



Village of Faith

Village of Lemont

418 Main Street • Lemont, Illinois 60439

VILLAGE BOARD MEETING

JULY 9, 2012 - 7:00 P.M.

AGENDA

- I. PLEDGE OF ALLEGIANCE
- II. ROLL CALL
- III. CONSENT AGENDA (RC)
 - A. APPROVAL OF MINUTES
 1. JUNE 25, 2012 VILLAGE BOARD MEETING
 - B. APPROVAL OF DISBURSEMENTS
- IV. MAYOR'S REPORT
 - A. PRESENTATION FOR KOPZ N KIDS T-SHIRT DESIGN WINNER
 - C. AUDIENCE PARTICIPATION
- V. CLERK'S REPORT
 - A. CORRESPONDENCE
 - B. ORDINANCES
 1. ORDINANCE AMENDING THE LEMONT MUNICIPAL CODE (TITLE 5 – BUSINESS TAXES, LICENSES AND REGULATIONS AND TITLE 9 - PUBLIC PEACE, MORALS AND WELFARE)
(ADMINISTRATION)(REAVES)(WEHMEIER/SCHAFER)
 - C. RESOLUTIONS
 1. RESOLUTION AUTHORIZING THE VILLAGE ADMINISTRATOR TO ENTER INTO AN AGREEMENT WITH EHLERS AND ASSOCIATES TO PRODUCE A TIF STUDY FOR AMENDING THE GATEWAY TIF DISTRICT
(ADMINISTRATION)(REAVES)(WEHMEIER/SCHAFER)
 2. RESOLUTION ACCEPTING BIDS FOR VILLAGE HALL REHABILITATION PROJECT
(ADMINISTRATION)(REAVES)(WEHMEIER/SCHAFER)
- VI. VILLAGE ATTORNEY REPORT
- VII. VILLAGE ADMINISTRATOR REPORT
- VIII. BOARD REPORTS

Mayor

Brian K. Reaves

Village Clerk

Charlene M. Smollen

Trustees

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

Administrator

Benjamin P. Wehmeier

Administration

phone (630) 257-1590
fax (630) 243-0958

Building Department

phone (630) 257-1580
fax (630) 257-1598

Planning & Economic Development

phone (630) 257-1595
fax (630) 243-0958

Engineering Department

phone (630) 243-2705
fax (630) 257-1598

Finance Department

phone (630) 257-1550
fax (630) 257-1598

Police Department

14600 127th Street
phone (630) 257-2229
fax (630) 257-5087

Public Works

16680 New Avenue
phone (630) 257-2532
fax (630) 257-3068

www.lemont.il.us

- IX. STAFF REPORTS**
- X. UNFINISHED BUSINESS**
- XI. NEW BUSINESS**
- XII. MOTION FOR EXECUTIVE SESSION (RC)**
- XIII. ACTION ON CLOSED SESSION ITEMS**
- XIV. MOTION TO ADJOURN (RC)**

MINUTES
VILLAGE BOARD MEETING
June 25, 2012

The regular meeting of the Lemont Village Board was held on Monday, June 25, 2012, at 7:00 p.m., President Brian Reaves presiding.

I. PLEDGE OF ALLEGIANCE

II. ROLL CALL

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

III. CONSENT AGENDA

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

A. Approval of Minutes

1. June 11, 2012 Village Board Meeting.

B. Approval of Disbursements

C. Ordinance O-47-12 Amending Lemont Municipal Code Chapter 5.04, Section 5.04.080: Alcoholic Beverage (Increase Number of Class A-3 Licenses).

Roll call: Sniegowski, Stapleton, Virgilio, Blatzer, Chialdikas, Miklos; 6 ayes. Motion passed.

IV. MAYOR'S REPORT

A. Proclamation – Dr. Sandy Doebert. Motion by Stapleton, seconded by Blatzer to approve said proclamation. VV 6 ayes. Motion passed.

B. Introduced new businesses opening in town:

1. Mindflow Café will open where This Must be the Place was.
2. Resicom is coming back to Lemont and expected to employ approximately 44 people.
3. Tap House Grill plans to open their doors around mid September. This is the previous Slammers location. They currently have six other locations.
4. ACE Hardware is planning on opening mid September. They currently have two other locations. They will be located across the side of Chapains where the batting cages were.

C. AUDIENCE PARTICIPATION

V. CLERK'S REPORT

A. Correspondence

B. Ordinances

C. Resolutions

1. **Resolution R-37-12** Accepting a Sanitary Sewer and Water Main Easement from Comed. Motion by Blatzer, seconded by Stapleton to adopt said resolution. Roll call: Sniegowski, Stapleton, Virgilio, Blatzer, Chialdikas, Miklos; 6 ayes. Motion passed.

VI. VILLAGE ATTORNEY REPORT

VII. VILLAGE ADMINISTRATOR REPORT

VIII. BOARD REPORTS

Trustee Sniegowski – Spoke about Cook County’s establishment of a Suburban Corruption Inspector. He asked the Village attorney to keep an eye on this.

IX. STAFF REPORTS

Public Works – Reiterated the watering regulations. A mosquito spray will take place at the beginning of July, weather permitting.

Administration – Fireworks will be held at the Park District on July 3rd.

Mayor and staff met with a developer and business owner about a possible project in the Village.

X. UNFINISHED BUSINESS

XI. NEW BUSINESS

- 1. Video Gaming – We have not yet banned or allowed gaming in the Village of Lemont. A decision needs to be made whether or not to allow video gaming in Lemont. There are regulations established by the gaming board. The applicant must have a liquor license and an area where only 21 year olds are allowed. The games must be in the view of the bartender of the establishment. No more than five machines are permitted per establishment. After discussion among the Trustees, the consensus was to allow establishments to have video gaming because of the strict restrictions and the regulations set by the gaming board.**

XII. EXECUTIVE SESSION

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

XIII. ACTION ON CLOSED SESSION ITEMS

There being no further business, a motion was made by Stapleton, seconded by Blatzer, to adjourn the meeting at 8:58 p.m. Voice vote: 6 ayes. Motion passed.

PAYABLE TO	INV NO	CHECK DATE G/L NUMBER	CHECK NO DESCRIPTION	AMOUNT	DIST
01 NITE LITE SIGNS & BALLOONS, IN	41795A	10-53-58000	HERF-12	2000.00	2000.00
01 A BEEP LLC	48248	10-20-52600	BATTERIES	90.00	90.00
01 ALEXANDER CHEMICAL CORP	0475348-IN	22-05-61050	CHLORINE	1346.00	1346.00
01 AMAUDIT				561.84	
	649	22-05-54400	GAS CONTINGENCY		62.07
	649	10-90-53900	PHONE CONTINGENCY		469.38
	649	10-15-53000	ELE CONTINGENCY		30.39
01 AMOONJUMP4U INC	12707A	10-53-58000	HERF-12	1500.00	1500.00
01 MIDCOUNTRY MEDIA, INC	12-06-04	17-00-56900	ANTG-12	274.23	137.10
	12-06-04	10-00-29050	GUIDEBOOK		137.13
01 AIROOM INC				2000.00	
	110343	10-00-28200	R-1164 COVINGTON		1000.00
	120198	10-00-28200	R-13832 OAK TREE		1000.00
01 AT&T				1016.42	
	630243044806	22-10-54150	CHESTNUT CROSSING		42.12
	630243045906	22-10-54150	OAK TREE LN		49.60
	630243095806	10-90-53900	PD PHONE/INTERNET		134.47
	630243123006	22-10-54150	EAGLE RIDGE		43.69
	630243146806	72-00-57000	PG PHONE/INTERNET		96.72
	630243160906	22-10-54150	KOHL'S-TARGET		47.99
	630243173906	22-05-54400	WELL #6		91.76
	630243737506	10-53-68010	LCA PHONE/INTERNE		32.03
	630257043606	22-10-54150	GLENS OF CONNEMAR		43.68
	630257198206	22-10-54150	RUFFLED FEATHERS		41.61
	630257229006	22-05-54400	WELL #3		224.58
	630257527106	22-10-54150	HARPERS GROVE		43.42
	63025759369769	22-05-54400	WELL #4		46.26
	630257642106	22-05-54400	WELL #5		36.63
	630257953906	22-10-54150	KEEPATAW TRAILS		41.86
01 AVALON PETROLEUM COMPANY				6619.34	
	449080	10-17-61500	901 GALS UNL		3100.34
	449081	10-17-61500	FUEL UNL		3519.00
01 ARCHER VETERINARY CLINIC	103095	10-20-60600	ARKO EXAM, ETC	382.85	382.85
01 AZAVAR	8921	45-00-56600	CONTINGENCY PMT	809.19	809.19
01 B&B PRODUCTIONS	12-06-19	10-53-58000	HERF-12 PERF STAG	1000.00	1000.00
01 BAILEYS CROSSING TOWNHOME ASSN	120303	10-00-28200	R-BAILEYS CROSSIN	1000.00	1000.00
01 KURT BONOMO				1200.00	

A / P W A R R A N T L I S T

[NW1]

REGISTER # 441

DATE: 07/09/12

Monday July 09,2012

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PAYABLE TO	INV NO	CHECK DATE G/L NUMBER	CHECK NO DESCRIPTION	AMOUNT	DIST
	12-06-19	10-53-58000	HERF-12 ENTERTAIN	1200.00	
01 COVER JUNKIES				700.00	
	12-06-19	10-53-58000	HERF-12 ENTERTAIN	700.00	
01 CARGILL INC-SALT DIVISION				69613.86	
	2900611557	40-00-60900	ROAD SALT	14069.83	
	2900613540	40-00-60900	ROAD SALT	17349.83	
	2900615720	40-00-60900	ROAD SALT	9641.47	
	2900617934	40-00-60900	ROAD SALT	12766.24	
	2900619867	40-00-60900	ROAD SALT	9313.09	
	2900621858	40-00-60900	ROAD SALT	4863.09	
	2900621984	40-00-60900	ROAD SALT	1610.31	
01 CATALINA CUSTOM CARTS				480.00	
	12-06-19	10-53-58000	HERF-12 GOLF CART	480.00	
01 CCP INDUSTRIES INC				406.91	
	IN00917027	10-15-60900	GARBAGE BAGS	406.91	
01 CDW GOVERNMENT LLC				1039.95	
	L965207	13-00-70700	VH EQUIPMENT	1039.95	
01 COMED				4458.71	
	12/06-2027	10-15-53000	ROLLING MDW DR	4458.71	
01 CFA SOFTWARE				1095.00	
	11703	80-00-70100	SOFTWARE UPGRADE	1095.00	
01 CHIPAIN'S FINER FOODS				103.79	
	12-07-02	10-15-60900	COFFEE, ETC	103.79	
01 COURTNEY'S SAFETY LANE				32.00	
	052252	10-17-57000	SAFETY INSPECTION	32.00	
01 CHEMICAL PUMP SALES & SVC				303.75	
	71998	22-05-61050	PUMP	303.75	
01 CHIEF SUPPLY CORPORATION				386.91	
	498824	10-20-52600	BATTERIES	386.91	
01 CIRCLE TRACTOR				29.75	
	232049	10-17-61100	PARTS	29.75	
01 KATHY DE SIMONE				900.00	
	12-06-19	10-53-58000	HERF-12 PONY RIDE	400.00	
	12-06-25	10-20-60701	PONY RIDES	500.00	
01 EJ USA, INC.				585.00	
	3497740	22-05-60850	1" COPPER TUBING	585.00	
01 FBI NATIONAL ACADEMY ASSOCIATE				215.00	
	12-07-16	10-20-52100	STUDENT FEES	115.00	
	2012-2013	10-20-52200	ANNUAL DUES	100.00	
01 GUARANTEED TECH SERV & CONSULT				630.00	
	2010416	80-00-70100	IT SUPPORT	630.00	
01 HENRIKSON GLENN				300.00	
	12-06-19	10-53-58000	HF ENTERTAINMENT	300.00	
01 HY-TEST SAFETY SHOE SERVICE				2150.84	
	37758	22-05-61400	UNIFORMS	2150.84	
01 ID EDGE				127.50	
	58544	10-20-60100	RIBBON	127.50	

PAYABLE TO	INV NO	CHECK DATE G/L NUMBER	CHECK NO DESCRIPTION	AMOUNT	DIST
01 ILLINOIS STATE POLICE				10.00	
381202669		10-20-60110	S O REGISTRATION		10.00
01 INKWELL LTD				143.71	
58273		10-20-60100	KRAFT ENVELOPES		71.96
58307		10-20-60100	SHEARS, STPLR, EN		71.75
01 JCM UNIFORMS				300.52	
668246		10-60-61400	BALLARD		153.62
668257		10-60-61400	MARO		146.90
01 CHARITY JONES				2000.00	
12-06-14		10-30-52100	TUITION REIMB		2000.00
01 CHICAGO MATERIALS CORP.				431.33	
89089MB		40-00-60900	BLACK TOP		431.33
01 KIRK, BETTY				60.00	
12-06-22		10-53-68010	TEACHING		60.00
01 LLW BUILDERS				1000.00	
100126		10-00-28200	R-13478 CAMBRIDGE		1000.00
01 LEMONT PARK DISTRICT				1000.00	
120002		10-00-28200	R-1125 GLENYS		1000.00
01 MACK INDUSTRIES				33.09	
12-06-22		22-00-20005	TO BE REFUNDED		33.09
01 MALAK, TIM				305.00	
12-06-19		10-53-58000	HERF-12 LIGHTING		305.00
01 MENARD'S				49.98	
14663		10-15-60900	TWO CYCLE OIL		49.98
01 MCKEOWN, FITZGERALD, ZOLLNER,				572.43	
12-05-31		10-90-56440	LEGAL		572.43
01 MORRIS ENGINEERING INC				1275.00	
12-02954		10-25-56305	MAY 12 REVIEWS		1275.00
01 MUNICIPAL SYSTEMS INC				1200.00	
7168		80-00-70100	TAG SOFTWARE		1200.00
01 NAPA AUTO PARTS				580.94	
474491		10-17-61100	PARTS		31.26
474543		10-17-61100	PARTS		97.96
474563		10-17-61100	RETD PARTS		15.00-
474564		10-17-61100	PARTS		32.83
474864		10-17-61100	PARTS		82.64
475456		10-17-61100	PARTS		5.66
476141		10-17-61100	PARTS		5.87
476943		10-17-61100	PARTS		80.22
476964		10-17-61100	PARTS		108.59
477094		10-17-61100	PARTS		63.73
477095		10-17-61100	PARTS		49.75
477277		10-17-61100	PARTS		34.08
477282		10-17-61100	PARTS		3.35
01 NORTH AMERICAN SALT CO				6718.10	
70844169		22-05-61050	WELL #4		2222.07

PAYABLE TO	INV NO	CHECK DATE G/L NUMBER	CHECK NO DESCRIPTION	AMOUNT	DIST
	70844579	22-05-61050	WELL #3	2273.96	
	70844580	22-05-61050	WELL #4	2222.07	
01 NORTH EAST MULTI-REGIONAL TRAI				99.00	
158026		10-20-52100	5/9/12 TRAINING	99.00	
01 NICOR GAS				205.86	
07/12-2000 4		22-05-54400	WELL #4	26.84	
12-06-00430		22-10-54150	RUFFLED FTNRS	80.41	
12-06-8700 1		22-10-54150	SMITH FARM	24.09	
12-06-9378 5		22-05-54400	WELL #6	24.54	
12-06-9589 2		22-10-54150	TARGET-KOHL	25.85	
12/06-2382 4		22-10-54150	GLENS OF CONNEMAR	24.13	
01 NORTHERN ILLINOIS UNIVERSITY				9350.00	
CGS002458		10-90-56600	STRATEGIC PLAN	9350.00	
01 OTIS ELEVATOR CO				782.97	
CYS05393712		10-35-57500	SERVICE CONTRACT	782.97	
01 OFFICE OF ILLINOIS ATTORNEY GE				30.00	
381202669		10-20-60110	S O REGISTRATION	30.00	
01 PINNER ELECTRIC INCORP				400.00	
22305		40-00-60900	SIGNAL MAINT	400.00	
01 PLUMTHREE				4455.00	
2298		10-90-56700	MARKETING	4455.00	
01 PELEN, LAURA				585.00	
LMT2012-102		10-90-56700	MARKETING	585.00	
01 PTACEK, JERRY				32.00	
12044		10-53-68010	TEACHING	32.00	
01 THE PITNEY BOWES BANK, INC.				2068.70	
12-06-20		10-10-52300	METER REFILL	975.21	
12-06-20		10-20-52300	METER REFILL	415.71	
12-06-20		10-25-52300	METER REFILL	642.28	
12-06-20		10-30-52300	METER REFILL	5.15	
12-06-20		10-10-52300	METER REFILL	29.90	
12-06-20		22-05-52300	METER REFILL	.45	
01 RAINBOW PRINTING				246.90	
408996		22-05-60100	ENVELOPES	156.95	
409014		22-05-60100	DOOR HANGERS	89.95	
01 ROD BAKER FORD				56.31	
114660		10-17-61100	PARTS	56.31	
01 RICCIO CONSTRUCTION CORP				72899.10	
12092-1		25-00-576200	LOGAN WATERMAIN	72899.10	
01 RITZ CAMERA & IMAGE				159.99	
1480033920		10-20-60110	NIKON CAMERA	159.99	
01 RALPH JOHNSON				595.00	
12-06-19		10-53-58000	HERF-12 SOUND	595.00	
01 ROYAL PLUMBING INC				645.00	
28688		22-05-56700	RPZ TESTING	550.00	
28761		22-05-56700	RPZ TESTING	95.00	
01 SWALLOW CONSTRUCTION CORP				44014.86	

PAYABLE TO	INV NO	CHECK DATE G/L NUMBER	CHECK NO DESCRIPTION	AMOUNT	DIST
	10428-6F	25-00-571200	NEW AVE WATER		44014.86
01 SOUTHWEST CENTRAL DISPATCH JUL2012		10-20-53800	JUL 12 ASSESSMENT	24206.54	24206.54
01 SALT CREEK MODEL "A" CLUB 12-06-19		10-53-58000	HERF-12 CAR SHOW	200.00	200.00
01 SUREFIRE AUTO PARTS 252371		10-17-61100	PARTS	444.03	266.97
253238		10-17-61100	PARTS		26.07
253465		10-17-61100	PARTS		150.99
01 SIKICH LLP 145317		10-90-56600	FINANCE CONSULTAN	8636.50	8636.50
01 KATHY SHUTTS 12-06-13		10-53-58000	HERF-12 FACEPAINT	480.00	480.00
01 SUBURBAN LIFE PUBLICATIONS 575482		10-10-52450	LEGAL NOTICE	787.85	80.90
575542		13-00-70700	LEGAL NOTICE		706.95
01 SPRINT 180900510-125		10-90-53900	PHONES	3124.46	3124.46
01 TOSHIBA FINANCIAL SERVICES 57381598		10-90-70100	COPIER LEASES	785.00	785.00
01 CARLA CARDONA-TAPIA 12-06-22		10-53-68010	TEACHING	122.00	122.00
01 TKB ASSOCIATES INC 9698		80-00-70100	VH SCANNING	10527.95	6610.15
9703		80-00-70100	VH SCANNING		854.80
9717		80-00-70100	LASERFICHE LICENS		3063.00
01 TREASURER, STATE OF ILLINOIS 381202669		10-20-60110	S O REGISTRATION	10.00	10.00
01 TEE TIME LAWN CARE INC 195356		10-35-57515	LAWN CARE	101.94	101.94
01 WASTE MANAGEMENT 3302769-2007-2		10-15-52900	DUMPSTER	2535.94	2535.94
01 ZARYCH, JENNIFER 12-06-22		75-00-20005	REFUND	96.00	96.00

** TOTAL CHECKS TO BE ISSUED 307722.84

FUND	AMOUNT
GENERAL FUND	90974.57
VILLAGE HALL IMPROVEMENTS	1746.90
T.I.F.	137.10
WATER & SEWER FUND	13050.26
WATER/SEWER CAPITAL IMPROVE FUND	116913.96
MOTOR FUEL TAX	70445.19
ROAD IMPROVEMENT FUND	809.19
PARKING GARAGE FUND	96.72
PARKING LOT FUND	96.00
GENERAL CAPITAL IMPROVEMENTS	13452.95
*** GRAND TOTAL ***	307722.84

Village Board

Agenda Memorandum

Item #

To: Mayor & Village Board

From: Ben Wehmeier, Village Administrator
George Schafer, Assistant Village Administrator
Jeff Stein, Village Attorney

Subject: **An Ordinance Amending the Lemont Municipal Code (Title 5 – Business Taxes, Licenses and Regulations and Title 9 – Public Peace, Morals and Welfare**

Date: July 2, 2012

BACKGROUND/HISTORY

The Video Gaming Act, as approved by the State of Illinois, allows for limited use of video gaming machines at certain premises throughout the state. The Village attorney has drafted changes to the Village Municipal Code to clarify that video gaming is authorized within the Village limits and to mirror language in the state wide regulations. If approved, the ordinance would allow for certain establishments that hold liquor licenses within the Village to apply to the state for the video gaming in their establishments.

PROS/CONS/ALTERNATIVES (IF APPLICABLE)

RECOMMENDATION

ATTACHMENTS (IF APPLICABLE)

1. Ordinance

SPECIFIC VILLAGE BOARD ACTION REQUIRED

Motion to Approve Ordinance

**VILLAGE OF LEMONT
ORDINANCE NO. _____**

AN ORDINANCE AMENDING THE LEMONT MUNICIPAL CODE

**(Title 5 – Business Taxes, Licenses and Regulations
and
Title 9 – Public Peace, Morals and Welfare)**

**ADOPTED BY THE
PRESIDENT AND THE BOARD OF TRUSTEES
OF THE VILLAGE OF LEMONT
THIS ___ DAY OF _____, 2012**

**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 ___ day of _____, 2012.**

**AN ORDINANCE AMENDING THE LEMONT MUNICIPAL CODE
(Title 5 – Business Taxes, Licenses and Regulations and
9 – Public Peace, Morals and Welfare)**

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

WHEREAS, the State of Illinois adopted the Video Gaming Act, 230 ILCS 40/1 *et seq.*, pursuant to Public Act 96-34, which became effective on July 13, 2009; and

WHEREAS, the Video Gaming Act permits limited use of video gaming machines at particular premises within the State; and

WHEREAS, the Village Board of Trustees of the Village find that the Lemont, Municipal Code should be amended to clarify that video gaming as allowed by the Video Gaming Act (230 ILCS 5/1 *et. seq.*) is authorized within the Village limits, and;

WHEREAS, the Village Board of Trustees have determined that video gaming as regulated by the Illinois Gaming Board should be permitted within the Village limits, and;

BE IT ORDAINED BY THE Mayor and Village Board of the Village of Lemont, Counties of Cook, DuPage and Will, 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 is hereby amended in Title 5, “Business Taxes, Licenses and Regulations”, Section 5.04, “Alcoholic Beverages” by amending Subsection 5.04.020 to add the following definition, to be placed in alphabetical order, in the manner and form shown below with additions being underlined, so that said definition shall hereafter be included as follows:

5.04.020 Definitions.

"Licensed Video Gaming Location" means a licensed establishment, licensed fraternal establishment, licensed veterans establishment, or licensed truck stop establishment, all as defined in Section 5 of the Video Gaming Act (230 ILCS 40/5).

SECTION 3: The LEMONT MUNICIPAL CODE is hereby amended in Title 5, “Business Taxes, Licenses and Regulations”, Section 5.04 “Alcoholic Beverages” by adding Subsection 5.040.310 in the manner and form shown below with additions being underlined, so that said Subsection shall hereafter provide as follows:

5.04.310 Video Gaming Permitted

Premises licensed under this Chapter that have been licensed as Licensed Video Gaming Locations by the Illinois Gaming Board which were found to be in violation of the Video Gaming Act (230 ILCS 40/5) shall also be subject to the penalties provided for in this Chapter and the Illinois Liquor Control Act (235 ILCS 5/1 et.seq.).

SECTION 4: The LEMONT MUNICIPAL CODE is hereby amended in Title 5, “Business Taxes, Licenses and Regulations”, Section 5.28 “Coin-Operated Amusement Devices” by amending Subsection 5.28.020 in the manner and form shown below with additions being underlined, so that said Subsection shall hereafter provide as follows:

5.28.020 License--Required.

- A. No person, firm or corporation shall place or install, or maintain or operate in any building or place within the village, any coin-operated amusement devices, including coin-controlled mechanical musical devices, for use by the public, and for which a fee is charged, without first having obtained a license for each place or location where such mechanical coin-controlled amusement device shall be installed, maintained or operated.
- B. This chapter shall not restrict the use of Video Gaming Terminals permitted under the Illinois Video Gaming Act (230 ILCS 40/1 et.seq.)

SECTION 5: The LEMONT MUNICIPAL CODE is hereby amended in Title 9, “Public Peace, Morals and Welfare” by amending Section 9.20 “Gambling” by adding Subsection 9.20.060 in the manner and form shown below with additions being underlined, so that said Subsection shall hereafter provide as follows:

9.20.060 Video Gaming Permitted

- A. This chapter shall not restrict the use of Video Gaming Terminals permitted under the Illinois Video Gaming Act (230 ILCS 40/1 et.seq.)
- B. All Licensed Video Gaming Locations, as defined in Section 5.04.020 of this Code, located within the Village shall pay an annual fee of \$25.00 per terminal per year. An initial fee shall be paid prior to operation of any video gaming terminal. Each initial fee paid later than May 1st shall be applied to the remaining fiscal year ending on the 30th day of April, but said fee shall be not diminished. All annual fees to be paid after the initial fee period shall be due and owing before the 1st day of May of each calendar year.

SECTION 6: 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 7: 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 8: 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, LLINOIS, on this ____ day of _____, 2012.

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

Village Board

Agenda Memorandum

Item #

To: Mayor & Village Board

From: Ben Wehmeier, Village Administrator
George Schafer, Assistant Village Administrator

Subject: **A Resolution Authorizing the Village Administrator to enter into an Agreement with Ehlers and Associates to Produce a TIF Study for Amending the Gateway TIF District**

Date: July 2, 2012

BACKGROUND/HISTORY

As the Village continues to acquire and annex property near the area of Route 83 and Main Street, there is a desire to incorporate these parcels into the newly approved Gateway TIF District for future development. As required per state statute, a TIF study must be completed along with its accompanying Joint Review Board process. Ehlers and Associates assisted in the creation of the TIF District and have presented a proposal for this required amendment process.

PROS/CONS/ALTERNATIVES (IF APPLICABLE)

RECOMMENDATION

Staff recommends passage of resolution

ATTACHMENTS (IF APPLICABLE)

1. Resolution
2. Proposal

SPECIFIC VILLAGE BOARD ACTION REQUIRED

Motion to Approve Resolution

RESOLUTION _____

**A RESOLUTION AUTHORIZING THE VILLAGE ADMINISTRATOR
TO ENTER INTO AN AGREEMENT WITH EHLERS AND ASSOCIATES TO PRODUCE
A TIF STUDY FOR AMENDING THE GATEWAY TIF DISTRICT**

WHEREAS, in conjunction with the TIF amendment process a TIF study is required by Illinois State Statute; and

WHEREAS, the Village Board deems it to be in the best interest of the Village of Lemont to enter into an agreement with Ehlers and Associates for the TIF amendment and study services; and

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

SECTION 1: That the Village Administrator is authorized to enter into an agreement with Ehlers and Associates for a total not to exceed fee of \$16,000.

SECTION 2: Effective Date: This Resolution shall be in full force and effect from and after its passage, approval and publication in the manner provided by law.

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

**PASSED AND APPROVED BY THE PRESIDENT AND BOARD OF TRUSTEES
OF THE VILLAGE OF LEMONT, COOK, WILL AND DU PAGE COUNTIES ILLINOIS
on this _____ Day of _____, 2012.**

AYES NAYS PASSED ABSENT

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

BRIAN K. REAVES, Village President

Attest:

CHARLENE SMOLLEN, Village Clerk



July 2, 2012

A Proposal for TIF District Amendment and Adoption Services

Gateway TIF District, Village of Lemont, IL

Ehlers & Associates, Inc.

550 Warrenville Road, Suite 220

Lisle, Illinois 60532

Telephone: 630-271-3330

Fax: 630-271-3369

Toll Free: 800-417-1119

Proposal Contact:

Nancy Hill, AICP, Financial Advisor

Phone: 630-271-3343

Email: nhill@ehlers-inc.com

*Proposal for TIF District Amendment
and Adoption Services*

Gateway TIF District, Village of Lemont, Illinois

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Proposal for TIF District Amendment and Adoption Services

Gateway TIF District, Village of Lemont, Illinois

Introduction

The following submittal is provided by Ehlers & Associates, Inc. (“Ehlers”) is to assist the Village of Lemont (“Village”) with an amendment to the existing Gateway TIF District. The primary purpose of the amendment is to add parcels to the redevelopment project area.

Ehlers is an independent financial advisory firm, and Ehlers’ staff has had the pleasure of providing service to local governments in the Midwest since 1955. Sixty-seven professionals serve clients in Illinois, Minnesota, and Wisconsin. These include seven professionals in the Lisle, Illinois office from which the Economic Development Consulting Services would be performed. Ehlers provides a complete range of services for TIF Districts and economic development. Key services include analysis and documentation of TIF District eligibility, recommendations for district boundaries, preparation of required reports, projection of tax increment and sales tax growth, coordination of public process, developer negotiation and pro forma analysis, project management and other financial analysis. See **Appendix A** for a complete Firm Profile.

Our project approach for amending a TIF District covers four main phases of work. It is anticipated that each phase would build on previous phases and could be separately authorized by the Village of Lemont.

The first phase includes the review of the proposed additional parcels to the Redevelopment Project Area, field surveys, and data analysis related to project eligibility. Findings are then documented in an Eligibility Report.

The second phase would be to prepare Amended Redevelopment Plan. Along with the Eligibility Report, the Amended Redevelopment Plan is required to initiate the public hearing process and serves as the basis of the ordinances establishing the TIF District.

The third phase consists of the adoption process, which includes a required meeting of the Joint Review Board and a public hearing, concluding with the Village’s action on the adopting ordinances.

While it is not anticipated at this time, a fourth phase to complete a Housing Impact Study and host a community meeting may be required. If during Phase I, it determined a Housing Impact Study is required by the TIF Act, Ehlers will prepare the necessary document and attend and make a presentation at the community meeting. This phase will only be completed if it is determined to be required by the TIF Act.

Scope of Services

Ehlers will provide the following services in the amendment and adoption of the existing Gateway Tax Increment Finance (“TIF”) District Redevelopment Plan and Project.

All services will be performed in conjunction with designated staff of the Village and the community’s designated TIF attorney. All attorney expenses are to be assumed by the Village.

Phase I – Review Eligibility of Amended Area

- Review the Amended Project Area to ascertain project parameters and determine whether it appears to qualify by the standards outlined in the TIF Act.
- Establish the Amended Project Area Boundary. Ehlers will map these boundaries and make recommendations for alterations based on information gathered. When finalized, the Village will confirm PINs to be included in the Amended Project Area Boundary and will provide the Legal Description for the boundary of the proposed Amended Redevelopment Project Area.
- Review each new parcel according to the criteria set forth in the TIF Act.
- Document all eligibility criteria related to each parcel or block. If a certified Engineer's statement is necessary to determine chronic flooding, the Village will be responsible for obtaining and providing that statement.
- Prepare an Eligibility Report that amends the existing report by adding parcels and documents the findings in accordance with the TIF Act.

Fee for Phase I: \$8,000

Phase II – Prepare Amendments to Redevelopment Plan

- Review existing Redevelopment Plan to determine where amendments are needed.
- Prepare needed amendments to the Redevelopment Plan for adoption. Such amendments will likely include:
 - Updated revenue estimates, program costs, and plan budget.
 - Updated Projections of EAV and Tax Increment for the Amended Redevelopment Project Area.
 - Revised Redevelopment Goals and Objectives for the TIF Plan in conjunction with the Village’s Comprehensive Plan.
 - Legal findings and certifications under the law.
- Any revisions to the legal description are the responsibility of the Village.

Fee for Phase II: \$6,000

Phase III - Adoption of Project

- Confer with Village staff and the TIF Attorney to determine the adoption timeline.
- Attend and make presentations at all public meetings and provide guidance to the Village in the public participation process (see “*Meetings*” section below for further detail).
- Attend and make presentations at Joint Review Board meeting(s) (see “*Meetings*” section below for further detail).
- Attend and make presentations at appropriate Board meetings (see “*Meetings*” section below for further detail).
- Unless otherwise arranged, the Village will be responsible for all notifications to the public, residents, property owners, and publications. Ehlers will furnish sample copies of notices and advertisements, if requested.
- Provide project plan amendments, if required as a result of the Joint Review Board or public participation process and agreed to by the Village.
- Assist the community in submitting all forms and data, based on information in the report to the County Clerk.
- Assist the community in submitting required information to the state of Illinois.

Fee for Phase III: \$2,000

Phase IV - Prepare Housing Impact Statement / Feasibility Study

Although it is not anticipated that a Housing Impact Statement/Feasibility Study will be necessary, if it is estimated that there will be ten (10) or more occupied residential units that may need to be relocated and/or seventy-five (75) or more occupied residential units in the redevelopment project area and a Housing Impact Statement / Feasibility Study is required, Ehlers will:

- Prepare a Feasibility Study and Housing Impact Study, per the TIF Act, to include the following: number of residents, number of residents to be relocated, number of low and moderate income residents, and a Relocation Plan.
- Attend and make presentation at a community meeting (a public information meeting is required).

Fee for Phase IV - Preparation of Housing Impact Statement / Feasibility Study: \$10,000

Meetings

Ehlers will participate in the following:

1. A project initiation meeting or conference call with representatives of the Village to launch the project and to coordinate various public process steps.
2. A meeting with Village staff to review findings and draft reports prepared by Ehlers.
3. A public information meeting for the Housing Impact Study, if required by the TIF Act.
4. Joint Review Board meeting with representatives of local taxing districts to review the eligibility and scope of the proposed Amended Redevelopment Plan and Project.
5. A public hearing on the proposed Amended Redevelopment Plan and Project.
6. One additional progress meeting to be scheduled at the discretion of the Village staff.

Alternate / Additional Services and Meetings

The Scope of Services includes time and expenses associated with two iterations of the documents. Additional revisions or extended delays in receiving comments and changes to the documents will result in additional services.

Over the course of the assignment, additional services maybe be required that are not included in the Scope of Services. As authorized by the Village, Ehlers will participate in additional meetings and will complete additional assignments outside of the Scope of Services where necessary or desired to assist the Village. Services could include work associated with boundary changes, updating information collected in a previous tax year, additional research and analysis associated with changes to the development program, delays that require updating tax or survey data, or more extensive mapping.

Any additional service requested or required will be submitted to the Village for authorization prior to its completion and will be subject to Hourly Billing Rates of \$195.00 per hour.

Project Pricing

The Scope of Services will be completed for the costs provided below, which include all time, materials, and expenses:

Phase I – Review Eligibility of Amended Area	\$8,000
Phase II – Prepare Amendments to Redevelopment Plan	\$6,000
Phase III – Adoption	\$2,000
Total for Phases I, II & III	\$16,000
Phase IV – Housing Impact Study*	\$10,000

** NOTE: If it is determined that a Housing Impact Study / Feasibility Study is required by the TIF Act, an additional fee of \$10,000 will be charged, for a total of \$26,000.*

Invoices will be submitted to the Village and payable upon receipt.

Additional TIF Related Services and Fees

Ehlers is available to assist the Village with any or all of the services listed below:

Developer Pro forma Analysis

Ehlers can assist the Village in the review of Developer Pro forma information to ascertain the appropriate financial incentive for the proposed development. This pro forma analysis compares the request of the developer to the going rate of return for the area to evaluate whether the level of the incentive being requested is necessary to make the project work. This further confirms the “but for” clause of the Business District. This information can then be translated as part of the feasibility study for bonds of developer’s notes.

TIF Financial Feasibility Study

Ehlers can provide the necessary financial feasibility study for the construction of Developers Notes or for the issuance of bonds. Would be part of debt issuance if Ehlers serves as Financial Advisor for bonds.

Developer Selection, Negotiation and Agreement Implementation

Ehlers can assist the community in the development of tools to solicit developer’s proposals and then assist the community in negotiating the terms of the agreement with the developer. The final agreement is subject to attorney approval.

Review of Taxing District Impact

As part of negotiations with the taxing districts on the expansion, extension of a TIF district, the Village may need to provide fiscal impact information to the school or other taxing district. Working with the Village, Ehlers & Associates can prepare this information on behalf of the Village. Ehlers would be prepared to discuss their findings with both the Village and the taxing district to assist the Village in their final strategy.

Debt Issuance

Ehlers will assist the community in the issuance of debt to support the project.

- Exploration of type of debt that best serves the community
- Preparation of Feasibility Study to support the project
- Negotiation of debt

TIF Reports

Ehlers is available to prepare annual TIF reports or to assist staff in the preparation of these reports. As part of this activity, Ehlers will attend and present reports to the Joint Review Board meeting.

Project Team

Ehlers offers a group of individuals with an exceptional combination of expertise and experience to act as the Economic Development and TIF Team for the Village. Below is information about the project team and staff of the firm.

Ehlers' staff has worked in municipal management, administration, and financial management, school district administration, regional planning, economic development, and state legislative support. This team serves as advisor to many Illinois local governments including the Village of Glen Ellyn, Village of Mokena, City of Wheaton, Village of Wheeling, Village of Tinley Park, and the Village of Lake Zurich, among others.

Ehlers will use a team approach with financial advisors assisted by research analysts. **Nancy Hill, Ehlers Financial Advisor, will serve as the Lead Consultant to the Village.** Maureen Barry, Financial Advisor, will serve as the second advisor for the Village. This approach fixes responsibility and assures continuity of service for the client from the time of the proposal through any follow-up work. It also allows a better match of Ehlers' staff expertise and experience to the particular needs of the Village.

In addition, Ehlers, as appropriate, will utilize the resources of all offices to meet the needs of the client. Resumes for Nancy Hill and Maureen Barry are attached in **Appendix B**.

Duties of the Village

The Village will be responsible for the publication and mailing of all notices related to the adoption process. The Consultant will provide all sample documents to the TIF attorney.

The Village will authorize and direct its administration, attorneys, bond counsel, accountants, engineers, architects, actuaries, and other consultants to prepare and furnish such information as may be reasonably necessary for Ehlers to carry out its duties and obligations, all at no cost to Ehlers.

Agreement

This proposal is respectfully submitted by authorized representatives of Ehlers & Associates, Inc.:



Nancy Hill, AICP, Financial Advisor
Ehlers & Associates, Inc.



Todd Taves, CIPFA, Financial Advisor
Executive Vice President
Ehlers & Associates, Inc.

The Village of Lemont, Illinois hereby accepts the above Proposal for the **TIF District Amendment and Adoption Services** by its authorized officers, this ____ day of _____, 2012.

Attest: _____ By: _____

Please send a copy of the agreement page with original signature to:

Ehlers & Associates, Inc.
550 Warrenville Road, Suite 220
Lisle, Illinois 60532

Appendices

Appendix A: Firm Profile

Ehlers is an independent public financial advisory firm. We have been in business for over fifty years working exclusively for public sector clients throughout Illinois and the Midwest.

Our mission is to design customized financial solutions that help build outstanding communities. Ehlers has chosen the words "outstanding" and "community" on purpose. Our clients want to improve lives, and we help them strategically and tactically build stronger, financially stable, outstanding communities.

At Ehlers, all employees have ownership in the company and take ownership in serving clients. Ownership sets the tone for the operation of the firm and the nature of the services clients receive. All-employee ownership at Ehlers means:

- Every Ehlers employee has a vested interest in providing the best possible service.
- Our focus is on the long-term success of our clients, not solely on short-term profit and return on investment.

Ehlers is charter member of the National Association of Independent Public Finance Advisors (NAIPFA). This professional association is dedicated to high ethical standards and a commitment to providing independent advice that serves the public good. Ehlers is registered a Municipal Financial Advisor with the Securities and Exchange Commission (SEC).

Our dedication to “how” we deliver our services is as unique and comprehensive as the service itself. We listen to our clients’ needs, maintain highly qualified employees to team with them, and present customized options to help decision-makers confidently select the best and lowest cost solutions for their citizens.

Ehlers is a full service firm and TIF is just one of Ehlers’ core services. The staff at Ehlers provides a wide range of financial services designed to help resolve issues facing local governments. The following pages contain a summary of our services.

Debt Planning and Issuance

Capital finance is the foundation of Ehlers' business. The ability to borrow money and to manage debt effectively helps local governments fund capital improvements.

Our approach to debt issuance focuses on:

- A thorough understanding of the capital finance options available to local government.
- An issuance process that uses specialization to provide efficient and effective results.
- Ability to issue bonds and other debt ranging in size from \$50,000 to \$100,000,000.
- Good working relationships with other "players" in Illinois public finance, including bond counsel, local counsel, rating agencies, bond dealers, and bond insurers.

Ehlers ranks in the top five nationally for financial advisors in the number of competitive bond sales supervised per year.

Arbitrage Monitoring Services

Sometimes local governments must rebate some of the interest earned from bond proceeds back to the IRS. At Ehlers we help you evaluate ways to qualify for exemptions to this requirement and if that is not possible we offer tracking and reporting services to enable you to fulfill your rebate obligations.

Continuing Disclosure

One of the services we offer as financial advisors is to help you disseminate your financial information annually to national information repositories when this is required with your bond undertaking.

Investment Services

To achieve the optimal investment of bond proceeds and idle funds, we offer Ehlers Investment Partners (EIP). This Ehlers subsidiary was created specifically to provide our clients with integrated, expert investment advisory services. EIP works with you to analyze projected drawdown schedules (contractor payments) and various investment alternatives.

Paying Agent Services

It is important that local governments make timely payments on their debt issues. Ehlers paying agent service provides personal service for you through the life of your bond issue.

Economic Development and Redevelopment

Local financial resources often play a role in economic development. Ehlers' staff brings the experience gained from participation in hundreds of development projects. This experience covers all forms of development and all types of public participation. Ehlers helps you assemble the pieces of the puzzle: determining need, assessing risk, evaluating options, and making it happen. This may include prioritizing community goals, preparing a financial plan, and developing a framework for successful decision-making. Ehlers can also help communities assess the cost/benefit of proposed developments by producing cash flow projections and impact analyses.

Tax Increment Financing

Tax increment financing (“TIF”) has proven to be one of the most significant economic development tools available to Illinois municipalities since the late 1970s. Ehlers & Associates offers a full spectrum of TIF services that help communities (i) assess whether TIF is legally, financially and politically feasible and, when appropriate, (ii) proceed with TIF adoption and implementation. Ehlers’ core services include completing the analyses and preparing the reports required for TIF adoption. In addition, we offer sophisticated analysis of revenue projections, financial feasibility, and the potential impacts of TIF on other taxing districts. Once a TIF district is adopted, Ehlers helps municipalities achieve effective and timely project implementation. Ehlers’ services include: facilitation of developer recruitment and selection, analysis of pro formas, negotiation of developer agreements, evaluation of developer incentives, and management of the development process.

TIF Projections

Changes in the broader economy have impacted TIF cash flows. Ehlers can assist you in updating an existing project’s performance or evaluating changes in a TIF district and/or project area to ensure that you are using all of your available resources to their maximum potential.

Business Districts

In Illinois, the Business District designation is an important municipal economic development tool that provides strategic planning and sales tax financing for both development and redevelopment areas. Ehlers provides a complete range of services for business district adoption and implementation. Key services included: analysis of business district eligibility, documentation of eligibility findings, preparing the legally required business district plan, analysis of financial feasibility, estimating of sales tax revenue potential and facilitating the public hearing and review process.

Development Pro forma Analysis/But-For Test and Negotiation

One of the biggest challenges communities face is working with developers to determine the appropriate level of assistance. Ehlers is familiar with industry standards and typical construction costs for differing real estate products. This knowledge helps take the mystery out of analyzing true need. Our financial advisors regularly conduct pro forma analysis for municipalities seeking development to help them determine the appropriate level of need and developer assistance.

Ehlers has extensive experience in developer negotiations and have negotiated development agreements with an aggregate value of over \$1 billion for clients on public-private development projects that include a wide range of commercial, residential and mixed used developments. Just as critical as experience in this area, is the need for a financial advisor that is independent. Ehlers works only for public sector clients and will not work for developers, ensuring that you can avoid even a perception of any conflict of interest.

Developer Selection

Redevelopment and economic development is successful only when there is a good partnership between the private and public sector. Ehlers can help you select an appropriate partner who will help you meet your development goals.

Project Management Services

Local governments often find that they are short-staffed for major or specialized projects such as large-scale redevelopment or economic development projects such as a new business park. Ehlers can step into the role of a staff person for a local government, write reports to council, and coordinate developers' applications and review of various types of projects.

Ehlers provides the most extensive set of Redevelopment and Development Management Services available to municipalities embarking on redevelopment projects. We have assisted communities in the various stages of the redevelopment/economic development process on projects ranging from \$500,000 to \$170 million with an aggregate value of \$1.7 billion. These services have included working with community-based task forces, development and coordination of RFP's, developer selection, grant writing and project management from project inception through implementation.

Financial Planning

An important planning tool for local governments is the development of a long-term financial plan. Ehlers believes it is useful to combine elements of strategic and financial planning with capital and operating projections. The result provides an enhanced framework for financial decisions so administrators and elected officials have the essential information needed to make decisions on a timely basis.

A financial plan should include three basic elements:

- Spreadsheet with five-to-ten year projection of capital and operating needs,
- Narrative description of the basis for those needs, and
- Prioritized schedule of actions needed to implement the plan.

A financial plan differs from a capital improvement plan (CIP). A CIP generally addresses only infrastructure or equipment needs. A financial plan addresses both operating needs and capital needs. It outlines the funding sources as well.

Capital Budget Programming

Our experience has shown that rating agencies are interested in capital improvement plans (CIPs) as they are with multi-year budgets, debt policies, and management policies. It is our recommendation to annually have staff and the Council or Board review the CIP and continue the local government's long-standing practice of long-term financial planning.

Enterprise Performance and Utility Rate Studies

Municipalities, park districts, and other local governments own community enterprise operations. This form of physical asset includes convention centers, sports arenas, water parks, golf domes, fitness centers, water & sewer utilities, and community centers. Day-to-day operations may be entrusted to full-time staff or outsourced to a management company. In either situation, the elected governing board and administration want to be sure that their enterprise is producing service and income to the maximum capability. Ehlers can provide a special evaluation or a periodic assessment of your asset. Our strategic advice will be focused on the best business plan and practices for maximum service and income.

Financial Management Planning

Budgeting should not be an annual event. A Financial Management Plan is a comprehensive fiscal plan that budgets for 10 years at a time through integrating your capital improvement plan, future operating needs, and revenue base changes to determine your future potential to support project costs. The process reviews all of the governmental revenues and expenditures in a manner that allows elected officials to determine their options. It incorporates elements from all of your stand-alone documents – the annual budget, the audit report, and the capital improvement plan – and shows how changing employment, capital purchases, and bonding affect the tax levy on your residents and property owners.

A Financial Management Plan will review all financial practices to assure that the governmental entity has appropriate control mechanisms in place. This includes budgeting and capital improvement planning so that elected officials understand the policies that guide staff in preparing the information presented to them, as well as understand the decisions they make will affect budgets for years into the future.

Each of the major municipal rating agencies view updated financial policies and multi-year financial plans as important factors in evaluating credit quality. Ehlers has helped dozens of communities complete and update long range financial plans

Fiscal Impact Analysis

Ehlers has assisted many local governments with fiscal impact analysis. Whether the client needs to decide between different types of potential economic development, to evaluate the fiscal feasibility of proposed utility infrastructure projects, or to analyze a potential merger of local governments, our research can assist your board or council make sense of the revenues and expenditures associated with change.

Strategic Communications

How government works internally as well as how it communicates publicly are critical success factors in today's world. Ehlers has tools and techniques to help clients evaluate and improve their management abilities, strengthen their ongoing communications with the public and, when needed, gain public participation and support for community initiatives.

Management Study and Analysis

Ehlers can assist with an internal evaluation of staffing needs including options for privatization, consolidation or separation of department and technology options for local governments.

Strategic Planning

The ideal situation for any local government is to have a plan in place before taking action. This is particularly true when major programs or costly projects are being considered. Ehlers can work with officials and staff to develop an operational strategic plan or a community strategic plan. Operational strategic planning is all about making your organization the best it can be by providing excellent customer service, taking on issues, and getting results. Ehlers will facilitate a process for leaders to identify needs and resources, prioritize initiatives, track progress, and measure success. Community strategic planning focuses on an entire city, village, special district, or service area. Ehlers will guide a process for leaders and other stakeholders that we call **Key Financial Strategies™**. It is an opportunity for in-depth consideration of community development including land use, facility use, capital improvements, and service enhancements. **KFS™** will help take the guesswork out of your decision-making. You will be more focused, consistent, and strategic.

Referendum Related and Public Participation Services

We have assisted hundreds of local governments with referendum information programs. We assist clients in putting together an information program for bond issue and tax rate increase referenda. Our involvement can be during the initial planning stages or services can continue throughout the referendum timetable.

These services often involve the community with the decision making and implementation process. Services include citizens' advisory committee work, surveys, communications and consensus building, and open house planning.

Appendix B: Ehlers Resumes



Nancy Hill
Direct: (630) 271-3343
nhill@ehlers-inc.com

Nancy Hill, AICP
Financial Advisor

Nancy has been a Financial Advisor in the Ehlers' Lisle office since 2008 assisting Illinois municipalities, schools, parks, and libraries with the design and implementation of financial solutions. Prior to joining Ehlers, Nancy had 14 years of experience working for and with municipalities as an urban planner, community development director, and as the Associate Director for the DuPage Mayors and Managers Conference. Ehlers' clients benefit from Nancy's range of experience and expertise in planning, economic development, project management, budgeting, and intergovernmental relations.

AREAS OF EXPERTISE	
<p>Tax Increment and Business Districts</p> <ul style="list-style-type: none"> • TIF and Business District Development, Qualification, Adoption, and Amendments • Property and Sales Tax Projections • Developer Proforma Analysis/But For Test • Developer and Taxing District Negotiations • TIF District Administration and Annual Reporting <p>Development and Redevelopment</p> <ul style="list-style-type: none"> • Development Strategic Planning • Developer Attraction and Selection • Development Incentives Analysis • Fiscal Impact Studies • Financial Feasibility Analysis • Project Management Services <p>Public Participation</p> <ul style="list-style-type: none"> • Public Participation Process • Referendum Strategies • Community Information Meetings • Strategic Communications 	<p>Strategic and Financial Planning</p> <ul style="list-style-type: none"> • Goal Setting and Strategic Planning • Financial Management Planning • Capital Improvements Planning • Impact Fee Analysis • Utility Rate Studies <p>Debt Planning and Issuance</p> <ul style="list-style-type: none"> • Analysis & Presentation of Alternative Financing Options, Funding Sources, Plans and Tools • General Obligation and Revenue Debt • Refundings/Cash Defeasances • Representation to Bond Market and Credit Reporting Agencies • Post Issuance Compliance <p>Other</p> <ul style="list-style-type: none"> • Intergovernmental and Public/Private Studies, Negotiations, Projects/Operations
PROFESSIONAL MEMBERSHIPS AND CERTIFICATIONS	EDUCATION
<ul style="list-style-type: none"> • American Institute of Certified Planners (AICP) • American Planning Association • Illinois American Planning Association • Illinois City/County Management Association • Illinois Development Council • Illinois Tax Increment Association 	<ul style="list-style-type: none"> • Bachelors of Urban Planning and Design, Ball State University, Muncie, IN • Masters of Public Administration, University of Louisville, Louisville, KY

Designing Customized Financial Solutions for Outstanding Communities
Ehlers • 550 Warrenville Road, Ste 220 • Lisle, IL 60532 • Phone: (630) 271-3330 • Fax: (630) 271-3369



EHLERS

LEADERS IN PUBLIC FINANCE

Maureen Barry
Financial Advisor

Maureen joined the Ehlers' Illinois office in 2008 as a Financial Advisor after working in municipal management for over 14 years, most recently as the Assistant Village Manager in Wilmette. Her focus is on assisting Illinois local governments in the design and implementation of financial and economic development solutions. Ehlers' clients benefit from Maureen's broad perspective and hands-on experience in a wide range of local government matters, including tax increment financing, development analysis, project management, debt issuance, and other public finance related projects.



Maureen Barry
Direct: (630) 271-3341
mbarry@ehlers-inc.com

AREAS OF EXPERTISE

Tax Increment Services

- Tax Increment Plans for TIF District Qualification and Amendment
- Business District Plans for Qualification and Amendment
- Developer Negotiations
- Developer Pro forma Analysis/But For Test
- TIF Feasibility Studies
- TIF Revenue Bond Financing

Development & Redevelopment

- Development Strategic Planning
- Project Management Services
- Developer Attraction & Selection
- Development Incentives Analysis
- Fiscal Impact Analysis

Public Participation

- Referendum Strategies
- Public Participation Process
- Community Surveys/Communications/ Newsletters/ Annual Reports

Debt Planning and Issuance

- Analysis & Presentation of Alternative Financing Options, Plans And Tools
- Representation to Bond Market & Credit Rating Agencies
- Refundings
- Special Service Area Financing

Strategic and Financial Planning

- Goal Setting & Strategic Planning
- Key Financial Strategies
- Financial Management Planning
- Debt Management
- Capital Improvements Planning
- Fiscal Impact Studies
- Impact Fee Analysis
- Utility Rate Studies

Intergovernmental and Public/Private Partnerships

- Intergovernmental and Public/Private Project Studies and Negotiations

PROFESSIONAL MEMBERSHIPS

- International City/County Management Association
- Illinois City/County Management Association
- Illinois Government Finance Officers Association
- Illinois Tax Increment Association
- Illinois Development Council
- Lambda Alpha International (Land Economics)

EDUCATION

- Bachelor of Arts (Political Science), University of Dayton
- Master of Public Affairs (Public Management), School of Public and Environmental Affairs, Indiana University

Designing Customized Financial Solutions for Outstanding Communities
Ehlers • 550 Warrenville Road, Ste 220 • Lisle, IL 60532 • Phone: (630) 271-3330 • Fax: (630) 271-3369

Appendix C: Ehlers Municipal Clients

Ehlers has served the following municipalities in the last five years:

Aledo	Hampshire	Oakwood
Annawan	Harvey	Oswego
Beach Park	Havana	Park Forest
Beecher	Hawthorn Woods	Pawnee
Bellwood	Hickory Hills	Pecatonica
Big Rock	Hinckley	Peoria Heights
Bloomington	Hoffman Estates	Plano
Bradley	Homewood	Port Byron
Calumet City	Huntley	Richmond
Carbon Cliff	Itasca	Richton Park
Carbondale	Justice	Rochelle
Cary	Kankakee	Rockton
Centralia	Kenilworth	Roscoe
Channahon	Lake Bluff	Roselle
Charleston	Lake Zurich	Rossville
Chatsworth	Lakewood	Saunemin
Coal Valley	Lansing	Schaumburg
Country Club Hills	Lemont	Schiller Park
Countryside	Libertyville	Shorewood
Creve Coeur	Lockport	Silvis
Crystal Lake	Long Grove	Skokie
Danville	Loves Park	South Beloit
Decatur	Lyons	Stockton
Dwight	Machesney Park	Streator
East Hazel Crest	Macomb	Sugar Grove
East Moline	Mahomet	Sullivan
Elgin	Manhattan	Thornton
Elwood	Marengo	Tinley Park
Forsythe	Matteson	Washington
Fox Lake	Mattoon	Watseka
Freeburg	Mokena	Western Springs
Geneseo	Montgomery	Wheaton
Glen Ellyn	Morton	Wheeling
Glencoe	New Lenox	Willowbrook
Glendale Heights	Niles	Wilmette
Glenview	North Aurora	Wilmington
Glenwood	North Chicago	Winnebago
Granite City	Northfield	Worth
Grayslake	Oakbrook Terrace	Yorkville

**Village Board
Agenda Memorandum**

Item #

to: Mayor & Village Board
from: Ben Wehmeier, Village Administrator
George Schafer, Assistant Village Administrator
Subject: Resolution Accepting Bids for Village Hall Rehabilitation Project
date: July 5, 2012

BACKGROUND/HISTORY

The Village Board recently authorized the issuance of alternate revenue source bonds for the rehabilitation of Village Hall. The Village has been working with Wight and Company on making available bid documents for all aspects of the renovation project. On June 28th the Village received bids on the majority of the trades for the project. Wight has completed the review of all low qualified bidders and has presented a recommendation to the Village Board on acceptance of the bids. The contracts in which the Village did not receive a competitive bid, Wight will be working on a re-bid of these trades.

There were a number of alternates included with several of the trades, in which the Village was going to make a determination on after seeing the bids. After receiving favorable bids, the majority of the alternates are being recommended to be accepted. A representative from Wight will be in attendance to discuss many of these alternates and the project in general.

PROS/CONS/ALTERNATIVES (IF APPLICABLE)

RECOMMENDATION

Staff recommends the Resolution Accepting the bids for the Village Hall Rehabilitation Project.

ATTACHMENTS (IF APPLICABLE)

- 1) Resolution
- 2) Bid memo from Wight and Company
- 3) Bid Tabulation Sheet

SPECIFIC VILLAGE BOARD ACTION REQUIRED

Approval of Resolution

RESOLUTION _____

RESOLUTION ACCEPTING BIDS FOR THE VILLAGE HALL REHABILITATION PROJECT

WHEREAS, the Village of Lemont recently authorized the sale of alternate revenue source bonds for the purpose of rehabbing Village Hall.

WHEREAS, the Village has made available bid documents for competitive bid to complete said project; and

WHEREAS, after careful review, the Village of Lemont is accepting the lowest qualified bids for the project;

NOW, THEREFORE, BE IT RESOLVED by the President and Board of Trustees that the bids be accepted for the Village Hall rehabilitation Project.

PASSED AND APPROVED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF LEMONT, COOK, WILL AND DU PAGE COUNTIES ILLINOIS on this _____ Day of _____, 2012

AYES NAYS PASSED ABSENT

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

BRIAN K. REAVES, Village President

Attest:

CHARLENE SMOLLEN, Village Clerk



Wight & Company

wightco.com

.....
2500 North Frontage Road

Darien, IL 60561

.....
P 630.969.7000

F 630.969.7979

July 5, 2012

Mr. Ben Wehmeier
Village Administrator
Village of Lemont
418 Main Street
Lemont, IL 60439

**RE: CONTRACT AWARD RECOMMENDATION
VILLAGE OF LEMONT
VILLAGE HALL RENOVATION
BID GROUP 1 (PARTIAL)
Project Number 07-5011-05**

Dear Mr. Wehmeier,

On June 28th trade contractor bids were publicly opened for the Village Hall Renovation project. Following an evaluation of bids submitted and information obtained during the subsequent scope reviews of the low bidders, we are pleased to present the following trade contractor award recommendations:

BP#	Bid Package	Successful Bidder	Contract Award
BP#1	Selective Demolition	Break Thru Enterprises	\$65,000
BP#2	Building Concrete	<i>Procurement Pending</i>	--
BP#3	Tuckpointing/Masonry	J. & E. Duff, Inc.	\$196,160
BP#4	Structural Steel	T.A. Bowman	\$84,000
BP#5	General Carpentry	Frontier Construction	\$224,800
BP#6	Roofing	<i>Procurement Pending (no bids)</i>	--
BP#7	Doors/Frames/Hardware	Accepted Alt. Bid in BP #5	--
BP#8	Aluminum Storefront	3F Corporation	\$45,800
BP#9	Aluminum Windows	Auburn Windows	\$26,976
BP#10	Acoustical Ceiling	Accepted Alt. Bid in BP #5	--
BP#11	Flooring	Rockford Carpetland	\$91,090
BP#12	Painting	Ascher Brothers	\$38,304
BP#13	Elevator	<i>Procurement Pending (no bids)</i>	--
BP#14	Plumbing	Unique Plumbing Co.	\$90,000
BP#15	Fire Protection	Valley Fire Protection	\$42,100
BP#16	Mechanical	MG Mechanical	\$41,650
BP#17	Electrical	Richmond Electric	\$189,650

The complete bid tab sheet for the complete Bid Group #1 is attached for your reference.

The following bid packages include alternate bid pricing within their total recommended contract award amount. The alternate bids for each package are as follows:

BP#1 Selective Demolition

Base Bid	\$58,800	Base bid interior demolition scope
Alternate #1	\$2,300	Demolition required for 2 nd floor upgrades
Alternate #2	\$3,900	Demolition required for 1 st floor upgrades

BP#3 Tuckpointing/Masonry

Base Bid	\$147,285	Base bid masonry/ tuckpointing exterior east elevation
Alternate #1	\$25,875	Tuckpointing exterior south elevation
Alternate #2	\$23,000	Tuckpointing exterior north elevation

BP #5 General Carpentry

Base Bid	\$167,000	Base bid general carpentry scope
Alternate #1	\$2,300	Interior roller shades
Alternate #2	\$9,500	Overhead door
Alternate #5	\$23,000	Doors/frames/hardware
Alternate #6	\$20,000	Acoustical ceiling base bid scope
Alternate #7	\$3,000	Interior signage

BP #11 Flooring

Base Bid	\$62,890	Base bid flooring scope
Alternate #1	\$9,300	Flooring required for 2 nd floor upgrade
Alternate #2	\$18,900	Flooring required for 1 st floor upgrade

BP #16 Mechanical

Base Bid	\$29,500	Base bid mechanical scope
Alternate #1	\$4,500	Mechanical required for 2 nd floor upgrade
Alternate #2	\$7,650	Mechanical required for 1 st floor upgrade

BP#17 Electrical

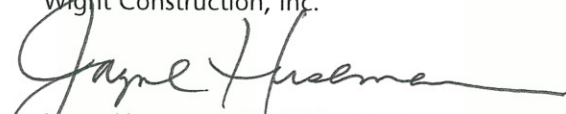
Base Bid	\$121,450	Base bid electrical scope
Alternate #2	\$23,000	Low voltage/technology scope
Alternate #3	\$12,900	Electrical required for 2 nd floor upgrade
Alternate #4	\$32,300	Electrical required for 1 st floor upgrade

We trust this information is sufficient for your present needs. Please respond with your approval of this bid recommendation and we will proceed to issue contracts to the trade contractors in order to begin work. As identified above, there are 3 bid packages noted as procurement pending (building concrete, roofing, and elevator)

Please feel free to call if there are any questions, or if additional information is required.

Respectfully submitted,

Wight Construction, Inc.



Jayne Huseman, PE, LEED AP, BD+C
Project Manager

cc: Jason Dwyer – Wight & Company
File: 07-5257-08

Village of Lemont

Village Hall Renovation & Maintenance Upgrades

Project No: 07-5011-05

BID TAB



June 28, 2012 2:00 P.M.

Bid Group 1

BP#05 - General Carpentry

Bidder	Base Bid	Alt. Bid	Alt. Bid	Alt. Bid	Bid Security	Addendum				Remarks
						1	2	3	4	
CCL Corp. 121 Airport Drive Joliet, IL 60431 815.729.1934 815.729.9796	NO BID									
Consolidated Construction Services 11022 S. Grant Highway Marengo, IL 60152 815.923.4340	NO BID									
Edwin Anderson 9526 Ainslie Street Schiller Park, IL 60176 847.928.2200 847.928.2284	\$296,000.00	1. \$5,800.00 2. \$7,700.00 3. \$2,000.00 4. \$9,500.00 5. \$17,800.00	6. No Bid 7. \$1,800.00		X	X	X			
Frontier Construction 9638 W. 143rd Street Orland Park, IL 60462 708-675.4323 708.645.8112	\$167,000.00	1. \$2,300.00 2. \$9,500.00 3. No Bid 4. No Bid 5. \$23,000.00	6. \$20,000.00 7. \$3,000.00		X	X	X			
L. J. Morse Construction 128 S. Broadway Aurora, IL 60505 630.896.2696 630.896.2697	\$252,500.00	1. \$3,590.00 2. \$7,700.00 3. \$4,350.00 4. \$10,470.00 5. \$23,560.00	6. \$30,100.00 7. \$1,800.00		X	X	X			

Village of Lemont
 Village Hall Renovation & Maintenance Upgrades

Project No: 07-5011-05
 June 28, 2012 2:00 P.M.

BID TAB



Bid Group 1
BP#14 - Plumbing

Bidder	Base Bid	Alt. Bid	Alt. Bid	Alt. Bid	Bid Security	Addendum				Remarks
						1	2	3	4	
Allyn Corporation 516 4th St. Lemont, IL 60439 630.257.3932 Fax 630.257.3003	\$108,000.00				X	X	X			
Commercial Mechanical, Inc. P.O. Box 368 Dunlap, IL 61525 309.243.7768 Fax 309.243.9842	\$139,000.00				X	X	X			
C. R. Leonard Plumbing 2231 Oakleaf Street Joliet, IL 60436 815.744.0791 815.744.0794	\$118,047.00				X	X	X			
C. W. Burns 1536 Brook Dr. Downers Grove, IL 60515 630.629.5850 Fax 630.629.6740	\$110,000.00				X	X	X			
Martin Peterson 9800 55th Street Kenosha, WI 53144 262.658.1326 Fax 262.658.1048	\$123,500.00				X	X	X			

Village of Lemont
 Village Hall Renovation & Maintenance Upgrades

Project No: 07-5011-05
 June 28, 2012 2:00 P.M.

BID TAB



Bid Group 1
BP#14 - Plumbing

Bidder	Base Bid	Alt. Bid	Alt. Bid	Alt. Bid	Bid Security	Addendum				Remarks
						1	2	3	4	
Metropolitan Corp. 141 Matteson Street Dyer, IN 46311 219.322.8745	NO BID									
Unique Plumbing Co. 9408 W. 47th Street Brookfield, IL 60513 708.485.8860 708.485.6062	\$90,000.00				X	X	X			

Village of Lemont
 Village Hall Renovation & Maintenance Upgrades

Project No: 07-5011-05
 June 28, 2012 2:00 P.M.

BID TAB



Bid Group 1

BP#16 - Mechanical

Bidder	Base Bid	Alt. Bid #1	Alt. Bid #2	Alt. Bid	Bid Security	Addendum				Remarks
						1	2	3	4	
Amber Mechanical Contractors 11950 S. Central Ave. Alsip, IL 60803 708.597.9700	\$33,333.00	\$3,333.00	\$7,777.00		X	X	X			
Commercial Mechanical P.O. Box 368 Dunlap, IL 61525 309.243.7768 309.243.9842	No Bid									
DeKalb Mechanical-DeKalb 339 W. Wurlitzer Drive DeKalb, IL 60115 815.756.6528 815.756.6529	\$35,250.00	\$5,600.00	\$11,000.00		X	X	X			
GT Mechanical Projects & Design 15729 S. Annico Drive Homer Glen, IL 60491 708.645.7400	No Bid									
MG Mechanical Contracting, Inc. 1513 Lamb Road Woodstock, IL 60098 815.334.9450 815.334.9453	\$29,500.00	\$4,500.00	\$7,650.00		X	X	X			

