



*Village of Faith*

Mayor  
Brian K. Reaves

Village Clerk  
Charlene M. Smollen

Trustees  
Debby Blatzer  
Paul Chialdikas  
Clifford Miklos  
Rick Sniegowski  
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Jeanette Virgilio

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Benjamin P. Wehmeier

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14600 127th Street  
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[www.lemont.il.us](http://www.lemont.il.us)

**VILLAGE BOARD  
COMMITTEE OF THE WHOLE MEETING**

**SEPTEMBER 20, 2010 - 7:00 P.M.**

- I. CALL TO ORDER.**
- II. ROLL CALL.**
- III. DISCUSSION ITEMS**
  - A. COMPREHENSIVE PLAN - 2010 UPDATE.  
(PLANNING & ED)(STAPLETON)(BROWN/JONES)**
  - B. ANTI-MONOTNY CODE - PROPOSED ALTERNATIVES.  
(PLANNING & ED)(STAPLETON)(BROWN/JONES)**
  - C. PETITION FOR DE-ANNEXATION - MAKSIMOVIC.  
(PLANNING & ED)(STAPLETON)(BROWN/JONES)**
  - D. POLICE EDUCATION ALTERNATIVES.  
(PUBLIC SAFETY)(MIKLOS)(SHAUGHNESSY)**
  - E. RPZ CONSORTIUM.  
(ADMINISTRATION)(REAVES)(WEHMEIER/SCHAFER)**
  - F. BOUNDARY AGREEMENT WITH ROMEOVILLE.  
(ADMINISTRATION)(REAVES)(WEHMEIER)**
  - G. OLD POLICE STATION LEASE.  
(ADMINISTRATION)(REAVES)(WEHMEIER)**
  - H. DOWNTOWN PARKING DISCUSSION.  
(PLANNING & ED)(STAPLETON)(BROWN/JONES)**
- IV. UNFINISHED BUSINESS.**
- V. NEW BUSINESS**
- VI. AUDIENCE PARTICIPATION.**
- VII. ADJOURN.**





Village of Lemont  
***Planning & Economic Development Department***

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

TO: Committee of the Whole #114-10

FROM: Charity Jones, Village Planner

THRU James A. Brown, Planning & Economic Development Director

SUBJECT: Comprehensive Plan update

DATE: September 15, 2010

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### **SUMMARY**

Staff feels that it is time to consider updating the 2002 Comprehensive Plan. Since the last Comprehensive Plan was prepared the Village has annexed over 1,000 acres; it has added at least 3,600 new residents; and it has adopted a new Unified Development Ordinance.

The Comprehensive Plan's land use recommendations seem to be increasingly out of step with current Board policy, as evidenced by cases like Ashford Condos and Heritage Park Condos. The land use designations don't neatly correlate to Village zoning (e.g. the lowest density Comprehensive Plan land use designation is generally compatible with the Village's most dense single-family zoning district).

Finally, the plan does not provide sufficient policy guidance in many areas. For example, the Comprehensive Plan was not helpful in evaluating the Paradise Park proposal because the plan does not consider institutional land uses. Also many chapters, like the Economic Development chapter, are simply too broad to provide meaningful policy direction.

If the Board agrees to update the Plan, the following are some questions to consider and discuss:

- What should be the general timeline for a Comprehensive Plan update?
- What resources can the Village devote to a Comprehensive Plan update? Will consultants be needed? If so, to what extent?
- Do we want to update the entire plan, or only address the most pressing issue(s) (e.g. land use)?



Village of Lemont  
*Planning & Economic Development Department*

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

TO: Committee of the Whole #111-10  
FROM: James A. Brown, Planning & Economic Development Director  
THRU  
SUBJECT: **Anti-Monotony Provisions**  
DATE: 14 Sep 2010

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## **BACKGROUND**

In the early 1990s the Village adopted an anti-monotony code for residential development. Such provisions are aimed at preventing look-alike homes within the immediate vicinity of one another. During the re-writing of the Village zoning provisions, these anti-monotony provisions were incorporated into the Unified Development Ordinance (UDO). Earlier this year staff forwarded several suggestions for amendments to the UDO to the Planning & Zoning Commission and the Committee of the Whole. The elimination of the anti-monotony provisions was among the suggested amendments. The Committee of the Whole, however, expressed a desire to retain the anti-monotony provisions and hence their elimination was not included in a subsequent amendment to the UDO.

## **CURRENT ISSUE**

During my first four years of employment with the Village, the construction of similar homes on adjacent or nearby lots was seldom an issue. Earlier this year a home builder at the Glens of Connemara questioned the Planning & Economic Development Department's approval of homes being built by a Avenue Construction, competitor. The builder felt that homes that were too similar were being approved. Staff subsequently met with a representative from Avenue Construction to discuss building plans and re-evaluate the similarity of the two homes, and discuss possible options for changes to the plans. Avenue Construction made minor changes to the elevations, and Avenue then presented a convincing case that the two homes were not in violation of the Village's anti-monotony provisions. A building permit for the newer home was then issued.

More recently one household at the Glens of Connemara has accused the Village of ignoring its anti-monotony provisions and approving the construction of look-alike homes

within the Glens. Moreover, the household claims staff was remiss in not enforcing covenants for the subdivision that limit the placement of look-alike homes.

Staff has again reviewed the homes and sites that the household claims are similar and in violation of our anti-monotony provisions. The household prepared a photographic inventory of homes that it thought looked too much alike. This inventory has been included with this memorandum. While much is open to interpretation, I believe all homes approved satisfactorily met our anti-monotony provisions.

## **WHAT TO DO?**

I have never been a fan of anti-monotony provisions. I believe they are misguided attempts to ensure good design and quality of construction. Few object if similar homes are of good design and quality. Think of Georgian rowhouses, the Chicago bungalow belt, or blocks of American four-squares or Queen Anne homes. Neighborhoods of such housing are usually considered desirable. People do object to so-called "tract homes." Such objections, I believe, are based more on a perception of poor design and shoddy construction than how similar the homes look. I suspect objections to tract homes have as much to do with the setting—the poor subdivision design, treeless streets—as with the homes themselves. By their very nature anti-monotony provisions are subjective. Efforts to remove the subjectivity from such codes, i.e. quantify the elements of the provisions, invariably fail—it's hard to quantify good design or quality. There are several legal issues with enacting and enforcing anti-monotony codes: takings, procedural due process, substantive due process, equal protection.

Homes tend to look alike because of trends in the housing market. In the 1880s the Queen Anne was popular. People liked the floor plans divided into a series of small rooms and hallways, liked the asymmetrical, ornate exteriors, and fancy external elements such as turrets and gingerbread. People's tastes changed, and American four-squares, with open floor plans, stucco exteriors, central dormers, and a lack of ostentatious external features became popular. Think of the homes found some of Lemont's subdivisions. In Briarcliffe, for example, most homes look relatively similar to one another, with turrets, steep roofs, dormers, and rooflines full of peaks and valleys. If the homes Avenue is building look similar, it is because the model sells. Homebuyers today have a limitless supply of options, yet their model has proven to be a winner for Lemont.

If we must keep the anti-monotony provisions—as I suspect the trustees will want—then I suggest we re-examine what we are trying to accomplish with them and then craft provisions aimed at meeting those goals. The current provisions, for example, state that similar materials do not constitute similarity. Maybe this should be changed. Likewise, similarity in height can be used to disqualify a home from zoning approval. Yet given the housing demands for floor space and the constraints of our setback and height limitations, most new homes in Lemont are going to approach the 35-ft maximum height mark.

## COW ACTION

I request the COW debate the merits of anti-monotony provisions, and if deemed appropriate for the Village, task the Planning & Development Department to conduct a re-evaluation of the Village's current standards and submit suggested recommendations for amendments to the provisions to the Planning & Zoning Commission for review and recommendation to the Village Board.

Extract from UDO:

### 17.22.030 SIMILARITY STANDARDS

- A. Similarity Defined.** For the purpose of this Chapter, “similar in appearance” shall mean a dwelling which is identical, or nearly identical, to another in any three of the following characteristics:
1. Roof type (gable, hip, mansard, gambrel, flat, combination);
  2. Roof height;
  3. Approximate dimensions (height and length) of the elevation closest to the front lot line;
  4. Shape of the silhouette of the front elevation;
  5. Relative locations and sizes of windows in the front elevation;
  6. Relative location and dimensions of garage doors, if included on the front elevation;
  7. Type of siding (e.g. lapped horizontal siding, half timber, board and batten, shakes) on the front elevation.
- B. Dissimilarity Clarified.** The following characteristics shall not by themselves constitute dissimilarity among two otherwise similar dwellings:
1. Variations in color;
  2. Variations in roofing material;
  3. The addition or deletion of minor design elements such as dormers, cupolas, bay windows, belt courses, fan lights, chimneys, and ornamental features;
  4. Reversal of plan orientation;
  5. Variation in window types;

6. Variations in measurements of compared heights, widths or lengths of less than five percent.

**17.22.040**

**EXCEPTIONS**

- A. **Planned Unit Developments.** The provisions of this chapter may be waived for planned unit developments in which similarity of architectural form and style among dwellings is integral to the success of a unified plan, and in which the high quality of building materials, building design, and site plan overcome the presumed deficiencies of similarity.
- B. **Already-Issued Permits.** The provisions of this chapter may be waived by the Community Development Director in cases where the applicant for a building permit could not have been expected to have had knowledge of the plans for a neighboring residential building that was approved but not yet built. (Ord O-54-09)



Village of Lemont  
***Planning & Economic Development Department***

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

TO: Committee of the Whole #112-10  
FROM: Charity Jones, Village Planner  
THRU James A. Brown, Planning & Economic Development Director  
SUBJECT: Deannexation request – 13020 Archer Avenue  
DATE: September 15, 2010

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**SUMMARY**

Mr. Paul Maksimovic, owner of property at 13020 Archer Avenue, has verbally requested a deannexation from the Village of Lemont for a portion of his property. Mr. Maksimovic owns two parcels; PIN 22-33-102-003 is approximately 8.7 acres and PIN 22-33-102-006 is approximately .75 acres. The smaller of the two parcels (PIN 22-33-102-006) is approximately 28 feet wide and is located within the Village of Lemont. The larger parcel is more regularly shaped and is unincorporated.

Mr. Maksimovic's home and garage straddle the line between the two parcels. For tax purposes, Mr. Maksimovic would like to consolidate the two parcels but currently he cannot because one parcel is incorporated and the other is not. Therefore, he is requesting to deannex PIN 22-33-102-006.

**Village Board**  
**Agenda Memorandum**

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To: Mayor & Village Board

From: Chief Kevin W. Shaughnessy

Date: August 16, 2010

Re: **Adding New Material To Code Relating to Drugs, Alcohol, and Tobacco**

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**BACKGROUND/HISTORY**

Under existing code, the punishment for unlawful possession/use of Drugs, Alcohol, and Tobacco is restricted to a fine or community service.

**PROS/CONS/ALTERNATIVES**

The imposition of a fine and/or community service may not be sufficient to motivate corrective behavior or otherwise serve to rehabilitate the delinquent juvenile or minor.

**RECOMMENDATION**

Amend existing code to include successful completion of a substance abuse education program to the selection of punitive choices for the Judge/Adjudicator.

**ATTACHMENT**

Proposed Amendment to existing code.

**SPECIFIC VILLAGE BOARD ACTION REQUIRED**

Amendment approval.



**9.24.040 of the Village of Lemont Municipal Code is amended to read as follows:**

**9.24.040 Violation – Penalty.**

The violation of any provision or provisions of this chapter, upon conviction, shall be punishable by working not more than forty hours of community service and/or payment of a fine not to exceed seven hundred and fifty dollars, with a mandatory minimum of two hundred dollars, **and/or successful completion of a drug education program with a court-approved curriculum for any one offense**, and each day that such violation shall continue shall be deemed a separate and distinct offense.

**5.04.300 of the Village of Lemont Municipal Code is amended to read as follows:**

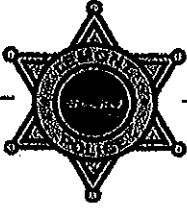
**5.04.300 Violation – Penalty.**

Any person, firm or corporation violating any provision of this chapter shall be fined not less than twenty dollars and not more than one thousand dollars for each offense, **and/or must successfully complete an alcohol education program with a court-approved curriculum for any one offense**. A separate offense shall be deemed committed on each day during or on which such a violation occurs or continues.

**5.24.090 B of the Village of Lemont Municipal Code is amended to read as follows:**

**5.24.090 B. Violation – Penalty.**

Any person, firm or corporation violating any provision of this chapter shall be fined not less than fifty dollars nor more than five hundred dollars for each offense **and/or must successfully complete a tobacco education program with a court-approved curriculum for any one offense**. A separate offense shall be deemed committed on each day during or on which a violation occurs or continues.



## LEMONT POLICE DEPARTMENT

14660 W. 127th St Lemont, Illinois 60439  
630.257.2229 phone 630.257.5087 fax

### **DRUG, ALCOHOL, AND TOBACCO (DAT) EDUCATION PROGRAMS**

#### **Introduction**

The DAT Education Program is an educational alternative for offenders Age 20 and younger, who have been arrested by Law Enforcement for misdemeanor or quasi-criminal drug-related offenses.

The goals of the DAT Education Program are:

- To improve public safety by reducing alcohol and drug related criminal activity and deviant behavior.
- To improve the quality of life of offenders, their family members, and the public by reducing the frequency and severity of substance use by offenders.

The objective of the DAT Education Program is to provide basic substance abuse education that will enable and promote a behavioral change on the part of offenders.

#### **Program Description**

The program requires that each participant attend two sessions (3 hours total) of instruction. Professional staff from the Lemont Police Department Drug Abuse Education Section will conduct the classes. The person referred to this program will be assigned to the next available class date and must successfully complete the program prior to the Hearing return date.

#### **Program Fee**

The fee for the entire program is \$100.00 and is payable to the Village of Lemont by cash or money order. No credit cards or personal checks will be accepted. Payment is due at the first class session. Fee may be waived or changed at the discretion of the Service Provider, or Adjudicator through Court Order, prior to class registration. No refunds.

#### **Enrollment**

Participants must register for the program within three business days by calling the Lemont Police Department Drug Abuse Education Section at (630) 257-2228. Office hours are 7:00 am to 3:00 pm.

Once a participant is enrolled in the program they will not be permitted to change the dates. If a participant misses a class or is late for a class, they must report to the Adjudicator at the next hearing date and show valid reason. The Adjudicator will decide as to whether to honor a rescheduling or impose a fine.

#### **Course Completion**

Prior to the Hearing return date, notices of compliance or non-compliance will be forwarded to the participant and Hearing Officer (Adjudicator). Non-Compliance cases will result in a Default Fine amount of \$750.00 dollars.

Daniel M. Tully  
Operations Commander

Kevin W. Shaughnessy  
Chief of Police

Gregory D. Smith  
Administrative Commander

**Village Board  
Agenda Memorandum**

Item #

to: Mayor & Village Board  
from: Ben Wehmeier, Village Administrator  
George Schafer, Assistant Village Administrator  
Subject: RPZ Valve Consortium  
date: September 15, 2010

**BACKGROUND/HISTORY**

The Illinois State Plumbing Code requires use of an RPZ valve for certain uses, specifically for landscape irrigation system. In addition to the installation, an annual testing/inspection is required to be on file with the Village. As the building department will attest to, this mandate is not the most favorite requirement to oversee. Several other communities have expressed concerns and costs to local residential owners.

One method to assist homeowners is to solicit bids on their behalf through a regional approach. Attached is an example from north shore communities of a consortium they put together for purposes of establishing a flat fee on services related to RPZ valves. The goal by grouping this regionally is prices may be driven down by economy of scales through this process. Further, residents know of the cost upfront.

Based on this approach, Lemont has been approached if we would be willing to help establish a similar type group for this region.

This consortium will not do the following:

- 1) This would still be a contract for services between the private property owner and the plumbing contractor. The consortium is a conduit for establishing rates only.
- 2) Dictate plumbers to use. Property owners will be free to choose the licensed plumber to do this work, to include those who have not established.

Staff is seeking guidance if the Village is interested in working with regional municipalities on a similar approach.

**ATTACHMENTS (IF APPLICABLE)**

Sample RFP



**REGIONAL REQUEST FOR PROPOSALS:**

**CROSS CONNECTION CONTROL:  
RPZ VALVE PURCHASE, INSTALLATION & ANNUAL  
TESTING**

Sealed proposals to be submitted by 4:00 pm on the 28th day  
of February 2008.

Proposals shall be submitted to the Director of Public Works.

Specifications are available free of charge at the Village Hall  
and the Public Works Department. Email for a copy in .pdf format or visit  
[www.lincolnwoodil.org](http://www.lincolnwoodil.org).

Hand Delivered  
or by Mail:

Manuel Castañeda  
Director of Public Works  
Village of Lincolnwood  
6900 North Lincoln Ave.  
Lincolnwood, Illinois 60712

**INFORMATION**

Contact:

Manuel Castaneda  
Director of Public Works  
Village of Lincolnwood  
847-675-0888  
[mcastaneda@lwd.org](mailto:mcastaneda@lwd.org)

**INTRODUCTION & BACKGROUND:**

The Village of Lincolnwood has partnered with the municipalities of Buffalo Grove, Glencoe, and Rolling Meadows to develop this regional request for proposals. The purpose of this RFP is to establish a list of firms that will provide cross connection control services for property owners at an established rate. The municipalities are seeking rates for the purchase of an RPZ valve, installation and repair of a valve, and annual testing of the valve.

To date, the four municipalities have approximately 3,00 properties with Reduced Pressure Zone (RPZ) valves installed which require annual testing. Approximately 1,000 properties have not yet installed an RPZ valve and must do so to comply with local laws. Most homeowners that have yet to install an RPZ valve have landscape irrigation systems that require a backflow prevention device. The above figures are approximate.

The municipalities are NOT seeking to enter into a contract with a firm to provide cross connection control services to property owners. It is important to note that the municipalities are not the contracting authority in this manner. All contracts and communications are to be handled between the contractor and the home owner.

The Village of Lincolnwood will be coordinating the RFP and all communications should be directed to Lincolnwood.

**INSTRUCTIONS TO PROPOSERS:**

- A. All proposals should be sent to:

**Cross Connection Control Services  
Village of Lincolnwood  
Public Works Department  
6900 N. Lincoln Avenue  
Lincolnwood, IL 60712  
Attention: Manuel Castaneda, Director of Public Works**

- B. All proposals must be in a sealed envelope and clearly marked in the lower left-hand corner: "RFP -- Cross Connection Control"
- C. All proposals must be received by 4:00 p.m. CST on February 28, 2008. An authorized representative must sign all proposals in ink. **Five** copies of the RFP must be presented. No faxed, emailed or telephone proposals will be accepted.
- D. Any proposal may be withdrawn up until the date and time set above for the opening of the proposals. Any proposal not so timely withdrawn shall constitute an irrevocable offer, for a period of ninety (90) days to sell to

property owners, the services described in the attached specifications, or until one or more of the proposals has been approved by the Village administration, whichever occurs first.

- E. The participating municipalities reserve the right to reject any and all proposals, and to waive minor irregularities in any proposal.
- F. The participating municipalities shall not be responsible for any costs incurred by the firm in preparing, submitting or presenting its response to the RFP.

### **SCOPE OF SERVICES:**

#### **A. Purchase of a Reduced Pressure Zone (RPZ) Valve**

The municipalities are seeking a flat cost for property owners to purchase, at their own expense, one of the following RPZ valves with a strainer as required by the Illinois Plumbing Code:

- ½" Valve
- ¾" Valve
- 1" Valve
- 1 ½" Valve
- 2" Valve

#### **B. Installation & Repair of an RPZ Valve**

The municipalities are seeking an hourly rate for property owners, at their own expense, to have an RPZ valve installed or repaired for a landscape irrigation system.

#### **C. Annual Testing of an RPZ Valve**

The municipalities are seeking a flat cost for property owners, at their own expense, to have their RPZ valve tested annually and certified as required by State and local regulations. The annual test must be forwarded by the contractor to the location identified by each participating municipality. The municipalities are seeking to establish rates for 2008, 2009 and 2010.

### **SUBMITTAL REQUIREMENTS- Response due on February 28, 2008 at 4:00pm CST.**

The following items should be included in the submittal:

#### **1. Introduction**

A title page that includes the following information: name of firm, local address, telephone number, fax number, name of contact person, location of branch offices, if any,

and all states in which your firm is licensed to practice. Please attach a copy of all applicable licenses including all plumbing and cross connection control licenses.

If your firm, ownership, management or employees ever been involved in litigation or had complaints filed for improper practices with the Illinois Department of Professional Regulation or any other municipal, state or federal regulatory authority, please identify each circumstance and provide details, including the resolution, if any, of each circumstance.

**2. Statement of Availability**

Statement of availability of firm(s) to install valves between March 2008 and August 2008 and to perform annual testing of valves over the next three (3) years.

**3. Similar Project Experience**

Three specific examples of recent cross connection control services, which are similar in nature to this project, should be provided. For each project, include a description of the project including location, client, scope of professional services delivered by your firm, and duration. Please complete the attached reference contact form. Include municipal/government experience.

**4. Fee Summary (Use the form provided on page 7 of this document)**

- A. Detailed information on the firm's proposed fee schedule for each of the specifications proposed and for any variation for non-routine services.
- B. A copy of the Certificate of Insurance for this project, naming the municipalities as an additional insured, and meeting the criteria set out on Page 8 of this document.

**5. Bid Bond**

A bid bond in the amount of \$15,000 is required by any firm submitting a proposal. The bid bond is required to ensure that participating firms abide by the prices submitted on page 7 of this document. Failure to submit the bid bond will result in immediate rejection of the proposal.

**SELECTION CRITERIA:**

The participating municipalities intend to establish a list of firms that will provide the lowest cost services to residents. Any firm submitting a proposal that meets the requirements of the RFP will be placed on the list to be distributed to property owners. To be placed on the list, firms are required to be certified cross connection control plumbers by the State of Illinois.

**TERMS AND CONDITIONS:**

- A. The participating municipalities reserve the right to request clarification of information submitted, and to request additional information.

- B. Compliance with Applicable Laws: Contractor agrees to comply with all applicable laws, regulations and rules promulgated by any Federal, State, County, Municipal and/or other governmental unit or regulatory body now in effect or which may be in effect during the performance of the work. Included within the scope of the laws, regulations and rules referred to in this paragraph but in no way to operate as a limitation, are all forms of traffic regulations, public utility and Interstate and Interstate Commerce Commission regulations, Workers' Compensation Laws, Prevailing Wage Laws, the Social Security Act of the Federal government and any of its titles, the Illinois Department of Human Rights, Human Rights Commission, or EEOC statutory provisions and rules and regulations.
- C. Indemnification: Consultant agrees to protect, indemnify, hold and save harmless and defend the "Municipality" against any and all claims, costs, causes, actions and expenses, including but not limited to attorney's fees incurred by reason of a lawsuit or claim for compensation arising in favor of any person, including the employees or officers or independent consultant's or subconsultants of the consultant or municipality, on account of growing out of, incident to, or resulting directly or indirectly from the performance by the personal injuries, death or damages to property occurring, "Consultant or subconsultant" hereunder. Whether such loss, damage, injury or liability is contributed to by negligence of the "Municipality" or by premises themselves or any equipment thereon whether latent or patent, or from other causes whatsoever, except that the "Consultant" shall have no liability or damages or the cost incident thereto caused by the sole negligence of the "Municipality."

**QUESTIONS OR CLARIFICATIONS:**

All inquiries should be directed to Manuel Castaneda, Public Works Director of the Village of Lincolnwood, who will coordinate the assistance to be provided by the municipalities to the firm(s). The main telephone number is 847-675-0888. E-mail is [mcastaneda@lwd.org](mailto:mcastaneda@lwd.org).



# LIST OF REFERENCES

## CROSS CONNECTION CONTROL

### VILLAGE OF LINCOLNWOOD

As per the Instruction to Proposers section, below please list at least three (3) client/customer references including company name, contact person, and telephone number. (Note: only list those clients/customers in which a similar type of equipment/product or scope of work/service was provided)

1	Company Name:
	Address:
	C/S/Z
	Bus Phone: <span style="float: right;">Contact Person:</span>
2	Company Name:
	Address:
	C/S/Z
	Bus Phone: <span style="float: right;">Contact Person:</span>
3	Company Name:
	Address:
	C/S/Z
	Bus Phone: <span style="float: right;">Contact Person:</span>
4	Company Name:
	Address:
	C/S/Z
	Bus Phone: <span style="float: right;">Contact Person:</span>
5	Company Name:
	Address:
	C/S/Z
	Bus Phone: <span style="float: right;">Contact Person:</span>

**RETURN THIS FORM WITH YOUR PROPOSAL**

**FEE PROPOSAL  
CROSS CONNECTION CONTROL  
VILLAGE OF LINCOLNWOOD**

**PURCHASE OF REDUCED PRESSURE ZONE VALVE**

Size of Valve	Cost to Purchase
½"	
¾"	
1"	
1 ½ "	
2"	

**HOURLY INSTALLATION RATE**

Size of Valve	Hourly Rate to Install
½"	
¾"	
1"	
1 ½ "	
2"	

**ANNUAL TESTING & CERTIFICATION RATE**

Annual Test in 2008 \$ \_\_\_\_\_

Annual Test in 2009 \$ \_\_\_\_\_

Annual Test in 2010 \$ \_\_\_\_\_

**RETURN THIS FORM WITH YOUR PROPOSAL**

## INSURANCE

Contractor will furnish the municipalities with a certificate of insurance evidencing coverage by the types of insurance in the amounts specified below. Each policy shall bear an endorsement precluding the cancellation or reduction of said policies without providing the municipalities at least thirty (30) days prior notice thereof in writing. All required insurance shall be maintained by the contractor in full force and effect during the life of the contract, and until such time as all work has been approved and accepted by the municipalities.

A. Workman's Compensation: STATUTORY coverage for all persons whom the contractor may employ directly or through subcontractors in carrying out the work under this contract. Such insurance shall hold the municipalities free and harmless of all personal injuries of all persons whom the contractor may employ directly or through subcontractors.

B. Employers Liability: \$1,000,000 minimum liability.

C. Comprehensive General Liability: including Bodily Injury and Property Damage. The contractor shall take out, pay for and maintain until the completion and acceptance of all work under this contract insurance as shall protect contractor and his subcontractors from bodily injury and property damage claims which may arise because of the nature of the work or from operations under this contract. The Village's of Buffalo Grove, Glencoe, Lincolnwood, and Rolling Meadows shall be named as an additional insured. Coverage shall be provided in the following minimum amounts:

(i) \$1,000,000 Each Occurrence – Combined Single Limit

(ii) \$5,000,000 Aggregate – Completed Operations

(iii) \$1,000,000 Each Occurrence – Blanket Contractual Liability

D. Comprehensive Automobile Liability, Owned, Non-owned and Hired: the contractor shall take out, pay for and maintain until the completion and acceptance of all work under this contract insurance as shall protect him from claims for bodily injury and property damage which may arise from the use of motor vehicles engaged in various operations under this contract. Coverage shall be provided in the minimum amount of \$2,000,000 for Combined Single Limit.

E. Umbrella Liability: as required. The Village's of Buffalo Grove, Glencoe, Lincolnwood, and Rolling Meadows shall be named as additional insured.

**Village Board  
Agenda Memorandum**

Item #

to: Mayor & Village Board  
from: Ben Wehmeier, Village Administrator  
George Schafer, Assistant Village Administrator  
Subject: Boundary Agreement  
date: September 15, 2010

**BACKGROUND/HISTORY**

The Village has been approached by the Village of Romeoville to create a boundary agreement between the two municipalities. In general terms, Romeoville is proposing utilization of the Facility Planning Area (FPA) as the determination for the location of the boundary agreement between the two communities. Attached you will see the various FPA within the vicinity of the area in question. For the boundary in question, Smith Road (Will/Cook County Line) would be boundary lines. The basic premise of a FPA is to assist communities in the long range planning for sanitary sewer.

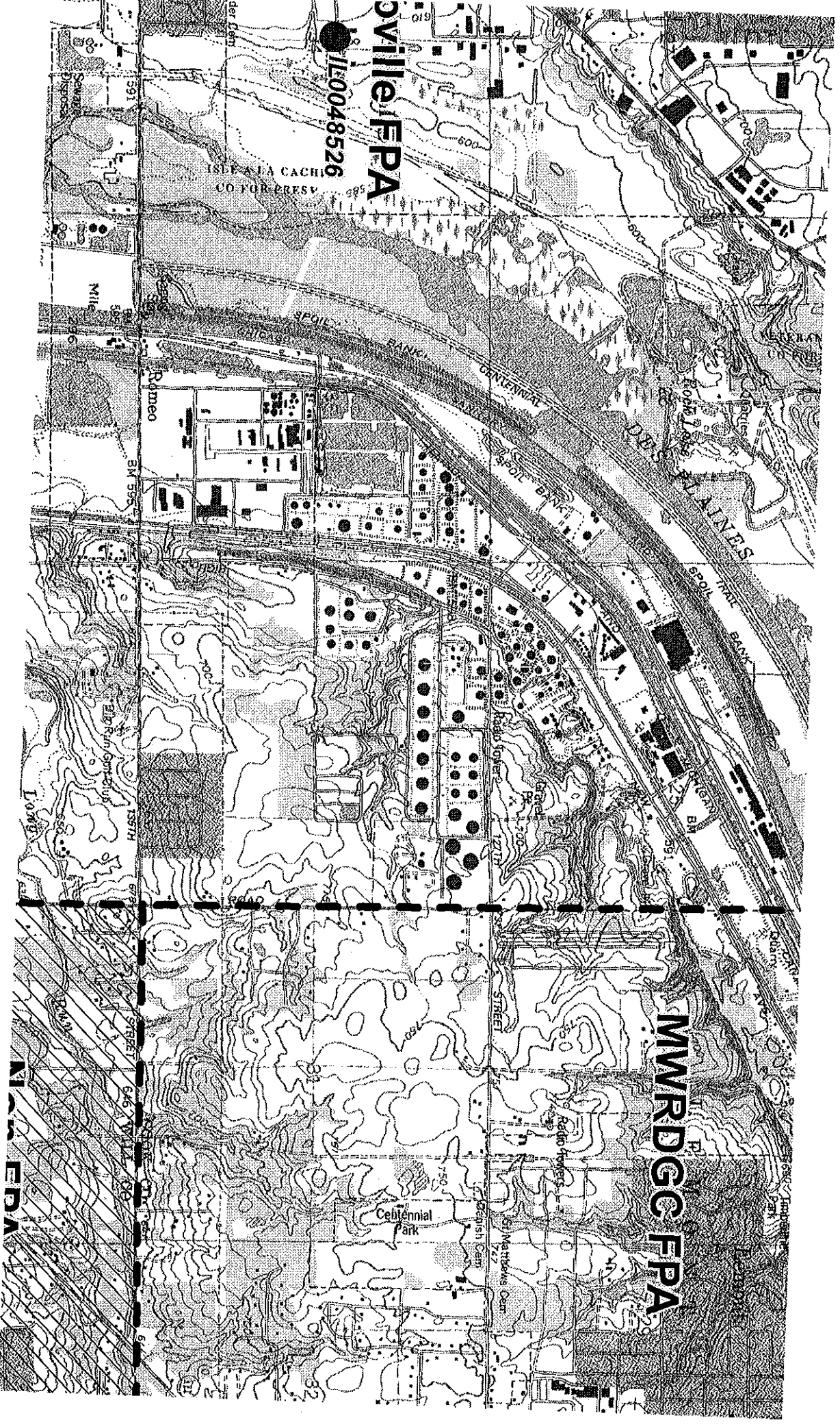
As part of these on-going discussions, staff would propose some of these items in consideration as the drafting of a potential agreement proceeds forward.

- 1) Infrastructure Impact/Costs – Lemont has taken over the jurisdiction of roads that are heavily impacted by business operations within this area, specifically 127<sup>th</sup> Street and High Road. The Village would potentially continue to have the burden while receiving no contribution in forms of fees and taxes to off-set this work. If the Village were to sign the boundary agreement, staff would recommend one of several options are included within the final agreement:
  - a. Transfer of jurisdiction to Romeoville of roads
  - b. Seek partial reimbursement for work completed to date.
  - c. Cost sharing for future road projects (example High Road)
- 2) Tollway Contributions – One of the factors behind local payment policies by the Tollway is based on the opportunity for future development upon the construction of an interchange. This boundary effectively will limit the development opportunities for Lemont to the West of the interchange. Further this land is in Will County, which results in a tax advantage for commercial opportunities versus Cook County. One consideration that could be incorporated into the agreement would include a shared contribution for the 127<sup>th</sup> Street interchange.
- 3) Water Infrastructure – Lemont currently is in the position to easily provide water service to parcels West of Smith Road. In fact, there were recapture agreements passed by previous boards that envisioned the potential for this to happen. Lemont could offer to be the contract service provider of water to help facilitate future development in this area, even if not in the Village limits.

- 4) Impact to other taxing bodies – Both the Lemont Fire Protection District and Lemont Park District could be impacted by non-Lemont annexation. A boundary agreement should ensure concerns related to these impacts are minimized.

**ATTACHMENTS (IF APPLICABLE)**

FPA Map



MWRDGC FPA

MWRDGC FPA

TEL: 0048526

ISTE AIA CASH  
CO FOR PRESV

Central Park

MWRDGC FPA

MWRDGC FPA

**Village Board  
Agenda Memorandum**

Item #

to: Mayor & Village Board  
from: Ben Wehmeier, Village Administrator  
George Schafer, Assistant Village Administrator  
Subject: Discussion of Old Police Facility Lease  
date: September 15, 2010

**BACKGROUND/HISTORY**

At the August Committee of the Whole the Board expressed interest in renting out the old police facility to another institutional type user. The short-term (2-3 year) lease would be ideal for the interim until the Village is ready for a full remodel. In addition, the user would bring in rent contributions, have the building occupied, and would bring (8-10) workers to the downtown every day.

Staff has been in negotiation with a tenant and will have a lease ready to sign in the coming months. A few of the issues still need to be negotiated including minor improvements that need to be completed and parking considerations. Staff will have more details on the specific lease at this Committee Meeting for general discussion.

**PROS/CONS/ALTERNATIVES (IF APPLICABLE)**

**RECOMMENDATION**

**ATTACHMENTS (IF APPLICABLE)**

None

**SPECIFIC VILLAGE BOARD ACTION REQUIRED**

Discussion



Village of Lemont  
***Planning & Economic Development Department***

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

TO: Committee of the Whole #113-10  
FROM: Charity Jones, Village Planner  
THRU James A. Brown, Planning & Economic Development Director  
SUBJECT: Downtown Parking  
DATE: September 15, 2010

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**SUMMARY**

Soon, the Public Works Department will begin installing the new downtown wayfinding signs to better direct visitors to downtown attractions and to available parking. As part of this effort, staff intends to include updated signage for all public parking lots downtown so visitors can clearly see each lot's time restrictions.

Front Street Cantina will be opening soon and its employees will require parking; they most likely will want to park in the garage. Other existing downtown businesses have expressed interest in securing employee parking in the garage. One business has offered to pay for garage parking permits for its employees. Commuters have also offered to pay for the privilege of parking in the garage.

In light of all this, it would be prudent to evaluate the current downtown parking restrictions and consider new strategies for accommodating employee parking while preserving the most convenient parking for customers. Below is a table of the downtown public parking areas and their posted parking restrictions, if any.

<b>Parking Lot</b>	<b>Existing Time Restriction</b>
North Talcott Lot (behind La Dolce Vita)	4 hr parking
South Talcott Lot (behind Tangles)	No time limit posted
Safety Village Lot	4 hr parking
S Side of I&M Canal, by ped bridge (some public spaces and some private spaces)	4 hr parking
Metra Lot (some public spaces)	4 hr parking
Village Hall Lot	No limit posted
Canal Street Lot (by Seamus McGhees)	4 hr parking
Garage	4 hr parking