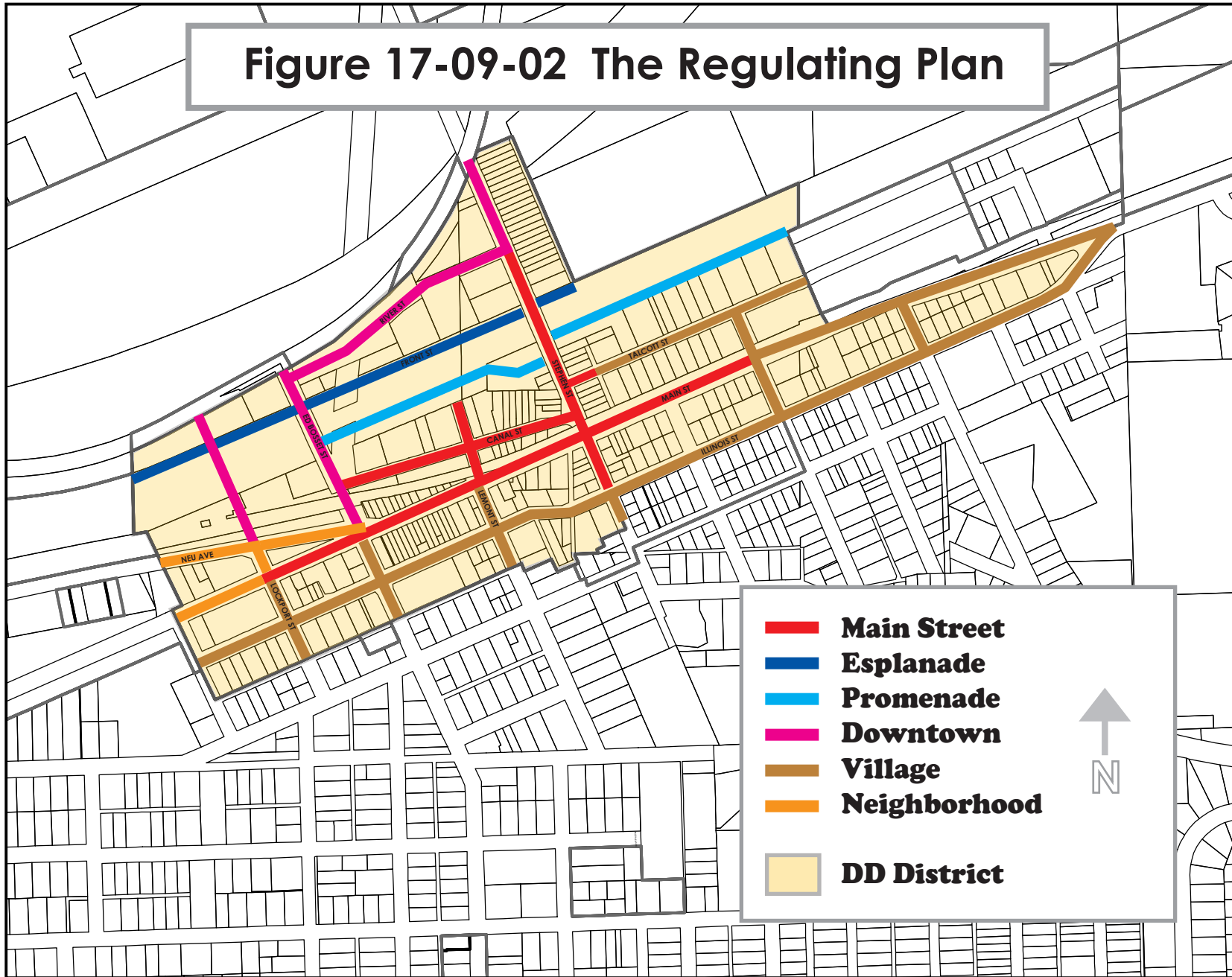


Exhibit B

Image within Table 17-09-02 for Main Street Standards



Exhibit C

Image within Table 17-09-06 for Village Street Standards



Exhibit D

Image within Table 17-09-07 for Neighborhood Street Standards



Exhibit E
PZC Minutes

Village of Lemont
Planning and Zoning Commission
Regular Meeting of November 6, 2019

A regular meeting of the Planning and Zoning Commission for the Village of Lemont was held at 6:30 p.m. on Wednesday, November 6, 2019 in the second floor Board Room of the Village Hall, 418 Main Street, Lemont, Illinois.

I. CALL TO ORDER

A. Pledge of Allegiance

Chairman Studebaker 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: Carmody, McGleam, O'Connor, Pawlak, Zolecki, Studebaker

Absent: Cunningham

Community Development Director Jason Berry, Community Development Manager Mark Herman, Consulting Planner Jamie Tate, Village Attorney Mike Stillman and Village Trustee Ron Stapleton were also present.

C. Approval of Minutes – October 2, 2019 Meeting

Commissioner McGleam made a motion, seconded by Commissioner O'Connor to approve the minutes from the October 2, 2019 regular meeting with no changes. A voice vote was taken:

Ayes: All

Nays: None

Motion passed

II. CHAIRMAN'S COMMENTS

Chairman Studebaker asked anyone in the audience who was planning on speaking in regards to any of the public hearings this evening to please stand and raise his/her right hand. He then administered the oath.

III. PUBLIC HEARINGS

A. 19-16 – 541 LEDOCHOWSKI STREET VARIATION

B. 19-17 – ROUTE 83 AND MAIN STREET UNIFIED DEVELOPMENT ORDINANCE TEXT AND MAP AMENDMENTS

C. 19-18 – DOWNTOWN DISTRICT (DD) UNIFIED DEVELOPMENT ORDINANCE TEXT AMENDMENTS

Chairman Studebaker called for a motion to open the public hearing for Case 19-18.

Commissioner McGleam made a motion, seconded by Commissioner Zolecki to open the public hearing for Case 19-18. A voice vote was taken:

Ayes: All

Nays: None

Motion passed

Staff Presentation

Mrs. Tate said the purpose of the request is to ensure development within the Downtown District is consistent with the standards for development elsewhere in the Village. The Downtown Zoning was adopted in 2005 which was following the Downtown Master Plan creation. The downtown used to be zoned B-3 and then they created this Downtown District. Staff found that there are some great reasons as to why it was created such as keeping the traditional standards for city building, the historic architect and ambience, mixed uses and increase the public parking. The changes they are proposing this evening has nothing to do with changing the intentions for the downtown. She then showed rendering and pictures from the Master Plan that was created in 2005.

Currently, the DD has two types of review and thresholds, staff is proposing to eliminate Type I and Type II and create a more astrictive type of version of Type II thresholds to the Mandatory Planned Unit Development section. This is how they regulate the remainder of development and such in the UDO. It will significantly reduce the number of dwelling units that would require a PUD and the urban design standards, architectural standards and the street type requirements will still all be required.

Mrs. Tate stated they are also proposing to amend the Regulating Plan in the DD. This will extend the Main Street designation. It will be proposed to end at Lockport Street. The purpose of the change is to maintain the first floor commercial use, which is mandatory in the Main Street standards and not mandatory in the Neighborhood Standards.

When comparing the changes to the Thresholds for PUD one change will be to the number of units. Currently, it says you don't need to go to Type II unless it is more than 20 units and staff is proposing to change that to 7 units. There was concern with certain buildings where they would want to look at the parking. Staff is also changing

the height from 35 feet to 37 feet. Currently, Main Street standards are at 37 feet so they just want to make it the same across the board. For all other development they are still required to meet architectural standards, urban design standards and street type standards and the same for the PUD's. This would conclude staff's presentation.

Chairman Studebaker asked if the Commission had any questions for staff.

Commissioner Zolecki stated that staff talked about Thresholds for Type I and Type II but there are also processes of approval within the Type I and Type II. He asked if there was a deferral to the PUD process with the elimination of the Type I and Type II process.

Mrs. Tate said yes. The way it was before it would skip the Planning and Zoning Commission (PZC) so this would make sure that the public hearing for the PUD would follow the normal process and come before the PZC.

Commissioner Zolecki stated the proposal is to keep 17.090.040 with the amendments proposed but it is titled Review and Approval. For clarity they are striking all the approval pieces so it might need to be retitled to Review Standards. There might need to be a blanket statement that ties 17.080 to this section. He then showed Mrs. Tate a section 17.09.01B where it states this Chapter and he recommended changing it to Ordinance. On the map, the pages that follow there is the definitions of each of those areas. At the bottom of each page it will say "Other Considerations" and it talks about whether residential is allowed on first floor or not. He asked if it is easier to just change the neighborhood designation to mandate the commercial like others do.

Mr. Berry said the questions is would you require first floor commercial on orange streets. What they are proposing is the remainder orange would not be required to have first floor commercial. He said they could bring it to the Committee of the Whole.

Chairman Studebaker asked if any other Commissioners had any questions. None responded.

Public Comment

Ms. Kovacik asked if the text amendment was in regards to the old Ace Peterson building.

Mr. Berry said it is for all of the DD. It would be requiring a PUD approval for any property that would be more than 7 units. The looked at this after the buildout of the St. James Academy which is 9 units.

Mr. Herman stated a PUD would have to come before this Commission and the Village Board and if it is more than three stories tall. The only change they are making is that it needs to come before this Commission.

Ms. Kovacik asked if they were changing the height requirement to five stories.

Mr. Herman and Mr. Berry said no.

Chairman Studebaker asked if there was anyone else in the audience that wanted to speak in regards to this public hearing. None responded. He then called for a motion to close the public hearing.

Commissioner McGleam made a motion, seconded by Commission O'Connor to close the public hearing for Case 19-18. A voice vote was taken:

Ayes: All

Nays: None

Motion passed

Plan Commission Discussion

Chairman Studebaker stated he is happy that the Downtown redevelopment was done in 2005 and it is still intact. The Village spent a lot of time and money to create something like this and it is wonderful that they can utilize this. He then asked if there were any further comments or questions from the Commission. None responded.

Plan Commission Recommendation

Chairman Studebaker called for a motion for recommendation.

Commissioner McGleam made a motion, seconded by Commissioner Carmody to recommend to the Mayor and Board of Trustees approval of Case 19-18 Downtown District UDO Text Amendments as presented by staff. A roll call vote was taken:

Ayes: McGleam, Carmody, Pawlak, Zolecki, O'Connor, Studebaker

Nays: None

Motion passed

Findings of Fact

Commissioner McGleam made a motion, seconded by Commissioner Zolecki to authorize the Chairman to approve the Findings of Fact for Case 19-18 as prepared by staff. A voice vote was taken:

Ayes: All

Nays: None

Motion passed

TO: Village Board
FROM: Jamie Tate, AICP, Consulting Planner
THROUGH: Jason Berry, AICP, Economic & Community Development Director
SUBJECT: Case 19-17 Route 83 & Main Street Rezoning
DATE: November 18, 2019

SUMMARY/ BACKGROUND

The attached ordinances provide the following:

- . The rezoning of the properties included in the 83 & Main redevelopment area and adjacent properties in order to remain consistent with the Lemont 2030 Comprehensive Plan and ensure future development potential; and
- . To adjust the Freight Transportation Terminal (FTT) use to not be allowed in M-1, Light Manufacturing District, become a Special Use in M-2, General Manufacturing District and remain allowed in M-3, Heavy Manufacturing District.

ANALYSIS

Consistency with Village Policy

Lemont 2030 Comprehensive Plan.

The Lemont 2030 Comprehensive Plan designates the Community Development Staff, the PZC and Village Board to review the UDO for updates and changes throughout the year. The proposed amendments are in line with the Comprehensive Plan as the future land use shows this area as Community Retail (CR) and Employment Center (EC).

Planning & Zoning Commission (PZC).

The PZC held a public hearing at the regular meeting on November 6, 2019 to discuss the proposed amendments. The Commission asked for clarification on existing FTT uses in the M-1 district and how this would apply to their existing business. Staff explained that the amendment may make them legal non-conforming but they would be able to exist as long as they wished. A member of the audience asked a question about how this zoning change would affect recreational cannabis and another member of the audience stated concerns about traffic. Staff explained that cannabis was a further public hearing on the agenda and the traffic will be reviewed by IDOT. There was no further discussion by the public or members of the Commission. The PZC voted 6-0 to recommend rezoning of 83 & Main and to recommend the text amendment regarding Freight Transportation Terminals.

STAFF RECOMMENDATION

Staff recommends approval of the attached ordinances.

BOARD ACTION REQUESTED

Motion and approval of the attached ordinances.

ATTACHMENTS

1. AN ORDINANCE AMENDING THE ZONING MAP OF THE VILLAGE OF LEMONT FOR 12 PARCELS ASSOCIATED WITH ROUTE 83 & MAIN REDEVELOPMENT SITE IN LEMONT, IL
2. AN ORDINANCE AMENDING TITLE 17 OF THE LEMONT MUNICIPAL CODE, THE LEMONT UNIFIED DEVELOPMENT ORDINANCE OF 2008



VILLAGE OF LEMONT

ORDINANCE NO. _____

**AN ORDINANCE AMENDING THE ZONING MAP OF THE VILLAGE OF
LEMONT FOR 15 PARCELS ASSOCIATED WITH ROUTE 83 & MAIN
REDEVELOPMENT SITE IN LEMONT, IL**

(83 & Main Rezoning)

**ADOPTED BY THE
PRESIDENT AND BOARD OF TRUSTEES
OF THE VILLAGE OF LEMONT
THIS 18th DAY OF NOVEMBER, 2019**

**Published in pamphlet form by
Authority of the President and
Board of Trustees of the Village of
Lemont, Counties of Cook, Will and
DuPage, Illinois, this 18th day of November, 2019.**

ORDINANCE NO. _____

**AN ORDINANCE AMENDING THE ZONING MAP OF THE VILLAGE OF LEMONT
FOR 15 PARCELS ASSOCIATED WITH ROUTE 83 & MAIN REDEVELOPMENT
SITE IN LEMONT, IL**

(83 & Main Rezoning)

WHEREAS, the Village of Lemont (hereinafter referred to as “the Petitioner”) is the owner of the property at Route 83 & Main Streets (hereinafter referred to as the “Subject Property”), legally described and depicted in Exhibit A; and

WHEREAS, the Petitioner applied pursuant to the provisions of the Lemont, Illinois Municipal Code, Title 17 Unified Development Ordinance for a zoning map amendment from R-1, Single-Family Detached Residential District to B-3, Arterial Commercial District for 10980 Archer Avenue (PIN: 22-14-401-017-0000) and 10970 Archer Avenue (PIN: 22-14-401-029-0000) and 10900 Archer Avenue (PIN: 22-14-401-010-0000) and 10900 Route 83 (PIN: 22-14-401-032-0000) and 10997 Archer Avenue (PIN: 22-13-302-004-0000 and PIN: 22-13-302-003-0000) and 12775 Main Street (PIN: 22-13-302-005-0000 and PIN: 22-13-302-006-0000); and

WHEREAS, the Petitioner applied pursuant to the provisions of the Lemont, Illinois Municipal Code, Title 17 Unified Development Ordinance for a zoning map amendment from M-2, General Manufacturing District to B-3, Arterial Commercial District for 12897 Main Street (PIN: 22-14-401-023-0000 and 22-14-401-024-0000) and 10990 Archer Avenue (PIN: 22-14-401-009-0000) and 10800 Route 83 (PIN: 22-14-401-031-0000); and

WHEREAS, the Petitioner applied pursuant to the provisions of the Lemont, Illinois Municipal Code, Title 17 Unified Development Ordinance for a zoning map amendment from M-2, General Manufacturing District to M-1, Light Manufacturing District for 12959 Main Street (PIN: 22-14-401-027-0000) and 12935 Main Street (PIN: 22-14-401-028-0000); and

WHEREAS, the property addressed 10985 Archer Avenue (PIN: 22-13-302-009-0000) is zoned B-3, Arterial Commercial District and will remain B-3, Arterial Commercial District; and

WHEREAS, the Planning and Zoning Commission of the Village of Lemont, Illinois conducted a public hearing on November 6, 2019 for the rezoning request and voted 6-0 in favor to approve the requested rezoning; and

WHEREAS, a notice of the aforesaid public hearing was made in the manner provided by law and was published in the *Daily Southtown*, a newspaper of general circulation within the Village; and

WHEREAS, the President and Board of Trustees of the Village have reviewed the matter herein and have determined that the zoning map amendment is in the best interest of public health, safety, and welfare of the residents of the Village of Lemont, and hereby adopts the finding of facts as set forth in Exhibit C.

NOW, THEREFORE BE IT ORDAINED by the Village President and Board of Trustees of the Village of Lemont, Counties of Cook, DuPage, and Will, Illinois as follows:

SECTION ONE: Incorporation of Recitals. The foregoing findings and recitals are hereby adopted as Section 1 of this Ordinance and are incorporated by reference as if set forth verbatim herein.

SECTION TWO: Zoning Map Amendment Approved. That the Subject Property described in Exhibit A is hereby rezoned as previously described in this Ordinance and reflected in Exhibit B. The zoning map of the Village of Lemont is hereby amended in accordance with the provisions of this Ordinance.

SECTION THREE: The rezoning shall have the following conditions:

1. General Conditions. Unless otherwise approved by the Village Board, the Subject Property shall be developed and maintained in accordance with the Lemont, Illinois Municipal Code and this Ordinance.

SECTION FOUR: That the Village Clerk of the Village of Lemont be and is directed hereby to publish this Ordinance in pamphlet form, pursuant to the Statutes of the State of Illinois, made and provided.

SECTION FIVE: That this Ordinance shall be in full force and effect from and after its passage, approval and publication as provided by law.

ADOPTED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF LEMONT, COUNTIES OF COOK, WILL, AND DuPAGE, ILLINOIS, on this 18th day of November, 2019.

PRESIDENT AND VILLAGE BOARD MEMBERS:

	AYES:	NAYS:	ABSENT:	ABSTAIN
Janelle Kittridge	_____	_____	_____	_____
Ryan Kwasneski	_____	_____	_____	_____
Dave Maher	_____	_____	_____	_____
Ken McClafferty	_____	_____	_____	_____
Rick Sniegowski	_____	_____	_____	_____
Ron Stapleton	_____	_____	_____	_____

JOHN EGOSKE, Village President

Attest:

CHARLENE M. SMOLLEN, Village Clerk

EXHIBIT A

Legal Description of Subject Property

PARCEL EAST OF BELL ROAD

THAT PART OF THE SOUTHWEST QUARTER OF SECTION 13, TOWNSHIP 37 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN BEING BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING AT A POINT 33.00 FEET EAST OF THE SOUTHWEST CORNER OF LOT 9 IN COUNTY CLERK'S DIVISION OF SECTION 13, TOWNSHIP 37 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT THEREBY RECORDED APRIL 30, 1880 AS DOCUMENT NUMBER 269297, SAID POINT ALSO BEING THE EAST LINE OF BELL ROAD AND THE NORTH LINE OF CHICAGO JOLIET ROAD; THENCE $N01^{\circ}38'23''W$ ALONG A LINE 33.00 FEET EAST OF THE WEST LINE OF LOTS 9 AND 10 IN SAID COUNTY CLERK'S DIVISION ALSO BEING THE EAST LINE OF BELL ROAD 410.59 FEET TO ITS INTERSECTION WITH THE SOUTHWESTERLY LINE OF STATE ROUTE 83; THENCE SOUTHEASTERLY ALONG THE SOUTHWESTERLY LINE OF SAID STATE ROUTE 83 THE FOLLOWING FIVE COURSES; 1) $S51^{\circ}08'23''E$ 251.07 FEET 2) $S38^{\circ}36'18''E$ 90.00 FEET 3) $S24^{\circ}00'52''E$ 136.52 FEET 4) $S01^{\circ}38'23''E$ 39.21 FEET 5) $S49^{\circ}59'04''W$ 17.34 FEET TO THE NORTH LINE OF SAID CHICAGO JOLIET ROAD ALSO BEING THE SOUTH LINE OF SAID LOT 9; THENCE $S88^{\circ}28'44''W$ ALONG THE LAST DESCRIBED LINE 283.41 FEET TO THE POINT OF BEGINNING EXCEPTING THEREFROM THAT PART TAKING FOR HIGHWAY PURPOSES AS PER DOCUMENT NUMBER 10298760.

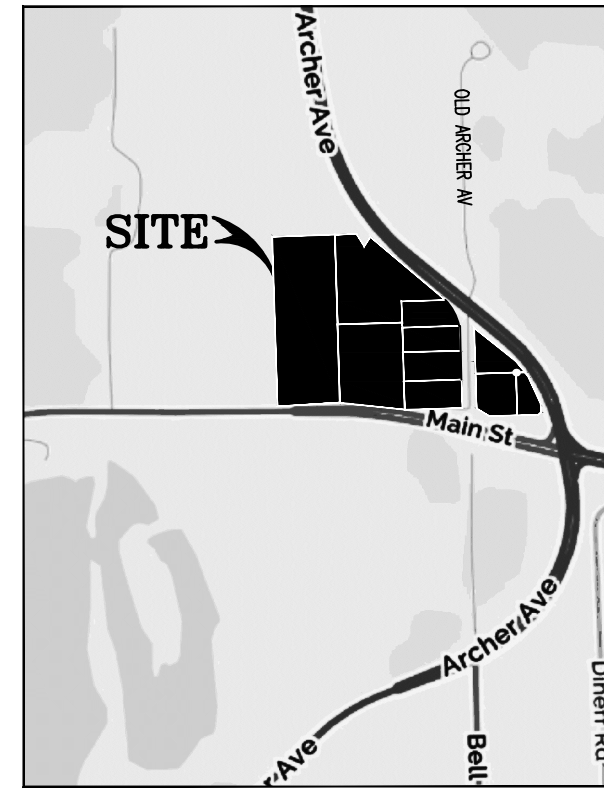
PARCEL WEST OF BELL ROAD

THAT PART OF LOTS 1, 2, AND 5 IN DOOLIN & KIRK'S RESUBDIVISION BEING A RESUBDIVISION OF THE EAST 404.7 FEET OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER AND THE SOUTHEAST QUARTER OF THE SOUTH EAST QUARTER OF SECTION 14, TOWNSHIP 37 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, EXCEPT LOTS 1, 2, 3, 4 AND 5 OF CHRISTIAN BOE'S SUBDIVISION BEING BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING AT A POINT 33.00 FEET NORTH AND 33.00 FEET WEST OF THE SOUTHEAST CORNER OF SAID LOT 5, SAID POINT ALSO BEING ON THE NORTH LINE OF CHICAGO JOLIET ROAD AND THE WEST LINE OF BELL ROAD; THENCE WESTERLY ALONG THE NORTH LINE OF SAID CHICAGO JOLIET ROAD THE FOLLOWING THREE COURSES; 1) $N88^{\circ}34'11''E$ 267.00 FEET 2) $N83^{\circ}50'21''W$ 302.80 FEET 3) $S86^{\circ}35'44''W$ 288.75 FEET TO THE WEST LINE OF THE EAST HALF OF SAID LOT 2; THENCE $N1^{\circ}42'07''W$ ALONG THE LAST DESCRIBED LINE 786.23 FEET TO THE NORTH LINE OF SAID LOT 2; THENCE $N88^{\circ}08'-58''E$ ALONG THE LAST DESCRIBED LINE 390.27 FEET; THENCE $S31^{\circ}24'07''E$ 67.14 FEET; THENCE $N34^{\circ}03'22''E$ 52.25 FEET TO THE SOUTHWESTERLY LINE OF STATE ROUTE 83; THENCE SOUTHEASTERLY ALONG THE LAST DESCRIBED LINE THE FOLLOWING THREE COURSES: 1) A CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 1453.75 FEET A CHORD THAT BEARS $S47^{\circ}58'31''E$ A CHORD DISTANCE OF 160.51 FEET AND AN ARC LENGTH OF 160.59 FEET; 2) $S51^{\circ}08'23''E$ 261.36 FEET; 3) A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 249.70 FEET A CHORD THAT BEARS $S86^{\circ}23'23''E$ A CHORD DISTANCE OF 209.08 FEET AND AN ARC LENGTH OF 215.73 FEET TO A POINT 33.00 FEET WEST OF THE EAST LINE OF SAID LOT 1 ALSO BEING THE WEST LINE OF BELL ROAD; THENCE $S1^{\circ}38'23''E$ ALONG THE LAST DESCRIBED LINE 334.56 FEET TO THE POINT OF BEGINNING.

EXHIBIT B

ALTA Survey and Rezoning Exhibit

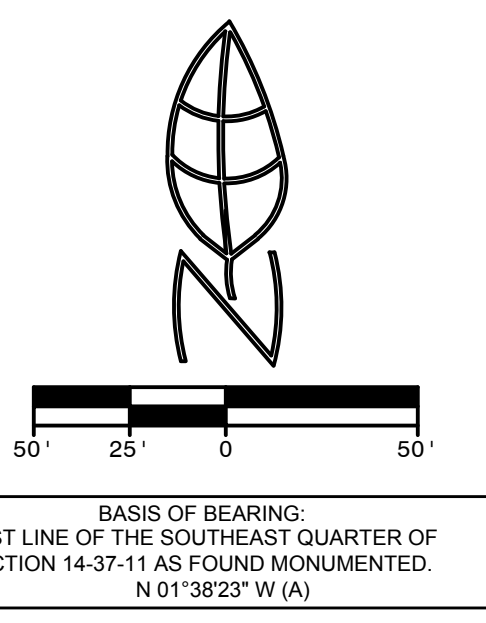
BOUNDARY EXHIBIT OF AREA AT ROUTE 83, CHICAGO-JOLIET ROAD AND BELL ROAD



LOCATION MAP

LEGEND

- EXISTING BOUNDARY
- - - EXISTING EASEMENT
- - - EXISTING SETBACK
- - - EXISTING CHAIN LINK FENCE
- - - EXISTING WOOD FENCE
- - - EXISTING METAL FENCE
- - - EXISTING VINYL FENCE
- - - EXISTING BUILDING
- - - CENTER LINE
- ▨ ASPHALT SURFACE
- ▩ BUILDING/STRUCTURE
- ▧ CONCRETE SURFACE
- (C) CALCULATED
- (R/M) RECORD/MEASURED
- SF SQUARE FEET
- ⊙ MANHOLE
- ⊖ EXIST. CATCH BASIN
- ⊖ EXIST. CURB INLET
- STORM SEWER
- SANITARY SEWER
- ⊕ WATER VALVE
- ⊕ BUFFALO BOX (B-BOX)
- ⊕ WATER VALVE & VAULT
- ⊕ FIRE HYDRANT
- ⊕ GAS METER
- ⊕ GAS LINE
- ⊕ ELECTRIC METER
- ⊕ ELECTRIC PEDESTAL
- ⊕ HANDHOLE
- ⊕ OVERHEAD WIRES
- ⊕ UTILITY POLE
- ⊕ PHONE PEDESTAL
- ⊕ PHONE MANHOLE
- ⊕ CABLE TV PEDESTAL
- ⊕ LIGHT POST
- ⊕ STREET SIGN
- ⊕ DOWNSPOUT
- ⊕ BOLLARD
- ⊕ MAILBOX



DATE	1	2	3	4	5	6

BOUNDARY EXHIBIT OF AREA AT ROUTE 83,
CHICAGO-JOLIET ROAD AND BELL ROAD
LEMONT, ILLINOIS

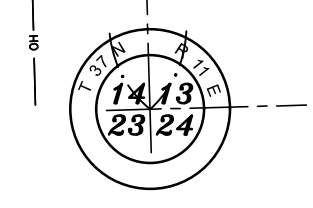
Morris Engineering, Inc.
Civil Engineering • Consulting
Land Surveying
515 Warrville Road, Leslie, IL 60532
Phone: (630) 271-0770
Survey: (630) 271-0599
FAX: (630) 271-0774
Website: www.mechil.com



FIELD CREW: GB
DRAWN BY: CJS
CHECKED BY: TC
APPROVED BY: TC
DATE: 5/10/2018
SCALE: HORIZ 1"=50'
VERT NONE

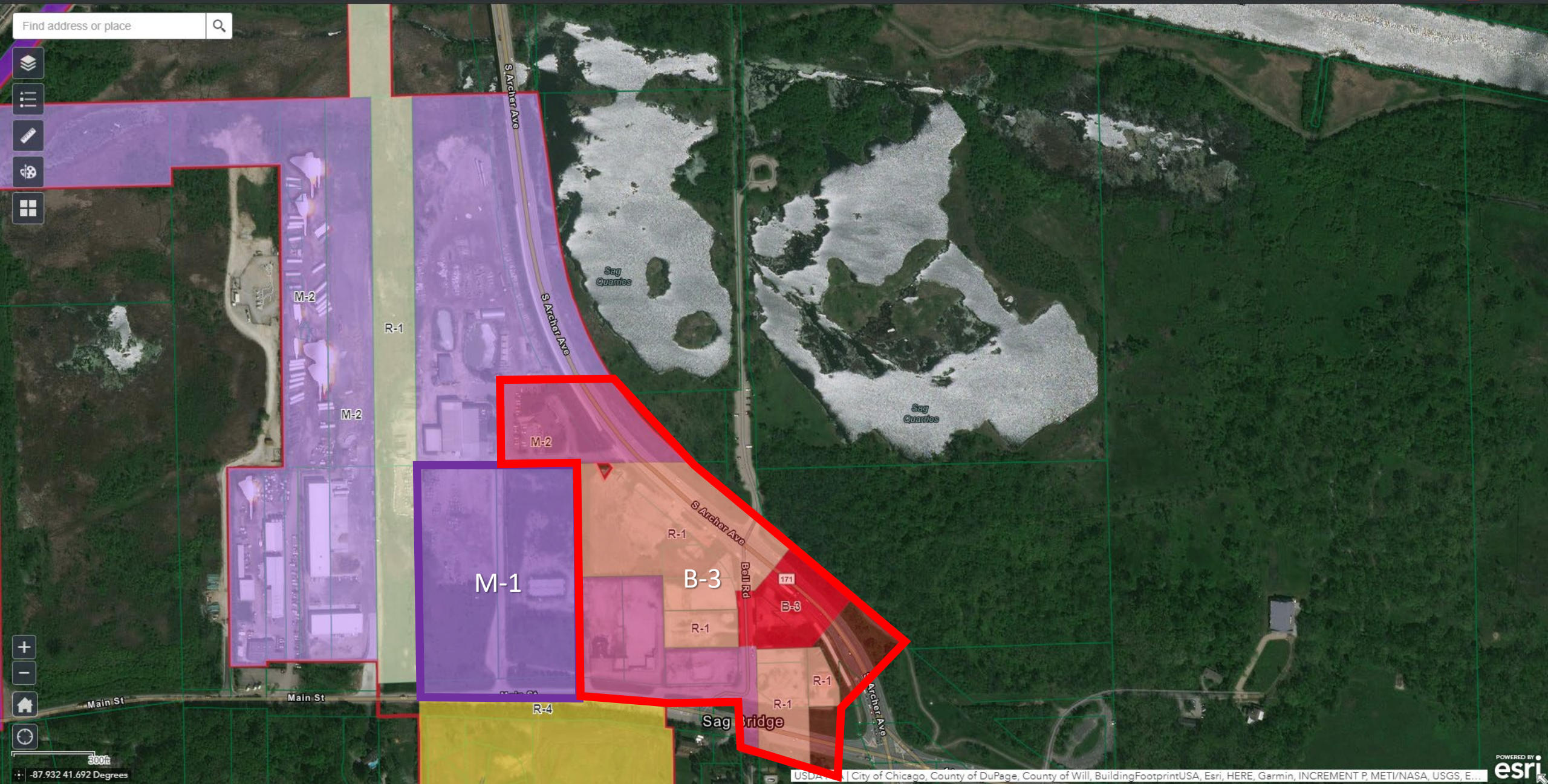
SHEET
1
OF 1 SHEETS
PROJ # 18-LT-6000

NOTE: ALL LOT AREAS SHOWN ARE TO PROPOSED RIGHT OF WAY LINE AS HEREON DRAWN.



PRELIMINARY

Find address or place



300ft
-87.932 41.692 Degrees

EXHIBIT C

FINDINGS. Based upon the evidence and testimony presented during the public hearing, the Lemont Village Board of Trustees finds the following:

1. The Lemont 2030 Comprehensive Plan's future land use map designates the subject site Employment Center (EC) and Community Retail (NR).
2. The rezoning of the subject property is in line with the goals of the Lemont 2030 Comprehensive plan.
3. The requested rezoning generally meets the standards for granting rezonings.

VILLAGE OF LEMONT

ORDINANCE NO. _____

**AN ORDINANCE AMENDING TITLE 17 OF THE LEMONT MUNICIPAL CODE,
THE LEMONT UNIFIED DEVELOPMENT ORDINANCE OF 2008**

(Freight Transportation Terminal Use)

**ADOPTED BY THE
PRESIDENT AND BOARD OF TRUSTEES
OF THE VILLAGE OF LEMONT
THIS 18th DAY OF NOVEMBER, 2019**

**Published in pamphlet form by
Authority of the President and
Board of Trustees of the Village of
Lemont, Counties of Cook, Will and
DuPage, Illinois, this 18th day of November, 2019.**

ORDINANCE NO. _____

AN ORDINANCE AMENDING TITLE 17 OF THE LEMONT MUNICIPAL CODE, THE LEMONT UNIFIED DEVELOPMENT ORDINANCE OF 2008

(Freight Transportation Terminal Use)

WHEREAS, the Village of Lemont approved Ordinance O-07-08 adopting the Lemont Unified Development Ordinance of 2008 (hereinafter “the Unified Development Ordinance”) with an effective date of March 15, 2008; and

WHEREAS, on November 6, 2019, the Lemont Planning & Zoning Commission, in accordance with the requirements of the Illinois Combined Statutes and the Unified Development Ordinance, conducted a public hearing on the proposed amendment to the zoning and land use regulations of the Unified Development Ordinance and the minutes are provided as Exhibit A; and

WHEREAS, notices of the aforesaid public hearings were made in the manner provided by law; and

WHEREAS, the Lemont Planning & Zoning Commission found that the proposed amendment is consistent with the purposes of the Unified Development Ordinance and voted (6-0) to recommend their approval;

NOW, THEREFORE BE IT ORDAINED by the Village President and Board of Trustees of the Village of Lemont, Cook, DuPage and Will Counties, Illinois, as follows:

SECTION ONE: The foregoing findings and recitals are hereby adopted as Section 1 of this Ordinance and are incorporated by reference as if set forth verbatim herein.

SECTION TWO: The Lemont, Illinois Municipal Code (“Village Code”), as amended, is further amended in Title 17, Unified Development Ordinance Chapter, with additions shown in underlined text and deletions shown in ~~strike through~~ to Chapter 17.06 of the Village Code as follows:

Amend the following use in the **Table 17-06-01 Permitted and Special Uses in the Zoning Districts in INDUSTRIAL:**

Industry and Manufacturing	B-1	B-3	B-4	DD	INT	M-1	M-2	M-3	M-4	R-1	R-2	R-3	R-4	R-4A	R-5	R-5A	R-6
Freight Transportation Terminal	-	-	-	-	-	<u>S</u>	<u>S</u>	P	-	-	-	-	-	-	-	-	-

SECTION THREE: That the Village Clerk of the Village of Lemont be and is directed hereby to publish this Ordinance in pamphlet form, pursuant to the Statutes of the State of Illinois, made and provided.

SECTION FOUR: Should any Section or provision of this Ordinance be declared by a Court of competent jurisdiction to be invalid, such decision shall not affect the validity of the Ordinance as a whole or any part thereof other than the part declared to be invalid.

SECTION FIVE: This Ordinance shall be in full force and effect from and after its passage, approval and publication as provided by law.

ADOPTED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF LEMONT, COUNTIES OF COOK, WILL, AND DUPAGE, ILLINOIS, on this 18th day of November, 2019.

PRESIDENT AND VILLAGE BOARD MEMBERS:

	AYES:	NAYS:	ABSENT:	ABSTAIN
Janelle Kittridge	_____	_____	_____	_____
Ryan Kwasneski	_____	_____	_____	_____
Dave Maher	_____	_____	_____	_____
Ken McClafferty	_____	_____	_____	_____
Rick Sniegowski	_____	_____	_____	_____
Ron Stapleton	_____	_____	_____	_____

JOHN EGOFSKE, Village President

ATTEST:

CHARLENE M. SMOLLEN, Village Clerk

Exhibit A
PZC Minutes

Village of Lemont
Planning and Zoning Commission
Regular Meeting of November 6, 2019

A regular meeting of the Planning and Zoning Commission for the Village of Lemont was held at 6:30 p.m. on Wednesday, November 6, 2019 in the second floor Board Room of the Village Hall, 418 Main Street, Lemont, Illinois.

I. CALL TO ORDER

A. Pledge of Allegiance

Chairman Studebaker 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: Carmody, McGleam, O'Connor, Pawlak, Zolecki, Studebaker

Absent: Cunningham

Community Development Director Jason Berry, Community Development Manager Mark Herman, Consulting Planner Jamie Tate, Village Attorney Mike Stillman and Village Trustee Ron Stapleton were also present.

C. Approval of Minutes – October 2, 2019 Meeting

Commissioner McGleam made a motion, seconded by Commissioner O'Connor to approve the minutes from the October 2, 2019 regular meeting with no changes. A voice vote was taken:

Ayes: All

Nays: None

Motion passed

II. CHAIRMAN'S COMMENTS

Chairman Studebaker asked anyone in the audience who was planning on speaking in regards to any of the public hearings this evening to please stand and raise his/her right hand. He then administered the oath.

III. PUBLIC HEARINGS

A. 19-16 – 541 LEDOCHOWSKI STREET VARIATION

B. 19-17 – ROUTE 83 AND MAIN STREET UNIFIED DEVELOPMENT ORDINANCE TEXT AND MAP AMENDMENTS

Chairman Studebaker called for a motion to open the public hearing for Case 19-17.

Commissioner McGleam made a motion, seconded by Commissioner Zolecki to open the public hearing for Case 19-17. A voice vote was taken:

Ayes: All

Nays: None

Motion passed

Staff Presentation

Jason Berry, Community Development Director, came up and made a presentation in regards to the history and annexation of the properties located at Route 83 and Main Street.

Mrs. Tate said the hearing is for the rezoning of the properties at Route 83 and Main and a text amendment to make freight transportation terminals a special use in M-2 Zoning District and a prohibited use in M-1 Zoning District. They are currently allowed and will remain allowed in the M-3 Zoning District.

The existing zoning is R-1 Single-Family detached and M-2 General Manufacturing District. The surrounding land use consists of M-2 to the north, Unincorporated Cook County Residential with existing homes to the south, Unincorporated Cook County Sag Quarries and Cook County Forest Preserve to the east, and M-2 Industrial to the west. In order to be consistent with development goals of the Village’s Memorandum of Understanding (MOU) with Bluestone and also to ensure future development the following is being proposed:

- The Village properties with frontage on Route 83 or the old Bell Road right-of-way are zoned as B-3 Arterial Commercial. The Meno Stone office building is proposed to be rezoned as B-3. This corrects the legal non-conforming office use of the property, which is not permitted in the current M-2 General Manufacturing zoning district and maintains commercial uses in the future along the heavily-trafficked IL-83.
- Properties along Main Street west of the proposed commercial parcels zoned M-1 Light Manufacturing. These parcels are currently zoned M-2, however the UDO states M-1 may be located adjacent to R districts. Property south of Main Street is zoned R-4 Single Family Detached.
- The text amendment for Freight Transportation Terminal.

Mrs. Tate stated in regards to the Comprehensive Plan, the Future Land Use Map designates this area as Community Retail and Employment Center. In the Comprehensive Plan it talks about these Economic Activity Centers and there are ten of them in the Village of Lemont. The proposed property is one of these Economic Activity Centers. In the Plan there is also an implementation action that you find in

the different sections of the plan. One is to develop inviting gateways into Lemont. These are key intersections and corridors that represent major points of entry into the community. The proposed property is one of these key points of entry. Lastly, to annex economic activity centers that are key to the Village's growth that are not currently Village limits. The Village has been focused on this area and has been strategic with annexing these properties.

The Commission should look at the LaSalle Factors for the standards for rezoning. She then read through the eight different standards which are listed in staff's report. The text amendment will help clean up the existing land uses that are there currently. It will also not allow for those truck uses on those fronted Main Street parcels that are there.

Mrs. Tate said in conclusion rezoning provides the opportunity for redevelopment of the property. The current zoning is fragmented and is not conducive to development with a mix of commercial, light and general manufacturing. This will further the goals of the Comprehensive Plan and falls in line with the UDO intentions. The Village has been strategic during the redevelopment process and rezoning. Staff is recommending approval of the rezoning and text amendment.

Chairman Studebaker asked if there were any questions from the Commission for staff.

Commissioner McGleam asked if there were any plans for changing the current R-4 Zoning south of Main Street.

Mr. Berry stated there is not.

Commissioner McGleam asked if staff could explain the current R-1 zoning on the property.

Mrs. Tate said when you annex into the Village it is the default zoning. There was no plan at the time these properties were annexed into the Village. The Village wanted to wait till they had all the properties then come in and rezone.

Commissioner O'Connor asked in regards to the text change for the freight how this will affect other M-1 buildings.

Mrs. Tate stated it will make them legal non-conforming. They are allowed to continue until they go out of business. If someone buys the business it will transfer but if it sits for six consecutive months then it would go away.

Chairman Studebaker asked if there were any further questions. None responded.

Public Comment

Chairman Studebaker asked if there was anyone in the audience that wanted to speak in regards to this public hearing.

Stephanie Kovacik asked if this zoning change would support a cannabis recreational dispensary.

Mr. Herman said right now the zoning ordinance does not address recreational cannabis. The fourth item on tonight's agenda is text amendments that would address recreational cannabis and it does involve the B-3 zoning as currently proposed.

Ms. Kovacik asked if staff could explain the B-3 zoning.

Mr. Herman stated the B-3 zoning is a zoning district that the Village has for arterial commercial districts. There are currently properties on State Street and 127th that have B-3 zoning. The B-3 zoning are areas that have retail uses that are generally heavy traffic areas. As proposed the properties off of Route 83 would have B-3 zoning if approved.

Sue Palm asked how traffic is going to be controlled in the area.

Mr. Berry said any project that is presented for Route 83 or Main Street would be under the jurisdiction of the Illinois Department of Transportation (IDOT). Any new development would have to seek the approval of the Department of Transportation. They are expanding that intersection and providing two additional left turning lanes. There was a traffic study that was produced and was sent to IDOT for comment. They will control the location of ingress/egress to the sites.

Chairman Studebaker asked if there was anyone else that wanted to speak in regards to this public hearing. None responded. He then called for a motion to close the public hearing.

Commissioner O'Connor made a motion, seconded by Commission Carmody to close the public hearing for Case 19-17. A voice vote was taken:

Ayes: All

Nays: None

Motion passed

Plan Commission Discussion

Chairman Studebaker asked if there were any further questions or comments from the Commission. None responded.

Plan Commission Recommendation

Chairman Studebaker called for a motion for recommendation.

Commissioner McGleam made a motion, seconded by Commissioner O'Connor to recommend to the Mayor and Board of Trustees approval of Case 19-17 Route 83 and Main Street Zoning Change and Text Amendments as proposed by staff. A roll call vote was taken:

Ayes: McGleam, O'Connor, Zolecki, Pawlak, Carmody, Studebaker

Nays: None

Motion passed

Findings of Fact

Commissioner McGleam made a motion, seconded by Commissioner Zolecki to authorize the Chairman to approve the Findings of Fact for Case 19-17 as prepared by staff. A voice vote was taken:

Ayes: All

Nays: None

Motion passed