

# *Village of Lemont*

## **Mayor**

John Egofske

## **Village Clerk**

Charlene Smollen

## **Administrator**

George J. Schafer



## **Trustees**

Debby Blatzer  
Ryan Kwasneski  
Ken McClafferty  
Dave Maher  
Rick Sniegowski  
Ronald Stapleton

## **VILLAGE BOARD MEETING**

March 26, 2018 – 7:00 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. February 26, 2018 Village Board Meeting Minutes
    2. March 12, 2018 Village Board Meeting Minutes
    3. March 12, 2018 Committee of the Whole Meeting Minutes
  - B. Approval of Disbursements
  - C. An Ordinance Amending Lemont Municipal Code Chapter 5.04, Section 5.04.080: Alcoholic Beverages (Increasing Number of Class A-3 Liquor Licenses)
- IV. Mayor's Report
  - A. Appointment of Environmental Advisory Commission Member Bridget LaPorte
  - B. Public Hearing of a proposed intergovernmental cooperative planning and boundary agreement between the Village of Lemont and the Village of Homer Glen
  - C. Public Hearing on the FY19 Proposed Annual Operating Budget
  - D. Audience Participation
- V. Clerk's Report
  - A. Correspondence

## B. Ordinances

1. An Ordinance Authorizing an Intergovernmental Cooperative Planning and Boundary Agreement Between the Village of Lemont and the Village of Homer Glen
2. An Ordinance §17.07.020 of the Lemont Unified Development Ordinance to Allow a Rear Setback of 16'9" from the Rear Property Line at 608 Sobieski Street in Lemont, IL (Saints Cyril & Methodius Parish Center)
3. An Ordinance Amending the Zoning Map of the Village of Lemont from B-1 Office/Retail Transitional District to R-4 Single-Family Detached Residential District at 12630 Archer Avenue in Lemont, IL (12630 Archer Avenue)

## C. Resolutions

1. A Resolution Authorizing Award of Contract for 2018 Water Main Improvements Project
2. A Resolution Approving Downtown TIF District Consulting Services Phase 1 and 2
3. A Resolution Approving a Final Plat of Subdivision for Property at 1166 McCarthy Road, Lemont, IL (Mierzwa Subdivision)

VI. Village Attorney Report

VII. Village Administrator Report

VIII. Board Reports

IX. Staff Reports

X. Unfinished Business

XI. New Business

XII. Executive Session Discussion Under Chapter 5 ILCS

- Pending Litigation- Section 2(c)11
- Probable Litigation- Section 2(c)11
- Collective Bargaining Negotiations 2(c)2

XIII. Action on Closed Session Item(s)

XIV. Motion to Adjourn

**Minutes**  
**VILLAGE BOARD MEETING**  
**Village Hall – 418 Main Street**  
**February 26, 2018**  
**6:30 p.m.**

The regular meeting of the Lemont Village Board was held on Monday, February 26, 2018 at 6:30 p.m., with Mayor John Egofske presiding.

**A. PLEDGE OF ALLEGIANCE**

**B. ROLL CALL:** Kwasneski, Maher, McClafferty, Sniegowski, Stapleton and Blatzer; present.

**C. VILLAGE ADMINISTRATOR,** George Schafer, stated that the Cooperative Fishing Agreement resolution for the Heritage Quarry area has been pulled from the agenda. This is a free program through the state to help manage fishery and wildlife. The developer of the Forge Quarry project has asked that we have another meeting with the state to ensure there are no conflicts with the private development and the public fishing that is going to be allowed and eventually regulated by the state with the Village. We are not losing any time, and just ensuring that everything fits together with private, public and projects going on in the quarry area.

**D. CONSENT AGENDA**

Motion by Blatzer, seconded by Kwasneski, to approve the following items on the consent agenda by omnibus vote:

**A. Approval of Minutes**

1. January 22, 2018, Village Board Meeting Minutes
2. January 25 & 26 Strategic Planning Session Minutes
3. February 12, 2018 Committee of the Whole Meeting Minutes

**B. Approval of Disbursements**

**C. Ordinance O-10-18 Amending Lemont Municipal Code Chapter 5.04, Section 5.04.080: Alcoholic Beverages (Decreasing Number of Class A-2 Liquor Licenses and Increasing Number of Class A-3 Liquor Licenses).**

**D. Resolution R-02-18 Reviewing the Need for Confidentiality of Closed Session Meetings.**

- E. Resolution R-03-18 Providing for the Destruction of Certain Verbatim Recordings of Closed Session Meetings.

Roll call: Kwasneski, Maher, McClafferty, Sniegowski, Stapleton, Blatzer; 6 ayes.  
Motion passed.

**E. MAYOR'S REPORT**

- A. A proclamation for Commander Greg Smith was motioned by Blatzer, seconded by McClafferty to approve said proclamation. VV 6 ayes. Motion passed.
  
- B. The Mayor mentioned a number of items including:
  - 1. Recognized the Public Works department for the great job they did with the amount of snow that we had for several days in a row. He also thanked all the neighbors that helped one another with driveway shoveling and sidewalks. He thanked the businesses for shoveling off their areas as well.
  - 2. Upcoming State of the Village will be held on March 7, 2018.
  - 3. The 2018 St. Patrick's Day Queen is Evelyn Conway and the parade is March 10 at 1:00 p.m. in downtown Lemont.
  - 4. The Lemont Environmental Advisory Commission will hold their spring recycling event on Saturday, April 14, at the Metra lot.
  - 5. Registration for the Quarryman Challenge is open. The event is on May 12 and you can register on their website at [quarrychallenge.com](http://quarrychallenge.com).
  
- C. Audience Participation
  - 1. Jerry Johnson spoke of two issues. He said that Hughie's Irish Pub tore out the tin ceiling in the building and that they should not be allowed to do that. Second, at the last Planning & Zoning Commission Meeting, you could not hear the commission or the audience speak. He asked that the speaker system be turned on during these meetings.

**F. Clerk's Report**

- A. Deputy Clerk Molitor mentioned that early voting for the March 20, 2018 Gubernational Primary Election is March 5-19. You can vote early at Lemont Township on Warner Avenue and go on line to [CookCountyClerk.com](http://CookCountyClerk.com) for times and early voting locations.
  
- B. Resolution
  - 1. Resolution R-4-18 Approving the Capital Improvement Program for the Village of Lemont for Fiscal Year 2019.



Motion by McClafferty, seconded by Blatzer to adopt said resolution.

Village Administrator, George Schafer, stated that two public hearings will be held for the budget on March 12 and March 26. The budget will be available on line at the end of this week or early next week, and the public can make comments about the budget.

Mr. Schafer stated that a motion will need to be made to amend the resolution to reduce the FY19 from \$950,000 to \$500,000 for the road program. The exact cost will not be known until it is bid out, and \$500,000 is the funding that we have available to us now until additional resources can be identified.

Trustee Maher stated two things he would appreciate be done for the budget process in the near future and near term Committee of the Whole Meetings. He would like more planning on the elevated tank and well to make sure there is a good plan on what we are going to do; especially since we have a bond already issued on this. Also, after the budget cycle is done, he would like to start the discussion on 5<sup>th</sup> Street, and how that is going to be funded and that we have a plan before engineering for it.

Mr. Schafer stated that we can make that a strategic initiative. Also, in a future COW to have our water consultant attend for an update and possible amendment to the study.

A motion was made by Maher, seconded by McClafferty, to amend the budget to change the road program amount to \$500,000 and add \$50,000 for the well/tower project. VV 6 ayes. Motion approved.

Roll Call on the Approval of the Capital Improvement Program for the Village of Lemont for Fiscal Year 2019: Kwasneski, Maher, McClafferty, Sniegowski, Stapleton, Blatzer; 6 ayes. Motion passed.

2. Resolution R-5-18 Approving a Professional Services Agreement with Crawford, Murphy & Tilly, Inc. Motion by Kwasneski, seconded by Blatzer, to adopt said resolution. Roll call: Kwasneski, Maher, McClafferty, Sniegowski, Stapleton, Blatzer; 6 ayes. Motion passed.
3. Resolution R-6-18 Authorizing Award of Contract for Chestnut Crossing Lift Station Generator Replacement. Motion by Stapleton, seconded by Blatzer, to adopt said resolution. Roll call: Kwasneski, Maher, McClafferty, Sniegowski,

Stapleton, Blatzer; 6 ayes. Motion passed.

**G. Village Administrator Report**

1. We have two public hearings for the budget; March 12 and 26 and also at our March 19 COW meeting we will be discussing the budget.
2. On March 26, we will have a public hearing on a Homer Glen Boundary agreement.
3. Regarding quiet zones, we are a few years away from improving our zones, and we are continuing to work on this project.
4. We are working with the tollway for a potential I-355 noise mitigation for sound and noise near Briarcliff. Thank you to Leader Durkin and Senator Curran on their help with this and the residents.
5. Rt. 83 & Main St. intersection will have IDOT work on it starting the end of March and potentially through November or even into next year. We will get information out on it on our website.
6. Over the last week or two with the rain, Main Street is one of our main areas that does have some flooding. IDOT will be improving from Fordham Hill Estates, east down Main. That will be happen in 2021.
7. We have been working with Ruffled Feathers Golf Club on the flooding issues there in the residential areas and encouraging them to move forward with a resolution for that problem.
8. Mentioned that the economic development updates he is sharing and many more will be shown on the Mayor's upcoming State of the Village which will be broadcast on Channel 6.
9. Fork & Spoon and Quarry Pub will be opening in the spring.
10. There is a potential grocer coming into the old Chipain's. We are hoping to make an announcement when it is finalized.
11. There is interest in the old Wendy's / Hardees building.
12. Rt. 83 & Main St., we are hopeful to bring some news over the next couple of months on that site for potential business development.
13. Wooden Paddle had contractor issues, but is opening this spring.
14. Old Amy's renovation on Stephen Street is going to be a convenience store with apartments on second and a new third floor.
15. The Budnik building has been sold. They are cleaning it out.
16. Peterson's Hardware has a potential buyer. We hope to make an announcement soon. We are looking at reconfiguring our TIF in that area.
17. Forge quarry project is moving along. They met with our Heritage Quarry Committee.
18. Thanked Commander Smith for all of his years of service.

H. **Staff Reports**

I. **Unfinished Business- None**

J. **New Business**

- A. Trustee Sniegowski said he was approached by Barb Buschman on the potential of running a referendum for supporting the Historical Society. He would like to run it by the board and see what they think about this, and wants to find out how the town really feelings about supporting the Historical Society; are they willing to support the history of Lemont.
  
- B. In regards to the truck traffic in town, Trustee Sniegowski stated that the Village does take over jurisdictional transfer, and while the development in the trucking industry is a good thing, along with the sales taxes it brings in, it also damages the roads. He said that we need to be considering how we are going to pay for that. An option that has been talked about is a consideration for home ruled, but limit it in discussion to the benefit to the Village. We would be talking about creating taxes by the users so that the money comes back to the Village so we have the monetary policies in place to do the repairs to our roads. We have to have a plan for it, and if we do, we will be in good shape. We need new revenue sources and this would be a way to do it.

Mayor Egofski said that he heard from several residents as well about the truck traffic, and they point out that a lot of this truck traffic does not generate any sales tax, and it is basically no benefit to the Village, yet it is beating up the roads. To be home ruled, you dictate some of your own policies and rules and that could be charging for truck parking or something like that. You are home ruled automatically if you have a population of 25, 000. Otherwise, you have to have a referendum.

Mr. Schafer stated that the Will County Governmental League is doing a regional study right now that we are a part of, on which roads these trucks should be taking.

K. **Motion for Executive Session - None**

XI. **Action on Closed Session Item(s)- None**

XII. **Motion to Adjourn**

There being no further business, a motion was made by Blatzer, seconded by Maher, to adjourn the meeting at 7:20 p.m. VV 6 ayes. Motion passed.

**Minutes**  
**VILLAGE BOARD MEETING**  
**Village Hall – 418 Main Street**  
**March 12, 2018**  
**6:30 p.m.**

The regular meeting of the Lemont Village Board was held on Monday, March 12, 2018 at 6:30 p.m., with Mayor John Egofske presiding.

**A. PLEDGE OF ALLEGIANCE**

**B. ROLL CALL:** Maher, McClafferty, Sniegowski, Blatzer, and Kwasneski; present. Stapleton; absent.

**C. CONSENT AGENDA**

A. Approval of Disbursements

Motion to approve the consent agenda by Blatzer, seconded by Kwasneski, to approve the following items on the consent agenda by omnibus vote.

Roll call: Maher, McClafferty, Sniegowski, Blatzer, and Kwasneski; 5 ayes. Stapleton; absent. Motion passed.

**D. MAYOR'S REPORT**

A. A proclamation for National Athletic Training Month was motioned by McClafferty, seconded by Sniegowski to approve said proclamation. VV 5 ayes. Motion passed.

B. Public Hearing on the FY19 Proposed Annual Operating Budget.

Motion to open Public Hearing made by Maher, seconded by Kwasneski at 6:37 p.m. VV 5 ayes. Motion passed.

Motion to close Public Hearing made by Blatzer, seconded by Maher at 6:39 p.m. VV 5 ayes. Motion passed.

C. The Mayor mentioned a number of items including:

1. The Park District is having a Teen Flashlight Extravaganza on Friday, March 23, from 7 – 8 pm. This is an egg hunt in the dark for ages 12-17. Then from 8-9 p.m. on Friday, March 23, there is a Grown-Up Moonlight Egg Hunt. These will both be held at the Quad Fields at Centennial Park.

2. On Saturday, March 24, the Park District is having their H2O Egg-Venture which is a FREE event for all ages, where you dive for eggs. Children can also visit the Easter Bunny. Please register in advance for this event.  
Visit the Park District's website at [www.lemontparkdistrict.org](http://www.lemontparkdistrict.org)
3. Lemont VFW Post 5819 will hold their annual Blood Drive in partnership with the Lemont Knights of Columbus on Saturday, March 24 from 9 am to 1 pm at the VFW on New Ave.  
Please call the VFW to schedule an appointment at 630-257-9859 or sign up online at [www.heartlandbc.org](http://www.heartlandbc.org) . Walk-ins are welcome, but appointments are preferred.
4. The Lemont Lions Club is holding a Food Drive on Sunday, March 25, from 9 am-3 pm at Jewel Food Store.
5. Our Lemont Environmental Advisory Commission will hold their Spring Recycling Day on April 14, from 9 am – 1 pm at the Metra lot.
6. Registration is taking place for the Quarryman Challenge 10 mile & 5K run on May 12. They need volunteers for the race day as well.  
Visit [www.quarrymanchallenge.com](http://www.quarrymanchallenge.com)
7. Early Voting Hours currently at the Lemont Township Office on Warner Ave.  
Today through March 16, 9am-7pm; Sat March 17, 9-5; Sun March 18, 10-4pm; Mon March 19, 9am-5pm. Election Day is Tuesday March 20th.

D. Audience Participation- None

E. **Clerk's Report**

A. Resolutions

1. Resolution R-7-18 Authorizing a Reduction of a Letter of Credit for the Seven Oaks Subdivision

Motion by McClafferty, seconded by Kwasneski to adopt said resolution. Roll Call: Maher, McClafferty, Sniegowski, Blatzer, Kwasneski; 5 ayes. Stapleton; absent. Motion passed.

2. Resolution R-8-18 Authorizing Withdrawal from Southwest Agency for Health Management ("SWAHM") and Intergovernmental Personnel Benefit Cooperative ("IPBC")

Motion by Blatzer, seconded by Maher, to adopt said resolution. Roll call: Kwasneski, Maher, McClafferty, Sniegowski, Blatzer; 5 ayes. Stapleton; absent. Motion passed.

F. **Village Administrator Report-** None

G. **Board Reports**

A. Trustee Sniegowski mentioned that our Finance Department was awarded for budget reporting from the government for the 11<sup>th</sup> year in a row.

H. **Staff Reports**

A. Police

1. Chief Maton reminded residents and the Board of curfew times: 9pm for youth under 13 years of age; 11pm for youth 13-16 years of age.

B. Administration

1. The State of the Village Address video will be on the website next week.

2. 1<sup>st</sup> and Fourth Street traffic will be addressed in the near future.

I. **Unfinished Business-** None

J. **New Business-** None

K. **Motion for Executive Session –**

Motion by McClafferty, seconded by Sniegowski, to move into Executive Session Discussion Under Chapter 5 ILCS, Section 2 (c)1 of the Open Meetings Act to discuss Collective Bargaining Negotiations- 5 ILCS 2 (c)2, and to close regular session.

Roll call: McClafferty, Sniegowski, Blatzer, Kwasneski; 4 ayes. Maher, Stapleton; absent.  
Motion Passed.

XI. **Action on Closed Session Item(s)-** None

XII. **Motion to Adjourn**

There being no further business, a motion was made by Maher, seconded by Kwasneski, to adjourn the meeting at 8:28 p.m. VV 5 ayes. Motion passed.

## VILLAGE BOARD

### Committee of the Whole Meeting Minutes March 12, 2018 – 8:28 PM – Followed the Village Board Meeting Lemont Village Hall - 418 Main St. - Lemont, IL 60439

#### I. **Call to Order**

Mayor Egofske called the COW Meeting to order at 8:28 p.m.

#### II. **Roll Call**

Present were Trustees, Blatzer, Kwasneski, Maher, McClafferty and Sniegowski. Trustee Stapleton absent. Also present were George Schafer, Jason Berry, Ted Friedley, Marc Maton, Linda Molitor, Ralph Pukula and Chris Smith.

#### III. **Discussion Items**

##### A. **12630 Archer Ave. Rezoning**

Mark Carlson, owner of the property at 12630 Archer Ave in Castlewood, wishes to rezone the property from a B-1, Office/Retail Transitional District, to an R-4, Single-Family Detached Residential District, to build a home on the property. The PZC approved the rezoning unanimously. The Board had no issues with the rezoning and the item will be up for approval at an upcoming Village Board Meeting.

##### B. **Strategic Plan Update**

The Strategic Plan updates were submitted and reviewed by staff. Some additional changes were made to some of the items and made some changes to some of the items. Village Administrator, George Schafer, reviewed some of the suggested changes made by staff, and asked that the Board review the items for any issues or concerns, and send him any comments. Trustee Blatzer wished to change the word “prosperous,” in the mission statement. Under Values, Continuous Improvement, Trustee Blatzer wants the first line changed to remove reference to “freedom.”

The updates to the Strategic Priority items were reviewed.

Under Community Development, desired outcomes, Trustee Maher asked if there could be an additional annual special use business license fee for the parking of a truck based on the type of truck. Village Attorney, Andrew Paine, will look into if that would be allowed. Business License can it be or per stall. In addition, if you have a gaming license, can you charge more? We also don't want to drive businesses out of town.

The question arose about the aquifer level of Lemont versus Joliet. Joliet's wells are said to be drying up by 2030, and they are looking at different options. Ralph stated that our water is in a healthier aquifer than Joliet because we are at a healthier portion of the aquifer. The water report will be out next week and that can be looked at.

Community Image discussion was discussed. We need to get Channel 6 staffed and we are trying to reach out to the colleges for interest and to help with social media videos.

Economic Development – we will tighten up the targets.

Operational Effectiveness – we are looking for other areas to leverage out to others.

Commissions need to be reviewed. Can they be combined with other organizations that are similar?

It was pointed out that there are a lot of strategic initiatives and if there are too many and is it too ambitious, which could cause a delay? These will be put into our system and possibly tie FTE's to them.

If you have questions, please let George know.

### **C. Proposed Fiscal Year 2019 Annual Operating Budget**

Finance Director, Chris Smith, stated that the first part of the March 12, 2018, Village Board Meeting was the Public Hearing. She quickly went over the budget approach and the items that affect the outcome of the budget.

Our major revenue resources are declining and cuts need to be made in order to balance the budget for this coming fiscal year. This is due to a combination of items including a reduction in retail sales tax, income tax reduction and a reduction of the per capita distribution of income tax to municipalities reduced by 10% for one year. Staff is projecting this reduction will continue. Along with the rising pension and health care costs, these are the reasons why we have the need to cut to reduce the \$1.1 M dollar gap. We have to be careful and consideration of residential areas.

The school study was not inclusive of all vacant land said Maher. We are maintaining our expenditures. Chris reviewed the options to cover this gap. This could include onetime reductions of capital, reduction in force and effects to the road improvement program with reduction in road programs and road conditions. It was asked if BDD tax can be used for residential, roads, salt, resurface in that area. Chris will check. We could look into places to eat tax. Next step is meeting on March 19, and a public hearing on March 26 and adoption of the budget on April 9 or April 23. Mr. Schafer said if there is anything else that is not in the budget, to contact Chris.

Options for 83 & Main were discussed with the Forge coming in and what could potentially go there. The potential to lease the property could also be a possibility.

Updates on other property areas were discussed including State Street & 127th, the old Wendy's and Chipain's.



**IV. Unfinished Business – None.**

**V. New Business**

- A.** Mr. Schafer said there is a Transit-Oriented Development meeting with the TIF consultant tomorrow. There is a letter of intent for Peterson’s Hardware property, with 90 units with parking on the first floor. The issue is, the developer is looking to do a technique with offsite construction and inspection and our zoning code does not allow it. Our building code does but not our zoning code. It is less cost in doing it this way. The quality of the building would be good quality. The outside gets treated like any other. We could inspect it offsite. Trustee Maher asked if there is a unit built around here, and he would be interested in knowing from something that has been up for two or three years, how they are. Staff and board members will go down to the factory and see how they are built. We are able to sell our property on the canal, and this unit could be placed on the canal side, and the south side of Petersons would have another use option.
- B.** Logan Street – property owner wanted to buy Village property behind their home and is coming in for a yard variation. They wanted to purchase the Village property to do an addition to their home. The Village is not selling the property. Community Development will meet with them on some variations that would be required.
- C.** Discussion will need to take place on First and Fourth Streets. Mayor Egofske asked that a counter be put on First Street where the gate was and note the time of day. People are claiming that people are using First Street like a throughfare.

**VI. Audience Participation - None**

**VII. Executive Session - None**

**VIII. Adjourned at 10:36 p.m.**

# Payment Register

From Payment Date: 3/13/2018 - To Payment Date: 3/26/2018

Number	Date	Status	Void Reason	Reconciled/ Voided Date	Source	Payee Name	Transaction Amount	Reconciled Amount	Difference
FM-Clearing - Accounts Payable									
Check									
17363	03/15/2018	Reconciled		03/19/2018	Accounts Payable	Bradok Commercial Interiors Inc	\$6,539.00	\$6,539.00	\$0.00
	Invoice		Date	Description		Amount			
	1		03/14/2018	Soundproof PD interview rooms		\$6,539.00			
17364	03/26/2018	Open			Accounts Payable	AT&T	\$91.07		
	Invoice		Date	Description		Amount			
	63024316090318		03/13/2018	630 243-1609 403 9 kohls-target l/s		\$91.07			
17365	03/26/2018	Open			Accounts Payable	AT&T	\$140.92		
	Invoice		Date	Description		Amount			
	18-03-9005		03/02/2018	126379005 - metra station internet		\$75.46			
	18-02-1261		02/28/2018	142021261 - Village Hall internet		\$65.46			
17366	03/26/2018	Open			Accounts Payable	Closed Circuit Innovations	\$2,430.00		
	Invoice		Date	Description		Amount			
	APR 2018		03/02/2018	security camera maintenance		\$2,430.00			
17367	03/26/2018	Open			Accounts Payable	ComEd	\$694.15		
	Invoice		Date	Description		Amount			
	18-03-3016		03/06/2018	9338003016 - street lights - houston 1N schultz		\$26.25			
	18-03-0155		03/06/2018	1515080155 - street lights - 451 Talcott		\$14.20			
	18-03-4009		03/06/2018	0348764009 - street lights - 47 Stevens St		\$70.65			
	18-03-7033		03/05/2018	2213017033 - Main St lift station - bell rd, main st		\$144.32			
	18-03-2063		03/05/2018	1443022063 - street lights - KA Steel path		\$33.68			
	18-03-3015		03/05/2018	0432203015 - street lights - 44 Stephen St		\$74.39			
	18-03-9011		03/02/2018	6534089011 - street lights - 411 Singer Ave Rear		\$330.66			
17368	03/26/2018	Open			Accounts Payable	Cook County Treasurer	\$3,498.00		
	Invoice		Date	Description		Amount			
	18-03-15		03/15/2018	01/01/17-12/31/17 T1 services-WAN and CABS		\$3,498.00			
17369	03/26/2018	Open			Accounts Payable	Crawford, Murphy, Tilly, Inc.	\$29,555.20		
	Invoice		Date	Description		Amount			
	116610		01/11/2018	Long Term Control Plan		\$23,285.30			
	117260		02/20/2018	Long Term Control Plan		\$6,269.90			
17370	03/26/2018	Open			Accounts Payable	Cylinders Inc.	\$785.80		
	Invoice		Date	Description		Amount			
	42312		02/28/2018	cylinder repair		\$785.80			
17371	03/26/2018	Open			Accounts Payable	Dynegy Energy Services LLC	\$27,086.24		
	Invoice		Date	Description		Amount			
	153917618021		03/02/2018	GMCVLG1004		\$8,131.19			
	9085318021		03/01/2018	GMCVLG1001		\$18,955.05			
17372	03/26/2018	Open			Accounts Payable	ecology + vision, llc	\$375.00		
	Invoice		Date	Description		Amount			
	696		02/12/2018	review		\$300.00			
	697		02/12/2018	plan review #3		\$75.00			
17373	03/26/2018	Open			Accounts Payable	FedEx	\$33.43		
	Invoice		Date	Description		Amount			
	6-088-62659		02/14/2018	3612-5837-1 - shipping		\$33.43			

# Payment Register

From Payment Date: 3/13/2018 - To Payment Date: 3/26/2018

Number	Date	Status	Void Reason	Reconciled/ Voided Date	Source	Payee Name	Transaction Amount	Reconciled Amount	Difference
17374	03/26/2018	Open			Accounts Payable	GT Mechanical, Inc.	\$1,402.00		
	Invoice		Date	Description		Amount			
	1800011265		03/13/2018	PD hvac repair rtu2		\$1,402.00			
17375	03/26/2018	Open			Accounts Payable	Guaranteed Technical Services And Consulting, Inc.	\$2,282.58		
	Invoice		Date	Description		Amount			
	2017753		03/06/2018	I.T. Support		\$2,282.58			
17376	03/26/2018	Open			Accounts Payable	Halper, Peggy	\$480.00		
	Invoice		Date	Description		Amount			
	0098		03/08/2018	2/21/18 PZC minutes		\$480.00			
17377	03/26/2018	Open			Accounts Payable	HR Green, Inc	\$1,588.00		
	Invoice		Date	Description		Amount			
	117470		03/06/2018	water system model		\$1,588.00			
17378	03/26/2018	Open			Accounts Payable	Illinois Drug Enforcement Officers Assn	\$520.00		
	Invoice		Date	Description		Amount			
	18-02-21		02/21/2018	4/4-6/18 IDEOA Training conference attendance-T Mezyk, R Keane		\$520.00			
17379	03/26/2018	Open			Accounts Payable	IRMA	\$12,277.98		
	Invoice		Date	Description		Amount			
	SALES0016676		02/28/2018	Feb 2018 deductible		\$12,277.98			
17380	03/26/2018	Open			Accounts Payable	Kathleen Field Orr & Associates	\$253.00		
	Invoice		Date	Description		Amount			
	15539		03/05/2018	Feb 2018 legal		\$253.00			
17381	03/26/2018	Open			Accounts Payable	Klein Thorpe & Jenkins Ltd	\$667.18		
	Invoice		Date	Description		Amount			
	194079		02/21/2018	tax appeal legal		\$507.41			
	194629		03/16/2018	tax appeal legal		\$159.77			
17382	03/26/2018	Open			Accounts Payable	Lemont Ace Hardware	\$13.48		
	Invoice		Date	Description		Amount			
	310148		02/22/2018	cable ties		\$13.48			
17383	03/26/2018	Open			Accounts Payable	Menards	\$49.89		
	Invoice		Date	Description		Amount			
	24531		03/12/2018	Well 6 fan		\$49.89			
17384	03/26/2018	Open			Accounts Payable	Morrison Associates Ltd	\$997.50		
	Invoice		Date	Description		Amount			
	2018:0143		03/01/2018	City Manager Series		\$997.50			
17385	03/26/2018	Open			Accounts Payable	Network Design Solutions, LLC	\$65.00		
	Invoice		Date	Description		Amount			
	188		03/18/2018	tech support		\$65.00			
17386	03/26/2018	Open			Accounts Payable	NiCor Gas	\$871.82		
	Invoice		Date	Description		Amount			
	18/03-8700 1		03/07/2018	93-56-54-8700 1 smith farms l/s		\$27.34			
	18/03-9589 2		03/07/2018	37-62-87-9589 2 target-kohls l/s		\$27.34			
	18/03-2000 8		03/06/2018	37-54-52-2000 8 well #3		\$259.92			
	18/03-2000 8 (2)		03/07/2018	74-12-00-2000 8 harpers grove l/s		\$27.75			

# Payment Register

From Payment Date: 3/13/2018 - To Payment Date: 3/26/2018

Number	Date	Status	Void Reason	Reconciled/ Voided Date	Source	Payee Name	Transaction Amount	Reconciled Amount	Difference
	18/03-4722 3		03/07/2018		91-25-56-4722 3 eagle ridge l/s		\$27.41		
	18/03-9378 5		03/05/2018		25-59-90-9378 5 well #6		\$97.15		
	18/03-2000 4		03/05/2018		04-46-52-2000 4 well #4		\$186.94		
	18/03-2000 6		03/05/2018		69-98-10-2000 6 oak tree ln l/s		\$29.10		
	18/03-0043 0		03/12/2018		69-22-85-0043 0 ruffled fthrs l/s		\$97.11		
	18/03-1000 5		03/12/2018		84-38-99-1000 5 chestnut crossing l/s		\$27.71		
	18/03-20008		03/12/2018		85-71-20-20008 keepataw trails l/s		\$33.13		
	18/03-2382 4		03/05/2018		88-84-93-2382 4 glens of connemara l/s		\$30.92		
17387	03/26/2018	Open			Accounts Payable	Northern Illinois University	\$396.56		
	Invoice		Date		Description	Amount			
	PRI004483		03/06/2018		Dec 2017 Intern wages	\$396.56			
17388	03/26/2018	Open			Accounts Payable	Norton Sons Roofing Inc	\$1,190.00		
	Invoice		Date		Description	Amount			
	12681		03/08/2018		PW roof repair	\$1,190.00			
17389	03/26/2018	Open			Accounts Payable	Novotny Engineering	\$34,857.26		
	Invoice		Date		Description	Amount			
	17421-1		01/15/2018		Rolling Meadows Unit 4	\$405.00			
	17185-7		01/15/2018		Derby Pines SD 18-62 12767 Derby	\$2,131.50			
	18067-1		03/13/2018		pavement analysis	\$164.00			
	16143-2		03/13/2018		Main St drainage by IDOT	\$82.00			
	04151-20		03/13/2018		Krystyna's Crossing punch list	\$76.00			
	17277-1F		02/13/2018		Catherine St sanitary extension	\$11,512.50			
	17378-2		03/13/2018		2017 MWRDGC annual report	\$410.00			
	05382-41		03/13/2018		Glens of Connemara punchlist	\$456.00			
	17281-2		03/13/2018		Chestnut Crossing lift station generator	\$410.00			
	17416-3		03/13/2018		Ruffled Feathers drainage	\$82.00			
	02115-74		03/13/2018		NPDES phase 2	\$627.06			
	18007-1		02/13/2018		2018 W&S atlas revisions	\$1,737.00			
	18007-2		03/13/2018		2018 W&S atlas revisions	\$4,493.75			
	17400-1		01/15/2018		ITEP Grant Application	\$254.00			
	17185-6		11/09/2017		Derby Pines SD 2018-62 12767 Derby	\$405.00			
	18006-1		02/13/2018		Verizon Buildout	\$423.50			
	17413-1		02/13/2018		10 Mayfair Ct Retaining Wall	\$152.00			
	17390-1		01/15/2018		Chipain's Parking Lot	\$162.00			
	17185-8		02/13/2018		Derby Pines SD 18-62 12767 Derby	\$82.00			
	18018-1		02/13/2018		Emily Lane Water Main Extension	\$1,157.50			
	18031-1		02/13/2018		I&M Canal engineering	\$82.00			
	17377-1		01/15/2018		BP Site Engineering	\$243.00			
	15206-4		01/15/2018		General Engineering	\$729.00			
	17420-1		01/15/2018		General Engineering	\$162.00			
	17041-2		11/09/2017		Will County Triangle Parcel Development	\$173.00			
	06051-15		11/09/2017		General Engineering	\$56.70			
	12211-8		03/13/2018		Main St Parking Deck	\$574.00			
	17316-2		02/13/2018		Lemont Tunnel engineering	\$492.00			
	17341-3		02/13/2018		People vs Lemont	\$984.00			
	18087-1		03/13/2018		Tri-Central Engineering	\$164.00			
	17417-1		01/15/2018		PZC Escrow	\$81.00			
	17359-2		01/15/2018		PZC Escrow	\$694.00			
	17273-2		01/15/2018		St Cyril's Rectory Expansion & Renovation	\$405.00			

# Payment Register

From Payment Date: 3/13/2018 - To Payment Date: 3/26/2018

Number	Date	Status	Void Reason	Reconciled/ Voided Date	Source	Payee Name	Transaction Amount	Reconciled Amount	Difference
	17273-3		02/13/2018		St Cyril's Rectory Expansion & Renovation		\$82.00		
	15074-4		01/15/2018		Kotlin SD		\$567.00		
	14470-8		01/15/2018		Donegal PUD		\$405.00		
	14470-9		02/13/2018		Donegal PUD		\$304.00		
	17052-2		11/09/2017		327 Logan St Plat		\$162.00		
	18031-2		03/13/2018		I&M Canal engineering		\$164.00		
	18018-2		03/13/2018		Emily Lane Water Main Extension		\$656.00		
	17238-4		03/13/2018		Safety Village Requirement		\$2,042.75		
	06028-78		03/13/2018		General Engineering		\$228.00		
	17041-4		03/13/2018		Will County Triangle Parcel Development		\$184.00		
17390	03/26/2018	Open			Accounts Payable	Occupational Health Centers of Illinois. P.C.	\$114.50		
	<u>Invoice</u>		<u>Date</u>		<u>Description</u>		<u>Amount</u>		
	1010613911		03/06/2018		random testing		\$114.50		
17391	03/26/2018	Open			Accounts Payable	PDC Laboratories	\$21.00		
	<u>Invoice</u>		<u>Date</u>		<u>Description</u>		<u>Amount</u>		
	891956		03/15/2018		sample testing		\$21.00		
17392	03/26/2018	Open			Accounts Payable	Quill Corporation	\$101.98		
	<u>Invoice</u>		<u>Date</u>		<u>Description</u>		<u>Amount</u>		
	5545373		03/14/2018		blank check stock		\$101.98		
17393	03/26/2018	Open			Accounts Payable	Rainbow Printing	\$351.90		
	<u>Invoice</u>		<u>Date</u>		<u>Description</u>		<u>Amount</u>		
	413024		03/19/2018		#10 utility bill window envelopes		\$195.95		
	413015		03/14/2018		Inspection Report Forms		\$155.95		
17394	03/26/2018	Open			Accounts Payable	Ray O'Herron Co., Inc.	\$132.97		
	<u>Invoice</u>		<u>Date</u>		<u>Description</u>		<u>Amount</u>		
	1813224-IN		03/09/2018		gold badge - mm		\$49.00		
	1813222-IN		03/09/2018		uniforms - mm		\$60.97		
	1812514-IN		03/06/2018		remove and replace patches		\$20.00		
	1812515-IN		03/06/2018		uniform accessories mm		\$3.00		
17395	03/26/2018	Open			Accounts Payable	Robbins Schwartz	\$957.99		
	<u>Invoice</u>		<u>Date</u>		<u>Description</u>		<u>Amount</u>		
	279421 TKH		02/16/2018		legal - labor		\$957.99		
17396	03/26/2018	Open			Accounts Payable	Rod Baker Ford	\$536.09		
	<u>Invoice</u>		<u>Date</u>		<u>Description</u>		<u>Amount</u>		
	162382		03/08/2018		parts		\$419.84		
	162445		03/09/2018		parts		\$116.25		
17397	03/26/2018	Open			Accounts Payable	Shaw Media	\$667.04		
	<u>Invoice</u>		<u>Date</u>		<u>Description</u>		<u>Amount</u>		
	021810074590		02/28/2018		public notice - bids		\$411.80		
	011810074590		01/31/2018		public notice - bids		\$255.24		
17398	03/26/2018	Open			Accounts Payable	Sosin, Arnold & Schoenbeck, Ltd.	\$1,000.00		
	<u>Invoice</u>		<u>Date</u>		<u>Description</u>		<u>Amount</u>		
	102134		02/28/2018		Feb 2018 Adjudication		\$1,000.00		

# Payment Register

From Payment Date: 3/13/2018 - To Payment Date: 3/26/2018

Number	Date	Status	Void Reason	Reconciled/ Voided Date	Source	Payee Name	Transaction Amount	Reconciled Amount	Difference
17399	03/26/2018	Open			Accounts Payable	South Suburban Building Officials Association	\$120.00		
	Invoice		Date	Description		Amount			
	2018		03/05/2018	membership application		\$120.00			
17400	03/26/2018	Open			Accounts Payable	Southwest Digital Printing, Inc.	\$50.00		
	Invoice		Date	Description		Amount			
	03-08ma18		03/01/2018	Mar 2018 plotter maintenance		\$50.00			
17401	03/26/2018	Open			Accounts Payable	T.P.I. Building Code Consultants, Inc.	\$19,663.79		
	Invoice		Date	Description		Amount			
	201802		03/15/2018	Feb 2018 reviews and inspections		\$8,308.04			
	201801		02/15/2018	Jan 2018 reviews and inspections		\$11,355.75			
17402	03/26/2018	Open			Accounts Payable	Tressler, LLP	\$27,616.32		
	Invoice		Date	Description		Amount			
	389834		03/07/2018	Feb 2018 retainer		\$7,661.32			
	389835		03/07/2018	Feb 2018 legal		\$19,955.00			
17403	03/26/2018	Open			Accounts Payable	Urban Forest Management, Inc.	\$471.25		
	Invoice		Date	Description		Amount			
	180211		03/07/2018	review and report		\$471.25			
17404	03/26/2018	Open			Accounts Payable	Verizon Wireless	\$46.32		
	Invoice		Date	Description		Amount			
	9802851974		03/03/2018	685282853-00001		\$46.32			
17405	03/26/2018	Open			Accounts Payable	Paccar Financial Corp	\$39,698.10		
	Invoice		Date	Description		Amount			
	2018-1		03/10/2018	100-652-190-00006809925 Peterbilt lease pmt #1		\$39,698.10			
17406	03/26/2018	Open			Accounts Payable	Paccar Financial Corp	\$30,450.00		
	Invoice		Date	Description		Amount			
	18-03-20		03/20/2018	2018 Peterbilt lease purchase down payment		\$30,450.00			
17407	03/26/2018	Open			Accounts Payable	Petty Cash-Police Department	\$387.54		
	Invoice		Date	Description		Amount			
	18-03-16		03/16/2018	replenishment		\$387.54			
17408	03/26/2018	Open			Accounts Payable	Czerwinski, Mark, S	\$125.00		
	Invoice		Date	Description		Amount			
	M-008981		03/09/2018	refund amount charged for FTA		\$125.00			
17409	03/26/2018	Open			Accounts Payable	Earth Networks, Inc.	\$600.00		
	Invoice		Date	Description		Amount			
	WBB0035621		03/07/2018	StreamerRT 3/26/18-3/25/19		\$600.00			
17410	03/26/2018	Open			Accounts Payable	Shred-It USA, LLC	\$60.00		
	Invoice		Date	Description		Amount			
	8124169616		02/22/2018	LPD shredding 13335609		\$60.00			
17411	03/26/2018	Open			Accounts Payable	PCM/TigerDirect Business	\$165.93		
	Invoice		Date	Description		Amount			
	B07389070101		03/19/2018	computer accessories		\$165.93			
Type Check Totals:					49 Transactions		\$252,478.78	\$6,539.00	\$0.00

# Payment Register

From Payment Date: 3/13/2018 - To Payment Date: 3/26/2018

Number	Date	Status	Void Reason	Reconciled/ Voided Date	Source	Payee Name	Transaction Amount	Reconciled Amount	Difference	
<u>EFT</u>										
333	03/19/2018	Open			Accounts Payable	Southwest Agency for Health Management	\$104,488.93			
	Invoice		Date	Description		Amount				
	2018-00001207		03/19/2018	Apr 2018 health & dental premiums		\$104,488.93				
334	03/26/2018	Open			Accounts Payable	Andrysiak, Edward or Patricia	\$1,147.49			
	Invoice		Date	Description		Amount				
	18-03-15		03/15/2018	Apr 2018 payment		\$1,147.49				
335	03/26/2018	Open			Accounts Payable	Lemont Area Chamber of Commerce	\$750.00			
	Invoice		Date	Description		Amount				
	114681		03/08/2018	State of the Village luncheon tickets		\$750.00				
336	03/26/2018	Open			Accounts Payable	Tate, Jamie, M	\$1,136.40			
	Invoice		Date	Description		Amount				
	18-05		03/09/2018	2/19/18-3/4/18 planning services		\$1,136.40				
Type EFT Totals:										
FM-Clearing - Accounts Payable Totals							4 Transactions	\$107,522.82		

Checks	Status	Count	Transaction Amount	Reconciled Amount
	Open	48	\$245,939.78	\$0.00
	Reconciled	1	\$6,539.00	\$6,539.00
	Voided	0	\$0.00	\$0.00
	Stopped	0	\$0.00	\$0.00
	<b>Total</b>	<b>49</b>	<b>\$252,478.78</b>	<b>\$6,539.00</b>
EFTs	Status	Count	Transaction Amount	Reconciled Amount
	Open	4	\$107,522.82	\$0.00
	Reconciled	0	\$0.00	\$0.00
	Voided	0	\$0.00	\$0.00
	<b>Total</b>	<b>4</b>	<b>\$107,522.82</b>	<b>\$0.00</b>
All	Status	Count	Transaction Amount	Reconciled Amount
	Open	52	\$353,462.60	\$0.00
	Reconciled	1	\$6,539.00	\$6,539.00
	Voided	0	\$0.00	\$0.00
	Stopped	0	\$0.00	\$0.00

# Payment Register

From Payment Date: 3/13/2018 - To Payment Date: 3/26/2018

Number	Date	Status	Void Reason	Reconciled/ Voided Date	Source	Payee Name	Transaction Amount	Reconciled Amount	Difference	
<b>Grand Totals:</b>					Total		53	\$360,001.60	\$6,539.00	
					<b>Checks</b>		<b>Count</b>	<b>Transaction Amount</b>	<b>Reconciled Amount</b>	
					Open		48	\$245,939.78	\$0.00	
					Reconciled		1	\$6,539.00	\$6,539.00	
					Voided		0	\$0.00	\$0.00	
					Stopped		0	\$0.00	\$0.00	
					<b>Total</b>		<b>49</b>	<b>\$252,478.78</b>	<b>\$6,539.00</b>	
					<b>EFTs</b>		<b>Count</b>	<b>Transaction Amount</b>	<b>Reconciled Amount</b>	
					Open		4	\$107,522.82	\$0.00	
					Reconciled		0	\$0.00	\$0.00	
					Voided		0	\$0.00	\$0.00	
					<b>Total</b>		<b>4</b>	<b>\$107,522.82</b>	<b>\$0.00</b>	
					<b>All</b>		<b>Count</b>	<b>Transaction Amount</b>	<b>Reconciled Amount</b>	
					Open		52	\$353,462.60	\$0.00	
					Reconciled		1	\$6,539.00	\$6,539.00	
					Voided		0	\$0.00	\$0.00	
					Stopped		0	\$0.00	\$0.00	
					<b>Total</b>		<b>53</b>	<b>\$360,001.60</b>	<b>\$6,539.00</b>	



**TO:** Mayor John Egofske  
Village Board of Trustees

**FROM:** Linda Molitor, Executive Assistant/CRM

**SUBJECT:** Amending Chapter 5.04, Liquor License of the Lemont Municipal Code

**DATE:** March 26, 2018

**SUMMARY/ BACKGROUND**

The Liquor License applicant of Sweetwater Deli at 316 Canal St. in Lemont is seeking an A-3 Liquor License from the Village of Lemont.

The number of Class A-3 Liquor Licenses will be increased from 18 to 19 in the Lemont Municipal Code, Chapter 5, Section 5.04, Subsection 5.04.060, Class of Licenses, Number of Licenses and License Fees.

**STAFF RECOMMENDATION**

To approve the Ordinance to amend the Lemont Municipal Code Chapter 5.04, Section 5.04.080 for Liquor Licenses by allowing for an increase of one Class A-3 Liquor License.

**BOARD ACTION REQUESTED**

Motion and adoption of the attached Ordinance.

**ATTACHMENTS**

An Ordinance Amending Lemont Municipal Code Chapter 5.04, Section 5.04.080: Alcoholic Beverages (Increasing Number of Class A-3 Liquor Licenses).

**VILLAGE OF LEMONT  
ORDINANCE NO. \_\_\_\_\_**

**AN ORDINANCE  
AMENDING LEMONT MUNICIPAL CODE  
CHAPTER 5.04, SECTION 5.04.080: ALCOHOLIC BEVERAGES  
(Increasing Number of Class A-3 Liquor Licenses)**

**ADOPTED BY THE  
PRESIDENT AND THE BOARD OF TRUSTEES  
OF THE VILLAGE OF LEMONT  
THIS 26<sup>th</sup> DAY OF MARCH, 2018**

**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 26 day of March, 2018**

**ORDINANCE NO. \_\_\_\_\_**

**AN ORDINANCE  
AMENDING LEMONT MUNICIPAL CODE  
CHAPTER 5.04, SECTION 5.04.080: ALCOHOLIC BEVERAGES  
(Increasing Number of Class A-3 Liquor Licenses)**

**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**, Edward Gricus of Sweet Water Concepts, Inc., d/b/a Sweetwater Deli, located at 316 Canal Street, Lemont, IL, has applied for a Class A-3 Liquor License and has further requested the Village adopt an ordinance amending the Lemont Municipal Code, as amended, so as to permit such a license to be issued; and

**WHEREAS**, the President and Board of Trustees of the Village of Lemont desire to increase the number of Class A-3 liquor licenses granted.

**NOW, THEREFORE, BE IT ORDAINED BY THE PRESIDENT AND BOARD OF TRUSTEES** of the Village of Lemont, Illinois:

**SECTION 1:** The above recitals are incorporated in this ordinance as is fully set forth.

**SECTION 2:** The number of Class A-3 liquor licenses, as set forth in the Lemont Municipal Code, Chapter 5, Section 5.04, Subsection 5.04.060, Class of Licenses, Number of Licenses and License Fees, to be issued at any one time shall not exceed the number of 19.

**SECTION 3:** This Ordinance shall be in full force and effect from and after its passage, approval and publication as provided by law.

**SECTION 4:** All Ordinances or parts of Ordinances in conflict herewith shall be and the same are hereby repealed.

**SECTION 5:** The Village Clerk of the Village of Lemont shall certify to the adoption of this Ordinance and cause the same to be published in pamphlet form.

**PASSED AND APPROVED BY THE PRESIDENT AND BOARD OF TRUSTEES  
OF THE VILLAGE OF LEMONT, COUNTIES OF COOK, WILL, AND DUPAGE,  
ILLINOIS, ON THIS 26<sup>TH</sup> DAY OF MARCH, 2018.**

**PRESIDENT AND VILLAGE BOARD MEMBERS:**

	AYES:	NAYS:	ABSENT:	ABSTAIN
<b>Debby Blatzer</b>	_____	_____	_____	_____
<b>Dave Maher</b>	_____	_____	_____	_____
<b>Ryan Kwasneski</b>	_____	_____	_____	_____
<b>Ken McClafferty</b>	_____	_____	_____	_____
<b>Rick Sniegowski</b>	_____	_____	_____	_____
<b>Ron Stapleton</b>	_____	_____	_____	_____

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**JOHN EGOFSKE**  
**President**

ATTEST:

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**CHARLENE M. SMOLLEN**  
**Village Clerk**

PUBLIC NOTICE OF A PROPOSED INTERGOVERNMENTAL COOPERATIVE  
PLANNING AND BOUNDARY AGREEMENT  
BETWEEN THE VILLAGE OF LEMONT AND  
THE VILLAGE OF HOMER GLEN

NOTICE IS HEREBY GIVEN, pursuant to 65 ILCS 5/11-12-9, that the Corporate Authorities of the Village of Lemont will hold a public hearing to consider a proposed Intergovernmental Cooperative Planning and Boundary Agreement between the Village of Lemont and the Village of Homer Glen.

The public hearing on the proposed agreement will be held on \_\_\_\_\_ March 26 \_\_\_\_\_, 2018 at the Village Board meeting beginning at \_\_\_\_ 7:00 \_\_\_\_ p.m. at the Village of Lemont Village Hall, 418 Main Street, Lemont, Illinois.

A copy of the proposed Intergovernmental Cooperative Planning and Boundary Agreement, including a map depicting the location of the proposed boundary lines, is on file with the Village of Lemont at Village Hall and is available for review and inspection by the public during regular business hours, \_\_ 8:30 \_\_ a.m. to \_\_ 5:00 \_\_ p.m. Monday through Friday. The proposed Boundary Intergovernmental Cooperative Planning and Boundary Agreement would establish the extraterritorial boundaries of each municipality for the purpose of any future annexations between them. The Agreement would also establish a jurisdictional boundary for the exercise of extraterritorial power over development in unincorporated areas within one and one-half miles of each Village's respective corporate boundaries. The Agreement would establish limits beyond which both Villages would agree not to annex. The proposed Agreement will be effective for 20 years.

ALL INTERESTED PERSONS ARE INVITED TO ATTEND THIS PUBLIC HEARING AND WILL BE GIVEN AN OPPORTUNITY TO BE HEARD.

Charlene Smollen  
Village Clerk  
Village of Lemont

**TO:** Mayor and Village Board

**FROM:** Chris Smith, Finance Director

**THROUGH:** George Schafer, Village Administrator

**SUBJECT:** Public Hearing on the FY19 Proposed Annual Operating Budget

**DATE:** March 26, 2018

### **SUMMARY/BACKGROUND**

Pursuant to State Statute (65 ILCS 5/8-2-9.9), a public hearing on the Village's FY19 Proposed Annual Operating Budget must be held, and notice given, prior to passage of the budget by the Village Board. Staff is recommended two public hearings, one on March 12, 2018 and another one on March 26, 2018, to give the public multiple opportunities to present oral and written comments regarding the budget. The attached public notice was published in the Lemont Suburban Life on Friday March 16, 2018.

The FY19 Proposed Annual Operating Budget and the FY19-FY23 Capital Improvement Plan is online on the Village's website [www.lemont.il.us](http://www.lemont.il.us).

The Village Board will be reviewed the proposed budget on March 12<sup>th</sup> and March 19<sup>th</sup>. Adoption of the budget is scheduled for April 9, 2018.

### **ATTACHMENTS**

- 1. Public Hearing Notice**

SHAW MEDIA  
PO BOX 250  
CRYSTAL LAKE IL 60039-0250  
(815)459-4040

ORDER CONFIRMATION (CONTINUED)

Salesperson: DEBORAH KUKIELSKI

Printed at 03/14/18 14:53 by dkuki-sm

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Acct #: 10074590

Ad #: 1516260

Status: New WHOLD WHOI

**PUBLIC NOTICE  
NOTICE OF PUBLIC HEARING**

PUBLIC NOTICE is hereby given to all persons interested that the President and Board of Trustees of the Village of Lemont, Cook, DuPage and Will County will hold a public hearing on March 26, 2018 at 7:00 pm in the Village Board Room of the Lemont Village Hall, 418 Main Street, Lemont, IL. The hearing will be held to consider the proposed Village of Lemont Annual Budget for the 2018-19 fiscal year which begins May 1, 2018. All interested citizens of the Village of Lemont are invited to attend. The following budget is proposed for fiscal year 2018-19:

Proposed Annual Budget for the  
2018-19 Fiscal Year -\$22,200,000

The proposed budget may be examined at the Lemont Village Hall on weekdays during normal business hours of 8:30 am to 5:00 pm at the Finance Department and on the village's website [www.lemont.il.us](http://www.lemont.il.us).

All interested citizens will have the opportunity to give written and oral comments.

By: Is/Charlene M. Smollen Title: Village Clerk

March 16, 2018  
Lemont Suburban Life 1516260

TO: Village Board  
FROM: George J. Schafer, Village Administrator  
SUBJECT: Intergovernmental Planning and Boundary Agreement with the Village of Homer Glen  
DATE: March 21, 2018

### **SUMMARY/ BACKGROUND**

As authorized by the Illinois Municipal Code, over the years, the Village has entered into boundary line agreements with neighboring municipalities. Boundary agreements provide for stability and effective land management, transportation, and other utility planning by all parties. It has been an initiative and directive from the Village Board to negotiate and enter into boundary agreements with several of our municipal neighbors.

In May of 2017 the Lemont Village Board approved an agreement with the Village of Homer Glen. Since then, Homer Glen had asked for additional minor language to be added to the agreement prior to their action on the agreement. Staff and legal counsel are amenable to those minor changes. The changes necessitate the Village pass the agreement again. Homer Glen has approved the agreement at their February 28<sup>th</sup> Village Board Meeting and if the Village of Lemont approves the agreement, then it can be fully executed. The process requires a public hearing to be held in front of the Village Board of which will take place at the March 26<sup>th</sup> Village Board Meeting. The Village has posted for this public hearing in accordance with the law.

The agreement includes a map depicting the exact locations of the proposed boundary lines. The boundary line will generally be along the Will County line along 135<sup>th</sup>, except for the triangle area located in Will County which is surrounded by I-355, 135<sup>th</sup> and Archer Avenue. This area would be included on the Lemont side of the boundary line and would be subject to a sales tax revenue sharing agreement between the two communities, should future development yield retail. The agreement also calls for the de-annexation of two parcels in this area previously annexed by the Village of Homer Glen.



## **RECOMMENDATION**

Staff is recommending approval of the attached Intergovernmental Cooperative Planning and Boundary Agreement between the Village of Lemont and the Village of Homer Glen.

## **BOARD ACTION REQUESTED**

Motion for Approval

## **ATTACHMENTS**

- Ordinance and Agreement
- Agreement Map



**VILLAGE OF LEMONT  
ORDINANCE NO. \_\_\_\_\_**

**AN ORDINANCE AUTHORIZING AN INTERGOVERNMENTAL  
COOPERATIVE PLANNING AND BOUNDARY AGREEMENT  
BETWEEN THE VILLAGE OF LEMONT  
AND THE VILLAGE OF HOMER GLEN**

**ADOPTED BY THE  
PRESIDENT AND THE BOARD OF TRUSTEES  
OF THE VILLAGE OF LEMONT  
THIS 26<sup>th</sup> DAY OF MARCH, 2018**

**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 15<sup>th</sup> day of May, 2017.**

Ordinance No. \_\_\_\_\_

**AN ORDINANCE AUTHORIZING AN INTERGOVERNMENTAL  
COOPERATIVE PLANNING AND BOUNDARY AGREEMENT  
BETWEEN THE VILLAGE OF LEMONT  
AND THE VILLAGE OF HOMER GLEN**

**WHEREAS**, the Village of Lemont (LEMONT) and the Village of Homer Glen (HOMER GLEN) are units of local government as defined by Article VII, Section 1, of the Constitution of the State of Illinois; and

**WHEREAS**, Section 10 of Article VII of the Constitution of the State of Illinois authorizes units of local government to enter into agreements to exercise, combine or transfer any power of function not prohibited to them by law; and

**WHEREAS**, the Intergovernmental Cooperation Act (5 ILCS 220/1 et seq.) authorizes two or more municipalities to enter into agreements concerning the joint exercise of certain municipal powers and to enter into contracts for the performance of governmental services, activities and undertakings; and

**WHEREAS**, Section 11-12-9 of the Illinois Municipal Code (65 ILCS 5/11-12-9) authorizes two or more municipalities to enter into agreements concerning the exercise of their respective jurisdiction within unincorporated territory that lies within one and one-half miles of their boundaries; and

**WHEREAS**, there exists unincorporated territory within one and one-half miles of LEMONT and LOCKPORT; and

**WHEREAS**, LEMONT and HOMER GLEN desire to enter in an Intergovernmental Cooperative Planning and Boundary Agreement between the Village of Lemont and the Village of Homer Glen (Agreement), a copy of which is attached hereto as Exhibit A;

**WHEREAS**, the President and Board of Trustees of the Village of Lemont conducted a Public Hearing on March 26, 2018; and

**WHEREAS**, a notice of the aforesaid Public Hearing was made in the manner provided by law and was published in the *Lemont Suburban Life*, on February 23, 2018, a newspaper of general circulation within the Village.

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

**Section 1.** 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 2.** The Mayor and Village Clerk are hereby authorized and directed to execute the Agreement attached hereto as Exhibit A and to make minor changes to the document prior to

execution which do not materially alter the Village's obligations, and to take any other steps necessary to carry out this Ordinance.

**Section 3.** This Ordinance shall be in full force and effect from and after its passage, approval and publication in pamphlet form as required 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 26<sup>th</sup> day of March, 2018.**

**PRESIDENT AND VILLAGE BOARD MEMBERS:**

	AYES:	NAYS:	ABSENT:	ABSTAIN
<b>Debby Blatzer</b>	_____	_____	_____	_____
<b>Ryan Kwasneski</b>	_____	_____	_____	_____
<b>Dave Maher</b>	_____	_____	_____	_____
<b>Ken McClafferty</b>	_____	_____	_____	_____
<b>Rick Sniegowski</b>	_____	_____	_____	_____
<b>Ron Stapleton</b>	_____	_____	_____	_____

**Approved by me this 26<sup>th</sup> day of March, 2018**

\_\_\_\_\_  
**John Egofske, Village President**

**ATTEST:**

\_\_\_\_\_  
**CHARLENE M. SMOLLEN, Village Clerk**

**EXHIBIT A**

An Intergovernmental Cooperative Planning and Boundary Agreement between the Village of  
Lemont and the Village of Homer Glen

**AN INTERGOVERNMENTAL COOPERATIVE  
PLANNING AND BOUNDARY AGREEMENT  
BETWEEN THE VILLAGE OF LEMONT AND  
THE VILLAGE OF HOMER GLEN**

**THIS AGREEMENT** (AGREEMENT) is entered into this \_\_\_\_\_ day of \_\_\_\_\_, 2018, between the VILLAGE OF LEMONT (“LEMONT”), an Illinois municipal corporation and the VILLAGE OF HOMER GLEN (“HOMER GLEN”), an Illinois municipal corporation, collectively referred to as the MUNICIPALITIES.

**WITNESSETH:**

**WHEREAS**, both LEMONT and HOMER GLEN are units of local government as defined by Article VII, Section 1, of the Constitution of the State of Illinois; and

**WHEREAS**, Section 10 of Article VII of the Constitution of the State of Illinois authorizes units of local government to enter into agreements to exercise, combine or transfer any power of function not prohibited to them by law; and

**WHEREAS**, the Intergovernmental Cooperation Act (5 ILCS 220/1 et seq.) authorizes two or more municipalities to enter into agreements concerning the joint exercise of certain municipal powers and to enter into contracts for the performance of governmental services, activities and undertakings; and

**WHEREAS**, Section 11-12-9 of the Illinois Municipal Code (65 ILCS 5/11-12-9) authorizes two or more municipalities to enter into agreements concerning the exercise of their respective jurisdiction within unincorporated territory that lies within one and one-half miles of their boundaries; and

**WHEREAS**, there exists unincorporated territory within one and one-half miles of LEMONT and HOMER GLEN; and

**WHEREAS**, the MUNICIPALITIES have adopted official plans; and

**WHEREAS**, in arriving at this AGREEMENT, the MUNICIPALITIES have given consideration to the natural flow of storm water drainage and, when practical, have included all of a single tract of land having common ownership within the jurisdiction of only one MUNICIPALITY ; and

**WHEREAS**, developments underway or in various stages of planning are creating growth opportunities in and near the unincorporated territory lying between and near LEMONT and HOMER GLEN; and

**WHEREAS**, the MUNICIPALITIES have determined that such growth will be accompanied by significantly higher demands for transportation, public utility, public safety and associated municipal services; and

**WHEREAS**, the MUNICIPALITIES have determined that the territory lying between their present municipal boundaries is a rapidly developing area in which problems related to utility service, open space preservation, flood control, population density, ecological and economic impact are ever-increasing both in number and complexity; and

**WHEREAS**, the MUNICIPALITIES and their respective citizens are vitally affected by such concerns, and any attempt to solve them and provide for the welfare, prosperity, and employment of the inhabitants of the municipalities will be benefited by mutual action and intergovernmental cooperation with respect thereto; and

**WHEREAS**, the MUNICIPALITIES have determined that there exists a need and a desirability to provide for logical municipal boundaries and areas of municipal authority between their respective municipalities in order to plan effectively and efficiently for the growth and potential development between their communities and the conservation of the available resources for all of their respective citizens; and

**WHEREAS**, the MUNICIPALITIES, after due investigation and consideration, have elected to enter into an AGREEMENT providing for the establishment of a boundary for their respective jurisdictions in the unincorporated territory lying between and near their boundaries; and

**WHEREAS**, the MUNICIPALITIES have determined that the observance of the boundary line in future annexations by the MUNICIPALITIES will serve their respective best interests; and

**WHEREAS**, the MUNICIPALITIES have determined that in some instances it will be desirable and necessary for the power and authority conferred on one MUNICIPALITY to be exercised by another; and

**WHEREAS**, the MUNICIPALITIES have provided public notice pursuant to the requirements of Section 11-12-9 of the Illinois Municipal Code (65 ILCS 5/11-12-9); and

**WHEREAS**, notice of this AGREEMENT was provided by posting notice for not less than fifteen(15) consecutive days where notice of LEMONT and HOMER GLEN meetings are posted and by publication in a paper of general circulation within the territory that is subject to the AGREEMENT. Both public notices were made not less than thirty (30) days and not more than one hundred twenty (120) days prior to formal approval of the AGREEMENT by LEMONT and HOMER GLEN; and

**WHEREAS**, the MUNICIPALITIES have authorized, by ordinance, the execution of this AGREEMENT as an exercise of their respective authority and as an exercise of their intergovernmental cooperation authority under the Constitution of Illinois.

**NOW, THEREFORE**, in consideration of the mutual promises contained herein and the recitals hereinabove set forth, it is hereby agreed between the VILLAGE OF LEMONT and the VILLAGE OF HOMER GLEN as follows:



**1. INCORPORATION OF RECITALS**

The recitals set forth above are incorporated herein by reference as substantive provisions of this AGREEMENT.

**2. BOUNDARY LINE**

LEMONT and HOMER GLEN agree that in the unincorporated area lying between and near the two municipalities, the boundary line for annexation, governmental planning, subdivision control, official map, ordinances, and other municipal purposes and functions shall be as is depicted on the map attached hereto as Exhibit A, which is made a part of this AGREEMENT.

**3. JURISDICTION**

- a. With respect to property located within the area assigned to LEMONT in Exhibit A, HOMER GLEN agrees that it shall not annex any unincorporated territory nor shall it exercise or attempt to exercise or enforce any zoning ordinance, subdivision control, official map, comprehensive plan or other municipal authority or ordinance, except as may be provided in this AGREEMENT.
- b. Two parcels (shown on Exhibit A and legally described in Exhibit B), are at the time of the execution of this AGREEMENT, annexed by and a part of HOMER GLEN (“DISCONNECTION PARCELS”). The DISCONNECTION PARCELS shall remain in HOMER GLEN, but shall be disconnected from HOMER GLEN and annexed to LEMONT, by passage of an ordinance of the respective MUNICIPALITIES upon the filing of a petition requesting the same. A petition for disconnection and annexation must be made to the respective MUNICIPALITIES by the owner and/or electors as required by the Illinois Municipal Code. After the submission for the petition for disconnection and annexation, but prior to either ordinance becoming effective, the owner of the DISCONNECTION PARCEL(S)

shall make payment to HOMER GLEN in an amount equal to the present value of future revenue forgone by HOMER GLEN for the period of time remaining until the expiration of this AGREEMENT. Such payment shall consist only of HOMER GLEN's then current portion of its ad valorem taxes shown on the previous year's real estate property tax bill for the DISCONNECTION PARCEL(S) multiplied by the number of years remaining in the term for this AGREEMENT.

- c. The property designated as "Shared Tax Area" on Exhibit A and legally described in Exhibit C shall be located within LEMONT. Although not an express condition of this AGREEMENT, it is intended that LEMONT zone this property for commercial use and not zone it for an industrial, warehousing or manufacturing use. LEMONT shall tender to HOMER GLEN fifty percent (50%) of all Municipal Retailer's Occupation Tax Act and the Municipal Service Occupation Tax Act by Retailers and Servicemen Sales Taxes (collectively referred to as "Sales Taxes") collected from the uses in the Shared Tax Area. LEMONT shall make a payment to HOMER GLEN for 50% of the Sales Taxes generated by the uses in the Shared Tax Area that has been remitted to and actually received by LEMONT from the Illinois Department of Revenue in four (4) separate installments on the 1<sup>st</sup> of January, April, July, and October during the term of this AGREEMENT.
- d. In the event LEMONT zones the property in the Shared Tax Area for a use other than commercial, or the property does not generate Sales Tax as intended herein, LEMONT shall tender to HOMER GLEN fifty percent (50%) of LEMONT's Property Taxes collected from those properties located in the Shared Tax Area, identified by Property Index Number (PIN). LEMONT shall make payment to HOMER GLEN for 50% of the Property Taxes actually received by LEMONT

within thirty (30) days of receipt during the term of this AGREEMENT. In the event a court of competent jurisdiction determines that any of the property located in the Shared Tax Area is entitled to a refund of some or all taxes paid as a result of a property tax assessment appeal, tax objection complaint or similar action or proceeding, HOMER GLEN shall reimburse LEMONT for fifty percent (50%) of any refund or reduction actually paid for by LEMONT within thirty (30) days of receipt of written request for reimbursement from LEMONT.

- e. With respect to property located within the area assigned to HOMER GLEN in Exhibit A, LEMONT agrees that it shall not annex any unincorporated territory nor shall it exercise or attempt to exercise or enforce any zoning ordinance, subdivision control, official map, comprehensive plan or other municipal authority or ordinance, except as may be provided in this AGREEMENT.

#### **4. SUBDIVISION CONTROLS**

In the event that either MUNICIPALITY's subdivision control authority cannot be exercised within its designated area because the MUNICIPALITY is not located within one and one-half miles of a proposed subdivision, and if the other MUNICIPALITY is located within one and one-half miles of that subdivision, then, in those events, the MUNICIPALITY located within one and one-half miles of a proposed subdivision hereby transfers its subdivision control authority to the other MUNICIPALITY pursuant to Section 10, Article VII, of the Constitution of the State of Illinois of 1970 and the proposed subdivision shall be subject to the subdivision regulations of the transferee MUNICIPALITY.

In the event that any court of law shall find that the transfer of subdivision control power between units of local government is prohibited by law, then, if either MUNICIPALITY cannot exercise its subdivision control within its designated area because it is not located within one and

one-half miles of a proposed subdivision, and if the other MUNICIPALITY is located within one and one-half miles of the subdivision, then the latter MUNICIPALITY shall exercise subdivision control notwithstanding the boundaries established by this AGREEMENT. For the purposes of this AGREEMENT the term "subdivision" shall include subdivisions of land as defined by applicable law and ordinance and other developments or uses of land which are made subject to either MUNICIPALITY's subdivision regulations by law or ordinance.

**5. PROHIBITED ANNEXATIONS**

The MUNICIPALITIES acknowledge it is not in their respective best interests to engage in disputes with respect to the annexation of territory. The boundary line established by this AGREEMENT was carefully studied and considered with respect to those matters. Therefore, each MUNICIPALITY agrees not to annex any territory which is located in the other MUNICIPALITY's designated area, as provided for in this AGREEMENT. Furthermore, each MUNICIPALITY shall take all reasonable and applicable actions to actively oppose any attempt to effectuate a voluntary, involuntary, or court controlled annexation by third parties who propose to annex territory within either MUNICIPALITY's designated area in a manner inconsistent with this AGREEMENT.

**6. STATUTORY OBJECTIONS**

This AGREEMENT shall not be construed so as to limit or adversely affect the right of either MUNICIPALITY to file a statutory objection to proposed rezonings or other land use proposals that have been presented to the corporate authorities of Cook or Will Counties involving territory that is within one and one-half miles of its corporate limits.

In the event that either MUNICIPALITY's authority to assert a statutory objection to proposed rezonings or other land use proposals cannot be exercised within its designated area because the MUNICIPALITY is not located within one and one-half miles of the subject property,

and if the other MUNICIPALITY is located within one and one-half miles of said property, then, in those events, the MUNICIPALITY located within one and one-half miles of said property hereby transfers its authority to the other MUNICIPALITY pursuant to Section 10, Article VII of the Constitution of the State of Illinois of 1970. In the event that any court of law shall find that the transfer of authority is prohibited by law, then, if either MUNICIPALITY cannot exercise its authority within its designated area because it is not located within one and one-half miles of said property, and if the other MUNICIPALITY is located within one and one-half miles of said property, then the later MUNICIPALITY shall exercise its authority notwithstanding the boundaries established by this AGREEMENT.

**7. ANNEXATION OF ROADWAYS**

- a. If the boundary line depicted on Exhibit A is located on a roadway, the boundary line shall be deemed to be the far side of the roadway furthest from LEMONT if the roadway is not located within the corporate limits of either MUNICIPALITY as of the date of this AGREEMENT. For territory that has been annexed by either MUNICIPALITY prior to the date of this AGREEMENT, the roadway shall be deemed to be located within the MUNICIPALITY to which the roadway has been annexed either by ordinance or by operation of state law pursuant to Section 7-1-1 of the Illinois Municipal Code (65 ILCS 5/7-1-1). For unincorporated territory that is located on either side of the boundary line and that will be annexed to the designated MUNICIPALITY in the future, the roadway shall be deemed to be located within the MUNICIPALITY that first annexes its respective territory adjacent to the roadway, as required by Section 7-1-1 of the Illinois Municipal Code (65 ILCS 5/7-1-1), until such time as LEMONT has annexed territory adjacent to the same roadway.

- b. The MUNICIPALITIES recognize the practical problems of providing required municipal services for roadways that are located on the boundary line. To that end, the MUNICIPALITIES agree that LEMONT will have the final jurisdiction of the entire roadway that creates the boundary line. Within sixty (60) days of the date LEMONT annexes territory adjacent to the roadway that has already been annexed to HOMER GLEN, HOMER GLEN agrees to disconnect and LEMONT agrees to annex said roadway. The jurisdiction of the roadway shall transfer to LEMONT.
- c. The boundary line set by this AGREEMENT shall be deemed to have been amended accordingly without further action by either MUNICIPALITY; however the final boundary line, after all property adjacent to the roadway has been annexed by LEMONT shall be as depicted on Exhibit A.
- d. Each MUNICIPALITY agrees that with respect to any roadways that are or are deemed to be located within that MUNICIPALITY's territory pursuant to this AGREEMENT, that MUNICIPALITY shall to the extent it has jurisdiction to do so, authorize the reasonable use of the right-of-way of such roadway. HOMER GLEN agrees to not grant non-exclusive easements for the installation by the other MUNICIPALITY of water, sanitary sewer, and utility service facilities, storm sewer mains and appurtenant public improvements or assign its non-exclusive easement rights to any other unit of local government that may provide water, sanitary sewer, or storm sewer service to territory within the easement grantee's territory designated under this AGREEMENT, without the written consent of LEMONT, which may be provided by the LEMONT's Village Administrator.

**8. WAIVER OF ANNEXATION CHALLENGES**

Each MUNICIPALITY agrees that it waives any right to challenge or otherwise contest the validity of any annexation the other MUNICIPALITY has effected, is effecting, or will effect in the future for territory located within the other MUNICIPALITY 's designated area as depicted in Exhibit A. This waiver includes but is not limited to annexation proceedings initiated by petition, ordinance or publication made by owners of record, electors, municipalities or their respective agents or representatives. The parties further agree not to make any requests, formal or informal, to any third party for that third party to challenge the validity of the other MUNICIPALITY's past, current, or future annexations within the other MUNICIPALITY's designated area.

**9. FACILITIES PLANNING AREA**

LEMONT and HOMER GLEN agree to provide sewer services, if practicable, and in their Corporate Authorities' discretion, to areas within their facility planning area even though the area may not be under their control under this AGREEMENT.

**10. EFFECT OF AGREEMENT ON OTHER MUNICIPALITIES**

This AGREEMENT shall be binding upon and shall apply only to the legal relationship between LEMONT and HOMER GLEN. Nothing herein shall be used or construed to affect, support, bind, or invalidate the boundary claims of either LEMONT or HOMER GLEN insofar as such may affect any MUNICIPALITY which is not a party to this AGREEMENT.

**11. AMENDMENT OF AGREEMENT**

Neither LEMONT nor HOMER GLEN shall either directly or indirectly seek any modification of this AGREEMENT through court action, and this AGREEMENT shall remain in full force and effect until amended or changed by the mutual AGREEMENT of the corporate authorities of the MUNICIPALITIES.

**12. SEVERABILITY**

If any provisions of this AGREEMENT shall be declared invalid for any reason, such invalidation shall not affect other provisions of this AGREEMENT which can be given effect without the invalid provisions and to this end the provisions of this AGREEMENT are to be deemed severable. If this AGREEMENT is declared to not apply to a particular parcel of real property despite the inclusion of such parcel in Exhibit A, such declaration shall not invalidate this AGREEMENT or affect any other parcel of real property.

**13. DURATION OF AGREEMENT**

This AGREEMENT shall be in full force and effect for a period of twenty (20) years from the date hereof and for such further and additional time as the parties hereto may agree by amendment to this AGREEMENT.

**14. ENFORCEMENT**

This AGREEMENT shall be enforceable through any appropriate action at law or in equity. No action may be brought to enforce this AGREEMENT unless the MUNICIPALITY seeking enforcement first notifies the other MUNICIPALITY in writing of the nature of the alleged breach, the specific action required to remedy the breach and the amount of time reasonably required to attain compliance, but not less than sixty(60) days. The parties shall bear their own expenses related to the enforcement of this AGREEMENT.

**15. NOTICES**

Any notice required by this AGREEMENT shall be in writing and shall be served by personal delivery on the municipal clerk and chief administrative officer of the receiving MUNICIPALITY. In lieu of personal service, required notices may be served by certified mail, return receipt requested, addressed to the municipal clerk and chief administrative officer of the



receiving MUNICIPALITY. Notices shall be deemed served on the day of personal delivery or on the fourth day following mailing.

**16. APPLICABLE LAW AND RECORDING REQUIREMENTS**

This AGREEMENT shall be construed in accordance with the laws of the State of Illinois and shall be adopted by ordinance approved by the corporate authorities of each MUNICIPALITY, published by the respective MUNICIPALITIES, and recorded or filed with the Will County Recorder, Cook County Recorder, and others as their interest may appear.

IN WITNESS WHEREOF, the parties hereto have caused the execution of their duly authorized officer this \_\_\_\_\_ day of \_\_\_\_\_, 2018.

**VILLAGE OF LEMONT**, an  
Illinois Municipal Corporation

\_\_\_\_\_  
**MAYOR**

ATTEST:

\_\_\_\_\_  
VILLAGE CLERK

**VILLAGE OF HOMER GLEN**, an  
Illinois Municipal Corporation

\_\_\_\_\_  
**MAYOR**

ATTEST:

\_\_\_\_\_  
VILLAGE CLERK

**Exhibit A**

**MAP**

**Exhibit B**

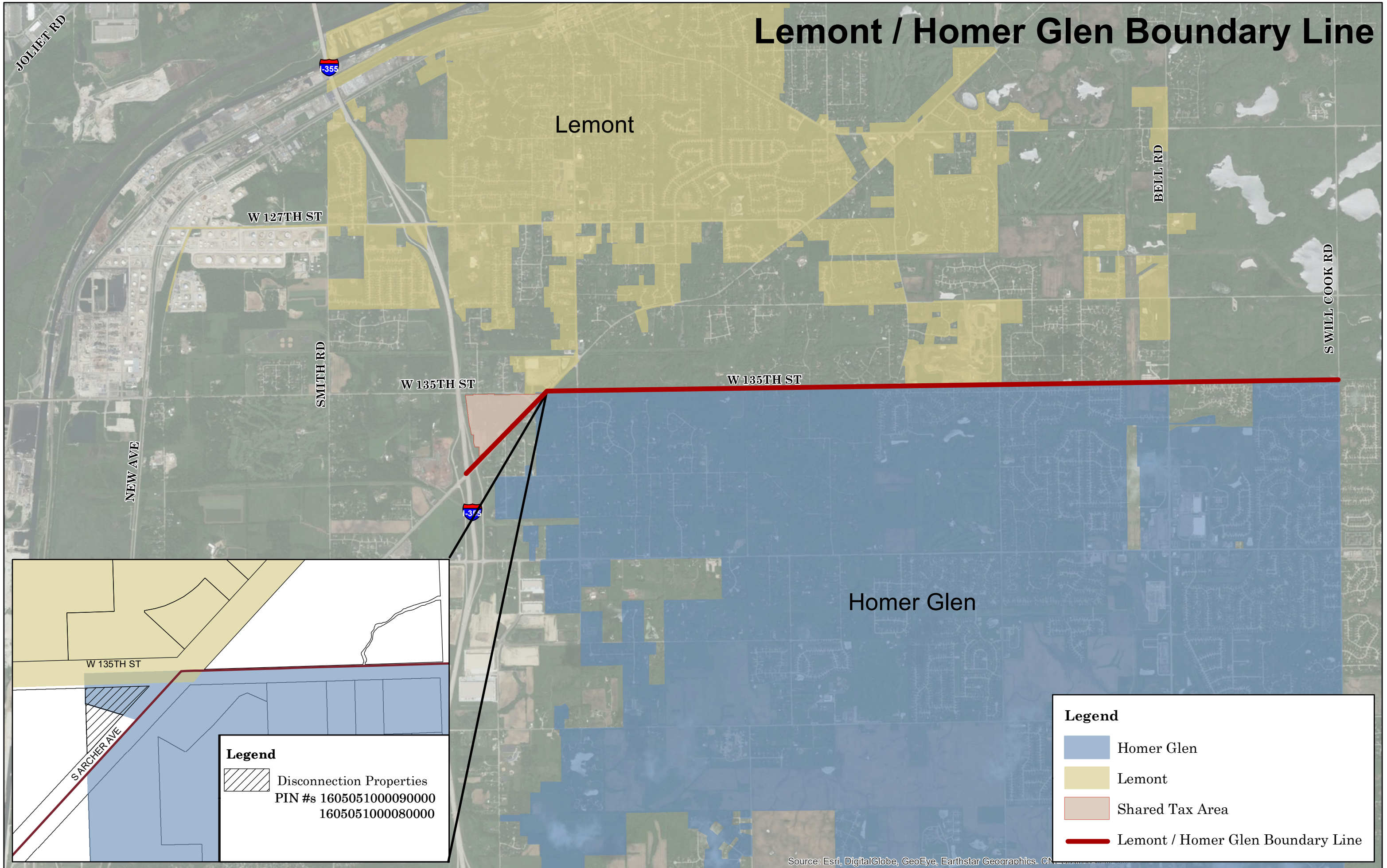
**LEGAL DESCRIPTION**

COMMENCING AT THE INTERSECTION OF THE CENTERLINE OF VETERAN'S MEMORIAL TOLLWAY (I-355) WITH THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF ARCHER AVENUE, THENCE NORTHEASTERLY ALONG THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF ARCHER AVENUE TO THE SOUTH LINE OF SECTION 32, TOWNSHIP 37 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, THENCE EAST ALONG THE SOUTH LINES OF SECTIONS 32, 33, 34, 35 AND 36, ALL IN TOWNSHIP 37 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN TO THE SOUTHEASTERLY CORNER OF SAID SECTION 36 (ALSO KNOWN AS A POINT ON THE CENTERLINE OF WILL-COOK ROAD), THENCE EAST ON A PROLONGATION OF THE PREVIOUSLY DESCRIBED LINE TO THE EAST RIGHT-OF-WAY LINE OF WILL-COOK ROAD TO A POINT OF TERMINATION, IN WILL AND COOK COUNTIES, ILLINOIS.

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# Lemont / Homer Glen Boundary Line







TO: Village Board  
FROM: Jason Berry, AICP, Community Development Director  
SUBJECT: Case 2017-15 SS Cyril and Methodius Rear Yard Variation  
DATE: March 26, 2018

### **SUMMARY/ BACKGROUND**

Saints Cyril and Methodius Parish are seeking approval of a variation to Section 17.07.020 of the Lemont Unified Development Ordinance (UDO) to allow a rear yard setback of 16'9" in the R-4A zoning district. The UDO requires a rear yard setback of 30'. The purpose of this request is to construct a new parish center at 608 Sobieski.

A public hearing was held at the Planning and Zoning Commission (PZC) meeting on January 17, 2018. The application was discussed at the February 26, 2017 Committee of the Whole.

### **ANALYSIS**

#### ***Consistency with Village Policy***

The applicant has demonstrated consistency with all three of the variation standards contained within Section 17.04.150.D of the UDO.

### **STAFF RECOMMENDATION**

Staff and the PZC is recommending approval.

### **BOARD ACTION REQUESTED**

Motion and approval of the attached ordinance.

### **ATTACHMENTS**

1. AN ORDINANCE GRANTING A VARIATION TO §17.07.020 OF THE LEMONT UNIFIED DEVELOPMENT ORDINANCE TO ALLOW A REAR SETBACK OF 16'9" FROM THE REAR PROPERTY LINE AT 608 SOBIESKI STREET IN LEMONT, IL

**VILLAGE OF LEMONT  
ORDINANCE NO. \_\_\_\_\_**

**AN ORDINANCE GRANTING A VARIATION TO §17.07.020 OF THE LEMONT  
UNIFIED DEVELOPMENT ORDINANCE TO ALLOW A REAR SETBACK OF 16'9"  
FROM THE REAR PROPERTY LINE AT 608 SOBIESKI STREET IN LEMONT, IL**

**(Saints Cyril & Methodius Parish Center)**

**ADOPTED BY THE  
PRESIDENT AND BOARD OF TRUSTEES  
OF THE VILLAGE OF LEMONT  
THIS 26th DAY OF MARCH, 2018**

**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 26<sup>th</sup> day of March, 2018.**

**AN ORDINANCE GRANTING A VARIATION TO §17.07.020 OF THE LEMONT UNIFIED DEVELOPMENT ORDINANCE TO ALLOW A REAR SETBACK OF 16'9" FROM THE REAR PROPERTY LINE AT 608 SOBIESKI STREET IN LEMONT, IL**

**(Saints Cyril & Methodius Parish Center)**

**WHEREAS**, Father Waldemar (“Valdi”) Stawiarski of Saints Cyril & Methodius Parish (hereinafter referred to as “the Petitioner”) is the owner of the property at 608 Sobieski Street in Lemont (PIN# 22-29-206-000-0000) (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 §17.07.020 of the UDO to allow a rear setback of 16’9” from the rear property line as opposed to the 30’ rear set back required by the UDO to allow the construction of a new parish center in the R-4A Zoning District; and

**WHEREAS**, the Planning and Zoning Commission of the Village of Lemont, Illinois conducted a public hearing on January 17, 2018 for the rezoning request and voted 6-0 to recommend approval of the rezoning; and

**WHEREAS**, a notice of the aforesaid public hearing was made in the manner provided by law and was published in the *Lemont Reporter-Met*, 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 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 1: 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 2: Variation.** A variation is granted from §17.07.020 of the UDO to allow a rear setback of 16’9” from the rear property line as opposed to the 30’ rear set back required by the UDO to allow the construction of a new parish center in the R-4A Zoning District, as provided and conditioned in this ordinance.

**SECTION 3: Conditions.** The variation 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.**

- A. Comply with Fire District comments.
- B. Comply with Village Engineer comments
- C. Review potential conflict between the proposed storm sewer at the detention area and the existing trees.
- D. Review additional landscape screening to the south elevation.
- E. Review lighting at the south elevation to ensure no adverse effects to neighboring properties.
- F. Review mechanical screening at the southwest corner of the proposed building.
- G. Review form liner or architectural treatments to the proposed retaining wall.

**SECTION 3:** 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 4:** 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 26th day of March, 2018.**

	<u>AYES</u>	<u>NAYS</u>	<u>ABSENT</u>	<u>ABSTAIN</u>
Debby Blatzer				
Ryan Kwasneski				
Dave Maher				
Ken McClafferty				
Rick Sniegowski				
Ron Stapleton				



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**JOHN EGOFSKE, Village President**

**Attest:**

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**CHARLENE M. SMOLLEN, Village Clerk**

## EXHIBIT A

### Legal Description of Subject Property

**PARCEL 1:**

LOT 26 OF JASNAGORA, A SUBDIVISION OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF THE NORTHEAST 14 OF SECTION 29, TOWNSHIP 37 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 1, 1883 AS DOCUMENT NO. 571367.

CONTAINING 63,490 SQUARE FEET OR 1.46 ACRES MORE OR LESS.

**PARCEL 2:**

LOTS 12 THRU 17, BOTH INCLUSIVE, 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, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 1, 1883 AS DOCUMENT NO. 571367.

CONTAINING 37,243 SQUARE FEET OR 0.85 ACRES MORE OR LESS.

**PARCEL 3:**

LOTS 23, 27, 28, 31, AND 32 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, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 1, 1883 AS DOCUMENT NO. 571367.

CONTAINING 33,016 SQUARE FEET OR 0.75 ACRES MORE OR LESS.

**PARCEL 4:**

LOTS 9 THRU 11, BOTH INCLUSIVE, 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, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 1, 1883 AS DOCUMENT NO. 571367.

CONTAINING 19,812 SQUARE FEET OR 0.45 ACRES MORE OR LESS.

## **EXHIBIT B**

**FINDINGS.** Based upon the evidence and testimony presented in 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 request is consistent with the surrounding land uses.
3. The requested variation substantially meets the standards for granting variations.



TO: Village Board  
FROM: Jason Berry, AICP, Community Development Director  
SUBJECT: Case 18-03 12630 Archer Avenue Rezoning  
DATE: March 26, 2018

### **SUMMARY/ BACKGROUND**

Mark and Stephanie Carlson, owners of the property at 12630 Archer Avenue, are seeking rezoning from B-1 Office/Retail Transitional District to R-4 Single-Family Detached Residential District.

The Planning and Zoning Commission (PZC) held a public hearing on February 21, 2018. The case was discussed at the March 12, 2018 Committee of the Whole.

### **ANALYSIS**

#### ***Consistency with Village Policy***

The proposed zoning map amendment from B-1 to R-4 meets the eight LaSalle factors. The proposed rezoning meets with the goals of the Lemont 2030 Comprehensive Plan and meets the requirements of the UDO as presented

### **STAFF RECOMMENDATION**

Staff and the PZC are recommending approval of the zoning map amendment.

### **BOARD ACTION REQUESTED**

Motion and approval of the attached ordinances.

### **ATTACHMENTS**

1. AN ORDINANCE AMENDING THE ZONING MAP OF THE VILLAGE OF LEMONT FROM B-1 OFFICE/RETAIL TRANSITIONAL DISTRICT TO R-4 SINGLE-FAMILY DETACHED RESIDENTIAL DISTRICT AT 12630 ARCHER AVENUE IN LEMONT, IL

**VILLAGE OF LEMONT  
ORDINANCE NO. \_\_\_\_\_**

**AN ORDINANCE AMENDING THE ZONING MAP OF THE VILLAGE OF LEMONT  
FROM B-1 OFFICE/RETAIL TRANSITIONAL DISTRICT TO R-4 SINGLE-FAMILY  
DETACHED RESIDENTIAL DISTRICT AT 12630 ARCHER AVENUE IN LEMONT, IL**

**(12630 Archer Avenue)**

**ADOPTED BY THE  
PRESIDENT AND BOARD OF TRUSTEES  
OF THE VILLAGE OF LEMONT  
THIS 26th DAY OF MARCH, 2018**

**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 26<sup>th</sup> day of March, 2018.**

ORDINANCE NO. \_\_\_\_\_

**AN ORDINANCE AMENDING THE ZONING MAP OF THE VILLAGE OF LEMONT FROM B-1 OFFICE/RETAIL TRANSITIONAL DISTRICT TO R-4 SINGLE-FAMILY DETACHED RESIDENTIAL DISTRICT AT 12630 ARCHER AVENUE IN LEMONT, IL**

**(12630 Archer Avenue)**

**WHEREAS**, Mark and Stephanie Carlson (hereinafter referred to as “the Petitioners”) are the owners of the property at 12630 Archer Avenue in Lemont (PIN# 22-27-300-047-0000) (hereinafter referred to as the “Subject Property”) legally described and depicted in Exhibit A; and

**WHEREAS**, the Petitioners applied pursuant to the provisions of the Lemont, Illinois Municipal Code, Title 17 Unified Development Ordinance for a zoning map amendment from B-1 Office/Retail Transitional District to R-4 Single-Family Detached Residential District for the Subject Property; and

**WHEREAS**, the Planning and Zoning Commission of the Village of Lemont, Illinois conducted a public hearing on February 21, 2018 for the rezoning request and voted 5-0 to recommend approval of the rezoning; and

**WHEREAS**, a notice of the aforesaid public hearing was made in the manner provided by law and was published in the *Lemont Reporter-Met*, 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 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 1: 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 2: Zoning Map Amendment Approved.** That the Subject Property described in Exhibit A is hereby rezoned from its current B-1 Office/Retail Transitional zoning district to the R-4 Single-Family Detached Residential zoning district. The zoning map of the Village of Lemont is hereby amended in accordance with the provisions of this Ordinance.

**SECTION 3:** 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 4:** 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 26th day of March, 2018.**

	<b><u>AYES</u></b>	<b><u>NAYS</u></b>	<b><u>ABSENT</u></b>	<b><u>ABSTAIN</u></b>
<b>Debby Blatzer</b>				
<b>Ryan Kwasneski</b>				
<b>Dave Maher</b>				
<b>Ken McClafferty</b>				
<b>Rick Sniegowski</b>				
<b>Ron Stapleton</b>				

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**JOHN EGOFSKE, Village President**

**Attest:**

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**CHARLENE M. SMOLLEN, Village Clerk**

## EXHIBIT A

### Legal Description of Subject Property

THAT PART OF THE WEST 409.21 FEET (MEASURED PERPENDICULAR TO THE WEST LINE OF LOT 22) IN COUNTY CLERK'S DIVISION OF SECTION 27, TOWNSHIP 37 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN PER DOCUMENT 269444, DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON THE WEST LINE OF LOT 22 AT THE NORTHWESTERLY RIGHT OF WAY LINE OF ARCHER AVENUE, BEING 33 FEET NORTHWESTERLY OF THE CENTERLINE; THENCE NORTH 0 DEGREES 02 MINUTES WEST ALONG THE WEST LINE OF LOT 22, 328.0 FEET; THENCE NORTH 89 DEGREES 58 MINUTES EAST, 330.96 FEET TO A POINT 50.00 FEET NORTHWESTERLY OF THE EXISTING CENTERLINE OF THE ARCHER AVENUE RIGHT OF WAY; THENCE SOUTHWESTERLY ALONG A LINE 50.00 FEET NORTHWESTERLY OF THE CENTERLINE OF ARCHER AVENUE, BEING A CURVE LINE CONVEX SOUTHEASTERLY AND HAVING A RADIUS OF 10,061.08 FEET, AN ARC DISTANCE OF 219.72 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 52 DEGREES 33 MINUTES 10 SECONDS WEST, 198.76 FEET TO A POINT 66.0 FEET EAST OF THE WEST LINE OF SAID LOT 22; THENCE NORTH 0 DEGREES 02 MINUTES WEST, 256.11 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS,

AND ALSO, THAT PART OF THE WEST 409.21 FEET (MEASURED PERPENDICULAR TO THE WEST LINE) OF LOT 22 IN COUNTY CLERK'S DIVISION IN SECTION 27, TOWNSHIP 37 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 1 IN CASTLEWOOD ESTATES SUBDIVISION BEING A SUBDIVISION IN PART OF SAID SECTION 27; THENCE NORTH 89 DEGREES 58 MINUTES EAST ALONG THE SOUTH LINE OF SAID SUBDIVISION, 343.21 FEET TO THE SOUTHEAST CORNER OF LOT 3 IN SAID SUBDIVISION; THENCE SOUTH 0 DEGREES 02 MINUTES EAST, PARALLEL WITH THE WEST LINE OF SAID LOT 22, 100.21 FEET; THENCE SOUTH 89 DEGREES 58 MINUTES WEST, 343.21; THENCE NORTH 0 DEGREES 02 MINUTES WEST, 100.21 FEET TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.



## **EXHIBIT B**

**FINDINGS.** Based upon the evidence and testimony presented in 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 achieves the goals of the Lemont 2030 Comprehensive plan.
3. The request is consistent with the surrounding land uses.
4. The requested rezoning meets the standards for granting rezonings.

**TO:** Mayor John Egofske  
Village Board of Trustees

**FROM:** Ralph Pukula, Public Works Director

**SUBJECT:** 2018 Water Main Improvements Project  
Walter Street, Freehauf Street, McCarthy Road

**DATE:** 03/26/18

**SUMMARY/ BACKGROUND**

Seven (7) bids were received on March 15, 2018 at 10:00 am for the 2018 Water Main Improvements project, which work includes of the installation of an 8-inch water main in trench and directionally bored on Walter Street, Freehauf Street, and McCarthy Road; pressure connections; hydrants; water service reconnections; pavement removal and replacement; and all appurtenant construction. The total low bid was submitted by Riccio Construction Corp., in the amount of \$454,584.50. This is \$50,000.00 under the Engineers estimate for the project.

**ANALYSIS**

The 2018 Water Main Improvement project is consistent with the Village's 5-Year Capital Plan.

**STAFF RECOMMENDATION**

Award of the 2018 Water Main Improvements project, to Riccio Construction Corp., P.O. Box 672, Palos Park, IL 60462, based on their total bid amount of \$454,584.50.

**BOARD ACTION REQUESTED**

Approval of Resolution awarding the contract to Riccio Construction.

**ATTACHMENTS**

- Resolution Authorizing Award of Contract
- Exhibit A Contract
- Exhibit B Letter of Award Recommendation, Bid Tabulation listing the bid received, including company name, address and amount of bid

Resolution No. \_\_\_\_\_

**A Resolution Authorizing Award of Contract for 2018 Water Main Improvements Project**

**WHEREAS**, the Village of Lemont requires that the 2018 Water Main Improvements project, be completed; and

**WHEREAS**, the Village seeks to utilize the construction firm of Riccio Construction Corp. for such work; and

**WHEREAS**, Riccio Construction Corp. submitted a low bid for such work in the amount of \$454,584.50 for the work.

**NOW THEREFORE, BE IT RESOLVED BY THE VILLAGE BOARD OF TRUSTEES OF THE VILLAGE OF LEMONT, COOK, WILL & DU PAGE COUNTIES, ILLINOIS** that:

**SECTION ONE:** The Agreement attached hereto as Exhibit A is hereby approved.

**SECTION TWO:** The Village Administrator is authorized to execute the Agreement and to make minor changes to the document prior to execution that do not materially alter the Village’s obligations, to execute any other agreements and documentation as well as to 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.

**PASSED AND APPROVED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF LEMONT, COUNTIES OF COOK, WILL AND DUPAGE, ILLINOIS on this 26th day of March, 2018.**

**PRESIDENT AND VILLAGE BOARD MEMBERS:**

	<b>AYES:</b>	<b>NAYS:</b>	<b>ABSENT:</b>	<b>ABSTAIN</b>
<b>Debby Blatzer</b>	_____	_____	_____	_____
<b>Ryan Kwasneski</b>	_____	_____	_____	_____
<b>Dave Maher</b>	_____	_____	_____	_____
<b>Kenneth McClafferty</b>	_____	_____	_____	_____
<b>Rick Sniegowski</b>	_____	_____	_____	_____
<b>Ron Stapleton</b>	_____	_____	_____	_____

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**JOHN EGOFSKE**  
President

ATTEST:

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**CHARLENE M. SMOLLEN**  
Village Clerk

**Contract for 2018 Water Main Improvements Project.**

1. **THIS AGREEMENT**, made and concluded the \_\_\_\_ day of \_\_ between the **Village of Lemont**, acting by and through the **Village Administrator** as the party of the first part, and Riccio Construction Corp., PO Box 672, Palos Park, IL 60462, his/their executors, administrators, successors or assigns, known as the party of the second part.

2. **WITNESSETH:** That for and in consideration of the payments and agreements mentioned in the Proposal hereto attached, to be made and performed by the party of the first part and according to the terms expressed in the Bond referring to these presents, the party of the second part agrees with said party of the first part at his/their own proper cost and expense to do all the work, furnish all the materials and all labor necessary to complete the work in accordance with the Plans and Specifications hereinafter described, and in full compliance with all of the terms of this agreement and the requirements of the Engineer under it.

3. **AND**, it is also understood and agreed that the Notice to Contractors, Special Provisions, Proposal and Contract Bond hereto attached, and the Plans as prepared by Novotny Engineering, and designated as 2018 Water Main Improvements Project all essential documents of this Contract, and are a part hereto.

4. **IN WITNESS WHEREOF**, the said parties have executed these presents on the date above mentioned.

**Party of the First Part**

ATTEST: The VILLAGE OF LEMONT  
\_\_\_\_\_  
Charlene M. Smollen, Clerk  
By \_\_\_\_\_  
George Schafer, Village  
Administrator

(S E A L)

**Party of the Second Part**

\_\_\_\_\_  
Secretary  
(Corporate Seal)  
(If a Corporation)  
Corporate  
Name Riccio Construction Corp.  
By \_\_\_\_\_  
President  
(If a Co-Partnership)

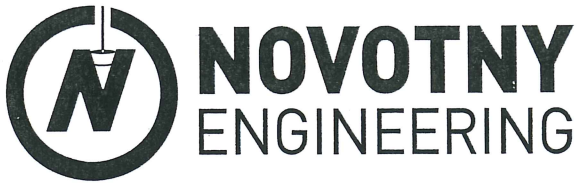
\_\_\_\_\_  
(SEAL)

\_\_\_\_\_  
(SEAL)

Partners doing Business under the name  
of \_\_\_\_\_

(If an Individual)

\_\_\_\_\_  
(SEAL)



March 19, 2018

Mr. Ralph Pukula  
Director of Public Works  
Village of Lemont  
418 Main Street  
Lemont, IL 60439

Re: **2018 Water Main Improvements  
Walter Street, Freehauf Street & McCarthy Road**

Dear Ralph:

Listed below and on the attached "Tabulation of Bids" are the results of the March 15, 2018, bid opening for the above-captioned project. Seven (7) bids were received and checked for accuracy, with errors being found that did affect the bid order. A summary is as follows:

<b>Riccio Construction.....</b>	<b>\$454,584.50</b>
Vian Construction.....	468,891.50
Sheridan Plumbing & Sewer.....	478,011.10
Unique Plumbing.....	501,396.10
Martam Construction.....	574,264.55
Trine Construction.....	597,609.45
A Lamp Concrete Contractors .....	758,072.35
Engineer's Estimate .....	\$504,584.50

The low bidder was Riccio Construction Corp., submitting a bid in the amount of \$454,584.50, which was \$50,000.00 (9.91%) below the Engineer's Estimate of \$504,584.50.

Riccio Construction has worked for the Village on numerous projects, and their performance and workmanship met the Contract specifications. Therefore, we recommend that the Contract be awarded to **Riccio Construction Corp., P.O. Box 672, Palos Park, IL 60462**, in the amount of **\$454,584.50**.

Please call if you have any questions regarding this matter.

Sincerely,

**NOVOTNY ENGINEERING**

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

JLC/ce

Enclosure

cc: Mr. George Schafer, Administrator, w/Enc.  
Ms. Linda Molitor, Executive Assistant, w/Enc.  
File No. 17435

**OWNER:** Village of Lemont  
**PROJECT DESCRIPTION:** 2018 Water Main Improvements  
 Walter Street, Freehauf Street & McCarthy Road  
**BID OPENING:** March 15, 2018 @ 10:00 a.m.

PROJECT NO : 17435

Item	Description	Unit	Quantity	Engineers Estimate		Riccio Construction P.O. Box 672 Palos Park, IL 60462 5% Bid Bond		Vian Construction 1041 Martha Street Elk Grove Village, IL 60007 5% Bid Bond		Sheridan Plumbing & Sewer 6754 W. 74th Street Bedford Park, IL 60638 5% Bid Bond		Unique Plumbing 9408 47th Street Brookfield, IL 60513 5% Bid Bond	
				Unit Price	Amount	Unit Price	Amount	Unit Price	Amount	Unit Price	Amount	Unit Price	Amount
1	Exploratory Excavation	CU YD	50	50.00	2,500.00	33.00	1,650.00	38.00	1,900.00	25.00	1,250.00	25.00	1,250.00
2	Water Main in Trench, Ductile Iron, 6"	FOOT	128	60.00	7,680.00	62.00	7,936.00	80.00	10,240.00	65.00	8,320.00	71.25	9,120.00
3	Water Main in Trench, Ductile Iron, 8"	FOOT	679	75.00	50,925.00	71.00	48,209.00	83.00	56,357.00	80.00	54,320.00	77.95	52,928.05
4	Encasing Pipe in Trench, PVC (C-900), 12"	FOOT	142	75.00	10,650.00	60.00	8,520.00	31.00	4,402.00	60.00	8,520.00	80.00	11,360.00
5	Water Main, PVC (C-900), 8" (Directional Bore)	FOOT	1035	100.00	103,500.00	96.00	99,360.00	75.00	77,625.00	88.00	91,080.00	114.80	118,818.00
6	Water Main in Trench, PVC (C-900), 8"	FOOT	189	75.00	14,175.00	60.00	11,340.00	67.00	12,663.00	85.00	16,065.00	64.80	12,247.20
7	Pressure Connection, 6" x 6"	EACH	1	4,000.00	4,000.00	3,300.00	3,300.00	4,900.00	4,900.00	4,000.00	4,000.00	4,580.00	4,580.00
8	Pressure Connection, 8" x 8"	EACH	4	4,500.00	18,000.00	3,900.00	15,600.00	5,400.00	21,600.00	5,400.00	21,600.00	5,200.00	20,800.00
9	Pressure Connection, 10" x 8"	EACH	1	5,000.00	5,000.00	4,200.00	4,200.00	5,600.00	5,600.00	6,000.00	6,000.00	5,325.00	5,325.00
10	Encasing Pipe, PVC (Schedule 40), 4"	FOOT	120	20.00	2,400.00	15.00	1,800.00	7.00	840.00	10.00	1,200.00	8.00	960.00
11	Connection to Existing Water Main, 8"	EACH	1	4,000.00	4,000.00	2,600.00	2,600.00	3,000.00	3,000.00	6,000.00	6,000.00	2,500.00	2,500.00
12	Disconnect and Cap Existing Water Main, 6"	EACH	2	3,000.00	6,000.00	1,700.00	3,400.00	1,200.00	2,400.00	500.00	1,000.00	3,860.00	7,720.00
13	Disconnect and Cap Existing Water Main, 8"	EACH	4	3,000.00	12,000.00	1,850.00	7,400.00	1,500.00	6,000.00	600.00	2,400.00	2,585.00	10,340.00
14	Valve Vaults, Type A, 4"-Dia., Type 1 Frame, Closed Lid	EACH	1	3,000.00	3,000.00	2,300.00	2,300.00	2,800.00	2,800.00	2,012.00	2,012.00	1,700.00	1,700.00
15	Valve Vaults, Type A, 5"-Dia., Type 1 Frame, Closed Lid	EACH	5	4,000.00	20,000.00	2,800.00	14,000.00	2,900.00	14,500.00	3,500.00	17,500.00	2,700.00	13,500.00
16	Polyethylene Encasement	FOOT	807	1.50	1,210.50	2.00	1,614.00	1.00	807.00	0.85	685.95	0.80	645.60
17	Fire Hydrants	EACH	7	4,500.00	31,500.00	5,300.00	37,100.00	4,700.00	32,900.00	5,000.00	35,000.00	4,450.00	31,150.00
18	Remove Existing Fire Hydrants	EACH	4	700.00	2,800.00	225.00	900.00	300.00	1,200.00	750.00	3,000.00	700.00	2,800.00
19	Water Service Reconnection, 1-1/2", W/ New Buffalo Box	EACH	26	1,500.00	39,000.00	1,525.00	39,650.00	2,600.00	67,600.00	2,500.00	65,000.00	1,320.00	34,320.00
20	Water Service Line, 1-1/2" (Augered)	FOOT	650	30.00	19,500.00	34.00	22,100.00	30.00	19,500.00	22.00	14,300.00	35.00	22,750.00
21	Pipe Fittings (Mechanical Joints), Ductile Iron	POUND	3000	4.00	12,000.00	5.00	15,000.00	4.00	12,000.00	5.00	15,000.00	4.20	12,600.00
22	Valve Box to be Removed	EACH	5	300.00	1,500.00	54.00	270.00	200.00	1,000.00	200.00	1,000.00	300.00	1,500.00
23	Selected Granular Backfill (CA-6)	CU YD	950	35.00	33,250.00	26.00	24,700.00	24.00	22,800.00	35.00	33,250.00	36.00	34,200.00
24	Adjusting Sanitary Sewers, 8-Inch Diameter or Less	FOOT	100	60.00	6,000.00	18.00	1,800.00	52.00	5,200.00	20.00	2,000.00	30.00	3,000.00
25	Non-Shear Mission Couplings, 8-Inch Diameter or Less	EACH	10	200.00	2,000.00	34.00	340.00	68.00	680.00	50.00	500.00	48.40	484.00
26	Class D Patches, Type I, 4"	SQ YD	50	70.00	3,500.00	51.00	2,550.00	44.00	2,200.00	52.00	2,600.00	39.90	1,995.00
27	Class D Patches, Type II, 4"	SQ YD	50	65.00	3,250.00	50.00	2,500.00	44.00	2,200.00	47.00	2,350.00	37.70	1,885.00
28	Class D Patches, Type IV, 4"	SQ YD	650	60.00	39,000.00	48.00	31,200.00	44.00	28,600.00	42.00	27,300.00	35.50	23,075.00
29	Combination Curb and Gutter Removal	FOOT	134	10.00	1,340.00	5.00	670.00	10.00	1,340.00	10.00	1,340.00	5.00	670.00
30	Concrete Driveway Pavement Removal, 7"	SQ YD	139	15.00	2,085.00	10.00	1,390.00	14.00	1,946.00	8.00	1,112.00	10.00	1,390.00
31	Combination Concrete Curb and Gutter, Type B-6, 12"	FOOT	134	40.00	5,360.00	40.00	5,360.00	30.00	4,020.00	32.00	4,288.00	38.50	5,159.00
32	Portland Cement Concrete Driveway Pavement, 7"	SQ YD	139	75.00	10,425.00	79.00	10,981.00	67.00	9,313.00	75.00	10,425.00	77.20	10,730.80
33	Thermoplastic Paving Marking - Line 4"	FOOT	753	8.00	6,024.00	2.00	1,506.00	2.00	1,506.00	2.50	1,882.50	1.70	1,280.10
34	Thermoplastic Paving Marking - Line 6"	FOOT	252	15.00	3,780.00	4.00	1,008.00	2.50	630.00	3.50	882.00	3.50	882.00
35	Thermoplastic Paving Marking - Line 24"	FOOT	131	20.00	2,620.00	7.00	917.00	8.00	1,048.00	14.40	1,886.40	6.85	897.35
36	Thermoplastic Paving Marking - Symbols & Letters	SQ FT	30.5	20.00	610.00	7.00	213.50	9.00	274.50	14.50	442.25	208.00	6,344.00
37	Landscape Restoration, Complete	L SUM	1	5,000.00	5,000.00	9,500.00	9,500.00	10,750.00	10,750.00	8,000.00	8,000.00	21,560.00	21,560.00
38	Traffic Control and Protection, Standard 701501	L SUM	1	5,000.00	5,000.00	7,500.00	7,500.00	14,350.00	14,350.00	3,500.00	3,500.00	6,930.00	6,930.00
39	Insurance Provisions - Complete	L SUM	1	4,000.00	4,000.00	4,200.00	4,200.00	2,200.00	2,200.00	1,000.00	1,000.00	2,000.00	2,000.00
<b>Totals:</b>					<b>504,584.50</b>		<b>454,584.50</b>		<b>468,891.50</b>		<b>478,011.10</b>		<b>501,098.60</b>
<b>Bid Error Corrections:</b>													
<b>Corrected Totals</b>					<b>454,584.50</b>		<b>468,891.50</b>		<b>478,011.10</b>		<b>478,011.10</b>		<b>501,098.60</b>
<b>Over / Under</b>					<b>-50,000.00</b>		<b>-35,693.00</b>		<b>-26,573.40</b>		<b>-5.27%</b>		<b>-3,485.90</b>
<b>Percent</b>					<b>-9.91%</b>		<b>-7.07%</b>		<b>-5.27%</b>		<b>-0.69%</b>		<b>-0.69%</b>



**OWNER:** Village of Lemont  
**PROJECT DESCRIPTION:** 2018 Water Main Improvements  
 Walter Street, Freehauf Street & McCarthy Road  
**BID OPENING:** March 15, 2018 @ 10:00 a.m.

**PROJECT NO :** 17435

Item No	Description	Unit	Quantity	Engineers Estimate		Martam Construction 1200 Gasket Drive Elgin, IL 60120 5% Bid Bond		Trime Construction 27W364 North Avenue West Chicago, IL 60185 5% Bid Bond		A Lamp Concrete Contractors 1900 Wright Boulevard Schaumburg, IL 60193 5% Bid Bond	
				Unit Price	Amount	Unit Price	Amount	Unit Price	Amount	Unit Price	Amount
1	Exploratory Excavation	CU YD	50	50.00	2,500.00	67.20	3,360.00	1.00	50.00	10.00	500.00
2	Water Main in Trench, Ductile Iron, 6"	FOOT	128	60.00	7,680.00	77.60	9,932.80	86.25	11,040.00	100.00	12,800.00
3	Water Main in Trench, Ductile Iron, 8"	FOOT	679	75.00	50,925.00	73.80	50,110.20	93.70	63,622.30	120.00	81,480.00
4	Encasing Pipe in Trench, PVC (C-900), 12"	FOOT	142	75.00	10,650.00	79.20	11,246.40	80.35	11,409.70	150.00	21,300.00
5	Water Main, PVC (C-900), 8" (Directional Bore)	FOOT	1035	100.00	103,500.00	86.70	89,734.50	164.85	170,619.75	225.00	232,875.00
6	Water Main in Trench, PVC (C-900), 8"	FOOT	189	75.00	14,175.00	59.30	11,207.70	85.20	16,102.80	110.00	20,790.00
7	Pressure Connection, 6" x 6"	EACH	1	4,000.00	4,000.00	4,681.50	4,681.50	4,346.25	4,346.25	3,500.00	3,500.00
8	Pressure Connection, 8" x 8"	EACH	4	4,500.00	18,000.00	5,933.60	23,734.40	5,053.50	20,214.00	3,850.00	15,400.00
9	Pressure Connection, 10" x 8"	EACH	1	5,000.00	5,000.00	6,382.00	6,382.00	5,203.00	5,203.00	4,500.00	4,500.00
10	Encasing Pipe, PVC (Schedule 40), 4"	FOOT	120	20.00	2,400.00	88.50	10,620.00	6.25	750.00	80.00	9,600.00
11	Connection to Existing Water Main, 8"	EACH	1	4,000.00	4,000.00	2,300.50	2,300.50	3,716.00	3,716.00	4,500.00	4,500.00
12	Disconnect and Cap Existing Water Main, 6"	EACH	2	3,000.00	6,000.00	1,407.00	2,814.00	1,123.50	2,247.00	1,650.00	3,300.00
13	Disconnect and Cap Existing Water Main, 8"	EACH	4	3,000.00	12,000.00	1,449.00	5,796.00	1,152.25	4,609.00	1,850.00	7,400.00
14	Valve Vaults, Type A, 4"-Dia., Type 1 Frame, Closed Lid	EACH	3	3,000.00	9,000.00	3,238.00	9,714.00	3,476.75	10,430.25	3,000.00	9,000.00
15	Valve Vaults, Type A, 5"-Dia., Type 1 Frame, Closed Lid	EACH	5	4,000.00	20,000.00	3,922.00	19,610.00	3,758.50	18,792.50	3,850.00	19,250.00
16	Polyethylene Encasement	FOOT	807	1.50	1,210.50	4.70	3,792.90	0.65	524.55	1.05	1,210.50
17	Fire Hydrants	EACH	7	4,500.00	31,500.00	5,207.00	36,449.00	5,355.25	37,486.75	6,000.00	42,000.00
18	Remove Existing Fire Hydrants	EACH	4	700.00	2,800.00	610.00	2,440.00	410.75	1,643.00	650.00	2,600.00
19	Water Service Reconnection, 1-1/2", W/ New Buffalo Box	EACH	26	1,500.00	39,000.00	2,518.60	65,483.60	2,643.25	68,724.50	2,000.00	52,000.00
20	Water Service Line, 1-1/2" (Augered)	FOOT	650	30.00	19,500.00	43.30	28,145.00	37.45	24,342.50	30.00	19,500.00
21	Pipe Fittings (Mechanical Joints), Ductile Iron	POUND	3000	4.00	12,000.00	6.40	19,200.00	0.01	30.00	5.00	15,000.00
22	Valve Box to be Removed	EACH	5	300.00	1,500.00	333.00	1,665.00	248.00	1,240.00	350.00	1,750.00
23	Selected Granular Backfill (CA-6)	CU YD	950	35.00	33,250.00	33.00	31,350.00	35.15	33,392.50	38.00	36,100.00
24	Adjusting Sanitary Sewers, 8-Inch Diameter or Less	FOOT	100	60.00	6,000.00	71.00	7,100.00	22.20	2,220.00	25.00	2,500.00
25	Non-Shear Mission Couplings, 8-Inch Diameter or Less	EACH	10	200.00	2,000.00	207.00	2,070.00	78.20	782.00	350.00	3,500.00
26	Class D Patches, Type I, 4"	SQ YD	50	70.00	3,500.00	60.60	3,030.00	75.90	3,795.00	80.00	4,000.00
27	Class D Patches, Type II, 4"	SQ YD	50	65.00	3,250.00	60.60	3,030.00	75.90	3,795.00	70.00	3,500.00
28	Class D Patches, Type IV, 4"	SQ YD	650	60.00	39,000.00	58.80	38,220.00	59.80	38,870.00	65.00	42,250.00
29	Combination Curb and Gutter Removal	FOOT	134	10.00	1,340.00	9.80	1,313.20	5.75	770.50	10.00	1,340.00
30	Concrete Driveway Pavement Removal, 7"	SQ YD	139	15.00	2,085.00	11.00	1,529.00	13.80	1,918.20	15.00	2,085.00
31	Combination Concrete Curb and Gutter, Type B-6.12	FOOT	134	40.00	5,360.00	29.30	3,926.20	29.90	4,006.60	40.00	5,360.00
32	Portland Cement Concrete Driveway Pavement, 7"	SQ YD	139	75.00	10,425.00	60.00	8,340.00	68.30	9,493.70	80.00	11,120.00
33	Thermoplastic Paving Marking - Line 4"	FOOT	753	8.00	6,024.00	2.50	1,882.50	2.00	1,506.00	3.00	2,259.00
34	Thermoplastic Paving Marking - Line 6"	FOOT	252	15.00	3,780.00	3.80	957.60	3.80	957.60	5.00	1,250.00
35	Thermoplastic Paving Marking - Line 24"	FOOT	131	20.00	2,620.00	15.20	1,991.20	7.30	956.30	8.00	1,048.00
36	Thermoplastic Paving Marking - Symbols & Letters	SQ FT	30.5	20.00	610.00	7.70	234.85	7.40	225.70	12.00	366.00
37	Landscape Restoration, Complete	L SUM	1	5,000.00	5,000.00	8,580.00	8,580.00	17,997.50	17,997.50	20,000.00	20,000.00
38	Traffic Control and Protection, Standard 701501	L SUM	1	5,000.00	5,000.00	40,718.50	40,718.50	5,232.50	5,232.50	45,000.00	45,000.00
39	Insurance Provisions - Complete	L SUM	1	4,000.00	4,000.00	8,048.00	8,048.00	1,500.00	1,500.00	12,500.00	12,500.00
<b>T o t a l s :</b>					<b>504,584.50</b>		<b>574,264.55</b>		<b>597,609.45</b>		<b>788,443.50</b>

<b>Bid Error Corrections:</b>		<b>Corrected Totals</b>	
16	Polyethylene Encasement.....		847.35
Total.....			758,072.35
<b>Corrected Totals</b>		<b>574,264.55</b>	<b>758,072.35</b>
Over / Under - - - -		69,680.05	253,487.85
Percent - - - - -		13.81%	50.24%



**TO:** Mayor and Village Board

**FROM:** Chris Smith, Finance Director

**THROUGH:** George Schafer, Village Administrator

**SUBJECT:** Resolution Downtown TIF District Consulting Services

**DATE:** March 26, 2018

### **SUMMARY/BACKGROUND**

The Village is reviewing options to alter the Canal TIF and create an additional TIF in the Downtown area. Kane, McKenna and Associates submitted proposals to assist staff with the evaluation of parcels and creation of the redevelopment plan.

Staff has met with Robert Rychlicki, President of Kane, McKenna to discuss approach and timeline. Staff has worked with Kane, McKenna and Associates, Inc. in the past and is confident that the work will exceed expectations.

The proposal is split into two phases.

- Phase 1- Prepare TIF Eligibility Report- not to exceed \$17,500
- Phase 2- Prepare TIF Redevelopment Plan; Coordinate TIF Adoption Process- not to exceed \$19,500

### **ATTACHMENTS**

- 1. Resolution**
- 2. Proposals**

**Resolution No. \_\_\_\_\_**

**A Resolution Approving Downtown TIF District Consulting Services Phase 1 and 2**

**WHEREAS**, it has become beneficial for the Village of Lemont (“Village”) to purchase Consulting Services from Kane, Mckenna and Associates Inc; and

**WHEREAS**, the quote provided by a qualified vendor met the qualifications and items needed for the service; 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 waive the formal necessities of competitive bidding and accept the quote submitted by Kane, Mckenna and Associates, Inc for an amount not to exceed \$17,500 for Phase 1 and \$19,500 Phase 2.

**NOW THEREFORE, BE IT RESOLVED BY THE VILLAGE BOARD OF TRUSTEES OF THE VILLAGE OF LEMONT, COOK, WILL & DU PAGE COUNTIES, ILLINOIS** that:

**SECTION ONE: Incorporation of Recitals.** 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: Waiver of Public Bid Requirements and Authority to Purchase.** The Village Board hereby waives the competitive bidding requirements otherwise applicable to authorize consulting services and accepts the quote submitted by Kane, McKenna and Associates, Inc.

**SECTION THREE:** The Village Administrator or his designee is hereby authorized to execute any documents and take any other steps necessary to ensure the services are performed by Kane, McKenna and Associates, Inc for \$17,500 Phase 1 and \$19,500 Phase 2.

**SECTION FOUR:** This Resolution shall be in full force and effect from and after its passage and approval 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 26<sup>th</sup> day of March 2018.**

**PRESIDENT AND VILLAGE BOARD MEMBERS:**

	AYES:	NAYS:	ABSENT:	ABSTAIN
<b>Debby Blatzer</b>	_____	_____	_____	_____
<b>Ryan Kwasneski</b>	_____	_____	_____	_____
<b>Dave Maher</b>	_____	_____	_____	_____
<b>Ken McClafferty</b>	_____	_____	_____	_____
<b>Rick Sniegowski</b>	_____	_____	_____	_____
<b>Ron Stapleton</b>	_____	_____	_____	_____

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**John Egofske  
President**

ATTEST:

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**CHARLENE M. SMOLLEN  
Village Clerk**



March 14, 2018

Mr. George Schafer  
Village Administrator  
Mr. Jason Berry  
Community Development Director  
Village of Lemont  
418 Main Street  
Lemont, Illinois 60439-3708

**RE: Proposed Village of Lemont Downtown TIF District – Phase 1 Services**

Gentlemen:

Based upon discussions with your office, Kane, McKenna and Associates, Inc. (“KMA”) is prepared to assist the Village of Lemont (the “Village”) in evaluating certain properties located in and adjacent to the Village’s Downtown area within the Village in reference to economic development programs pertaining to the redevelopment and/or improvement of certain properties, such as Tax Increment Financing (“TIF”).

Kane, McKenna and Associates, Inc., will provide the following services to the Village.

**CONSULTANT SCOPE OF SERVICES**

**PHASE 1: Prepare TIF Eligibility Report**

**A. Inventory and Analysis of Village-Proposed TIF Properties**

- 1) KMA will assist the Village staff to confirm boundaries of the proposed redevelopment areas based upon site visits, historic assessed value analysis and results of any analysis presently or previously undertaken by the Village. Village staff may provide assistance relating to GIS maps, land use surveys, and sources of information relating to term of vacancy, utility service, etc.
- 2) Review with the Village the potential pros and cons, costs and benefits, and advantages and disadvantages of viable funding options available, including, but not limited to, programs described below.



Mr. George Schafer  
Mr. Jason Berry  
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B. Recommendation of Financing Options for TIF Designation

- 1) Provide advice and consultation related to appropriate incentive mechanisms or public financing techniques which could be applied to specific project areas within the proposed TIF. Review “priority areas” identified based upon discussions with Village officials where the proposed TIF is concerned, and how to address deficiencies existing within these locations.
- 2) Determine which tool or combination of tools would be best suited to specific “priority” or other important areas, and how the forms of assistance can work with or against the other, for the TIF.
- 3) In the event that certain local financing programs or economic development alternatives for redevelopment areas – such as Business Districts (BD), special service areas (SSA), special assessment districts (SAD) or “hybrids” of such alternatives – may be applicable, KMA would identify the benefits and costs of programs and their condition for use (including State statutes which must be met) by the Village. As well, any recent Federal or State economic programs that may be applicable would also be identified.

C. Review and Documentation of TIF Qualification Factors

- 1) Review with the Village the proposed boundaries, as well as initial redevelopment goals and objectives specific to the redevelopment area.
- 2) Prepare TIF Qualification Report for the site(s) based upon the presence of eligibility factors required under Illinois law. KMA will be available to discuss the findings with the Village prior to completing the report. Also provide advice with respect to potential changes in the Village’s comprehensive plan and zoning map to ensure consistencies with land uses proposed for the redevelopment districts.
- 3) Determine whether proposed costs and revenues to be incurred and/or generated from any proposed redevelopment project area(s) are reasonable, feasible and acceptable assumptions for the intended area to be developed.



Mr. George Schafer  
Mr. Jason Berry  
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- 4) Identify for the Village principal strategies for incentives and potential funding mechanisms based upon each potential redevelopment projects' ability to generate property, and/or other incremental taxes to cover anticipated costs and/or debt service requirements.

### **FEES FOR SERVICES**

KMA normally bills for services on an hourly fee basis for the services requested. We find this more prudent for the client – since the client can exercise control on KMA attendance at meetings, involvement in certain implementation tasks, etc. We also believe that it is more prudent for KMA because we can then budget our time and resources most appropriately.

Estimated Fees are found below:

Fees would be charged monthly at the hourly rates set forth below.

#### Hourly Rate Breakdown:

<u>Personnel</u>	<u>Hourly Rates</u>
Chairman/President	\$200.00/Hour
Executive Vice President	\$175.00/Hour
Officers	\$150.00/Hour
Associates	\$100.00/Hour
Research	\$ 60.00/Hour
Administrative	\$ 25.00/Hour

**All such fees could be reimbursed to the Village through TIF revenues or bonds, if applicable.**

Estimated fees are summarized below:

Phase 1	Prepare Eligibility Report	\$15,500 to \$17,500
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Mr. George Schafer  
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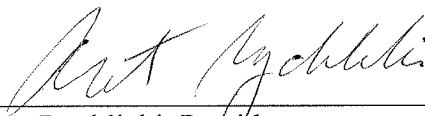
**The estimates above would not include: Certified and other mailing costs, legal description, and newspaper notice/publication costs – these amounts are to be paid by the Village separately.**

We look forward to working with you on this Project.

Sincerely,

  
Robert Rychlicki  
President

AGREED TO:

  
\_\_\_\_\_  
Robert Rychlicki, President  
Kane, McKenna and Associates, Inc.

3/14/18  
\_\_\_\_\_  
Date

\_\_\_\_\_  
Village of Lemont

\_\_\_\_\_  
Date

March 14, 2018



Mr. George Schafer  
Village Administrator  
Mr. Jason Berry  
Community Development Director  
Village of Lemont  
418 Main Street  
Lemont, Illinois 60439-3708

**RE: Proposed Village of Lemont Downtown TIF District – Phase 2 Services**

Gentlemen:

Based upon discussions with your office, Kane, McKenna and Associates, Inc. (“KMA”) is prepared to assist the Village of Lemont (the “Village”) in evaluating certain properties located in and adjacent to the Village’s Downtown area within the Village in reference to economic development programs pertaining to the redevelopment and/or improvement of certain properties, such as Tax Increment Financing (“TIF”).

Kane, McKenna and Associates, Inc., will provide the following services to the Village.

**CONSULTANT SCOPE OF SERVICES**

**PHASE 2: Prepare TIF Redevelopment Plan; Coordinate TIF Adoption Process**

**A. Prepare Resolutions of Intent and Interested Parties Registries**

- 1) Assist the Village attorney to prepare resolution of intent for the proposed TIF District.
- 2) Attend Village Board meeting to review the purpose of the resolution of intent and respond to questions of officials and/or public.
- 3) Distribute resolutions to affected taxing districts per the requirements of the TIF Act.
- 4) Prepare for Village Board review and adoption documents and systems required to establish Interested Parties Registries for the TIF District.
- 5) Include Housing Impact Study, if needed, pursuant to the requirements of the TIF Act. (See PHASE 2B below.)





Mr. George Schafer  
Mr. Jason Berry  
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B. Preparation of TIF Redevelopment Plan

- 1) Review with the Village the preliminary boundaries for the plan as well as redevelopment goals and objectives.
- 2) Prepare a draft TIF Redevelopment Plan for the area based upon the presence of qualification factors required under Illinois law. KMA will be available to discuss the findings with the Village in meetings prior to completing the report.
- 3) Assist Village to prepare, refine and document the required redevelopment plan and project for the area that satisfy TIF eligibility criteria pursuant to Illinois law.
- 4) In the event that other local financing programs or economic development alternatives may be applicable, KMA would identify these programs and their conditions for use by the Village.

C. Provide TIF Increment and Cost Projections

- 1) Assist Village staff to prepare the preliminary feasibility analysis of potential redevelopment projects incremental revenue (gross and net) and/or costs in order to summarize the potential funding advantages/disadvantages of various strategies.
- 2) Identify for the Village principal strategies for incentives and potential funding mechanisms based upon the potential redevelopment projects' ability to generate property, and/or other incremental taxes to cover anticipated costs and/or debt service requirements.
- 3) Identify issues that may exist if Village and Special Service Area (SSA) uses are combined or overlap. Review funding mechanisms and priorities with Village staff.
- 4) Review with the Village staff pros and cons of funding solely public improvements or considering extraordinary cost and gap financing utilization of TIF funding.



Mr. George Schafer  
Mr. Jason Berry  
Page Three  
March 14, 2018

D. Finalize Redevelopment Project

- 1) In conjunction with Village staff, finalize TIF and boundaries for each area, and assist in the process of preparation of legal descriptions which identify the boundaries for each of the redevelopment areas.
- 2) Subsequent to the review of the draft redevelopment plan by the Village Board, Village staff, and other taxing districts (if applicable), revise the redevelopment plan sections in order to add relevant comments and/or corrections.

E. Prepare Public Hearing (and Meeting) Notices

- 1) Assist Village staff to prepare the public hearing resolution and the TIF public notices.
- 2) Prepare mailings for affected taxing districts and distribute notices to the taxing districts and the Illinois Department of Commerce and Economic Opportunity.
- 3) Prepare mailings as required for any public meetings related to housing impact studies (if needed).

F. Coordinate Joint Review Board (JRB) Process

- 1) Provide agenda items, draft TIF ordinances, and other materials as required by the TIF Act.
- 2) Attend JRB meetings as necessary and appropriate.
- 3) Assist Village staff to respond to JRB requests.
- 4) Assist Village Counsel to prepare JRB resolutions relating to findings.



Mr. George Schafer  
Mr. Jason Berry  
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G.     Preparation of Notices

- 1)     Assist Village staff to identify taxpayers located within the TIF district and Business District and obtain mailing information from the County.
- 2)     Assist Village staff in preparing mailings for taxpayers including review of delinquent taxpayers.
- 3)     Provide support to Village staff who would manage the mailings to residents within 750 feet of the TIF District boundaries.
- 4)     Assist Village staff in coordinating publication of legal notices in local newspapers.

H.     Attend Public Hearings and Required Meetings

- 1)     Assist the Village by participating in the required public hearing, and meetings with all interested and affected parties, including property owners.
- 2)     Work with the Village staff to meet all the requirements of Illinois law.



Mr. George Schafer  
Mr. Jason Berry  
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**FEES FOR SERVICES**

KMA normally bills for services on an hourly fee basis for the services requested. We find this more prudent for the client – since the client can exercise control on KMA attendance at meetings, involvement in certain implementation tasks, etc. We also believe that it is more prudent for KMA because we can then budget our time and resources most appropriately.

Estimated Fees are found below:

Fees would be charged monthly at the hourly rates set forth below.

Hourly Rate Breakdown:

<u>Personnel</u>	<u>Hourly Rates</u>
Chairman/President	\$200.00/Hour
Executive Vice President	\$175.00/Hour
Officers	\$150.00/Hour
Associates	\$100.00/Hour
Research	\$ 60.00/Hour
Administrative	\$ 25.00/Hour

**All such fees could be reimbursed to the Village through TIF revenues or bonds, if applicable.**

Estimated fees are summarized below:

Phase 2	TIF Redevelopment Plan; Adoption Process	\$17,500 to \$19,500
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Mr. George Schafer  
Mr. Jason Berry  
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March 14, 2018

**The estimates above would not include: Certified and other mailing costs, legal description, and newspaper notice/publication costs – these amounts are to be paid by the Village separately.**

Additionally, if the Village would manage the mailing to residents within 750 feet of the perimeter of the proposed TIF district, as well as to taxing districts, taxpayers, and residential addresses with the TIF district as required by the TIF Act, this would contribute to maintaining costs in the range above.

We look forward to working with you on this Project.

Sincerely,

Robert Rychlicki  
President

AGREED TO:

Robert Rychlicki, President  
Kane, McKenna and Associates, Inc.

3/14/18

Date

Village of Lemont

Date



TO: Village Board  
FROM: Jason Berry, AICP, Community Development Director  
SUBJECT: Case 17-14 1166 McCarthy Road Subdivision  
DATE: January 17, 2018

### **SUMMARY/ BACKGROUND**

Wayne Mierzwa owner of the property at 1166 McCarthy Road, is seeking to divide the property in to a two lot subdivision.

The Planning and Zoning Commission (PZC) held a public hearing at the January 17, 2018 meeting. It was further discussed at the February 21, 2018, PZC and the February 26, 2018 Committee of the Whole.

### **ANALYSIS**

#### ***Consistency with Village Policy***

*Lemont 2030 Comprehensive Plan* designates this area as Infill Residential (INF). The proposed Annexation and Rezoning are consistent with the INF district.

### **STAFF RECOMMENDATION**

Staff and the PZC have recommended approval of the Preliminary and Final Plat of Subdivision.

### **BOARD ACTION REQUESTED**

Motion and approval of the attached ordinance.

### **ATTACHMENTS**

1. A RESOLUTION APPROVING A FINAL PLAT OF SUBDIVISION FOR PROPERTY AT 1166 MCCARTHY ROAD, LEMONT, IL

**VILLAGE OF LEMONT  
RESOLUTION NO. \_\_\_\_\_**

**A RESOLUTION APPROVING A FINAL PLAT OF SUBDIVISION FOR PROPERTY  
AT 1166 MCCARTHY ROAD, LEMONT, IL**

**(Mierzwa Subdivision)**

**ADOPTED BY THE  
PRESIDENT AND BOARD OF TRUSTEES  
OF THE VILLAGE OF LEMONT  
THIS 26th DAY OF MARCH, 2018**

**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 26<sup>th</sup> day of March, 2018.**

**RESOLUTION NO. \_\_\_\_\_**

**A RESOLUTION APPROVING A FINAL PLAT OF SUBDIVISION FOR PROPERTY  
AT 1166 MCCARTHY ROAD, LEMONT, IL**

**(Mierzwa Subdivision)**

**WHEREAS**, Wayne Mierzwa (hereinafter referred to as “the Petitioner”) is the owner of the property at 1166 McCarthy Road (PIN 22-28-105-019-0000), legally described and depicted in the Plat of Subdivision titled “Mierzwa Subdivision,” attached hereto and incorporated herein as Exhibit “A”; and

**WHEREAS**, the Petitioner submitted the Mierzwa Subdivision (hereinafter referred to as “Plat of subdivision”) for final plat approval in accordance with the requirements of the Lemont Unified Development Ordinance; and

**WHEREAS**, on January 17, 2018 and February 21, 2018, the Lemont Planning & Zoning Commission, in accordance with the requirements of the Illinois Municipal Code and Title 17 of the Lemont, Illinois Municipal Code, conducted a public hearing on application for the Plat of Subdivision; and

**WHEREAS**, the Lemont Planning & Zoning Commission has found the petition meets the standards for a Subdivision and recommends approval of the same; and

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

**WHEREAS**, the President and Board of Trustees have determined that the proposed subdivision is in the best interest of the Village of Lemont.

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

**SECTION ONE:** The President and Board of Trustees hereby finds and determines that the facts set forth in the preamble hereto are true and correct and hereby adopts same as part of this Resolution.

**SECTION TWO:** The Plat of Subdivision be and is hereby approved in substantially the form attached hereto as Exhibit A, and the President, Village Clerk and all appropriate officers are authorized to sign the final plat and create and execute all necessary documentation and certifications.

**SECTION THREE:** That this Resolution shall be in full force and effect from and after its passage and approval 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 26th day of March, 2018.**



	<u>AYES</u>	<u>NAYS</u>	<u>ABSENT</u>	<u>ABSTAIN</u>
Debby Blatzer				
Ryan Kwasneski				
Dave Maher				
Ken McClafferty				
Rick Sniegowski				
Ron Stapleton				

---

**JOHN EGOFSKE, Village President**

**Attest:**

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**CHARLENE M. SMOLLEN, Village Clerk**

**EXHIBIT A**

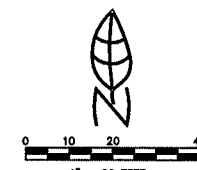
Plat of Subdivision titled  
“Mierzwa Subdivision”

# MIERZWA SUBDIVISION

OF

LOT 1 IN GUST LINDGREN'S RESUBDIVISION OF LOTS 71, 70 AND 69 AND THE NORTH 1/2 OF LOT 68 OF BECKER'S SUBDIVISION OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 28, TOWNSHIP 37 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

TOTAL LAND AREA = 44,562 SF  
OR 1.02 ACRES MORE OR LESS



VILLAGE OF LEMONT  
 APPROVED  
 APPROVED AS NOTED  
 NOT APPLIED



Date: \_\_\_\_\_ Signature: \_\_\_\_\_

**NON-EXCLUSIVE PERPETUAL EASEMENT IS HEREBY RESERVED AND GRANTED TO THE VILLAGE OF LEMONT, AND THEIR SUCCESSORS, AND ASSIGNS OVER ALL AREAS DESIGNATED 'PUBLIC UTILITY AND DRAINAGE EASEMENT' AND THOSE AREAS DESIGNATED 'PU & DE' ON THE PLAT, TO CONSTRUCT, RECONSTRUCT, REPAIR, INSPECT, MAINTAIN AND OPERATE VARIOUS TRANSMISSIONS, AND COLLECTION SYSTEMS, INCLUDING BUT NOT LIMITED TO WATER LINES, SANITARY SEWERS AND STORM SEWERS, TOGETHER WITH ANY AND ALL NECESSARY VALVE VALVES, FIRE HYDRANTS, MANHOLES, CATCH BASINS, CONNECTIONS, APPLIANCES AND OTHER STRUCTURES AND APPURTENANCES AS MAY BE DEEMED NECESSARY BY SAID VILLAGE, OVER, UPON, ALONG, UNDER AND THROUGH THE SURFACE OF THE PROPERTY SHOWN ON THE PLAT, TOGETHER WITH THE RIGHT OF ACCESS FOR NECESSARY LABOR, MATERIALS AND EQUIPMENT TO DO ANY OF THE ABOVE WORK. THE RIGHT IS ALSO GRANTED TO CUT DOWN, TRIM, OR REMOVE, WITHOUT OBLIGATION TO RESTORE OR REPLACE ANY OBSTRUCTION, INCLUDING BUT NOT LIMITED TO TREES, SHRUBS, OTHER PLANTS, STRUCTURES OR IMPROVEMENTS ON THE EASEMENT THAT INTERFERE WITH THE OPERATION OR UNDER THE SURFACE OF EACH LOT TO SERVE IMPROVEMENTS THEREON, OR ON ADJACENT LOTS, THE RIGHT TO CUT, TRIM, OR REMOVE TREES, BUSHES AND ROOTS, AS MAY BE REASONABLY REQUIRED INCIDENT TO THE RIGHTS HEREON GIVEN, AND THE RIGHT TO ENTER UPON THE SUBDIVIDED PROPERTY FOR ALL SUCH PURPOSES. NO BUILDING OR OTHER OBSTRUCTION SHALL BE PLACED OVER GRANTEES FACILITIES OR IN, UPON OR OVER THE PROPERTY WITHIN THE 'PUBLIC UTILITY AND DRAINAGE EASEMENT' OR 'PU & DE' WITHOUT THE PRIOR WRITTEN CONSENT OF GRANTEES, NOR SHALL ANY OTHER USE BE MADE THEREOF WHICH WILL INTERFERE WITH THE EASEMENTS RESERVED AND GRANTED HEREBY. AFTER INSTALLATION OF ANY SUCH FACILITIES, THE GRADE OF SUBDIVIDED PROPERTY SHALL NOT BE ALTERED IN A MANNER SO AS TO INTERFERE WITH THE PROPER OPERATION AND MAINTENANCE THEREOF.**

**PERPETUAL EASEMENTS ARE HEREBY RESERVED FOR AND GRANTED TO THE VILLAGE OF LEMONT AND OTHER GOVERNMENTAL AUTHORITIES HAVING JURISDICTION OF THE LAND, OVER THE ENTIRE EASEMENT AREA FOR INGRESS, EGRESS, AND THE PERFORMANCE OF MUNICIPAL AND OTHER GOVERNMENTAL SERVICES INCLUDING WATER, STORM AND SANITARY SEWER, SERVICE AND MAINTENANCE AND EMERGENCY AND ROUTINE POLICE, FIRE, AND OTHER PUBLIC SAFETY RELATED SERVICES.**

**COMED COMPANY AND AT&T CORPORATION**  
 AN EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO COMED COMPANY AND AT&T CORPORATION, THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, JOINTLY AND SEVERALLY, FOR THE INSTALLATION, RELOCATION, RENEWAL AND REMOVAL OF OVERHEAD AND UNDERGROUND ELECTRIC AND COMMUNICATIONS CABLES IN OVER, UNDER, ACROSS, ALONG AND UPON THE SURFACE OF THE PROPERTY SHOWN ON THE PLAT AND DESIGNATED AS 'PUBLIC UTILITY AND DRAINAGE EASEMENT' OR 'PU & DE' AND THE PROPERTY DESIGNATED ON THE PLAT FOR STREETS AND ALLEYS AS REQUIRED TO PROVIDE THE SUBDIVISION AND OTHER PROPERTY, WHETHER OR NOT CONTIGUOUS THERETO, WITH ELECTRIC AND COMMUNICATIONS SERVICES, TOGETHER WITH THE RIGHT TO INSTALL REQUIRED SERVICE CONNECTIONS OVER OR UNDER THE SURFACE OF EACH LOT TO SERVE IMPROVEMENTS THEREON, OR ON ADJACENT LOTS, THE RIGHT TO CUT, TRIM, OR REMOVE TREES, BUSHES AND ROOTS, AS MAY BE REASONABLY REQUIRED INCIDENT TO THE RIGHTS HEREON GIVEN, AND THE RIGHT TO ENTER UPON THE SUBDIVIDED PROPERTY FOR ALL SUCH PURPOSES. NO BUILDING OR OTHER OBSTRUCTION SHALL BE PLACED OVER GRANTEES FACILITIES OR IN, UPON OR OVER THE PROPERTY WITHIN THE 'PUBLIC UTILITY AND DRAINAGE EASEMENT' OR 'PU & DE' WITHOUT THE PRIOR WRITTEN CONSENT OF GRANTEES, NOR SHALL ANY OTHER USE BE MADE THEREOF WHICH WILL INTERFERE WITH THE EASEMENTS RESERVED AND GRANTED HEREBY. AFTER INSTALLATION OF ANY SUCH FACILITIES, THE GRADE OF SUBDIVIDED PROPERTY SHALL NOT BE ALTERED IN A MANNER SO AS TO INTERFERE WITH THE PROPER OPERATION AND MAINTENANCE THEREOF.

**NICOR CORPORATION / NICOR GAS COMPANY**  
 AN EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO NICOR CORPORATION AND NICOR GAS COMPANY, THEIR SUCCESSORS AND ASSIGNS, JOINTLY AND SEVERALLY, FOR THE INSTALLATION, RELOCATION, RENEWAL AND REMOVAL OF GAS LINES AND APPURTENANCES IN, UNDER, ACROSS, ALONG AND UPON THE SURFACE OF THE PROPERTY SHOWN ON THE PLAT AND DESIGNATED AS 'PUBLIC UTILITY AND DRAINAGE EASEMENT' OR 'PU & DE' AND THE PROPERTY DESIGNATED ON THE PLAT FOR STREETS AND ALLEYS AS REQUIRED TO PROVIDE THE SUBDIVISION AND OTHER PROPERTY, WHETHER OR NOT CONTIGUOUS THERETO, WITH GAS SUPPLY SERVICES, TOGETHER WITH THE RIGHT TO INSTALL REQUIRED SERVICE CONNECTIONS FOR EACH LOT, NO BUILDING OR OTHER OBSTRUCTION SHALL BE CONSTRUCTED OR ERRECTED IN ANY SUCH 'PUBLIC UTILITY AND DRAINAGE EASEMENT' OR 'PU & DE' AREAS, WITHOUT THE PRIOR WRITTEN CONSENT OF GRANTEES, NOR SHALL ANY OTHER USE BE MADE THEREOF WHICH WILL INTERFERE WITH THE EASEMENTS RESERVED AND GRANTED HEREBY.

**COMCAST COMMUNICATIONS**  
 AN EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO COMCAST COMMUNICATIONS CORPORATION WITHIN THE VILLAGE OF LEMONT, ITS SUCCESSORS AND ASSIGNS, JOINTLY AND SEVERALLY, FOR THE INSTALLATION, MAINTENANCE, RELOCATION, RENEWAL AND REMOVAL OF CABLE COMMUNICATION AND BROADCAST SIGNAL SYSTEMS IN, UNDER, ACROSS, ALONG AND UPON THE SURFACE OF THE PROPERTY SHOWN ON THE PLAT AND DESIGNATED AS 'PUBLIC UTILITY AND DRAINAGE EASEMENT' OR 'PU & DE' AND THE PROPERTY DESIGNATED ON THE PLAT FOR STREETS AND ALLEYS AS REQUIRED TO PROVIDE THE SUBDIVISION AND OTHER PROPERTY, WHETHER OR NOT CONTIGUOUS THERETO, WITH COMMUNICATION AND BROADCAST TV SERVICES, TOGETHER WITH THE RIGHT TO INSTALL REQUIRED SERVICE CONNECTIONS FOR EACH LOT, NO BUILDING OR OTHER OBSTRUCTION SHALL BE CONSTRUCTED OR ERRECTED IN ANY SUCH 'PUBLIC UTILITY AND DRAINAGE EASEMENT' OR 'PU & DE' AREAS, WITHOUT THE PRIOR WRITTEN CONSENT OF GRANTEES, NOR SHALL ANY OTHER USE BE MADE THEREOF WHICH WILL INTERFERE WITH THE EASEMENTS RESERVED AND GRANTED HEREBY.

**SURVEYOR'S CERTIFICATE**  
 STATE OF ILLINOIS)  
 COUNTY OF DUPAGE) SS  
 I, THOMAS J. CESAL, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT I HAVE SURVEYED AND SUBDIVIDED THE FOLLOWING DESCRIBED PROPERTY:

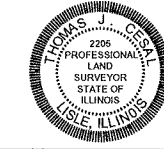
LOT 1 IN GUST LINDGREN'S RESUBDIVISION OF LOTS 71, 70 AND 69 AND THE NORTH 1/2 OF BECKER'S SUBDIVISION OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 28, TOWNSHIP 37 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.  
 AND THAT THE SAID PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE SAME. ALL DIMENSIONS ARE IN FEET AND DECIMAL PARTS OF A FOOT AND ARE CORRECT AT A TEMPERATURE OF 68 DEGREES FAHRENHEIT.

I FURTHER CERTIFY THAT BASED ON EXAMINATION OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, PANEL NUMBER 170310C0568J, EFFECTIVE DATE OF AUGUST 10, 2008, THAT THE PARCEL INCLUDED IN THIS RECORD OF DEED IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA.

I FURTHER CERTIFY THAT UPON COMPLETION OF MASS GRADING, IRON PIPES WILL BE SET AT ALL LOT CORNERS.  
 FURTHERMORE, I DESIGNATE THE VILLAGE OF LEMONT TO ACT AS MY AGENT, FOR THE PURPOSES OF RECORDING THIS DOCUMENT.

DATED THIS 26TH DAY OF OCTOBER AD 2017

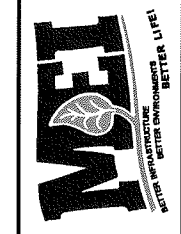
By: *Thomas J. Cesal*  
 ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035-2205  
 MY LICENSE EXPIRES NOVEMBER 30, 2018  
 ILLINOIS PROFESSIONAL DESIGN FIRM PROFESSIONAL ENGINEERING CORPORATION NO. 184-001245



DATE	1	2	3	4	5	6

BOUNDARY AND TOPOGRAPHIC SURVEY ADDRESS CITY, STATE

Morris Engineering, Inc.  
 Civil Engineering + Consulting  
 Land Surveying  
 515 Warrenville Road, Suite 110, 0532  
 Phone: (630) 271-0770  
 Survey: (630) 271-0599  
 Fax: (630) 271-0774  
 Website: www.mecivil.com



FIELD CREW: crew  
 DRAWN BY: drafter  
 CHECKED BY: surveyor  
 APPROVED BY: surveyor  
 DATE: date  
 SCALE: HORIZ scale VERT NONE  
 SHEET 1 OF 1 SHEETS  
 PROJ# 17-05-1002

**PROPERTY OWNER'S CERTIFICATE**

STATE OF ILLINOIS)  
 COUNTY OF COOK) SS  
 I, WE HEREBY CERTIFY THAT I AM/WE ARE THE OWNER(S) OF THE PROPERTY DESCRIBED IN THE CAPTION TO THE PLAT HEREON DRAWN AND AS SUCH OWNER(S), I/WE HAVE CAUSED SAID PROPERTY TO BE SURVEYED AND SUBDIVIDED AS HEREON SHOWN, AS MY/OUR OWN FREE AND VOLUNTARY ACT AND DEED.

I/WE HEREBY DEDICATE FOR PUBLIC USE THE LANDS SHOWN ON THIS PLAT, INCLUDING BUT NOT LIMITED TO, THOROUGHFARES, STREETS, ALLEYS, WALKWAYS AND PUBLIC SERVICES: GRANT THE TELEPHONE, GAS, ELECTRIC AND ANY OTHER PUBLIC OR PRIVATE UTILITY EASEMENTS AS STATED AND SHOWN ON THIS PLAT, AND GRANT AND DECLARE THE STORM WATER DRAINAGE AND DETENTION EASEMENTS AS STATED AND SHOWN ON THIS PLAT.

I/WE FURTHER CERTIFY THAT THERE ARE NO UNPAID DEFERRED INSTALLMENTS OF OUTSTANDING UNPAID SPECIAL ASSESSMENTS AFFECTING THE LAND DESCRIBED AND SHOWN ON THIS SUBDIVISION PLAT OR, IF ANY OF SAID INSTALLMENTS ARE NOT PAID, THEN SUCH INSTALLMENTS HAVE BEEN DIVIDED IN ACCORDANCE WITH THE SUBDIVISION AND APPROVED BY THE COURT WHICH CONFIRMED THE SPECIAL ASSESSMENT AND THE PROPER COLLECTOR OF ANY SUCH SPECIAL ASSESSMENT HAS SO CERTIFIED SUCH DIVISION ON THE FACE OF THIS SUBDIVISION PLAT.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ AD 20\_\_\_\_  
 OWNER(S): \_\_\_\_\_

**OWNER'S NOTARY CERTIFICATE**

STATE OF ILLINOIS)  
 COUNTY OF COOK) SS  
 I, \_\_\_\_\_ A NOTARY PUBLIC IN AND FOR SAID COUNTY IN THE STATE AFORESAID, DO HEREBY CERTIFY THAT \_\_\_\_\_ PERSONALLY KNOWN TO ME TO BE THE SAME PERSON(S) WHOSE NAME(S) ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT AS SUCH \_\_\_\_\_ APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT THEY SIGNED THE PLAT AS THEIR OWN FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTARIAL SEAL:  
 THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ AD 20\_\_\_\_  
 BY: \_\_\_\_\_ NOTARY PUBLIC

**OWNER'S MORTGAGE CERTIFICATE**

STATE OF ILLINOIS)  
 COUNTY OF \_\_\_\_\_) SS  
 I, \_\_\_\_\_ AS MORTGAGEE FOR THE LAND DESCRIBED IN THIS SUBDIVISION OR PLANNED UNIT DEVELOPMENT HEREBY CONSENTS TO SAID SUBDIVISION OR PLANNED UNIT DEVELOPMENT AS SHOWN AND DESCRIBED ON THIS PLAT.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ AD 20\_\_\_\_  
 BY: \_\_\_\_\_ TITLE: \_\_\_\_\_  
 ATTEST: \_\_\_\_\_ TITLE: \_\_\_\_\_

ADDRESS \_\_\_\_\_

**MORTGAGEE'S NOTARY CERTIFICATE**

STATE OF ILLINOIS)  
 COUNTY OF COOK) SS  
 I, \_\_\_\_\_ A NOTARY PUBLIC IN AND FOR SAID COUNTY, IN THE STATE AFORESAID, DO HEREBY CERTIFY THAT \_\_\_\_\_ AND \_\_\_\_\_ RESPECTIVELY THE \_\_\_\_\_ AND \_\_\_\_\_ OF \_\_\_\_\_ 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 FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND SEAL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ AD 20\_\_\_\_  
 BY: \_\_\_\_\_ NOTARY PUBLIC

**SCHOOL DISTRICT CERTIFICATE**

STATE OF ILLINOIS)  
 COUNTY OF \_\_\_\_\_) SS  
 THIS IS TO CERTIFY THAT TO THE BEST OF MY/OUR KNOWLEDGE, I/WE THE UNDERSIGNED AS OWNER(S)/TRUSTEE OF THE PROPERTY, WHICH WILL BE KNOWN AS MIERZWA SUBDIVISION IS LOCATED WITHIN THE BOUNDARIES OF:

ELEMENTARY SCHOOL DISTRICT: \_\_\_\_\_  
 HIGH SCHOOL DISTRICT: \_\_\_\_\_  
 JUNIOR COLLEGE DISTRICT: \_\_\_\_\_  
 IN \_\_\_\_\_ COUNTY, ILLINOIS.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ AD 20\_\_\_\_  
 BY: \_\_\_\_\_ OWNERS/TRUSTEE

**SCHOOL DISTRICT'S NOTARY CERTIFICATE**

STATE OF ILLINOIS)  
 COUNTY OF COOK) SS  
 I, \_\_\_\_\_ A NOTARY PUBLIC IN AND FOR SAID COUNTY, IN THE STATE AFORESAID, DO HEREBY CERTIFY THAT PERSONALLY KNOWN TO ME TO BE THE SAME PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT AS SUCH \_\_\_\_\_ APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT \_\_\_\_\_ SIGNED THE SUBDIVISION PLAT AS THEIR OWN FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTARIAL SEAL:  
 THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ AD 20\_\_\_\_  
 BY: \_\_\_\_\_ NOTARY PUBLIC

**SURFACE WATER DRAINAGE CERTIFICATE**

STATE OF ILLINOIS)  
 COUNTY OF \_\_\_\_\_) SS

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 PROVISION HAS BEEN MADE FOR COLLECTION AND DIVERSION OF SUCH SURFACE WATERS INTO PUBLIC AREAS OR DRAINS WHICH THE SUBDIVIDER HAS A RIGHT TO USE, AND THAT SUCH SURFACE WATERS WILL BE PLANNED FOR IN ACCORDANCE WITH GENERALLY ACCEPTED ENGINEERING PRACTICES SO AS TO REDUCE THE LIKELIHOOD OF DAMAGE TO THE ADJOINING PROPERTY BECAUSE OF THE CONSTRUCTION OF THE SUBDIVISION.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ AD 20\_\_\_\_  
 BY: \_\_\_\_\_ OWNER(S) / TRUSTEE / OR DULY AUTHORIZED ATTORNEY

**VILLAGE ENGINEER'S CERTIFICATE**

STATE OF ILLINOIS)  
 COUNTY OF COOK) SS

I, \_\_\_\_\_ VILLAGE ENGINEER OF THE VILLAGE OF LEMONT, COOK, WILL, AND DUPAGE COUNTIES, HEREBY CERTIFY THAT THE LAND IMPROVEMENTS IN THIS SUBDIVISION, AS SHOWN BY THE PLANS AND SPECIFICATIONS THEREFOR, MEET THE MINIMUM REQUIREMENTS OF SAID VILLAGE AND HAVE BEEN APPROVED BY ALL PUBLIC AUTHORITIES HAVING JURISDICTION THEREOF.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ AD 20\_\_\_\_  
 BY: \_\_\_\_\_ VILLAGE ENGINEER

**VILLAGE TREASURER'S CERTIFICATE**

STATE OF ILLINOIS)  
 COUNTY OF COOK) SS

I, \_\_\_\_\_ VILLAGE TREASURER OF THE VILLAGE OF LEMONT, COOK, WILL, AND DUPAGE COUNTIES, DO HEREBY CERTIFY THERE ARE NO DELINQUENT OR UNPAID CURRENT OR FORFEITED SPECIAL ASSESSMENTS, OR ANY DEFERRED INSTALLMENTS OF ANY OUTSTANDING UNPAID SPECIAL ASSESSMENTS WHICH HAVE NOT BEEN DIVIDED IN ACCORDANCE WITH THE PROPOSED SUBDIVISION AND DULY APPROVED BY THE COURT THAT CONFIRMED THE SPECIAL ASSESSMENT.

DATED AT LEMONT, \_\_\_\_\_ COUNTY, ILLINOIS, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ AD 20\_\_\_\_  
 BY: \_\_\_\_\_ VILLAGE TREASURER

**PRESIDENT & BOARD OF TRUSTEES CERTIFICATE**

STATE OF ILLINOIS)  
 COUNTY OF \_\_\_\_\_) SS

APPROVED AND ACCEPTED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF LEMONT, COOK COUNTY, ILLINOIS, AT A PUBLIC MEETING HELD:

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ AD 20\_\_\_\_  
 BY: \_\_\_\_\_ PRESIDENT  
 ATTEST: \_\_\_\_\_ VILLAGE CLERK

**COOK COUNTY HIGHWAY DEPARTMENT CERTIFICATE**

THE FOLLOWING CERTIFICATE RELATES TO THE COOK COUNTY DEPARTMENT OF TRANSPORTATION AND HIGHWAYS ENTRANCE PERMIT NUMBER \_\_\_\_\_

STATE OF ILLINOIS)  
 COUNTY OF DUPAGE) SS

THIS PLAT HAS BEEN APPROVED BY THE COOK COUNTY DEPARTMENT OF TRANSPORTATION AND HIGHWAYS WITH RESPECT TO ROADWAY ACCESS PURSUANT TO 785 ILCS 205/2. HOWEVER, A HIGHWAY PERMIT CONFORMING TO THE STANDARDS OF THE COOK COUNTY HIGHWAY DEPARTMENT IS REQUIRED BY THE OWNER OF THE PROPERTY FOR THIS ACCESS.

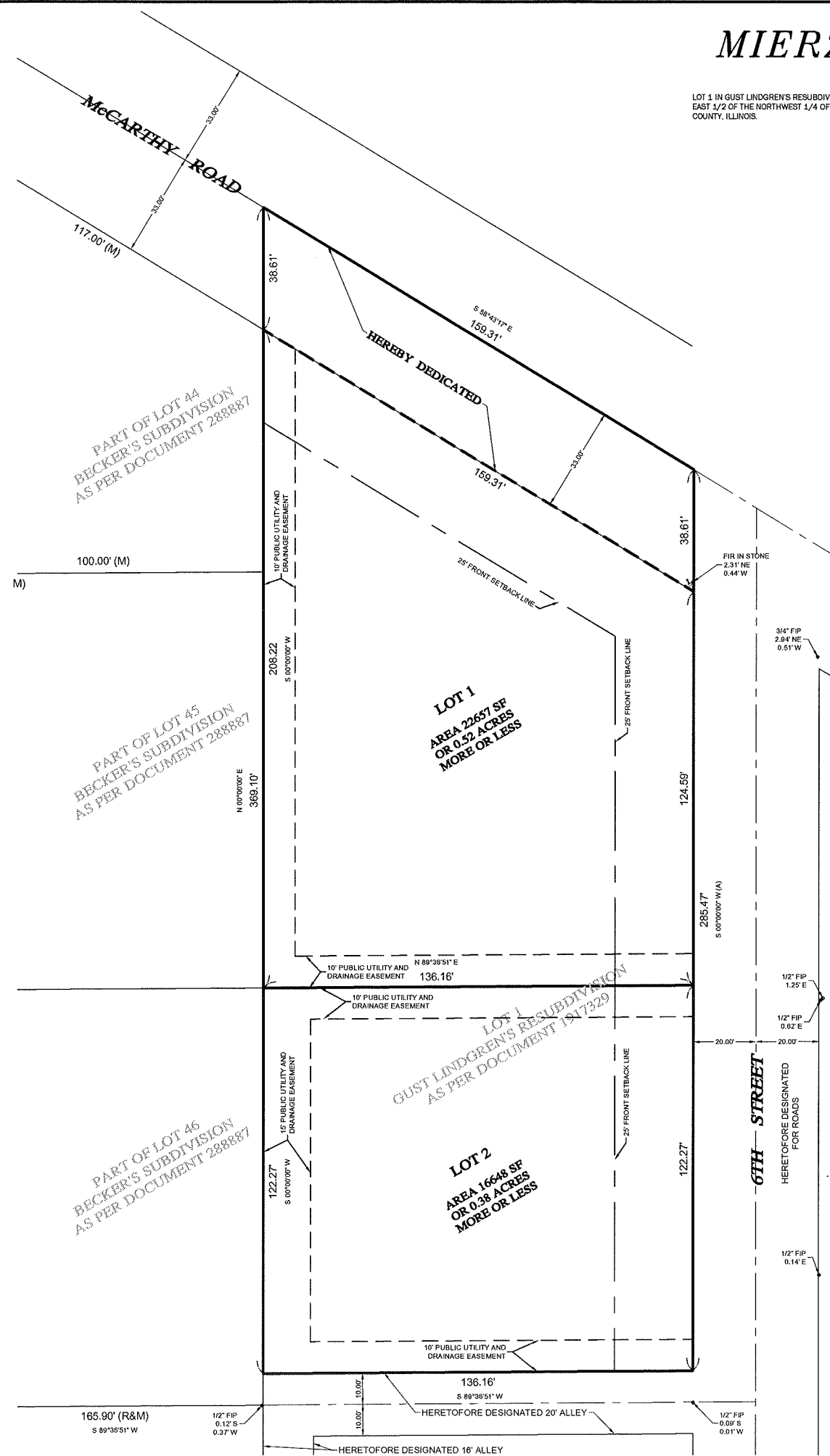
THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ AD 20\_\_\_\_  
 SUPERINTENDENT OF TRANSPORTATION AND HIGHWAYS  
 COOK COUNTY, ILLINOIS

**STATE OF ILLINOIS HIGHWAY CERTIFICATE**

STATE OF ILLINOIS)  
 COUNTY OF COOK) SS

THIS PLAT HAS BEEN APPROVED BY THE ILLINOIS DEPARTMENT OF TRANSPORTATION WITH RESPECT TO ROADWAY ACCESS PURSUANT OF 52 OF AN ACT TO REVISE THE LAW IN RELATION TO PLATS, AS AMENDED. A PLAN THAT MEETS THE REQUIREMENTS CONTAINED IN THE DEPARTMENTS' POLICY ON PERMITS FOR ACCESS DRIVEWAYS TO STATE HIGHWAYS' WILL BE REQUIRED BY THE DEPARTMENT.

DEPUTY DIRECTOR OF HIGHWAYS,  
 REGION ONE ENGINEER



PART OF LOT 44  
 BECKER'S SUBDIVISION  
 AS PER DOCUMENT 288887

PART OF LOT 45  
 BECKER'S SUBDIVISION  
 AS PER DOCUMENT 288887

LOT 1  
 AREA 22657 SF  
 OR 0.52 ACRES  
 MORE OR LESS

LOT 2  
 AREA 16648 SF  
 OR 0.38 ACRES  
 MORE OR LESS

PART OF LOT 46  
 BECKER'S SUBDIVISION  
 AS PER DOCUMENT 288887