

Village of Lemont

Mayor
Brian K. Reaves

Village Clerk
Charlene Smollen

Administrator
George J. Schafer



Trustees
Debby Blatzer
Paul Chialdikas
Clifford Miklos
Rick Sniegowski
Ronald Stapleton
Jeanette Virgilio

VILLAGE BOARD MEETING

July 27, 2015 – 7:00 PM
Village Hall – 418 Main Street

AGENDA

- I. PLEDGE OF ALLEGIANCE**
- II. ROLL CALL**
- III. CONSENT AGENDA**
 - A. APPROVAL OF MINUTES**
 - 1. JUNE 22, 2015 VILLAGE BOARD MEETING MINUTES**
 - 2. JULY 20, 2015 COMMITTEE OF THE WHOLE MEETING MINUTES**
 - B. APPROVAL OF DISBURSEMENTS**
 - C. AN ORDINANCE AMENDING TITLE 17 OF THE LEMONT MUNICIPAL CODE, THE LEMONT UNIFIED DEVELOPMENT ORDINANCE OF 2008**
 - D. A RESOLUTION APPROVING A PLAT OF DEDICATION FOR PUBLIC RIGHT-OF-WAY ADJACENT TO SMITH ROAD IN THE VILLAGE OF LEMONT, IL**
 - E. A RESOLUTION ACCEPTING A PLAT OF EASEMENT FOR SANITARY SEWER & WATER MAIN PURPOSES**
 - F. A RESOLUTION AUTHORIZING A REDUCTION AND RELEASE OF LETTERS OF CREDIT FOR BIRCH PATH SUBDIVISION**
- IV. MAYOR'S REPORT**
 - A. KOPS-N-KIDZ DAY – T-SHIRT CONTEST WINNER**
 - B. APPOINTMENT OF PLANNING & ZONING COMMISSION MEMBER AND POLICE COMMISSION MEMBER**
 - C. AUDIENCE PARTICIPATION**

V. CLERK'S REPORT

A. CORRESPONDENCE

B. ORDINANCES

- 1. AN ORDINANCE GRANTING A VARIATION TO §17.09.090 OF THE UDO TO ALLOW FOR A GREATER THAN 80% LOT COVERAGE AT 107 STEPHEN STREET IN LEMONT, IL (LA DOLCE VITA VARIATION)
(PLANNING & ED)(STAPLETON)(JONES/MILWAY)**
- 2. AN ORDINANCE AMENDING THE ZONING MAP OF THE VILLAGE OF LEMONT FROM B-3 ARTERIAL COMMERCIAL DISTRICT TO DD DOWNTOWN DISTRICT AT 15800 NEW AVENUE IN LEMONT, IL
(PLANNING & ED)(STAPLETON)(JONES/MILWAY)**

C. RESOLUTION

- 1. A RESOLUTION AUTHORIZING AWARD OF CONTRACT – 2015 RESURFACING PROGRAM
(PUBLIC WORKS)(BLATZER)(PUKULA)**
- 2. A RESOLUTION AUTHORIZING AWARD OF CONTRACT – 2015 PAVEMENT STRIPING PROGRAM
(PUBLIC WORKS)(BLATZER)(PUKULA)**
- 3. A RESOLUTION APPROVING PROPOSAL FROM COMPASS MINERALS FOR PURCHASE OF SALT
(ADMIN/PUBLIC WORKS)(REAVES/BLATZER)(SCHAFER/PUKULA)**

VI. VILLAGE ATTORNEY REPORT

VII. VILLAGE ADMINISTRATOR REPORT

VIII. BOARD REPORTS

IX. STAFF REPORTS

X. UNFINISHED BUSINESS

XI. NEW BUSINESS

XII. MOTION FOR EXECUTIVE SESSION

XIII. A RESOLUTION APPROVING SETTLEMENT AGREEMENT AND RELEASE

XIV. ACTION ON CLOSED SESSION ITEM(S)

XV. MOTION TO ADJOURN

Minutes
VILLAGE BOARD MEETING
Village Hall – 418 Main Street
June 22, 2015
7:00 p.m.

The regular meeting of the Lemont Village Board was held on Monday, June 22, 2015, at 7:00 p.m., with Mayor Brian Reaves presiding.

I. PLEDGE OF ALLEGIANCE

II. ROLL CALL

Roll call: Miklos, Sniegowski, Stapleton, Virgilio, Blatzer, Chialdikas, present.

III. CONSENT AGENDA

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

A. Approval of Minutes

1. June 8, 2015 Village Board Meeting Minutes
2. June 15, 2015 Committee of the Whole Meeting Minutes

B. Approval of Disbursements.

C. Resolution R-30-15 Approving Proposal From Water Resources Inc. for Purchase of Water Meters.

D. Resolution R-31-15 of the Village of Lemont, Cook, DuPage & Will County(ies), Illinois, Authorizing the Execution of the Local Agency Agreement for Federal Participation and the Preliminary Engineering Services Agreement for Federal Participation (Phase 1) for the Construction of a 10 Foot Wide Bi-Directional Bicycle Side Path on Main Street From Illinois Street to Robert Kingery Highway (IL Route 83) (Section 14-00051-00-BT).

Roll Call: Miklos, Sniegowski, Stapleton, Virgilio, Blatzer, Chialdikas; 6 ayes. Motion Passed.

IV. MAYOR'S REPORT

A. Seven Oaks Townhomes Public Hearing. Motion by Chialdikas to open Public Hearing, seconded by Stapleton. VV 6 ayes. Motion passed.

Public Comment – Stan Durkiewicz - 14322 McCarthy Rd. spoke and lives next to the proposed development and questioned the perpetual use of the road shared by his property. (It was stated this annexation has nothing to do with the use of the road, only the annexation of it.)

Motion by Sniegowski to close Public Hearing, seconded by Blatzer. VV 6 ayeas. Motion passed.

- B. Representatives from the Hindu Temple thanked the Board and Village of Lemont for their help with their festivities on June 12 & 13 attended by 8,100 people from all over the world. They will be making a donation to the Mayor's Drive for Charity.
- C. Terri O'Neill-Borders received the 2015 Citizen of the Year award from Lt. James Kruger from the Illinois State Police for her work as Chaplain of the Lemont Police Department.
- D. Mayor's Drive for Charity checks were distributed.
- E. The Illinois International Port District appointed Trustee Paul Chialdikas through Governor Rauner and Senator Radogno.
- F. Mayor Reaves congratulated Blackhawk player Scott Darling. He has been in contact with him and he will be coming to Lemont with the Stanley cup. The Village will send out a Nixle message with the location and time. Residents can sign up to receive Nixle notifications on our Village website.
- G. Audience Participation – A couple from the 700 block of State Street complained about their alley.

V. **CLERK'S REPORT**

A. **ORDINANCE**

1. Adoption of Ordinance O-17-15 Authorizing the Issuance of (i) General Obligation Bonds (Waterworks and Sewerage Alternate Revenue Source), Series 2015A; (ii) General Obligation Refunding Bonds (Alternate Revenue Source), Series 2015B; and (iii) General Obligation Refunding Bonds (Alternate Revenue Source), Series 2015C, of the Village of Lemont, Cook, DuPage and Will Counties, Illinois, Providing the Details of Such Bonds and for Applicable Alternate Revenue Sources and they Levy of Direct Annual Taxes Sufficient to Pay the Principal of and Interest on Such Bonds, and Related Matters. Motion by Blatzer, seconded by Miklos, to adopt said Ordinance. Roll call: Miklos, Sniegowski, Stapleton, Virgilio, Blatzer, Chialdikas; 6 ayes. Motion Passed.
2. Ordinance O-18-15 Authorizing the Execution of an Annexation Agreement for 5.49 Acres Located at 14280 McCarthy Road, in Lemont, Illinois (Seven Oaks Townhomes). Motion by Stapleton, seconded by Sniegowski, to adopt said Ordinance. Roll call: Miklos, Sniegowski, Stapleton, Virgilio, Blatzer, Chialdikas; 6 ayes. Motion Passed.
3. Ordinance O-19-15 Annexing to the Village of Lemont Approximately 5.49 Acres Located at 14280 McCarthy Road, in Lemont, Illinois (Seven Oaks Townhomes). Motion by Miklos, seconded by Chialdikas, to adopt said Ordinance. Roll call: Miklos, Sniegowski, Stapleton, Virgilio, Blatzer, Chialdikas; 6 ayes. Motion Passed.
4. Ordinance O-20-15 Granting a Special Use for a Final Planned Unit Development (PUD) and Zoning Map Amendment for a Townhome Development at 14280 McCarthy Road in Lemont, Illinois (Seven Oaks Townhomes). Motion by Chialdikas, seconded by Miklos, to adopt said Ordinance. Roll call: Miklos, Sniegowski, Stapleton, Virgilio, Blatzer, Chialdikas; 6 ayes. Motion Passed.

B. RESOLUTIONS

1. Resolution R-32-15 Approving a Final Plat of Subdivision for a Property Located at 14280 McCarthy Road, in Lemont Illinois (Seven Oaks Townhomes). Motion by Stapleton, seconded by Chialdikas, to adopt said Resolution. Roll call: Miklos, Sniegowski, Stapleton, Virgilio, Blatzer, Chialdikas; 6 ayes. Motion Passed.

VI. VILLAGE ATTORNEY REPORT

VII. VILLAGE ADMINISTRATOR REPORT – Mayor Reaves has been appointed to the Metra Board for a 4-year term.

VIII. BOARD REPORTS

IX. STAFF REPORTS

A. Planning & ED –

- Sunset Soiree concert series will be June 25 with Split Decision.
- We received a ComEd grant for the Quarry project.

B. Public Works

- We will have tested twice for radon in our water since the initial issue. Both results showed no radon problem with our water. Information about our water regarding radon will be available on our website.
- Parker Road is open.
- Crestview water main project started today and Ledochowski will start after July 4th.

C. Police Department

- As a reminder to residents, fireworks are prohibited in the Village of Lemont unless they are a professional display.

X. UNFINISHED BUSINESS - NONE

XI. NEW BUSINESS - NONE

XII. MOTION FOR EXECUTIVE SESSION

Motion by Blatzer, seconded by Stapleton, to move into Executive Session(s) for the purpose of discussing Setting the Price of Real Estate and Personnel. Roll call: Miklos, Sniegowski, Stapleton, Virgilio, Blatzer, Chialdikas; 6 ayes. Motion Passed.

XIII. ACTION ON CLOSED SESSION ITEM - NONE

XIV. MOTION TO ADJOURN

There being no further business, a motion was made by Blatzer, seconded by Stapleton, to adjourn the meeting at 8:40 p.m. VV 6 ayes. Motion passed.

**Village Board
Committee of the Whole
Lemont Village Hall
418 Main St., Lemont, IL 60439
July 20, 2015 - 7:00 p.m.**

I. Call to Order

Mayor Reaves called the July 20, 2015 Committee of the Whole Meeting at 7:00 pm.

II. Roll Call

Present: Trustee Blatzer, Chialdikas, Miklos, Sniegowski, Stapleton, Virgilio, present. Also present, George Schafer, Charity Jones, Mark LaChappell, Marc Maton, Linda Molitor, and Chris Smith.

III. Discussion Items

A. 508 Illinois Street Planned Unit Development

Planning & Economic Development Director, Charity Jones, provided background information on the 508 Illinois Street preliminary PUD which is for one single-family detached home and one duplex on Porter Street, and one 3-flat residential building on Illinois with shared vehicle access for two of the buildings. Property history was also provided from 2006 forward.

The current applicant, Zen Dog Properties, LLC, initially presented their preliminary PUD to the Historic Preservation Commission (HPC) and to the Planning and Zoning (PZC) in May of 2015. This included two 3-story duplexes on Porter and one 3-flat on Illinois. The Historic Preservation Commission voted in favor of the application and issued a certificate of appropriateness with conditions on final building material approval. The PZC voted to continue the hearing in June to allow the applicant to address the items of concern raised from the May meeting (refer to agenda memo of COW 7-20-2015).

The revised preliminary PUD was presented to the HPC and to the PZC in June, for one single-family detached home and a 1-story duplex on Porter St., and one 3-flat on Illinois St. HPC gave approval of the same conditions, and the PZC. These proposed preliminary PUD was recommended for approval by staff with conditions. It was denied by a 3 to 3 vote from the Planning & Zoning Commission due to the lot coverage and/or units.

Discussion at the Committee of the Whole meeting took place regarding these items of concerns. Parking issues were discussed as well as the location of garbage bins. It was felt that the plan provides adequate off-street parking for the tenants with utilization of street parking if necessary. The garbage bins would be kept in areas no different than other residents; either inside the garage or outside in an appropriate location as to not be seen from the streets when not in use. Impervious area for the water was noted as something to look into to make certain there will be no water issues. Mrs. Jones said that all buildings do comply with impervious services. The Village Engineer approved the revised grading plan and Lemont Fire Protection District reviewed their items and have no issues with it.

A resident spoke of an empty lot on Illinois Street and if we could possibly look into a shared parking area with the people that own that. With truck traffic and snow removal issues, it would help take some of those concerns away.

The applicant, Pam Zukoski, spoke about living here in Lemont for 18 years, is an employee at the Lemont Public Library, and spoke of how she is passionate about Lemont, and the renovation of the home. She has a vision to beautify the Illinois Street area and hopes to spread this renovation desire to others to make this downtown area a gem.

The Village Board felt that the current PUD is a much better plan than what was approved in 2007, and instructed the applicant to work with Mrs. Jones on the outstanding issues. The preliminary PUD will be up for approval at a future Village Board Meeting.

B. La Dolce Vita Variation

Planning & Economic Development Director, Charity Jones, reviewed the variation request from La Dolce Vita who is requesting to allow greater than 80% coverage in the DD zoning district, to a 90% lot coverage. The Planning & Zoning Commission and staff have recommended the variation. The Board had no issues with the variation. The variation will be up for approval at a future Village Board Meeting.

C. 15800 New Ave Rezoning

Planning & Economic Development Director, Charity Jones, reviewed the applicants request for rezoning from a B-3, Arterial Commercial District to the DD Downtown District at 15800 New Ave. The applicant wants to convert the second floor to residential apartments. Planning & Zoning Commission and staff recommended approval. The Village Board had no issues with the request. The rezoning request will be up for approval at a future Village Board Meeting.

D. Estates of Montefiori Preliminary Planned Unit Development

Walter Rebenson spoke on behalf of the Ascend Real Estate Group, LLC for a proposed planned unit development, Estates of Montefiori. The development is slated for 52 townhomes and 32 single family homes and be rezoned to an R-4 and R-5. Mr. Rebenson presented the planned development to the Village Board. From the June 17, 2015 Public Hearing, the Planning and Zoning Commission vote 3-3, a failed motion, to recommend approval with 15 conditions listed (see agenda item attachments). The applicant submitted revised plans meeting all except 3 conditions.

The issues raised by the by PZC and the arborist were discussed at the COW meeting as well as staff recommendations. The board is in agreement of the concept of the proposed preliminary planned unit development. The applicants will continue to work with staff on the outstanding issues and a preliminary PUD will be up for approval at a future Village Board Meeting.

E. First Quarter Budget Amendment

Finance Director, Chris Smith, reviewed the proposed changes for the quarterly budget amendment. The budget amendment is based on listed contracts that were awarded by the Board in FY15. Four accounts were affected by the change. Approval will be at a future board meeting.

IV. Unfinished Business

V. New Business

A. Downtown Parking – Effective August 1 we will start enforcing parking in the downtown area. A letter will go out to business owners explaining they and their employees can obtain passes to park at designated parking areas in the downtown including the Lofts. Resident parking of the downtown is also an issue. Initially we are going to issue warning tickets to those parked over the allotted time indicated. This will also allow us to get an idea of how many residents are parking on the streets. Street parking is restricted every night from 3 a.m. – 6 a.m. for street sweeping, so if there is a way we can allow residence to park there during that time, we can address that.

B. Hoppy Hour Law – Passing of the law was done from Governor Rauner. The Village will review the new law for potential implementation and if any changes are needed relating to the Village. If not, no action is required.

C. Vacation Buy-Out – Employees that have 5-6 weeks of vacation could potential be offered a buy-out of vacation time for up to two weeks. This would help alleviate some of the staffing issues. They would have to identify if they want a buy-out at the beginning of the year. The details will still have to be discussed and staff will move forward with the Boards agreement.

D. Waive Bids – Water softener salt. It is being requested to waive a bid for the water softener salt and to use Compass and not bid, as pricing was looked into, but no others were found.

E. Front-end Loader - We have budgeted \$150,000 for a front-end loader; there is no state bid. Staff is looking into pricing from John Dear Construction. The board is requesting more information for the front-end loader.

F. Rt. 83 & Main - Discussion took place on the area around Meineke at 83 & Main Street.

G. Lemont East – Discussion took place on the Lemont East area along the water main addition.

VI. Audience Participation

VII. Adjourn – Meeting adjourned at 9:54 p.m.

**VILLAGE OF LEMONT
ORDINANCE NO. _____**

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

(UDO Amendments)

**ADOPTED BY THE
PRESIDENT AND BOARD OF TRUSTEES
OF THE VILLAGE OF LEMONT**

THIS 27th DAY OF JULY, 2015

**Published in pamphlet form by
authority of the President and
Board of Trustees of the Village
of Lemont, Cook, DuPage, and Will
Counties, Illinois this 27th
day of July, 2015.**

ORDINANCE NO. _____

**AN ORDINANCE AMENDING TITLE 17 OF THE LEMONT MUNICIPAL CODE, THE
LEMONT UNIFIED DEVELOPMENT ORDINANCE OF 2008
(UDO Amendments)**

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

WHEREAS, on June 17, 2015, the Lemont Planning & Zoning Commission, in accordance with the requirements of the Illinois Combined Statutes and the Unified Development Ordinance, conducted a public hearing on proposed amendments to the zoning and land use regulations of the Unified Development Ordinance; and

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

WHEREAS, the Lemont Planning & Zoning Commission found that the proposed amendments were consistent with the purposes of the Unified Development Ordinance and voted to recommend their approval;

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

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

SECTION 2: The Lemont, Illinois Municipal Code (“Village Code”), as amended, is further amended in Title 17, Unified Development Ordinance, so that Table 17-06-01, Permitted and Special Uses in the Zoning Districts, is deleted in its entirety and replaced with the Table shown on Exhibit A, attached hereto.

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

SECTION 5: 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 27th day of July, 2015.

PRESIDENT AND VILLAGE BOARD MEMBERS:

	AYES:	NAYS:	ABSENT:	ABSTAIN
Debby Blatzer	_____	_____	_____	_____
Paul Chialdikas	_____	_____	_____	_____
Clifford Miklos	_____	_____	_____	_____
Ron Stapleton	_____	_____	_____	_____
Rick Sniegowski	_____	_____	_____	_____
Jeanette Virgilio	_____	_____	_____	_____

BRIAN K. REAVES
President

ATTEST:

CHARLENE M. SMOLLEN
Village Clerk

Exhibit A

Table 17-06-01 Permitted and Special Uses in the Zoning Districts

TABLE 17-06-01 Permitted and Special Uses in the Zoning Districts

Use Category	Zoning District															
	B-1	B-3	B-4	DD	INT	M-1	M-2	M-3	M-4	R-1	R-2	R-3	R-4	R-4A	R-5	R-6
Retail business with GFA 15,000 - 24,999 sq ft	-	S	-	P	-	-	-	-	-	-	-	-	-	-	-	-
Retail business with GFA 25,000 or more sq ft	-	S	-	S	-	-	-	-	-	-	-	-	-	-	-	-
Smoking lounge	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Tattoo parlor	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Vehicle-Related Land Uses																
Auto body and auto repair	S	P	-	P	-	-	-	-	-	-	-	-	-	-	-	-
Automobile sales and service	-	P	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Auto supply or auto accessory	S	P	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Boat/RV sales, service, or storage	-	P	-	-	-	-	P	P	-	-	-	-	-	-	-	-
Car wash	-	P	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Heavy equipment sales or service	-	P	-	-	-	-	P	P	-	-	-	-	-	-	-	-
Service station	S	P	-	S	-	S	-	-	-	-	-	-	-	-	-	-
Vehicle storage and towing	-	S	-	-	-	-	S	S	-	-	-	-	-	-	-	-
Wholesale sales		S				S										
INDUSTRIAL	B-1	B-3	B-4	DD	INT	M-1	M-2	M-3	M-4	R-1	R-2	R-3	R-4	R-4A	R-5	R-6
Industry and Manufacturing																
Light industry	-	-	-	-	-	P	P	P	-	-	-	-	-	-	-	-
Medium industry	-	-	-	-	-	S	S	P	-	-	-	-	-	-	-	-
Heavy industry	-	-	-	-	-	S	S	S	S	-	-	-	-	-	-	-
Asphalt manufacture or refining	-	-	-	-	-	-	-	S	-	-	-	-	-	-	-	-
Chemical manufacturing or storage	-	-	-	-	-	-	-	S	-	-	-	-	-	-	-	-
Container storage yard	-	-	-	-	-	S	S	S	-	-	-	-	-	-	-	-
Freight transportation terminal	-	-	-	-	-	S	-	P	-	-	-	-	-	-	-	-
Outside display/storage not permitted	-	-	-	-	S	S	S	S	S	-	-	-	-	-	-	-
Self-storage facility	-	S	-	-	-	P	P	P	P	-	-	-	-	-	-	-
PUBLIC, CIVIC, EDUCATIONAL, OTHER	B-1	B-3	B-4	DD	INT	M-1	M-2	M-3	M-4	R-1	R-2	R-3	R-4	R-4A	R-5	R-6
Agriculture																
Agriculture, consistent with §17.06.160 of this ordinance	-	S	-	-	-	-	-	-	-	P	P	P	P	-	-	-
Farm stand	P	P	-	-	-	-	-	-	-	P	P	-	-	-	-	-
Greenhouse, commercial	P	P	-	-	-	-	-	-	-	P	P	-	-	-	-	-
Roadside market on lots of 5 acres or more	-	P	-	-	-	-	-	-	-	P	P	-	-	-	-	-
Civic and civic-related																
Library, public	S	S	-	-	P	-	-	-	-	S	S	S	S	S	S	S
Lodge, fraternal and civic assembly	S	S	-	P	-	-	-	-	-	S	S	S	S	S	S	S
Government facilities	P	P	-	P	P	-	-	-	-	P	P	P	P	P	P	P
Parks and playgrounds	P	P	P	-	P	P	P	P	P	P	P	P	P	P	P	P
Postal service	S	S	-	P	P	-	-	-	-	S	S	S	S	S	S	S
Child care facilities																
Child care facilities other than day care	S	S	-	P	-	-	-	-	-	S	S	S	S	S	S	S
Day care home	P	P	-	P	-	-	-	-	-	P	P	P	P	P	P	P

TABLE 17-06-01 Permitted and Special Uses in the Zoning Districts

Use Category	Zoning District															
	B-1	B-3	B-4	DD	INT	M-1	M-2	M-3	M-4	R-1	R-2	R-3	R-4	R-4A	R-5	R-6
Foster home	-	S	-	-	-	-	-	-	-	S	S	S	S	S	S	S
Educational facilities																
College and university	S	S	-	-	S	-	-	-	-	-	-	-	-	-	-	-
School, K thru high school	-	-	-	S	P	-	-	-	-	S	S	S	S	S	S	S
Trade school	S	S	-	P	S	-	-	-	-	S	S	S	S	S	S	S
Religious use																
Religious assembly	P	P	-	S	P	-	-	-	-	P	S	S	S	S	S	S
Religious institution	S	S	-	S	P	-	-	-	-	P	S	S	S	S	S	S
Other																
Telecommunications tower		S		S	S	S	S	S	S	S	S	S	S	S	S	S
Cemetery	S	S	S	-	-	-	-	-	-	S	S	S	S	-	S	S
Heliport	-	-	-	-	S	-	-	-	S	-	-	-	-	-	-	-
Cultivation Center	-	-	-	-	-	-	-	S	S	-	-	-	-	-	-	-
Medical Cannabis Dispensing Organization	-	-	-	-	-	-	-	S	S	-	-	-	-	-	-	-
Planned unit development	S	S	S	S	S	S	S	S	-	S	S	S	S	S	S	S
Parking lot as an accessory structure permitted to be located elsewhere than on the same zoning lot for which a primary structure or building is located and served by such parking lot	-	-	-	-	-	-	-	-	-	S	S	S	S	S	S	S
Railroad rights-of-way, excluding classification yards, terminal facilities, and maintenance facilities	P	P	P	P	-	P	P	P	-	-	-	P	P	-	P	P
Temporary uses consistent with other permitted uses in the zoning district	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Utilities, as part of subdivision plat	P	P	P	P	P	P	P	P	-	P	P	P	P	P	P	P
Utilities, not as part of subdivision plat and not regulated more specifically by Ordinance O-94-07, Standards for the Construction of Facilities in the Public Right of Way.	S	S	S	S	S	S	S	S		S	S	S	S	S	S	S



Village of Lemont
Planning & Economic Development Department

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

TO: Mayor Reaves
Village Board of Trustees

FROM: Heather Milway, Village Planner

THRU: Charity Jones, AICP, Planning & Economic Development Director

SUBJECT: Plat of Dedication for 50 ft Right-of-Way adjacent to Smith Rd.

DATE: July 21, 2015

SUMMARY

Walt Rebenson, on behalf of Chicago Blaze Building Corporation, owner 13011 Smith Rd. is dedicating 50 ft of Right-of-Way adjacent to Smith Rd to the Village. The dedication was an approval condition for the Chicago Blaze facility Planned Unit Development.

BOARD ACTION

Vote on the attached ordinance.

ATTACHMENTS

1. A Resolution Approving A Plat Of Dedication For Public Right-Of-Way Adjacent To Smith Road In The Village Of Lemont, Il

VILLAGE OF LEMONT

RESOLUTION NO. _____

A RESOLUTION APPROVING A PLAT OF DEDICATION FOR PUBLIC RIGHT-OF-WAY ADJACENT TO SMITH ROAD IN THE VILLAGE OF LEMONT, IL

**ADOPTED BY THE
PRESIDENT AND BOARD OF TRUSTEES
OF THE VILLAGE OF LEMONT
THIS 27TH DAY OF JULY 2015**

**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 27th day of July, 2015**

RESOLUTION NO. _____

**A RESOLUTION APPROVING A PLAT OF DEDICATION FOR PUBLIC
RIGHT-OF-WAY ADJACENT TO SMITH ROAD IN THE VILLAGE OF
LEMONT, IL**

WHEREAS, Chicago Blaze Building Corporation (“Petitioner”) is the owner of certain property at 13011 Smith Road in the Village of Lemont (hereinafter the “Subject Property”), which is legally described in the Plat of Dedication (attached as Exhibit A) as the “Parent Property”; and

WHEREAS, a portion of the Subject Property is currently being used as a rugby facility; and

WHEREAS, the Planning and Zoning Commission of the Village of Lemont, Illinois conducted a Public Hearing on May 21, 2015 regarding the Planned Unit Development of the Subject Property; 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 Board of Trustees the Village of Lemont, Illinois voted 5-0 to approve a Planned Unit Development for the Rugby facility with the condition that a 50 ft wide right-of-way adjacent to Smith Road be dedicated to the Village of Lemont, Illinois; and

WHEREAS, the Petitioner desires to dedicate a fifty foot portion of the Subject Property, legally described in Exhibit A as “50-FT Wide Public Dedication” to the Village for use as a right-of-way adjacent to public roadway; and

WHEREAS, Petitioner has submitted to the Village of Lemont for approval a Plat of Dedication prepared by Geotech Inc; and

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

WHEREAS, pursuant to the Title 17 of the Lemont, Illinois Municipal Code (“UDO”), the Planning and Economic Development Director, Public Works Director, and the Village Engineer, have recommended approval of the Plat of Dedication.

NOW, THEREFORE BE IT RESOLVED by the President and Board of Trustees of the Village of Lemont that the attached Exhibit A is hereby approved and accepted.

PASSED AND APPROVED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF LEMONT, COUNTIES OF COOK, WILL, AND DU PAGE, ILLINOIS, on this 27th day of July, 2015.

AYES

NAYS

PASSED

ABSENT

Debby Blatzer

Paul Chialdikas

Clifford Miklos

Ron Stapleton

Rick Sniegowski

Jeanette Virgilio

APPROVED by me this 27th day of July, 2015

BRIAN K. REAVES, Village President

ATTEST:

CHARLENE M. SMOLLEN, Village Clerk

PLAT OF DEDICATION

P.I.N. 22-31-100-004
COMMON ADDRESS: 13011 W SMITH ROAD
LEMONT, IL 60439

PARENT PROPERTY LEGAL DESCRIPTIONS

PARCEL 1:
THE NORTH 240 FEET OF THE WEST 200 FEET OF THE SOUTH 20 ACRES OF THE SOUTH 59 ACRES OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 31, TOWNSHIP 37 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:
THE NORTH 355.39 FEET OF THE SOUTH 20 ACRES (EXCEPT THE NORTH 240 FEET OF THE WEST 200 FEET THEREOF) IN THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 31, TOWNSHIP 37 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 3:
THE SOUTH 200 FEET OF THE NORTH 39 ACRES OF THE SOUTH 59 ACRES OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 31, TOWNSHIP 37 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

50-FT WIDE PUBLIC DEDICATION LEGAL DESCRIPTION

THE WEST 50.00 FEET OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 31 IN TOWNSHIP 37 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTH OF THE SOUTH LINE OF THE NORTH LINE OF THE SOUTH 20 ACRES OF SAID WEST HALF AND LYING SOUTH OF THE NORTH LINE OF THE SOUTH 200 FEET OF THE NORTH 39 ACRES OF THE SOUTH 59 ACRES OF SAID WEST HALF, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID WEST HALF, THENCE NORTH 01 DEGREES 25 MINUTES 07 SECONDS WEST ALONG SAID WEST LINE, 420.82 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH 355.39 FEET OF SAID WEST HALF; SAID POINT BEING THE POINT OF BEGINNING; THENCE NORTH 88 DEGREES 21 MINUTES 38 SECONDS EAST ALONG SAID SOUTH LINE, 50.00 FEET TO A POINT ON THE EAST LINE OF THE WEST 50.00 FEET OF SAID WEST HALF; THENCE NORTH 01 DEGREES 25 MINUTES 07 SECONDS WEST ALONG SAID EAST LINE, 555.39 FEET TO A POINT ON THE NORTH LINE OF THE NORTH LINE OF THE SOUTH 20 ACRES OF SAID WEST HALF; THENCE SOUTH 88 DEGREES 21 MINUTES 38 SECONDS WEST ALONG SAID WEST LINE, 50.00 FEET TO A POINT ON THE WEST LINE OF SAID WEST HALF; THENCE SOUTH 01 DEGREES 25 MINUTES 07 SECONDS EAST ALONG SAID WEST LINE, 555.39 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS. Containing 0.638 acres more or less.

GENERAL NOTES:

1. BASIS OF BEARING AND MEASUREMENT: STATE PLANE ILLINOIS EAST DATUM [NAD 83 (2009 ADJUSTMENT)], GRID COORDINATES.
2. THE EXACT SIZE AND LOCATION OF THE LEASE LIMITS FOR THE PCS SITE AGREEMENT, ACCORDING TO THE DOCUMENT RECORDED AUGUST 14, 1998 AS DOCUMENT NUMBER 98220316, COULD NOT BE DETERMINED BASED ON EXHIBIT A OF SAID AGREEMENT, THOUGH IT GENERALLY DOES AFFECT PARCEL 2, SHOWN HEREON, BASED ON THE LEGAL DESCRIPTION PROVIDED IN SAID EXHIBIT A.
3. IT HAS BEEN INFERRED BY THE SURVEYOR THAT THE PARCEL OF LAND DESCRIBED IN THE ASSIGNMENT OF AND ASSUMPTION OF LEASE, ACCORDING TO THE DOCUMENT RECORDED DECEMBER 4, 2007, AS DOCUMENT NUMBER 0733690909, AND THE MEMORANDUM OF LEASE, ACCORDING TO THE DOCUMENT RECORDED DECEMBER 5, 2007, AS DOCUMENT NUMBER 0733690909, IS 50.00 FEET BY 50.00 FEET. THE LEGAL DESCRIPTION PROVIDED IN SAID DOCUMENT IS INCOMPLETE.

STATE OF ILLINOIS)
COUNTY OF COOK) SS

THIS IS TO CERTIFY THAT CHICAGO BLAZE BUILDING CORPORATION, INC., IS THE HOLDER OF RECORD TITLE TO PART OF THE PROPERTY DESCRIBED HEREON, AND HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED, AS SHOWN BY THIS PLAT FOR THE USES AND PURPOSES HEREIN SET FORTH AND THAT SAID CHICAGO BLAZE BUILDING CORPORATION, INC., HEREBY ACKNOWLEDGES AND ADOPTS THE SAME UNDER THE STYLE AND TITLE HEREON SHOWN.

DATED THIS 24 DAY OF JUNE, 2015 A.D. CHICAGO BLAZE BUILDING CORPORATION, INC.
13011 W SMITH ROAD
LEMONT, ILLINOIS 60440

BY: Walter A. Robinson NAME: Walter A. Robinson
ITS: Authorized Signature & President ITS:

STATE OF ILLINOIS)
COUNTY OF COOK) SS
I, Malita Stone, A NOTARY PUBLIC IN AND FOR SAID COUNTY, IN THE STATE AFORESAID, DO HEREBY CERTIFY THAT Walter Robinson AS Authorized Signature AND President AS

ARE PERSONALLY KNOWN TO ME TO BE THE SAME PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT THEY SIGNED AND DELIVERED THE FOREGOING INSTRUMENT AS THEIR OWN FREE AND VOLUNTARY ACT, FOR THE USES AND PURPOSES SET FORTH.

GIVEN UNDER MY HAND AND SEAL THIS 24 DAY OF JUNE, 2015 A.D.

Malita Stone
NOTARY PUBLIC
OFFICIAL SEAL
Notary Public, State of Illinois
My Commission Expires
04/22/2018

STATE OF ILLINOIS)
COUNTY OF COOK) SS
VILLAGE TREASURER OF THE VILLAGE OF LEMONT, COOK COUNTY, ILLINOIS,
INSTALLMENTS THEREOF THAT HAVE BEEN APPORTIONED AGAINST THE TRACT OF LAND INCLUDED IN THE PLAT.

DATED AT LEMONT, WILL COUNTY, ILLINOIS, THIS ____ DAY OF _____, 20__.

VILLAGE TREASURER

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

THIS ____ DAY OF _____, 20__.

BY: Brian Pa...
PRESIDENT

ATTEST: Malita Stone
VILLAGE CLERK

THIS PLAT HAS BEEN APPROVED BY THE COOK COUNTY DEPARTMENT OF TRANSPORTATION AND HIGHWAYS WITH RESPECT TO ROADWAY ACCESS PURSUANT TO 765 ILCS 205/2, HOWEVER, A HIGHWAY PERMIT, CONFORMING TO THE STANDARDS OF THE COOK COUNTY DEPARTMENT OF TRANSPORTATION AND HIGHWAYS IS REQUIRED BY THE OWNER OF THE PROPERTY FOR THIS ACCESS.

John Logan
SUPERINTENDENT OF TRANSPORTATION AND HIGHWAYS
COOK COUNTY, ILLINOIS

STATE OF ILLINOIS)
COUNTY OF WILL) SS

I, CHRISTOPHER M. PAPESH, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF ILLINOIS, DO HEREBY CERTIFY THAT I HAVE PREPARED THIS PLAT OF DEDICATION OVER THE ABOVE CAPTIONED THAT LANDS AND THAT THIS IS A CORRECT REPRESENTATION THEREOF, DATED AT AT CREST HILL, ILLINOIS.

THIS 17th DAY OF June, 2015, A.D.

Christopher M. Papesh
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3369
EXPIRATION DATE 11/30/2016

UNSUBDIVIDED
SPECIAL WARRANTY
DEED
(DOC. NO.
R2007165344)

SMITH ROAD
WEST LINE OF THE WEST HALF
OF THE NORTHWEST QUARTER
OF SECTION 31-37-11
S 01°25'07" E 555.39

UNSUBDIVIDED
SPECIAL WARRANTY
DEED
(DOC. NO.
R97-038915)

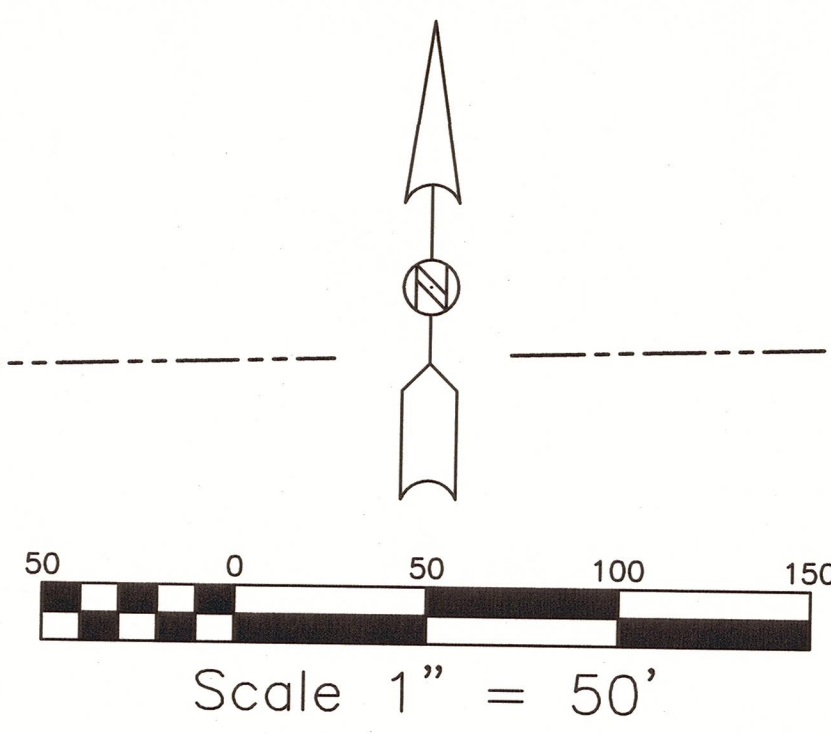
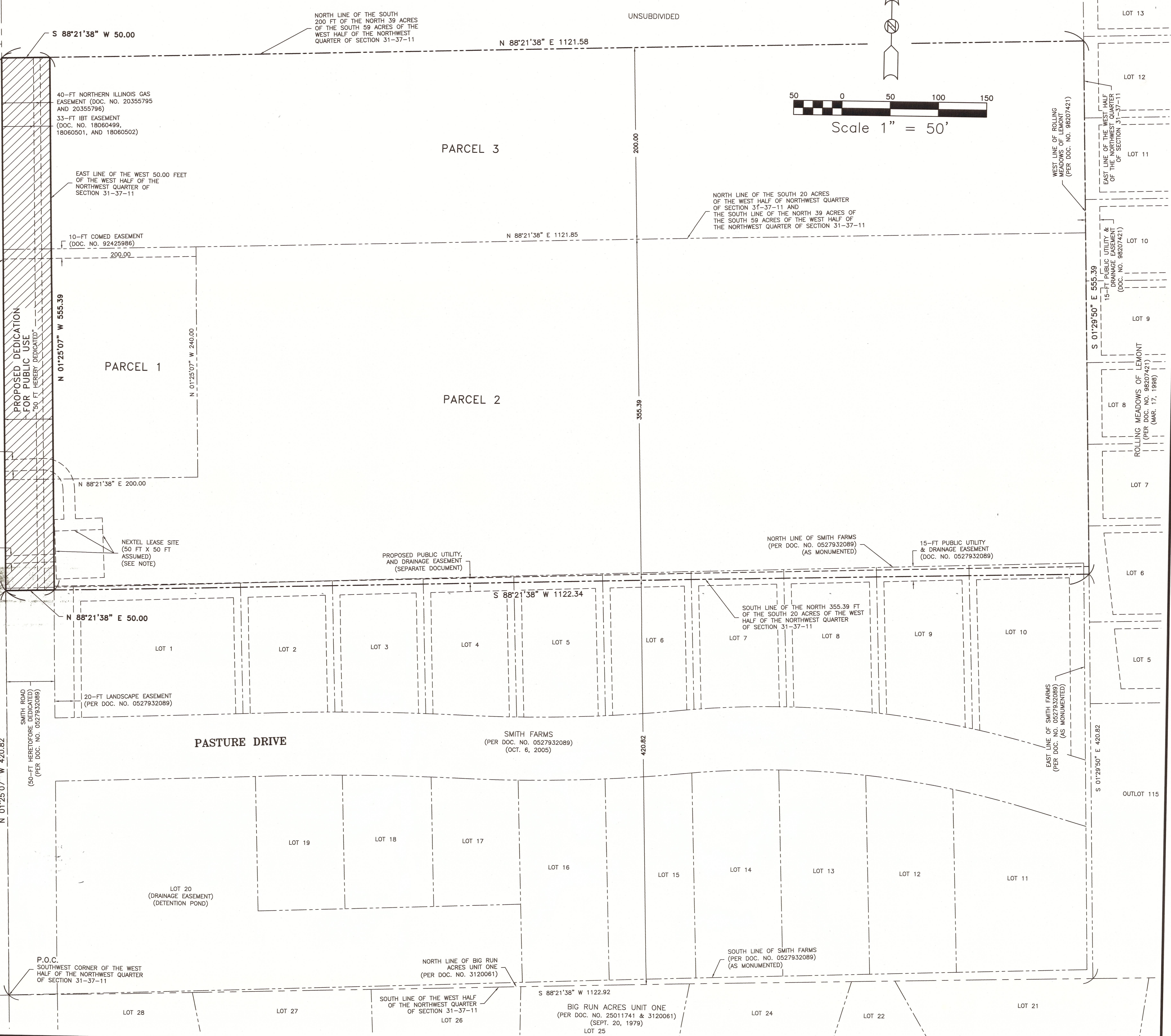
12-FT NEXTEL
ACCESS
EASEMENT
(#0733909069)

8-FT NEXTEL
UTILITY
EASEMENT
(#0733909069)

P.O.B.

SMITH ROAD
(50-FT HERETOFORE DEDICATED)
(PER DOC. NO. 0527932089)

P.O.C.
SOUTHWEST CORNER OF THE WEST
HALF OF THE NORTHWEST QUARTER
OF SECTION 31-37-11



PER CC DOT&H
PER VILLAGE REVIEW
PER VILLAGE REVIEW
DATE BY
06/17/2015 CJT
03/24/2015 CJT
05/19/2014 CJT
DATE BY

PLAT OF DEDICATION
(PUBLIC RIGHT-OF-WAY)

DRAWN BY: CJT JOB # GJN18913
CHECKED BY: CMP DATE: 04/03/2014

PART OF THE NW 1/4 OF
SECTION 31-37-11

GEOTECH INC.
CONSULTING ENGINEERS - LAND SURVEYORS
1207 CEDARWOOD DRIVE CREST HILL, ILLINOIS 60403 815/730-1010

GJN18913

to: Mayor Brian K. Reaves
Village Board of Trustees

from: George Schafer, Village Administrator

subject: **Plat of Easement**
Sanitary Sewer & Water Main Easement
Southwest Corner of Bell Road and McCarthy Road

date: July 13, 2015

BACKGROUND

A Plat of Easement for permanent sanitary sewer and water main is required at 12300 Bell Road, the southwest corner of Bell Road and McCarthy Road, consisting of a 17-foot width parcel, adjacent to Bell Road.

PROS/CONS/ALTERNATIVES

Granting of the easement is necessary in order for the Village to construct, repair, and/or maintain the water main and sanitary sewer.

RECOMMENDATION

Staff recommends approval of the attached Resolution.

ATTACHMENTS

- Resolution Accepting a Plat of Easement for Sanitary Sewer and Water Main Purposes.
- Proposed Plat of Easement.

VILLAGE BOARD ACTION REQUIRED

Approval of the attached Resolution.

RESOLUTION

**RESOLUTION ACCEPTING A
PLAT OF EASEMENT FOR SANITARY SEWER & WATER MAIN PURPOSES**

P.I.N. 22-26-401-032
12300 Bell Road

WHEREAS, the Owner (12300 Bell Road) has granted a Plat of Easement for Sanitary Sewer & Water Main Purposes, to the Village of Lemont; and

WHEREAS, said Plat of Easement allows for the installation, construction, and maintenance of the sanitary sewer and water lines.

NOW THEREFORE, BE IT RESOLVED by the President and Board of Trustees of the Village of Lemont that the Plat of Easement attached hereto is hereby accepted.

PASSED AND APPROVED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF LEMONT, COUNTIES OF COOK, WILL, AND DuPAGE, ILLINOIS on this 27th day of July, 2015.

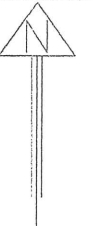
	<u>AYES</u>	<u>NAYS</u>	<u>PASSED</u>	<u>ABSENT</u>
Debby Blatzer	_____	_____	_____	_____
Paul Chialdikas	_____	_____	_____	_____
Clifford Miklos	_____	_____	_____	_____
Rick Sniegowski	_____	_____	_____	_____
Ronald Stapleton	_____	_____	_____	_____
Jeanette Virgilio	_____	_____	_____	_____

Brian K. Reaves, President

ATTEST:

Charlene M. Smollen, Clerk

PLAT OF EASEMENT TO THE VILLAGE OF LEMONT



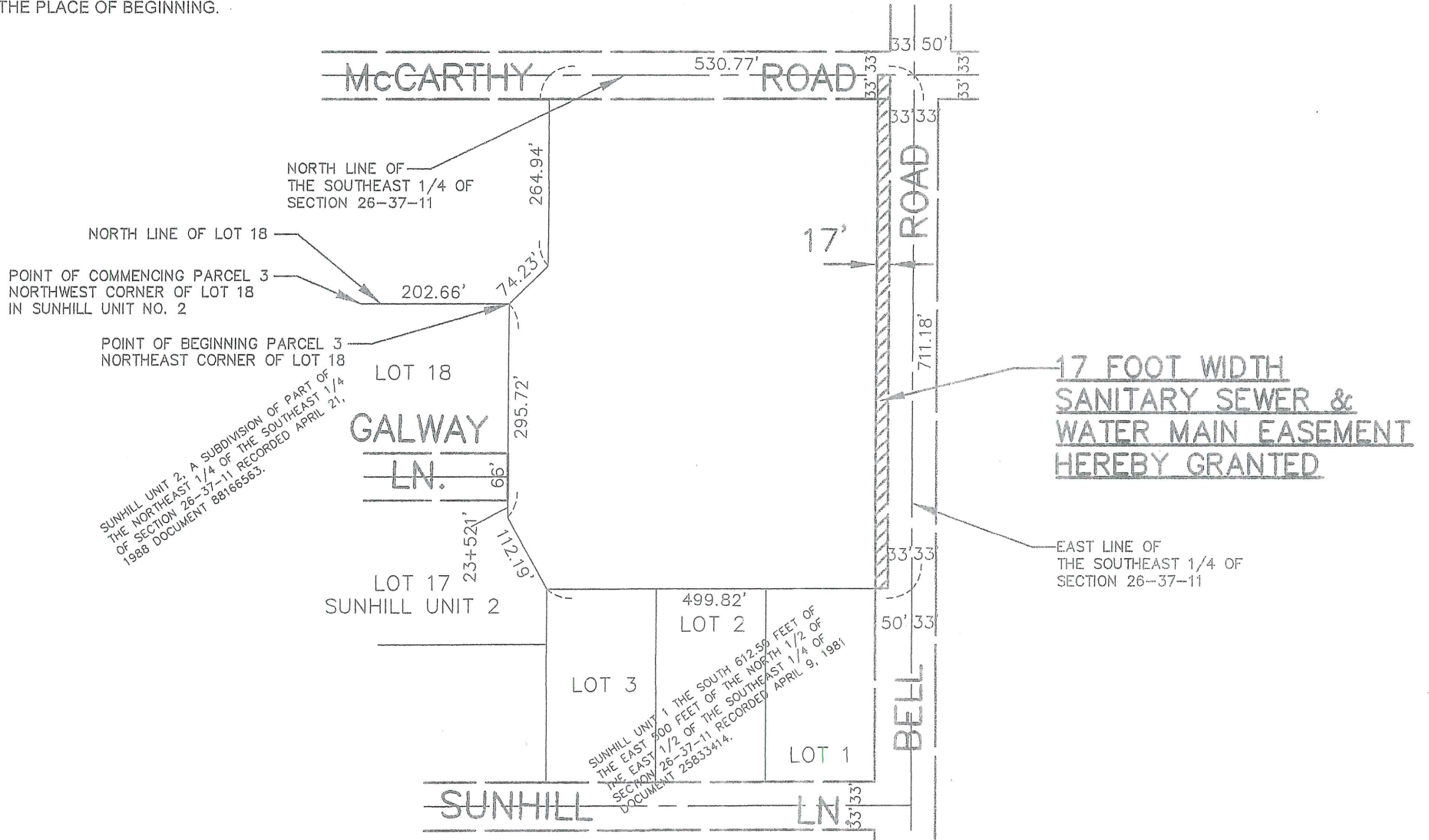
COMMON ADDRESS:
12300 BELL ROAD
LEMONT, ILLINOIS 60439

FOR A PERMANENT SANITARY SEWER & WATER MAIN EASEMENT
OVER, UNDER, THROUGH, AND ACROSS THE FOLLOWING DESCRIBED PROPERTY:

SCALE: 1"=200'

THE WEST 17 FEET OF THE EAST 50 FEET OF A TRACT OF LAND IN THE NORTH HALF OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 26, TOWNSHIP 37 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 26, 796.00 FEET EAST OF THE WEST LINE OF THE EAST HALF OF SAID SECTION 26, SAID POINT BEING THE NORTHEAST CORNER OF LAND DESCRIBED [IN DEED RECORDED AS DOCUMENT NUMBER 27443908; THENCE SOUTH 00 DEGREES 30 MINUTES 33 SECONDS EAST ALONG THE EASTERLY LINE OF THE LAND DESCRIBED IN SAID DEED, 264.94 FEET TO AN ANGLE POINT IN SAID EASTERLY LINE; THENCE SOUTH 41 DEGREES 45 MINUTES 26 SECONDS WEST ALONG SAID EASTERLY LINE, 74.23 FEET TO THE SOUTHEAST CORNER OF LAND DESCRIBED IN SAID DEED, SAID CORNER BEING ON THE NORTH LINE OF LOT 18 IN SUNHILL UNIT 2 RECORDED AS DOCUMENT NUMBER 88166563; THENCE NORTH 89 DEGREES 38 MINUTES 44 SECONDS EAST ALONG SAID NORTH LINE, 23.52 FEET TO THE NORTHEAST CORNER OF SAID LOT 18; THENCE SOUTH 00 DEGREES 27 MINUTES 18 SECONDS EAST ALONG THE EAST LINE OF SAID LOT 18 AND ALONG THE EAST LINE OF GALWAY LANE AND ALONG THE EASTERLY LINE OF LOT 17 IN SAID SUNHILL UNIT 2, A DISTANCE OF 295.72 FEET TO AN ANGLE POINT IN SAID EASTERLY LINE OF SAID LOT 17; THENCE SOUTH 31 DEGREES 41 MINUTES 19 SECONDS EAST ALONG SAID EASTERLY LINE, A DISTANCE OF 112.19 FEET TO THE NORTHWEST CORNER OF LOT 3 IN SUNHILL UNIT 1 RECORDED AS DOCUMENT NUMBER 25833414; THENCE NORTH 89 DEGREES 36 MINUTES 10 SECONDS EAST ALONG THE NORTH LINE OF SAID SUNHILL UNIT 1, A DISTANCE OF 499.82 FEET TO THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 26; THENCE NORTH 00 DEGREES 32 MINUTES 44 SECONDS WEST ALONG SAID EAST LINE, A DISTANCE OF 711.18 FEET TO THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 26, THENCE SOUTH 89 DEGREES 38 MINUTES 44 SECONDS WEST ALONG THE NORTH LINE OF SAID SOUTHEAST QUARTER, A DISTANCE OF 530.77 FEET TO THE PLACE OF BEGINNING.



**17 FOOT WIDTH
SANITARY SEWER &
WATER MAIN EASEMENT
HEREBY GRANTED**

SANITARY SEWER & WATER MAIN EASEMENT PROVISIONS

A NON-EXCLUSIVE, PERPETUAL EASEMENT IS RESERVED AND GRANTED FOR THE VILLAGE OF LEMONT OVER ALL AREAS MARKED "SANITARY SEWER AND WATER MAIN EASEMENT" ON THE PLAT FOR THE PERPETUAL RIGHT, PRIVILEGE AND AUTHORITY TO CONSTRUCT, RECONSTRUCT, REPAIR, INSPECT, MAINTAIN, AND OPERATE A SANITARY SEWER & WATER MAIN SYSTEM TOGETHER WITH ANY AND ALL NECESSARY MANHOLES, HYDRANTS, VALVES AND OTHER STRUCTURES AND APPURTENANCES AS MAY BE DEEMED NECESSARY BY SAID VILLAGE, OVER, UPON, ALONG, UNDER AND THROUGH SAID INDICATED EASEMENT, TOGETHER WITH RIGHT OF ACCESS ACROSS THE PROPERTY FOR NECESSARY PERSONNEL AND EQUIPMENT TO DO ANY OF THE ABOVE WORK. NO PERMANENT BUILDINGS OR STRUCTURES SHALL BE PLACED ON SAID EASEMENT.

OWNER'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF COOK) SS.

I, _____, DO HEREBY CERTIFY THAT SAID STANDARD BANK & TRUST, TRUST NUMBER 21744 IS THE OWNER OF THE PROPERTY DESCRIBED HEREON AND DO HEREBY CONSENT TO THE GRANTING OF THE EASEMENT FOR SANITARY SEWER AND WATER MAIN PURPOSES AS SHOWN HEREON, FOR THE USES AND PURPOSES THEREIN SET FORTH, AND DO HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE STYLE AND TITLE HERON DRAWN.

DATED THIS 3RD DAY OF July, 20 15.

BY: *[Signature]*

ATTEST: _____

STATE OF ILLINOIS)
COUNTY OF COOK)

APPROVED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF LEMONT, COOK, DuPAGE, AND WILL COUNTIES, ILLINOIS AT A MEETING HELD ON THIS

____ DAY OF _____ A.D., 2015.

BY: _____ PRESIDENT

ATTEST: _____ CLERK

AFTER RECORDING PLEASE RETURN TO:
THE VILLAGE OF LEMONT
418 MAIN STREET
LEMONT, ILLINOIS 60439

NOTARY CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF COOK) SS.

I, PAUL J. BENETURSKI, A NOTARY PUBLIC IN AND FOR SAID COUNTY IN THE STATE AFORESAID, DO HEREBY CERTIFY THAT ANDREW TSUKUIS PERSONALLY KNOWN TO ME TO BE THE SAME PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT AS SUCH PRESIDENT AND SECRETARY RESPECTIVELY APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT THEY SIGNED THE SAID INSTRUMENT AS THEIR OWN FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTARIAL SEAL:

THIS 3RD DAY OF July, 20 15.

BY: *[Signature]*
NOTARY PUBLIC

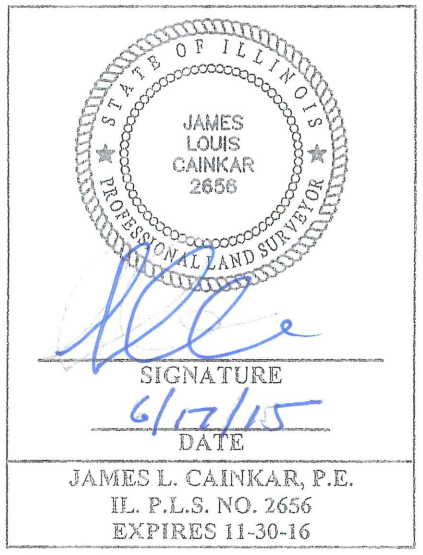


STATE OF ILLINOIS)
COUNTY OF Du PAGE) S.S

I, JAMES L. CAINKAR, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THE PLAT AS HEREON DRAWN IS A CORRECT REPRESENTATION OF THE PROPERTY DESCRIBED IN THE FOREGOING CAPTION.

DATED AT WILLOW BROOK, ILLINOIS, THIS 17th DAY OF JUNE A.D., 2015.

[Signature]
JAMES L. CAINKAR
ILLINOIS PROFESSIONAL LAND SURVEYOR
No. 2656
EXPIRES 11-30-2016



VILLAGE OF LEMONT

RESOLUTION NO. _____

**A RESOLUTION AUTHORIZING A REDUCTION AND RELEASE OF LETTERS OF
CREDIT FOR BIRCH PATH SUBDIVISION**

**ADOPTED BY THE
PRESIDENT AND BOARD OF TRUSTEES
OF THE VILLAGE OF LEMONT
THIS 27TH DAY OF JULY, 2015**

**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 27th day of July , 2015**

RESOLUTION NO. _____

**A RESOLUTION AUTHORIZING A REDUCTION AND RELEASE OF
LETTERS OF CREDIT FOR BIRCH PATH SUBDIVISION**

WHEREAS, pursuant to the Lemont Unified Development Ordinance of 2008, 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 Birch Path subdivision located east of Stonybrook Drive in Lemont, IL, United Trust Bank of Palos Heights, IL issued Irrevocable Letter of Credit No. 2015-4-30 in the amount of \$132,250.00, Irrevocable Letter of Credit No. 2015-5-5 in the amount of \$553,750.00 and Irrevocable Letter of Credit No. 2015-5-5A in the amount of \$80,779.79 and deposited each with the Village of Lemont to guarantee completion of subdivision improvements; and

WHEREAS, J. Michael Ford, on behalf of Tempo Development, developer of Birch Path subdivision, has completed certain improvements and has requested a reduction in the aforementioned letters 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;

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

1. Irrevocable Letter of Credit No. 2015-4-30 is hereby released.
2. Irrevocable Letter of Credit No. 2015-5-5A is hereby released.
3. Irrevocable Letter of Credit No. 2015-5-5 is hereby reduced to \$478,639.86

PASSED AND APPROVED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF LEMONT, COUNTIES OF COOK, WILL, AND DU PAGE, ILLINOIS, on this 27th day of July, 2015.

AYES

NAYS

PASSED

ABSENT

**Debby Blatzer
Paul Chialdikas
Clifford Miklos
Ron Stapleton
Rick Sniegowski
Jeanette Virgilio**

APPROVED by me this 27th day of July, 2015

BRIAN K. REAVES, Village President

ATTEST:

CHARLENE M. SMOLLEN, Village Clerk



Village of Lemont
Planning & Economic Development Department

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

TO: Mayor Reaves
Village Board of Trustees

FROM: Heather Milway, Village Planner

THRU: Charity Jones, AICP, Planning & Economic Development Director

SUBJECT: Case 15-10 La Dolce Vita Variation

DATE: July 21, 2015

SUMMARY

Michael Martin of Michael Angelo's Building, Inc., owner of 107 Stephen St., is requesting a variation to allow a greater than 80% lot coverage in the DD zoning district. A proposed addition increases the lot coverage to 90%. The PZC and staff recommended approval. The Committee of the Whole reviewed the development proposal on July 20, 2015 and expressed support for the submitted plans.

BOARD ACTION

Vote on the attached ordinance.

ATTACHMENTS

1. An Ordinance Granting A Variation To §17.09.090 Of The UDO To Allow For A Greater Than 80% Lot Coverage At 107 Stephen Street In Lemont, Il

**VILLAGE OF LEMONT
ORDINANCE NO. _____**

**AN ORDINANCE GRANTING A VARIATION TO §17.09.090 OF THE UDO TO ALLOW
FOR A GREATER THAN 80% LOT COVERAGE AT 107 STEPHEN STREET IN
LEMONT, IL**

(La Dolce Vita Variation)

**Adopted by the President
and Board of Trustees
of the Village of Lemont
This 27th Day of July, 2015.**

**Published in pamphlet form by
authority of the President and
Board of Trustees of the Village
of Lemont, Cook, DuPage, and Will
Counties, Illinois this 27th day of
July, 2015.**

ORDINANCE NO. _____

AN ORDINANCE GRANTING A VARIATION TO §17.09.090 OF THE UDO TO ALLOW FOR A GREATER THAN 80% LOT COVERAGE AT 107 STEPHEN STREET IN LEMONT, IL

(La Dolce Vita Variation)

WHEREAS, Michael A. Martin of Michael Angelo’s Building, Inc., (herein after referred to as “the Petitioner”) is the owner of the property at 107 Stephen Street in Lemont (PIN 22-20-405-005-0000) (hereinafter referred to as the “Subject Property”) legally described and depicted in Exhibit A; and

WHEREAS, the Petitioner applied pursuant to the provisions of the Lemont, Illinois Municipal Code, Title 17 Unified Development Ordinance (“UDO”) seeking a variation from the §17.09.090 of the UDO to allow for a greater than 80% coverage for a building on a lot within the Downtown District Main Street street type; and

WHEREAS, the Planning and Zoning Commission of the Village of Lemont, Illinois conducted a Public Hearing on June 17, 2015 and voted 5-0 to recommend approval of the requested variation; and

WHEREAS, a notice of the aforesaid Public Hearing was made in the manner provided by law and was published in the *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 same is in the best interest of the public health, safety and welfare of the residents of the Village of Lemont, and hereby adopt 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:

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

SECTION 2: Variation. A variation is granted from §17.09.090 (Table 17-09-02) of the UDO to allow 90% lot coverage on the Subject Property, consistent with Exhibit C and as conditioned by this Ordinance

SECTION 3 Conditions: The approval set forth in this Ordinance is contingent upon the following condition:

1. A railing or other similar type barrier shall be installed and maintained directly outside the rear door of the Subject Property so as to prevent individuals from walking directly into the adjacent alley from the Subject Property's rear entrance.

SECTION 4: 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 5: That this Ordinance shall be in full force and effect from and after its passage, approval and publication provided by law.

**PASSED AND APPROVED BY THE PRESIDENT AND BOARD OF TRUSTEES
OF THE VILLAGE OF LEMONT, COUNTIES OF COOK, DUPAGE AND WILL,
ILLINOIS, ON THIS 27th DAY OF JULY, 2015.**

	<u>AYES</u>	<u>NAYS</u>	<u>ABSENT</u>	<u>ABSTAIN</u>
Debby Blatzer				
Paul Chialdikas				
Clifford Miklos				
Ron Stapleton				
Rick Sniegowski				
Jeanette Virgilio				

Approved by me this 27th day of July, 2015

BRIAN K. REAVES, Village President

Attest:

CHARLENE M. SMOLLEN, Village Clerk

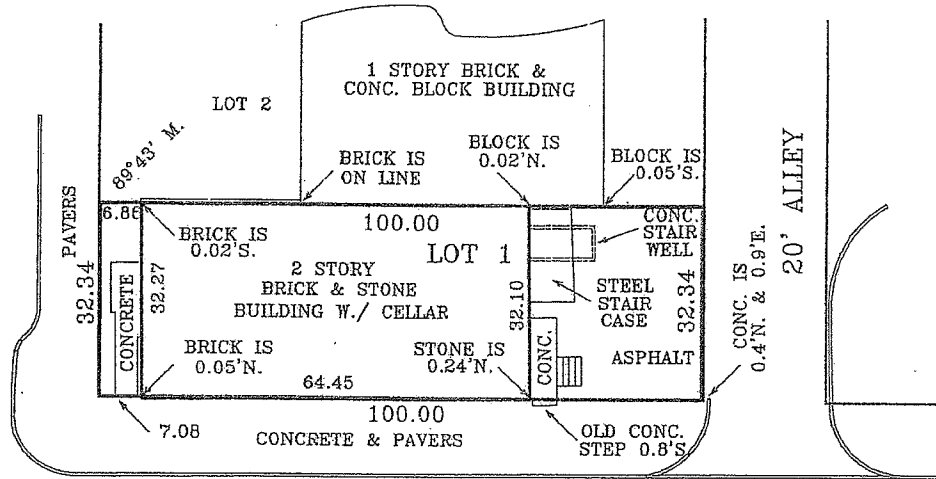
PLAT OF SURVEY



SCALE: 1" = 20'

LOT 1 IN CHAS. FREEHAUF'S RE-SUBDIVISION OF LOT 3 AND PART OF LOT 4 OF BLOCK 1 OF S.W. NORTON'S SUBDIVISION, LYING NORTH OF TALCOTT AVENUE AND EAST OF STEVEN STREET, ALL BEING IN THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 20, TOWNSHIP 37 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

STEPHEN STREET



TALCOTT AVE.

NOTE
 ALL DISTANCES ARE IN FEET AND DECIMAL PARTS THEREOF. MEASURED EQUALS RECORD. CORNERS NOT SET AT OWNER'S REQUEST. SUBDIVISION PLAT RECORDED JULY 10, 1894 AS DOC. NO. 2071111. NO TITLE POLICY WAS PROVIDED AT TIME OF SURVEY.

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS OF PRACTICE APPLICABLE TO BOUNDARY SURVEYS.

DIRK LAUTERBACH
 PROFESSIONAL LAND SURVEYOR
 413 GREENHILL LANE
 SCHAUMBURG, IL 60193
 (847) 650-9194

107 STEPHEN ST.

FOR BUILDING LINES, EASEMENTS AND OTHER RESTRICTIONS NOT SHOWN HEREON, REFER TO YOUR DEED, ABSTRACT, LOCAL ORDINANCES AND/OR TITLE POLICY.



STATE OF ILLINOIS)
) S S
 COUNTY OF COOK)

I, DIRK LAUTERBACH, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY THAT I HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND THAT THE PLAT HEREON DRAWN IS A CORRECT REPRESENTATION OF SAID SURVEY.

DATED THIS 5TH DAY OF MAY, 2011.

Dirk Lauterbach

 ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3173

LICENSE EXPIRES NOV. 2012

EXHIBIT B

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

1. The Lemont 2030 Comprehensive Plan's future land use map designates the subject site Mixed Use.
2. The La Dolce Vita property is one of the last remaining lots of the DD zoning district's Main Street classification that has the area to expand and the need to alter its existing structure.
3. The lot coverage and setback regulations in the UDO are in conflict with one another, creating a hardship for the applicant.
4. The requested variation would allow for full use of the existing building.
5. The request is consistent with the surrounding land uses.
6. The requested variation substantially meets the standards for granting variations.

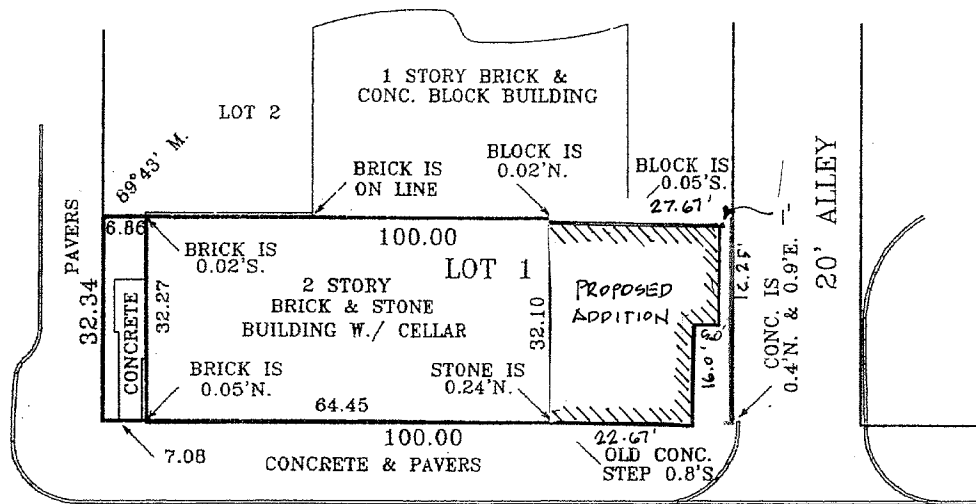


SCALE: 1" = 20'

PLAT OF SURVEY

LOT 1 IN CHAS. FREEHAUF'S RE-SUBDIVISION OF LOT 3 AND PART OF LOT 4 OF BLOCK 1 OF S.W. NORTON'S SUBDIVISION, LYING NORTH OF TALCOTT AVENUE AND EAST OF STEVEN STREET, ALL BEING IN THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 20, TOWNSHIP 37 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

STEPHEN STREET



TALCOTT AVE.

NOTE
 ALL DISTANCES ARE IN FEET AND DECIMAL PARTS THEREOF. MEASURED EQUALS RECORD. CORNERS NOT SET AT OWNER'S REQUEST. SUBDIVISION PLAT RECORDED JULY 10, 1894 AS DOC. NO. 20711111. NO TITLE POLICY WAS PROVIDED AT TIME OF SURVEY.

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS OF PRACTICE APPLICABLE TO BOUNDARY SURVEYS.

DIRK LAUTERBACH
 PROFESSIONAL LAND SURVEYOR
 413 GREENHILL LANE
 SCHAUMBURG, IL 60193
 (847) 650-9194

#107 STEPHEN ST.

FOR BUILDING LINES, EASEMENTS AND OTHER RESTRICTIONS NOT SHOWN HEREON, REFER TO YOUR DEED, ABSTRACT, LOCAL ORDINANCES AND/OR TITLE POLICY.



STATE OF ILLINOIS)
) S S
 COUNTY OF COOK)

I, DIRK LAUTERBACH, AN ILLINOIS PROFESSIONAL LAND SURVEYOR HEREBY CERTIFY THAT I HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND THAT THE PLAT HEREON DRAWN IS A CORRECT REPRESENTATION OF SAID SURVEY.

DATED THIS 5TH DAY OF MAY, 2011.

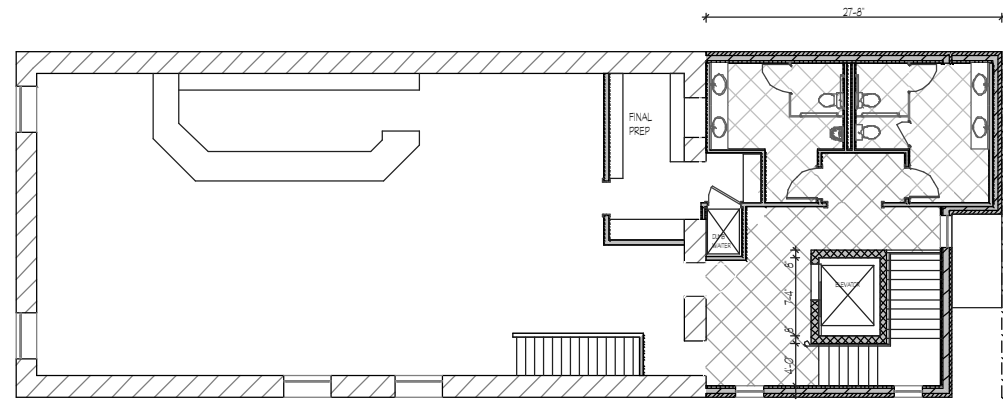
Dirk Lauterbach

LICENSE EXPIRES NOV. 2012

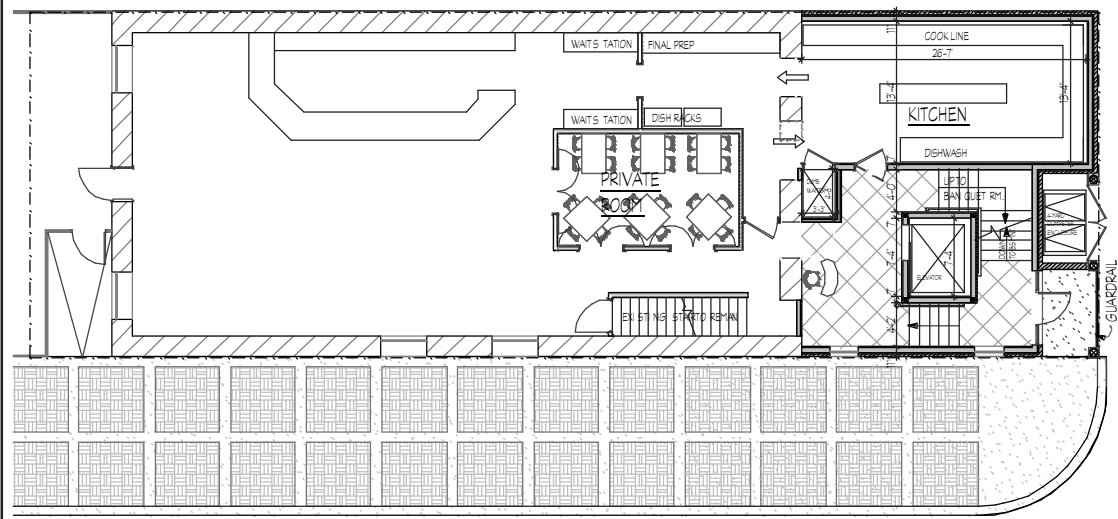
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3173

La Dolce Vita

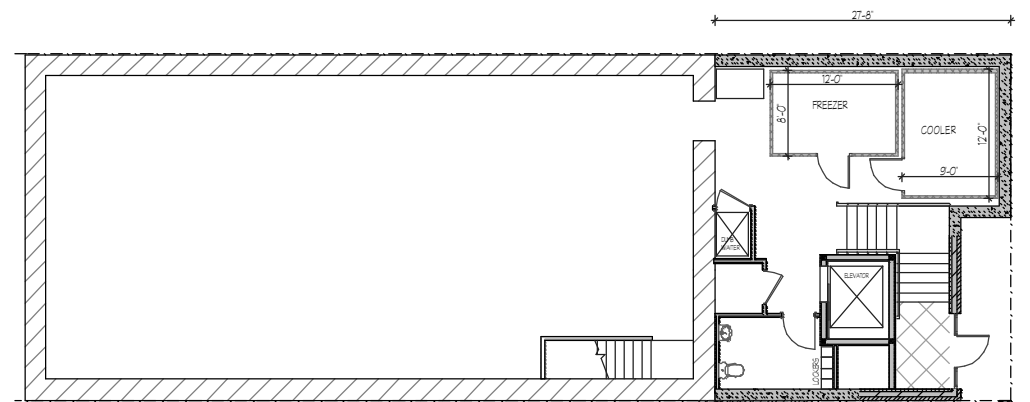
107 Stephen St. Lemont, IL



SECOND FLOOR PLAN



GROUND FLOOR PLAN



BASEMENT PLAN



SOUTH ELEVATION



EAST ELEVATION

EXISTING ← PROPOSED



EXISTING



PROPOSED

n. batistich, architects
MEADOWBROOK OFFICE CENTER
16W475 S. FRONTAGE RD., SUITE 201
BURR RIDGE, IL 60527 (630) 966-1773

I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED BY ME OR UNDER MY SUPERVISION AND THAT THEY COMPLY TO THE BEST OF MY KNOWLEDGE AND BELIEF WITH THE REQUIREMENTS OF THE BUILDING CODE

DO NOT SCALE DRAWINGS
CONTRACTOR SHALL VERIFY ALL PLAN DIMENSIONS AND LOCATIONS ON THE JOB AND BE RESPONSIBLE FOR ANY DISCREPANCIES BEFORE PROCEEDING WITH WORK OR BE RESPONSIBLE FOR SAME

DATE	APRIL 8, 2015
REVISIONS	07-22-15
DRAWN BY	
SCALE	
APPROVED BY	

PLAN No.
SHEET No.
PRELIM.





Village of Lemont
Planning & Economic Development Department

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

TO: Mayor Reaves
Village Board of Trustees

FROM: Heather Milway, Village Planner

THRU: Charity Jones, AICP, Planning & Economic Development Director

SUBJECT: Case 15-07 15800 New Ave. Rezoning

DATE: July 21, 2015

SUMMARY

Terrence and Susan Robb, owners of the 15800 New Ave. are requesting a rezoning from B-3, Arterial Commercial District to the DD Downtown District. The PZC and staff recommended approval. The Committee of the Whole reviewed the development proposal on July 20, 2015 and expressed support for the submitted plans.

BOARD ACTION

Vote on the attached ordinance.

ATTACHMENTS

1. An Ordinance Amending The Zoning Map Of The Village Of Lemont From B-3 Arterial Commercial District To DD Downtown District At 15800 New Avenue In Lemont, Il

**VILLAGE OF LEMONT
ORDINANCE NO. _____**

**AN ORDINANCE AMENDING THE ZONING MAP OF THE VILLAGE OF LEMONT
FROM B-3 ARTERIAL COMMERCIAL DISTRICT TO DD DOWNTOWN DISTRICT
AT 15800 NEW AVENUE IN LEMONT, IL**

(15800 New Avenue)

**ADOPTED BY THE
PRESIDENT AND THE BOARD OF TRUSTEES
OF THE VILLAGE OF LEMONT
THIS 27th DAY OF July, 2015**

**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 27th day of July, 2015.**

ORDINANCE NO. _____

**AN ORDINANCE AMENDING THE ZONING MAP OF THE VILLAGE OF LEMONT
FROM B-3 ARTERIAL COMMERCIAL DISTRICT TO DD DOWNTOWN DISTRICT
AT 15800 NEW AVENUE IN LEMONT, IL**

(15800 New Avenue)

WHEREAS, Terry and Susan Robb (herein after referred to as “the Petitioner”) are the owners of the property at 15800 New Avenue in Lemont (PIN 22-20-305-021-0000) (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 for a zoning map amendment from B-3 Arterial Commercial to DD Downtown District for the subject property; and

WHEREAS, the Planning and Zoning Commission of the Village of Lemont, Illinois conducted a public hearing on June 17, 2015 for the rezoning request and voted 5-0 to recommend approval of the rezoning; and

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

WHEREAS, the President and Board of Trustees of the Village has reviewed the matter herein and has determined that the zoning map amendment is in the best interest of the Village of Lemont, and herein 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:

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

SECTION 2: Zoning Map Amendment Approved. That the Subject Property described in Exhibit A is hereby rezoned from its current B-3 Arterial Commercial zoning district to the DD Downtown District zoning district. The zoning map of the Village of Lemont is hereby amended in accordance with the provisions of this Ordinance.

SECTION 3: That the Village Clerk of the Village of Lemont be and is directed hereby to publish this Ordinance in pamphlet form, pursuant to the Statutes of the State of Illinois, made

and provided.

SECTION 4: That this Ordinance shall be in full force and effect from and after its passage, approval and publication 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 27th day of July, 2015.

	<u>AYES</u>	<u>NAYS</u>	<u>ABSENT</u>	<u>ABSTAIN</u>
Debby Blatzer				
Paul Chialdikas				
Clifford Miklos				
Ron Stapleton				
Rick Sniegowski				
Jeanette Virgilio				

Approved by me this 27th day of July, 2015

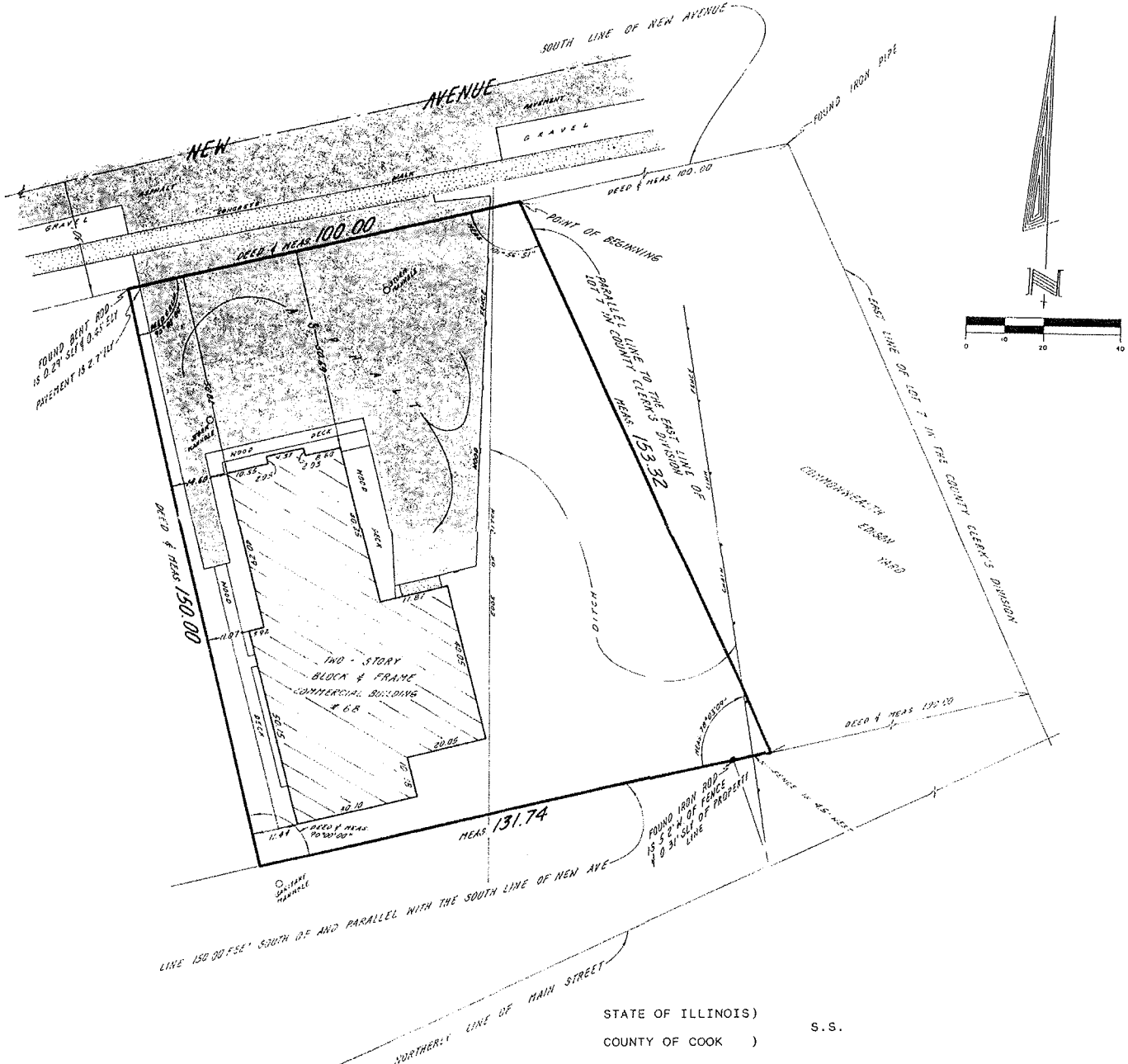
BRIAN K. REAVES, Village President

Attest:

CHARLENE M. SMOLLEN, Village Clerk

LAND TITLE SURVEY

THAT PART OF LOT 7 IN THE COUNTY CLERK'S DIVISION OF UNSUBDIVIDED LANDS, IN SECTION 20, TOWNSHIP 37 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE SOUTH LINE OF NEW AVENUE, 100 FEET WEST OF THE EAST LINE OF SAID LOT 7; THENCE WESTERLY, ALONG THE SOUTH LINE OF NEW AVENUE, TO A POINT 200 FEET WESTERLY FROM THE EAST LINE OF SAID LOT 7, MEASURED ALONG THE SOUTH LINE OF NEW AVENUE; THENCE SOUTHERLY, AT RIGHT ANGLES TO THE SOUTH LINE OF NEW AVENUE, 150 FEET; THENCE EASTERLY, PARALLEL WITH THE SOUTH LINE OF NEW AVENUE, TO A POINT 100 FEET WEST OF THE EAST LINE OF SAID LOT 7; THENCE NORTHERLY, PARALLEL TO THE EAST LINE OF SAID LOT 7, 150 FEET, MORE OR LESS, TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.



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

TO: CHICAGO TITLE AND TRUST COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS," JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND ACSM IN 1988; MEETS THE ACCURACY REQUIREMENTS OF A CLASS A SURVEY, AS DEFINED THEREIN, AND INCLUDES ITEMS 9, 11, AND 13 OF TABLE 3 THEREOF.

DATED THIS 27TH DAY OF OCTOBER, 1990.

Thomas J. Lewis
 ILLINOIS PROFESSIONAL LAND SURVEYOR, NO. 2205

EXHIBIT B

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

1. The Lemont 2030 Comprehensive Plan's future land use map designates the subject site Mixed Use.
2. The requested zoning change implements the recommendations of the 2030 Comprehensive Plan.
3. The requested DD zoning is consistent with the existing land use of surrounding properties and the proposed zoning is appropriate for the subject property.
4. The rezoning meets all of the criteria for evaluating rezoning requests.

Village Board

Agenda Memorandum

To: Mayor Brian Reaves
Village Board of Trustees

From: Ralph Pukula, Public Works Director

Subject: 2015 RESURFACING PROGRAM

Date: JULY 27, 2015

BACKGROUND / HISTORY

Two bids were received for the 2015 Resurfacing Program on Ledochowski St. (Schultz to McCarthy Rd.) ; Crestview Dr. (Keepataw Dr. to Hillview Dr.); Holmes St. (McCarthy Rd. to Main St.); and Julia St. (McCarthy Rd. to Main St.) The low bid was submitted by A-Lamp Concrete Construction out of Schaumburg Il. in the amount of \$309,374.04. The bid was \$2,410.96 below the Engineers Estimate of \$311,785.00.

RECOMMENDATION

Award the 2015 Resurfacing Program, to A-Lamp Concrete Construction, based on their bid amount of \$309,374.04

ATTACHMENTS

Resolution Authorizing Award of Contract
Letter of Award Recommendation; and
Bid Tabulation list

VILLAGE BOARD ACTION REQUIRED

Approval of the Resolution awarding the contract to A-Lamp Concrete Construction

RESOLUTION NO. _____

RESOLUTION AUTHORIZING AWARD OF CONTRACT
2015 RESURFACING PROGRAM

Ledochowski Street: Schultz Street to McCarthy Road
Crestview Drive: Keepataw Drive to Hillview Drive
Holmes Street: McCarthy Road to Main Street
Julia Street: McCarthy Road to Main Street

WHEREAS, the Village of Lemont requires that the 2015 Resurfacing Program, be completed; and

WHEREAS, the Village seeks to utilize the construction firm of A-Lamp Concrete Construction for such work; and

WHEREAS, A-Lamp Concrete Construction submitted a low bid for such work in the amount of \$309,374.04.

NOW, THEREFORE, BE IT RESOLVED, by the President and Board of Trustees that the Contract with A-Lamp Concrete Construction is hereby approved.

PASSED AND APPROVED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF LEMONT, COUNTIES OF COOK, WILL AND DuPAGE, ILLINOIS, on this 27th day of July, 2015.

AYES NAYS PASSED ABSENT

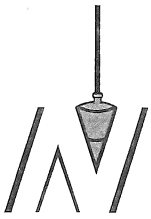
Debby Blatzer
Paul Chialdikas
Clifford Miklos
Rick Sniegowski
Ronald Stapleton
Jeanette Virgilio

Approved by me this 27th day of July, 2015.

A t t e s t:

BRIAN K. REAVES, Village President

CHARLENE SMOLLEN, Village Clerk



Frank Novotny & Associates, Inc.

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

Civil Engineers/
Municipal Consultants

July 17, 2015

Mr. George Schafer
Administrator
Village of Lemont
418 Main Street
Lemont, Illinois 60439

Re: **2015 RESURFACING PROGRAM**
Ledochowski Street: Schultz Street to McCarthy Road
Crestview Drive: Keepataw Drive to Hillview Drive
Holmes Street: McCarthy Road to Main Street
Julia Street: McCarthy Road to Main Street

Dear George:

Listed below and on the attached "Tabulation of Bids" are the results of the bid opening held on July 16, 2015, for the above-captioned project. Two bids were tabulated, with no errors being found. A summary is as follows:

A Lamp Concrete Construction	\$309,374.04
K-Five Construction Corporation	333,333.33
Engineer's Estimate	\$311,785.00

The low bid submitted by A Lamp Concrete Construction, Inc., in the amount of \$309,374.04, is \$2,410.96 (0.77%) below the Engineer's Estimate of \$311,785.00. A Lamp Concrete Construction, Inc. is IDOT prequalified to perform this type of work. We, therefore, recommend that the Contract be awarded to **A Lamp Concrete Construction, Inc., 1900 Wright Boulevard, Schaumburg, IL 60193**, in the amount of **\$309,374.04**.

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

Very truly yours,

FRANK NOVOTNY & ASSOCIATES, INC.

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

JLC/dan
Enclosure

cc: Mr. Ralph Pukula, Director of Public Works, w/Enc.
Ms. Linda Molitor, Executive Assistant, w/Enc.
File No. 14406

OWNER: Village of Lemont
PROJECT DESCRIPTION: 2015 Resurfacing Program
 Ledochowski Street; Crestview Drive; Holmes Street; and Julia Street
BID OPENING: July 16, 2105 at 10:00 am

PROJECT NO : 14406

Item No	Description	Unit	Quantity	Engineers Estimate		A Lamp Concrete Contr. 1900 Wright Boulevard Schaumburg, IL 60193 5% Bid Bond		K-Five Construction Corp. 13769 Main Street Lemont, IL 60439 5% Bid Bond		Unit Price	Amount	Unit Price	Amount
				Unit Price	Amount	Unit Price	Amount	Unit Price	Amount				
1	Hot-Mix Asphalt Surface Removal, Variable Depth, 2"-0"	SQ YD	1422	2.50	3,555.00	3.00	4,266.00	2.00	2,844.00				
2	Hot-Mix Asphalt Surface Removal, 2 1/4"	SY YD	6602	3.50	23,107.00	2.80	18,485.60	4.00	26,408.00				
3	Hot-Mix Asphalt Surface Removal, 1 1/2"	SQ YD	4509	3.00	13,527.00	2.50	11,272.50	3.00	13,527.00				
4	Hot-Mix Asphalt Surface Removal -Butt Joint	SQ YD	285	15.00	4,275.00	12.00	3,420.00	19.00	5,415.00				
5	Bituminous Materials (Prime Coat)	POUND	6694	0.50	3,347.00	0.01	66.94	0.01	66.94				
6	Leveling Binder (Machine Method), N50, 3/4"	TON	416	95.00	39,520.00	90.00	37,440.00	85.00	35,360.00				
7	Hot-Mix Asphalt Surface Course, "Mix" D, N50, 1-1/2"	TON	1267	90.00	114,030.00	90.00	114,030.00	85.00	107,695.00				
8	Class D Patches, Type II, 3"	SQ YD	14	50.00	700.00	80.00	1,120.00	90.00	1,260.00				
9	Class D Patches, Type III, 3"	SQ YD	75	45.00	3,375.00	70.00	5,250.00	90.00	6,750.00				
10	Class D Patches, Type IV, 3"	SQ YD	35	50.00	1,750.00	60.00	2,100.00	90.00	3,150.00				
11	Area Reflective Crack Control Treatment	SQ YD	6702	2.50	16,755.00	2.00	13,404.00	2.20	14,744.40				
12	Hot-Mix Asphalt Surface Removal (For Driveways), 1-1/2"	SQ YD	653	10.00	6,530.00	12.00	7,836.00	15.00	9,795.00				
13	Concrete Driveway Pavement Removal	SQ YD	87	15.00	1,305.00	15.00	1,305.00	17.00	1,479.00				
14	Portland Cement Concrete Driveway Pavement, 7 Inch	SQ YD	87	75.00	6,525.00	65.00	5,655.00	47.00	4,089.00				
15	Portland Cement Concrete Pavement, 8 Inch	SQ YD	69	80.00	5,520.00	85.00	5,865.00	55.00	3,795.00				
16	Pavement Removal	SQ YD	69	15.00	1,035.00	15.00	1,035.00	17.00	1,173.00				
17	Sidewalk Removal	SQ FT	850	3.00	2,550.00	2.00	1,700.00	3.50	2,975.00				
18	Combination Curb & Gutter Removal	FOOT	210	10.00	2,100.00	5.00	1,050.00	15.00	3,150.00				
19	Combination Concrete Curb & Gutter, Type B-6.12	FOOT	55	35.00	1,925.00	35.00	1,925.00	30.00	1,650.00				
20	Combination Concrete Curb & Gutter, Type M-4.12	FOOT	155	30.00	4,650.00	35.00	5,425.00	29.00	4,495.00				
21	Portland Cement Concrete Sidewalk, 5 Inch	SQ FT	850	6.00	5,100.00	9.00	7,650.00	7.50	6,375.00				
22	Detectable Warnings	SQ FT	120	32.00	3,840.00	40.00	4,800.00	25.00	3,000.00				
23	Clean & Grout Catch Basins	EACH	29	350.00	10,150.00	250.00	7,250.00	450.00	13,050.00				
24	Frames, Type 1, Open Lid	EACH	2	400.00	800.00	450.00	900.00	450.00	900.00				
25	Frames, Type 1, Closed Lid	EACH	2	350.00	700.00	450.00	900.00	450.00	900.00				
26	Frames and Grates to be Adjusted	EACH	7	400.00	2,800.00	450.00	3,150.00	500.00	3,500.00				
27	Frames and Grates to be Adjusted (Special)	EACH	31	600.00	18,600.00	650.00	20,150.00	850.00	26,350.00				
28	Valve Box Adjustment (Special)	EACH	5	350.00	1,750.00	200.00	1,000.00	700.00	3,500.00				
29	Topsoil Furnish and Place, 4"	CU YD	23	40.00	920.00	1.00	23.00	100.00	2,300.00				
30	Sodding	SQ YD	116	9.00	1,044.00	25.00	2,900.00	20.00	2,320.00				
31	Traffic Control and Protection, Standard 701501	L SUM	1	5,000.00	5,000.00	10,000.00	10,000.00	20,266.99	20,266.99				
32	Traffic Control and Protection, Standard 701801	L SUM	1	1,000.00	1,000.00	2,500.00	2,500.00	50.00	50.00				
33	Insurance Provisions - Complete	L SUM	1	4,000.00	4,000.00	5,500.00	5,500.00	1,000.00	1,000.00				
Totals:					311,785.00		309,374.04		333,333.33				
Bid Error Corrections:													
Corrected Totals ---							309,374.04		333,333.33				
Over / Under ----							-2,410.96		21,548.33				
Percent ----							-0.77%		6.91%				

Village Board

Agenda Memorandum

To: Mayor Brian Reaves
Village Board of Trustees

From: Ralph Pukula, Public Works Director

Subject: 2015 Pavement Striping Program

Date: July 27, 2015

BACKGROUND/HISTORY

One bid was received for the 2015 Pavement Striping Program. The low bidder was Mark-It-Striping out of Romeoville, which bid was in the amount of \$22,385.75. The bid was \$2,255.45 below the Engineer's Estimate of \$24,641.20. This project includes thermoplastic pavement markings on

1. Ledochowski St.
2. Crestview Dr.
3. Holmes St.
4. Julia St.
5. Downtown area North of Illinois St. from Holmes West to Lockport St.

RECOMMENDATION

Award the 2015 Striping Program to Mark-It-Striping based on their bid of \$22,385.75.

ATTACHMENTS (IF APPLICABLE)

Resolution Authorizing Award of Contract
Letter of Award Recommendation
Bid Tabulation Sheet

RESOLUTION NO. _____

RESOLUTION AUTHORIZING AWARD OF CONTRACT
2015 PAVEMENT STRIPING PROGRAM
Downtown Area, Crestview Drive, Ledochowski Street,
Holmes Street, and Julia Street

WHEREAS, the Village of Lemont requires that the 2015 Pavement Striping Program, be completed; and

WHEREAS, the Village seeks to utilize the construction firm of Mark-It Striping, Inc. for such work; and

WHEREAS, Mark-It Striping, Inc. submitted a low bid for such work in the amount of \$22,385.75.

NOW, THEREFORE, BE IT RESOLVED, by the President and Board of Trustees that the Contract with Mark-It Striping, Inc. is hereby approved.

PASSED AND APPROVED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF LEMONT, COUNTIES OF COOK, WILL AND DuPAGE, ILLINOIS, on this 27th day of July, 2015.

AYES

NAYS

PASSED

ABSENT

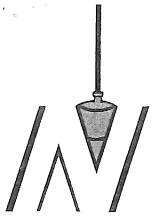
Debby Blatzer
Paul Chialdikas
Clifford Miklos
Rick Sniegowski
Ronald Stapleton
Jeanette Virgilio

Approved by me this 27th day of July, 2015.

A t t e s t:

BRIAN K. REAVES, Village President

CHARLENE SMOLLEN, Village Clerk



Frank Novotny & Associates, Inc.

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

Civil Engineers/
Municipal Consultants

July 17, 2015

Mr. George Schafer
Administrator
Village of Lemont
418 Main Street
Lemont, Illinois 60439

Re: **2015 PAVEMENT STRIPING PROGRAM**
Downtown Area; Crestview Drive; Ledochowski Street;
Holmes Street; and Julia Street

Dear George:

Listed below and on the attached "Tabulation of Bids" are the results of the bid opening held on July 17, 2015, for the above-captioned project. One bid was tabulated, with no errors being found. A summary is as follows:

Mark-It Striping, Inc.....	\$22,385.75
Engineer's Estimate	\$24,641.20

The low, and only, bid was submitted by Mark-It Striping, Inc., in the amount of \$22,385.75, is \$2,255.45 (9.15%) under the Engineer's Estimate of \$24,641.20. Mark-It Striping, Inc., Inc. is qualified to perform this type of work. We, therefore, recommend that the Contract be awarded to **Mark-It Striping, Inc., 643 Parkwood Avenue, Romeoville, IL 60446**, in the amount of **\$22,385.75**.

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

Very truly yours,

FRANK NOVOTNY & ASSOCIATES, INC.

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

JLC/dan
Enclosure

cc: Mr. Ralph Pukula, Director of Public Works, w/Enc.
Ms. Linda Molitor, Executive Assistant, w/Enc.
File No. 15192

15192 Bid Tab Letter

OWNER: Village of Lemont
 PROJECT DESCRIPTION: 2015 Pavement Striping Program
 Downtown Area; Crestview Drive; Ledochowski Street; Holmes Street; and Julia Street
 BID OPENING: July 17, 2015 at 10:00 am

PROJECT NO : 15192

				Engineers Estimate		Mark-It Striping, Inc. 643 Parkwood Avenue Romeoville, IL 60446 5% Bid Bond							
Item No	Description	Unit	Quantity	Unit Price	Amount	Unit Price	Amount	Unit Price	Amount	Unit Price	Amount	Unit Price	Amount
1	Thermoplastic Pavement Marking-Line 4"	FOOT	7444	0.80	5,955.20	0.75	5,583.00						
2	Thermoplastic Pavement Marking-Line 6"	FOOT	1986	1.20	2,383.20	1.50	2,979.00						
3	Thermoplastic Pavement Marking-Line 12"	FOOT	1197	2.40	2,872.80	2.25	2,693.25						
4	Thermoplastic Pavement Marking-Line 24"	FOOT	565	4.00	2,260.00	3.90	2,203.50						
5	Thermoplastic Pavement Marking-Letters & Symbols	SQ FT	530	5.00	2,650.00	3.90	2,067.00						
6	Preformed Thermoplastic Pavement Marking - Letters & Symbols (Shared-Lane Symbol)	EACH	14	300.00	4,200.00	360.00	5,040.00						
7	Paint Pavement Marking-Line 4"	FOOT	320	1.00	320.00	1.00	320.00						
8	Traffic Control and Protection, Standard 701501	L SUM	1	4,000.00	4,000.00	1,500.00	1,500.00						
Totals:					24,641.20	22,385.75							
Bid Error Corrections:													
Corrected Totals ---						22,385.75							
Over / Under ----						-2,255.45							
Percent ----						-9.15%							

Village Board

Agenda Memorandum

To: Mayor & Village Board

From: George Schafer, Village Administrator
Ralph Pukula, Director of Public Works
Gerald Turrise, Water & Sewer Superintendent

Subject: Adopt a resolution authorizing the purchase of softener salt

Date: July 27, 2015

BACKGROUND/HISTORY:

Compass Minerals has been supplying the Village with softener salt for approximately 15 years.

DISCUSSION:

For Fiscal Year 2015-16 the Village anticipates purchasing approximately \$150,000 worth of softener salt. Due to the Village's history with Compass Material and the delivery turn around time, staff recommends that bids be waived and the Board approves the purchase of softener salt from Compass Minerals.

RECOMMENDATION:

Adopt the attached resolution authorizing the purchase of softener salt from Compass Minerals for a total amount not to exceed \$150,000.

Resolution No. _____

**A Resolution Approving Proposal
from Compass Minerals for Purchase of Salt**

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

WHEREAS, the Village has purchased softener salt from Compass Minerals for approximately 15 years; and

WHEREAS, the salt sold by Compass Minerals compiles 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 at a price not to exceed \$150,000.

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 softner salt from Compass Minerals at a price not to exceed \$150,000.

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 at a price not to exceed \$150,000, 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 27th day of July, 2015.

PRESIDENT AND VILLAGE BOARD MEMBERS:

	AYES:	NAYS:	ABSENT:	ABSTAIN
Debby Blatzer	_____	_____	_____	_____
Paul Chialdikas	_____	_____	_____	_____
Clifford Miklos	_____	_____	_____	_____
Ron Stapleton	_____	_____	_____	_____
Rick Sniegowski	_____	_____	_____	_____
Jeanette Virgilio	_____	_____	_____	_____

BRIAN K. REAVES
President

ATTEST:

CHARLENE M. SMOLLEN
Village Clerk

Resolution No. _____

A Resolution Approving Settlement Agreement and Release
(People of the State of Illinois ex. rel Robert Bily v. Village of Lemont)

BE IT RESOLVED by the Village President and Board of Trustees of the Village of Lemont as follows:

SECTION ONE: The Settlement Agreement and Release relating to the lawsuit captioned *People of the State of Illinois ex. rel Robert Bily v. Village of Lemont*, Case No. 12 CH 39557, attached hereto as Exhibit A and incorporated in its entirety, is hereby approved.

SECTION TWO: The Mayor is authorized to execute the Settlement Agreement and Release attached hereto as Exhibit A, to make minor changes to the document prior to execution which does 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 27th day of July, 2015.

PRESIDENT AND VILLAGE BOARD MEMBERS:

	AYES:	NAYS:	ABSENT:	ABSTAIN
Debby Blatzer	_____	_____	_____	_____
Paul Chialdikas	_____	_____	_____	_____
Clifford Miklos	_____	_____	_____	_____
Ron Stapleton	_____	_____	_____	_____
Rick Sniegowski	_____	_____	_____	_____
Jeanette Virgilio	_____	_____	_____	_____

BRIAN K. REAVES
President

ATTEST:

CHARLENE M. SMOLLEN
Village Clerk

Exhibit A

Settlement Agreement and Release

SETTLEMENT AGREEMENT AND RELEASE

This Settlement Agreement and Release (“Agreement”) is made and entered into as of the ___ day of July, 2015 (“Execution Date”), by and between Chicago Title Land Trust Company Under Trust Dated 6/3/2009 and Known as Trust No. 8002353226 (hereinafter referred to as the Plaintiffs), Robert Bily Revocable Trust, and the Village of Lemont (hereinafter referred to as the “Village” or “Defendant”). The Village, Robert Bily Revocable Trust, and Plaintiffs are hereinafter collectively referred to as the “Parties.”

RECITALS

WHEREAS, the Parties desire to fully settle and compromise all matters between them relating to the lawsuit currently pending in the Circuit Court of Cook County, Illinois known as *People of the State of Illinois ex. rel Robert Bily v. Village of Lemont*, Court No. 12 CH 39557, (“Lawsuit”), including but not limited to all matters raised or which could be raised in any amended complaint, counter-claim or cross-complaint in connection with the Lawsuit.

WHEREAS, the Lawsuit contains only 2 counts which challenge the validity of the annexation of certain real estate located in Cook County, Illinois (“Subject Property”), as indicated by Property Identification Numbers shown below and as further defined in Ordinance O-04-09 duly adopted on January 12, 2009 (attached as Exhibit A):

PARCEL	PROPERTY INDEX NUMBER	OWNER
1	22-14-200-020	Chicago Title Land Trust Company Under Trust Dated 6/3/2009 and Known as Trust No. 8002353226
2	22-14-200-022	Robert Bily Revocable

		Trust
2B	22-14-500-005 (partial)	Robert Bily Revocable Trust
3	22-14-200-024	Robert Bily Revocable Trust
4	22-14-201-037 22-14-201-038 22-14-201-039	Robert Bily Revocable Trust (as to -037, -038) Chicago Title Land Trust Company Under Trust Dated 6/3/2009 and Known as Trust No. 8002353226 (as to -039)
5	22-11-100-006	Chicago Title Land Trust Company Under Trust Dated 6/3/2009 and Known as Trust No. 8002353226
6	22-14-200-011	Robert Bily Revocable Trust
7	22-14-200-023	Robert Bily Revocable Trust
8	22-11-100-012 (partial) 22-14-200-021 (partial)	Robert Bily Revocable Trust

WHEREAS, Robert Bily Revocable Trust and Chicago Title Land Trust Company Under Trust Dated 6/3/2009 and Known as Trust No. 8002353226 are the legal owners of a respective portion of the Subject Property (hereinafter referred to as the "Owners"). Robert Burton, was a qualified elector of only one parcel of the Subject Property.

WHEREAS, Robert Bily and Louis Dineff are now deceased. Gold Coast Distributing Company Robert Bily, Louis Dineff and Robert Burton were Plaintiffs in the Lawsuit, but never were the owners of any portion of the Subject Property.

WHEREAS, Laurel V. Dineff is President of Gold Coast Distributing Company and Gold Coast Distributing Company is the sole beneficiary of Chicago Title Land Trust Company Under Trust Dated 6/3/2009 and Known as Trust No. 8002353226. Alan Dineff is the sole Trustee of the Robert Bily Revocable Trust and the Chicago Title Land Trust Company Under Trust Dated 6/3/2009 and Known as Trust No. 8002353226 and is otherwise the authorized agent of the owners of the Subject Property and has the authority and capacity to enter into this agreement on the owners behalf.

WHEREAS, Lemont Gateway Holdings, LLC was the owner of a portion of the Subject Property that has transferred its ownership interest in its portion of the Subject Property and is no longer a party to the lawsuit, as they have been dismissed with prejudice.

NOW, THEREFORE, in consideration of the foregoing, the mutual covenants and agreements hereinafter contained, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, it is hereby agreed:

1. The Parties agree to settle all claims related to the Lawsuit, pursuant to the terms of this Agreement.

PLAINTIFFS' OBLIGATIONS

2. The Owners agree that the Subject Property was and has been annexed to the Village of Lemont since January 12, 2009 and fully acknowledge the validity of Exhibit A.

3. The Owners agree that no portion of the Subject Property shall be disconnected from the Village without the prior written consent of the Village's Corporate Authorities.

4. The Owners shall execute and file a Stipulation to Dismiss with Prejudice, to be filed with the Circuit Court within five (5) days of the execution of this Agreement by the Village. The Parties shall also obtain an Order from the court dismissing the Lawsuit with prejudice.

5. Except for the obligations set forth in this Agreement, Owners, for themselves, heirs, executors, administrators, assigns, agents, representatives, trustees, beneficiaries and attorneys do hereby release, remise, acquit and forever discharge the Village of Lemont and all of its respective officials, officers, directors, employees, agents, attorneys, representatives, predecessors, successors, executors, administrators and assigns (hereinafter collectively, the "Indemnified Parties") of and from any and all claims, demands, damages, costs, expenses, obligations, liabilities, causes, actions, causes of action, suits, debts, accounts, reckonings, bonds, bills, specialties, covenants, controversies, agreements, promises, variances, trespasses, judgments and executions whatsoever, in law or in equity, of any nature or kind whatsoever, whether known or unknown, and which Plaintiffs, for themselves, their heirs, executors, administrators, assigns, agents, representatives, trustees, beneficiaries and attorneys, may have or had against the Indemnified Parties for, upon, or by reason of any matter, cause or thing, whatsoever, arising out of or relating to the Subject Property and/or the Lawsuit.

VILLAGE'S OBLIGATIONS

6. The Village shall rezone the Subject Property no later than August 31, 2015, or as otherwise agreed upon by the Parties, pursuant to the Lemont, Illinois Municipal Code. The Village's action shall rezone the entire Subject Property from its current zoning of an R1 zoning district to an M3 zoning district; as presented during the public hearing held before the Planning and Zoning Commission for the Village of Lemont ("PZC") on December 17, 2014. Nothing in this Agreement shall restrict the rezoning of any other property in the Village.

MISCELLANEOUS TERMS

7. Alan Dineff represents and warrants to the Village that he is the Trustee for the owners of the Subject Property and that he is lawfully authorized to execute this Agreement on behalf of the Owners, either as the Trustee or as an individual. Alan Dineff shall defend,

protect, indemnify, save, and forever hold harmless the Indemnified Parties from and against any and all liabilities, obligations, claims, damages, penalties, causes of action, costs and expenses, including but not limited to court costs, litigation expenses, insurance deductibles, and attorneys' fees and expenses, which the Indemnified Parties may incur, suffer, or sustain, or for which the Indemnified Parties may become obligated arising directly or indirectly from, as a result of any challenge to Alan Dineff's authority to enter into this Agreement as the Trustee of the Subject Property.

8. The Owners acknowledge that the Village has the right but not the obligation to defend the Owners from any lawsuit filed by a third party challenging the rezoning and/or this Agreement. The Owners further acknowledge that any successful challenge to the rezoning of the Subject Property brought by a third party shall not invalidate this Agreement or the validity of the annexation of the Subject Property.

9. The Owners, contract purchasers, or any successors in interest, shall have the right to apply for additional zoning relief at any time.

10. This Agreement shall be binding upon and inure to the benefit of the Parties hereto, successor owners of record of the Subject Property, assignees, lessees, and upon any successor municipal authorities of said Village and successor municipalities, for a period of twenty (20) years from the date of the execution of this Agreement.

11. By purchasing any portion of the Subject Property, each purchaser, for himself or herself and his or her respective successors in title, forever waives any right to disconnect its portion of the Subject Property without the prior written consent of the Village's Corporate Authorities.

12. This Agreement is a compromise of disputed claims and does not constitute an admission of any liability on the part of either Party.

13. The Parties shall bear their own costs and attorneys fees.

14. The Parties further agree that this Agreement represents and contains the entire agreement and understanding between them relative to the subject matter hereof, and supersedes and extinguishes all prior or contemporaneous oral or written understandings (whether express or implied), statements, representations or promises.

15. The Parties acknowledge that they are of legal age and under no disability and that they have relied upon the advice and representation of counsel of their own selection. The Parties further acknowledge that they have read this Agreement in its entirety, have been fully advised as to the legal effect of this Agreement, and have freely, willingly and voluntarily entered into this Agreement. The Parties heretofore also warrant that they have authority to enter into this Agreement and that the claims, debts, causes of action and obligations released herein have not been assigned or sold to any other person or entity, as of the date of this Agreement

16. All notices, requests, demands and other communications hereunder shall be in writing, and shall be deemed to have been given when delivered in person or 3 days after mailing by First Class mail (postage prepaid), or delivered by reliable overnight delivery service, providing a receipt evidencing delivery, or by facsimile with a copy also delivered by any of the foregoing means:

If to the Village, to:

Village of Lemont
Village Administrator
418 Main St.
Lemont, IL 60439
Facsimile: (630) 243-0958

If to Owners, to:

James R. Griffin
Schain, Banks, Kenny & Schwartz,
Ltd70 West Madison Street, Suite
5300
Chicago, IL 60602
Facsimile: 312.345.5701

with a copy to:

Jeffrey M. Stein
Tressler LLP
233 S. Wacker Dr., 22nd Floor
Chicago, IL 60606
Facsimile: (312) 627-1717

or at such other address as hereafter shall be furnished by a notice sent in like manner by such addressee to the others.

17. This Agreement may be executed in any number of identical counterparts, and each such copy shall be treated as an original document.

18. Facsimile and PDF copies of signatures shall be sufficient for purposes of executing, negotiating and finalizing this Agreement.

19. A copy of this Agreement and any amendments thereto shall be recorded by the Village at its expense.

20. The Parties agree to cooperate fully and to execute and deliver any and all necessary documents and take all additional actions which may be necessary or appropriate in order to consummate and make fully effective the objectives of this Agreement.

IN WITNESS WHEREOF, the parties have caused this Agreement to be executed the Execution Date as noted above.

**[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK-SIGNATURE PAGE
FOLLOWS]**

Village of Lemont

Village Administrator


Robert Burton

Attest:

SUBSCRIBED AND SWORN TO
before me this _____ day
of _____, 2015.

Village Clerk

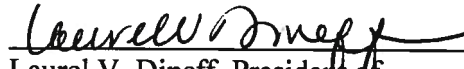
NOTARY PUBLIC



Alan Dineff as Trustee of the
Robert Bily Revocable Trust

CHICAGO TITLE LAND TRUST
COMPANY UNDER TRUST DATED
6/3/2009 AND KNOWN AS TRUST NO.
8002353226

By: Gold Coast Distributing Company as
sole beneficiary of Chicago Title Land
Trust Company Under Trust Dated
6/3/2009 and Known as Trust No.
8002353226



Laurel V. Dineff, President of
Gold Coast Distributing Company

SUBSCRIBED AND SWORN TO
before me this 21st day
of July, 2015.



NOTARY PUBLIC



Village of Lemont

Village Administrator

Robert Burton
Robert Burton

Attest:

Village Clerk

SUBSCRIBED AND SWORN TO
before me this 23 day
of July, 2015.

Les Hunzinger
NOTARY PUBLIC



Alan Dineff as Trustee of the
Robert Bily Revocable Trust

CHICAGO TITLE LAND TRUST
COMPANY UNDER TRUST DATED
6/3/2009 AND KNOWN AS TRUST NO.
8002353226

By: Gold Coast Distributing Company as
sole beneficiary of Chicago Title Land
Trust Company Under Trust Dated
6/3/2009 and Known as Trust No.
8002353226

Laurel V. Dineff, President of
Gold Coast Distributing Company

SUBSCRIBED AND SWORN TO
before me this _____ day
of _____, 2015.

NOTARY PUBLIC

Exhibit A

**An ordinance annexing to the Village of Lemont parcels generally located at Route 83 and Grant Road, commonly referred to as the Junkyard Parcels
(Bily and Chytil Properties)**



0902231076

Doc#: 0902231076 **Fee:** \$138.00
Eugene "Gene" Moore
Oock County Recorder of Deeds
Date: 01/22/2009 01:09 PM **Pg:** 0



ORDINANCE NO. 0-04-09

**AN ORDINANCE ANNEXING TO THE VILLAGE OF LEMONT PARCELS
GENERALLY LOCATED AT ROUTE 83 AND GRANT ROAD, COMMONLY
REFERRED TO AS THE JUNKYARD PARCELS**

(BILY AND CHYTIL PROPERTIES)

WHEREAS, the Clerk of the Village of Lemont has received a petition for annexation pursuant to Chapter 65, Act 5, Section 7-1-1 of the Illinois Compiled Statutes; and,

WHEREAS, the territory described in the petition is not within the corporate limits of any municipality but is contiguous to the Village of Lemont; and,

WHEREAS, the land proposed to be annexed will continue to be serviced by the same Fire Protection District and Library District;

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

Section 1. That the following described territory: (Exhibit "A" attached) is hereby annexed to the Village of Lemont, Counties of Cook, DuPage, and Will, State of Illinois;

Section 2. That the Village Clerk is hereby directed to record with the Recorder of Deeds and to file with the County Clerk a certified copy of this Ordinance together with an accurate map of the territory annexed appended to the Ordinance;

Section 3. That this Ordinance shall be in full force and effect from and after its passage, approval, and publication in pamphlet form as provided by law;

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


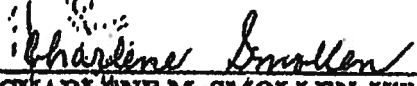
**PASSED AND APPROVED BY THE PRESIDENT AND BOARD OF TRUSTEES
OF THE VILLAGE OF LEMONT, COUNTIES OF COOK, WILL, AND DuPAGE,
ILLINOIS, on this 12th day of January, 2009.**

	<u>AYES</u>	<u>NAYS</u>	<u>ABSENT</u>	<u>ABSTAIN</u>
DEBBY BLATZER	✓			
PETER COULES	✓			
CLIFFORD MIKLOS	✓			
BRIAN REAVES	✓			
RON STAPLETON	✓			
JEANNETTE VIRGILIO				

Approved by me this 12TH day of January, 2009

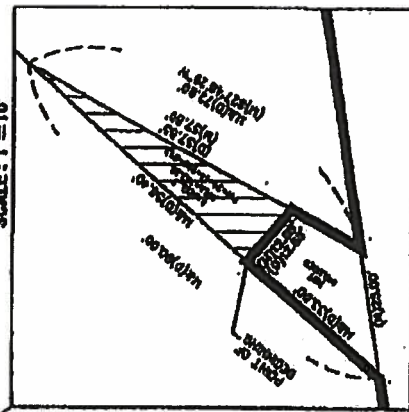
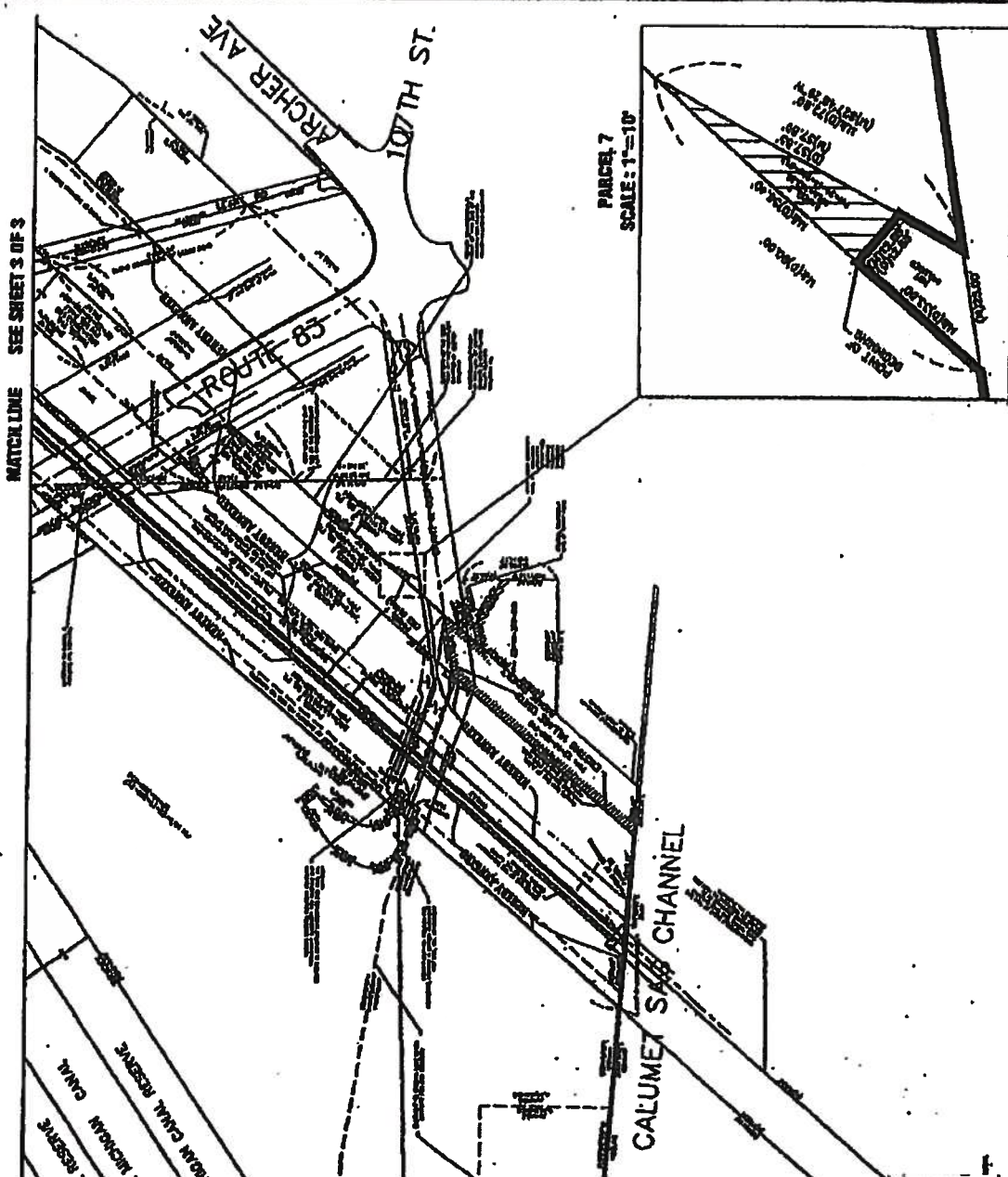


JOHN F. PIAZZA, Village President

Attest:



CHARLENE M. SMOLLEN, Village Clerk

**PLAT OF ANNEXATION
TO THE VILLAGE OF LEMONT**



<p>Hoofers-Buller Engineering, Inc. Planning, Civil, Electrical, Land, Surveying 1100 N. ... CHICAGO, ILL. 60610</p>		<p>PLAT OF ANNEXATION TO THE VILLAGE OF LEMONT</p>	
<p>APPROVED FOR RECORDING BY THE COUNTY CLERK OF COOK COUNTY, ILL. JAN 15 1964</p>		<p>2 OF 3</p>	

PLAT OF ANNEXATION
TO THE VILLAGE OF LEMONT

