

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

May 14, 2018 – 6:30 PM

Village Hall – Village Board Room
418 Main Street, Lemont, IL 60439

AGENDA

- I. Pledge of Allegiance
- II. Roll Call
- III. Consent Agenda
 - A. Approval of Minutes
 1. April 16, 2018 Committee of the Whole Meeting Minutes
 2. April 23, 2018 Village Board Meeting Minutes
 - B. Approval of Disbursements
 - C. An Ordinance Amending Lemont Municipal Code Chapter 5:04: Liquor License (Decreasing Class C-1 and Issuing Class A-1 Liquor License)
 - D. A Resolution Approving the Purchase of Softener Salt from Compass Minerals and Midwest Salt LLC
 - E. A Resolution Approving the Purchase of Water Meters from Water Resources Inc.
 - F. A Resolution Authorizing a Reduction of a Letter of Credit for the Derby Pines Subdivision
- IV. Mayor's Report
 - A. Audience Participation
- V. Clerk's Report
 - A. Correspondence
 1. 2018-2019 Village Board Meeting Calendar

B. Ordinances

1. An Ordinance Granting Variations to §17.07.020 of the Lemont Unified Development Ordinance to Allow a Rear Setback of 8' from the Rear Property Line, the Area of an Attached Garage to Exceed 10% of the Lot Area, and the Driveway Width to Exceed 22' at 327 E. Logan in Lemont, IL (327 E. Logan)

C. Resolutions

1. A Resolution Approving a Cooperative Fishery Management Agreement between the Illinois Department of Natural Resources and the Village of Lemont
2. A Resolution Authorizing Award of Contract for 2018 MFT Resurfacing Program 18-00000-01-GM
3. A Resolution Approving the Execution of Amendment Number One to Intergovernmental Funding Agreement with Metra to Facilitate the Repair of a Certain Commuter Facility in Lemont, Illinois

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

A. Pending Litigation 5 ILCS 2(c)11

XIII. Action on Closed Session Item(s)

XIV. Motion to Adjourn

VILLAGE BOARD

Committee of the Whole Meeting Minutes

April 16, 2018 – 7:00 PM

Lemont Village Hall - 418 Main St. - Lemont, IL 60439

I. Call to Order

Mayor Egofske called the COW Meeting to order at 7:00 p.m.

II. Roll Call

Present were Trustees, Blatzer, Kwasneski, Maher, McClafferty, Stapleton and Sniegowski. Also present were George Schafer, Jason Berry, Marc Maton, Ralph Pukula, Chris Smith, and Andrew Paine.

III. Discussion Items

A. Government Insurance Network (GIN) Intergovernmental Agreement (IGA) and Proposed Bylaws Discussion

Mr. Schafer briefly discussed the status of the new health insurance cooperative being formed with the Village and six other area municipalities. The first step in setting up the cooperative was for the Village Board to approve an intergovernmental agreement binding the group together as an official entity. When formed, the group will approve more restrictive bylaws of how the group will operate. The new pool will provide health, dental, vision and life insurance for employees of Lemont, Romeoville, New Lenox, Elmhurst, Frankfort, Westmont and Shorewood. The pool may grow over time but the group will start with the founding 7 members. After brief discussion and support, staff will present the item for official approval at the next Village Board meeting. Meeting this timetable will ensure the group can begin its plan year July 1st.

B. 4th Street Connection Discussion

The connection of 4th Street at Keogh Street has been discussed for several years since the development of Covington Knolls. The issue has been raised several times again recently from residents in the area. Mr. Schafer went through the various discussion points regarding the topic. From a legal standpoint, the Village Attorney has given an opinion that the street can be opened legally. From an operational standpoint, police, fire and public works would prefer the opening for operational necessity. From a safety standpoint though, there are questions as to the secondary effects of the opening on the safety of vehicles turning onto McCarthy Road. There was a study completed in 2009 that evaluated the traffic impact of a connection that made recommendations of improvements on 4th and McCarthy Road before any connection should be made. Staff is recommending that the study be updated to reflect changing conditions, then bring back to the Village Board Committee of the Whole once the updated analysis is complete. The board was amenable to investing in the update of the study and will address the issue once the study is complete.

C. UDO Deviations in PUDs Discussion

Staff presented all PUD and Subdivision variations granted from 2015-17, organized by

development and type. Discussion was held regarding side yard setbacks, lot width, open space, ROW width, pavement and parkway width. Discussion finished with a summary of median variations granted and potential regulations for a new residential zoning district.

IV. **Unfinished Business** – None

V. **New Business**

A. Quarry Queen

A resident of town wants to implement a tractor and carriage operation to give tours of the downtown and quarry area. There are some discussion points in the coming months including allowing BYOB alcohol on the tours. Staff will be meeting over the coming weeks to finalize details, but the board is amenable to trying the tours out.

VI. **Audience Participation** - None

VII. **Executive Session**

- Setting Price for Real Estate 5 ILCS 2(c)6
- Pending Litigation 5 ILCS 2(c)11

VIII. **Adjourned at 8:28pm**

Minutes
VILLAGE BOARD MEETING
Village Hall – 418 Main Street
April 23, 2018
7:00 p.m.

The regular meeting of the Lemont Village Board was held on Monday, April 23, 2018 at 7:00 p.m., with Mayor John Egofske presiding.

A. PLEDGE OF ALLEGIANCE

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

REMOTE ATTENDANCE OF TRUSTEE RICK SNIEGOWSKI

Motion by Blatzer, seconded by McClafferty, to approve the remote attendance of Trustee Rick Sniegowski.

Roll Call: Stapleton, Blatzer, Kwasneski, Maher, McClafferty; 5 ayes. Motion passed.

C. CONSENT AGENDA

A. Approval of Minutes

1. April 9, 2018 Village Board Meeting Minutes

B. Approval of Disbursements

Motion to approve the consent agenda by McClafferty, seconded by Blatzer, to approve the above items on the consent agenda by omnibus vote.

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

D. MAYOR'S REPORT

A. Reappointment to the Police Pension Board, Barb Buschman and Brian Kondrat.

Motion by McClafferty, seconded by Stapleton to approve said appointment. VV 6 ayes. Motion passed.

B. Appointment to the Art and Culture Commission, Adam Zmarzlinski and Rose Sula.

Motion by Maher, seconded by Stapleton to approve said appointment. VV 6 ayes. Motion passed.

C. Proclamation- Old Quarry Middle School Cheerleaders.

Motion by Maher, seconded by Blatzer to approve said proclamation. VV 6 ayes.
Motion passed.

D. Presentation by Commonwealth Edison on Smart Meters.

E. Willow Pointe Public Hearing on Annexation Agreement Amendment

Motion to open Public Hearing made by Blatzer, seconded by Kwasneski at 7:26 p.m.
VV 6 ayes. Motion passed.

Public Comment:

1. Jason Berry gave a description of this preliminary amendment to the plan. One building has been omitted. Storm water drainage will be adhered to. Landscaping was addressed and increased and added to the easement.
2. Mayor Egofske addressed many of the concerns expressed by nearby residents.
3. Matt Dill, the builder, spoke about the adjustments he has made to the plan.
4. Mr. Crowthen, a 1 year resident, doesn't want the rural Lemont to change with another subdivision on 131st.
5. David Mullin, 13200 Silver Fox Dr., has lived in Lemont Township for 25 years. He'd like larger lots with single family homes.
6. Mary Krazen, a 1 ½ year resident, feels more families with younger kids will move to Lemont.
7. Dr. John Fredricksen, 13060 Silver Fox Drive, wants the setting to remain the same.
8. Steve Rosendahl, 104 Doolin St., Lemont Township Supervisor, spoke for the Township. One point was that they are for development, but concerned about the small amount of open space. Another point is that townhomes are necessary, but not among all these large lots in the Township. A light would be nice, but there will be too much traffic. All wetland and environmental plans should be closely watched. He wants to work with the Village to make it better.
9. A two year resident who lives at 12945 Silver Fox Drive, suggested we look downtown instead of the Township.
10. Resident Jeanette Dabarus feels that the Village has stabbed her neighbors in the back. She doesn't feel this development should be located near their single family residences. She doesn't feel the ground can absorb all of that water. There is no place for it to go with all of the townhomes.
11. Kathy Henrickson, 1321 Chestnut Crossing, a former resident of that area, can't understand why we need townhomes when people want single family residence with bigger lots in that area. She is also concerned about the wetland.

C. Mayor's Report

1. This Friday Lemont Park District will hold their Arbor Day Celebration at noon, which will include fun activities for the children. Visit their website at, lemontparkdistrict.org, for more information.
2. Lemont Lions will hold their Spring Dinner and Meat Raffle on Sunday, April 29, at the VFW Hall from 12 – 4 p.m. Visit their website at, lemontlions.org, for more information.
3. The Lemont Historical Society will have a tour of Lincoln Park Nursery and school off of Old Bluff Road on May 5 from 8 am – 9:30 am. Access to OLD Bluff Road is just north of the Hindu Temple on the right hand side. Visit lemonthistorical.org, for more information.
4. The Park District's Touch-A-Truck will be held on May 5, from 10 am to 1 pm at Old Quarry's parking lot.
5. Lemont High School's Spring Musical, Samuel French's Grease, will be on May 10, 11 and 12, at 7 p.m. at the Performing Arts Center. Tickets can be purchased through the school's website at, LHS210.org.
6. The Lemont Garden Club will host their Annual Spring Plant Sale on May 12, from 9 am – noon at Lemont Park District's front parking lot.
7. Registration is taking place for the Quarryman Challenge 10 mile & 5K run on Saturday, May 12. They need volunteers for the race day as well. Visit www.quarrymanchallenge.com

D. Audience Participation- none

E. **Clerk's Report**

A. Ordinances

1. Ordinance O-18-18 Authorizing the Execution of a Second Amendment to the Annexation Agreement for Paradise Park

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

2. Ordinance O-19-18 Granting Preliminary Plan/Plat Approval, Special Use for a Preliminary Planned Unit Development (PUD) and Zoning Map Amendment for a Forty Unit Single Family Attached Residential Subdivision Located at 13101 Parker Road in Lemont, Illinois (Willow Pointe)

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

B. Resolutions

1. Resolution R-15-18 Approving an Intergovernmental Agreement to Establish the Government Insurance Network

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

F. **Village Administrator Report-** None

G. **Board Reports-** None

H. **Staff Reports**

A. Police

1. Chief Maton mentioned that we have had 17 and 18 year olds walk through subdivisions near the expressways to search for unlocked vehicles. Cook County does not consider thefts to these youngsters important enough to prosecute. Our new communication is "Lock it or Lose it"! Also, don't forget to lock and close your garage doors.

C. Administration

1. Village Administrator Schaffer mentioned that traffic studies related to 4th Street have been done and in approximately 45 days we should have all of the information together to present to the Board.

I. **Unfinished Business-** None

J. **New Business-** None

K. **Motion for Executive Session –**

Motion by McClafferty, seconded by Blatzer, to close regular session and to move into Executive Session Discussion Under Chapter 5 ILCS, Section 2 (c)1 of the Open Meetings Act to discuss:

-Collective Bargaining- Section 5 ILCS 2(c)2

-Pending Litigation-Section 120/2(c)11

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

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 Kwasneski, to adjourn the meeting at 9:48 p.m. VV 6 ayes. Motion passed.

Payment Register

From Payment Date: 4/24/2018 - To Payment Date: 5/14/2018

Number	Date	Status	Void Reason	Reconciled/ Voided Date	Source	Payee Name	Transaction Amount	Reconciled Amount	Difference
FM-Clearing - Accounts Payable									
Check									
17527	05/14/2018	Open			Accounts Payable	Airgas USA, LLC	\$26.20		
	Invoice		Date	Description		Amount			
	9952826997		04/30/2018	welding tank rental		\$26.20			
17528	05/14/2018	Open			Accounts Payable	Amalgamated Bank of Chicago	\$475.00		
	Invoice		Date	Description		Amount			
	18-05-01 3000		05/01/2018	Series 2009 bond fees #3000		\$475.00			
17529	05/14/2018	Open			Accounts Payable	American Environmental Corporation	\$547.50		
	Invoice		Date	Description		Amount			
	367016-0016		03/31/2018	OAN Consulting		\$547.50			
17530	05/14/2018	Open			Accounts Payable	API Architects	\$9,000.00		
	Invoice		Date	Description		Amount			
	DA17015-5		04/30/2018	Metra Station & Shelter projects		\$5,800.00			
	DA17015-6		04/30/2018	Metra Station & Shelter project		\$3,200.00			
17531	05/14/2018	Open			Accounts Payable	Artistic Engraving	\$359.55		
	Invoice		Date	Description		Amount			
	12237		04/23/2018	Police Stars		\$326.51			
	12277		04/30/2018	Badge Case		\$33.04			
17532	05/14/2018	Open			Accounts Payable	AT&T	\$1,514.47		
	Invoice		Date	Description		Amount			
	63025752720418		04/25/2018	630 257-5272 181 8 metra station security cameras		\$165.65			
	63025752710418		04/25/2018	630 257-5271 183 5 harpers grove l/s		\$158.93			
	63025724740418		04/25/2018	630 257-2474 474 0 p.d. backup phone line		\$342.60			
	63025719820418		04/25/2018	630 257-1982 589 2 ruffled fthrs l/s		\$154.25			
	63025704360418		04/25/2018	630 257-0436 056 6 glens of connemara l/s		\$159.22			
	63025759360418		04/25/2018	630 257-5936 976 9 well #4		\$163.76			
	63025722900418		04/25/2018	630 257-2290 820 6 well #3		\$219.13			
	63025795390418		04/25/2018	630 257-9539 074 6 keepataw trails l/s		\$150.93			
17533	05/14/2018	Open			Accounts Payable	Automated Forms & Graphics Inc	\$355.46		
	Invoice		Date	Description		Amount			
	27975		04/26/2018	IVORY LOGO TOTE BAGS		\$355.46			
17534	05/14/2018	Open			Accounts Payable	Avalon Petroleum Company	\$10,716.07		
	Invoice		Date	Description		Amount			
	570196		05/04/2018	1581 gallons regular		\$4,110.60			
	570315		04/23/2018	1470 gallons regular		\$3,955.48			
	019157		04/23/2018	1050 gallons diesel		\$2,649.99			
17535	05/14/2018	Open			Accounts Payable	Award Emblem Mfg. Co., Inc.	\$117.60		
	Invoice		Date	Description		Amount			
	403199		04/26/2018	Engraved Plaque		\$117.60			
17536	05/14/2018	Open			Accounts Payable	Axon Enterprises, Inc	\$3,600.00		
	Invoice		Date	Description		Amount			
	SI-1531495		04/16/2018	20 Tasers		\$3,600.00			
17537	05/14/2018	Open			Accounts Payable	Azavar Audit Solutions	\$57.13		
	Invoice		Date	Description		Amount			
	14318		05/01/2018	May 2018 utility audit contingency pmt		\$57.13			

Payment Register

From Payment Date: 4/24/2018 - To Payment Date: 5/14/2018

Number	Date	Status	Void Reason	Reconciled/ Voided Date	Source	Payee Name	Transaction Amount	Reconciled Amount	Difference
17538	05/14/2018	Open			Accounts Payable	B & W Truck Repair Inc.	\$2,140.10		
	Invoice		Date	Description		Amount			
	000050983		11/08/2017	repair		\$2,140.10			
17539	05/14/2018	Open			Accounts Payable	Battery Service Corp.	\$106.65		
	Invoice		Date	Description		Amount			
	0035658		04/18/2018	batteries		\$106.65			
17540	05/14/2018	Open			Accounts Payable	Black Dirt Inc.	\$360.00		
	Invoice		Date	Description		Amount			
	041218-073		04/12/2018	dirt		\$180.00			
	042518-19J		04/25/2018	dirt		\$180.00			
17541	05/14/2018	Open			Accounts Payable	Bruno's Tuckpointing, Inc.	\$4,390.00		
	Invoice		Date	Description		Amount			
	18-0236		04/23/2018	Lemont & Main flower box repair		\$2,495.00			
	18-0258		05/01/2018	Stephen flower box repair		\$1,895.00			
17542	05/14/2018	Open			Accounts Payable	Burns Plumbing	\$600.00		
	Invoice		Date	Description		Amount			
	12824		04/17/2018	PD repair		\$600.00			
17543	05/14/2018	Open			Accounts Payable	Carey C. Cosentino, PC	\$2,500.00		
	Invoice		Date	Description		Amount			
	18-05-01		05/01/2018	April 2018		\$2,500.00			
17544	05/14/2018	Open			Accounts Payable	CCP Industries, Inc.	\$1,006.01		
	Invoice		Date	Description		Amount			
	IN02078810		04/20/2018	uniforms		\$88.24			
	IN02078811		04/20/2018	uniforms		\$215.48			
	IN02078928		04/20/2018	uniforms		\$141.76			
	IN02078170		04/19/2018	uniforms		\$560.53			
17545	05/14/2018	Open			Accounts Payable	CDW Government, LLC	\$980.08		
	Invoice		Date	Description		Amount			
	MHQ9306		04/06/2018	DATA PROCESSING		\$980.08			
17546	05/14/2018	Open			Accounts Payable	Chicago Parts Sound, LLC	\$100.00		
	Invoice		Date	Description		Amount			
	15136		04/18/2018	repair		\$100.00			
17547	05/14/2018	Open			Accounts Payable	Chief Supply/Law Enforcement Supply	\$781.59		
	Invoice		Date	Description		Amount			
	431459		04/13/2018	3 Batteries		\$105.42			
	431460		04/13/2018	Gloves		\$116.52			
	432990		04/16/2018	gloves		\$71.45			
	417043		03/30/2018	batteries		\$488.20			
17548	05/14/2018	Open			Accounts Payable	Cintas Corporation	\$171.20		
	Invoice		Date	Description		Amount			
	5010604135		04/30/2018	first aid cabinet service		\$87.93			
	5010604129		04/27/2018	0010696710 - first aid cabinet refill		\$83.27			
17549	05/14/2018	Open			Accounts Payable	Cintas Corporation	\$164.70		
	Invoice		Date	Description		Amount			
	23K109361		04/19/2018	Village Hall carpet mats		\$82.35			

Payment Register

From Payment Date: 4/24/2018 - To Payment Date: 5/14/2018

Number	Date	Status	Void Reason	Reconciled/ Voided Date	Source	Payee Name	Transaction Amount	Reconciled Amount	Difference
	23K112608		05/03/2018		Village Hall carpet mats		\$82.35		
17550	05/14/2018	Open			Accounts Payable	Closed Circuit Innovations	\$2,430.00		
	Invoice		Date	Description		Amount			
	May 2018		04/03/2018	security camera maintenance		\$2,430.00			
17551	05/14/2018	Open			Accounts Payable	ComEd	\$816.76		
	Invoice		Date	Description		Amount			
	18-04-8014		04/25/2018	3909078014 - street lights - illinois, e of stephen		\$20.89			
	18-04-0007		04/25/2018	1173160007 - street lights - talcott, e of stephen		\$156.18			
	18-05-3016		05/03/2018	9338003016 - street lights - houston 1N schultz		\$25.95			
	18-05-7033		05/02/2018	2213017033 - Main St lift station - bell rd, main st		\$136.74			
	18-04-4052		04/25/2018	2163104052 - street lights - stephen st 1 S river		\$59.31			
	18-05-2063		05/02/2018	1443022063 - street lights - KA Steel path		\$33.68			
	18-05-0155		05/03/2018	1515080155 - street lights - 451 Talcott		\$12.11			
	18-05-3015		05/02/2018	0432203015 - street lights - 44 Stephen St		\$58.22			
	18-05-9011		05/01/2018	6534089011 - street lights - 411 Singer Ave Rear		\$227.55			
	18-05-4009		05/03/2018	0348764009 - street lights - 47 Stevens St		\$56.91			
	18-04-8029		04/27/2018	0615008029 - EDBOSSERT DR METR 0 E STATE ST		\$29.22			
17552	05/14/2018	Open			Accounts Payable	ComEd	\$168.00		
	Invoice		Date	Description		Amount			
	17-08-0080		08/02/2017	0146050080 - aggregation fee		\$168.00			
17553	05/14/2018	Open			Accounts Payable	Compass Minerals America	\$2,879.43		
	Invoice		Date	Description		Amount			
	255509		04/30/2018	Well 3 softener salt		\$2,879.43			
17554	05/14/2018	Open			Accounts Payable	Cornerstone Detention Products Inc	\$380.00		
	Invoice		Date	Description		Amount			
	2017025		04/13/2018	service call		\$380.00			
17555	05/14/2018	Open			Accounts Payable	Crawford, Murphy, Tilly, Inc.	\$3,542.27		
	Invoice		Date	Description		Amount			
	117712		04/17/2018	long term conrol plan		\$3,542.27			
17556	05/14/2018	Open			Accounts Payable	Crystal Maintenance Services Corporation	\$3,260.00		
	Invoice		Date	Description		Amount			
	25309		04/13/2018	May 2018 cleaning		\$3,260.00			
17557	05/14/2018	Open			Accounts Payable	De Lage Landen Public Finance	\$602.00		
	Invoice		Date	Description		Amount			
	59025597		04/27/2018	5/11/18-6/10/18 copier lease		\$602.00			
17558	05/14/2018	Open			Accounts Payable	Dellwood Tire & Auto	\$102.60		
	Invoice		Date	Description		Amount			
	2-50514		05/02/2018	mount and balance tires		\$102.60			
17559	05/14/2018	Open			Accounts Payable	Dickson, John	\$1,139.23		
	Invoice		Date	Description		Amount			
	18-04-30		04/30/2018	2016 property tax rebate - 13208 Red Dr		\$1,139.23			
17560	05/14/2018	Open			Accounts Payable	DuPage Overhead Garage Doors, Inc.	\$1,200.00		
	Invoice		Date	Description		Amount			
	_01_03_18		04/16/2018	PW garage door maintenance		\$1,200.00			

Payment Register

From Payment Date: 4/24/2018 - To Payment Date: 5/14/2018

Number	Date	Status	Void Reason	Reconciled/ Voided Date	Source	Payee Name	Transaction Amount	Reconciled Amount	Difference
17561	05/14/2018	Open			Accounts Payable	Dustcatchers, Inc.	\$68.10		
	Invoice		Date	Description		Amount			
	47254		04/04/2018	PD floor mats		\$68.10			
17562	05/14/2018	Open			Accounts Payable	Dynegy Energy Services LLC	\$25,561.40		
	Invoice		Date	Description		Amount			
	9085318041		04/27/2018	GMCVLG1001		\$17,723.95			
	153917618041		05/01/2018	GMCVLG1004 - Apr 2018		\$7,837.45			
17563	05/14/2018	Open			Accounts Payable	Elevator Inspection Services	\$300.00		
	Invoice		Date	Description		Amount			
	76208		04/23/2018	parking garage elevator test		\$300.00			
17564	05/14/2018	Open			Accounts Payable	Fleet Safety Supply	\$48.67		
	Invoice		Date	Description		Amount			
	70133		04/17/2018	parts		\$48.67			
17565	05/14/2018	Open			Accounts Payable	GCS Supply, LLC	\$28.00		
	Invoice		Date	Description		Amount			
	IVC0112271		04/25/2018	tool bag		\$28.00			
17566	05/14/2018	Open			Accounts Payable	Goldy Locks, Inc.	\$120.00		
	Invoice		Date	Description		Amount			
	658147		05/02/2018	duplicate keys		\$120.00			
17567	05/14/2018	Open			Accounts Payable	Guaranteed Technical Services And Consulting, Inc.	\$2,782.12		
	Invoice		Date	Description		Amount			
	2017879		04/24/2018	I.T. Support		\$2,782.12			
17568	05/14/2018	Open			Accounts Payable	Halper, Peggy	\$230.00		
	Invoice		Date	Description		Amount			
	0099		05/03/2018	Recording Planning & Zoning Meetings		\$230.00			
17569	05/14/2018	Open			Accounts Payable	Heritage Corridor Convention and Visitors Bureau	\$900.00		
	Invoice		Date	Description		Amount			
	3899		01/02/2018	Ad in Visitors Guide		\$900.00			
17570	05/14/2018	Open			Accounts Payable	Homer Industries, LLC	\$672.00		
	Invoice		Date	Description		Amount			
	S112286		04/11/2018	mulch		\$336.00			
	S111869		04/02/2018	mulch		\$168.00			
	S111821		04/02/2018	mulch		\$168.00			
17571	05/14/2018	Open			Accounts Payable	Hoppy's Landscaping, Inc.	\$3,550.00		
	Invoice		Date	Description		Amount			
	6813-101		04/30/2018	grading gun range		\$2,250.00			
	1300.		04/30/2018	run range road maintenance		\$1,300.00			
17572	05/14/2018	Open			Accounts Payable	HR Green, Inc	\$216.00		
	Invoice		Date	Description		Amount			
	118135		04/16/2018	water tower site study		\$216.00			
17573	05/14/2018	Open			Accounts Payable	Intelligent Video Solutions	\$16,687.00		
	Invoice		Date	Description		Amount			
	1804251420NP		04/25/2018	Interview Room Camera System		\$16,687.00			

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Number	Date	Status	Void Reason	Reconciled/ Voided Date	Source	Payee Name	Transaction Amount	Reconciled Amount	Difference
17574	05/14/2018	Open			Accounts Payable	IRMA	\$6,725.88		
	Invoice		Date	Description		Amount			
	SALES0016734		03/31/2018	Mar 2018 deductible		\$6,725.88			
17575	05/14/2018	Open			Accounts Payable	Kane, McKenna and Associates Inc	\$12,975.00		
	Invoice		Date	Description		Amount			
	15466		04/30/2018	Phase 1		\$4,925.00			
	15397		04/30/2018	Phase II		\$2,625.00			
	15396		03/31/2018	Professional Services		\$5,425.00			
17576	05/14/2018	Open			Accounts Payable	LEAF	\$954.49		
	Invoice		Date	Description		Amount			
	8308092		04/20/2018	046-2580918-002 - May 2018		\$676.51			
	8308091		04/20/2018	046-2580918-001 - May 2018		\$277.98			
17577	05/14/2018	Open			Accounts Payable	Lemont Park District	\$5,000.00		
	Invoice		Date	Description		Amount			
	1900047794		04/30/2018	Citgo/PDV Midwest Refining QMC Race Contribution		\$5,000.00			
17578	05/14/2018	Open			Accounts Payable	Martino Concrete Company	\$14,133.00		
	Invoice		Date	Description		Amount			
	1801		04/28/2018	hazardous sidewalk, curb, gutter		\$14,133.00			
17579	05/14/2018	Open			Accounts Payable	McMaster-Carr Supply Co.	\$2,429.69		
	Invoice		Date	Description		Amount			
	61320642		04/18/2018	marking paint		\$1,886.36			
	61093056		04/16/2018	maint supplies		\$543.33			
17580	05/14/2018	Open			Accounts Payable	Metropolitan Industries Inc	\$30.00		
	Invoice		Date	Description		Amount			
	0000333991		04/24/2018	data connection fee		\$30.00			
17581	05/14/2018	Open			Accounts Payable	Minuteman Press of Orland Park	\$85.62		
	Invoice		Date	Description		Amount			
	10198		04/17/2018	Lock It or Lose It posters, flyers, bumper stickers		\$85.62			
17582	05/14/2018	Open			Accounts Payable	Monroe Truck Equipment	\$45.66		
	Invoice		Date	Description		Amount			
	320828		04/12/2018	parts		\$23.02			
	320890		05/02/2018	parts		\$22.64			
17583	05/14/2018	Open			Accounts Payable	Morris Engineering, Inc.	\$6,485.00		
	Invoice		Date	Description		Amount			
	18-06798		04/03/2018	Outside Services-all professional services		\$6,485.00			
17584	05/14/2018	Open			Accounts Payable	NiCor Gas	\$241.39		
	Invoice		Date	Description		Amount			
	18/05-2000 4		05/03/2018	04-46-52-2000 4 well #4		\$132.47			
	18/05-2000 6		05/03/2018	69-98-10-2000 6 oak tree ln l/s		\$28.59			
	18/05-9378 5		05/03/2018	25-59-90-9378 5 well #6		\$80.33			
17585	05/14/2018	Open			Accounts Payable	North East Multi-Regional Training Inc	\$135.00		
	Invoice		Date	Description		Amount			
	235844		05/01/2018	4/26-27/18 training - KA		\$135.00			

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Number	Date	Status	Void Reason	Reconciled/ Voided Date	Source	Payee Name	Transaction Amount	Reconciled Amount	Difference
17586	05/14/2018	Open			Accounts Payable	Northern Illinois University	\$9,450.00		
	Invoice		Date	Description		Amount			
	CGS168230		04/30/2018	strategic planning		\$9,450.00			
17587	05/14/2018	Open			Accounts Payable	Novotny Engineering	\$78,497.84		
	Invoice		Date	Description		Amount			
	17435-1		04/24/2018	2018 Watermain		\$37,101.87			
	17435-2		05/02/2018	2018 watermain		\$6,243.31			
	02115-75		04/24/2018	NPDES flow monitoring		\$503.53			
	02115-76		05/02/2018	NPDES flow monitoring		\$608.00			
	17416-4		04/24/2018	Ruffled Feathers drainage		\$783.68			
	18007-3		04/24/2018	2018 Atlas revisions		\$1,309.65			
	17238-6		05/02/2018	Safety Village engineering		\$224.50			
	17281-3		05/02/2018	Chestnut Crossing l/s generator		\$328.00			
	18151-1		05/02/2018	storage tank site selection		\$164.00			
	18003-1		05/02/2018	2018 MFT Resurfacing		\$12,063.66			
	18083-1		04/24/2018	Donohue Rd resurfacing cost estimate		\$316.50			
	18094-1		04/24/2018	2018 MFT maintenance		\$164.00			
	18116-1		04/24/2018	4th Street connection to Keough		\$246.00			
	18099-1		04/24/2018	2018 NPDES inspection report year 15		\$492.00			
	18031-3		04/24/2018	I&M Canal water flow improvements		\$82.00			
	13154-11		04/24/2018	83/Main engineering		\$656.00			
	18084-1		04/24/2018	127th and State HAA		\$328.00			
	04151-21		04/24/2018	Krystyna's Crossing - 2 year inspection		\$1,656.00			
	04151-22		05/02/2018	Krystyna's Crossing - 2 year inspection		\$76.00			
	06028-80		05/02/2018	April General Engineering Services		\$326.89			
	12387-29		04/24/2018	Kettering Subdivision - Phase 2 March services		\$82.00			
	12387-30		05/02/2018	Kettering Subdivision - Phase 2 April services		\$76.00			
	13154-9		01/16/2017	IL Rt83 & Main Intersection - IDOT-Oct - Dec 2016		\$79.50			
	15065-7		05/02/2018	St. Alphonsus Parking Lot Addition April services		\$1,611.75			
	15135-18		04/24/2018	Seven Oaks Townhomes March services		\$174.00			
	15135-19		05/02/2018	Seven Oaks Townhome April services		\$380.00			
	15202-14		04/24/2018	Equestrian Meadows Subdivision - March services		\$326.00			
	15202-15		05/02/2018	Equestrian Meadows Subdivision - April services		\$152.00			
	16187-6		04/24/2018	Timberline Knolls West Site (Case 2012-02) - March services		\$410.00			
	16187-7		05/02/2018	Timberline Knolls West Site (Case 2012-02) - April services		\$164.00			
	16344-5		05/02/2018	Hartz Construction Lemont Assemblage - April services		\$82.00			
	17185-9		05/02/2018	Derby Pines Subdivision 12767 Derby - April services		\$1,374.00			
	17260-5		04/24/2018	Vic's Trucking - 13751 Main - March services		\$194.25			
	17260-6		05/02/2018	Vic's Trucking - 13751 Main - April services		\$152.00			
	17282-2		11/09/2017	Village Hall Emergency Generator - October 2017 services		\$1,811.75			
	17341-4		05/02/2018	Litigation Engineering services - April		\$328.00			
	17380-3		02/13/2018	Archer Ave. Gas Station in Will County - Jan services		\$410.00			
	17391-2		05/02/2018	Forkan Property-131 St & Derby Rd - April services-Floodway		\$82.00			
	17450-2		05/02/2018	Franciscan Village Parking Lot Expansion - April services		\$341.75			

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Number	Date	Status	Void Reason	Reconciled/ Voided Date	Source	Payee Name	Transaction Amount	Reconciled Amount	Difference
	18025-2		04/24/2018		Willow Point Duplexes - March services		\$492.00		
	18031-4		05/02/2018		I & M Canal Water Flow Improvements - April services		\$164.00		
	18077-1		03/13/2018		2018 UDO Amendments - Feb services		\$82.00		
	18089-1		04/24/2018		Lake Shamrock/ Kettering PUD - March Stormwater review		\$532.00		
	18089-2		05/02/2018		Lake Shamrock/ Kettering PUD - April Stormwater review		\$152.00		
	18096-1		04/24/2018		Panera Bread - TRC meeting		\$246.00		
	18115-1		04/06/2018		16028 W 127th Street - March services - bleacher section		\$246.00		
	18115-2		04/17/2018		Lemont Park District-Santos Field 16028 W 127th St - April serv		\$234.00		
	18126-1		05/02/2018		Will County Parcels Plat of Annexation - April services		\$1,291.25		
	18127-1		05/02/2018		Franciscan Village West Bldg Expansion - April services		\$82.00		
	18128-1		05/02/2018		15533 129th St Annexation - Sears Property - April services		\$164.00		
	18135-1		05/02/2018		The Forge - April services		\$738.00		
	18136-1		05/02/2018		Lemont IV 13511 Main St - Truck Parking - April services		\$164.00		
	18144-1		05/02/2018		Englewood Parking Lot Rehab - April Services		\$152.00		
	18146-1		05/02/2018		Chase Bank Parking Lot - April services		\$164.00		
	18149-1		05/02/2018		1134 Warner Ave Shed Plan Review - April services		\$82.00		
	18153-1		05/02/2018		5th St Dev - North of McCarthy - April services		\$256.00		
	17421-2		05/02/2018		Rolling Meadows Unit 4 PZC project review - April services		\$164.00		
	17416-5		05/02/2018		Ruffled Feathers drainage		\$246.00		
	06232-7		05/02/2018		Ashbury Woods unit 3 punchlist		\$696.00		
	18148-1		05/02/2018		1253 McCarthy Rd utilities		\$164.00		
	18156-1		05/02/2018		ACBL property salt storage		\$82.00		
17588	05/14/2018	Open			Accounts Payable	Oak Ridge Fence & Gate		\$18,000.00	
	Invoice		Date	Description		Amount			
	527		04/20/2018	PW fence		\$18,000.00			
17589	05/14/2018	Open			Accounts Payable	Office Depot		\$145.53	
	Invoice		Date	Description		Amount			
	128827844001		04/19/2018	office supplies		\$20.02			
	128827212001		04/19/2018	office supplies		\$125.51			
17590	05/14/2018	Open			Accounts Payable	Olde English Gardens		\$2,875.00	
	Invoice		Date	Description		Amount			
	10307		04/12/2018	Front Street mulch		\$1,615.00			
	10305		04/11/2018	PD mulch		\$1,260.00			
17591	05/14/2018	Open			Accounts Payable	PDC Laboratories		\$260.00	
	Invoice		Date	Description		Amount			
	19320580		04/19/2018	sample testing		\$260.00			
17592	05/14/2018	Open			Accounts Payable	Pinner Electric Co		\$490.00	
	Invoice		Date	Description		Amount			
	17285		04/30/2018	18GM traffic signal maintenance		\$490.00			

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17593	05/14/2018	Open			Accounts Payable	Poellot, Joshua, J	\$300.00		
	Invoice		Date	Description		Amount			
	50218		05/02/2018	Apr 2018 Community TV A/V Support		\$300.00			
17594	05/14/2018	Open			Accounts Payable	Quill Corporation	\$226.28		
	Invoice		Date	Description		Amount			
	6053435		04/03/2018	VH office, breakroom supplies		\$71.96			
	6643088		04/25/2018	VH office, breakroom supplies		\$113.26			
	6665234		04/25/2018	cup dispenser		\$35.52			
	198563		04/25/2018	ret'd mdse - orig inv no 6665234		(\$35.52)			
	6729309		04/30/2018	VH office, breakroom supplies		\$41.06			
17595	05/14/2018	Open			Accounts Payable	Rag's Electric	\$2,325.20		
	Invoice		Date	Description		Amount			
	21752		04/30/2018	street light repair		\$2,325.20			
17596	05/14/2018	Open			Accounts Payable	Rainbow Printing	\$2,287.65		
	Invoice		Date	Description		Amount			
	413084		04/16/2018	#10 utility bill envelopes; bill stock		\$1,591.90			
	413090		04/20/2018	Business Cards		\$263.80			
	413051		03/29/2018	rack cards		\$431.95			
17597	05/14/2018	Open			Accounts Payable	Rayner Covering Systems, Inc.	\$4,183.75		
	Invoice		Date	Description		Amount			
	0132192-IN		04/09/2018	salt pile tarping		\$4,183.75			
17598	05/14/2018	Open			Accounts Payable	Riccio Construction Corp.	\$170,407.80		
	Invoice		Date	Description		Amount			
	17435-1		05/07/2018	2018 watermain		\$170,407.80			
17599	05/14/2018	Open			Accounts Payable	Robbins Schwartz	\$1,700.00		
	Invoice		Date	Description		Amount			
	280663 TKH		03/31/2018	Mar 2018 legal - labor		\$1,700.00			
17600	05/14/2018	Open			Accounts Payable	Rod Baker Ford	\$49.63		
	Invoice		Date	Description		Amount			
	163983		04/30/2018	parts		\$49.63			
17601	05/14/2018	Open			Accounts Payable	Schindler Elevator Corp.	\$2,080.00		
	Invoice		Date	Description		Amount			
	7100367780		04/30/2018	elevator test witness		\$2,080.00			
17602	05/14/2018	Open			Accounts Payable	Shaw Media	\$661.92		
	Invoice		Date	Description		Amount			
	041810074589		04/30/2018	backpage article		\$334.00			
	041810074590		04/30/2018	bid postings - PW		\$327.92			
17603	05/14/2018	Open			Accounts Payable	Shred-It USA, LLC	\$80.00		
	Invoice		Date	Description		Amount			
	8124573850		04/22/2018	VH shredding 13316714		\$80.00			
17604	05/14/2018	Open			Accounts Payable	Sosin, Arnold & Schoenbeck, Ltd.	\$1,000.00		
	Invoice		Date	Description		Amount			
	102924		04/30/2018	Apr 2018 adjudication		\$1,000.00			

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Number	Date	Status	Void Reason	Reconciled/ Voided Date	Source	Payee Name	Transaction Amount	Reconciled Amount	Difference
17605	05/14/2018	Open			Accounts Payable	Southwest Central Dispatch	\$27,387.47		
	Invoice		Date	Description		Amount			
	18-04-15		04/15/2018	May 2018 assessment		\$27,387.47			
17606	05/14/2018	Open			Accounts Payable	Southwest Conference of Mayors	\$60.00		
	Invoice		Date	Description		Amount			
	18-04-23		04/23/2018	5/4/18 SCM Legislative Luncheon		\$60.00			
17607	05/14/2018	Open			Accounts Payable	Southwest Digital Printing, Inc.	\$70.87		
	Invoice		Date	Description		Amount			
	04-2069mr		04/19/2018	2/1/18-4/3/18 plotter usage		\$20.87			
	05-07-ma18		05/01/2018	05 2018 plotter maintenance		\$50.00			
17608	05/14/2018	Open			Accounts Payable	Surefire Auto Parts	\$3,229.36		
	Invoice		Date	Description		Amount			
	551469		04/30/2018	zip ties		\$5.99			
	550765		04/25/2018	parts		\$9.99			
	550763		04/25/2018	parts		\$101.63			
	548056		04/03/2018	tools		\$824.84			
	548195		04/04/2018	tools		\$369.99			
	548821		04/10/2018	parts		\$8.81			
	548949		04/11/2018	tools		\$359.98			
	548950		04/11/2018	tools		\$630.95			
	549010		04/11/2018	tools		\$426.92			
	549198		04/12/2018	parts		\$130.86			
	549344		04/13/2018	parts		\$84.40			
	549720		04/17/2018	tool		\$275.00			
17609	05/14/2018	Open			Accounts Payable	T.P.I. Building Code Consultants, Inc.	\$12,555.34		
	Invoice		Date	Description		Amount			
	201803		04/01/2018	Mar 2018 reviews and inspections		\$12,555.34			
17610	05/14/2018	Open			Accounts Payable	Treasurer, State of Illinois	\$1,413.78		
	Invoice		Date	Description		Amount			
	54277		05/01/2018	18GM traffic signal maintenance		\$1,413.78			
17611	05/14/2018	Open			Accounts Payable	Tri-River Police Training Region, Inc.	\$400.00		
	Invoice		Date	Description		Amount			
	4406		04/24/2018	Training		\$400.00			
17612	05/14/2018	Open			Accounts Payable	Urban Forest Management, Inc.	\$1,087.50		
	Invoice		Date	Description		Amount			
	180210		03/07/2018	plan review		\$145.00			
	180324		04/18/2018	PZC review		\$181.25			
	180325		04/18/2018	landscape inspection		\$435.00			
	180326		04/18/2018	plan review		\$145.00			
	180327		04/18/2018	PZC project review		\$181.25			
17613	05/14/2018	Open			Accounts Payable	Vision Service Plan	\$1,218.60		
	Invoice		Date	Description		Amount			
	805112505		04/17/2018	May 2018 vision benefits		\$1,218.60			
17614	05/14/2018	Open			Accounts Payable	Vulcan Materials	\$93.44		
	Invoice		Date	Description		Amount			
	31670812		04/30/2018	18GM stone		\$93.44			

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Number	Date	Status	Void Reason	Reconciled/ Voided Date	Source	Payee Name	Transaction Amount	Reconciled Amount	Difference
17615	05/14/2018	Open			Accounts Payable	Wentworth Tire Service, Inc.	\$732.76		
	Invoice		Date	Description		Amount			
	40019417		04/30/2018	parts		\$536.36			
	40019354		04/30/2018	parts		\$196.40			
17616	05/14/2018	Open			Accounts Payable	WEX Fleet Universal	\$428.40		
	Invoice		Date	Description		Amount			
	54082357		04/30/2018	retail fuel - April		\$428.40			
17617	05/14/2018	Open			Accounts Payable	Petty Cash	\$118.24		
	Invoice		Date	Description		Amount			
	18-04-30		04/30/2018	replenishment		\$118.24			
17618	05/14/2018	Open			Accounts Payable	Petty Cash-Police Department	\$233.27		
	Invoice		Date	Description		Amount			
	18-04-30		04/30/2018	replenishment		\$233.27			
17619	05/14/2018	Open			Accounts Payable	Smollen, Charlene	\$978.24		
	Invoice		Date	Description		Amount			
	18-04-22		04/22/2018	reimbursement - MCI Spring Clerk's conference		\$412.78			
	18-04-27		04/27/2018	reimbursement - IML Lobby Day Springfield		\$565.46			
17620	05/14/2018	Open			Accounts Payable	Cedar Roofing Company	\$1,000.00		
	Invoice		Date	Description		Amount			
	2018-00000074		04/27/2018	refund clean up deposit - 24 Ruffled Feathers Dr		\$1,000.00			
17621	05/14/2018	Open			Accounts Payable	ELY, CATHY	\$1,000.00		
	Invoice		Date	Description		Amount			
	2018-00000135		05/03/2018	refund clean up deposit - Greta's Garret		\$1,000.00			
17622	05/14/2018	Open			Accounts Payable	Morgan Homes LLC	\$569.00		
	Invoice		Date	Description		Amount			
	2017-00000358		04/26/2018	refund cancelled permit - 12327 Province Dr		\$569.00			
17623	05/14/2018	Open			Accounts Payable	PISZCZOR, BROOKE	\$380.00		
	Invoice		Date	Description		Amount			
	2018-00003455		05/04/2018	refund amount overcharged for vehicle stickers		\$380.00			
17624	05/14/2018	Open			Accounts Payable	Positive Promotions, Inc.	\$457.91		
	Invoice		Date	Description		Amount			
	05992091		04/16/2018	stickers, activity books, crayons		\$457.91			
17625	05/14/2018	Open			Accounts Payable	The Roofing Annex dba The Shake Guys	\$1,000.00		
	Invoice		Date	Description		Amount			
	2018-00000082		04/27/2018	refund clean up deposit - 1 Loblolly Ct		\$1,000.00			
17626	05/14/2018	Open			Accounts Payable	Wojciechowski, Jason	\$146.00		
	Invoice		Date	Description		Amount			
	18-05-04		05/04/2018	refund for returned Metra parking pass #0161		\$146.00			
17627	05/14/2018	Open			Accounts Payable	Wilton, Angela	\$1,000.00		
	Invoice		Date	Description		Amount			
	18-05-01		05/01/2018	Mayor's Scholarship		\$1,000.00			
Type Check Totals:					101 Transactions		\$507,574.40		

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EFT									
350	04/27/2018	Reconciled		04/27/2018	Accounts Payable	FM Bankcard Processing Center	\$114,825.75	\$114,825.75	\$0.00
	Invoice		Date	Description		Amount			
	2018-00001342		04/27/2018	feb invoices		\$114,825.75			
351	04/30/2018	Reconciled		05/03/2018	Accounts Payable	Illinois Municipal Retirement Fund	\$37,993.66	\$37,993.66	\$0.00
	Invoice		Date	Description		Amount			
	2018-00001345		04/30/2018	IMRF 1 - IMRF Tier 1*		\$37,993.66			
352	05/09/2018	Reconciled		05/09/2018	Accounts Payable	AT&T	\$151.24	\$151.24	\$0.00
	Invoice		Date	Description		Amount			
	63024304480418		04/13/2018	630 243-0448 146 1 chestnut crossing l/s		\$151.24			
353	05/07/2018	Reconciled		05/08/2018	Accounts Payable	AT&T	\$163.24	\$163.24	\$0.00
	Invoice		Date	Description		Amount			
	63024304590418		04/13/2018	630 243-0459 681 3 oak tree l/s		\$163.24			
354	05/07/2018	Reconciled		05/09/2018	Accounts Payable	AT&T	\$159.26	\$159.26	\$0.00
	Invoice		Date	Description		Amount			
	63024312300418		04/13/2018	630 243-1230 805 2 eagle ridge l/s		\$159.26			
355	05/14/2018	Open			Accounts Payable	AT&T	\$101.98		
	Invoice		Date	Description		Amount			
	63024316090418		04/13/2018	630 243-1609 403 9 kohls-target l/s		\$101.98			
356	05/07/2018	Reconciled		05/09/2018	Accounts Payable	AT&T	\$231.67	\$231.67	\$0.00
	Invoice		Date	Description		Amount			
	63024317390418		04/13/2018	630 243-1739 155 8 well #6		\$231.67			
357	05/07/2018	Reconciled		05/09/2018	Accounts Payable	AT&T	\$198.45	\$198.45	\$0.00
	Invoice		Date	Description		Amount			
	63024373750418		04/13/2018	630 243-7375 749 4 art & culture commission		\$198.45			
358	05/14/2018	Open			Accounts Payable	AT&T	\$99.99		
	Invoice		Date	Description		Amount			
	63025764210418		04/25/2018	630 257-6421 123 8 well #5		\$99.99			
359	05/14/2018	Open			Accounts Payable	CareerBuilder Employment Screening, LLC	\$72.70		
	Invoice		Date	Description		Amount			
	AUR1059778		02/28/2018	background screening		\$72.70			
360	05/14/2018	Open			Accounts Payable	CivicPlus	\$3,193.08		
	Invoice		Date	Description		Amount			
	170734		05/01/2018	WEB HOSTING AND SUPPORT		\$3,130.58			
	170549		05/01/2018	SSL Certificate Annual Fee		\$62.50			
361	05/14/2018	Open			Accounts Payable	Lemont Area Chamber of Commerce	\$3,300.00		
	Invoice		Date	Description		Amount			
	113214		05/01/2018	May 2018 services		\$3,300.00			
362	05/14/2018	Open			Accounts Payable	Quicket Solutions, Inc.	\$3,336.67		
	Invoice		Date	Description		Amount			
	0000171		04/30/2018	Apr 2018 services		\$3,336.67			
363	05/14/2018	Open			Accounts Payable	Tate, Jamie, M	\$1,347.40		
	Invoice		Date	Description		Amount			
	18-09		04/30/2018	4/16/18-4/29/18 planning services		\$1,347.40			

Payment Register

From Payment Date: 4/24/2018 - To Payment Date: 5/14/2018

Number	Date	Status	Void Reason	Reconciled/ Voided Date	Source	Payee Name	Transaction Amount	Reconciled Amount	Difference
Type EFT Totals:					14 Transactions		\$165,175.09	\$153,723.27	\$0.00
FM-Clearing - Accounts Payable Totals									

Checks	Status	Count	Transaction Amount	Reconciled Amount
	Open	101	\$507,574.40	\$0.00
	Reconciled	0	\$0.00	\$0.00
	Voided	0	\$0.00	\$0.00
	Stopped	0	\$0.00	\$0.00
	Total	101	\$507,574.40	\$0.00

EFTs	Status	Count	Transaction Amount	Reconciled Amount
	Open	7	\$11,451.82	\$0.00
	Reconciled	7	\$153,723.27	\$153,723.27
	Voided	0	\$0.00	\$0.00
	Total	14	\$165,175.09	\$153,723.27

All	Status	Count	Transaction Amount	Reconciled Amount
	Open	108	\$519,026.22	\$0.00
	Reconciled	7	\$153,723.27	\$153,723.27
	Voided	0	\$0.00	\$0.00
	Stopped	0	\$0.00	\$0.00
	Total	115	\$672,749.49	\$153,723.27

Grand Totals:

Checks	Status	Count	Transaction Amount	Reconciled Amount
	Open	101	\$507,574.40	\$0.00
	Reconciled	0	\$0.00	\$0.00
	Voided	0	\$0.00	\$0.00
	Stopped	0	\$0.00	\$0.00
	Total	101	\$507,574.40	\$0.00

EFTs	Status	Count	Transaction Amount	Reconciled Amount
	Open	7	\$11,451.82	\$0.00
	Reconciled	7	\$153,723.27	\$153,723.27
	Voided	0	\$0.00	\$0.00
	Total	14	\$165,175.09	\$153,723.27

All	Status	Count	Transaction Amount	Reconciled Amount
	Open	108	\$519,026.22	\$0.00
	Reconciled	7	\$153,723.27	\$153,723.27
	Voided	0	\$0.00	\$0.00
	Stopped	0	\$0.00	\$0.00
	Total	115	\$672,749.49	\$153,723.27

TO: Mayor Egofske
Village Board

FROM: George Schafer, Village Administrator
Linda Molitor, CRM, Executive Assistant

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

DATE: May 14, 2018

SUMMARY/ BACKGROUND

The liquor license applicant, G7 Oil Corporation, d/b/a BP Lemont, is seeking to return their Class C-1 liquor license and is requesting to be issued a Class A-1 license. The applicant has not utilized an area of the store which previously served as a coffee/beverage area due to the lack of sales. The applicant wishes to covert this area and install video gaming machines.

As such, this ordinance reduces the number of C-1 licenses by one and increases the number of A-1 licenses by one.

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 a decrease in one Class C-1 liquor license and add one A-1 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 (Decreasing Class C-1 and Issuing Class A-1 Liquor License)

**VILLAGE OF LEMONT
ORDINANCE NO. _____**

**AN ORDINANCE
AMENDING LEMONT MUNICIPAL CODE
CHAPTER 5.04: LIQUOR LICENSES
(Decreasing Class C-1 and Issuing Class A-1 Liquor License)**

**ADOPTED BY THE
PRESIDENT AND THE BOARD OF TRUSTEES
OF THE VILLAGE OF LEMONT
THIS 14th DAY OF MAY 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 14th day of May 2018**

ORDINANCE NO. _____

**AN ORDINANCE
AMENDING LEMONT MUNICIPAL CODE
CHAPTER 5.04: LIQUOR LICENSES
(Decreasing Class C-1 and Issuing Class A-1 Liquor License)**

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, G7 Oil Corporation, d/b/a BP Gas Station, 2300 Archer Ave., Lemont, IL, had previously applied for and was issued a Class C-1 liquor license by the Village; and,

WHEREAS, G7 Oil Corporation d/b/a BP Gas Station, has requested a change in its liquor license classification and has applied for a Class A-1 liquor license and has further requested the Village adopt an ordinance amending the Lemont Municipal Code, as amended, so as to return its Class C-1 and to permit a Class A-1 license to be issued; and,

WHEREAS, the President and Board of Trustees of the Village of Lemont desire to decrease the number of Class C-1 liquor licenses and to increase the number of Class A-1 liquor licenses granted; and,

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 if fully set forth.

SECTION 2: The number of Class C-1 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 8; and,

SECTION 3: The number of Class A-1 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 6; and,

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

SECTION 5: All Ordinances or parts of Ordinances in conflict herewith shall be and the same are hereby repealed.

SECTION 6: 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 14th DAY OF MAY 2018.

PRESIDENT AND VILLAGE BOARD MEMBERS:

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

JOHN EGOFSKE
President

ATTEST:

CHARLENE M. SMOLLEN
Village Clerk

TO: Mayor John Egofske
Village Board of Trustees

FROM: Ralph Pukula, Public Works Director

SUBJECT: Resolution authorizing the purchase of softener salt

DATE: 05/14/2018

SUMMARY/ BACKGROUND

The Village of Lemont purchases softener salt for use in treating the water system. The Village has historically waived the formal bidding process and purchased from Compass Minerals; however, staff would like the ability to purchase from more than one vendor. Midwest Salt LLC can deliver the same product with similar lead time, cost, and quality. This gives Lemont flexibility to purchase if inventories become to low, or unavailable.

ANALYSIS

Consistency with Village Policy

Budget. Funds were budgeted in FY19 for the purchase of softener salt.

STAFF RECOMMENDATION

Staff recommends that bids be waived, and the Village Board approves the purchase of softener salt from Compass Minerals and Midwest Salt LLC for a total amount not to exceed \$120,000.

BOARD ACTION REQUESTED

Adopt the resolution authorizing the purchase of softener salt from Compass Minerals and Midwest Salt LLC for a total amount not to exceed \$120,000.



Resolution No. _____

**A Resolution Approving the Purchase of Softener Salt
from Compass Minerals and Midwest Salt LLC**

WHEREAS, it is necessary for the Village of Lemont (“Village”) to purchase softener salt for its Water Service System; and

WHEREAS, the Village has previously purchased softener salt from Compass Minerals is satisfied with its relationship with Compass Minerals; and

WHEREAS, the Village desires to contract with an additional softener salt provider, Midwest Salt LLC, and believes that contracting with both Compass Minerals and Midwest Salt LLC will ensure flexibility and availability during emergencies; and

WHEREAS, the salt sold by Compass Minerals and Midwest Salt LLC complies with the Village’s expectations in terms of quality, delivery and packaging; 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, the Village Board has determined that it is advisable, necessary and in the best interests of the Village to waive competitive bidding and authorize the purchase of softener salt from Compass Minerals and Midwest Salt LLC at a combined price not to exceed \$120,000.

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 the purchase of softener salt from Compass Minerals and Midwest Salt LLC at a combined price not to exceed \$120,000.

SECTION THREE: The Village Administrator or his designee is hereby authorized to execute any documents and take any other steps necessary to purchase softener salt from Compass Minerals and Midwest Salt LLC at a combined price not to exceed \$120,000, and to otherwise carry out this Resolution.

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

PASSED AND APPROVED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF LEMONT, COUNTIES OF COOK, WILL AND DUPAGE, ILLINOIS on this 14th day of May, 2018.

PRESIDENT AND VILLAGE BOARD MEMBERS:

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

JOHN EGOFSKE
President

ATTEST:

CHARLENE M. SMOLLEN
Village Clerk

TO: Mayor John Egofske
Village Board of Trustees

FROM: Ralph Pukula, Public Works Director

SUBJECT: Resolution authorizing the purchase of water meters

DATE: 05/14/2018

SUMMARY/ BACKGROUND

Water Resources Inc. has been supplying the Village with water meters for approximately 22 years. For Fiscal Year 2018-2019 the Village anticipates approximately \$65,000 of water meter installations and replacements. Due to the Village's history with Water Resources Inc. and the technology integration that the meters have with the Village's systems, staff recommends that bids be waived and the Board approves the purchase of water meters from Water Resources Inc.

The resolution also ratifies the prior year resolution R-30-17 as the purchases exceeded the authorized amount. The overage is due mainly to an increase in new home installations, which is offset by permit revenue.

ANALYSIS

Consistency with Village Policy

2014 Strategic Plan. This program is consistent with the Quality Infrastructure Strategic Priority.

Budget. Funds were budgeted in FY19 for the purchase of water meters. FY18 overage is offset by permit revenue and cost savings from other line items.

STAFF RECOMMENDATION

Staff recommends that bids be waived and the Village Board approves and ratify the purchase of water meters from Water Resources Inc. for a total amount not to exceed \$65,000.

BOARD ACTION REQUESTED

Adopt the resolution authorizing the purchase of water meters from Water Resources Inc. for a total amount not to exceed \$65,000.



Resolution No. _____

**A Resolution Approving the Purchase of Water Meters
from Water Resources Inc**

WHEREAS, it has become necessary for the Village of Lemont (“Village”) to replace certain water meters throughout the Village; and

WHEREAS, the Village has purchased water meters from Water Resources Inc. for approximately 22 years; and

WHEREAS, the relationship between the Village and Water Resources, Inc. has been satisfactory to the Village; and

WHEREAS, the water meters to be provided by Water Resources Inc. are compatible with the Village’s existing systems and infrastructure; and

WHEREAS, in 2017 the Village Board authorized the purchase of water meters from Water Resources, Inc. at a price not to exceed \$65,000 by resolution R-30-17 for use in FY18; and

WHEREAS, the Village exceeded the \$65,000 limit set by resolution R-30-17, and instead spent \$80,598.83 to purchase water meters; and

WHEREAS, the Village Board wishes to ratify and approve the excess expenditures on water meters for use in FY2018; 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, the Village Board has determined that it is advisable, necessary and in the best interests of the Village to waive competitive bidding and authorize

the purchase of replacement water meters from Water Resources, Inc. at a price not to exceed \$65,000 for FY19.

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 the replacement water meters from Water Resources Inc. at a price not to exceed \$65,000.

SECTION THREE: The Village Administrator or his designee is hereby authorized to execute any documents and take any other steps necessary to purchase replacement water meters for FY19 from Water Resources Inc. at a price not to exceed \$65,000, and to otherwise carry out this Resolution.

SECTION FOUR: The expenditure of \$80,598.83 to purchase water meters for FY18, in excess of the amount authorized by R-30-17, is hereby ratified and approved.

SECTION FIVE: 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 14th day of May, 2018.

PRESIDENT AND VILLAGE BOARD MEMBERS:

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

JOHN EGOFSKE
President

ATTEST:

CHARLENE M. SMOLLEN
Village Clerk



TO: Village Board
FROM: Mark Herman, Community Development Manager
THROUGH: Jason Berry, AICP, Community Development Director
SUBJECT: Case 17-05 Derby Pines Letter of Credit Reduction
DATE: May 8, 2018

SUMMARY/ BACKGROUND

GSI Properties, LLC, developer of the Derby Pines subdivision at 12767 Derby Road, are seeking a reduction in their irrevocable letter of credit to \$614,664.50. This reduction request was submitted by C3 Development, LLC. It has been reviewed and accepted by the Village Engineer.

STAFF RECOMMENDATION

Staff is recommending approval of the irrevocable letter of credit reduction.

BOARD ACTION REQUESTED

Motion and approval of the attached resolution.

ATTACHMENTS

1. A RESOLUTION AUTHORIZING A REDUCTION OF A LETTER OF CREDIT FOR THE DERBY PINES SUBDIVISION

VILLAGE OF LEMONT

RESOLUTION NO. _____

**A RESOLUTION AUTHORIZING A REDUCTION OF A LETTER OF CREDIT FOR
THE DERBY PINES SUBDIVISION**

**ADOPTED BY THE
PRESIDENT AND BOARD OF TRUSTEES
OF THE VILLAGE OF LEMONT
THIS 14TH DAY OF MAY, 2018**

**Published in pamphlet form by
authority of the President and
Board of Trustees of the Village of
Lemont, Cook, Will and DuPage Counties,
Illinois on this 14th day of May, 2018**

RESOLUTION NO. _____

**A RESOLUTION AUTHORIZING A REDUCTION OF A LETTER OF CREDIT FOR
THE DERBY PINES SUBDIVISION**

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

WHEREAS, in the matter of the Derby Pines subdivision located at 12767 Derby Road in Lemont, IL, Bank of America, N.A. issued an Irrevocable Letter of Credit No. 68136961 in the amount of \$713,235.75 and was deposited with the Village of Lemont to guarantee completion of subdivision improvements; and

WHEREAS, GSI Properties, LLC, developer of the Derby Pines subdivision, has completed certain improvements and has requested a reduction in the aforementioned letter of credit; and

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

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

1. Irrevocable Letter of Credit No 68136961 is hereby reduced to a balance of \$614,664.50

**PASSED AND APPROVED BY THE PRESIDENT AND BOARD OF TRUSTEES
OF THE VILLAGE OF LEMONT, COUNTIES OF COOK, WILL, AND DUPAGE,
ILLINOIS, ON THIS 14th DAY OF MAY, 2018.**

PRESIDENT AND VILLAGE BOARD MEMBERS:

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

JOHN EGOFKSKE
President

ATTEST:

CHARLENE M. SMOLLEN
Village Clerk

2018-2019
VILLAGE BOARD MEETING CALENDAR

2018

JUNE

11
25

JULY

23

AUGUST

13
27

SEPTEMBER

10
24

OCTOBER

8 – NO MEETING COLUMBUS DAY
22

NOVEMBER

12- NO MEETING VETERAN'S DAY
26

DECEMBER

10
24 – NO MEETING

2019

JANUARY

14
28

February

11
25

MARCH

11
25

APRIL

8
22

MAY

13
27- NO MEETING MEMORIAL DAY



TO: Village Board
FROM: Jason Berry, AICP, Community Development Director
SUBJECT: Case 18-05 327 E Logan Variations
DATE: May 9, 2018

SUMMARY/ BACKGROUND

Curt and Bridget Cepican, owners of the property at 327 E Logan, are requesting approval of a variation to the Unified Development Ordinance §17.12.020 to allow the construction of a 1,085 square foot home addition and attached three car garage in the rear yard of the property.

The Cepicans have been working with the Village since 2015 to purchase a portion of the approx. 3.6 acres of vacant “remnant” land north of their property to construct the home addition. Final disposition of the property was discussed at the January 8, 2018 Committee of the Whole meeting. Without an agreement on the value of the land, the homeowners filed an application for a variation to allow the construction of their proposed addition.

The Planning and Zoning Commission (PZC) held a public hearing on April 25, 2018. Two neighbors spoke in support of the application. The PZC voted unanimously (5-0) recommending approval.

ANALYSIS

Consistency with Village Policy

The Lemont 2030 Comprehensive Plan map designates this area as Infill Development (INF). The proposed variation does not impact the INF future land use district described within the Lemont 2030 Comprehensive Plan.

STAFF RECOMMENDATION

Staff and the PZC are recommending approval of the variations.

BOARD ACTION REQUESTED

Motion and approval of the attached ordinances.

ATTACHMENTS

1. AN ORDINANCE GRANTING VARIATIONS TO §17.07.020 OF THE LEMONT UNIFIED DEVELOPMENT ORDINANCE TO ALLOW A REAR SETBACK OF 8' FROM THE REAR PROPERTY LINE, THE AREA OF AN ATTACHED GARAGE TO EXCEED 10% OF THE LOT AREA, AND THE DRIVEWAY WIDTH TO EXCEED 22' AT 327 E. LOGAN IN LEMONT, IL

**VILLAGE OF LEMONT
ORDINANCE NO. _____**

**AN ORDINANCE GRANTING VARIATIONS TO §17.07.020 OF THE LEMONT
UNIFIED DEVELOPMENT ORDINANCE TO ALLOW A REAR SETBACK OF 8'
FROM THE REAR PROPERTY LINE, THE AREA OF AN ATTACHED GARAGE TO
EXCEED 10% OF THE LOT AREA, AND THE DRIVEWAY WIDTH TO EXCEED 22'
AT 327 E. LOGAN IN LEMONT, IL**

(327 E. LOGAN)

**ADOPTED BY THE
PRESIDENT AND BOARD OF TRUSTEES
OF THE VILLAGE OF LEMONT
THIS 14th DAY OF MAY, 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 14th day of May, 2018.**

**AN ORDINANCE GRANTING VARIATIONS TO §17.07.020 OF THE LEMONT
UNIFIED DEVELOPMENT ORDINANCE TO ALLOW A REAR SETBACK OF 8'
FROM THE REAR PROPERTY LINE, THE AREA OF AN ATTACHED GARAGE TO
EXCEED 10% OF THE LOT AREA, AND THE DRIVEWAY WIDTH TO EXCEED 22'
AT 327 E. LOGAN IN LEMONT, IL**

(327 E. LOGAN)

WHEREAS, Curt and Bridget Cepican (hereinafter referred to as “the Petitioner”) are the owners of the property at 327 E. Logan Street in Lemont (PIN# 22-29-202-041-0000) (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: (1) a variation to §17.07.020 of the UDO to allow a rear setback of 8’ from the rear property line as opposed to the 30’ rear set back required by the UDO; (2) a variation to §17.07.020 of the UDO to allow the area of an attached garage to exceed 10% of the lot area; and (3) a variation to §17.07.020 of the UDO to allow driveway width to exceed 22’ to allow for the renovation of the existing residence, the removal of an existing detached garage, and the construction of a new attached garage in the R-4A Zoning District; and

WHEREAS, the Planning and Zoning Commission of the Village of Lemont, Illinois conducted a public hearing on April 25, 2018 for the variation request and voted 5-0 to recommend approval of the requested variations; 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. Variations are granted from §17.07.020 of the UDO to allow: (1) a rear setback of 8’ from the rear property line; (2) the area of an attached garage to exceed 10% of the lot area; and (3) a driveway width to exceed 22’ to allow for the renovation of the existing

residence, the removal of an existing detached garage, and the construction of a new attached garage 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. Comply with and limit improvements to the plan and specifications set forth in the “Proposed Addition Set Back Exhibit” prepared by Morris Engineering, Inc. dated April 17, 2018.

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 14th day of May, 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 EGOSKE, Village President

Attest:

CHARLENE M. SMOLLEN, Village Clerk

EXHIBIT A

Legal Description of Subject Property

THE EASTERLY 52 FEET OF LOTS 11 AND 12 IN BLOCK 2 (BRENNAN'S SUBDIVISION) IN
JAREZ B. DOWSE'S ADDITION TO LEMONT, IN SECTION 29, TOWNSHIP 37 NORTH, RANGE 11,
EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

EXHIBIT B

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

1. The Lemont 2030 Comprehensive Plan's future land use map designates the subject site 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: Planning & Zoning Commission
FROM: Jamie Tate, AICP, Consulting Planner
THRU: Jason Berry, AICP, Community Development Director
SUBJECT: Case 18-05 327 E Logan Street Variations
DATE: April 25, 2018

SUMMARY

Curt and Bridget Cepican, owners of the subject property, are requesting approval of three variations to the Lemont Unified Development Ordinance (UDO) §17.12.020. The requested variations are to allow construction of a 1,085 square foot garage and home addition in the rear of the property. Staff is recommending approval.



PROPOSAL INFORMATION

Case No. 18-05
 Project Name 327 E Logan Street Addition Variations

General Information	
Applicant	Curt and Bridget Cepican
Status of Application	Owners
Requested Actions:	Variation to allow for building encroachment into the 30 ft. rear side yard setback; allow for area of attached garage to exceed 10% of lot area; and allow for driveway width to exceed 22 feet.
Site Location	327 E Logan Street (PIN 22-29-202-041-0000)
Existing Zoning	R-4A (Single-Family Preservation and Infill District)
Size	0.12 ac (5,200 sf)
Existing Land Use	Single-family residence
Surrounding Land Use/Zoning	North: R-4A (Vacant lot owned by Village of Lemont)
	South: R-4A (Detached single-family residence)
	East: R-4A (Detached single-family residence)
	West: R-4A (Detached single-family residence)
Comprehensive Plan 2030	The Comprehensive Plan classifies this site infill Residential (INF)

BACKGROUND & HISTORY

The Cepicans have been working with the Village of Lemont since 2015 to purchase a portion of the approx. 3.6 acres of vacant “remnant” land adjacent to their property in order to construct an addition to their home. An offer was made by the Cepicans in September, 2015 to purchase 3 lots to the north of their property (Lots 8, 9, and 10 in Brennan’s Subdivision), totaling 19,154 square feet. Through negotiation with the Village Attorney, a purchase of a portion of these lots (approx. 4,000 sq. ft.) was offered at a fair market value of \$0.67 per square foot. The additional land would allow for the Cepicans to meet the rear setback variance and potentially other requested variations. Final disposition of the property was discussed at the January 8, 2018 Committee of the Whole meeting. With a new Board and some disagreement with the appraised value of the land, the Village Board no longer desires to sell the additional land to the Cepicans. The Board encouraged Staff to assist the homeowners in an application for a variation for the purpose of constructing their addition.



PROPOSAL

The existing home is a 1,110 square foot ranch style with a detached two-car garage in the rear of the property. There is an asphalt driveway along the eastern property line that leads to the rear of the property providing access to the detached garage. This driveway is located in the vacated Stephen Street right-of-way.

The subject property is zoned R-4A Single-Family Preservation and Infill District. The existing lot meets the required lot size and width. Per the UDO, this zoning classification requires a rear setback of 30 ft. from the property line to the principal structure. The property owners are requesting to encroach into their rear yard setback by 22 feet for their proposed home and garage addition. The proposed rear setback for the addition is 8 feet.

The 1,085 sf addition would bring the total sf of the home area to 2,195 sf. This provides 42% of the lot coverage. There is an existing deck that serves as the front entranceway located on the eastern side of the home and the driveway that leads to the detached garage. R-4A allows up to maximum of 65% lot coverage. When taking into consideration the existing driveway, deck, and all impervious surface with the proposed addition, the lot is at 3,385 square feet of coverage (65%).

Also in the UDO, there is a section that regulates Garages and Other Accessory Structures in the R-4A Zoning District. The area of attached garages shall not exceed 10% of the lot area. The lot area is 5,200 square feet, therefore the maximum garage area allowed would be 520 square feet. If the applicant were able to purchase the land from the Village as previously promised, the lot area would have increased and they could have likely met this requested variation. The UDO also states that driveway widths shall not exceed 22 feet. The driveway width will not change at the curb cut or as it follows the eastern side of the home as it leads to the rear of the property. The driveway will need to increase slightly to allow access into the garage which appears to be approximately 30 feet in width. This will require a variation from the Village UDO.

In summary, the requested variances from the UDO for the garage and home addition at 327 E Logan are as follows:

- Table 17-07-01 Lot and Dimensional Standards for the R Districts: To allow an encroachment into the rear 30 foot setback. Staff supports this variation due to the history of the project and the 3.6 acres of vacant, Village-owned property in the rear. The homeowners have been communicating and working with the Village since [2015] and had agreed to terms with the Village Attorney for land behind their property in order to construct their addition without the rear yard variation. Following the change in Administration and Staff, the feeling from the Village in regards to the sale of the land has changed. There is not a home located on the lot behind 327 E Logan Street



so the rear setback encroachment will not affect the neighboring properties. The addition meets the side setbacks in R-4A where there are neighboring homes.

- §17.07.020 F.7: To allow the area of the attached garage to exceed 10% of the lot area. The lot area is 5,200 sf and the proposed garage is 1,085 sf. The garage as proposed is 21% of the lot area. Staff supports this variation due to the garage being a side loaded garage located in the rear portion of the property with an elevation change that leaves the garage at a lower grade than of the street and not visible from Logan Street.
- §17.07.020 F.8: To allow a driveway width of more than 22 feet. Staff is in support of this variation for this particular request. The curb cut on Logan Street will not be changed and the width of the garage throat alongside the home will not be widened due to the addition. The only portion of the garage that will need to be larger than 22 feet will be the part of the driveway that is closest to the garage doors leading into the garage. This area will not be visible from the right of way and is tucked behind the existing deck. Even with the extended driveway and addition, the lot coverage will not be greater than the maximum allowed.

STANDARDS FOR VARIATIONS

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

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

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

- ***Ensuring adequate natural light, air, privacy, and access to property.***
The proposed variations would not negatively impact light or air to the property.
 - ***Protecting the character of established residential neighborhoods.***
The proposed variations would not affect the character of the established residential neighborhood. The addition is proposed in the rear of the property and does not create more bulk from the right of way.
 - ***Conserving the value of land and buildings throughout the Village.***
The proposal is conserving the use of an existing building and making improvements to the land.
2. The plight of the owner is due to unique circumstances, and thus strict enforcement of the Unified Development Ordinance would result in practical difficulties or impose



exceptional hardships due to the special and unique conditions that are not generally found on other properties in the same zoning district;

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

- ***Particular physical surroundings, shape, or topographical conditions results in a particular hardship upon the owner as distinguished from a mere inconvenience.*** The shape and topographical conditions of the property do somewhat pose a hardship. There is an elevation change from the front of the property to the rear. The lot is small, although adjacent to 3.6 acres of vacant land, and as such not able to adequately accommodate an attached garage and storage space.
- ***The conditions upon which the petition for variation is based would not be applicable generally to other property within the same zoning district.*** The conditions upon which the petition for variations are based on may be somewhat applicable to other properties within the same zoning district. Although there are similar sized lots throughout the Village's R-4A Zoning District, the difference between this lot and others is the adjacent rear property is vacant land owned by the Village.
- ***The alleged difficulty or hardship has not been created by any person presently having an interest in the property.*** The difficulty is created by the current property owners (the applicants) as the request for the variations is from the homeowners to construct an addition that requires variations. The homeowners may not have requested the variations if the Village land behind them was sectioned off and sold for the purpose of this addition.
- ***The granting of the variation will not be detrimental to the public welfare or injurious to other property or improvements in the neighborhood in which the subject project is located.*** The request will not be detrimental to public welfare or injurious to other properties or improvements. The addition will not be very visible from the street. The garage is a side load garage located well behind the front setback line. There is an existing home and mature landscaping to the east that will block much of the driveway and break up the three car garage façade.
- ***The variation will not impair an adequate supply of light and air to adjacent properties or substantially increase congestion in the public street or increase the danger of fire or endanger the public safety or substantially diminish or impair property values within the neighborhood.*** The variation would not endanger public safety, substantially



impair property values, diminish adequate supply of light or air, or increase the danger of fire or congestion.

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

Analysis. In evaluating the variation requests for this property, it is not determined the request will alter the essential character of the locality and be a substantial detriment to the adjacent property. The property to the east, 331 E Logan Street, is on a wider and deeper lot with a separation of over 30 feet between buildings. The addition will bring these two homes in a more proper scale with one another. The home to the west, 325 E Logan Street, is also on a larger lot than the subject property. The detached garage for 325 E Logan is closer to the subject property than the actual home as it is in line with the front setback line of both these homes. Adding to the rear of the subject property should not be a substantial detriment to this adjacent property.

RECOMMENDATIONS

The UDO requires that the applicant demonstrate consistency with all three of the variation standards contained within §17.04.150.D. and staff finds that all the standards are not substantially met. Staff still recommends approval of the variations due to the history of the site and the unique lot location with no neighbors behind the subject property. The bulk of the addition is hidden in the rear with the side loading garage and extended driveway. There is mature landscaping on the subject property and on both neighboring home sites to help conceal the side loaded garage and wider driveway.

ATTACHMENTS

1. Site photographs
2. Aerial Map (April 18, 2018)
3. Variation Application Form (March 16, 2018)
4. Boundary and Topographic Survey (April 17, 2018)
5. Proposed Addition Setback Exhibit (April 17, 2018)
6. 327 E Logan Plat of Survey (May 14, 2013)
7. Ordinance Approving a Plat of Vacation of Stephen Street (June 23, 1997)
8. Sidwell Map (1987)
9. Offer to Purchase Vacant Land (September 24, 2015)
10. VB Memo 327 E Logan Sale of Village Property (October 15, 2015)
11. Jeff Stein Email 327 Logan Escrow Check (March 13, 2017)
12. 327 Logan St Lot Purchase (n.d.)
13. Committee of the Whole Meeting Minutes (January 8, 2018)
14. Cepican Residence Plans (n.d.)



Attachment 1 Site photographs



Figure 1: Streetview looking north from Logan Street directly at subject property.

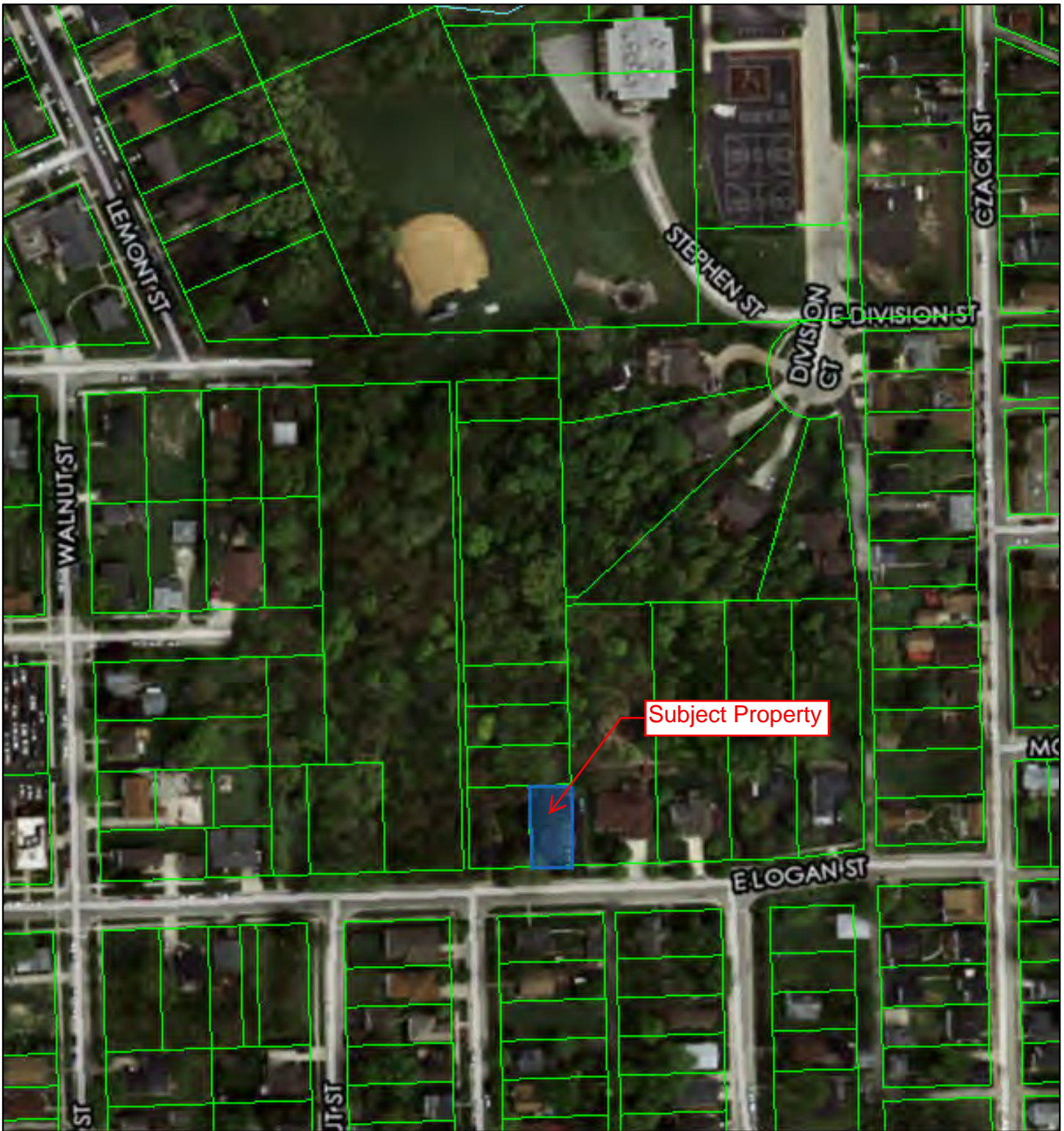


Figure 2: Streetview looking northwest down the driveway. The roof of the existing detached garage is see in the background.



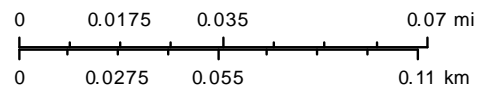
Figure 3: Streetview looking northeast. Mature trees and landscaping block the view of the home. The change in elevation resulting in basement exposure can be vaguely seen in the background.

327 E Logan Aerial Map



April 18, 2018

1:2,083



Cook County GIS Dept - Imagery from 2016

Variation Application Form

APPLICANT INFORMATION

CURT + BRIDGET CEPICAN
Applicant Name

327 E. LOGAN ST, LEMONT
Company/Organization

708-846-4875 708-712-4328
Applicant Address

BRIDGETCEPICAN@GMAIL.COM CURTCEPICAN@GMAIL.COM
Telephone & Fax

E-mail

CHECK ONE OF THE FOLLOWING:

- Applicant is the owner of the subject property and is the signer of this application.
- Applicant is the contract purchaser of the subject property.
- Applicant is acting on behalf of the beneficiary of a trust.
- Applicant is acting on behalf of the owner.

PROPERTY INFORMATION

327 E. LOGAN ST, LEMONT
Address of Subject Property/Properties

22-29-202-041-0000
Parcel Identification Number of Subject Property/Properties

100 FT X 52 FT
Size of Subject Property/Properties

DESCRIPTION OF REQUEST

HOME ADDITION ON OWNERS PROPERTY - WILL NOT BE ON VILLAGE
Brief description of the proposed variation
PROPERTY. SQ FOOTAGE WILL EXCEED AMOUNT ALLOWED ON PROPERTY SIZE

REQUIRED DOCUMENTS

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

FOR OFFICE USE ONLY

Application received on: _____ By: _____

Application deemed complete on: _____ By: _____

Current Zoning: _____

Fee Amount Enclosed: _____ Escrow Amount Enclosed: _____

Variation Criteria Worksheet

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

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

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

UDO Section 17.04.150.D.1.a

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

WE WOULD LIKE TO ADD ONTO OUR HOME BUT THIS WILL NOT EXCEED OUR PROPERTY OR GO ANY FURTHER THAN OUR GARAGE IS NOW. WE WILL BE CONNECTING OUR GARAGE WHICH IS NOW DETACHED AND ADDING LIVING SPACE ABOVE.

UDO Section 17.04.150.D.1.b

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

WE REQUESTED TO BUY THE LAND BEHIND OUR HOME WHICH IS OWNED BY THE VILLAGE OF LEMONT. WE WERE TOLD WE COULD AND HAD \$7500 IN ESCROW FOR OVER A YEAR WHEN WE WERE TOLD WE COULD NO LONGER BUY THE LAND

UDO Section 17.04.150.D.1.c

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

THIS SHOULD NOT AFFECT OUR NEIGHBORS

BOUNDARY AND TOPOGRAPHIC SURVEY

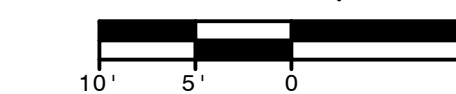
OF

PARCEL ONE, THE EASTERLY 52 FEET OF LOTS 11 AND 12 IN BLOCK 2 (BRENNAN'S SUBDIVISION) IN JABEZ B. DOWSE'S ADDITION TO LEMONT IN SECTION 29, TOWNSHIP 37 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY ILLINOIS.

LAND AREA = 5200 SF
OR 0.12 ACRES MORE OR LESS



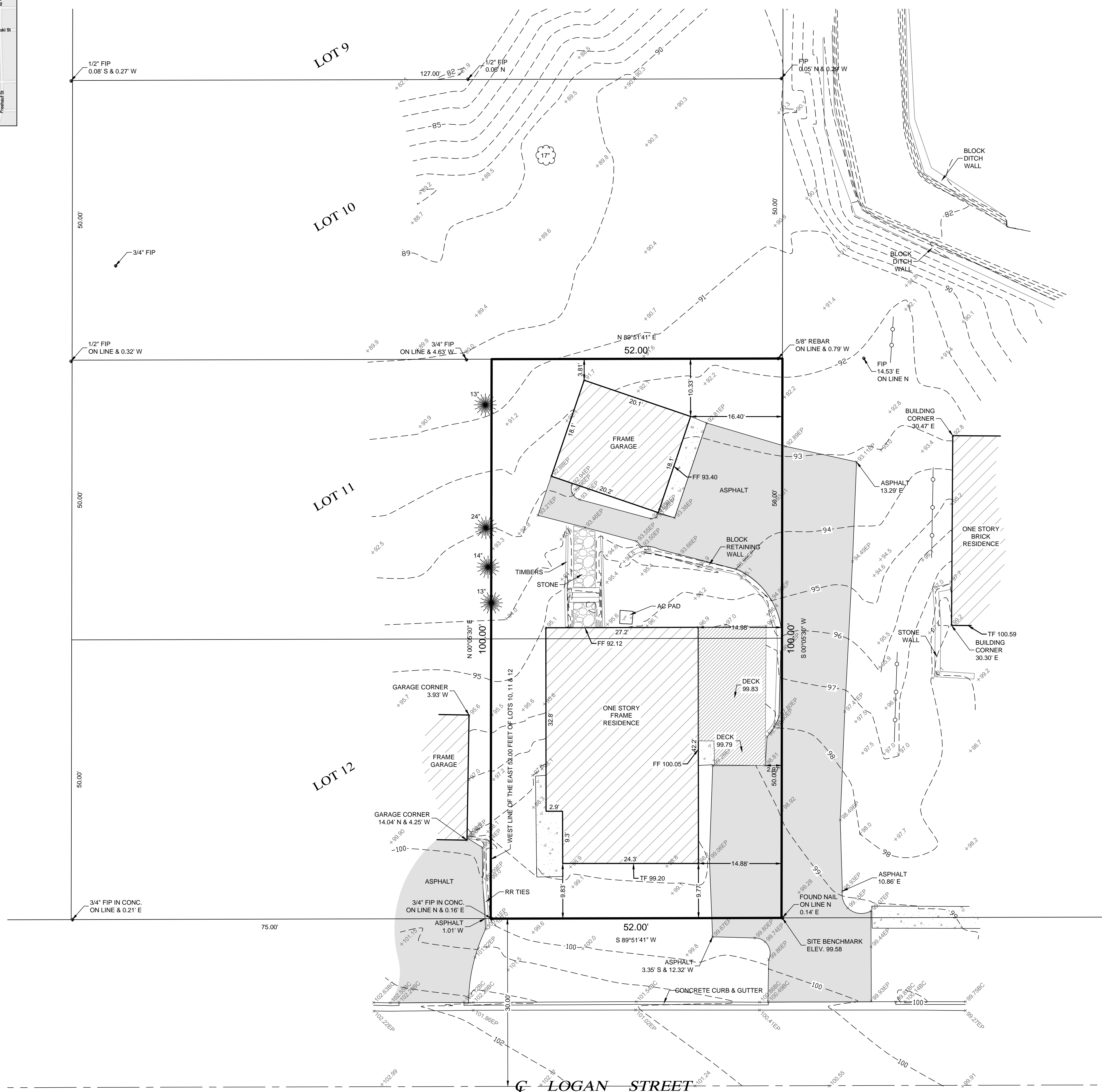
LOCATION MAP



BASIS OF BEARING:
NORTH LINE OF LOGAN STREET AS FOUND
MONUMENTED AND OCCUPIED.
S 89°51'39" E (A)

LEGEND

—	EXISTING BOUNDARY	⊙	EXIST. MANHOLE
- - -	EXISTING EASEMENT	○	EXIST. CATCH BASIN
- · - · -	EXISTING SETBACK	□	EXIST. CURB INLET
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SITE BENCHMARK #1
FOUND PK NAIL AT SOUTHEAST PROPERTY CORNER
ELEVATION = 99.58 (ASSUMED)

STATE OF ILLINOIS
COUNTY OF DUPAGE

I, THE UNDERSIGNED, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT "THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY AND TOPOGRAPHIC SURVEY," AND THAT THE PLAT HEREON DRAWN IS A CORRECT REPRESENTATION OF SAID SURVEY.

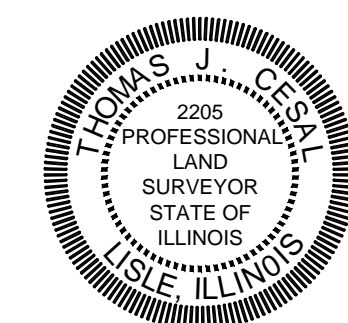
FIELD WORK WAS COMPLETED ON APRIL 13TH, 2018

DATED, THIS 18TH DAY OF APRIL, A.D., 2018, AT LISLE, ILLINOIS.

Thomas J. Coal

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035-2205
MY LICENSE EXPIRES NOVEMBER 30, 2018.
ILLINOIS PROFESSIONAL DESIGN FIRM PROFESSIONAL
ENGINEERING CORPORATION NO. 184-001245

CLIENT: VILLAGE OF LEMONT



DATE

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BOUNDARY AND TOPOGRAPHIC SURVEY
327 E. LOGAN STREET
LEMONT, ILLINOIS

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



FIELD CREW:	GB
DRAWN BY:	CJS
CHECKED BY:	TC
APPROVED BY:	TC
DATE:	4/17/2018
SCALE:	HORIZ 1"=10' VERT NONE

SHEET
1
OF 1 SHEETS
PROJ # 18-LT-2000

PROPOSED ADDITION SETBACK EXHIBIT

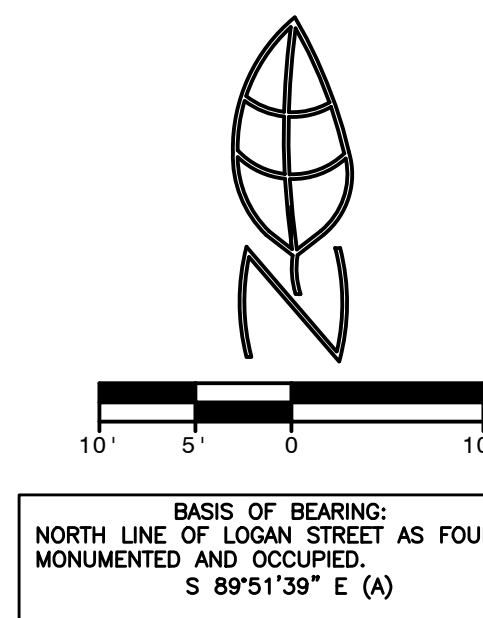
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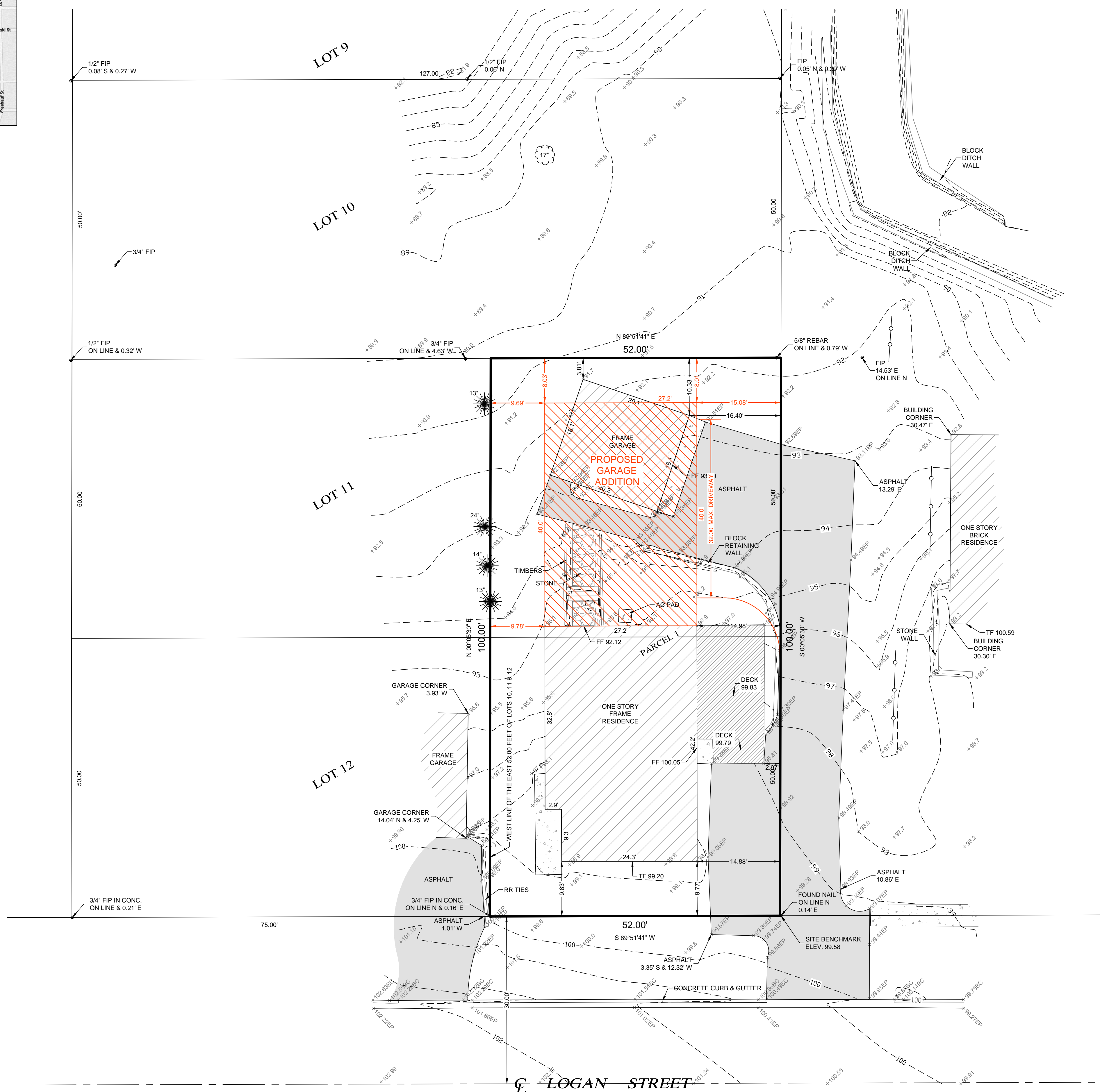


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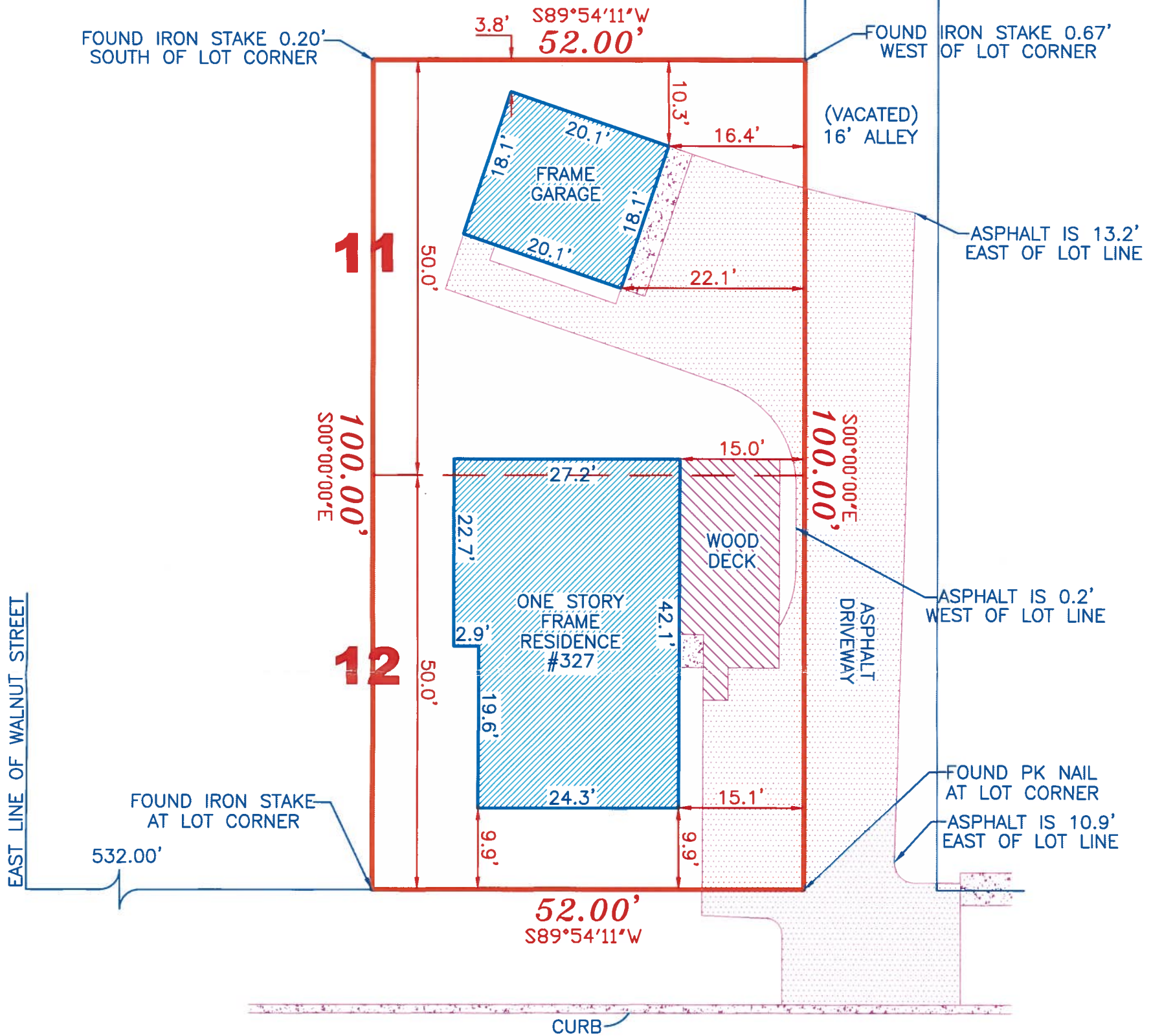
PLAT OF SURVEY

OF

THE EASTERLY 52 FEET OF LOTS 11 AND 12 IN BLOCK 2 (BRENNAN'S SUBDIVISION) IN JAREZ B. DOWSE'S ADDITION TO LEMONT, IN SECTION 29, TOWNSHIP 37 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

COMMON ADDRESS: 327 LOGAN STREET

NOTE:
JNT LAND SURVEY WAS ASKED TO WRITE A LEGAL DESCRIPTION FOR THIS SURVEY, BASED UPON TAX ID NUMBERS, VERBAL COMMUNICATION, OR BY OTHER MEANS. THIS LEGAL CORRECTLY IDENTIFIES THE PROPERTY SURVEYED. JNT LAND SURVEY DOES NOT OFFER ANY GUARANTEE THAT THE CLIENT OWNS ALL, OR ANY PART OF THE PROPERTY. THIS LEGAL DESCRIPTION SHOULD BE COMPARED TO A TITLE POLICY TO MAKE CERTAIN THAT THE CLIENT DOES IN FACT OWN THE ENTIRE TRACT OF LAND SURVEYED.



LOGAN STREET R.O.W. 66.00'

CLIENT: CURT SEPICAN

AREA OF SURVEY = 5200 SQ.FT.



STATE OF ILLINOIS } S. S.
COUNTY OF WILL }

JNT LAND SURVEYING SERVICES INCORPORATED HEREBY CERTIFIES THAT IT HAS SURVEYED THE TRACT OF LAND ABOVE DESCRIBED, AND THAT THE HEREON DRAWN PLAT IS A CORRECT REPRESENTATION THEREOF.

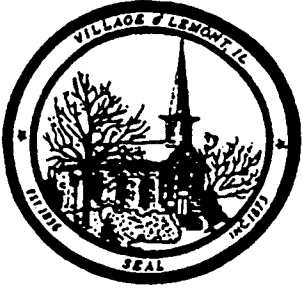
Dated this 14th Day of MAY, 2013.

IPLS No. 3354

NO IMPROVEMENTS SHOULD BE MADE ON THE BASIS OF THIS PLAT ALONE. FIELD MONUMENTATION OF CRITICAL POINTS SHOULD BE ESTABLISHED PRIOR TO COMMENCEMENT OF ANY AND ALL CONSTRUCTION. FOR BUILDING LINE AND OTHER RESTRICTIONS NOT SHOWN HEREON REFER TO YOUR DEED, ABSTRACT, TITLE POLICY CONTRACTS AND LOCAL BUILDING AND ZONING ORDINANCE.

PROFESSIONAL DESIGN FIRM
LAND SURVEYOR CORPORATION
LICENSE NO. 184.004450

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY. LICENSE EXPIRES 11/30/14



Village of Lemont

418 Main Street
Lemont, IL 60439-3788

ORDINANCE NO. 0-34-97
DATE OF APPROVAL 6-23-97

ORDINANCE APPROVING A PLAT OF VACATION OF STEPHEN STREET AND A GRANT OF UTILITY EASEMENT

(STONE CREEK OF LEMONT RESUBDIVISION)

WHEREAS, the Village of Lemont has received a Plat of Vacation for 657.51' of unimproved Stephen Street and a Grant of a Utility Easement, attached as Exhibit "A", (Stone Creek of Lemont Resubdivision) in Lemont, Illinois which is legally described in Exhibit "B" attached; and

WHEREAS, the proposed development on the subject property would encroach on the existing Stephen Street right-of-way; and

WHEREAS, this portion of the right-of-way of Stephen Street is not currently being used for public street purposes; and

WHEREAS, the vacation of said street would return the property to the tax rolls; and

WHEREAS, a public utility and drainage easement will be reserved over the vacated street.

NOW THEREFORE, BE IT RESOLVED by the President and Board of Trustees of the Village of Lemont that the Plat of Vacation of Stephen Street and the Grant of Utility Easement attached hereto be hereby approved.

PASSED AND APPROVED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF LEMONT, COUNTIES OF COOK, WILL AND DuPAGE, ILLINOIS, on this 23rd day of June, 1997.

Barbara Buschman
Keith Latz
Connie Markiewicz
Rick Rimbo
Ralph Schobert
Mary Studebaker

AYES NAYS PASSED ABSENT

✓
✓
✓
✓
✓
Charlene M Smollen
CHARLENE M. SMOLLEN, Village Clerk

Approved by me this 23rd day of June, 1997.
Richard A. Kwasneski
RICHARD A. KWASNESKI, Village President

Attest:
Charlene M Smollen
CHARLENE M. SMOLLEN, Village Clerk

Prepared by the Planning Department
Village of Lemont
418 Main Street
Lemont, Illinois 60439

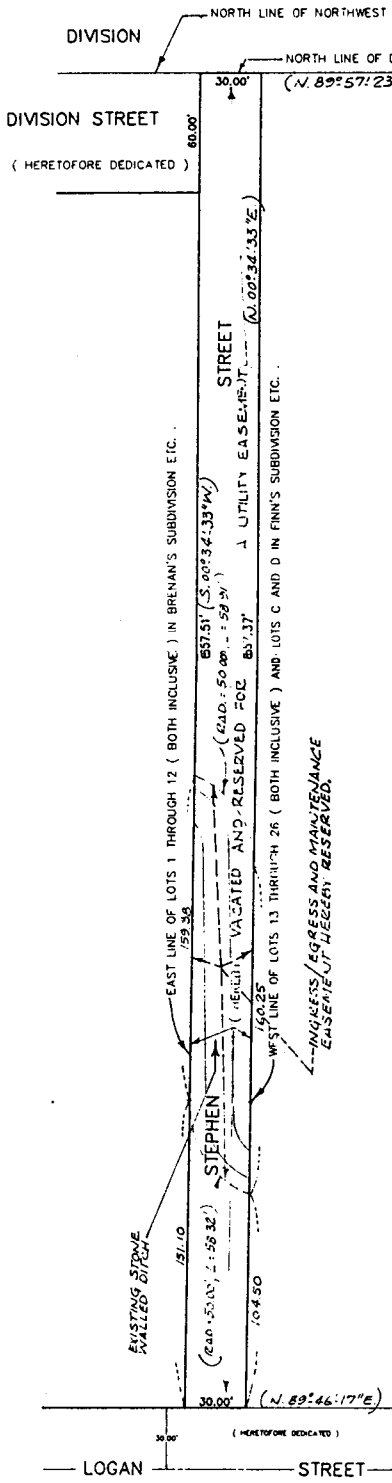
EXHIBIT "A"

PLAT OF VACATION OF STEPHEN STREET

AND A
GRANT OF A UTILITY EASEMENT
OF

A 30.00 FOOT WIDE PUBLIC STREET KNOWN AS STEPHEN STREET, LYING WEST OF THE WEST LINE OF LOTS 13 THROUGH 26 (BOTH INCLUSIVE) AND LOTS C AND D IN FINN'S SUBDIVISION OF BLOCK 1 OF DOWSE'S ADDITION TO LEMONT, A SUBDIVISION OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 29 TOWNSHIP 37 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN RECORDED AUGUST 7, 1874 AS DOCUMENT NUMBER 1842112, AFORESAID FINN'S SUBDIVISION RECORDED JULY 20, 1895 BOOK 67 PAGE 3 AS DOCUMENT NUMBER 2251870 LYING NORTH OF THE NORTH LINE OF LOGAN STREET, LYING SOUTH OF THE NORTH LINE OF DIVISION STREET AND LYING EAST OF THE EAST LINE OF LOTS 1 THROUGH 12 (BOTH INCLUSIVE) AS EXTENDED NORTH TO THE NORTH LINE OF DIVISION STREET IN BRENNAN'S SUBDIVISION OF THE EAST 1/2 OF BLOCK 2 IN AFORESAID DOWSE'S ADDITION TO LEMONT, AFORESAID BRENNAN'S SUBDIVISION RECORDED MARCH 11, 1885 AS DOCUMENT NUMBER 608732 ALL IN COOK COUNTY, ILLINOIS.

APR 11 1937



SCALE: 1" = 40'

APPROVED BY THE PRESIDENT AND THE BOARD OF TRUSTEES OF THE VILLAGE OF LEMONT, COOK COUNTY, ILLINOIS AT A MEETING HELD ON THE ___ DAY OF ___, A.D. 19__

BY: _____
PRESIDENT
ATTEST: _____
VILLAGE CLERK

APPROVED BY THE PLAN COMMISSION OF THE VILLAGE OF LEMONT, COOK COUNTY, ILLINOIS AT A MEETING HELD ON THE ___ DAY OF ___, A.D. 19__

BY: _____
PRESIDENT
ATTEST: _____
VILLAGE CLERK

EASEMENT PROVISIONS

AN EASEMENT IS GRANTED TO AMERICAN COMMONWEALTH EDISON COMPANY, NORTHERN ILLINOIS GAS COMPANY, AND CABLE T.V. AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS WITHIN THE AREA AS SHOWN BY DASHED LINES ON THE PLAT AND MARKED PUBLIC UTILITY AND DRAINAGE EASEMENT TO INSTALL, LAY, CONSTRUCT, RENEW, OPERATE, AND MAINTAIN UNDERGROUND UTILITY PIPES AND CONDUITS, GAS MAINS, AND OTHER UNDERGROUND UNDERGROUND EQUIPMENT FOR THE PURPOSE OF SERVING THE ABOVE DESCRIBED SUBDIVISION, WITH TELEPHONE SERVICE, GAS, ELECTRIC, AND CABLE T.V. SERVICE, ALSO THE RIGHT TO ENTER UPON THE AFORESAID SUBDIVISION AT ALL TIMES TO INSTALL, LAY, CONSTRUCT, RENEW, OPERATE, AND MAINTAIN WITHIN SAID EASEMENT AREA SAID UNDERGROUND EQUIPMENT FOR THE PURPOSE OF SERVING THE ABOVE DESCRIBED SUBDIVISION, WITH TELEPHONE SERVICE, GAS, ELECTRIC, AND CABLE T.V. SERVICE, ALSO THE RIGHT TO ENTER UPON THE AFORESAID SUBDIVISION TO REMOVE ANY TREES, SHRUBS, OR SAPLINGS THAT INTERFERE OR THREATEN TO INTERFERE WITH ANY OF THE AFORESAID USES OR RIGHTS THEREIN GRANTED. NO PERMANENT BUILDINGS OR TREES SHALL BE PLACED ON SAID EASEMENT BUT SAME MAY BE USED FOR GARDENS, SHRUBS, LANDSCAPING, AND OTHER PURPOSES THAT DO NOT INTERFERE OR THREATEN TO INTERFERE WITH SAID USES OR RIGHTS THEREIN GRANTED. AN EASEMENT IS HEREBY GRANTED TO THE VILLAGE OF LEMONT, COOK COUNTY, ILLINOIS, ITS SUCCESSORS AND ASSIGNS, FOR THE FULL AND FREE RIGHT TO AFFRONT TO INSTALL, CONSTRUCT, AND OPERATE ESTABLISH, RELOCATE, REMOVE, RENEW, REPLACE, OPERATE, INSPECT, REPAIR, AND MAINTAIN DRAINAGE FACILITIES INCLUDING SWALES, STOKES AND OVERFLOWS, WATER MAINS, FIRE HYDRANTS, VALVES AND WATER SERVICE FACILITIES, SANITARY SEWER PIPES, MANHOLES, WALLETS, AND STORM SEWER SERVICE CONNECTIONS, TELEPHONE TRANSMISSION AND DISTRIBUTION WIRES AND CABLES, CABLE T.V. TRANSMISSION AND DISTRIBUTION WIRES AND CABLES, ELECTRIC TRANSMISSION AND DISTRIBUTION WIRES AND CABLES AND SUCH OTHER APPURTENANCES AND FACILITIES AS MAY BE NECESSARY OR CONVENIENT RELATED TO SAID WATER MAINS, SANITARY SEWER PIPES, STORM SEWER PIPES, ELECTRIC TRANSMISSION AND DISTRIBUTION WIRES AND CABLES, TELEPHONE TRANSMISSION AND CABLE T.V. TRANSMISSION, IN OR UPON OVER, THROUGH, ACROSS AND UNDER ALL THAT REAL ESTATE HEREON DRAWN, DESCRIBED, AND DESIGNATED AS WITHIN PUBLIC UTILITY EASEMENTS, SAID EASEMENTS BEING DESIGNATED BY THE DASHED LINES AND DESIGNATIONS OF WORDS AS SHOWN ON THE PLAT OF RESUBDIVISION NO PERMANENT BUILDINGS OR TREES SHALL BE PLACED ON SAID EASEMENT BUT SAME MAY BE USED FOR GARDENS, SHRUBS, LANDSCAPING, AND OTHER PURPOSES THAT DO NOT INTERFERE WITH SAID USES OR RIGHTS THEREIN GRANTED.

STATE OF ILLINOIS
COUNTY OF COOK) S.S.
I, ANTHONY J. SMIERCIAK, A REGISTERED ILLINOIS LAND SURVEYOR, DO HEREBY CERTIFY THAT I HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY FOR THE PURPOSE OF VACATING AN EXISTING STREET, ALL OF WHICH IS CORRECTLY SHOWN ON THE PLAT HEREON DRAWN. DISTANCES ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF. SAID PROPERTY LIES WITHIN THE CORPORATE LIMITS OF THE VILLAGE OF LEMONT, COOK COUNTY ILLINOIS

DATED AT THE CITY OF HICKORY HILLS, COOK COUNTY, ILLINOIS THIS 20th DAY OF MAY, A.D. 1937

BY: *Anthony J. Smierciak*
ANTHONY J. SMIERCIAK
PROFESSIONAL ILLINOIS LAND SURVEYOR NO. 2911

PLAT PREPARED BY:
HOEFFERLE-BUTLER ENGINEERING, INC.
CONSULTING ENGINEERS
8714 SOUTH ROBERTS ROAD
HICKORY HILLS, ILLINOIS 60457
(708) 599-8980

JOB NO. 94--325UV

EXHIBIT "B"

A 30.00 FOOT WIDE PUBLIC STREET KNOWN AS STEPHEN STREET, LYING WEST OF THE WEST LINE OF LOTS 13 THROUGH 26 (BOTH INCLUSIVE) AND LOTS C AND D IN FINN'S SUBDIVISION OF BLOCK 1 OF DOWSE'S ADDITION TO LEMONT, A SUBDIVISION OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 29 TOWNSHIP 37 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN RECORDED AUGUST 7, 1874 AS DOCUMENT NUMBER 184211, AFORESAID FINN'S SUBDIVISION RECORDED JULY 20, 1895 BOOK 67 PAGE 3 AS DOCUMENT NUMBER 2251870 LYING NORTH OF THE NORTH LINE OF LOGAN STREET,,LYING SOUTH OF THE NORTH LINE OF DIVISION STREET AND LYING EAST OF THE EAST LINE OF LOTS 1 THROUGH 12 (BOTH INCLUSIVE) AS EXTENDED NORTH TO THE NORTH LINE OF DIVISION STREET IN BRENNAN'S SUBDIVISION OF THE EAST ½ OF BLOCK 2 IN AFORESAID DOWSE'S ADDITION TO LEMONT, AFORESAID BRENNAN'S SUBDIVISION RECORDED MARCH 11, 1885 AS DOCUMENT NUMBER 608732 ALL IN COOK COUNTY, ILLINOIS.

PIN#:

37-II-29A

22-29

W. 1/2 N.E. 1/4 Sec. 29-37-11 LEMONT

"A"
COUNTY CLERK'S DIV. of Sec. 29-37-11.
Rec. Apr. 30, 1880. Doc. 269491.

"B"
DOWSE'S ADD. TO LEMONT, a sub. of the N.W. 1/4 of the N.E. 1/4 of Sec. 29-37-11. Rec. Aug. 7, 1874. Doc. 1842112. SUB. of the W. 1/2 of Blk. 2 and Lot 8 of Blk. 6 in Douse's Add. (see "B"). Rec. Oct. 16, 1890. Doc. 1354653.

"D"
EULERT'S SUB. Rec. Nov. 3, 1887. Doc. 890751. (ANTE-FIRE) Vacated (Ex Lot 17) Dec. 27 1896 & 129491 - May 10, 1877. "E" May 4, 1880

"F"
SUB. of Lots 3 & 11 of Sub. of Blk. 7 in Douse's Add. to Lemont except Lot 17 of Eulert's Sub. (see "D"). Rec. Feb. 23, 1886. Book 21, Page 36. Doc. 693293

"G"
HOSTETT'S SUB. of Blk. 7 in Douse's Add. (except Lot 17 in Eulert's Sub.) (see "D"). Rec. Aug. 3, 1883. Book 18, Page 40. Doc. 486059

"H"
BRENNAN'S SUB. of the E. 1/2 of Blk. 2 in Douse's Sub. Rec. Mar. 11, 1885. Doc. 608732.

"I"
KEOUGH & SPALDING RESUB. of Blk. 8 in Douse's Sub. Rec. Nov. 14, 1885. Book 21, Page 4. Rec. Nov. 14, 1885. Doc. 667320.

"J"
SUB. of Lot 8 in Sub. of Lots 3 & 11 (see "E"). Rec. Nov. 14, 1887. Doc. 890751

"K"
MATTHEW WARNER'S SUB. of Lot 15 in County Clerk's Sub. (see "A"). Rec. Feb. 16, 1885. Doc. 604665.

"L"
JOHN LENTZ' SUB. of Lot 11 and the W. 376 ft. of Lot 10, etc., in County Clerk's Div. (see "A"). Rec. Mar. 11, 1886. Book 21, Page 40. Doc. 697772.

"M"
CHAS. FREEHAUF'S SUB. of the W. 493.4 ft. of Lot 9 in County Clerk's Div. (see "A"). Rec. Aug. 18, 1884. Book 19, Page 39. Doc. 568067

"N"
SUB. of Lots 13, 14, & 15 in Lentz' Sub. Rec. Apr. 10, 1894. Doc. 2021743.

"O"
SUB. of Lot 9 in County Clerk's Div., except the W. 493.4 ft. (see "A"). Rec. Sep. 13, 1889. Book 38, Page 12. Doc. 1159248.

"P"
SUB. of Lots 22 to 51 in Sub. of Lot 9 (except the W. 493.4 ft.) in County Clerk's Div. (see "O"). Rec. June 23, 1893. Book 66, Page 33. Doc. 1890994.

"Q"
CONSOLIDATION of Lots 1 to 8, 19 to 36, also alleys and streets in and adjacent in Sub. of Lots 22 to 51 in Sub. of Lot 9 (see "O").
Note: Vacation by owner of the following described part of Lot 9 in County Clerk's Div., Lots 1 to 8, both incl., and the alley N. and adjacent to said Lots 1 to 8 and Lots 19 to 36, both incl., and the alley S. of and adjoining said Lots 19 to 36, also that part of Freehauf St. lying E. of the W. line of Lots 8 & 29 and that part of Margaret St. lying S. of the S. line of Freehauf St. of Sub. of Lots 22 to 51 in Sub. of Blk. 9.

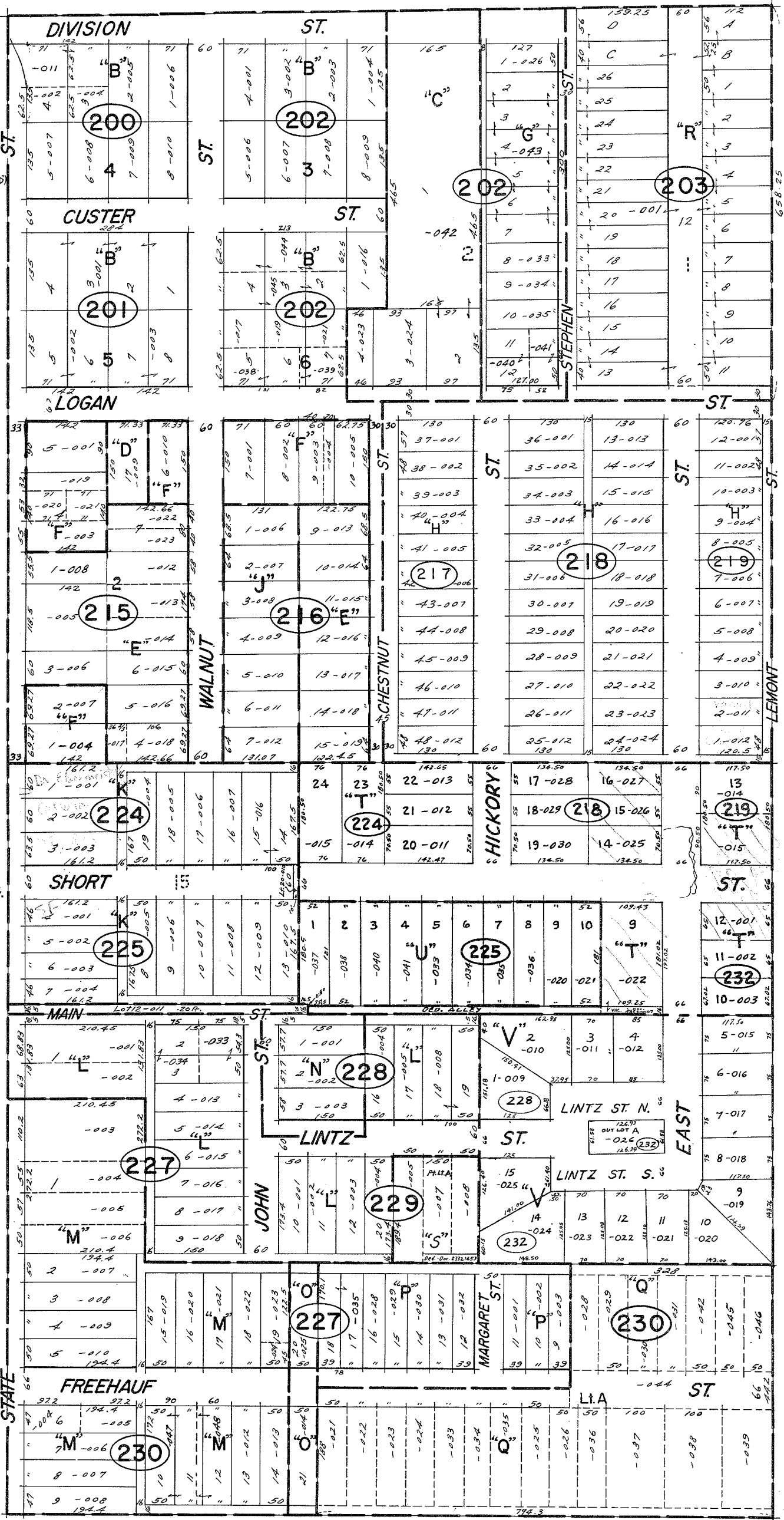
"R"
FINN'S SUB. of Blk. 1 of Douse's Add. (see "B"). Rec. July 20, 1895. B. 67 P. 3 Doc. 2251870.

"S"
J. LINTZ SUB. of that part of the Co. Clerk's Div. lying E. of the pt. already subdivided; Commencing 11 ch. 1/4 bl. N. of the center of Sec. 29, thence N. 22 3/4 ch., thence E. 20 ch., thence S. 670 ch., thence W. 16.32 1/2 ch., thence N. 440 ch., thence W. 3.68 3/4 ch. to the P.O.B. Rec. Apr. 12, 1892. Doc. 1642857.

"T"
LEMONT GARDENS SUB. of Lots 13 & 14 in County Clerk's Division of Sec. 29-37-11. (See "A") Rec. Jan. 9, 1964. Doc. 19018424

"U"
RESUB. of Lots 1 to 8 inclusive in Lemont Gardens Sub. (See "T") Rec. Oct. 27, 1964. Doc. 19281539

"V"
BELL OAKS SUB. of the W. 376 ft. of Lot 10 and all of Lot 11 (except the W. 150 ft. S. of Lintz St.) in John Lentz Sub. (See "L") Rec. Sept. 24, 1988. Doc. 88432582



Copyright 1989
THE SIDWELL COMPANY

Copyright 1976
THE SIDWELL COMPANY

Copyright 1959
JOE H. SIDWELL

Copyright renewed 1987
by THE SIDWELL COMPANY

Offer To Purchase Vacant Land

I, Curt Cepican, agree to purchase the 3 parcels that are adjacent from my house on 327 E. Logan St. Lemont IL 60439.

Pin	sq/ft
22-29-202-033	6,374
22-29-202-034	6,439
22-29-202-035	6,341

After hiring an appraiser it has come to an agreement that the land being purchased is classified as "remnant land" that is inaccessible and unbuildable. The appraiser found no comparable remnant land sales in Lemont. He then explained that remnant land has zero value except to people who own land that is adjacent to the remnant land. So the value is subjective to whatever the purchaser is willing to pay.

Using the appraisal that the Village of Lemont acquired, the 4 comparable sold properties were all vacant, buildable and with utilities. They are not remnant land that is inaccessible and unbuildable.

Out of the 4 comparable properties that were listed in the appraisal, the property at 12697 Archer Avenue, Lemont, IL (buildable, accessible, and with utilities) sold for \$0.39 per square foot.

Based on this sale, the parcels that I would like to purchase add up to 19,154 sq/ft. I would like to agree to purchase in CASH the 3 parcels listed above for \$0.39 a sq/ft

19,154 sq/ft at \$0.39 per sq ft = \$7,470.06

Curt Cepican



Date 9/24/15

327 E. Logan St.

Lemont IL 60439

Village Board

Agenda Memorandum

To: Mayor & Village Board

From: George Schafer, Village Administrator

Subject: **327 E Logan Sale of Village Property Discussion**

Date: October 15, 2015

BACKGROUND/HISTORY

Several months ago, the Village had been approached from the home owner at 327 E Logan Street to purchase Village owned vacant land that is behind (north) of his property. The area is wooded and land locked by the Village's drainage tunnel to the north, and his and his neighbor's property to the south. The homeowner is not looking to build on the property, other than a potential shed, in which he would need the additional space behind his property to accommodate a shed-like structure.

The request has taken several months to bring to the board because of the several unique aspects of this request. The land in question is part of a land mass that was donated to the Village by the Lemont Park District in 2007, to be included with the Village's potential Castle Bowl drainage project. The Village will most likely not be moving forward with this project due to project costs and a reduced need for the improvement over time. Also, before moving forward on the request, staff has confirmed with the Park District that they do not need the property for their public purposes either and have no issue with the Village selling the land.

ADVANTAGES, DISADVANTAGES OF THE ACTION:

The advantages of selling the property is that an existing maintenance obligation is removed from the Village's obligations and the property will be assessed taxes, albeit a small amount due to likely assessed valuation of the property. The Village will also receive proceeds from the sale, of which can be shared with the Lemont Park District. In addition, staff does not see a useful need for the property at this time.

The disadvantage of selling the land is that the Village loses control over the property, and it could be problematic to retrieve it in the future, should the Village need the property for a public purpose.

POTENTIAL ALTERNATIVES

The Village has the following options available with regard to this request.

1. Sell all of the requested land to the requester, which amounts to 3 parcels totaling approximately 19,154 square feet of property. (PIN Number 22-29-202-035, 034, 033 on the attached map. If the Village was amenable to this option, the Village would also need to formally reach out to the owner of the neighbor's property as well. However, it does not appear the other property owner is interested at this time.
2. Sell a portion of the land, either 1, 2 parcels, or subdivide the parcels to line up with the property owner's existing west property line.
3. Deny the entire request for sale of property.

RECOMMENDATION

Because there is not a public need for the property at this time, the Village will be able to remove a maintenance obligation, and the property can become taxed going forward, staff recommends the sale of the at least a portion of the property requested. To prevent against issues in the future regarding this property "flagging" behind other private property, the Board may want to examine the opportunity to subdivide the land before selling.

ACTION REQUIRED

The item is up for discussion purposes only. If the Board is amenable to the request, the Village can finalize pricing and other items relating to the sale.

ATTACHMENTS

1. Map of Area

Cook County CookViewer Output



1:1200

Jason Berry

From: Jeffrey Stein
Sent: Monday, March 13, 2017 12:55 PM
To: Curt Cepican
Cc: Christina Smith; George Schafer
Subject: 327 Logan -- Escrow Check for Property Vacation
Attachments: 327 Logan St, Lot Purcahse.pdf

Mr. Cepican,

Chris Smith will set up an account once you have had a chance to read the following and confirm its accuracy. You (Mr. Cepican) will be coming in with \$7500 to put in escrow for the out of pocket costs of the Village to vacate certain property to you. That property is the property located on the eastern side of the black dotted line in the shaded PINS labeled 612, 615, 620. You are aware that the Village may freely draw from this escrow to pay for the Village's out of pocket costs for those services that the Village determines are necessary (legal, engineering, appraisals, title insurance, etc.) to finalize this transaction. You will replenish the escrow in the unlikely event that is necessary. You understand that all unused funds will be returned to you in the form of a check, without interest. Further, you understand that this escrow is not the only payment that will need to be made to the Village as it is not fair market value of the property which was estimated at \$.67 a square foot.

Finally, you understand that I am not your attorney and do not represent you or your interests in this matter. You have not hired his own attorney at this time.

Mr. Cepican please confirm the information and your understanding of this sale as I have described it above. I will ask that you sign the same prior to you dropping off your check. Please feel free to come in any time today during regular business hours and ask for Chris Smith.

Jeff

Jeffrey M. Stein
Corporation Counsel/Deputy Village Administrator

Village of Lemont | 418 Main Street | Lemont, IL 60439 p 630.257.1590 | f 630.243.0958 jstein@lemont.il.us
| www.lemont.il.us

This message is intended only for the use of the person or entity to whom it is addressed and may contain information that is privileged, confidential, and exempt from disclosure under applicable law. If the reader of this message is not the intended recipient <mailto:jstein@lemont.il.us> or the employee or agent responsible for delivering the message to the intended recipient, you are hereby notified that any dissemination, distribution or copying of this communication is strictly prohibited. If you have received this communication in error, please notify the sender immediately by return e-mail.

-----Original Message-----

From: Curt Cepican [mailto:curtcepican@gmail.com]
Sent: Monday, March 13, 2017 12:14 PM
To: Jeffrey Stein <jstein@lemont.il.us>
Subject: Escrow account

Hello Jeff, I will have the \$7500 certified escrow check today. When can I meet with you to open an escrow account?

Thank you, Curt

This email has been scanned for spam and viruses by Proofpoint Essentials. Visit the following link to report this email as spam:

https://us1.proofpointessentials.com/index01.php?mod_id=&mod_option=gitem&mail_id=89425249-he3YLLaRdtml&r_address=tein%40lemont.il.us&report=



Legend

- Village Owned Properties
- Parcels

702

HICKORY ST

320

E LOGAN ST

EAST ST

VILLAGE BOARD

Committee of the Whole Meeting Minutes

January 8, 2018 – 7:00 PM

Lemont Village Hall - 418 Main St. - Lemont, IL 60439

I. Call to Order

Mayor Pro-Tem Rick Sniegowski called the COW Meeting to order at 7:00 p.m. (Mayor Egofske, absent, and arrived at 7:15 p.m.)

II. Roll Call

Present were Trustees, Blatzer, Kwasneski, Maher, McClafferty, Sniegowski and Stapleton. Mayor Egofske, absent. Also present were George Schafer, Kay Argo, Jason Berry, Marc Maton, Linda Molitor and Chris Smith.

III. Discussion Items

A. Strategic Planning Kick-Off / Initial FY 18-19 Budget Discussion

A consultant from the Northern Illinois University Center for Governmental Studies has been working with staff in preparation for the upcoming Strategic Planning sessions. The Strategic Planning process was presented to the Board on how the Village Board and staff will work together to develop the next strategic plan. The question was asked if the old plan should be looked at. The response was that it is okay to look at the previous set of priorities to see where we have been, but to look at things that are a priority today. The environmental scan material that staff had been compiling was reviewed to aid in the planning process.

(Mayor Egofske arrived at 7:15 PM.)

B. 16727 Pasture Drive Shed Variation – This item was postponed to a future COW Meeting.

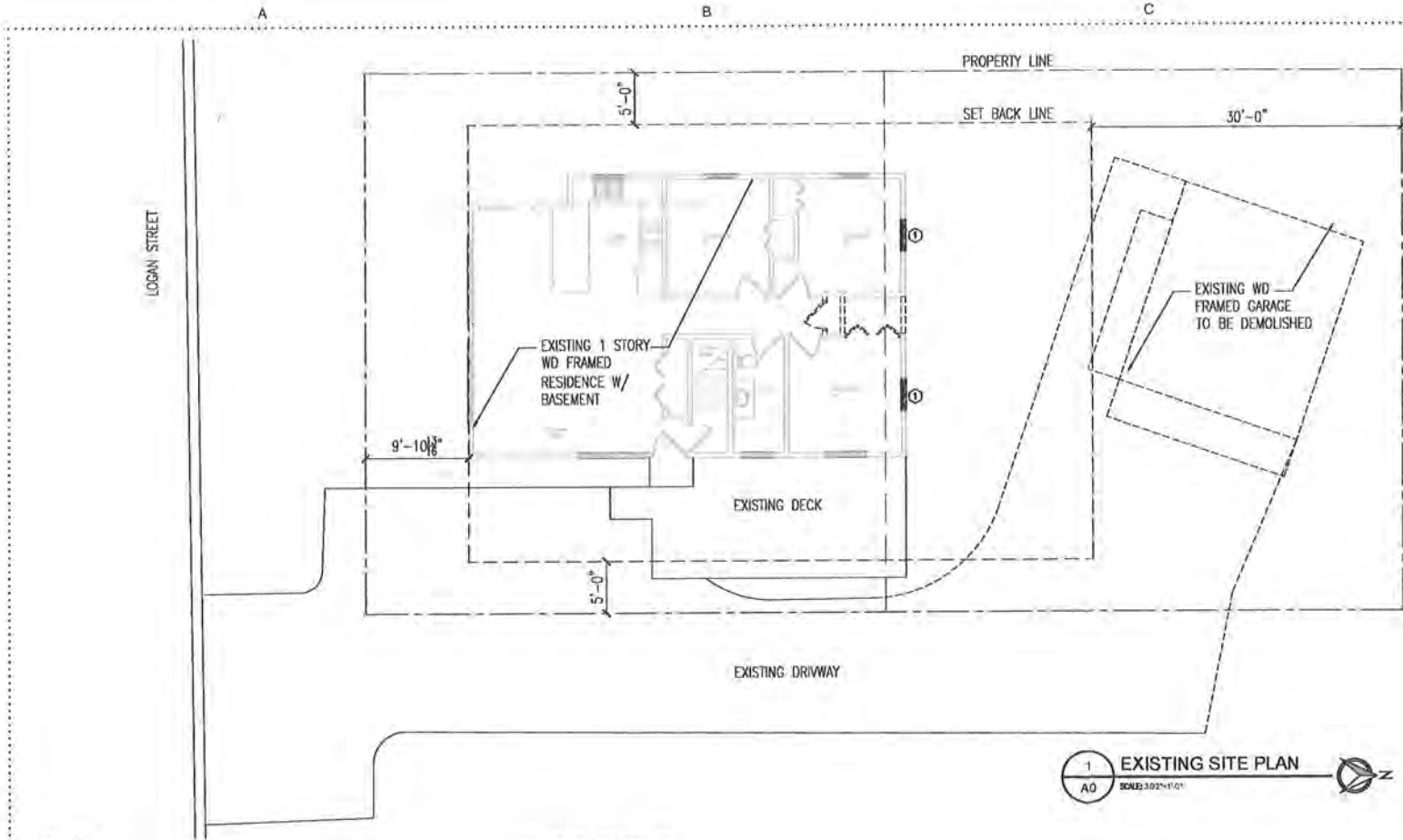
C. Discussion of the Potential Sale of Village Owned Property located at 327 E. Logan Street

The Village owns property behind a lot at 327 E. Logan St. The homeowner at 327 E. Logan Street previously inquired about purchasing three of the parcels. An appraisal was done, and the homeowner did not want to pay the appraisal amount. Since that time, the homeowner inquired about purchasing the one Village owned lot directly behind his lot. **The discussion with the new Board resulted in not wanting to sell the property at this time.**

IV. Unfinished Business

V. New Business

A. Inquiry for Potential Annexation Baileys Crossing and Archer Ave. – There is an inquiry on an unincorporated parcel of property as to whether it could be annexed into the



- Legend
- ① REMOVE EXISTING WINDOW
 - ② NEW WOOD FRAMED SUBSTRUCTURE
 - ③ NEW WALDORE

Date: _____

PROJECT: **Cepican Residence**
 327 East Logan
 Lemont, IL

existing site plan

A0.1

ZONING: R-4-A
 Min Lot Size: 5,000 sf
 Min Lot Width: 45'-0"

Front Yard Set: Setback shall be 25 ft, unless subject lot is part of a block face where at least 50% of the lots are improved with principal buildings having a front yard depth of less than 25 ft, the minimum setback shall be the average of principal buildings on adjacent lots. The burden of proof for determining the 50% requirement and providing information for the average shall be on the applicant. (O-10-14)

Side Yard: Minimum side yard depth in the R-4 zoning district shall be based on the width of the lot as follows: If the lot width is 80 feet or greater, the minimum depth of each side yard shall be 15 feet; if the lot width is less than 80 feet but greater than 55 feet, the minimum depth of each side yard shall be 16.5% of the lot width; if the lot width is 55 feet or less, the minimum depth of each side yard shall be 12% of lot width or five feet, whichever is greater. (Exist Lot Width: 52 x 12% = 6.24 > 5) **Side Yard to be 5'-0"**

Rear Yard: 30ft

Max Building Height: 33'-0"
 Existing: 13'-6"
 Proposed: 21'-0"

Max Lot Coverage: 65%
 Existing Total Lot SF= 5200SF (5200X.65= 3,380 Allowed)

Max Floor Area: Each primary structure within the R-4A shall conform to a maximum floor area allowance. The maximum floor area allowance is determined as follows: (lot area square footage x 0.16) + 1,600 = maximum floor area
 (5200sf x 0.16 = 832) + 1600 = **2,432 sf**

Existing Main Floor:	1115 SF	Proposed Main Floor:	1085 SF
Existing Basement:	1088 SF	Proposed Garage:	1085 SF
		Total:	3285 sf

For attached garages, the total width of all garage doors shall not exceed 22 feet or 58% of the dwelling's street-side elevation, whichever is less.

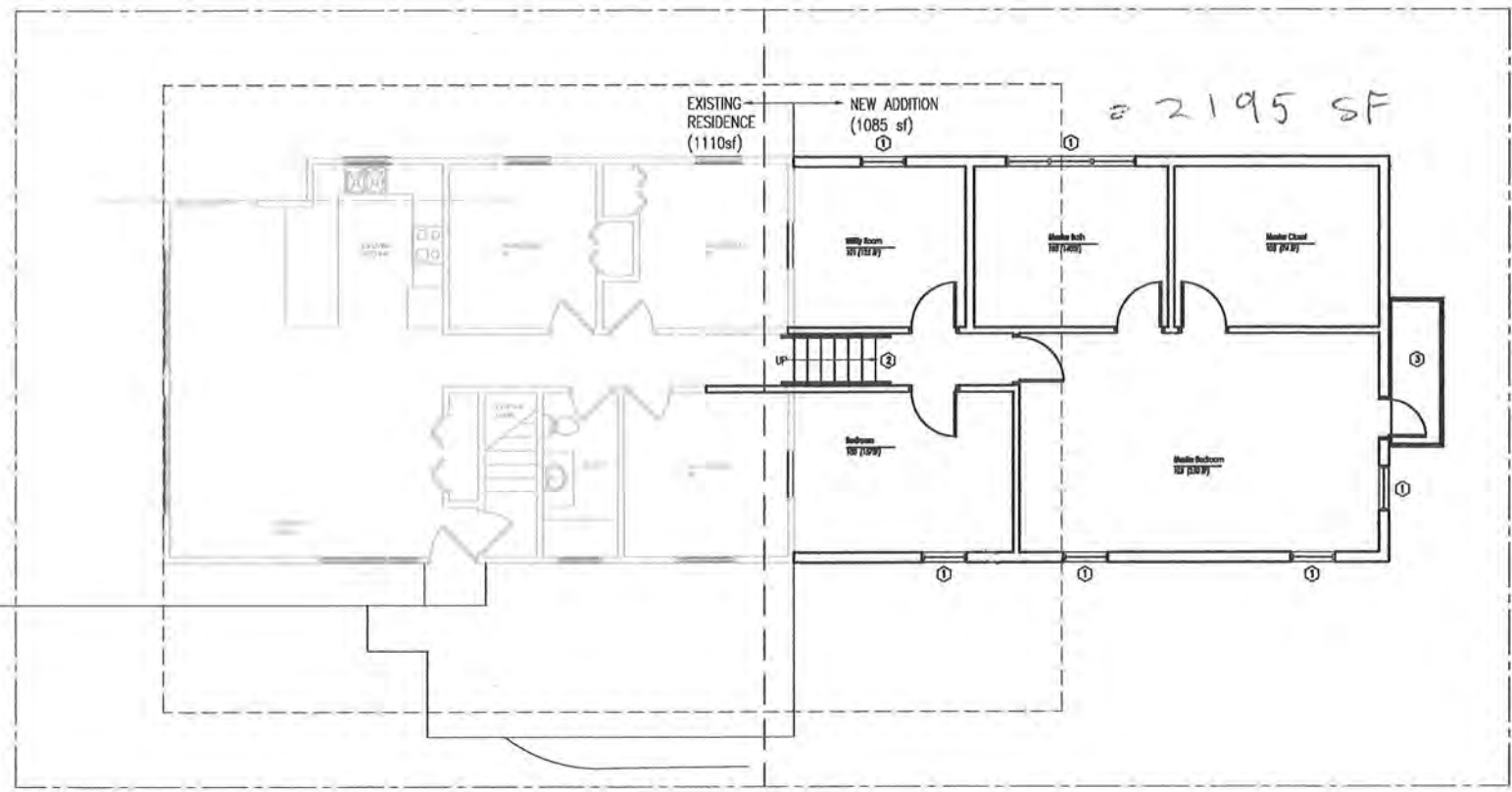
A

B

C

EXTERIOR WALL CONSTRUCTION TO BE: 2" X 4" STUDS W/ 1/2" GYPSUM BOARD ON 3/4" EXTERIOR OSB SHEATHING. ALL POLY OVERLAP & TAPE ON 2" X 4" WOOD STUDS @ 16" O.C.
 W/ 1/2" BATT INSULATION ON 3/4" GYPSUM BOARD
 EXTERIOR FLOOR FINISHING SHALL BE: 3/4" TO 1" DED. CONSTRUCTION ON 1/2" X 1/2" RAISE @ 16" O.C.
 FLOOR CONSTRUCTION TO BE: 3/4" DOME TILE OR 3/4" WOOD FLOOR ON 3/4" SUB FLOOR ON 16" WOOD TRUSS @ 16" O.C.

- General Notes
- ① NEW WINDOW
 - ② NEW W/DO FRAMED DOORS/WINDOWS
 - ③ NEW BALCONY



Date: _____

PROJECT: **Cepican Residence**
 327 East Logan
 Lemont, IL

floor plans

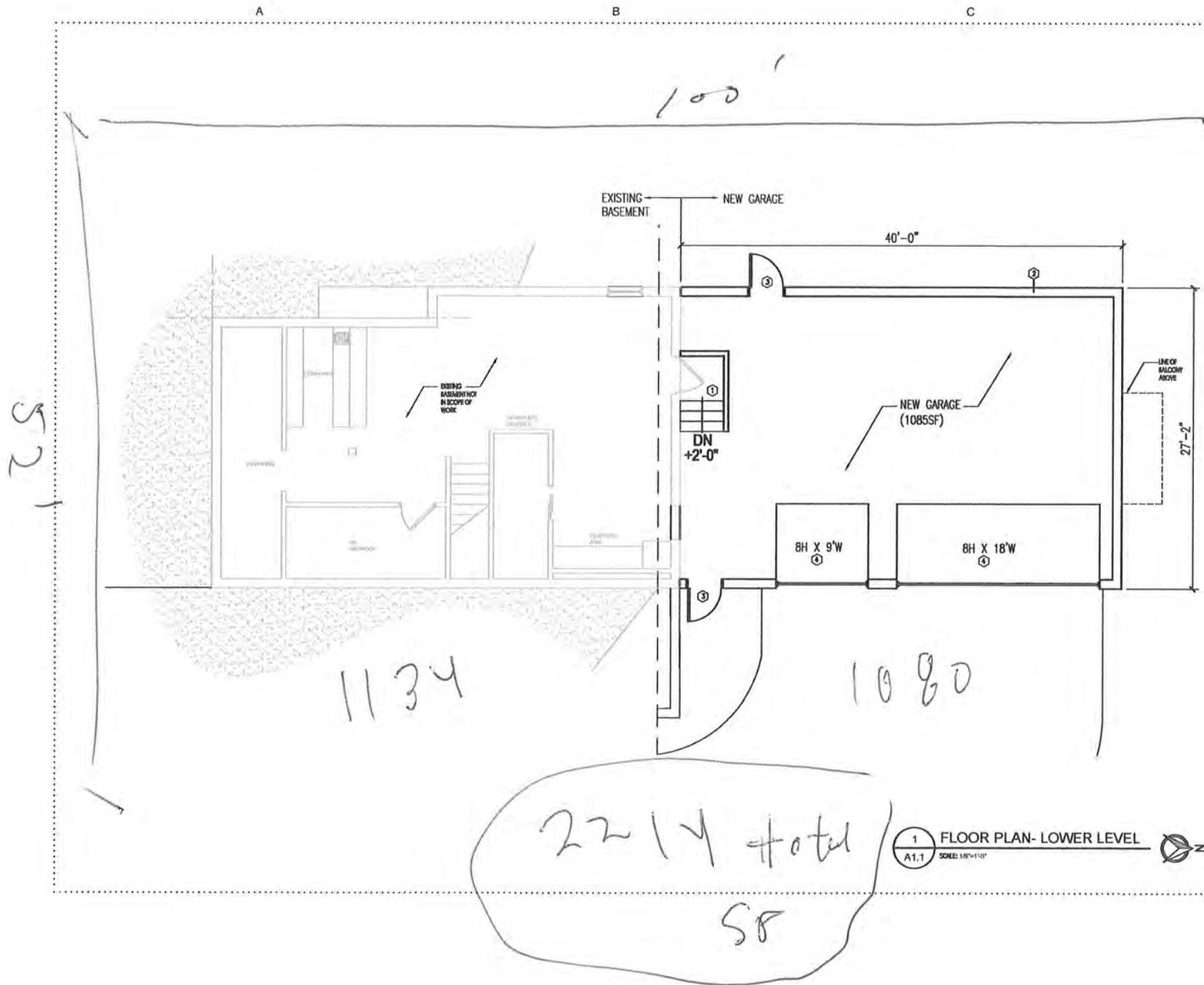
A1.0

LOT SF: 5200

R4A MAX FLOOR AREA = 2432 SF

1 FLOOR PLAN- MAIN FLOOR
 A1 SCALE: 1/8"=1'-0"





- General Notes
- ① NEW CONC. SLAB W/ REBAR AS REQ.
 - ② NEW NEW 2x10 FLOOR JOIST WALL ON CONC. FOUNDATION WALL W/ REBAR AS REQUIRED
 - ③ NEW #4X8' EXTERIOR DOOR
 - ④ NEW GARAGE DOOR

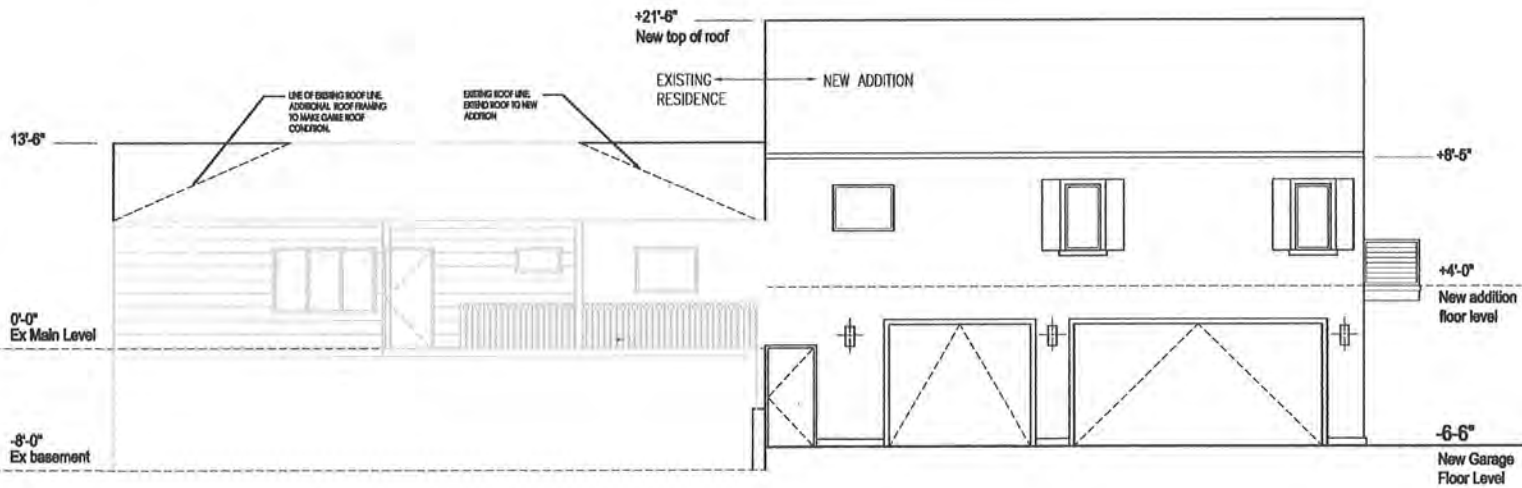
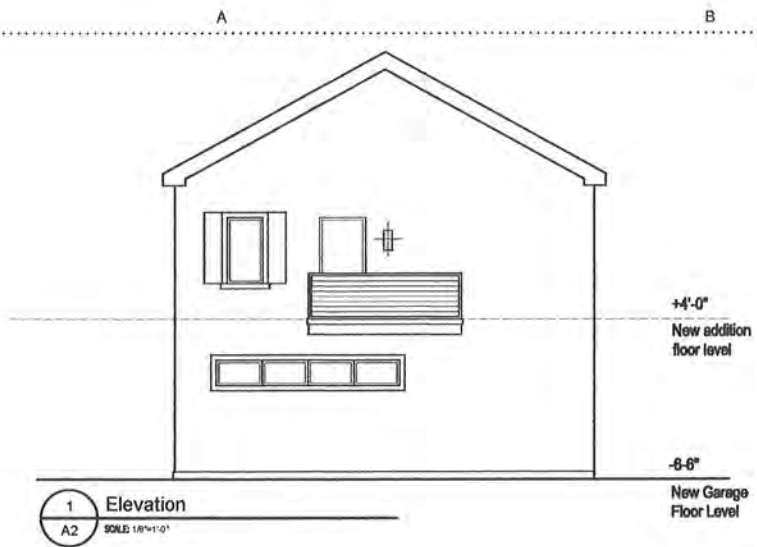
Date: _____

PROJECT: **Cepican Residence**
 327 East Logan
 Lemont, IL

floor plans
 basement/garage

A1.1

1 FLOOR PLAN- LOWER LEVEL
 A1.1 SCALE: 1/8"=1'-0"



2 Elevation
A2 SCALE: 1/8"=1'-0"

Date:

PROJECT: **Cepican Residence**

327 East Logan
Lemont, IL

proposed elevation

A2.0

EXHIBIT: PZC MINUTES

Chairman Spinelli said in Rolling Meadows Phase III A the outlot designation is still showing up on this drawing. The applicant's engineer would have to correct that before coming back for Final Plat. He asked if any of the Commissioners had any further questions or comments. None responded.

Plan Commission Recommendation

Commissioner McGleam made a motion, seconded by Commissioner O'Connor to recommend to the Mayor and Board of Trustees approval of Case 18-02 New Horizon Homes Rezoning for 127th Street and Rolling Meadow Drive with the following conditions:

1. Landscape berm and screening along the north property line, which will put it north of the stormwater detention area.
2. No access easement onto Rolling Meadow Drive for Lots 1 and 19.
3. The keywalks at Rolling Meadow Drive be removed.
4. Lot 19 needs to have a garage left.
5. Typical lot side yard setbacks need to be consistent throughout the Plan.
6. In lieu of impact fees, work with the Park District on open space site improvements on the Park District property that was recently purchased from tollway.

A roll call vote was taken:

Ayes: McGleam, O'Connor, Cunningham, Plahm, Spinelli

Nays: None

Motion passed

Findings of Fact

Commissioner McGleam made a motion, seconded by Commissioner Cunningham to authorize the Chairman to approve the Findings of Fact for Case 18-02 as prepared by staff. A voice vote was taken:

Ayes: All

Nays: None

Motion passed



B. 18-05 327 E. Logan Street Addition Variations for Rear Setback Encroachment, Size of the Attached Garage Greater than 10% of Lot Area, and Driveway Width Greater than 22 Feet

Chairman Spinelli called for a motion to open the public hearing for Case 18-05.

Commissioner McGleam made a motion, seconded by Commissioner Cunningham to open the public hearing for Case 18-05. A voice vote was taken:

Ayes: All

Nays: None

Motion passed

Staff Presentation

Jason Berry, Community Development Director, said 327 E. Logan has some unique history with the Village. The owners had approached the Village back in 2015 to purchase three vacant lots that are adjacent to their property. The lots are owned by the Village and acquired through the Park District for drainage. There was a planned stormwater project that never materialized. The Village started working with the owners on an acquisition and the Village did have the property appraised. In March or April of 2017 both parties had agreed upon a purchase price of .67 cents a square foot. When it went to Committee of the Whole (COW) in January, the new Mayor and Board decided that they did not want to sell the property. Staff was encouraged to work with the owners in regards to a variation.

The purpose of them purchasing the property was for them to build an addition that would not require the rear yard setback variation. The detached garage is about three feet off the rear lot line. They are proposing to attach the garage and build living space above the attached garage. Since it will be part of the principle structure they will be encroaching on the rear yard setback. Included are some preliminary plans and the applicants are contacting architects now.

Mr. Berry stated the existing property has a unique driveway. There was a vacation of a Stephen Street right-of-way. He believes that this driveway is part of that vacation. Their own survey shows a vacated 16 foot alley. Staff believes that they do have rights to the driveway, but there is still a little bit of confusion that needs to be addressed. R-4A lots tend to be smaller and there are regulations restricting a driveway to 22 feet which limits homeowners to a two car garage. Generally, these are for frontload garages, but given the configuration of this lot there is ample room to have a wider driveway and a three car garage without much impact to the community. There is a topography included which show a nine or ten foot drop from Logan to the back of the yard.

Chairman Spinelli asked since this addition is going to have livable space above the garage, is this action of exceeding 10 foot of the lot area for garage necessary.

Mr. Berry said it is a good point. It was included as part of the floor area ratio calculations and it met those and lot coverage.

Chairman Spinelli said if it is not needed then it should be taken off. He then verified that the garage is three and half feet off the property line.

Mr. Berry stated that is correct and given the sketch from the architect the new addition would be about eight feet off the property line.

Chairman Spinelli said in one of the drawings it showed a potential deck coming off of a master bedroom. He asked if steps would be allowed to come off of that deck.

Mr. Berry stated steps would not be allowed.

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

Commissioner McGleam asked if there was a creek that ran through there.

Mr. Berry said there is a drainage channel with limestone.

Commissioner McGleam asked if the parcels are buildable that have not been built on.

Mr. Berry stated it is hard to say.

Chairman Spinelli asked if there were any further questions from the Commission for staff. None responded.

Applicant Presentation

Curt Cepican, applicant, said in regards to the vacated alley, when they first moved in they had the survey done and it showed that it was a vacated 16 foot alley. The garage was put up in 1980 according to the permit from the Village. When he inquired further with the Village about the driveway, the Village stated it was their neighbors. He asked his neighbors and they stated it was not theirs.

Chairman Spinelli stated when alleys or roads are vacated typically half goes to one neighbor and the other half to the other. He recommends he does get this figured out now.

Mr. Berry said Stephen Street was vacated in 1996.

Chairman Spinelli stated there should be a recorded document somewhere vacating that right-of-way for the alley. That document should show who benefited from it. If it does show that the neighbors own it, then they will have to work with the neighbor trying to get an easement from them or get that parcel from them. He normally does not like putting a structure so close to a property line. However, it doesn't appear that anytime in the near future that the property will be built with a home.

Commissioner McGleam asked if all of the utilities are fed from Logan Street.

Mr. Cepican said there are no utilities in the back.

Chairman Spinelli asked if any of the Commissioners had any further questions for the applicant. None responded. He then asked if there was anyone in the audience that wanted to speak in regards to this public hearing.

Public Comment

Chuck Cicora, 309 Logan Street, said he is in support of this Case. The views from Logan Street will not be affected at all. The land behind them is not being maintained.

Sandra Leach stated she is the neighbor to the east of the applicant. She has owned her property since 1999 and has enhanced the area. She feels that is what they are doing and is in support of the applicant. She then gave a brief history of the property.

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

Commissioner McGleam made a motion, seconded by Commissioner Cunningham to close the public hearing for Case 18-05. A voice vote was taken:

Ayes: All

Nays: None

Motion passed

Plan Commission Discussion

Chairman Spinelli asked if there were any further questions or comments from the Commission. None responded. He then called for a motion for recommendation.

Plan Commission Recommendation

Commissioner McGleam made a motion, seconded by Commissioner Cunningham to recommend to the Mayor and Board of Trustees approval of Case 18-05 327 E. Logan Street Addition Variation for Rear Setback Encroachment, Size of the Attached Garage Greater than 10% of Lot Area, and Driveway Width Greater than 22 Feet. A roll call vote was taken:

Ayes: McGleam, Cunningham, O'Connor, Plahm, Spinelli

Nays: None

Motion passed

Findings of Fact

Commissioner McGleam made a motion, seconded by Commissioner Cunningham to authorize the Chairman to approve the Findings of Fact for Case 18-05 as prepared by staff. A voice vote was taken:

Ayes: All

Nays: None

Motion passed

IV. ACTION ITEMS

None

TO: Village Board
FROM: George J. Schafer, Village Administrator
SUBJECT: A Resolution Approving a Cooperative Fishery Management Agreement
Between the Illinois Department of Natural Resources and the Village of Lemont
DATE: May 7, 2018

SUMMARY/BACKGROUND

For several years, the Village has been investigating the opportunity to partner with the Illinois Department of Natural Resources (IDNR) to help manage the fishing environment in the Heritage Quarries Recreation Area (HQRA). The IDNR has recently updated its template policy and is ready to start the program with the Village when executed. Staff, legal and the Heritage Corridor & Outdoor Recreation Commission have reviewed the agreement. We have also discussed it with the Forge at Lemont Quarries group who has an interest in at least two of the quarries for future development and programming.

The cooperative agreement is the first step in a comprehensive program charged with improving the fishing in the Quarry areas. Once approved by the Village, the IDNR will put the Heritage Quarry Recreation Area into their program for enforcement programming beginning in Spring of 2019. In the interim, the next steps would be for the IDNR to survey the lakes and establish detailed regulations and enforcement policies. The program and enforcement is free of charge to implement. Should cost sharing for recommendations be made by the IDNR, the Village would have to approve those recommendations. Once the program is established, the Village Board can approve specific rules for the IDNR to assist in enforcement, per IDNR's recommendations. At this time, the agreement is simply to start the program and does not include detailed rules, per recommendation from the IDNR.

The agreement will be for all publicly held quarries except for the two quarries south of the I&M Canal as depicted in the map exhibit to the agreement. The Forge group has license rights over these parcels and has asked the quarries to be exempted from the agreement due to potential conflicts that could arise from their programming. Lemont Township, the owner of the quarries has no objection to this request.

STAFF RECOMMENDATION

Staff recommends the Village Board enter into an agreement with the IDNR for a cooperative fishing agreement.

BOARD ACTION REQUESTED

Motion to Approve Resolution



Resolution No. _____

A Resolution Approving a Cooperative Fishery Management Agreement between the Illinois Department of Natural Resources and the Village of Lemont

WHEREAS, the Village of Lemont (“Village”) owns and maintains certain real property commonly referred to as the “Heritage Quarries Recreation Area;” and

WHEREAS, the Heritage Quarries Recreation Area provides a variety of recreational activities and opportunities to Village residents and the general public, including but not limited to sport fishing; and

WHEREAS, the President and Board of Trustees hereby desire to enter into a Cooperative Fishery Management Agreement with the Illinois Department of Natural Resources to enhance and perpetuate the aforementioned fishing opportunities (“Cooperative Fishery Management Agreement”), a copy of which is attached hereto as Exhibit A and is incorporated herein by reference.

NOW THEREFORE, BE IT RESOLVED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF LEMONT, COOK, DUPAGE, & WILL COUNTIES, ILLINOIS as follows:

SECTION ONE: The foregoing findings and recitals, and each of them, are hereby adopted as Section One of this Resolution and are incorporated by reference as if fully set forth herein.

SECTION TWO: The Cooperative Fishery Management Agreement attached hereto as Exhibit A is hereby approved.

SECTION THREE : The Village President, Village Clerk, and/or Village Administrator are hereby authorized to execute the Cooperative Fishery Management Agreement, and to make minor changes to the document prior to execution that do not materially alter the Village’s obligations, and to take any other steps necessary to carry out this Resolution.

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

PASSED AND APPROVED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF LEMONT, COUNTIES OF COOK, WILL AND DUPAGE, ILLINOIS on this 13th day of May, 2018.

PRESIDENT AND VILLAGE BOARD MEMBERS:

	AYES:	NAYS:	ABSENT:	ABSTAIN
Debby Blatzer	_____	_____	_____	_____
Ryan Kwasneski	_____	_____	_____	_____
Dave Maher	_____	_____	_____	_____

Ken McClafferty
Rick Sniegowski
Ron Stapleton

JOHN EGOFSKE
President

ATTEST:

CHARLENE M. SMOLLEN
Village Clerk

EXHIBIT A

Cooperative Fishery Management Agreement

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

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

1. The IDNR recognizes that the Heritage Quarries Recreation Area is used for several purposes, including but not limited to: 1) the restoration of biologically diverse habitat, 2) the ongoing management and enhancement of high-quality and ecologically complex wildlife habitat, 3) the implementation of research on how these natural ecosystems may be restored, and 4) the provision of educational and/or recreational opportunities for low-impact activities that benefit the public. Any fisheries management program must not conflict with these purposes.
2. The enclosed agreement applies to the publicly owned Quarries as identified in Exhibit A (attached).
3. Village of Lemont shall issue and promulgate rules and regulations. Such regulations may be issued at a later date, subject to recommendations arising out of the program
4. Village of Lemont shall make fishing available free of charge to the public during normal operational time periods.
5. Village of Lemont will work with the IDNR as IDNR develops and implements the fishery management recommendations including, but not limited to: aquatic vegetation management, fish population control, utilizing fish toxicants, and securing adequate numbers and species of fish for stocking purposes.
6. The IDNR, under the authority of the Illinois Fish and Aquatic Life Code, 515-ILCS 5/1-155 and associated administrative rules, 17 Ill. Adm. Code Part 810, will be responsible for establishing and enforcing rules and regulations pertaining to:
 - a. Special fish harvest regulations (Administrative Rules) regarding size and/or creel limits;
 - b. The Illinois Boat Registration and Safety Act; and
 - c. Permitting of tagged and extended duration fishing tournaments.
7. The IDNR and Village of Lemont are jointly responsible for the decision to implement special management actions, including but not limited to lake level drawdowns and/or the use of fish toxicants as part of fish population rehabilitation should it become necessary.
8. Village of Lemont is solely responsible for purchasing fish toxicants to rehabilitate fish populations once a permit to purchase toxicants has been issued by the IDNR.
9. The IDNR is responsible for:
 - a. The development and implementation of fishery management recommendations based upon appropriate bio-surveys;
 - b. The implementation, coordination, and public communication of any fish salvaging or capture operations during remediation efforts;
 - c. Helping to provide fish stocks as needed to improve or maintain sport fishing; any such stockings will be in accordance with the division of Fisheries' statewide management program and stocking priorities, and upon the annual availability of such fishes;
 - d. Application of chemicals or toxicants purchased by Village of Lemont pursuant to paragraph 7 above.

- 10. To accomplish its responsibilities under this agreement:
 - a. The employees, officers and agents of the IDNR shall have full access to affected lands and waters; shall have the cooperation of Village of Lemont in such efforts; and shall have other rights consistent with its management responsibility;
 - b. Patrols to the lakes (quarries) and points of public access to the lakes (quarries) on land will be scheduled at the discretion of the IDNR as time and manpower permit.
- 11. This agreement shall be effective on the date of signing by all persons signatory to the agreement and remain in effect until December 31, 2026 but may be terminated either by Village of Lemont or the Illinois Department of Natural Resources after a written notice of 30 days. This agreement may be renewed every 10 years starting December 31, 2026, subject to review and approval by Village of Lemont and IDNR. This agreement shall not be amended unless expressly stated by all parties.
- 12. The Illinois Department of Natural Resources is subject to Title VI of the Civil Rights Act of 1964 and Section 504 of the Rehabilitation Act of 1973, and offers all persons the opportunity to participate in programs or activities regardless of race, color, national origin, or disability. Further, it is agreed that no individual will be turned away from any activity that is directly associated with a program of the United States Department of the Interior, Fish and Wildlife Service, on the basis of race, color, national origin, or disability. A violation of this assurance may become reason to nullify this Cooperative Fishery Management Agreement.
- 13. Each Party shall defend, indemnify and hold harmless the other Party, including their respective officers, officials, employees, representatives, agents, successors and assigns, from and against any and all third party claims, demands, costs, liabilities, losses, expenses and damages (including reasonable attorneys' fees and court costs) to the extent arising out of or connected to (a) the wrongful or negligent acts, errors or omissions of the indemnifying Party; or (b) any breach of the indemnifying Party's obligations set forth in this Agreement. All indemnification obligations set forth herein shall survive termination of this Agreement, for whatever reason.
Neither Village of Lemont nor its employees, agents or subcontractors shall be deemed to be an agent of the State of Illinois or the IDNR.

RECOMMENDED _____
 Chief, Division of Fisheries Date

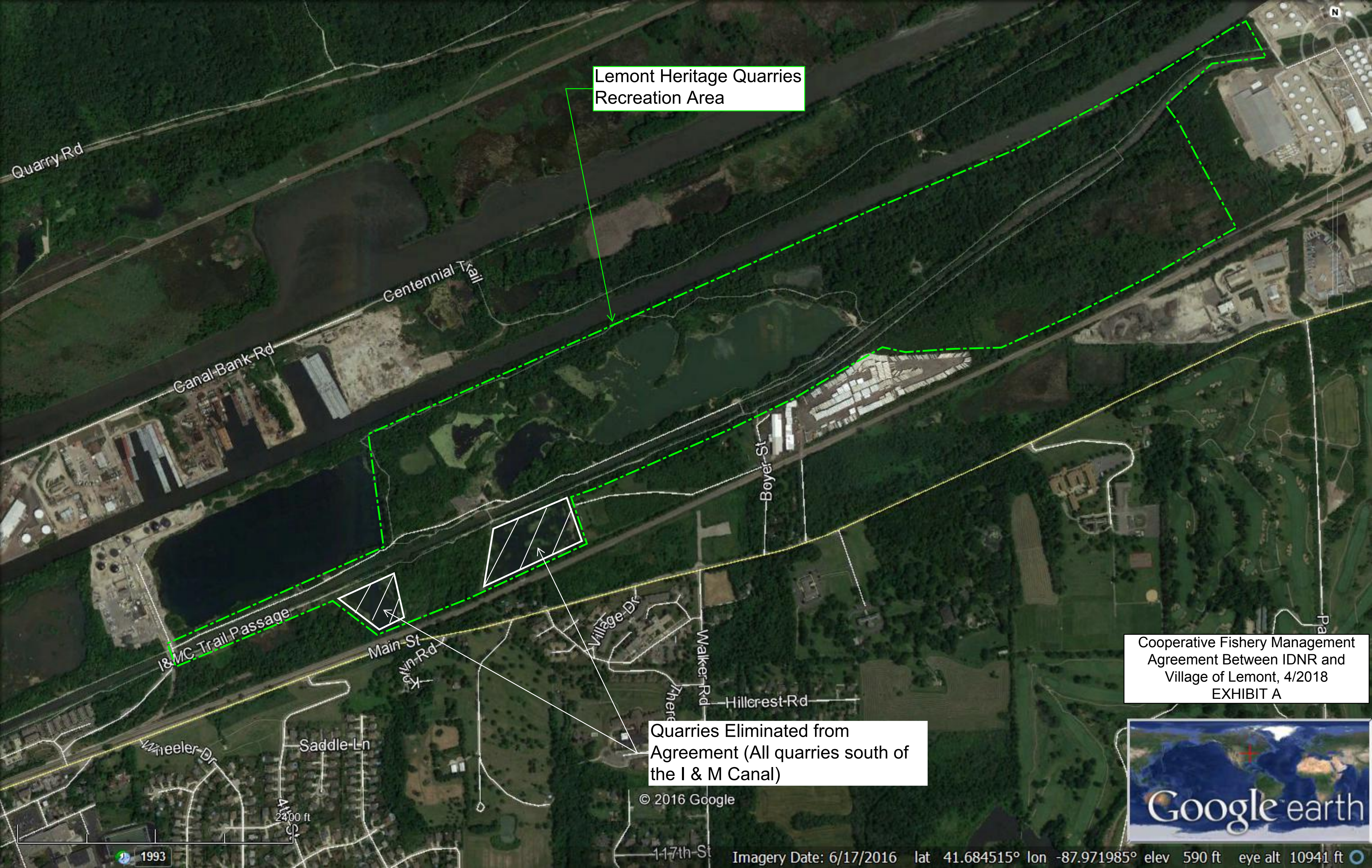
APPROVED _____
 Director, Illinois Department of Natural Resources

APPROVED _____
 Village of Lemont Date

Lemont Heritage Quarries
Recreation Area

Cooperative Fishery Management
Agreement Between IDNR and
Village of Lemont, 4/2018
EXHIBIT A

Quarries Eliminated from
Agreement (All quarries south of
the I & M Canal)



© 2016 Google

Imagery Date: 6/17/2016 lat 41.684515° lon -87.971985° elev 590 ft eye alt 10941 ft

1993

TO: Mayor John Egofske
Village Board of Trustees

FROM: Ralph Pukula, Public Works Director

SUBJECT: 2018 MFT Resurfacing Program
MFT Section No. 18-00000-01-GM

DATE: 05/14/18

SUMMARY/ BACKGROUND

Six (6) bids were received on April 26, 2018 at 10:00 am for the 2018 MFT Resurfacing Program, MFT Section No. 18-00000-01-GM. Work consists of HMA surface removal and resurfacing; HMA surface course; Class D patches; combination curb & gutter removal and replacement; Village-wide thermoplastic pavement marking installation. The total low bid was from P.T. Ferro Construction Co., which bid was in the amount of \$299,922.00.

ANALYSIS

2014 Strategic Plan. This program is consistent with the Quality Infrastructure Strategic Priority.

Budget. The project is consistent with the Village's 5-Year Capital Plan and is included in the FY18 budget.

STAFF RECOMMENDATION

Award of the 2018 Water Main Replacement project, to P.T. Ferro Construction Co., P.O. Box 156, 700 S Rowell Avenue, Joliet, IL 60434, based on their total bid amount of \$299,922.00.

BOARD ACTION REQUESTED

Approval of Resolution awarding the contract to P.T. Ferro Construction Co.

ATTACHMENTS

- Resolution Authorizing award of contract for 2018 MFT Resurfacing Program 18-00000-01-GM.
- Exhibit A Contract.
- Exhibit B Letter of award recommendation, bid tabulation listing the bid received, including the company name, address, and amount of bid, and project location map

**A Resolution Authorizing Award of Contract for 2018 MFT Resurfacing Program
18-00000-01-GM**

WHEREAS, the Village of Lemont requires that the 2018 MFT Resurfacing Program, be completed; and

WHEREAS, the Village seeks to utilize the construction firm of P.T. Ferro Construction Co. for such work; and

WHEREAS, P.T. Ferro Construction Co. submitted a low bid for such work in the amount of \$299,922.00, 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 14th day of May, 2018.

PRESIDENT AND VILLAGE BOARD MEMBERS:

	AYES:	NAYS:	ABSENT:	ABSTAIN
Debby Blatzer	_____	_____	_____	_____
Ryan Kwasneski	_____	_____	_____	_____
David Maher	_____	_____	_____	_____
Kenneth McClafferty	_____	_____	_____	_____
Rick Sniegowski	_____	_____	_____	_____
Ronald Stapleton	_____	_____	_____	_____

JOHN EGOFKSKE
President

ATTEST:

CHARLENE M. SMOLLEN
Village Clerk

Contract for 2018 MFT Section 18-00000-01-GMResurfacing Program.

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 P.T. Ferro Construction Company., PO Box 156, 700 S Rowell Avenue, Joliet, IL 60434. 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 MFT Resurfacing Program 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
By _____
Charlene M. Smollen, Clerk George Schafer, Village
Administrator

(S E A L)

Party of the Second Part

(If a Corporation)
Corporate
Name P.T. Ferro Construction Company
By _____
Secretary President
(Corporate Seal) (If a Co-Partnership)

Partners doing Business under the name
of _____
(If an Individual)
_____ (SEAL)



April 27, 2018

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

Re: **2018 MFT Resurfacing Program**
Rolling Meadows Unit 1 & Unit 2 Resurfacing
MFT Section No. 18-00000-01-GM

Dear Ralph:

Listed below and on the attached *Tabulation of Bids* are the results of the April 26, 2018, bid opening for the above-captioned project. Six (6) bids were received and checked for accuracy, with an error found in one bid, which did not affect the bid order. A summary is as follows:

P.T. Ferro Construction	\$ 299,922.00
Austin Tyler Construction	302,869.93
Brothers Asphalt Paving	319,534.60
M&J Asphalt Paving	332,972.22
K-Five Construction	335,138.48
Lindahl Brothers	338,088.10
Engineer's Estimate.....	\$ 434,803.30

The low bid submitted by P.T. Ferro Construction, in the amount of \$299,922.00, is \$134,881.30 (31.02%) under the Engineer's Estimate of \$434,803.30. P.T. Ferro Construction performed the work on the Village's 2017 MFT Resurfacing project and their performance and workmanship were satisfactory. Therefore, we recommend that the Contract be awarded to **P.T. Ferro Construction Co., P.O. Box 156, 700 S Rowell Avenue, Joliet, IL 60434**, in the amount of **\$299,922.00**.

Should you have any questions concerning this matter, please do not hesitate to contact me.

Sincerely,

NOVOTNY ENGINEERING

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

JLC/ce
Enclosure

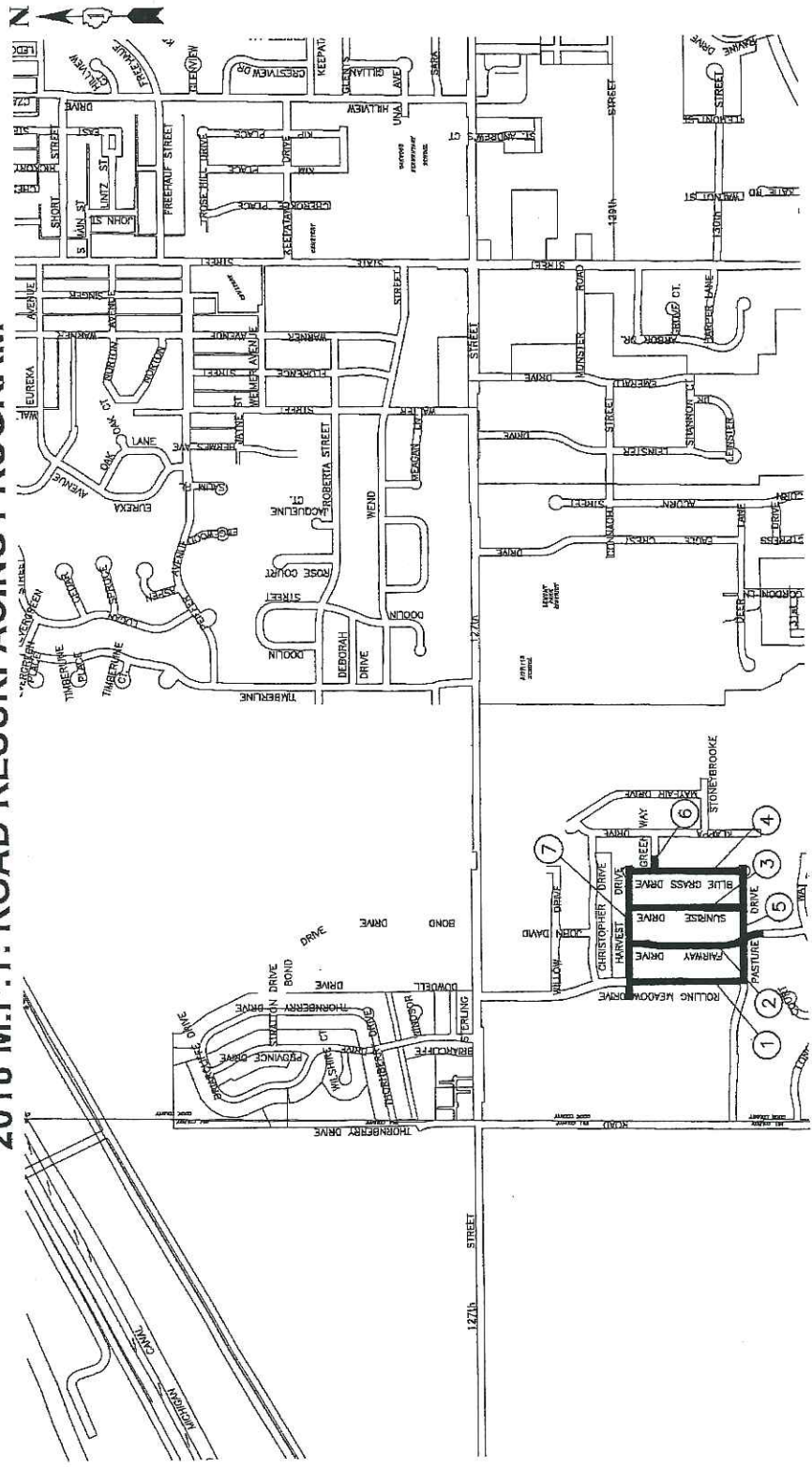
cc: Mr. George Schafer, Administrator, w/Enc.
Ms. Linda Molitor, Executive Assistant, w/Enc.
File No. 18003

PROJECT NO: 18003

OWNER: VILLAGE OF LEMONT
 PROJECT DESCRIPTION: 2018 MFT RESURFACING PROGRAM
 MFT SECTION NO. 18-00000-01-GM
 BID OPENING: April 26, 2018 @ 10:00 a.m.

Item No	Description	Engineers Estimate		P. T. Ferro Construction 700 S. Rowell Avenue Joliet, IL 60434 5% Bid Bond		Austin Tyler Construction 23343 S. Ridge Road Elwood, IL 60421 5% Bid Bond		Brothers Asphalt Paving 315 S. Stewart Avenue Addison, IL 60101 5% Bid Bond		M&J Asphalt Paving 3124 S. 60th Court Cicero, IL 60804 5% Bid Bond		K-Five Construction 999 Oakmont Plaza Dr., #200 Westmont, IL 60559 5% Bid Bond		Lindahl Brothers 622 E. Green Street Bensenville, IL 60106 5% Bid Bond			
		Unit	Quantity	Unit Price	Amount	Unit Price	Amount	Unit Price	Amount	Unit Price	Amount	Unit Price	Amount	Unit Price	Amount		
1	Hot-Mix Asphalt Surface Removal, Variable Depth	SQ YD	21297	3.50	74,539.50	1.60	34,075.20	1.25	26,621.25	1.25	26,621.25	1.60	34,075.20	2.00	42,594.00		
2	Hot-Mix Asphalt Surface Removal -Butt Joint	SQ YD	61	12.00	732.00	0.01	610.00	10.00	610.00	1.00	61.00	40.00	2,440.00	20.00	1,220.00		
3	Bituminous Materials (Tack Coat)	POUND	9612	0.25	2,403.00	0.01	96.12	0.01	96.12	0.10	961.20	0.01	96.12	1.50	14,418.00		
4	Polymerized Leveling Blender (Machine Method), IL-4.75, N50, 3/4"	TON	906	105.00	95,130.00	75.00	67,950.00	73.00	66,138.00	75.00	67,950.00	80.00	72,480.00	76.00	68,856.00		
5	Hot-Mix Asphalt Surface Course, "Mix" D, N50, 1 1/2"	TON	1805	80.00	144,400.00	60.00	108,300.00	62.00	111,910.00	60.72	109,599.60	63.50	114,617.50	61.30	110,646.50		
6	Class D Patches, Type II, 4"	SQ YD	50	50.00	2,500.00	30.00	1,500.00	53.00	2,650.00	25.00	1,250.00	27.00	1,350.00	20.00	1,000.00		
7	Class D Patches, Type III, 4"	SQ YD	100	45.00	4,500.00	30.00	3,000.00	34.00	3,400.00	25.00	2,500.00	26.00	2,600.00	20.00	2,000.00		
8	Class D Patches, Type IV, 4"	SQ YD	200	40.00	8,000.00	30.00	6,000.00	34.00	6,800.00	25.00	5,000.00	25.50	5,100.00	20.00	4,000.00		
9	Hot-Mix Asphalt Surface Removal (For Driveways), 3"	SQ YD	20	20.00	400.00	15.00	300.00	27.00	540.00	5.00	100.00	40.00	800.00	40.00	800.00		
10	Incidental Hot-Mix Asphalt Surfacing (for Driveways), 3"	TON	4	150.00	600.00	220.00	880.00	160.00	640.00	100.00	400.00	62.50	250.00	400.00	1,600.00		
11	Concrete Driveway Pavement Removal	SQ YD	51	15.00	765.00	16.00	816.00	30.00	1,530.00	10.00	510.00	17.00	867.00	17.00	867.00		
12	Portland Cement Concrete Driveway Pavement, 7 Inch	SQ YD	51	70.00	3,570.00	71.00	3,621.00	68.00	3,468.00	80.00	4,080.00	58.00	2,958.00	52.00	2,652.00		
13	Sidewalk Removal	SQ FT	2580	2.00	5,160.00	1.50	3,870.00	2.20	5,676.00	1.00	2,580.00	1.40	3,612.00	1.85	4,257.00		
14	Portland Cement Concrete Sidewalk, 5 Inch	SQ FT	2580	6.00	15,480.00	8.00	20,640.00	5.50	14,190.00	8.00	20,640.00	5.50	14,190.00	6.00	15,480.00		
15	Detectable Warnings	SQ FT	352	30.00	10,560.00	15.00	5,280.00	10.00	3,520.00	32.00	11,264.00	25.00	8,800.00	19.00	6,688.00		
16	Combination Curb & Gutter Removal	FOOT	693	12.00	8,316.00	13.00	9,009.00	10.00	6,930.00	6.00	4,158.00	8.50	5,890.50	8.00	5,544.00		
17	Combination Concrete Curb & Gutter, Type M-4.12	FOOT	693	25.00	17,325.00	26.00	18,018.00	25.00	17,325.00	25.00	17,325.00	22.75	15,765.75	27.00	18,711.00		
18	Protective Coat	SQ YD	435	1.00	435.00	1.50	652.50	2.00	870.00	0.01	4.35	2.00	870.00	0.10	43.50		
19	Clean & Grout Catch Basins	EACH	38	350.00	13,300.00	100.00	3,800.00	200.00	7,600.00	400.00	15,200.00	280.00	10,640.00	268.00	10,184.00		
20	Catch Basins to be Adjusted	EACH	26	400.00	10,400.00	200.00	5,200.00	275.00	7,150.00	330.00	8,580.00	365.00	9,490.00	347.00	9,102.00		
21	Topsoil Furnish and Place, 4"	CU YD	69	45.00	3,105.00	0.01	0.69	0.01	0.69	45.00	3,105.00	60.00	5,520.00	50.00	3,450.00		
22	Sodding	SQ YD	438	10.00	4,380.00	0.01	4.38	0.01	4.38	15.00	6,570.00	10.00	4,380.00	10.00	4,380.00		
23	Thermoplastic Pavement Marking - Line 6"	FOOT	1087	0.90	978.30	1.50	1,630.50	1.72	1,860.50	2.30	2,500.10	2.45	2,663.15	1.72	1,869.84		
24	Thermoplastic Pavement Marking - Line 24"	FOOT	194	4.25	824.50	7.00	1,358.00	6.86	1,368.00	9.15	1,775.10	5.50	1,067.00	6.86	1,330.84		
25	Traffic Control and Protection, Standard 701501	L SUM	1	5,000.00	5,000.00	3,820.00	3,820.00	0.01	0.01	6,000.00	6,000.00	12,350.00	12,350.00	3,500.00	10,000.00		
26	Traffic Control and Protection, Standard 701801	L SUM	1	2,000.00	2,000.00	100.00	100.00	12,000.00	12,000.00	800.00	800.00	100.00	100.00	25.00	150.00		
Totals:					434,803.30		299,922.00		302,657.95		319,534.60		332,972.22		335,138.48		338,088.10
Bid Error Corrections:																	
23	Thermoplastic Pavement Marking - Line 6"				1,869.84												
24	Thermoplastic Pavement Marking - Line 24"				1,330.84												
Total:					3,02,869.93												
Corrected Totals - - -					302,869.93		299,922.00		302,869.93		319,534.60		332,972.22		335,138.48		338,088.10
Over / Under - - - -					-134,851.30		-134,851.30		-131,933.37		-115,268.70		-101,831.08		-99,854.82		-96,715.20
Percent - - - -					-31.02%		-30.34%		-30.34%		-26.51%		-23.42%		-22.92%		-22.24%

VILLAGE OF LEMONT, ILLINOIS 2018 M.F.T. ROAD RESURFACING PROGRAM



STREETS
 ① ROLLING MEADOW DRIVE - PASTURE DRIVE TO HARVEST DRIVE
 ② PASTURE DRIVE - SOUTH OF PASTURE DRIVE TO HARVEST DRIVE
 ③ SUNRISE DRIVE - PASTURE DRIVE TO HARVEST DRIVE
 ④ BLUE GRASS DRIVE - PASTURE DRIVE TO HARVEST DRIVE

STREETS
 ⑤ PASTURE DRIVE - ROLLING MEADOW DRIVE TO BLUE GRASS DRIVE
 ⑥ GREEN WAY - EAST OF BLUE GRASS DRIVE
 ⑦ HARVEST DRIVE - WEST OF ROLLING MEADOW DRIVE TO BLUE GRASS DRIVE

LENGTH
 1,014 FT (0.19 miles)
 1,109 FT (0.21 miles)
 1,010 FT (0.19 miles)
 1,009 FT (0.19 miles)

LENGTH
 1,062 FT (0.20 miles)
 137 FT (0.03 miles)
 1,190 FT (0.23 miles)
 TOTAL 6,531 FT (1.24 miles)

--- DENOTES ROAD RESURFACING LOCATIONS

NOVOTNY ENGINEERING <small>845 Plainfield Road, Suite A Willowbrook, IL 60527 T: (630) 697-2840 F: (630) 697-1122 Illinois Professional Engineer License No. 06-002018</small>	PROJECT VILLAGE OF LEMONT, ILLINOIS 2018 M.F.T. ROAD RESURFACING PROGRAM M.F.T. NO. 18-000000-01-GM	REVISIONS <table border="1"> <tr> <th>NO.</th> <th>DATE</th> <th>DESCRIPTION</th> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> </table>	NO.	DATE	DESCRIPTION										PROJECT NO. DRAWING NO. DATE CHECKED/APPROVED BAI	SCALE NONE DATE MARCH, 2018 FIELD BOOK NO. FILE	SHEET 1 OF SHEETS
	NO.	DATE	DESCRIPTION														
LOCATION MAP																	

TO: Mayor John Egofske
Village Board of Trustees

FROM: Ralph Pukula, Public Works Director

SUBJECT: Resolution Authorizing Amendment Number One to Intergovernmental Agreement with Regional Transportation Authority, a Division of Metra

DATE: 05/14/18

SUMMARY/ BACKGROUND

Staff has been in contact with Metra to discuss grant funding for improvements to the Metra Station. Funding was made available through Metra's budgetary efficiencies and was offered to select Villages. The Village of Lemont has been given the opportunity to utilize the grant money to perform Metra Station and Shelter Renovations. An Intergovernmental Agreement was passed in August/September of last year, but an Amendment needs to be done to reflect the current cost of the project.

The scope of the work for the Lemont Metra station will consist of an interior remodel of the existing Metra train station and Metra train shelter. The train station shall have the existing toilet room removed and install two ADA toilets (one Men's and one Women's) in its place. The existing door and frame will be removed and increased in opening size. Also, an ADA drinking fountain is to be installed where an existing closet is located. The train shelter is to have foundation walls installed under the proposed windows at North and South elevations. Proposed windows will also be installed on top of existing low stone walls at the East and West elevations. The train station interior that is to be remodeled is approximately 450 square feet and the train shelter area is approximately 760 square feet. API Architects handled the bid process, which was on April 24, 2018. The overall estimated cost for the work, based on the updated bids is \$386,000.00. The attached Amendment to the IGA describes the process for completing the proposed work as well as the obligations for each party involved.

Once the Village executes the Amendment to the IGA, Metra will bring the agreement to their board at the June, 2018 meeting.

ANALYSIS

Consistency with Village Policy

STAFF RECOMMENDATION

Staff recommends that the Village of Lemont authorize Amendment Number One to Intergovernmental Agreement between the Village of Lemont and Metra for the Metra Station and Shelter Renovation.

BOARD ACTION REQUESTED

Adopt the resolution authorizing Amendment Number One to Intergovernmental Agreement between the Village of Lemont and Metra for the Metra Station and Shelter Renovation.

ATTACHMENTS

- Resolution Authorizing the Amendment to Intergovernmental Agreement
- Exhibit A Agreement



Resolution No. _____

A Resolution Approving the Execution of Amendment Number One to Intergovernmental Funding Agreement with Metra to Facilitate the Repair of a Certain Commuter Facility in Lemont, Illinois

WHEREAS, the Village of Lemont (“Village”) desires to make certain repairs and improvements to the Metra commuter facility located in Lemont, Illinois (“Commuter Facility”); and

WHEREAS, the Commuter Rail Division of the Regional Transportation Authority (“Metra”) desires to contribute certain grant funds to the Village to facilitate certain agreed upon repairs and improvements to the Commuter Facility; and

WHEREAS, in August, 2017, the Village entered into an Intergovernmental Funding Agreement with Metra that outlined the parties respective rights and obligations with respect to the agreed upon Commuter Facility improvements and the grant funds being provided by Metra to facilitate same.

WHEREAS, the Parties desire to execute Amendment Number One to Intergovernmental agreement hereto as Exhibit A.

NOW THEREFORE, BE IT RESOLVED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF LEMONT, COOK, WILL & DU PAGE COUNTIES, ILLINOIS as follows:

Section One: The Amendment Number One to Intergovernmental Agreement attached hereto as Exhibit A is hereby approved.

Section Two: The Mayor and/or Village Administrator are authorized to execute the Amendment Number One to Intergovernmental Agreement and to make minor changes

to the document prior to execution that do not materially alter the Village's obligations, and 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 14th day of May, 2018.

PRESIDENT AND VILLAGE BOARD MEMBERS:

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

JOHN EGOFKSE
President

ATTEST:

CHARLENE M. SMOLLEN
Village Clerk

EXHIBIT A

Amendment Number One
THE VILLAGE OF LEMONT

**AMENDMENT No.1 to the
INTERGOVERNMENTAL FUNDING AGREEMENT
FOR THE REPAIR OF A COMMUTER FACILITY IN
THE VILLAGE OF LEMONT**

THIS AMENDMENT (“**Amendment**”) is entered into between the Village of Lemont, an Illinois municipal corporation (“**Municipality**”), and the Commuter Rail Division of the Regional Transportation Authority, a division of an Illinois municipal corporation (“**Metra**”) and amends and modifies the Intergovernmental Funding Agreement for the Repair of a Commuter Facility in the Village of Lemont, entered into by the parties on September 13, 2017 (“**Agreement**”).

RECITALS:

A. The parties entered into the Agreement to allow Metra to reimburse Municipality up to \$208,080 for performing, or causing to have performed, a series of repairs and improvements to the Lemont Metra commuter facility (the “**Project**” as more fully defined in the Agreement).

B. The cost of the Project is now estimated to be \$386,000.

C. The parties would now like to amend and modify the Agreement to add \$177,920 to the Grant Funding available to reimburse the Municipality for the Project.

NOW, THEREFORE, for and in consideration of the foregoing Recitals, which are hereby incorporated into and made a part of this Agreement, the parties agree as follows:

1. Section 2 of the Agreement entitled, “**AMOUNT OF GRANT,**” is hereby changed by replacing, “Two Hundred Eight Thousand Eighty Dollars (\$208,080)” in the two places that it appears, with “Three Hundred Eighty-Six Thousand Dollars (\$386,000).”

2. Exhibits A and B are hereby replaced with new Exhibits A and B, each dated May 8, 2018.

3. To the extent the provisions of the Agreement are in conflict with the provisions of this Amendment, the provisions of this Amendment shall control.

4. Terms, not otherwise defined herein, shall have the same meanings ascribed to them in the Agreement. The remaining terms, covenants, provisions and conditions of the Agreement shall remain in full force and effect.

5. If any provision in this Amendment is legitimately found to be void or unenforceable as written, then such provision shall be given force to the fullest possible extent that the same is legal, valid and enforceable and the remainder of this Amendment shall be construed as if such provision is not contained therein provided that the Amendment, in its entirety as so reconstituted, does not represent a material change to the rights or obligations of the Parties.

6. This Amendment may be simultaneously executed in counterparts, each of which so executed shall be deemed to be an original, and such counterparts together shall constitute one and the same instrument, the use of electronically scanned and transmitted signatures for the negotiation and execution of this Amendment shall be legal and binding and shall have the same full force and effect as if originally signed.

Signature Page to Follow

THIS AGREEMENT IS ENTERED INTO between the parties as of the date of the later of the signatures below.

VILLAGE OF LEMONT:

**COMMUTER RAIL DIVISION OF THE
REGIONAL TRANSPORTATION
AUTHORITY:**

By: _____

By: _____
James M. Derwinski, CEO /Executive Director

Name: _____

Date signed: _____

Title: _____

Date signed: _____

Exhibit A
May 8, 2018
Project Scope
(to be modified if necessary)

Repairs to the commuter facility to include:

- masonry repair work;
- replacement doors;
- interior work that will add ADA bathrooms;
- platform shelter work will entail masonry repair work;
- replacement heaters;
- window enclosure;

Exhibit B
May 8, 2018
Cost Estimate
(to be updated)

Demolition	
General Construction	
Concrete	
Masonry	
Storefront	
Mechanical	
Plumbing	
Electrical	
Sub-total	
Overhead (10%)	
Profit (10%)	
Total	\$386,000