



Village of Lemont

418 Main Street • Lemont, Illinois 60439

Village of Faith

VILLAGE BOARD MEETING

JANUARY 24, 2011 - 7:00 P.M.

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) 257-1598

Engineering Department
phone (630) 257-2532
fax (630) 257-3068

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

AGENDA

- I. PLEDGE OF ALLEGIANCE.
- II. ROLL CALL.
- III. CONSENT AGENDA. (RC)
 - A. APPROVAL OF MINUTES.
 - B. APPROVAL OF DISBURSEMENTS.
- IV. MAYOR'S REPORT
 - A. AUDIENCE PARTICIPATION.
- V. CLERK'S REPORT
 - A. CORRESPONDENCE.
 - B. ORDINANCES
 1. ORDINANCE ABATING THE TAX HERETOFORE LEVIED FOR THE YEAR 2010 TO PAY DEBT SERVICE ON \$5,000,000 GENERAL OBLIGATION WATERWORKS AND SEWERAGE BONDS (ALTERNATE REVENUE SOURCE), SERIES 2010A AND BUILD AMERICA BONDS (DIRECT PAYMENT). (RC)
(ADMINISTRATION)(REAVES)(WEHMEIER/SCHAFFER)
 - C. RESOLUTIONS
 1. RESOLUTION OF OBJECTION TO APPLICATION TO COOK COUNTY ZONING BOARD OF APPEALS FOR SPECIAL USE FOR PROPERTY LOCATED AT 1361 STATE STREET IN LEMONT TOWNSHIP. (RC)
(PLANNING & ED)(STAPLETON)(BROWN)
 2. RESOLUTION SETTING TIME AND PLACE FOR PUBLIC HEARING FOR THE AMENDMENT TO THE DOWNTOWN TIF DISTRICT REDEVELOPMENT PLAN - MARCH 28, 2011 - 7:00 PM. (RC)
(ADMINISTRATION)(REAVES)(WEHMEIER/SCHAFFER)

- 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 TO DISCUSS LAND ACQUISITION. (RC)**
- XIII. MOTION FOR EXECUTIVE SESSION TO DISCUSS THREATENED/PENDING LITIGATION.
(RC)**
- XIV. MOTION FOR EXECUTIVE SESSION TO DISCUSS PERSONNEL. (RC)**
- XV. ACTION ON CLOSED SESSION ITEMS.**
- XVI. MOTION TO ADJOURN. (RC)**

MINUTES

VILLAGE BOARD MEETING January 10, 2011

The regular meeting of the Lemont Village Board was held on Monday, January 10, 2011 at 7:00 p.m., President Brian Reaves presiding. Roll call: Blatzer, Chialdikas, Miklos, Sniegowski, Stapleton, Virgilio; present.

III. CONSENT AGENDA

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

- A. Minutes
- B. Approval of Disbursements
- C. Ordinance O-1-11 Ordinance Amending Lemont Municipal Code, Chapter 5.04: Alcoholic Beverages.

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

IV. MAYOR'S REPORT

Mayor Reaves reported that the Village Administrator and Assistant Village Administrator met with Metra, PACE and the Heritage Corridor Committee. Both agencies are aware of our requests for improved service on the Heritage Corridor Line but with finances on hold, we are unable to move ahead. A shuttle bus between Downers Grove and Lemont may be a possibility.

Motion by Blatzer, seconded by Miklos, to approve a Proclamation declaring the month of January as Radon Action month.

AUDIENCE PARTICIPATION - AGENDA ITEMS

V. CLERK'S REPORT

Clerk Smollen received notice of a public hearing at Lemont Township Building on Warner Avenue at 3:00 p.m. on January 31 regarding a special use application to completely rehab a building on the east side of State Street into an ethnic delicatessen.

Clerk Smollen received notice from the IEPA of intent by Citgo to renew a permit requiring Citgo to close and provide 30 years of post-closure care for 4 hazardous waste land treatment areas and to continue facility-wide groundwater monitoring and corrective action. The permit application is available at Lemont Public Library. Any comments must be submitted to the IEPA in writing by February 14.

Clerk Smollen attended the South & West Municipal Clerks meeting on January 6 in Countryside. A special projects manager for PACE Bus was the featured speaker.

ORDINANCES

Ordinance O-2-11. Ordinance Amending Chapter 5.04 of the Lemont Municipal Code, Creating a Class A-6 License Class. Motion by Stapleton, seconded by Miklos, to adopt said Ordinance. Roll call: Miklos, Sniegowski, Stapleton, Virgilio, Blatzer, Chialdikas; ayes. Motion passed.

Ordinance O-3-11 - Ordinance Amending Facade Grant for 115 Stephen Street. Motion by

Stapleton, seconded by Blatzer, to adopt said Ordinance. Roll call: Miklos, Sniegowski, Stapleton, Virgilio, Blatzer, Chialdikas; ayes. Motion passed.

Ordinance O-4-11 - Ordinance Authorizing Village Administrator to Dispose of Surplus Property. Motion by Miklos, seconded by Sniegowski, to adopt said ordinance. Roll call: Miklos, Sniegowski, Stapleton, Virgilio, Blatzer, Chialdikas; ayes. Motion passed.

Ordinance O-5-11 - Ordinance Amending Section 10.22.040 of the Lemont Municipal Code: Commuter Parking. . Motion by Miklos, seconded by Blatzer, to adopt said ordinance. Roll call: Miklos, Sniegowski, Stapleton, Virgilio, Blatzer, Chialdikas; ayes. Motion passed.

Ordinance O-6-11 - Ordinance Adding Section 10.16.200 to the Lemont Municipal Code: Double Parking. Motion by Miklos, seconded by Blatzer, to adopt said ordinance. Roll call: Miklos, Sniegowski, Stapleton, Virgilio, Blatzer, Chialdikas; ayes. Motion passed.

Ordinance O-7-11 - Ordinance Amending Section 10.32 of the Lemont Municipal Code: Vehicle Licenses. Motion by Blatzer, seconded by Miklos, to adopt said ordinance. Roll call: Miklos, Sniegowski, Stapleton, Virgilio, Blatzer, Chialdikas; ayes. Motion passed.

Ordinance O-9-11 - Ordinance Granting a Variation to Allow a Fence in a Required Corner Side Yard Setback at 13154 Kinsale Court. Motion by Miklos, seconded by Chialdikas, to adopt said ordinance. Roll call: Miklos, Sniegowski, Stapleton, Virgilio, Blatzer, Chialdikas; ayes. Motion passed.

RESOLUTIONS

Resolution R-1-11 - Resolution Authorizing Approval of the Subrecipient Agreement with Cook County for the 2010 Community Development Block Grant Program (CDBG): Stephen Street Water Main. Motion by Sniegowski, seconded by Blatzer, to adopt said resolution. Roll call: Miklos, Sniegowski, Stapleton, Virgilio, Blatzer, Chialdikas; ayes. Motion passed.

Resolution R-2-11 - Resolution Approving Engineering Agreement for Design and Construction Management/Oversight Services for the Warner Avenue Relief Sewer Extension Project. Motion by Sniegowski, seconded by Blatzer, to adopt said resolution. Roll call: Miklos, Sniegowski, Stapleton, Virgilio, Blatzer, Chialdikas; ayes. Motion passed.

Resolution R-3-11 - Resolution Approving Letter of Credit Reduction for Covington Knolls Phase IV. Motion by Blatzer, seconded by Miklos to adopt said resolution. Roll call: Miklos, Sniegowski, Stapleton, Virgilio, Blatzer, Chialdikas; ayes. Motion passed.

VI. VILLAGE ATTORNEY REPORT

VII. VILLAGE ADMINISTRATOR REPORT

Administrator Ben Wehmeier reported that the European Deli project on State Street originally applied to annex to the Village and withdrew the application. The project is now being developed in Cook County, and the Village will have a presence at the public hearing to relay Village concerns about drainage issues.

The Village Hall will be closed next Monday in observance of Martin Luther King, Jr. day. The Committee of the Whole meeting will not be held. Also, the regular Board meeting scheduled for March 28 will be cancelled.

Metra parking will be discussed with Metra and PACE to do a survey.

A scheduled meeting with Illinois American Water was cancelled and has not been re-scheduled.

VIII. BOARD REPORTS

IX. STAFF REPORTS

X. UNFINISHED BUSINESS

XI. NEW BUSINESS

XII. EXECUTIVE SESSION

Motion by Blatzer, seconded by Stapleton to move into Executive Session for the purpose of setting the price of real estate. Roll call: Miklos, Sniegowski, Stapleton, Virgilio, Blatzer, Chialdikas; ayes. Motion passed.

Motion by Blatzer, seconded by Stapleton, to move into Executive Session for the purpose of discussing pending litigation. Roll call: Miklos, Sniegowski, Stapleton, Virgilio, Blatzer, Chialdikas; ayes. Motion passed.

Motion by Blatzer, seconded by Stapleton, to move into Executive Session for the purpose of discussing personnel. Roll call: Blatzer, Chialdikas, Miklos, Sniegowski, Stapleton; ayes. Virgilio absent. Motion passed.

XIII. ACTION ON CLOSED SESSION ITEMS

There being no further business, a motion was made by Blatzer, seconded by Stapleton, to adjourn the meeting at 8:46 p.m. Voice vote: 6 ayes. Motion passed.

Village Board

Agenda Memorandum

Item

to: Mayor & Village Board

from: Ben Wehmeier, Village Administrator

subject: Abatement Ordinance for \$5,000,000 General Obligation Waterworks & Sewerage Bonds, Series 2010A

date: January 19, 2011

BACKGROUND/HISTORY

On December 13, 2010 the Board passed Ordinance O-103-00 authorizing issuance of \$5,000,000 G.O. Waterworks & Sewerage and Build America Bonds. We did not believe an abatement of the tax would be required for 2010, but since the bond showed up on the Will County Tax Levy Bond Detail Report, we have prepared this ordinance as insurance that this will not appear on 2010 property tax bills in the spring. The ordinance will be filed with the appropriate county clerks.

RECOMMENDATION

Staff is recommending approval of the attached agreement.

ATTACHMENTS

1. Ordinance Abating the Tax Heretofore Levied for the Year 2010 to Pay Debt Service on \$5,000,000 General Obligation Waterworks and Sewerage Bonds (Alternate Revenue Source), Series 2010A and Build America Bonds (Direct Payment).

SPECIFIC VILLAGE BOARD ACTION REQUIRED

Review and vote on the attached Ordinance

VILLAGE OF LEMONT

ORDINANCE _____

**AN ORDINANCE ABATING THE TAX HERETOFORE LEVIED FOR THE YEAR
2010 TO PAY DEBT SERVICE ON \$5,000,000 GENERAL OBLIGATION
WATERWORKS AND SEWERAGE BONDS (ALTERNATE REVENUE SOURCE), SERIES
2010A AND BUILD AMERICA BONDS (DIRECT PAYMENT) OF THE VILLAGE OF
LEMONT, COOK, WILL AND DU PAGE COUNTIES, IL**

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

This 24th day of January, 2011

**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 24th day
of January, 2011**

ORDINANCE _____

AN ORDINANCE ABATING THE TAX HERETOFORE LEVIED FOR THE YEAR 2010 TO PAY DEBT SERVICE ON \$5,000,000 GENERAL OBLIGATION WATERWORKS AND SEWERAGE BONDS (ALTERNATE REVENUE SOURCE), SERIES 2010A AND BUILD AMERICA BONDS (DIRECT PAYMENT) OF THE VILLAGE OF LEMONT, COOK, WILL AND DU PAGE COUNTIES, ILLINOIS

WHEREAS, the President and Board of Trustees (the "Board") of the Village of Lemont, Cook, DuPage and Will Counties, Illinois (the "Village"), by Ordinance O-103-10 adopted on the 13TH day of December, 2010 (the "Ordinance"), did provide for the issue of \$5,000,000 General Obligation Bonds Waterworks and Sewerage Bonds, Series 2010A (Alternate Revenue Source), and Build America Bonds (Direct Payment) (the "Bonds), and the levy of a direct annual tax sufficient to pay principal and interest on the bonds; and

WHEREAS, the Village will have pledged revenues (as defined in the Ordinance) available for the purpose of paying the debt service due on the Bonds during the next succeeding bond year; and

WHEREAS, it is necessary and in the best interests of the Village that the tax heretofore levied for the year 2010 to pay such debt service on the Bonds be abated;

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. Abatement of Tax. The tax heretofore levied for the year 2010 in Ordinance Number O-103-10 is hereby abated in its entirety.

Section 2. Filing of Ordinance. Forthwith upon the adoption of this ordinance, the Village shall file a certified copy hereof with the County Clerks of Cook, DuPage and Will

Counties, Illinois, and it shall be the duty of said County Clerks to abate said tax levied for the year 2010 in accordance with the provisions hereof.

Section 3. Effective Date. This Ordinance shall be in full force and effect forthwith upon its adoption.

PASSED AND APPROVED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF LEMONT, COOK, WILL & DU PAGE COUNTIES, ILLINOIS on this 24th day of January, 2010.

	<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, Village President

Attest:

CHARLENE SMOLLEN, Village Clerk



Village of Lemont
Community Development Department

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

TO: Mayor Brian K. Reaves #005-11
Village Board of Trustees

FROM: James A. Brown, Community Development Director

THRU

SUBJECT: **Objection to Application for Unique Use at 1361 State Street**

DATE: 19 January 2011

Background

The Village of Lemont was notified of a public hearing before the Cook County Zoning Board of Appeals. The ZBA will be considering an application for a Special Use for a Unique Use under the terms of the Zoning Ordinance of Cook County for the property located at 1361 State Street.

This item was discussed at the Village Board meeting on January 10, 2011. The new owner of the property had previously approached the Village about annexation and rezoning, but appeared to object to the Village's standards for stormwater management, fire safety, landscaping, and rehabilitation of the existing building on site. The building was most recently used as a church.

The attached resolution states the Village's objection to the application for a unique use.

Attachment

Resolution

VILLAGE OF LEMONT
RESOLUTION NO. _____

**RESOLUTION OF OBJECTION FOR THE RECORD OF THE COOK COUNTY ZONING
BOARD OF APPEALS REGARDING A REQUEST FOR A SPECIAL USE FOR A UNIQUE USE
TO ALLOW AN ETHNIC DELICATESSEN AT 1361 STATE STREET, LEMONT**

**ADOPTED BY THE
PRESIDENT AND THE BOARD OF TRUSTEES
OF THE VILLAGE OF LEMONT
THIS 24TH DAY OF JANUARY, 2011**

**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 24th day of January, 2011**

RESOLUTION NO. _____

RESOLUTION OF OBJECTION FOR THE RECORD TO THE COOK COUNTY ZONING BOARD OF APPEALS REGARDING A REQUEST FOR A SPECIAL USE FOR A UNIQUE USE TO ALLOW AN ETHNIC DELICATESSEN AT 1361 STATE STREET, LEMONT

WHEREAS, the Village of Lemont is a zoned municipality adjacent to the property that is located at 1361 State Street, Lemont, and the subject of the request for a special use as a unique use for an ethnic delicatessen before the Cook County Zoning Board of Appeals, and

WHEREAS, the entire boundary of the subject property is within 1-1/2 miles of the corporate limits of the Village of Lemont; and

WHEREAS, both the elected officials and staff of the Village of Lemont have considered the application for the special use; and

WHEREAS, the Village of Lemont has reviewed the standards upon which the Zoning Board of Appeals is required to base its findings for a recommendation for a special use as a unique use; and

WHEREAS, the Cook County zoning regulations contain standards and criteria for a unique use:

9.8.A Purpose. Applications for a unique use of property may be granted in accordance with this section for a use which is not expressly enumerated as a permitted, special, temporary or accessory use or not provided for, considered or contemplated at the adaption of this ordinance.

- The Cook County Zoning regulations contain at least two commercial districts where delicatessens are expressly enumerated as a permitted use: the C-1 Restricted Business District and the C-4 General Commercial District (Article 5)

9.8.B.2 Proof of a special and extraordinary need for the unique use including proof of unique characteristics of the subject property, proposed use and surrounding neighborhood.

- There is neither a special nor extraordinary need for an ethnic delicatessen—there are already four ethnic delicatessens located within the Village of Lemont as well as other delicatessens not generally considered ethnic in nature.
- There is nothing unique about the subject property—it is rectangular in shape, flat, and occupied by a small frame building formerly occupied by a church
- There is nothing unique about the surrounding neighborhood—adjacent land uses are wooded, vacant lots and single-family homes. Commercial uses are located approximately one-quarter mile to the north and south of the subject property

9.8.B.3 Proof that the unique use will be an affirmative benefit to the surrounding properties and neighborhood from a land use and economic standpoint.

- The Village of Lemont has historically been greatly concerned about community character and the appearance of commercial properties within and adjacent to the municipality. For

example, the Village of Lemont's Unified Development Ordinance contains specific standards for landscaping of commercial properties (e.g., along the street front, around the building, along property lines abutting residential zoning). Moreover, said Unified Development Ordinance also contains commercial design standards for all commercial properties in the Village (e.g., exterior materials, pedestrian features, entrances). The Village also has specific standards for signage and stormwater management. The properties that are adjacent to and near the subject property benefit from the Village's high standards for landscaping, appearance, signage, and oversight of stormwater management. The granting of a unique use will allow the intrusion of a commercial use that does not meet these standards and thus would not be an affirmative benefit to the surrounding properties and neighborhood.

NOW THEREFORE BE IT RESOLVED by the Village President and the Board of Trustees of the Village of Lemont that the Village of Lemont objects to the request for a Special Use for a Unique Use under the terms of the Zoning Ordinance of Cook County and that the unique use will violate the Cook County zoning provisions for a unique use.

PASSED AND APPROVED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF LEMONT, COUNTIES OF COOK, WILL, AND DuPAGE, ILLINOIS, on this 24th day of January, 2011.

AYES

NAYS

ABSENT

ABSTAIN

Debby Blatzer

Paul Chialdikas

Clifford Miklos

Ron Stapleton

Rick Sniegowski

Jeanette Virgilio

Approved by me this 24th day of January, 2011

BRIAN K. REAVES, Village President

Attest:

CHARLENE M. SMOLLEN, Village Clerk

RESOLUTION NO. _____

**A RESOLUTION OF THE VILLAGE OF LEMONT,
ILLINOIS SETTING THE PUBLIC HEARING DATE FOR
AMENDING THE TAX INCREMENT FINANCE
REDEVELOPMENT PROJECT AREA, AND RELATED
MATTERS**

WHEREAS, the President and Board of Trustees (the **“Corporate Authorities”**) of the Village of Lemont, Illinois (the **“Municipality”**) intends to undertake required proceedings concerning amending the Downtown project area (the **“Downtown Redevelopment Project Area,”** which is generally described as follows (See attached **“Downtown TIF Diagram”** and legal description.):

The **Redevelopment Project Area** is generally described as: The Downtown Lemont Amended Redevelopment Project Area, as previously amended, is generally bounded by the area starting at the intersection of New Avenue and Lockport Street. The boundaries run southeast along Lockport Street to an alley between Illinois Street and Cass Street. They then run northwest along the alley to Lemont Street. The boundaries then turn southeast along Lemont Street to Cass Street, where they turn northeast along Cass Street to Stephen Street. At Stephen Street, the boundaries turn northwest to Illinois Street. They then turn northeast along Illinois Street to the intersection with Main Street. The boundaries then turn north to the northeast corner of the I & M Canal parcel. The boundaries then turn westerly along the northern property lines of three parcels that are just north of the I & M Canal parcels to the alley east of Stephen Street. The boundaries then turn northwest to the end of the alley. The boundaries then turn southwest to the A.T. & S.F. Railroad. The boundaries then follow Stephen Street southeast to parcel 22-20-404-012. They then turn northwest and follow the northern lot lines of parcels fronting on the north side of Canal Street. They turn south and follow the west lot line of parcel 22-20-404-006 to Canal Street. The boundaries go southwest along Canal Street to Lemont Street. The boundaries then turn southeast along Lemont Street to the G.M. & O. Railroad. The boundaries follow the G.M. & O. Railroad southwesterly to State Street. At State Street, the boundaries turn southeast to New Avenue. The boundaries then turn northwest along New Avenue to Lockport Street,

in the Municipality under the Tax Increment Allocation Redevelopment Act (65 ILCS 5/11-74.4-1 *et seq.*)), and the related redevelopment plan, and redevelopment project and the adoption of tax increment financing.

NOW, THEREFORE, BE IT RESOLVED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF LEMONT, ILLINOIS, as follows:

1. The Corporate Authorities hereby set March 28, 2011 as the date for the public hearing under the Tax Increment Allocation Redevelopment Act for the Downtown Redevelopment Project Area, Redevelopment Plan and Redevelopment Project, at 7:00 p.m. at the Village Hall, Board meeting room, 418 Main Street, in Lemont, Illinois, with the joint review board to meet on February 14, 2011, at 10:00 a.m. at the Village Hall, Board meeting room, 418 Main Street, in Lemont, Illinois.

2. The appropriate officers, employees, consultants and representatives of the Municipality are hereby authorized to take such further and supplemental actions, including required notices preliminary to and in connection with the public hearing and the required joint review board meeting for the Downtown Redevelopment Project Area and amended Redevelopment Plan and Redevelopment Project.

3. This Resolution shall be effective immediately after its passage and approval.

Upon motion by Trustee _____, seconded by Trustee _____, adopted this 24th day of January, 2011 by roll call vote, as follows:

Voting "Aye" (names): _____

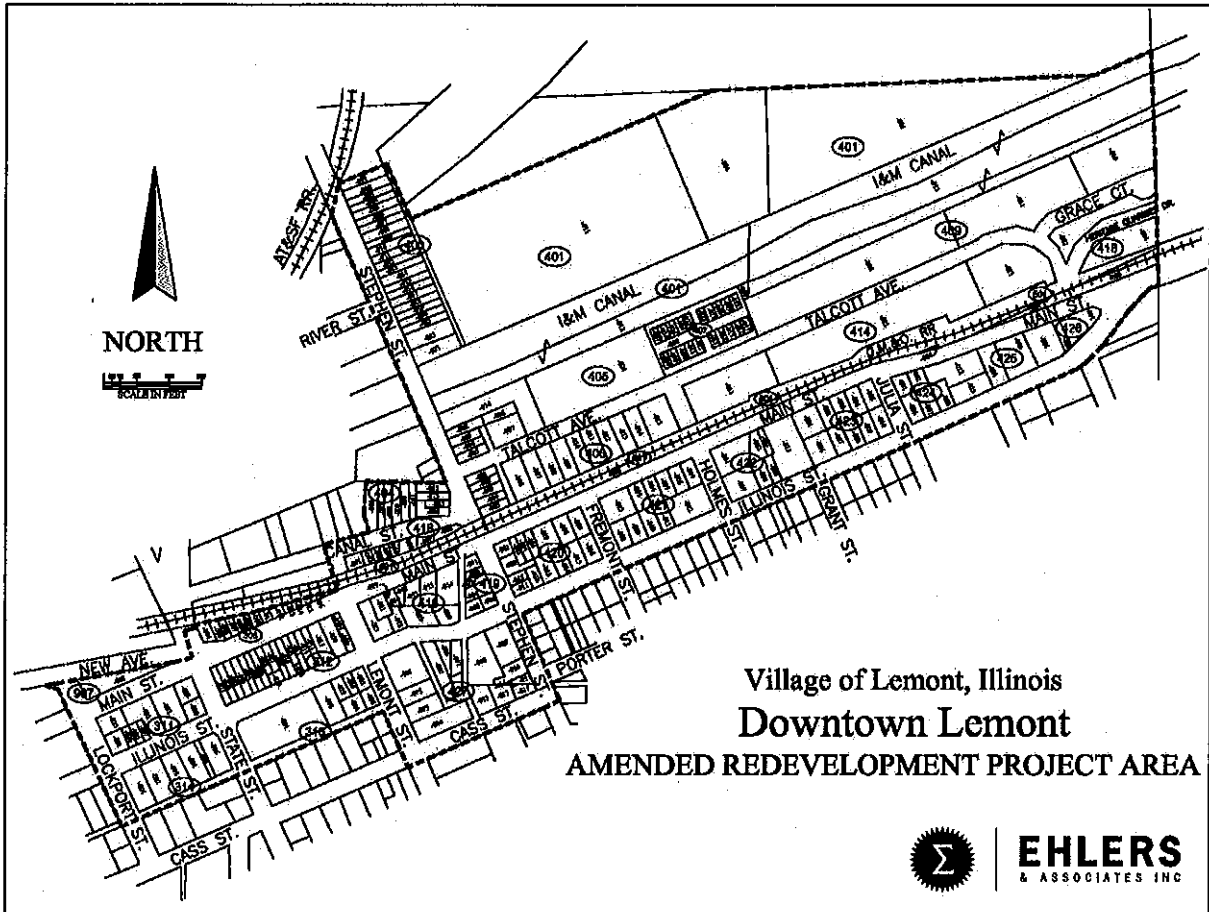
Voting "Nay" (names): _____
Absent (names): _____

Approved: _____, 2011

Village Clerk

Village President

Downtown TIF District Diagram



LEGAL DESCRIPTION

DOWNTOWN REDEVELOPMENT PROJECT AREA

THAT PART OF THE SOUTH HALF OF SECTION 20, TOWNSHIP 37 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF SAID SOUTH HALF OF SECTION 20; THENCE WEST ALONG THE NORTH LINE OF SAID SOUTH HALF (ALSO BEING THE NORTH LINE OF LOT 1 IN COUNTY CLERK'S DIVISION OF SECTION 20) A DISTANCE OF 1460 FEET MORE OR LESS TO A BEND IN SAID LOT 1; THENCE SOUTHWESTERLY 960 FEET ALONG THE NORTHWESTERLY LINE OF LOTS 1 AND 2 IN SAID COUNTY CLERK'S DIVISION TO A NORTH-SOUTH ALLEY IN SINGER AND TALCOTT'S STONE COMPANY SUBDIVISION; THENCE NORTHWESTERLY 180 FEET MORE OR LESS TO THE SOUTH LINE OF LOT 209 IN SANITARY DISTRICT TRUSTEE'S SUBDIVISION IN SAID SECTION 20; THENCE SOUTHWEST 140 FEET ALONG LAST SAID SOUTH LINE TO THE SOUTHEASTERLY LINE OF ATCHISON, TOPEKA AND SANTA FE RAILROAD RIGHT-OF-WAY; THENCE SOUTHWESTERLY ALONG LAST SAID RIGHT-OF-WAY LINE TO THE WESTERLY LINE OF STEPHEN STREET; THENCE SOUTHEASTERLY ALONG THE WESTERLY LINE OF STEPHEN STREET TO THE NORTH LINE OF LOTS 6 THRU 10 OF BLOCK 28 IN THE VILLAGE OF KEEPTAW, A PART OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SAID SECTION 20; THENCE WEST ALONG THE NORTH LINE OF SAID LOTS 6 THRU 10 AND ITS WEST EXTENSION TO THE EAST LINE OF LOT 17 IN COUNTY CLERK'S DIVISION, A SUBDIVISION IN THE SOUTH 1/2 OF SAID SECTION 20; THENCE SOUTH ALONG THE EAST LINE OF SAID LOT 17 TO THE NORTH LINE OF CANAL STREET; THENCE WEST ALONG THE NORTH LINE OF CANAL STREET TO THE SOUTHEAST CORNER OF LOT 1 IN VILLAGE OF LEMONT, BEING A SUBDIVISION IN THE SOUTH 1/2 OF SAID SECTION 20; THENCE SOUTHERLY ALONG THE SOUTHERLY EXTENSION OF THE EAST LINE OF SAID LOT 1 AND ALONG THE EAST LINE OF BLOCK 10 IN SAID VILLAGE OF LEMONT TO A POINT ON A LINE PARALLEL AND CONCENTRIC WITH AND 25 FEET NORTHERLY FROM THE SOUTH BOUND MAIN TRACK OF THE ILLINOIS CENTRAL RAILROAD COMPANY; THENCE WESTERLY ALONG THE LAST DESCRIBED LINE TO THE EAST LINE OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION 20; THENCE SOUTH ALONG THE LAST DESCRIBED LINE TO THE WEST LINE OF LOTS 1 THRU 14 INCLUSIVE IN BLOCK 10 IN SAID VILLAGE OF LEMONT; THENCE WESTERLY ALONG THE LAST DESCRIBED LINE TO THE NORTHWEST CORNER OF LOT 14 IN BLOCK 10 IN SAID VILLAGE OF LEMONT; THENCE WESTERLY TO THE EAST LINE OF BLOCK 2 IN THE VILLAGE OF LEMONT AT A POINT THAT IS 25 FEET SOUTHERLY OF THE CENTER LINE OF THE NORTHBOUND MAIN TRACK OF SAID ILLINOIS CENTRAL RAILROAD COMPANY; THENCE SOUTHERLY ALONG THE EAST LINE OF SAID BLOCK 2 TO THE NORTH LINE OF NEW AVENUE; THENCE WESTERLY ALONG THE NORTH LINE OF NEW AVENUE TO THE WEST LINE OF BLOCK 9 IN SAID VILLAGE OF LEMONT; THENCE SOUTHEASTERLY ALONG THE LAST SAID WEST LINE TO THE SOUTH RIGHT-OF-WAY LINE OF NEW AVENUE; THENCE EASTERLY ALONG THE LAST SAID RIGHT-OF-WAY LINE TO A POINT 30 FEET WEST OF LOCKPORT STREET; THENCE SOUTHEAST TO A POINT IN THE WEST LINE OF LOCKPORT STREET 20 FEET SOUTH OF THE SOUTH LINE OF NEW AVENUE; THENCE SOUTHEASTERLY ALONG THE WEST LINE OF LOCKPORT STREET TO THE SOUTH LINE OF THE EAST-WEST

ALLEY IN BLOCKS 7 AND 8 OF THE VILLAGE OF LEMONT AS RECORDED AUGUST 8, 1974 AS DOCUMENT NO. 184242; THENCE NORTHEASTERLY 902 FEET ALONG THE LAST SAID SOUTH LINE TO THE WEST LINE OF LEMONT STREET; THENCE SOUTHEASTERLY 198 FEET ALONG LAST SAID WEST LINE TO THE SOUTH LINE OF CASS STREET; THENCE NORTHEASTERLY 526 FEET ALONG LAST SAID SOUTH LINE TO THE EAST LINE OF STEPHEN STREET; THENCE NORTHWESTERLY 300 FEET MORE OR LESS TO THE SOUTH LINE OF ILLINOIS STREET; THENCE NORTHEASTERLY 1990 FEET MORE OR LESS ALONG LAST SAID SOUTH LINE TO THE EAST LINE OF PRUYNE STREET IN THE TOWN OF ATHENS; THENCE NORTHEASTERLY ALONG THE SOUTHEAST LINE OF THE ILLINOIS STREET CUTOFF TO MERGE WITH MAIN STREET TO THE EAST LINE OF SAID SECTION 20; THENCE NORTH 660 FEET MORE OR LESS ALONG LAST SAID EAST LINE TO THE NORTH LINE OF THE SOUTH HALF OF SAID SECTION 20 AND BEING THE PLACE OF BEGINNING, ALL IN THE VILLAGE OF LEMONT, COOK COUNTY, ILLINOIS.

ALSO, THOSE PARTS OF VACATED HINSDALE STREET AND VACATED LAWRENCE STREET IN THE VILLAGE OF LEMONT LYING NORTHERLY OF THE NORTHERLY LINE OF CANAL STREET AND SOUTHERLY OF THE NORTH LINE OF LOT 6 IN BLOCK 28 IN KEEPOTAW IN SAID SECTION 20, EXTENDED WEST, AND DUE WEST OF A LINE COMMENCING AT A POINT OF SAID NORTHERLY LINE OF CANAL STREET 56.96 FEET EASTERLY OF THE SOUTHWEST CORNER OF SAID LOT 17; THENCE NORTHERLY ALONG A LINE WHICH IS 56.96 FEET EASTERLY FROM AND PARALLEL WITH THE WESTERLY LINE OF SAID LOT 17, A DISTANCE OF 68.65 FEET; THENCE EASTERLY ALONG A LINE PARALLEL TO THE NORTH LINE OF SAID CANAL STREET, A DISTANCE OF 6 FEET MORE OR LESS TO ITS INTERSECTION WITH A LINE 15 FEET WEST OF AND PARALLEL WITH THE WEST LINE OF SAID LOT 6 IN BLOCK 28 IN KEEPOTAW; THENCE NORTH ALONG SAID LAST MENTIONED PARALLEL LINE TO ITS INTERSECTION WITH THE NORTH LINE OF SAID LOT 6 IN BLOCK 28 IN KEEPOTAW EXTENDED WEST IN COOK COUNTY, ILLINOIS.

STATE OF ILLINOIS)
COUNTY OF McDONOUGH) SS.
VILLAGE OF LEMONT)

CERTIFICATION OF RESOLUTION

I, _____ do hereby certify that I am the duly selected, qualified and acting Village Clerk of the Village of Lemont, Cook, DuPage and Will Counties, Illinois (the “Municipality”), and as such official I am the keeper of the records and files of the Municipality and of its President and Board of Trustees (the “Corporate Authorities”).

I do further certify that the attached Resolution constitutes a full, true and correct excerpt from the proceedings of the Municipality’s Corporate Authorities held on _____, 2011, insofar as same relates to the adoption of Resolution No. _____, entitled:

A RESOLUTION OF THE VILLAGE OF LEMONT, ILLINOIS SETTING THE PUBLIC HEARING DATE FOR AMENDING THE TAX INCREMENT FINANCE REDEVELOPMENT PROJECT AREA, AND RELATED MATTERS,

a true, correct and complete copy of which Resolution as adopted at such meeting appears in the minutes of such meeting and is hereto attached. Such Resolution was adopted and approved on the date thereon set forth by not less than an affirmative vote of a majority of the Corporate Authorities and approved by the City Administrator on the date indicated thereon.

I do further certify that the deliberations of the Corporate Authorities on the adoption of the above Resolution were taken openly, that the vote on the adoption of such Resolution was taken openly and was preceded by a public recital of the nature of the matter being considered and such other information as would inform the public of the business being conducted, that such meeting was held at a specified time and place convenient to the public, that notice of such meeting was duly given to all of the news media requesting such notice, that the agenda for such meeting was duly posted at the offices of the Municipality at least 48 hours before the meeting, that such meeting was called and held in strict compliance with the provisions of the Open Meetings Act and the Illinois Municipal Code, as amended, and that the Corporate Authorities have complied with all of the applicable provisions of such Act and such Code and their procedural rules in the adoption of such Resolution.

IN WITNESS WHEREOF, I hereunto affix my official signature and the seal of the Village of Lemont, Illinois, this _____ day of _____, 2011.

Village Clerk

(SEAL)