

Village of Lemont



VILLAGE BOARD MEETING
February 10, 2020 – 6:30 PM
Village Hall - Village Board Room
418 Main Street, Lemont, IL 60439
AGENDA

- I. Pledge of Allegiance
- II. Roll Call
- III. Consent Agenda
 - III.A Approval of Minutes
[1-27-20 VB_Minutes.pdf](#)
[01-13-20 COW Meeting Minutes.pdf](#)
 - III.B Payment Register - 01/28/2020-02/10/2020
Approve the payment register
[Disbursements.pdf](#)
 - III.C A Resolution of the Village of Lemont Declaring Certain Property as Surplus and Authorizing its Disposal
Pass a Resolution Authorizing the Disposal of Surplus Property
[Surplus Disposal Resolution Gardner.pdf](#)
 - III.D Case 18-04 Willow Pointe (Letter of Credit Reduction)
Vote on the attached resolution.
[LOC reduction Willow Pointe - Resolution 2020-02-10.pdf](#)
 - III.E 19-01 Rolling Meadows Phase 3A, Rename to Phase 3B
Vote on the attached resolution.
[A Resolution Amending R-26-19.pdf](#)

IV. Mayor's Report

- IV.A Public Hearing for Annexation Agreement (Case 19-20 J-Ave Development)
Hold public hearing.
- IV.B Public Hearing for Amended and Restated Annexation Agreement (Case 06-26 Notting Hill)
Hold public hearing.

V. Clerk's Report

- V.A An Ordinance Authorizing The Execution Of An Annexation Agreement For 9.27 Acres Located At 16430 W. New Avenue In Lemont, Illinois. (Case 19-20 J-Ave Development)
Motion and approval of the attached ordinances.
[Ordinance Authorizing Execution of AA - J Ave wattach.pdf](#)
- V.B An Ordinance Annexing To The Village Of Lemont Approximately 9.27 Acres Located At 16430 W New Avenue In Lemont, IL. (Case 19-20 J-Ave Development)
Motion and approval of the attached ordinances.
[J Ave Annexation Ordinance wattach.pdf](#)
- V.C An Ordinance Amending The Zoning Map Of The Village Of Lemont For 3 Parcels Associated With 16430 W New Avenue In Lemont, IL. (Case 19-20 J-Ave Development)
Motion and approval of the attached ordinances.
[Ordinance 16430 New Ave J-Ave Rezoning wattach.pdf](#)
- V.D An Ordinance Granting A Special Use For A Container Storage Yard And Outdoor Storage In The M-1 Zoning District At 16430 W New Avenue In Lemont, IL. (Case 19-20 J-Ave Development)
[Special Use Approval - J Ave Development wattach.pdf](#)
- V.E An Ordinance Authorizing The Execution Of An Amended And Reinstated Annexation Agreement For 10.10 Acres Located At 15411 129th Street In Lemont, IL. (Case 06-26 Notting Hill)
Motion and approval of the attached ordinances.
[Ordinance Authorizing Execution of AA - Notting Hill wattach.pdf](#)

V.F An Ordinance Amending O-27-07 And Approving An Amendment To The Special Use For A Residential Planned Unit Development (Notting Hill Subdivision) Located At 15411 129th Street In Lemont, IL. (Case 06-26 Notting Hill)

Motion and approval of the attached ordinances.

[Ordinance for a PUD Amendment for Notting Hill wattach.pdf](#)

V.G An Ordinance of the Village of Lemont, Cook, Will, and DuPage Counties, Illinois, to Set a Date for, and Approve a Public Notice of a Public Hearing on the Illinois & Michigan (I&M) Redevelopment Project Area.

Motion and approval of the attached ordinance

[Ordinance to set date for public hearing for IM RPA.pdf](#)

VI. Village Attorney Report

VII. Village Administrator Report

VIII. Board Reports

IX. Staff Reports

X. New Business

XI. Unfinished Business

XII. Audience Participation

XIII. Executive Session Discussion Under Chapter 5 ILCS

XIV. Action on Closed Session Item(s)

XV. Motion to Adjourn

Minutes
VILLAGE BOARD MEETING
Village Hall – 418 Main Street
January 27, 2020
6:30 p.m.

The regular meeting of the Lemont Village Board was held on Monday, January 27, 2020 at 6:30 p.m., with Mayor John Egofske presiding.

I. PLEDGE OF ALLEGIANCE

II. ROLL CALL: Maher, McClafferty, Sniegowski, Stapleton, Kittridge, Kwasneski; present.

III. CONSENT AGENDA

A. Approval of Minutes

1. December 09, 2019 Village Board Meeting Minutes
2. December 16, 2019 Committee of the Whole Meeting Minutes
3. December 19, 2019 Village Board Meeting Minutes

B. Approval of Disbursements

C. Ordinance O-01-20 Amending Title 5 and Title 9 of the Lemont Illinois Municipal Code

D. Resolution R-01-20 Authorizing the Execution of an Intergovernmental Police Service Assistance Agreement to join the DuPage Metropolitan Emergency Response and Investigation Team (MERIT)

Motion to approve the consent agenda by Stapleton, seconded by Sniegowski, to approve the above items on the consent agenda by omnibus vote.

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

IV. MAYOR'S REPORT

A. Appointment of Commission Members- HCOR, Police Pension

Motion by McClafferty, seconded by Kittridge, to approve appointment of Michael Pensinger to the Police Pension Board and Rudy Pravdik Heritage Corridor & Outdoor Recreation Commission.

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

B. Mayor's Mention

Happy New Year!

We have a lot of initiatives going on as we move into 2020 and continue to create our vision to be *better* than 2020.

You can hear all about this and much more at the March 19 State of the Village Address that will be held at Crystal Grand Banquets from 4-6 pm. You can register to attend on the Heritage Corridor Business Alliance website, which is the Lemont and Homer Glen Chamber, at, www.myHCBA.com

The State of the Village Address will be taped and available afterwards to view on our Village of Lemont YouTube page and Lemont Community TV cable channels – Comcast Channel 6 and U-verse Channel 99.

2. We are seeking nominations for our St. Patrick's Day Queen for the March 7 parade. Nomination letters must be turned into us by this Friday, January 31. Further information can be found on our website's front page, Village Spotlight, or call Donna Pecina at 630-243-2700.
3. The St. Patrick's Day Parade is on March 7 in downtown Lemont from 1-5 pm. You can find more details about that and how to participate in the parade on our website's Community Calendar.
4. Please visit our website's Community Calendar to find out about activities going on around town at, www.lemont.il.us
5. The Census Bureau is recruiting to fill hundreds of thousands of temporary positions across the country to assist with the 2020 Census count. Visit their website at, www.2020census.gov/jobs for detailed information.
6. You'll also be seeing a lot more about the upcoming Census from us via a special Village News newsletter, on our website and social media. It is important that everyone is counted, and we need everyone's help, so that our community gets the funding we need for a number of things like education, emergency service, roads, health care and much more. This year is the first year that you can complete the Census form online, and in early March, you will start receiving information from the Census Bureau on how to complete the form. So, please help us to bring Lemont to a 100% count and submit your form on time, and encourage others to do so as well.

7. For an update on the subject of cannabis, the Village Board would like to take additional time to obtain a better understanding of the statues and receive additional feedback from Village residents on allowing a dispensary in the Village of Lemont.

We held a Special Village Board meeting on December 19 in which an ordinance was passed by majority vote that formally prohibits cannabis businesses from locating within the Village limits. This will give us additional time for this review. In order to obtain public sentiment, the Village Board previously approved a resolution to place a non-binding referendum question on the March 17, 2020, Presidential Primary Election ballot which will read:

Shall the Village of Lemont, in Counties of Cook, Will and DuPage, Illinois, allow the operation of a recreational cannabis (marijuana) dispensary within its jurisdiction?

So registered voters can vote yes or no on that question.

Additional information on the cannabis act and its potential impacts is on our website at, www.lemont.il.us/Adult-Use-Cannabis There are FAQ's and responses there as well.

V. CLERK'S REPORT

A. Correspondence

1. I attended the Municipal Clerks of Illinois Winter Seminar in Mt. Vernon on Thursday and Friday. The four sessions covered new laws for Cannabis and Liquor Licenses.
2. Received a letter from Cook County Board of Review. There is now a program to grant survivors of fallen Heroes a spouse a tax abatement in Cook County and Chicago. This will abate up to 100% of the property tax. Contact the Cook County Board of review.

B. Ordinance

1. Ordinance O-02-20 Approving Parcel A Real Estate Purchase and Sale Agreement with BSTP Midwest, LLC

Motion by McClafferty, seconded by Sniegowski, to adopt said ordinance. Roll call: Maher, McClafferty, Sniegowski, Stapleton, Kittridge; 5 ayes. Kwasneski; abstain. Motion passed.

2. Ordinance O-03-20 Approving Parcel B Real Estate Purchase and Sale Agreement with BSTP Midwest, LLC

Motion by Kittridge, seconded by Sniegowski, to adopt said ordinance. Roll call: Maher, McClafferty, Sniegowski, Stapleton, Kittridge; 5 ayes. Kwasneski; abstain. Motion passed.

3. Ordinance O-04-20 Approving Parcel C Real Estate Purchase and Sale Agreement with BSTP Midwest, LLC

Motion by Kittridge, seconded by Sniegowski, to adopt said ordinance. Roll call: Maher, McClafferty, Sniegowski, Stapleton, Kittridge; 5 ayes. Kwasneski; abstain. Motion passed.

VI. VILLAGE ATTORNEY REPORT- NONE

VII. VILLAGE ADMINISTRATOR REPORT-

1. February 10 and 24 will be regular board meeting.
2. The COW meeting will be moved to February 18.
3. The newsletter will come out in 2 to 3 weeks.

VIII. BOARD REPORTS- NONE

IX. STAFF REPORTS-

Public Works-

1. Please move cars off the streets for snow removal.

Police-

1. Camera scanners will be placed on State St., by Target and New Avenue. The State St. camera is already up.

X. AUDIENCE PARTICIPATION- NONE

XI. UNFINISHED BUSINESS-

Timberline Knolls has not committed to getting cameras for surveillance yet.

XII. NEW BUSINESS- NONE

XIII. EXECUTIVE SESSION-

Motion by Stapleton, seconded by Kittridge, to close regular session and to move into Executive Session Discussion under Chapter 5 ILCS 120 of the Open Meetings Act to discuss:

A. Personnel: Performance of Employee 2(c)1

Roll Call: Maher, McClafferty, Sniegowski, Stapleton, Kittridge, Kwasneski; 6 ayes. Motion passed.

XIV. ACTION ON CLOSED ITEM(S)

XV. MOTION TO ADJOURN

There being no further business, a motion was made by Sniegowski, seconded by Stapleton, to adjourn the meeting at 9:32 p.m. VV 6 ayes. Motion passed.

VILLAGE BOARD
Committee of the Whole Meeting
January 13, 2020
Lemont Village Hall – Village Board Room
418 Main St., Lemont, IL 60439

I. Call to Order

Mayor Egofske called the COW Meeting to order at 6:30 p.m.

II. Roll Call

Present were Trustees, Kittridge, Kwasneski, Maher, McClafferty, Sniegowski and Stapleton. Also present were George Schafer, Jason Berry, Mark Herman, Chris Smith, Marc Maton, Ralph Pukula and Village Attorney Mike Stillman.

III. Discussion Items

A. Hamilton's/ 1297 McCarthy Mixed Use PUD Discussion

Community Development Director, Jason Berry presented this item. JEP, Inc. represented by Patrick and Molly Roche, owners of the subject property and Hamilton's Pub in Lemont, is requesting a Preliminary Planned Unit Development (PUD) to construct a mixed-use building on the vacant B-3 zoned lot at the northwest corner of McCarthy Road and Walker Road. The first floor of the proposed two story mixed use building will consist of Hamilton's Pub in a 6,000 square-foot space, 2,000 square-foot slated for a coffee/café with a drive-through and 2,000 square-foot for office or retail space. The second floor is residential with 3 apartments ranging from 1-2 bedrooms and approximately 1,300 square-foot to 1,600 square-foot in size. Each residential unit will have a private outdoor terrace associated with its space. Residential uses are not typically allowed or requested in the B-3 zoning district and therefore is a request, along with other exceptions to the UDO, to be included in the PUD.

Neighbor discussed building should not be bigger-barriers are being taken away. Neighbors also mentioned bar closes at 3 am and café opens at 5 am. Headlights will be facing bedrooms to the north and noise is to the north by residents not facing McCarthy. Notes from PZC states a fence will be installed which will be open ended.

Neighbor to the north discussed the noise and headlights into her yard. Property values will go down. They would like a privacy fence and some type of screening.

Trustee Maher mentioned he would like a smaller building and hold off on drive-thru. Mark discussed the special use and discussion at the PZC. The concerns were noise, additional buffers, and no limits on drive-thru hours etc. Applicant discussed intent of the drive thru. They would be comfortable with a 10 pm drive thru limit. Mr. Mayor and Trustee Maher agrees the drive thru hours should be discussed. Board also agrees additional trees, foliage and fence needs to be surrounding the property. This item will be presented to board for approval in future meeting.

B. Notting Hill 129th St. Discussion

Community Development Manager, Mark Herman presented, the applicant and property owner, ET Mansell Construction (Edward T Mansell) represented by Peter Coules, is requesting a major modification to the approved Preliminary Planned Unit Development (PUD) for Notting Hill Townhome Subdivision located at 15411 W. 129th Street. The 45-unit townhome subdivision was approved as a preliminary PUD in 2007 and the PUD approval has been extended every year. The major change to the PUD includes additional exception requests, such as reduced side setbacks, reduced street pavement widths, and increased detention depths and slopes. The proposed PUD major change includes a reduction in total

units from 45 townhomes to 43 townhomes along with updated elevations. There is an additional street and sidewalk connection to St. Andrews Court to the north through the Stonehenge Condominium subdivision.

Other new requests within the approved Annexation Agreement and outside the scope of the UDO such as eliminating all improvements to 129th Street, including right-of-way acquisition, burying utility lines, and realigning 129th Street with the eastern portion of the street and property line. The proposed plat is very similar to the approved preliminary plan from 2007, but the reduction and shift in units, change in elevations, and additional UDO exception requests, require the proposal to go through the major change process. The board is in agreement with the proposed item. Staff will prepare ordinance for approval.

C. Initial Budget Discussion- Year-to-date Financials and Forecasting Discussion

Finance Director, Chris Smith presented, staff began the FY21 capital and budget process in November 2019. All capital requests were submitted to Finance in December 2019.

Currently, staff is reviewing all requests and forecasting revenues/expenditures based on various historical trends, developments, and new Illinois laws. Staff reviewed with the Board FY20 Year to Date Financials and various forecasting assumptions, year to date financials – general fund budget.

The board is in agreement with the proposed item. Staff will follow the timeline that was presented for budget process.

D. Incentive Policy Discussion

Community Development Director, Jason Berry presented, Lemont 2030 Comprehensive Plan state, the Chicago region competes with other regions in the country to attract businesses, residents, and visitors and Lemont competes with other communities for such resources.

Lemont recently completed a successful round of Business District Improvement Grants, the first grants to local businesses in 5 years, implementing the comp plan action item, establish a Community-Wide Façade and Site Improvement Program. A \$43,000 investment in the grant program leveraged \$125,000 in new commercial construction. With the successful implementation of this program, staff is ready take on the next implementation item, Create a Comprehensive Incentives Policy. With the increase in investment and growth in Downtown Lemont, coupled with the establishment of the TOD TIF in 2018, an incentives policy provides both encouragement and a roadmap for new development.

Staff evaluated 13 municipalities chosen for their recent prominence in attracting new business with the help of incentives as well as recommendations by colleagues in the economic development field.

E. Strategic Plan Update Discussion

Village Administrator, George Schafer presented, From August 2017 through April 2018, the Lemont Village Board and senior leadership team engaged in a strategic planning process. The process resulted in a strategic plan covering FY 2018-21. The plan consists of six strategic priorities – the issues of greatest importance to the Village over the three-year period. Associated with each priority is a set of desired outcomes, key outcome indicators, and performance targets, describing the expected results and how the results will be measured. The plan also includes strategic initiatives that will be undertaken to achieve the desired outcomes.

The Village has made great strides on the plan so far and will continue to build upon those successes in 2020 and 2021 as the plan concludes. As the plan wraps up, the discussion will be narrowed to a couple initiatives that will need to be undertaken for the remaining outcomes to be met. Areas that were up for discussion at the January Committee of the

Whole included ones related to annexation and/or boundary issues along with infrastructure and other projects related to the Heritage Quarry Recreational Area (HQRA) and The Forge at Lemont Quarries development.

IV. Unfinished Business- None

V. New Business – None

VI. Audience Participation – None

VII. The Committee of the Whole Meeting adjourned at 9:23 p.m.

Payment Register

From Payment Date: 1/28/2020 - To Payment Date: 2/10/2020

Number	Date	Status	Void Reason	Reconciled/ Voided Date	Source	Payee Name	Transaction Amount	Reconciled Amount	Difference
FM-Clearing - Accounts Payable									
Check									
20576	02/03/2020	Open			Accounts Payable	Moriarty, Robert	\$1,500.00		
	Invoice		Date	Description		Amount			
	19-06-27 RM		06/27/2019	repair mosaic on Stephen St Bridge		\$1,500.00			
20577	02/03/2020	Open			Accounts Payable	Courtney's Safety Lane Inc	\$121.50		
	Invoice		Date	Description		Amount			
	3012882		11/11/2019	safety lane		\$121.50			
20578	02/10/2020	Open			Accounts Payable	5th Avenue Construction	\$1,500.00		
	Invoice		Date	Description		Amount			
	2018-00000365		01/30/2020	refund clean up deposit - 13068 Dunmoor Dr		\$1,000.00			
	2018-00000365(T)		01/30/2020	refund Temp Occ Bond - 13068 Dunmoor Dr		\$500.00			
20579	02/10/2020	Open			Accounts Payable	Avalon Petroleum Company	\$9,254.80		
	Invoice		Date	Description		Amount			
	022545		01/18/2020	1000 gallons diesel		\$2,661.30			
	566767		01/17/2020	1500 gallons regular		\$3,717.00			
	022504		01/25/2020	1100 gallons diesel		\$2,876.50			
20580	02/10/2020	Open			Accounts Payable	Car Reflections	\$350.00		
	Invoice		Date	Description		Amount			
	19-339		10/22/2019	squad lettering		\$350.00			
20581	02/10/2020	Open			Accounts Payable	Chicago Parts Sound, LLC	\$27.44		
	Invoice		Date	Description		Amount			
	1-0128240		01/29/2020	parts		\$27.44			
20582	02/10/2020	Open			Accounts Payable	Cintas Corporation	\$118.47		
	Invoice		Date	Description		Amount			
	4040772186		01/23/2020	# 14949901 - Village Hall carpet mats		\$118.47			
20583	02/10/2020	Open			Accounts Payable	ComEd	\$438.97		
	Invoice		Date	Description		Amount			
	20-01-4054		01/15/2020	4161134054 - street lights - 0 12701 TRE, 171 LEMONT		\$24.34			
	20-01-8014		01/28/2020	3909078014 - street lights - illinois, e of stephen		\$38.99			
	20-01-0007		01/28/2020	1173160007 - street lights - talcott, e of stephen		\$229.90			
	20-01-4052		01/28/2020	2163104052 - street lights - stephen st 1 S river		\$76.98			
	20-01-8029		01/30/2020	0615008029 - EDBOSSERT DR METR 0 E STATE ST		\$37.22			
	20-01-2285		01/27/2020	1389012285 - 0 W State St, 1N Canal*Festival Lemont		\$31.54			
20584	02/10/2020	Open			Accounts Payable	Corso-Oboyle, Terry	\$1,710.00		
	Invoice		Date	Description		Amount			
	22-01-20		01/22/2020	hearing exams pw and pd		\$1,710.00			
20585	02/10/2020	Open			Accounts Payable	Courtney's Safety Lane Inc	\$40.50		
	Invoice		Date	Description		Amount			
	3013048		01/13/2020	safety lane		\$40.50			
20586	02/10/2020	Open			Accounts Payable	Crawford, Murphy, Tilly, Inc.	\$370.00		
	Invoice		Date	Description		Amount			
	0207393		01/13/2020	mwr reporting		\$370.00			

Payment Register

From Payment Date: 1/28/2020 - To Payment Date: 2/10/2020

Number	Date	Status	Void Reason	Reconciled/ Voided Date	Source	Payee Name	Transaction Amount	Reconciled Amount	Difference
20587	02/10/2020	Open			Accounts Payable	Crystal Maintenance Services Corporation	\$3,025.00		
	<u>Invoice</u>		<u>Date</u>	<u>Description</u>			<u>Amount</u>		
	26533		01/15/2020	Cleaning Services for February 2020			\$3,025.00		
20588	02/10/2020	Open			Accounts Payable	Dellwood Tire & Auto	\$50.30		
	<u>Invoice</u>		<u>Date</u>	<u>Description</u>			<u>Amount</u>		
	2-56104		01/24/2020	repair			\$50.30		
20589	02/10/2020	Open			Accounts Payable	Dorner Company	\$4,306.38		
	<u>Invoice</u>		<u>Date</u>	<u>Description</u>			<u>Amount</u>		
	150965-IN		01/10/2020	well 6 rebuild kit			\$1,020.00		
	151034-IN		01/15/2020	well 6 solenoids			\$3,286.38		
20590	02/10/2020	Open			Accounts Payable	Dustcatchers, Inc.	\$68.10		
	<u>Invoice</u>		<u>Date</u>	<u>Description</u>			<u>Amount</u>		
	70036		01/23/2020	pd floor mats			\$68.10		
20591	02/10/2020	Open			Accounts Payable	EVT Tech	\$80.55		
	<u>Invoice</u>		<u>Date</u>	<u>Description</u>			<u>Amount</u>		
	4813		01/31/2020	parts			\$80.55		
20592	02/10/2020	Open			Accounts Payable	Fred Bluder & Son Tree Service LLC	\$2,500.00		
	<u>Invoice</u>		<u>Date</u>	<u>Description</u>			<u>Amount</u>		
	20-1-24		02/03/2020	tree and stump removal various dates 11/1 -12/30			\$2,500.00		
20593	02/10/2020	Open			Accounts Payable	Gallagher Materials, Inc.	\$2,889.60		
	<u>Invoice</u>		<u>Date</u>	<u>Description</u>			<u>Amount</u>		
	14168		01/11/2020	20GM cold patch			\$2,889.60		
20594	02/10/2020	Open			Accounts Payable	Governmental Consulting Solutions Inc	\$3,000.00		
	<u>Invoice</u>		<u>Date</u>	<u>Description</u>			<u>Amount</u>		
	5240		02/01/2020	Feb 2020			\$3,000.00		
20595	02/10/2020	Open			Accounts Payable	Guaranteed Technical Services And Consulting, Inc.	\$2,681.98		
	<u>Invoice</u>		<u>Date</u>	<u>Description</u>			<u>Amount</u>		
	2019113		01/28/2020	I.T. Support			\$2,345.00		
	2019119		01/28/2020	I.T. Support- Dec Email filtering			\$336.98		
20596	02/10/2020	Open			Accounts Payable	Halper, Peggy	\$245.00		
	<u>Invoice</u>		<u>Date</u>	<u>Description</u>			<u>Amount</u>		
	0116		01/20/2020	PZC MINUTES			\$245.00		
20597	02/10/2020	Open			Accounts Payable	Heritage Corridor Convention and Visitors Bureau	\$160.00		
	<u>Invoice</u>		<u>Date</u>	<u>Description</u>			<u>Amount</u>		
	9504		01/01/2020	THE QUARRY-DMA #3069			\$160.00		
20598	02/10/2020	Open			Accounts Payable	Illinois City County Management Association(ILCMA)	\$50.00		
	<u>Invoice</u>		<u>Date</u>	<u>Description</u>			<u>Amount</u>		
	2084		01/30/2020	Job Ad Posting			\$50.00		

Payment Register

From Payment Date: 1/28/2020 - To Payment Date: 2/10/2020

Number	Date	Status	Void Reason	Reconciled/ Voided Date	Source	Payee Name	Transaction Amount	Reconciled Amount	Difference
20599	02/10/2020	Open			Accounts Payable	Illinois State Toll Highway Authority	\$25.90		
	Invoice		Date	Description		Amount			
	G121000004025		01/16/2020	2001007433 - 10/01/19-12/31/19 tolls		\$25.90			
20600	02/10/2020	Open			Accounts Payable	Infinisource Benefit Services	\$27.45		
	Invoice		Date	Description		Amount			
	91039906		01/15/2020	Mar 20 COBRA Admin Fees		\$27.45			
20601	02/10/2020	Open			Accounts Payable	Integrity Fire Equipment, Inc.	\$272.30		
	Invoice		Date	Description		Amount			
	64235		11/18/2019	pw extinguishers		\$227.85			
	64240		11/18/2019	pd extinguishers		\$44.45			
20602	02/10/2020	Open			Accounts Payable	Johnson Controls Security Solutions	\$806.25		
	Invoice		Date	Description		Amount			
	33718800		01/11/2020	vh alarm monitoring		\$161.25			
	33718801		01/11/2020	parking garage alarm monitoring		\$161.25			
	33718802		01/11/2020	old pd alarm monitoring		\$161.25			
	33718804		01/11/2020	well 6 alarm monitoring		\$161.25			
	33718799		01/11/2020	pd alarm monitoring		\$161.25			
20603	02/10/2020	Open			Accounts Payable	JULIE, INC.	\$4,151.64		
	Invoice		Date	Description		Amount			
	2020-0975		01/08/2020	julie locate tickets		\$4,151.64			
20604	02/10/2020	Open			Accounts Payable	Klein Thorpe & Jenkins Ltd	\$44.75		
	Invoice		Date	Description		Amount			
	207743		01/28/2020	1184-003 Dec 2019		\$44.75			
20605	02/10/2020	Open			Accounts Payable	Law Enforcement Records Managers of Illinois	\$40.00		
	Invoice		Date	Description		Amount			
	2020 jr		01/23/2020	Membership Renewal		\$15.00			
	2020 mg		01/23/2020	Membership Renewal		\$25.00			
20606	02/10/2020	Open			Accounts Payable	M/I Homes of Chicago	\$1,000.00		
	Invoice		Date	Description		Amount			
	2019-00000256		01/30/2020	refund Clean Up Deposit - 13857 Anne Dr		\$1,000.00			
20607	02/10/2020	Open			Accounts Payable	Menards	\$81.32		
	Invoice		Date	Description		Amount			
	63656		01/28/2020	supplies/lights		\$81.32			
20608	02/10/2020	Open			Accounts Payable	Metropolitan Industries Inc	\$45.00		
	Invoice		Date	Description		Amount			
	INV013425		01/15/2020	data connection fee		\$45.00			
20609	02/10/2020	Open			Accounts Payable	Monroe Truck Equipment	\$608.04		
	Invoice		Date	Description		Amount			
	328371		01/16/2020	parts		\$489.30			
	328300		01/16/2020	parts		\$118.74			
20610	02/10/2020	Open			Accounts Payable	Morgan Homes LLC	\$1,500.00		
	Invoice		Date	Description		Amount			
	2019-00000331		01/31/2020	refund Clean Up Deposit - 803 East St		\$1,000.00			
	2019-00000331(T)		01/31/2020	refund Temp Occ Bond - 803 East St		\$500.00			

Payment Register

From Payment Date: 1/28/2020 - To Payment Date: 2/10/2020

Number	Date	Status	Void Reason	Reconciled/ Voided Date	Source	Payee Name	Transaction Amount	Reconciled Amount	Difference
20611	02/10/2020	Open			Accounts Payable	National Seed	\$1,364.00		
	<u>Invoice</u>		<u>Date</u>	<u>Description</u>		<u>Amount</u>			
	592912SI		01/23/2020	sidewalk salt		\$1,364.00			
20612	02/10/2020	Open			Accounts Payable	Novotny Engineering	\$103,160.24		
	<u>Invoice</u>		<u>Date</u>	<u>Description</u>		<u>Amount</u>			
	19305-2		01/23/2020	I & M Canal (North) Access Road Rehabilitation		\$7,893.00			
	19312-1		01/23/2020	I & M Canal (North) Parking Lot Paving		\$20,793.75			
	19383-2(FED)		01/27/2020	McCarthy Rd bike path phase II		\$18,849.49			
	02115-91		01/23/2020	CSO flow monitoring		\$462.00			
	17416-15		01/23/2020	Ruffled Feathers drainage		\$4,725.00			
	18018-7		01/23/2020	Emily Ln water main extension		\$2,340.00			
	18373-5		01/23/2020	Stephen St resurfacing		\$154.00			
	18414-6		01/23/2020	Meadowlark Subdivision completion		\$1,513.50			
	19427-1		01/23/2020	FY21 CIP and budget		\$2,739.00			
	19397-1		01/23/2020	Main & Walker water main extension USACOE		\$20,621.00			
	19310-2		01/23/2020	Hannah Marine MWRD permit		\$83.00			
	19210-3		01/23/2020	Fremont Alley sanitary sewer		\$2,636.00			
	19134-3		01/23/2020	2019 sewer televising		\$611.00			
	19002-4		01/23/2020	2019 MFT resurfacing		\$1,809.50			
	18465-4		01/23/2020	5th Street water main extension		\$6,917.00			
	18151-7		01/23/2020	New 750,000 gallon elevated tank		\$83.00			
	19285-1		01/28/2020	I & M Canal Vehicle & Pedestrian Bridges		\$10,930.00			
20613	02/10/2020	Open			Accounts Payable	Occupational Health Centers of Illinois. P.C.	\$136.00		
	<u>Invoice</u>		<u>Date</u>	<u>Description</u>		<u>Amount</u>			
	1012171765		01/28/2020	random drug screenings		\$136.00			
20614	02/10/2020	Open			Accounts Payable	Odelson & Sterk, Ltd.	\$13,142.00		
	<u>Invoice</u>		<u>Date</u>	<u>Description</u>		<u>Amount</u>			
	27039		01/20/2020	Dec 2019 Legal Services - Projects		\$6,216.00			
	27040		01/20/2020	Dec 2019 Legal Services - Retainer		\$6,926.00			
20615	02/10/2020	Open			Accounts Payable	P. T. Ferro Construction Co.	\$319,718.70		
	<u>Invoice</u>		<u>Date</u>	<u>Description</u>		<u>Amount</u>			
	19002-2SF		01/28/2020	19GM Road Resurfacing		\$319,718.70			
20616	02/10/2020	Open			Accounts Payable	Parent Petroleum Inc	\$126.80		
	<u>Invoice</u>		<u>Date</u>	<u>Description</u>		<u>Amount</u>			
	1344658		01/24/2020	parts		\$126.80			
20617	02/10/2020	Open			Accounts Payable	Poellot, Joshua, J	\$500.00		
	<u>Invoice</u>		<u>Date</u>	<u>Description</u>		<u>Amount</u>			
	20220		02/02/2020	Jan 2020 TV/AV Support		\$500.00			
20618	02/10/2020	Open			Accounts Payable	Proven Business Systems, LLC	\$1,870.87		
	<u>Invoice</u>		<u>Date</u>	<u>Description</u>		<u>Amount</u>			
	623846		08/13/2019	3727-06 PD Copier Maintenance - 9/12/19-3/11/20		\$1,100.00			
	673836		01/27/2020	3250-06 copier maintenance		\$770.87			
20619	02/10/2020	Open			Accounts Payable	Quench USA Inc	\$164.60		
	<u>Invoice</u>		<u>Date</u>	<u>Description</u>		<u>Amount</u>			
	INV02276015		02/01/2020	D068988 - water cooler rental agreement		\$164.60			

Payment Register

From Payment Date: 1/28/2020 - To Payment Date: 2/10/2020

Number	Date	Status	Void Reason	Reconciled/ Voided Date	Source	Payee Name	Transaction Amount	Reconciled Amount	Difference
20620	02/10/2020	Open			Accounts Payable	Quill Corporation	\$175.24		
	Invoice		Date	Description		Amount			
	4318587		01/27/2020	VH office, breakroom supplies		\$9.40			
	4321038		01/27/2020	VH office, breakroom supplies		\$165.84			
20621	02/10/2020	Open			Accounts Payable	Quinlan Security Systems	\$605.70		
	Invoice		Date	Description		Amount			
	25882		02/01/2020	pd door access		\$398.85			
	25881		02/01/2020	Metra door access		\$206.85			
20622	02/10/2020	Open			Accounts Payable	Rag's Electric	\$747.50		
	Invoice		Date	Description		Amount			
	22437		01/15/2020	pd parking lot lights		\$747.50			
20623	02/10/2020	Open			Accounts Payable	Rainbow Printing	\$486.85		
	Invoice		Date	Description		Amount			
	414043		01/23/2020	#10 utility bill window envelopes		\$279.95			
	414030		01/16/2020	inspection forms		\$206.90			
20624	02/10/2020	Open			Accounts Payable	Ray O'Herron Co., Inc.	\$150.04		
	Invoice		Date	Description		Amount			
	2005875-IN		01/29/2020	uniform - dt		\$150.04			
20625	02/10/2020	Open			Accounts Payable	Rod Baker Ford	\$45.05		
	Invoice		Date	Description		Amount			
	184006		01/31/2020	parts		\$45.05			
20626	02/10/2020	Open			Accounts Payable	Rush Truck Centers	\$612.30		
	Invoice		Date	Description		Amount			
	3017432282		11/25/2019	repair pw1137		\$612.30			
20627	02/10/2020	Open			Accounts Payable	Sam's Tech Supply Inc.	\$792.73		
	Invoice		Date	Description		Amount			
	170168		01/13/2020	parts		\$792.73			
20628	02/10/2020	Open			Accounts Payable	Shred-It USA, LLC	\$42.80		
	Invoice		Date	Description		Amount			
	2020-00001081		01/22/2020	VH shredding 13316714		\$42.80			
20629	02/10/2020	Open			Accounts Payable	South Suburban Water Works Assn.	\$135.00		
	Invoice		Date	Description		Amount			
	2020 membership		01/31/2020	SSWWA membership 2020		\$135.00			
20630	02/10/2020	Open			Accounts Payable	Southwest Central Dispatch	\$23,330.07		
	Invoice		Date	Description		Amount			
	20-01-16		01/16/2020	Feb 2020 Assessment		\$23,330.07			
20631	02/10/2020	Open			Accounts Payable	Steiner Electric Company	\$6,241.66		
	Invoice		Date	Description		Amount			
	S006550925.001		01/10/2020	well 5 backup generator repair		\$6,241.66			
20632	02/10/2020	Open			Accounts Payable	Tressler, LLP	\$144.00		
	Invoice		Date	Description		Amount			
	412284		01/23/2020	Corporate fees		\$144.00			
20633	02/10/2020	Open			Accounts Payable	Underground Pipe & Valve Co, Inc	\$560.00		
	Invoice		Date	Description		Amount			
	040903		02/03/2020	repair parts		\$560.00			

Payment Register

From Payment Date: 1/28/2020 - To Payment Date: 2/10/2020

Number	Date	Status	Void Reason	Reconciled/ Voided Date	Source	Payee Name	Transaction Amount	Reconciled Amount	Difference
20634	02/10/2020	Open			Accounts Payable	WEX Fleet Universal	\$116.08		
	Invoice		Date	Description		Amount			
	63638086		01/31/2020	January 2020 retail fuel		\$116.08			
20635	02/10/2020	Open			Accounts Payable	Willowbrook Ford Inc.	\$200.00		
	Invoice		Date	Description		Amount			
	6317290		01/15/2020	warranty pd 14-5		\$100.00			
	6316171		01/07/2020	warranty pd 17-2		\$100.00			
20636	02/10/2020	Open			Accounts Payable	Secretary Of State	\$500.00		
	Invoice		Date	Description		Amount			
	19-10-25		01/29/2020	SOS Data for 2020 Season		\$500.00			
20637	02/10/2020	Open			Accounts Payable	Smollen, Charlene	\$458.06		
	Invoice		Date	Description		Amount			
	20-26-01		01/26/2020	reimbursement - MCI Winter Seminar		\$458.06			
20638	02/10/2020	Open			Accounts Payable	B & A BUILDERS	\$351.00		
	Invoice		Date	Description		Amount			
	2019-00000844		01/20/2020	refund permit fees - 12804 Rosa Ln		\$351.00			
20639	02/10/2020	Open			Accounts Payable	Raby Roofing Inc	\$125.00		
	Invoice		Date	Description		Amount			
	20-01-23 RR		01/23/2020	Refund Overpaid License		\$125.00			
Type Check Totals:						64 Transactions	\$519,093.53		
EFT									
584	01/28/2020	Reconciled		01/28/2020	Accounts Payable	FM Bankcard Processing Center	\$44,281.87	\$44,281.87	\$0.00
	Invoice		Date	Description		Amount			
	2020-00001061		01/28/2020	october credit		\$44,281.87			
585	01/31/2020	Reconciled		01/31/2020	Accounts Payable	FM Bankcard Processing Center	\$51,894.56	\$51,894.56	\$0.00
	Invoice		Date	Description		Amount			
	2020-00001067		01/31/2020	November credit card		\$51,894.56			
586	01/31/2020	Reconciled		01/31/2020	Accounts Payable	Illinois Municipal Retirement Fund	\$67,986.30	\$67,986.30	\$0.00
	Invoice		Date	Description		Amount			
	73583		01/31/2020	Jan 2020 contributions		\$67,986.30			
587	02/10/2020	Open			Accounts Payable	CareerBuilder Employment Screening, LLC	\$165.15		
	Invoice		Date	Description		Amount			
	AUR1164138		01/31/2020	background checks		\$165.15			
588	02/10/2020	Open			Accounts Payable	CivicPlus	\$3,287.11		
	Invoice		Date	Description		Amount			
	194885		02/01/2020	Web Hosting		\$3,287.11			
589	02/10/2020	Open			Accounts Payable	Neopost #6083457	\$2,000.00		
	Invoice		Date	Description		Amount			
	20-02-03		02/03/2020	via ACH - POC # 6083457		\$2,000.00			
590	02/10/2020	Open			Accounts Payable	PCM/TigerDirect Business	\$1,277.45		
	Invoice		Date	Description		Amount			
	B13303850101		12/11/2019	Computer		\$1,254.00			
	B13303850101cm		01/16/2020	returned merchandise		(\$1,254.00)			
	B13429920101		01/11/2020	COMPUTER EQUIPEMENT		\$1,277.45			

Payment Register

From Payment Date: 1/28/2020 - To Payment Date: 2/10/2020

Number	Date	Status	Void Reason	Reconciled/ Voided Date	Source	Payee Name	Transaction Amount	Reconciled Amount	Difference	
591	02/10/2020	Open			Accounts Payable	Quicket Solutions, Inc.	\$3,336.67			
	Invoice		Date	Description		Amount				
	0000548		01/31/2020	Jan 20 Services		\$3,336.67				
592	02/10/2020	Open			Accounts Payable	Tate, Jamie, M	\$1,759.80			
	Invoice		Date	Description		Amount				
	20-01		01/17/2020	12/23/19-01/05/20 planning services		\$656.00				
	20-02		01/23/2020	01/06/20-01/19/20 planning services		\$1,103.80				
Type EFT Totals:										
FM-Clearing - Accounts Payable Totals							9 Transactions	\$175,988.91	\$164,162.73	\$0.00

Checks	Status	Count	Transaction Amount	Reconciled Amount
	Open	64	\$519,093.53	\$0.00
	Reconciled	0	\$0.00	\$0.00
	Voided	0	\$0.00	\$0.00
	Stopped	0	\$0.00	\$0.00
	Total	64	\$519,093.53	\$0.00

EFTs	Status	Count	Transaction Amount	Reconciled Amount
	Open	6	\$11,826.18	\$0.00
	Reconciled	3	\$164,162.73	\$164,162.73
	Voided	0	\$0.00	\$0.00
	Total	9	\$175,988.91	\$164,162.73

All	Status	Count	Transaction Amount	Reconciled Amount
	Open	70	\$530,919.71	\$0.00
	Reconciled	3	\$164,162.73	\$164,162.73
	Voided	0	\$0.00	\$0.00
	Stopped	0	\$0.00	\$0.00
	Total	73	\$695,082.44	\$164,162.73

Grand Totals:

Checks	Status	Count	Transaction Amount	Reconciled Amount
	Open	64	\$519,093.53	\$0.00
	Reconciled	0	\$0.00	\$0.00
	Voided	0	\$0.00	\$0.00
	Stopped	0	\$0.00	\$0.00
	Total	64	\$519,093.53	\$0.00

EFTs	Status	Count	Transaction Amount	Reconciled Amount
	Open	6	\$11,826.18	\$0.00
	Reconciled	3	\$164,162.73	\$164,162.73
	Voided	0	\$0.00	\$0.00
	Total	9	\$175,988.91	\$164,162.73

All	Status	Count	Transaction Amount	Reconciled Amount
	Open	70	\$530,919.71	\$0.00
	Reconciled	3	\$164,162.73	\$164,162.73
	Voided	0	\$0.00	\$0.00
	Stopped	0	\$0.00	\$0.00
	Total	73	\$695,082.44	\$164,162.73

Payment Register

From Payment Date: 1/28/2020 - To Payment Date: 2/10/2020

Number	Date	Status	Void Reason	Reconciled/ Voided Date	Source	Payee Name	Transaction Amount	Reconciled Amount	Difference
FM-Clearing - Accounts Payable									
Check									
19690	07/22/2019	Voided/Reissued	Over 60 Days	02/03/2020	Accounts Payable	Moriarty, Robert	\$1,500.00		
	Invoice		Date	Description			Amount		
	19-06-27 RM		06/27/2019	repair mosaic on Stephen St Bridge			\$1,500.00		
20254	11/25/2019	Voided/Reissued	Over 60 Days	02/03/2020	Accounts Payable	Courtney's Safety Lane Inc	\$121.50		
	Invoice		Date	Description			Amount		
	3012882		11/11/2019	safety lane			\$121.50		
Type Check Totals:							2 Transactions	\$1,621.50	
FM-Clearing - Accounts Payable Totals									

Checks	Status	Count	Transaction Amount	Reconciled Amount
	Reconciled	0	\$0.00	\$0.00
	Voided	2	\$1,621.50	\$0.00
	Stopped	0	\$0.00	\$0.00
	Total	2	\$1,621.50	\$0.00

EFTs	Status	Count	Transaction Amount	Reconciled Amount
	Reconciled	0	\$0.00	\$0.00
	Voided	0	\$0.00	\$0.00
	Total	0	\$0.00	\$0.00

All	Status	Count	Transaction Amount	Reconciled Amount
	Reconciled	0	\$0.00	\$0.00
	Voided	2	\$1,621.50	\$0.00
	Stopped	0	\$0.00	\$0.00
	Total	2	\$1,621.50	\$0.00

Grand Totals:

Checks	Status	Count	Transaction Amount	Reconciled Amount
	Reconciled	0	\$0.00	\$0.00
	Voided	2	\$1,621.50	\$0.00
	Stopped	0	\$0.00	\$0.00
	Total	2	\$1,621.50	\$0.00

EFTs	Status	Count	Transaction Amount	Reconciled Amount
	Reconciled	0	\$0.00	\$0.00
	Voided	0	\$0.00	\$0.00
	Total	0	\$0.00	\$0.00

All	Status	Count	Transaction Amount	Reconciled Amount
	Reconciled	0	\$0.00	\$0.00
	Voided	2	\$1,621.50	\$0.00
	Stopped	0	\$0.00	\$0.00
	Total	2	\$1,621.50	\$0.00

TO: Village Board Meeting
FROM: Ted Friedley, Public Works
THROUGH:
SUBJECT: A Resolution of the Village of Lemont Declaring Certain Property as
Surplus and Authorizing its Disposal
DATE: February 10, 2020

SUMMARY/BACKGROUND

The Public Works Department is requesting to donate surplus property that has outlived its usefulness. The Village has acquired new holiday decorations over the past couple of years. There are 20 holiday wreaths that were purchased approximately 20 years ago that are still in usable condition. Public Works Department is requesting that they be donated to the Village of Gardner

ANALYSIS***Consistency with Village Policy*****STAFF RECOMMENDATION**

Pass a Resolution authorizing the disposal of surplus property.

BOARD ACTION REQUESTED

Pass a Resolution authorizing the disposal of surplus property.

ATTACHMENTS

[Surplus Disposal Resolution Gardner.pdf](#)

VILLAGE OF LEMONT

RESOLUTION NO. _____

**A RESOLUTION OF THE VILLAGE OF LEMONT DECLARING CERTAIN
PROPERTY AS SURPLUS AND AUTHORIZING ITS DISPOSAL**

**ADOPTED BY THE PRESIDENT
AND BOARD OF TRUSTEES OF THE
VILLAGE OF LEMONT
THIS 10th DAY OF FEBRUARY 2020**

**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 10th day of
February 2020**

RESOLUTION NO. _____

**A RESOLUTION OF THE VILLAGE OF LEMONT DECLARING CERTAIN
PROPERTY AS SURPLUS AND AUTHORIZING ITS DISPOSAL**

WHEREAS, The Village of Lemont has the authority to contract and be contracted with pursuant to 65 ILCS 5/2-2-12; and

WHEREAS, the Village has purchased the real property and/ or equipment listed on the attached Exhibit “A”; and

WHEREAS, the property / equipment on Exhibit “A” is surplus to the needs of the Village.

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

SECTION 1: AGREEMENT FORM AND TERMS AUTHORIZED

The property / equipment described on the attached Exhibit “A” is declared surplus to the needs of the Village. The Mayor or his designee is instructed to donate the items to the Village of Gardner. The terms and conditions are hereby approved.

**SECTION 2: AUTHORIZATION OF AGENT TO EXECUTE AND ACT IN
ACCORDANCE WITH AGREEMENT**

The Village Board further authorizes the Mayor or his designee to execute any and all documentation that may be necessary to carry out the intent of this Resolution. The officers, employees, and/or agents of the Village shall take all action necessary or reasonably required by the Village to carry out, give effect to, and consummate the intent of this Resolution.

SECTION 3: EFFECTIVE DATE

This Resolution shall be in full force and effect upon its passage and approval as required by law.

**ADOPTED AND APPROVED BY THE PRESIDENT AND BOARD OF TRUSTEES
OF THE VILLAGE OF LEMONT, COUNTIES OF COOK, WILL AND DUPAGE,
ILLINOIS on this 10TH DAY OF FEBRUARY 2020.**

PRESIDENT AND VILLAGE BOARD MEMBERS:

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

JOHN EGOFSKE
President

ATTEST:

CHARLENE M. SMOLLEN
Village Clerk

Exhibit A

Twenty lighted, decorative holiday wreaths

TO: Village Board Meeting
FROM: Mark Herman, Community Development
THROUGH: Jason Berry, AICP, Community Development Director
SUBJECT: Case 18-04 Willow Pointe (Letter of Credit Reduction)
DATE: February 10, 2020

SUMMARY/BACKGROUND

Mike Ford of DesignTek Engineering, Inc., on behalf of Willow Pointe, LLC, has requested a reduction in their irrevocable letter of credit for Willow Pointe from \$1,268,000.00 to \$257,400.28.

ANALYSIS

Letter of Credit reductions are consistent with Section 17.23.020.F.2 of the Unified Development Ordinance. The reduction request has been reviewed and accepted by the Village Engineer.

Consistency with Village Policy

Other Subheadings, as applicable. Please Specify in Analysis Field.

STAFF RECOMMENDATION

Staff is recommending approval of the resolution.

BOARD ACTION REQUESTED

Vote on the attached resolution.

ATTACHMENTS

[LOC reduction Willow Pointe - Resolution 2020-02-10.pdf](#)

VILLAGE OF LEMONT

RESOLUTION NO. _____

**A RESOLUTION AUTHORIZING A REDUCTION OF A LETTER OF
CREDIT FOR WILLOW POINTE**

**ADOPTED BY THE
PRESIDENT AND BOARD OF TRUSTEES
OF THE VILLAGE OF LEMONT
THIS 10TH DAY OF FEBRUARY, 2020**

**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 10th day of February, 2020**

RESOLUTION NO. _____

A RESOLUTION AUTHORIZING A REDUCTION OF A LETTER OF CREDIT FOR WILLOW POINTE

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

WHEREAS, in the matter of the Willow Pointe subdivision located at the southeast corner of Parker Road and 131st Street in Lemont, Marquette Bank issued an Irrevocable Letter of Credit No. 2018-1645 in the amount of \$1,268,000.00 and was deposited with the Village of Lemont to guarantee completion of subdivision improvements; and

WHEREAS, Mike Ford of DesignTek Engineering, Inc., on behalf of Willow Pointe, LLC, developer of the Willow Pointe subdivision, has completed certain improvements and has requested a reduction in the aforementioned letter of credit; and

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

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

1. Irrevocable Letter of Credit No. 2018-1645 is hereby reduced to a balance of \$257,400.28

PASSED AND APPROVED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF LEMONT, COUNTIES OF COOK, WILL, AND DUPAGE, ILLINOIS, ON THIS 10th DAY OF FEBRUARY, 2020.

PRESIDENT AND VILLAGE BOARD MEMBERS:

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

JOHN EGOFKSKE, Village President

ATTEST:

CHARLENE M. SMOLLEN, Village Clerk

TO: Village Board Meeting
FROM: Mark Herman, Community Development
THROUGH: Jason Berry , AICP, Economic & Community Development Director
SUBJECT: 19-01 Rolling Meadows Phase 3A, Rename to Phase 3B
DATE: February 10, 2020

SUMMARY/BACKGROUND

Steven J. Laub of DesignTek Engineering, Inc; working on behalf of the New Horizon Homes, have submitted a Final Plat for Rolling Meadows Phase 3B. The Final Plat had previously been approved as “Rolling Meadows Phase 3A” by the Village on April 8, 2019 via Resolution R-26-19. Recently the Village has been contacted by the Cook County Clerk regarding a previously approved plat with the same name. Because of this, the plat approved in 2019 needs to be renamed from 3A to 3B. No other changes are proposed. The current request is to amend R-26-19 so as to approve the proposed name change from Rolling Meadows Phase 3A to Rolling Meadows Phase 3B.

ANALYSIS

The Village Engineer has reviewed and approved the proposed plat.

Consistency with Village Policy

Lemont 2030 Comprehensive Plan

STAFF RECOMMENDATION

Staff is recommending approval.

BOARD ACTION REQUESTED

Vote on the attached resolution.

ATTACHMENTS

[A Resolution Amending R-26-19.pdf](#)

VILLAGE OF LEMONT

RESOLUTION NO. _____

**A RESOLUTION AMENDING R-26-19 TO RENAME THE APPROVED
FINAL PLAT OF SUBDIVISION FROM ROLLING MEADOWS PHASE 3A
TO ROLLING MEADOWS PHASE 3B
(Rolling Meadows Phase 3B)**

**ADOPTED BY THE
PRESIDENT AND BOARD OF TRUSTEES
OF THE VILLAGE OF LEMONT
THIS 10TH DAY OF FEBRUARY, 2020**

**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 10th day of February, 2020**

RESOLUTION NO. _____

**A RESOLUTION AMENDING R-26-19 TO RENAME THE APPROVED FINAL PLAT
OF SUBDIVISION FROM ROLLING MEADOWS PHASE 3A TO ROLLING
MEADOWS PHASE 3B
(Rolling Meadows Phase 3B)**

WHEREAS, Steven J. Laub of DesignTek Engineering, Inc. (hereinafter referred to as the “Petitioner”); working on behalf of New Horizon Homes, the owner of certain property generally located on the north side of Willow Drive, east of Rolling Meadows Drive, (PIN #s 22-31-111-012, 22-31-111-001, 22-31-111-002, and 22-31-111-003) in the Village of Lemont which is legally described and depicted in a Plat of Subdivision, attached hereto and made part hereof as Exhibit A (hereinafter referred to as the “Subject Property”); and

WHEREAS, the Village of Lemont had approved a Final Plat of Subdivision for Rolling Meadows Phase 3A on April 8, 2019 as part of Resolution R-26-19; and

WHEREAS, there previously exists an approved subdivision with the same name (“Rolling Meadows Phase 3A), therefore requiring a change of the name of the subdivision approved via R-26-19; and

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

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

SECTION ONE: That Resolution R-26-19 is hereby amended to remove any references to “Rolling Meadows Phase 3A” and replace with “Rolling Meadows Phase 3B”.

SECTION TWO: That the Final Plat approved in R-26-19 is removed, and substituted with a Final Plat attached hereto to this Resolution as Exhibit A.

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

**PASSED AND APPROVED BY THE PRESIDENT AND BOARD OF TRUSTEES
OF THE VILLAGE OF LEMONT, COUNTIES OF COOK, WILL, AND DU PAGE,
ILLINOIS, on this 10th day of February, 2020.**

PRESIDENT AND VILLAGE BOARD MEMBERS:

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

JOHN EGOFSKE
President

ATTEST:

CHARLENE M. SMOLLEN
Village Clerk

Exhibit A

Final Plat of Subdivision titled 'Rolling Meadows Phase 3B
Dated 1/24/2020 by DesignTek Engineering, Inc.

FINAL PLAT

ROLLING MEADOWS PHASE 3B LEMONT, ILLINOIS

BEING A SUBDIVISION OF PART OF THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 31,
TOWNSHIP 37 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

BASIS OF BEARING
THE NORTH LINE OF THE NORTHWEST QUARTER
OF SECTION 31, TOWNSHIP 37 NORTH, RANGE 11
EAST OF THE THIRD PRINCIPAL MERIDIAN, IS
S. 89° 47' 55" E.

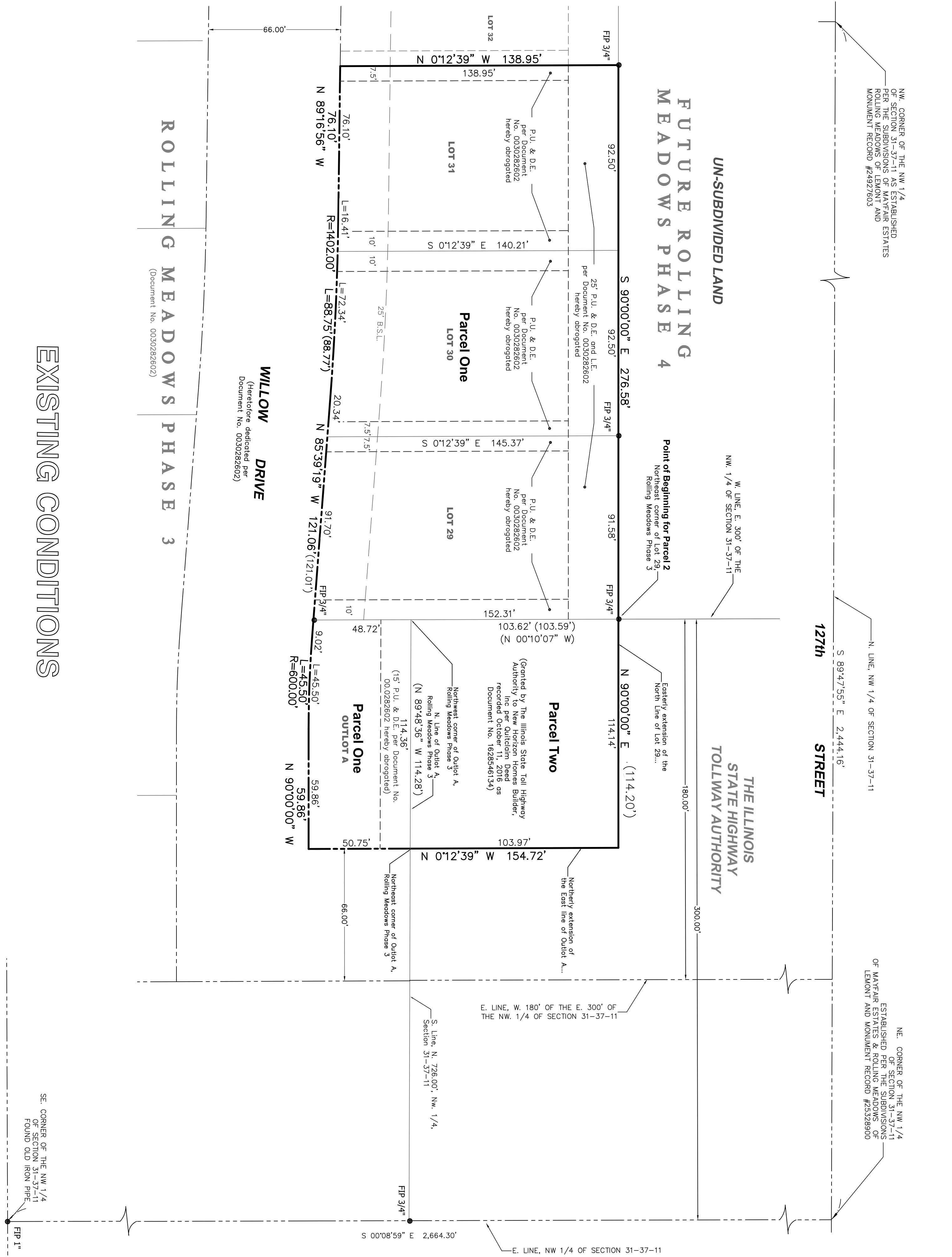
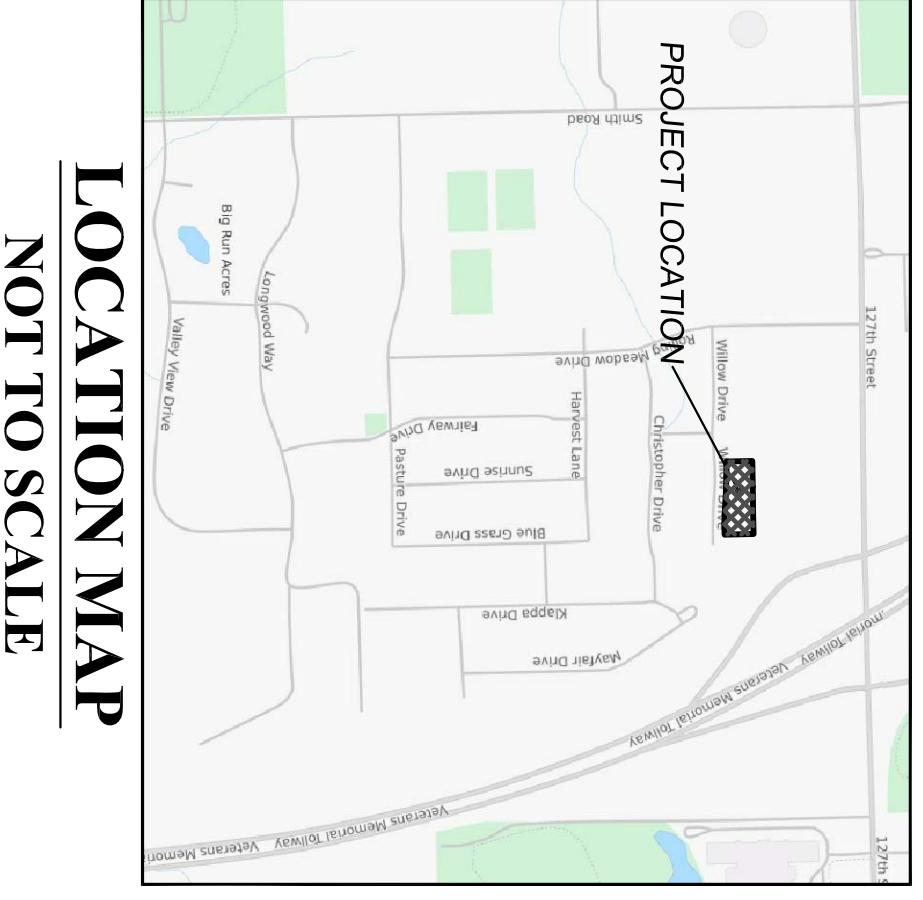
**PARCEL IDENTIFICATION
NUMBER**
22-3-111-012
22-3-111-007
22-3-111-002
22-3-111-003

LEGEND

●	FOUND IRON PIPE
○	SET IRON PIPE
■	SET MONUMENT
---	BOUNDARY LINE
---	EXISTING RIGHT-OF-WAY LINE
---	PROPOSED RIGHT-OF-WAY LINE
---	EXISTING LOT LINE
---	PROPOSED LOT LINE
---	EXISTING EASEMENT LINE
---	PROPOSED EASEMENT LINE
---	EXISTING BUILDING SETBACK LINE
---	PROPOSED BUILDING SETBACK LINE
---	EXISTING BOUNDARY LINE
---	PROPOSED BOUNDARY LINE

ABBREVIATIONS

(100.00')	RECORD DIMENSION
1000.00'	MEASURED DIMENSION
FP	FOUND IRON PIPE
SIP	SET IRON PIPE
SM	SET MONUMENT
L	ARC DIMENSION
R	RADIUS
P.C.	POINT OF CURVATURE
P.T.	POINT OF TANGENCY
P.I.	PIECE OF EASEMENT
L.E.	LINE OF EASEMENT
B.S.L.	BUILDING SETBACK LINE
Sq. Ft.	SQUARE FEET
N	NORTH
S	SOUTH
E	EAST
W	WEST



PUBLIC UTILITY AND DRAINAGE EASEMENT PROVISIONS

A NON-EXCLUSIVE PERPETUAL EASEMENT IS HEREBY RESERVED AND GRANTED TO THE VILLAGE OF LEMONT, AND THEIR SUCCESSORS AND ASSIGNS OVER ALL AREAS DESIGNATED "PUBLIC UTILITY AND DRAINAGE EASEMENT" AND THOSE AREAS DESIGNATED "P.U. & D.E." ON THE PLAT, TO CONSTRUCT, RECONSTRUCT, REPAIR, INSPECT, MAINTAIN AND OPERATE VARIOUS TRANSMISSIONS, ALL NECESSARY HAVE VALVES, FIRE HYDRANTS, MANHOLES, CATCH BASINS, CONNECTIONS, APPLIANCES AND APPURTENANCES AS MAY BE DEMAND NECESSARY BY SAID VILLAGE, OVER, UPON, ALONG, UNDER AND THROUGH THE SURFACE OF THE PLAT, TOGETHER WITH THE RIGHT OF ACCESS FOR NECESSARY LABOR, MATERIALS AND EQUIPMENT TO TO ANY OF THE ABOVE WORK. THE RIGHTS IS ALSO GRANTED TO CUT DOWN, REMOVE OR TRIM ANY TREES, SHRUBS OR BUSHES AND TO REMOVE ANY OBSTRUCTIONS OR IMPROVEMENTS THAT DO NOT INTERFERE WITH THE OPERATION OF SUCH LINES AND SEWERS. NO PERMANENT BUILDINGS OR STRUCTURES SHALL BE PLACED ON SAID EASEMENT BUT SAME MAY BE USED FOR GARDENS, LANDSCAPE AREAS, AND OTHER PURPOSES THAT DO NOT INTERFERE WITH THE OPERATION OF SUCH LINES AND SEWERS. THE INSTALLATION, MAINTENANCE AND REPAIR OF SUCH UTILITY INSTALLATION SHALL BE SUBJECT TO THE ORDINANCE OF THE VILLAGE OF LEMONT AND TO VILLAGE APPROVAL AS TO DESIGN AND LOCATION.

PERPETUAL EASEMENTS ARE HEREBY RESERVED FOR AND GRANTED TO THE VILLAGE OF LEMONT AND OTHER SUCCESSORS AND ASSIGNS OVER ALL AREAS DESIGNATED "P.U. & D.E." ON THE PLAT, TO CONSTRUCT, RECONSTRUCT, REPAIR, INSPECT, MAINTAIN AND OPERATE VARIOUS TRANSMISSIONS, ALL NECESSARY HAVE VALVES, FIRE HYDRANTS, MANHOLES, CATCH BASINS, CONNECTIONS, APPLIANCES AND APPURTENANCES AS MAY BE DEMAND NECESSARY BY SAID VILLAGE, OVER, UPON, ALONG, UNDER AND THROUGH THE SURFACE OF THE PLAT, TOGETHER WITH THE RIGHT OF ACCESS FOR NECESSARY LABOR, MATERIALS AND EQUIPMENT TO TO ANY OF THE ABOVE WORK. THE RIGHTS IS ALSO GRANTED TO CUT DOWN, REMOVE OR TRIM ANY TREES, SHRUBS OR BUSHES AND TO REMOVE ANY OBSTRUCTIONS OR IMPROVEMENTS THAT DO NOT INTERFERE WITH THE OPERATION OF SUCH LINES AND SEWERS. NO PERMANENT BUILDINGS OR STRUCTURES SHALL BE PLACED ON SAID EASEMENT BUT SAME MAY BE USED FOR GARDENS, LANDSCAPE AREAS, AND OTHER PURPOSES THAT DO NOT INTERFERE WITH THE OPERATION OF SUCH LINES AND SEWERS. THE INSTALLATION, MAINTENANCE AND REPAIR OF SUCH UTILITY INSTALLATION SHALL BE SUBJECT TO THE ORDINANCE OF THE VILLAGE OF LEMONT AND TO VILLAGE APPROVAL AS TO DESIGN AND LOCATION.

PERPETUAL EASEMENTS ARE HEREBY RESERVED FOR AND GRANTED TO THE VILLAGE OF LEMONT AND OTHER SUCCESSORS AND ASSIGNS OVER ALL AREAS DESIGNATED "P.U. & D.E." ON THE PLAT, TO CONSTRUCT, RECONSTRUCT, REPAIR, INSPECT, MAINTAIN AND OPERATE VARIOUS TRANSMISSIONS, ALL NECESSARY HAVE VALVES, FIRE HYDRANTS, MANHOLES, CATCH BASINS, CONNECTIONS, APPLIANCES AND APPURTENANCES AS MAY BE DEMAND NECESSARY BY SAID VILLAGE, OVER, UPON, ALONG, UNDER AND THROUGH THE SURFACE OF THE PLAT, TOGETHER WITH THE RIGHT OF ACCESS FOR NECESSARY LABOR, MATERIALS AND EQUIPMENT TO TO ANY OF THE ABOVE WORK. THE RIGHTS IS ALSO GRANTED TO CUT DOWN, REMOVE OR TRIM ANY TREES, SHRUBS OR BUSHES AND TO REMOVE ANY OBSTRUCTIONS OR IMPROVEMENTS THAT DO NOT INTERFERE WITH THE OPERATION OF SUCH LINES AND SEWERS. NO PERMANENT BUILDINGS OR STRUCTURES SHALL BE PLACED ON SAID EASEMENT BUT SAME MAY BE USED FOR GARDENS, LANDSCAPE AREAS, AND OTHER PURPOSES THAT DO NOT INTERFERE WITH THE OPERATION OF SUCH LINES AND SEWERS. THE INSTALLATION, MAINTENANCE AND REPAIR OF SUCH UTILITY INSTALLATION SHALL BE SUBJECT TO THE ORDINANCE OF THE VILLAGE OF LEMONT AND TO VILLAGE APPROVAL AS TO DESIGN AND LOCATION.

NICOR CORPORATION / NICOR GAS COMPANY PROVISIONS

AN EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO NICOR CORPORATION AND NICOR GAS COMPANY, THEIR SUCCESSORS AND ASSIGNS, JOINTLY AND SEVERALLY, FOR THE INSTALLATION, MAINTENANCE, RELOCATION, RENEWAL AND REMOVAL OF GAS MAINS AND APPURTENANCES IN, UNDER, ACROSS, ALONG AND OVER THE SURFACE OF THE PLAT, TOGETHER WITH THE RIGHT OF ACCESS FOR NECESSARY LABOR, MATERIALS AND EQUIPMENT TO TO ANY OF THE ABOVE WORK. THE RIGHTS IS ALSO GRANTED TO CUT DOWN, REMOVE OR TRIM ANY TREES, SHRUBS OR BUSHES AND TO REMOVE ANY OBSTRUCTIONS OR IMPROVEMENTS THAT DO NOT INTERFERE WITH THE OPERATION OF SUCH LINES AND SEWERS. NO PERMANENT BUILDINGS OR STRUCTURES SHALL BE PLACED ON SAID EASEMENT BUT SAME MAY BE USED FOR GARDENS, LANDSCAPE AREAS, AND OTHER PURPOSES THAT DO NOT INTERFERE WITH THE OPERATION OF SUCH LINES AND SEWERS. THE INSTALLATION, MAINTENANCE AND REPAIR OF SUCH UTILITY INSTALLATION SHALL BE SUBJECT TO THE ORDINANCE OF THE VILLAGE OF LEMONT AND TO VILLAGE APPROVAL AS TO DESIGN AND LOCATION.

COMCAST COMMUNICATIONS PROVISIONS

AN EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO COMCAST COMMUNICATIONS CORPORATION, OPERATING WITHIN THE VILLAGE OF LEMONT, ITS SUCCESSORS AND ASSIGNS, JOINTLY AND SEVERALLY, FOR THE INSTALLATION, MAINTENANCE, RELOCATION, RENEWAL AND REMOVAL OF CABLE COMMUNICATION AND BROADCAST SIGNAL SYSTEMS IN, UNDER, ACROSS, ALONG AND UPON THE SURFACE OF THE PROPERTY SHOWN ON THE PLAT AND DESIGNATED AS "PUBLIC UTILITY AND DRAINAGE EASEMENT" OR "P.U. & D.E." AND THE PROPERTY DESIGNATED ON THE PLAT FOR STREETS AND ALLEYS. THE RIGHT OF ACCESS FOR NECESSARY LABOR, MATERIALS AND EQUIPMENT TO TO ANY OF THE ABOVE WORK. THE RIGHTS IS ALSO GRANTED TO CUT DOWN, REMOVE OR TRIM ANY TREES, SHRUBS OR BUSHES AND TO REMOVE ANY OBSTRUCTIONS OR IMPROVEMENTS THAT DO NOT INTERFERE WITH THE OPERATION OF SUCH LINES AND SEWERS. NO PERMANENT BUILDINGS OR STRUCTURES SHALL BE PLACED ON SAID EASEMENT BUT SAME MAY BE USED FOR GARDENS, LANDSCAPE AREAS, AND OTHER PURPOSES THAT DO NOT INTERFERE WITH THE OPERATION OF SUCH LINES AND SEWERS. THE INSTALLATION, MAINTENANCE AND REPAIR OF SUCH UTILITY INSTALLATION SHALL BE SUBJECT TO THE ORDINANCE OF THE VILLAGE OF LEMONT AND TO VILLAGE APPROVAL AS TO DESIGN AND LOCATION.

COM ED COMPANY AND ATRT CORPORATION

AN EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO COM ED COMPANY AND ATRT CORPORATION, THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, JOINTLY AND SEVERALLY, FOR THE INSTALLATION, MAINTENANCE, RELOCATION, RENEWAL AND REMOVAL OF CABLE COMMUNICATION AND BROADCAST SIGNAL SYSTEMS IN, UNDER, ACROSS, ALONG AND UPON THE SURFACE OF THE PROPERTY SHOWN ON THE PLAT AND DESIGNATED AS "PUBLIC UTILITY AND DRAINAGE EASEMENT" OR "P.U. & D.E." AND THE PROPERTY DESIGNATED ON THE PLAT FOR STREETS AND ALLEYS. THE RIGHT OF ACCESS FOR NECESSARY LABOR, MATERIALS AND EQUIPMENT TO TO ANY OF THE ABOVE WORK. THE RIGHTS IS ALSO GRANTED TO CUT DOWN, REMOVE OR TRIM ANY TREES, SHRUBS OR BUSHES AND TO REMOVE ANY OBSTRUCTIONS OR IMPROVEMENTS THAT DO NOT INTERFERE WITH THE OPERATION OF SUCH LINES AND SEWERS. NO PERMANENT BUILDINGS OR STRUCTURES SHALL BE PLACED ON SAID EASEMENT BUT SAME MAY BE USED FOR GARDENS, LANDSCAPE AREAS, AND OTHER PURPOSES THAT DO NOT INTERFERE WITH THE OPERATION OF SUCH LINES AND SEWERS. THE INSTALLATION, MAINTENANCE AND REPAIR OF SUCH UTILITY INSTALLATION SHALL BE SUBJECT TO THE ORDINANCE OF THE VILLAGE OF LEMONT AND TO VILLAGE APPROVAL AS TO DESIGN AND LOCATION.

SURVEYORS CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF WILL) SS

WE, THE UNDERSIGNED, BEING A LICENSED SURVEYOR IN THE STATE AND COUNTY AFORESAID HAVE SURVEYED, SUBDIVIDED AND PLATTED FOR THE OWNERS HEREOF THE FOREGOING LEGAL DESCRIPTION, AS FOLLOWS:

PARCEL ONE

LOT 29, 30, 31 AND OUTLOT "A", IN ROLLING MEADOWS PHASE 3, BEING A SUBDIVISION OF PART OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 31, TOWNSHIP 37 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF, RECORDED FEBRUARY 27, 2003 AS DOCUMENT NO. 0030282802, IN COOK COUNTY, ILLINOIS

PARCEL TWO

THE NORTHWEST QUARTER OF SECTION 31, TOWNSHIP 37 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, BEARINGS BASED ON ILLINOIS STATE PLANE COORDINATES, EAST ZONE, NAD 83 (2011 ADJUSTMENT), DESCRIBED AS FOLLOWS:

EXISTING CONDITIONS

ROLLING MEADOWS PHASE 3

WILLOW DRIVE
Document No. 0030282802

Parcel One
Parcel Two
Parcel One OUTLOT A

127th STREET
THE ILLINOIS STATE HIGHWAY TOLLWAY AUTHORITY

EXISTING CONDITIONS

REVISIONS			
NO.	DATE	DESCRIPTION	BY
1	03-08-19	PER VILLAGE REVIEW	SLL
2	01-24-20	NAME CHANGE FROM ROLLING MEADOWS PHASE 3A TO ROLLING MEADOWS PHASE 3B	SLL

NEW HORIZON HOMES
P.O. BOX 406
LEMONT, ILLINOIS 60439
(630) 886-3927

FINAL PLAT
FOR
ROLLING MEADOWS PHASE 3B
LEMONT, ILLINOIS

DESIGNTEK ENGINEERING, INC.
CONSULTING AND SITE DESIGN ENGINEERS
9930 W. 190TH STREET, SUITE L
MOKENA, ILLINOIS 60448
(708) 326-4961
IL Prof. Lic. No.: 184-003740

DEI

PROJECT INCORPORATION
Project No.: 13-02006
Scale: 1" = 30'
Date: 02/07/2019
Field Date: 07/20/2018
Drawn By: SLL
Checked By: SLL

1 OF 2

GENERAL NOTES

1. ALL AREAS ARE PLUS OR MINUS.
2. ALL EASEMENTS ARE HEREBY GRANTED TO THE VILLAGE OF LEMONT.
3. ALL DISTANCES ARE IN FEET AND DECIMAL PARTS THEREOF.
4. LOT 3 SHALL ONLY HAVE VEHICULAR ACCESS TO WILLOW DRIVE FROM THE SOUTH SIDE OF SAID LOT.

PROJECT DATA

GROSS AREA PARCEL ONE: 45,469 Sq. Ft. or 1.04 Ac.
 GROSS AREA PARCEL TWO: 11,892 Sq. Ft. or 0.272 Ac.
 TOTAL GROSS AREA: 57,321 Sq. Ft. or 1.31 Ac.
 KAYLA DRIVE (ROLLING MEADOWS PHASE 3B): 9,359 Sq. Ft. or 0.21 Ac.
 LOTS 1, 2 & 3 (ROLLING MEADOWS PHASE 3B): 47,962 Sq. Ft. or 1.10 Ac.

BASIS OF BEARING

THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 31, TOWNSHIP 37 NORTH, RANGE 11 EAST OF THE THIRD P.M., ASSUMED TO BE: S. 89° 47' 55" E.

PARCEL IDENTIFICATION NUMBER

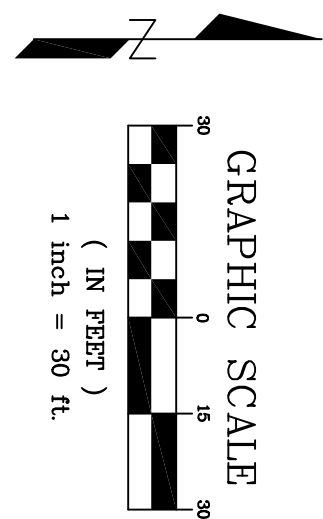
22-31-111-012
 22-31-111-001
 22-31-111-002
 22-31-111-003

LEGEND

- FIP FOUND IRON PIPE
- SFP SET IRON PIPE
- SCL SET CONCRETE MONUMENT
- BOUNDARY LINE
- SECTION LINE
- EXISTING RIGHT-OF-WAY LINE
- PROPOSED RIGHT-OF-WAY LINE
- PAVING LOT LINE
- PROPOSED EASEMENT LINE
- EXISTING EASEMENT LINE
- PROPOSED BUILDING SETBACK LINE

ABBREVIATIONS

(100.00') RECORD DIMENSION
 100.10' MEASURED DIMENSION
 FIP FOUND IRON PIPE
 SFP SET IRON PIPE
 R FOD FOUND MONUMENT
 P.U.E. PUBLIC UTILITY EASEMENT
 D.E. DRAINAGE EASEMENT
 B.S.L. BUILDING SETBACK LINE
 Ac. ACRES
 N NORTH
 S SOUTH
 E EAST
 W WEST



FINAL PLAT
OF
ROLLING MEADOWS PHASE 3B
LEMONT, ILLINOIS

BEING A SUBDIVISION OF PART OF THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 31, TOWNSHIP 37 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

N.E. CORNER OF THE NW 1/4 OF SECTION 31-37-11 OF MAPS ESTABLISHED FOR THE SUBDIVISIONS OF LEMONT AND MONUMENT RECORD #23239900

E. LINE, W. 180' OF THE E. 300' OF THE NW 1/4 OF SECTION 31-37-11

COOK COUNTY CLERK SPECIAL ASSESSMENTS STAMP

COOK COUNTY CLERK STAMP

RESERVED FOR THE COOK COUNTY RECORDER

REVISIONS		
NO.	DATE	DESCRIPTION
1	03-08-19	PER VILLAGE REVIEW
2	01-24-20	NAME CHANGE FROM ROLLING MEADOWS PHASE 3A TO ROLLING MEADOWS PHASE 3B

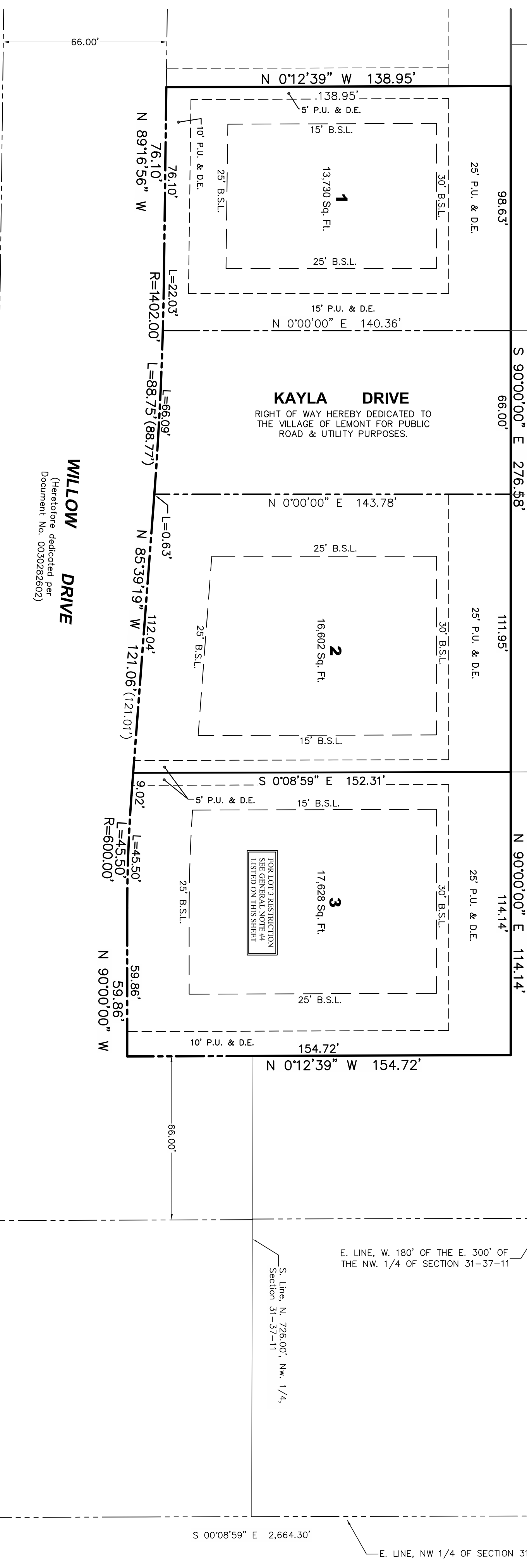
FUTURE ROLLING MEADOWS PHASE 4 UN-SUBDIVIDED LAND

LOT 10

LOT 9

THE ILLINOIS STATE HIGHWAY TOLLWAY AUTHORITY

127TH STREET



PROPOSED CONDITIONS

OWNER'S CERTIFICATE

I, HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY DESCRIBED IN THE CAPTION TO THE PLAT HEREBY DRAWN AND AS SUCH OWN FREE AND VOLUNTARILY ACT AND DEED. I HEREBY GRANT THE TELEPHONE, GAS, ELECTRIC AND ANY OTHER PUBLIC OR PRIVATE UTILITY EASEMENTS AS STATED AND SHOWN ON THIS PLAT. I FURTHER CERTIFY THAT THERE ARE NO UNPAID DEFERRED INSTALLMENTS OF OUTSTANDING UNPAID SPECIAL ASSESSMENTS AFFECTING THE LAND DESCRIBED AND SHOWN ON THIS SUBDIVISION PLAT OR, IF ANY OF SAID INSTALLMENTS ARE NOT PAID, THEN SUCH UNPAID INSTALLMENTS HAVE BEEN DIVIDED BY THE PROPERTY OWNERS AND THE PROPERTY OWNERS HAVE BEEN ADVISED BY THE SPECIAL ASSESSMENT AND THE PROPER COLLECTOR OF ANY SUCH SPECIAL ASSESSMENT HAS SO CERTIFIED SUCH DIVISION ON THE FACE OF THIS SUBDIVISION PLAT.

OWNER'S NOTARY CERTIFICATE (OWNER & SCHOOL DISTRICT CERTIFICATE)

STATE OF ILLINOIS)
 COUNTY OF COOK) SS

I, _____ A NOTARY PUBLIC IN AND FOR SAID COUNTY, IN THE STATE AFORESAID, DO HEREBY CERTIFY THAT _____ THE _____ OF _____ PERSONALLY KNOWN TO ME TO BE THE SAME PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT AS OWNERS, AS SUCH _____ (TITLE) APPEARED BEFORE ME THIS DAY IN PERSON AND FREE AND VOLUNTARILY ACT OF SAID _____ FOR THE USES AND PURPOSES THEREIN SET FORTH.

SCHOOL DISTRICT CERTIFICATE

STATE OF ILLINOIS)
 COUNTY OF COOK) SS

THIS IS TO CERTIFY THAT TO THE BEST OF MY KNOWLEDGE THAT THE UNDERSIGNED AS OWNER OF THE PROPERTY, WHICH WILL BE KNOWN AS ROLLING MEADOWS PHASE 3B AND ROLLING MEADOWS PHASE 4, IS LOCATED WITHIN THE BOUNDARIES OF: _____ HIGH SCHOOL DISTRICT _____ JUNIOR COLLEGE DISTRICT _____ IN COOK COUNTY, ILLINOIS.

SEND FUTURE TAX BILLS TO:

The Village of Lemont
 418 Main Street
 Lemont, Illinois 60439

The Village of Lemont
 418 Main Street
 Lemont, Illinois 60439

SENT FUTURE TAX BILLS TO:
 New Horizon Homes, Inc.
 P.O. BOX 406
 Lemont, Illinois 60439

PRESIDENT & BOARD OF TRUSTEES CERTIFICATE

STATE OF ILLINOIS)
 COUNTY OF COOK) SS

APPROVED AND ACCEPTED BY PRESIDENT AND THE BOARD OF TRUSTEES OF THE VILLAGE OF LEMONT, COOK, WILL AND DUPAGE COUNTIES, ILLINOIS, AT A PUBLIC MEETING HELD:

THIS _____ DAY OF _____ A.D. 20____

BY: _____ PRESIDENT

ATTEST: _____ VILLAGE CLERK

VILLAGE TREASURER'S CERTIFICATE

STATE OF ILLINOIS)
 COUNTY OF COOK) SS

I, _____ VILLAGE TREASURER OF THE VILLAGE OF LEMONT, COOK, WILL AND DUPAGE COUNTIES, ILLINOIS, DO HEREBY CERTIFY THAT THERE ARE NO DEFERRED INSTALLMENTS OF ANY OUTSTANDING UNPAID SPECIAL ASSESSMENTS, OR ANY DEFERRED INSTALLMENTS OF ANY OUTSTANDING UNPAID SPECIAL ASSESSMENTS WHICH HAVE NOT BEEN DIVIDED AND COMPAUNDED WITHIN THE FOREGOING SUBDIVISION AND DULY APPROVED BY THE COURT THAT COMMANDED THE SPECIAL ASSESSMENT.

DATE AT LEMONT, _____ A.D. 20____ COUNTY, ILLINOIS THIS _____ DAY OF _____

SURFACE WATER STATEMENT

STATE OF ILLINOIS)
 COUNTY OF WILL) SS

TO THE BEST OF OUR KNOWLEDGE AND BELIEF THE DRAINAGE OF SURFACE WATERS WILL NOT BE CHANGED BY THIS SUBDIVISION OR ANY PART THEREOF. ON THAT IF SUCH SURFACE WATER DRAINAGE WILL BE CHANGED, REASONABLE PROVISION HAS BEEN MADE FOR COLLECTION AND DIVERSION OF SUCH SURFACE WATERS INTO PUBLIC AREAS, OR DRAINS WHICH THE SUBDIVIDER HAS A RIGHT TO USE, PLANNED FOR IN ACCORDANCE WITH GENERALLY ACCEPTED ENGINEERING PRACTICES SO AS TO REDUCE THE LIKELIHOOD OF DAMAGE TO THE ADJOINING PROPERTY BECAUSE OF THE CONSTRUCTION OF THE SUBDIVISION.

DATED THIS _____ DAY OF _____ A.D. 20____

IL REGISTERED PROFESSIONAL ENGINEER _____

STATE REGISTRATION NUMBER _____

REGISTRATION EXPIRATION DATE _____

VILLAGE ENGINEER CERTIFICATE

STATE OF ILLINOIS)
 COUNTY OF COOK) SS

I, _____ VILLAGE ENGINEER OF THE VILLAGE OF LEMONT, COOK, WILL AND DUPAGE COUNTIES, ILLINOIS, DO HEREBY CERTIFY THAT THE LAND IMPROVEMENTS DESCRIBED IN THE PLAT, AND THE PLANS AND SPECIFICATIONS THEREOF, MEET THE MINIMUM REQUIREMENTS OF SAID VILLAGE AND HAVE BEEN APPROVED BY ALL PUBLIC AUTHORITIES HAVING JURISDICTION THEREOF.

DATED AT LEMONT, COOK COUNTY, ILLINOIS THIS _____ DAY OF _____

_____ 20____

VILLAGE ENGINEER _____

REGISTRATION NUMBER _____



DESIGNTEK ENGINEERING, INC.
 CONSULTING AND SITE DESIGN ENGINEERS
 9930 W. 190TH STREET, SUITE L
 MOKENA, ILLINOIS 60448
 (708) 326-4961
 IL Prof. Lic. No.: 184-003740

FINAL PLAT FOR ROLLING MEADOWS PHASE 3B LEMONT, ILLINOIS

NEW HORIZON HOMES
 P.O. BOX 406
 LEMONT, ILLINOIS 60439
 (630) 886-3927

PROJECT INFORMATION

Project No.: 13-02006
 Scale: 1" = 30'
 Date: 02/07/2019
 Field Date: 07/20/2018
 Drawn By: SLL
 Checked By: SLL

2 OF 2



TO: Village Board Meeting
FROM: Mark Herman, Community Development
THROUGH:
SUBJECT: Public Hearing for Annexation Agreement (Case 19-20 J-Ave
Development)
DATE: February 10, 2020

SUMMARY/BACKGROUND

ANALYSIS

Consistency with Village Policy
Lemont 2030 Comprehensive Plan

STAFF RECOMMENDATION

Hold public hearing.

BOARD ACTION REQUESTED

Hold public hearing. Vote on Annexation Agreement (and other associated ordinances) will be later in the meeting.

ATTACHMENTS

TO: Village Board Meeting
FROM: Mark Herman, Community Development
THROUGH:
SUBJECT: Public Hearing for Amended and Restated Annexation Agreement (Case
06-26 Notting Hill)
DATE: February 10, 2020

SUMMARY/BACKGROUND**ANALYSIS**

Consistency with Village Policy
Lemont 2030 Comprehensive Plan

STAFF RECOMMENDATION

Hold public hearing.

BOARD ACTION REQUESTED

Hold public hearing. A vote on the Amended and Restated Annexation Agreement (and other associated ordinances) will be later in the meeting.

ATTACHMENTS

TO: Village Board Meeting
FROM: Jamie Tate, Community Development
THROUGH: Jason Berry, AICP, Economic & Community Development Director
SUBJECT: An Ordinance Authorizing The Execution Of An Annexation Agreement For 9.27 Acres Located At 16430 W. New Avenue In Lemont, Illinois. (Case 19-20 J-Ave Development)
DATE: February 10, 2020

SUMMARY/BACKGROUND

The attached ordinances provide the following:

- The Annexation Agreement for the properties known as 16430 W New Avenue; and
- The annexation of the properties addressed as 16430 W New Avenue into the Village of Lemont; and
- The rezoning of the properties at 16430 W New Avenue from R-1 (default zoning after annexation) to M-1, Light Manufacturing Zoning District in order to remain consistent with the Lemont 2030 Comprehensive Plan and allow for appropriate uses; and
- A special use for a storage container yard and outdoor storage with restrictions in order to allow for overnight truck or trailer parking associated with the J-Ave business of a truck/hauling office with truck storage and maintenance located at 16430 W New Avenue.

ANALYSIS

Lemont 2030 Comprehensive Plan.

The Lemont 2030 Comprehensive Plan designates this area as Industrial (IND). The proposal is in line with the Comprehensive Plan's future land use goals and applicable Implementation Actions found in the plan.

Planning & Zoning Commission (PZC).

The PZC held a public hearing at the regular meeting on December 4, 2019 to discuss the proposal. The PZC voted 5-2 to recommend annexation, rezoning and the special uses for J-Ave Development at 16430 W New Avenue with conditions that have been resolved or are included in the attached ordinances.

Consistency with Village Policy

Lemont 2030 Comprehensive Plan

STAFF RECOMMENDATION

Staff recommends approval of the attached ordinances.

BOARD ACTION REQUESTED

Motion and approval of the attached ordinances.

ATTACHMENTS

[Ordinance Authorizing Execution of AA - J Ave wattach.pdf](#)

VILLAGE OF LEMONT

ORDINANCE NO. _____

**AN ORDINANCE AUTHORIZING THE EXECUTION OF AN ANNEXATION
AGREEMENT FOR 9.27 ACRES LOCATED AT 16430 W NEW AVENUE IN
LEMONT, ILLINOIS**

(J. Ave Development)

**ADOPTED BY THE
PRESIDENT AND BOARD OF TRUSTEES
OF THE VILLAGE OF LEMONT
THIS 10th DAY OF FEBRUARY, 2020**

**Published in pamphlet form by
authority of the President and
Board of Trustees of the Village
of Lemont, Cook, DuPage, and Will
Counties, Illinois, this 10th day of
February, 2020.**

ORDINANCE NO. _____

AN ORDINANCE AUTHORIZING THE EXECUTION OF AN ANNEXATION AGREEMENT FOR 9.27 ACRES LOCATED AT 16430 W NEW AVENUE IN LEMONT, ILLINOIS

(J. Ave Development)

WHEREAS, the Village of Lemont desires to enter into an Annexation Agreement with John Avelar of J. Ave Development, represented by Dariusz Wator of Wator & Associates, for the subject property described and depicted in Exhibit A attached hereto and made a part hereof; and

WHEREAS, John Avelar is the owner of the territory subject to said Annexation Agreement and are ready, willing and able to enter into said Annexation Agreement and to perform the obligations required hereunder; and

WHEREAS, the statutory procedures provided for in the Illinois Municipal Code for the approval and execution of said Annexation Agreement have been fully complied with, including but not limited to, the holding of a public hearing on February 10, 2020 before the corporate authorities of the Village of Lemont and the passage of this ordinance by a 2/3 affirmative vote.

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

SECTION ONE: That the President be and is hereby authorized and directed to execute, and the Village Clerk is authorized and directed to attest, to a document known as 16430 W New Avenue Annexation Agreement, a copy of which is attached hereto as Exhibit B and made a part hereof.

SECTION TWO: The Village Clerk is authorized and directed to record a certified copy of the Annexation Agreement for 16430 W New Avenue in the office of the Cook County Recorder of Deeds after its execution and the attachment of all appropriate exhibits.

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

PASSED AND APPROVED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF LEMONT, COUNTIES OF COOK, WILL, AND DuPAGE, ILLINOIS, on this 10th day of February, 2020.

PRESIDENT AND VILLAGE BOARD MEMBERS:

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

JOHN EGOSKE, Village President

Attest:

CHARLENE M. SMOLLEN, Village Clerk

Exhibit A
Plat of Survey

PLAT OF SURVEY

OF

LOT 1:

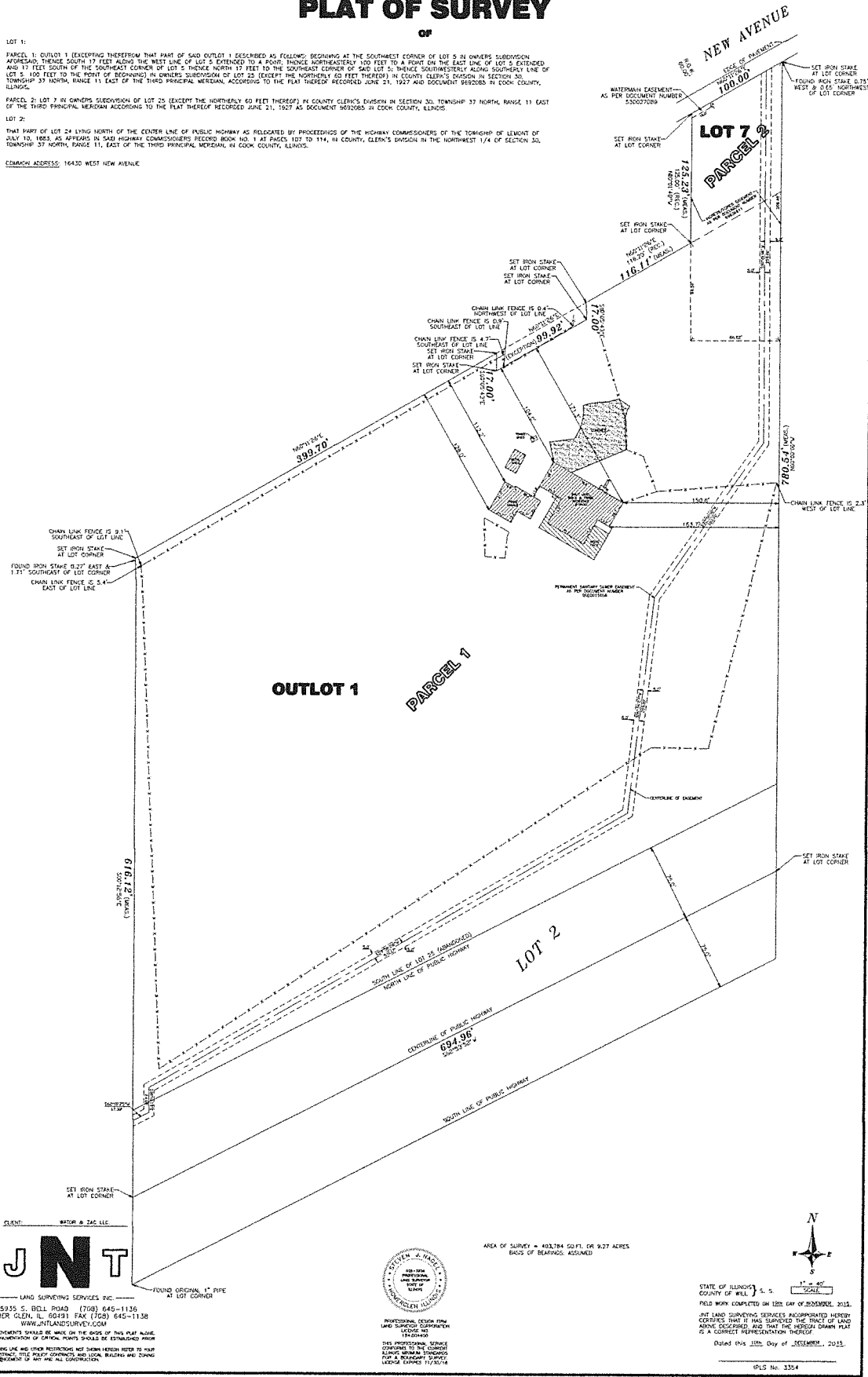
PARCEL 1: OUTLOT 1 (EXCEPT THEREFROM THAT PART OF SAID OUTLOT 1 DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF LOT 5 IN OWNERS SUBDIVISION AFORESAID, THENCE SOUTH 17 FEET ALONG THE WEST LINE OF LOT 5 EXTENDED TO A POIN... THENCE NORTHEASTERLY 100 FEET TO A POINT ON THE EAST LINE OF LOT 5 EXTENDED AND 13 FEET SOUTH OF THE SOUTHEAST CORNER OF LOT 5 THENCE NORTH 13 FEET TO THE SOUTHWEST CORNER OF SAID LOT 5, THENCE SOUTHWESTERLY ALONG SOUTHWEST LINE OF LOT 5, 100 FEET TO THE POINT OF BEGINNING) IN OWNERS SUBDIVISION OF LOT 25 (EXCEPT THE NORTHERLY 60 FEET THEREOF) IN COUNTY CLERK'S DIVISION IN SECTION 30, TOWNSHIP 37 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 21, 1927 AS DOCUMENT 982085 IN COOK COUNTY, ILLINOIS.

PARCEL 2: LOT 7 IN GANER'S SUBDIVISION OF LOT 25 (EXCEPT THE NORTHERLY 60 FEET THEREOF) IN COUNTY CLERK'S DIVISION IN SECTION 30, TOWNSHIP 37 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT THEREOF RECORDED JUNE 21, 1927 AS DOCUMENT 982085 IN COOK COUNTY, ILLINOIS.

LOT 2:

THAT PART OF LOT 24 LYING NORTH OF THE CENTER LINE OF PUBLIC HIGHWAY AS RELOCATED BY PROCEEDINGS OF THE HIGHWAY COMMISSIONERS OF THE TOWNSHIP OF LEMONT OF JULY 10, 1985, AS APPEARS IN SAID HIGHWAY COMMISSIONERS RECORD BOOK NO. 1 AT PAGES 107 TO 114, IN COUNTY CLERK'S DIVISION IN THE NORTHWEST 1/4 OF SECTION 30, TOWNSHIP 37 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

COMMON ADDRESS: 16430 WEST NEW AVENUE



CLIENT: WATER & ZAC LLC

JNT

LAND SURVEYING SERVICES, INC.

15935 S. BELL ROAD (708) 645-1136
 HOMER GLEN, IL 60431 FAX (708) 645-1138
 WWW.LANDSURVINGSERVICES.COM

NO IMPROVEMENTS SHALL BE MADE ON THE BASIS OF THIS PLAT UNLESS FIELD VERIFICATION OF CRITICAL POINTS SHALL BE OBTAINED FROM THE BOUNDARY LINE AND OTHER INSTRUMENTS NOT SHOWN HEREON REFER TO THE DEED, INSTRUMENT, TITLE PLAT, CONTRACTS AND LOCAL RECORDS AND DURING PROCEEDINGS OF THE BOARD OF ADJUSTMENT.



AREA OF SURVEY = 403,784 SQ. FT. OR 9.27 ACRES
 BASIS OF BEARINGS ASSUMED



STATE OF ILLINOIS) S.
 COUNTY OF WILL) S.

1" = 40'
 SCALE

FIELD WORK COMPLETED ON 10th DAY OF DECEMBER, 2015.

WE, LAND SURVEYING SERVICES INCORPORATED HEREBY CERTIFY THAT IT HAS SURVEYED THE POINTS OF LAND ABOVE DESCRIBED AND THAT THE HEREIN DRAWN PLAT IS A CORRECT REPRESENTATION THEREOF.

Dated this 10th Day of DECEMBER, 2015.

IPLS No. 3354

Exhibit B

Annexation Agreement

ANNEXATION AGREEMENT

THIS ANNEXATION AGREEMENT (hereinafter "Agreement") is made and entered into this _____ day of _____, 2020, between the Village of Lemont, an Illinois municipal corporation located in Cook, DuPage, and Will Counties, Illinois (hereinafter "Village") and _____, an Illinois corporation (hereinafter "Owners")

WITNESSETH

WHEREAS, the Owners are the owner of the property legally described in the Plat of Survey, attached hereto as Exhibit A and made a part hereof (hereinafter referred to as the "*Subject Property*"), which property is subject to this Annexation Agreement; and

WHEREAS, the Subject Property is contiguous to the Village, and none of said property is presently within the corporate limits of any other municipality; and

WHEREAS, the parties hereto wish to enter into a binding agreement with respect to said annexation within corporate limits, zoning and development, and to other related matters pursuant to the provisions of Division 15.1 of Article Eleven of Chapter 65 of the Illinois Compiled Statutes, upon the terms and conditions contained in this Agreement; and

WHEREAS, all public hearings as required by law have been held by the appropriate departments, commissions, boards, and other governmental bodies of the Village, and each has submitted various reports and recommendations, or both, required of them; and

WHEREAS, the annexation of the Subject Property to the Village will be beneficial to the Village, will properly and beneficially extend the corporate limits and the jurisdiction of the Village, will permit the sound planning and development of the Village, and will otherwise promote the proper growth and general welfare of the Village; and

WHEREAS, the corporate authorities of the Village have been authorized to execute this Agreement.

NOW, THEREFORE, in consideration of the foregoing preambles and mutual covenants and agreements contained herein, the parties hereto agree as follows:

1. LEGAL CONFORMANCE WITH LAW. This Agreement is made pursuant to, and in accordance with, the provisions of the Lemont Municipal Code and applicable provisions of the Illinois Compiled Statutes and the Illinois Constitution.

2. PETITION TO ANNEX. The Owners have filed with the Village Clerk of the Village a duly executed petition, pursuant to and in accordance with the provisions of Section 5/7-1-8 of Chapter 65, Illinois Compiled Statutes, to annex the Subject Property to the Village.

3. ANNEXATION. The Village hereby agrees to annex the Subject Property upon the terms and conditions of this Agreement, and the parties respectively agree to do all things necessary and appropriate to cause the Subject Property to be duly and validly annexed to the Village.

4. REZONING. Upon annexation of the Subject Property to the Village, the Village hereby agrees to adopt the necessary ordinances to zone the Subject Property M-1 District in conformance with the Village of Lemont Unified Development Ordinance ("*UDO*").

5. DEVELOPMENT/CONSTRUCTION STANDARDS. Any future development of or construction on the Subject Property shall be in full compliance with the Village of Lemont's UDO, Subdivision Regulations, Building Code and other ordinances, codes, rules and regulations of the Village pertaining to the development of the Subject Property to be annexed, except as may be specifically amended pursuant to the terms of this Agreement.

6. VARIATIONS IN LOCAL CODES. Unless stated in the annexation or rezoning ordinances pertaining to the Subject Property, there shall be no specific variations from the Village's ordinances, rules and codes which have been requested or which are permitted with respect to the development/construction of the Subject Property. The Owners may subsequently apply for specific variations from the Village's ordinances, rules and codes without amending this Agreement, provided, however, such applications shall satisfy all standards related to variations.

7. UTILITIES AND PUBLIC IMPROVEMENTS. As a condition of this Agreement, the Owners are requesting connection to, and service from, the following Village utilities and public improvements. The Owners understand that any connection to these Village utilities and public improvements shall be done in accordance with Village engineering standards, the Village Code, and such extension, and all costs related thereto, shall be the responsibility of the Owners and/or the Owners' contractor:

- a. Water Facilities. Water Services to existing and future buildings
- b. Sanitary Sewer Facilities. Sanitary to existing and future buildings
- c. Public Sidewalk. As shown on Site Development Plan.

8. ANNEXATION AND PERMIT FEES. The amount of annexation permit, license, inspection, tap-on, recapture or connection fees imposed by the Village, which are applicable to, or required by, Village Ordinances or Resolutions shall be paid by the Owner.

9. CONFLICT IN REGULATIONS. The provisions of this Agreement shall supersede the provisions of any ordinances, codes or regulations of the Village, which may be in conflict with the provisions of this Agreement.

10. AMENDMENT OF ANNEXATION AGREEMENT. This Agreement and any exhibits attached hereto may be amended pursuant to the provisions of the Lemont Municipal Code, UDO, and Illinois Municipal Code.

11. INVALIDITY. If any provision of this Agreement, or any section, sentence, clause, phrase, or word, or the application thereof in any circumstances is held invalid, the validity of the remainder of this Agreement and the application of such provisions, section, sentence, clause, phrase or word in any other circumstances shall not be affected thereby.

12. TERM OF AGREEMENT. This Agreement shall be binding for a full term of twenty (20) years from the date of this Agreement. Absent good cause from either party, this Agreement shall renew for a second twenty-year term.

13. RECORDING. This Agreement shall be recorded by the Village Clerk in the Cook County Recorder's Office at the expense of the owner.

14. APPROVAL. This Agreement shall not be effective until the Owner of the Subject Property affixes a signature to a true and correct copy of this Agreement, acknowledging that it has reviewed and accepts the provisions of this Agreement. Failure of the Owners to execute this agreement shall void the annexation of this property.

15. DEFEND AND HOLD HARMLESS. The Owners agree to defend and hold the Village harmless from any and all actions, causes of action, claims, litigation in law or chancery, attorney's fees, and costs required to defend against efforts by anyone to set aside this annexation or the terms of this Agreement.

16. BREACH. Owners agree that the Village shall have no continuing obligation to provide sewer service, water or other Village utilities, to the Subject Property if the Owners fail to comply with all the terms, conditions and covenants contained in this Agreement. In the instance of a breach of this Agreement the Village in its sole discretion may disconnect the Subject Property from the Village and terminate any and all public sewer, water or other Village utilities.

17. NOTICES. Notices or other writings which any party is required to, or may wish to serve upon any other party in connection with this Agreement, shall be inwriting and shall be delivered personally or sent by certified or registered mail, return receipt requested, postage prepaid, to the other parties of this Agreement.

18. SUCCESSORS. This Agreement shall insure the benefit of, and be binding upon, the successors in title of the Owners, and each of them, their respective successors, grantees, lessees, and assigns, and upon successor corporate authorities of the Village and successor municipalities. It is understood that this Agreement shall run with the land and, as such, shall be assignable to and binding upon subsequent grantees, lessees, and successors in interest of the Owners, and each of them, and, as such, this Agreement and all exhibits hereto shall be recorded with the Recorder of Deeds of Cook County, Illinois.

IN WITNESS WHEREOF, the Parties hereto have hereunder set their hands and seals on the day and year first above written.

VILLAGE OF LEMONT

Mayor, Village of Lemont

Attest:

Village Clerk

OWNERS:

By:

Title:

Date: _____

STATE OF ILLINOIS, County of _____ SS

I, the undersigned, a Notary Public in and for the said County, in the State aforesaid, DO HEREBY CERTIFY that _____ is personally known to me to be the same persons whose name is subscribed to the foregoing instrument as such _____ appeared before me

this day in person and acknowledged that he signed and delivered the said instrument at his own free and voluntary act and as the free and voluntary act of said corporation, for the uses and purposes therein set forth, and the said, as custodian of the corporate seal of said corporation, did affix the corporate seal of said corporation to said instrument, as his own free and voluntary act and as the free and voluntary act of said corporation, for the uses and purposed therein set forth.

GIVEN under my hand and Notary Seal this _____ day of _____ 2020.

Notary Public



TO: Village Board Meeting
FROM: Jamie Tate, Community Development
THROUGH:
SUBJECT: An Ordinance Annexing To The Village Of Lemont Approximately 9.27 Acres Located At 16430 W New Avenue In Lemont, IL. (Case 19-20 J-Ave Development)
DATE: February 10, 2020

SUMMARY/BACKGROUND

ANALYSIS

Consistency with Village Policy
Lemont 2030 Comprehensive Plan

STAFF RECOMMENDATION

Staff recommends approval of the attached ordinances.

BOARD ACTION REQUESTED

Motion and approval of the attached ordinances.

ATTACHMENTS

[J Ave Annexation Ordinance wattach.pdf](#)

VILLAGE OF LEMONT

ORDINANCE NO. _____

**AN ORDINANCE ANNEXING TO THE VILLAGE OF LEMONT
APPROXIMATELY 9.27 ACRES LOCATED AT 16430 W. NEW AVENUE
IN LEMONT, IL**

(J. Ave Development)

**ADOPTED BY THE
PRESIDENT AND BOARD OF TRUSTEES
OF THE VILLAGE OF LEMONT
THIS 10th DAY OF FEBRUARY, 2020**

**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 on this
10th day of February 2020**

ORDINANCE NO. _____

**AN ORDINANCE ANNEXING TO THE VILLAGE OF LEMONT
APPROXIMATELY 9.27 ACRES LOCATED AT 16430 W. NEW AVENUE
IN LEMONT, IL**

(J-Ave Development)

WHEREAS, the Clerk of the Village of Lemont has received a Petition for Annexation of certain territory into the Village pursuant to Chapter 65, Act 5, Section 7-1-1 of the Illinois Compiled Statutes attached here to as Exhibit A; and

WHEREAS, the Territory (PIN: 22-30-101-019-0000 and PIN: 22-30-101-043-0000 and PIN: 22-30-101-044-0000) is described on the Plat of Annexation attached hereto as Exhibit B; and

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

WHEREAS, legal notices regarding the intention of the Village to annex said territory have been sent to all public bodies required to receive such notice; and

WHEREAS, the legal owners of record of said territories have submitted all required petitions and documents authorizing the annexation of the territory; and

WHEREAS, the President and Board of Trustees of the Village have reviewed the matter herein and have determined that the same is in the best interest of the public health, safety and welfare of the residents of the Village of Lemont.

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

SECTION ONE: That the following described Territory, being indicated on an accurate map of the annexed territory, (attached hereto as Exhibit "B") is hereby annexed to the Village of Lemont, Counties of Cook, DuPage, and Will, Illinois.

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

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

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

ADOPTED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF LEMONT, COUNTIES OF COOK, WILL AND DUPAGE, ILLINOIS on this 10th DAY OF FEBRUARY 2020.

PRESIDENT AND VILLAGE BOARD MEMBERS:

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

JOHN EGOFSKE, Village President

ATTEST:

CHARLENE M. SMOLLEN, Village Clerk

Exhibit A

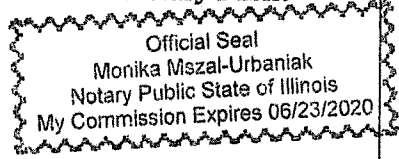
Petition for Annexation

STATE OF ILLINOIS)
COUNTY OF COOK)

I, the undersigned, a Notary Public DO HEREBY CERTIFY that John Avelar, personally known to me to be the person whose name is subscribed to the foregoing Petition for Annexation, appeared before me this day in person and acknowledged that he/she, being thereunto duly authorized, signed and delivered said Petition for Annexation as his/her own free and voluntary act, for the uses and purposes therein set forth.

GIVEN under my hand and official seal this 12th day of November, 2019.

Monika Misza-Urbaniak
Notary Public



STATE OF ILLINOIS)
COUNTY OF _____)

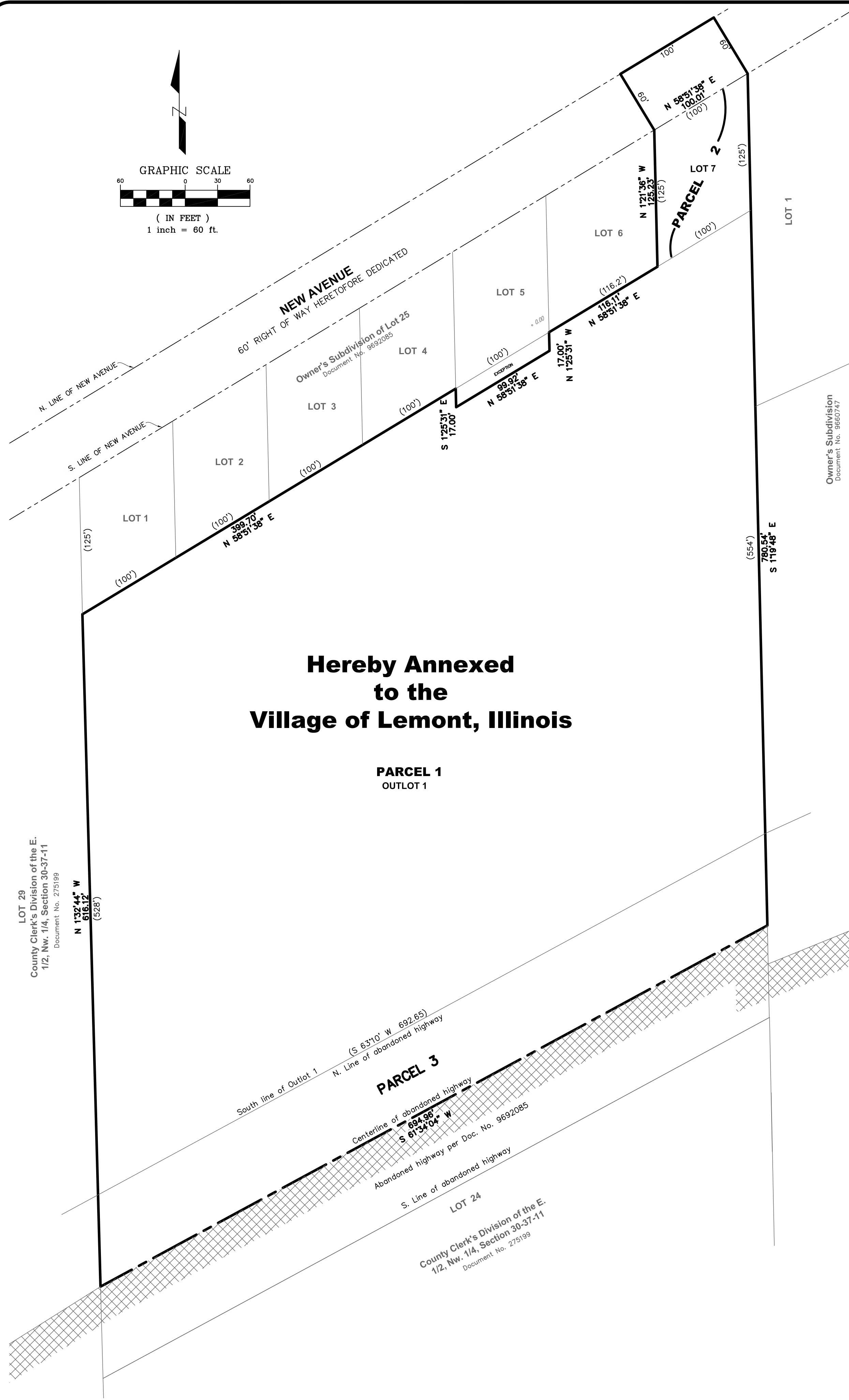
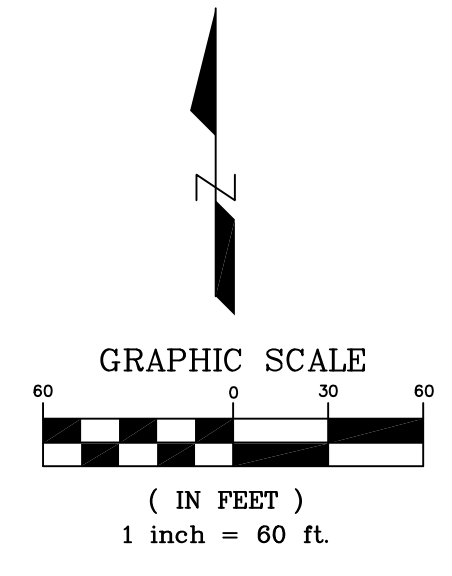
I, the undersigned, a Notary Public DO HEREBY CERTIFY that _____, personally known to me to be the person whose name is subscribed to the foregoing Petition for Annexation, appeared before me this day in person and acknowledged that he/she, being thereunto duly authorized, signed and delivered said Petition for Annexation as his/her own free and voluntary act, for the uses and purposes therein set forth.

GIVEN under my hand and official seal this _____ day of _____, 20____.

Notary Public

Exhibit B
Plat of Annexation

PLAT OF ANNEXATION TO THE VILLAGE OF LEMONT, ILLINOIS



**Hereby Annexed
to the
Village of Lemont, Illinois**

**PARCEL 1
OUTLOT 1**

LEGAL DESCRIPTION FOR ANNEXATION

PARCEL 1:
OUTLOT 1 (EXCEPTING THEREFROM THAT PART OF SAID OUTLOT 1 DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF LOT 5 IN OWNERS' SUBDIVISION AFORESAID; THENCE SOUTH 17 FEET ALONG THE WEST LINE OF LOT 5 EXTENDED TO A POINT; THENCE NORTHEASTERLY 100 FEET TO A POINT ON THE EAST LINE OF LOT 5 EXTENDED AND 17 FEET SOUTH OF THE SOUTHEAST CORNER OF LOT 5; THENCE NORTH 17 FEET TO THE SOUTHEAST CORNER OF SAID LOT 5; THENCE SOUTHWESTERLY ALONG THE SOUTHERLY LINE OF LOT 5, 100 FEET TO THE POINT OF BEGINNING) IN OWNERS' SUBDIVISION OF LOT 25, (EXCEPT THE NORTHERLY 60 FEET THEREOF), IN COUNTY CLERK'S DIVISION OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 30, TOWNSHIP 37 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 21, 1927 AS DOCUMENT 9692085 IN COOK COUNTY, ILLINOIS.

PARCEL 2:
LOT 7 IN OWNERS' SUBDIVISION OF LOT 25, (EXCEPT THE NORTHERLY 60 FEET THEREOF), IN COUNTY CLERK'S DIVISION OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 30, TOWNSHIP 37 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 21, 1927 AS DOCUMENT 9692085 IN COOK COUNTY, ILLINOIS.

PARCEL 3:
THAT PART OF LOT 24 LYING NORTH OF THE CENTER LINE OF PUBLIC HIGHWAY AS RELOCATED BY PROCEEDINGS OF THE HIGHWAY COMMISSIONERS OF THE TOWNSHIP OF LEMONT OF JULY 10, 1883, AS APPEARS IN SAID HIGHWAY COMMISSIONERS RECORD BOOK NO. 1 AT PAGES 107 TO 114, IN COUNTY CLERK'S DIVISION IN THE NORTHWEST 1/4 OF SECTION 30, TOWNSHIP 37 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

BASIS OF BEARING
THE BASIS OF BEARINGS IS THE ILLINOIS STATE PLANE SYSTEM - EAST ZONE

SITE DATA
AREA: 403,790 SQUARE FEET OR 9.27 ACRES

PARCEL IDENTIFICATION NUMBER
22-30-101-043
22-30-101-044

LEGEND

- PROPERTY LINE
- EXISTING RIGHT-OF-WAY LINE
- CENTERLINE
- EXISTING VILLAGE LIMITS

Existing Village limits taken from the Village website:
<http://www.lemont.il.us/549/Zoning-Map>

"ACCORDING TO 65 ILCS 5/7-1-1 THE NEW BOUNDARY SHALL EXTEND TO THE FAR SIDE OF ANY ADJACENT HIGHWAY AND SHALL INCLUDE ALL OF EVERY HIGHWAY WITHIN THE AREA ANNEXED. THESE HIGHWAYS SHALL BE CONSIDERED TO BE ANNEXED EVEN THOUGH NOT INCLUDED IN THE LEGAL DESCRIPTION SET FORTH IN THE PETITION FOR ANNEXATION."

SUBMITTED BY:
The Village of Lemont
418 Main Street
Lemont, Illinois 60439

RETURN TO:
The Village of Lemont
418 Main Street
Lemont, Illinois 60439

OWNER'S CERTIFICATE

STATE OF ILLINOIS }
COUNTY OF COOK } SS

I, _____, DO HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY DESCRIBED IN THE CAPTION TO THE PLAT HEREON DRAWN AND AS SUCH OWNER, SO HEREBY CONSENT TO THE ANNEXATION GRANTED BY THIS DOCUMENT

DATED THIS ____ DAY OF _____, A.D., 20____

OWNER: _____
NAME

OWNER'S NOTARY CERTIFICATE

STATE OF ILLINOIS }
COUNTY OF COOK } SS

I, _____, A NOTARY PUBLIC IN AND FOR SAID COUNTY, IN THE STATE AFORESAID, DO HEREBY CERTIFY THAT _____ THE _____ OF _____, PERSONALLY KNOWN TO ME TO BE THE SAME PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT AS OWNERS, AS SUCH _____ (TITLE), APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT THEY SIGNED THE SAID INSTRUMENT AS THE FREE AND VOLUNTARY ACT, AND AS THE FREE AND VOLUNTARY ACT OF SAID _____, FOR THE USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTORIAL SEAL:

THIS ____ DAY OF _____, A.D., 20____

BY: _____
NOTARY PUBLIC

PRESIDENT AND VILLAGE BOARD CERTIFICATE

STATE OF ILLINOIS }
COUNTY OF COOK } SS

APPROVED AND ACCEPTED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF LEMONT, COOK, WILL AND DUPAGE COUNTIES, ILLINOIS AT A MEETING HELD:

THIS ____ DAY OF _____, A.D., 20____

BY: _____
PRESIDENT

ATTEST: _____
VILLAGE CLERK

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS }
COUNTY OF WILL } SS

THIS IS TO CERTIFY THAT I, STEVEN J. LAUB, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THE PLAT HERON DRAWN IS A CORRECT REPRESENTATION OF THE PROPERTY DESCRIBED IN THE FOREGOING CAPTION. FURTHERMORE, I DESIGNATE JEFFERY STEIN, A REPRESENTATIVE OF THE VILLAGE OF LEMONT, TO ACT AS MY AGENT FOR THE PURPOSES OF RECORDING THIS DOCUMENT.

DATED AT MOKENA, ILLINOIS, THIS 15TH DAY OF NOVEMBER, A.D., 2019.

STEVEN J. LAUB
ILLINOIS LAND SURVEYOR NO. 35-3160
MY CURRENT LICENSE EXPIRES NOV. 30, 2020

LOT 29
County Clerk's Division of the E.
1/2, NW, 1/4, Section 30-37-11
Document No. 275199
N 132°44' W
616.12'
(528')

County Clerk's Division of the E.
1/2, NW, 1/4, Section 30-37-11
Document No. 275199
S 61°34'04" W
624.56'
(528')

County Clerk's Division of the E.
1/2, NW, 1/4, Section 30-37-11
Document No. 275199
S 61°34'04" W
624.56'
(528')

County Clerk's Division of the E.
1/2, NW, 1/4, Section 30-37-11
Document No. 275199
S 61°34'04" W
624.56'
(528')



9930 W. 190th Street, Suite L
Mokena, Illinois 60448
708-326-4961 voice
708-326-4962 fax

PREPARED FOR:
J. AVE DEVELOPMENT
16430 NEW AVE
LEMONT, ILLINOIS 60439

REVISIONS		
NO.	DATE	DESCRIPTION
1.	03/13/2019	Existing corporate limits
2.	11/13/2019	Existing corporate limits
3.	12/3/2019	Per Village comments

PLAT OF ANNEXATION			
PROPOSED J-AVENUE TRUCKING FACILITY			
DRAFTING COMPLETED:	06-26-2017	DRAWN BY:	SJL
FIELD WORK COMPLETED:		CHECKED BY:	
PROJECT MANAGER:	SJL	SCALE:	1" = 60'

SHEET NO.
1 of 1
Project No: 16-01001

TO: Village Board Meeting
FROM: Jamie Tate, Community Development
THROUGH:
SUBJECT: An Ordinance Amending The Zoning Map Of The Village Of Lemont For 3
Parcels Associated With 16430 W New Avenue In Lemont, IL. (Case 19-
20 J-Ave Development)
DATE: February 10, 2020

SUMMARY/BACKGROUND**ANALYSIS**

Consistency with Village Policy
Lemont 2030 Comprehensive Plan

STAFF RECOMMENDATION

Staff recommends approval of the attached ordinances.

BOARD ACTION REQUESTED

Motion and approval of the attached ordinances.

ATTACHMENTS

[Ordinance 16430 New Ave J-Ave Rezoning wattach.pdf](#)

VILLAGE OF LEMONT

ORDINANCE NO. _____

**AN ORDINANCE AMENDING THE ZONING MAP OF THE VILLAGE OF LEMONT
FOR 3 PARCELS ASSOCIATED WITH 16430 W NEW AVENUE IN LEMONT, IL**

(J. Ave Development Rezoning)

**ADOPTED BY THE
PRESIDENT AND BOARD OF TRUSTEES
OF THE VILLAGE OF LEMONT
THIS 10th DAY OF FEBRUARY, 2020**

**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 10th day of February, 2020.**

ORDINANCE NO. _____

**AN ORDINANCE AMENDING THE ZONING MAP OF THE VILLAGE OF LEMONT
FOR 3 PARCELS ASSOCIATED WITH 16430 W NEW AVENUE IN LEMONT, IL**

(J. Ave Development Rezoning)

WHEREAS, John Avelar of J. Avenue Development, Inc., represented by Dariusz T. Wator of Wator & Associates (hereinafter referred to as “the Petitioner”) is the owner of the property at 16430 W New Avenue (hereinafter referred to as the “Subject Property”), legally described and depicted in Exhibit A; and

WHEREAS, the Petitioner applied pursuant to the provisions of the Lemont, Illinois Municipal Code, Title 17 Unified Development Ordinance for a zoning map amendment from R-1, Single-Family Detached Residential District to M-2, General Manufacturing District for 16430 W. New Avenue (PIN: 22-30-101-019-0000 and PIN: 22-30-101-043-0000 and PIN: 22-30-101-044-0000); and

WHEREAS, the Planning and Zoning Commission of the Village of Lemont, Illinois conducted a public hearing on December 4, 2019 for the rezoning request and voted 5-2 in favor to approve the requested rezoning with the condition the subject property be zoned as M-1, Light Manufacturing District; and

WHEREAS, the Petitioner was in agreement of the Planning and Zoning Commission condition and modified the request for the zoning map amendment to be M-1, Light Manufacturing District; and

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

WHEREAS, the President and Board of Trustees of the Village have reviewed the matter herein and have determined that the zoning map amendment is in the best interest of public health, safety, and welfare of the residents of the Village of Lemont, and hereby adopts the finding of facts as set forth in Exhibit C.

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

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

SECTION TWO: Zoning Map Amendment Approved. That the Subject Property described in Exhibit A is hereby rezoned to M-1, Light Manufacturing District as previously described in this Ordinance and reflected in Exhibit B. The zoning map of the Village of Lemont

is hereby amended in accordance with the provisions of this Ordinance.

SECTION THREE: The rezoning shall have the following condition:

1. General Condition. Unless otherwise approved by the Village Board, the Subject Property shall be developed and maintained in accordance with the Lemont, Illinois Municipal Code and this Ordinance.

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

ADOPTED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF LEMONT, COUNTIES OF COOK, WILL, AND DuPAGE, ILLINOIS, on this 10th day of February, 2020.

PRESIDENT AND VILLAGE BOARD MEMBERS:

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

JOHN EGOSKE, Village President

Attest:

CHARLENE M. SMOLLEN, Village Clerk

EXHIBIT A

Legal Description of Subject Property

LEGAL DESCRIPTION

LOT 1:

PARCEL 1: OUTLOT 1 (EXCEPTING THEREFROM THAT PART OF SAID OUTLOT 1 DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF LOT 5 IN OWNERS SUBDIVISION AFORESAID; THENCE SOUTH 17 FEET ALONG THE WEST LINE OF LOT 5 EXTENDED TO A POINT; THENCE NORTHEASTERLY 100 FEET TO A POINT ON THE EAST LINE OF LOT 5 EXTENDED AND 17 FEET SOUTH OF THE SOUTHEAST CORNER OF LOT 5; THENCE NORTH 17 FEET TO THE SOUTHEAST CORNER OF LOT 5; THENCE SOUTHWESTERLY ALONG SOUTHERLY LINE OF LOT 5, 100 FEET TO THE POINT OF BEGINNING) IN OWNERS SUBDIVISION OF LOT 25 (EXCEPT THE NORTHERLY 60 FEET THEREOF) IN COUNTY CLERK'S DIVISION IN SECTION 30, TOWNSHIP 37 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT THEREOF RECORDED JUNE 21, 1927 AS DOCUMENT 9692085 IN COOK COUNTY, ILLINOIS.

PARCEL 2: LOT 7 IN OWNERS SUBDIVISION OF LOT 25 (EXCEPT THE NORTHERLY 60 FEET THEREOF) IN COUNTY CLERK'S DIVISION IN SECTION 30, TOWNSHIP 37 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT THEREOF RECORDED JUNE 21, 1927 AS DOCUMENT 9692085 IN COOK COUNTY, ILLINOIS.

LOT 2:

THAT PART OF LOT 24 LYING NORTH OF THE CENTER LINE OF PUBLIC HIGHWAY AS RELOCATED BY PROCEEDINGS OF THE HIGHWAY COMMISSIONERS OF THE TOWNSHIP OF LEMONT OF JULY 10, 1883, AS APPEARS IN SAID HIGHWAY COMMISSIONERS RECORD BOOK NO. 1 AT PAGES 107 TO 114, IN COUNTY CLERK'S DIVISION IN THE NORTHWEST 1/4 OF SECTION 30, TOWNSHIP 37 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

EXHIBIT B

Plat of Survey by JNT Land Surveying Services

EXHIBIT C

PLAT OF SURVEY

OF

LOT 1:

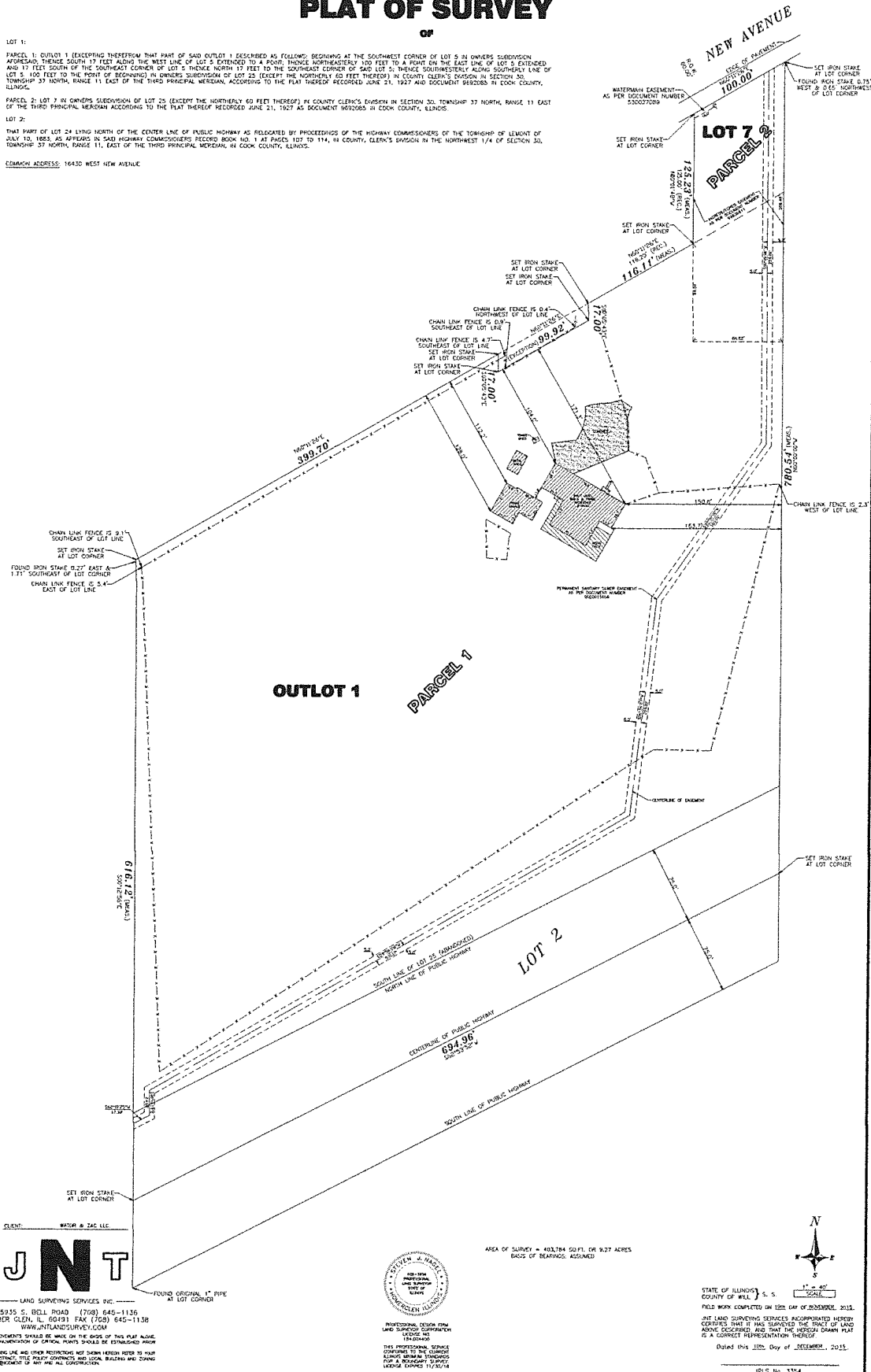
PARCEL 1: OUTLOT 1 (EXCEPT THEREFROM THAT PART OF SAID OUTLOT 1 DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF LOT 5 IN OWNERS SUBDIVISION AFORESAID, THENCE SOUTH 17 FEET ALONG THE WEST LINE OF LOT 5 EXTENDED TO A POIN... THENCE NORTHEASTERLY 100 FEET TO A POINT ON THE EAST LINE OF LOT 5 EXTENDED AND 13 FEET SOUTH OF THE SOUTHEAST CORNER OF LOT 5 THENCE NORTH 13 FEET TO THE SOUTHWEST CORNER OF SAID LOT 5, THENCE SOUTHWESTERLY ALONG SOUTHWEST LINE OF LOT 5, 100 FEET TO THE POINT OF BEGINNING) IN OWNERS SUBDIVISION OF LOT 25 (EXCEPT THE NORTHERLY 60 FEET THEREOF) IN COUNTY CLERK'S DIVISION IN SECTION 30, TOWNSHIP 37 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 21, 1927 AS DOCUMENT 982085 IN COOK COUNTY, ILLINOIS.

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COMMON ADDRESS: 16430 WEST NEW AVENUE



CLIENT: WATER & ZAC LLC

JNT

LAND SURVEYING SERVICES, INC.

15935 S. BELL ROAD (708) 645-1136
 HOMER GLEN, IL 60431 FAX (708) 645-1138
 WWW.LANDSURVEYSERVICES.COM

NO IMPROVEMENTS SHALL BE MADE ON THE BASIS OF THIS PLAT UNLESS FIELD VERIFICATION OF CRITICAL POINTS SHALL BE OBTAINED FROM THE BOUNDARY LINE AND OTHER INSTRUMENTS NOT SHOWN HEREON REFER TO THE DEED, CONTRACT, TITLE PLAT, CONTRACTS AND LOCAL RECORDS AND DURING PROCEEDINGS OF THE MEETING AND CONSTRUCTION.



AREA OF SURVEY = 403,784 SQ. FT. OR 9.27 ACRES
 BASIS OF BEARINGS ASSUMED



STATE OF ILLINOIS) S. S.
 COUNTY OF WILL) S. S.

1" = 40'
 SCALE

FIELD WORK COMPLETED ON 10/01 DAY OF OCTOBER, 2011.

WE, LAND SURVEYING SERVICES, INC. HEREBY CERTIFY THAT IT HAS SURVEYED THE FACTS OF LAND ABOVE DESCRIBED AND THAT THE HEREIN DRAWN PLAT IS A CORRECT REPRESENTATION THEREOF.

Dated this 10th Day of OCTOBER, 2011.

IPLS No. 3354

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

1. The Lemont 2030 Comprehensive Plan's future land use map designates the subject site Industrial (IND).
2. The rezoning of the subject property is in line with the goals of the Lemont 2030 Comprehensive plan.
3. The requested rezoning generally meets the standards for granting rezonings.

TO: Village Board Meeting
FROM: Jamie Tate, Community Development
THROUGH:
SUBJECT: An Ordinance Granting A Special Use For A Container Storage Yard And
Outdoor Storage In The M-1 Zoning District At 16430 W New Avenue In
Lemont, IL. (Case 19-20 J-Ave Development)
DATE: February 10, 2020

SUMMARY/BACKGROUND**ANALYSIS**

Consistency with Village Policy
Lemont 2030 Comprehensive Plan

STAFF RECOMMENDATION

Staff recommends approval of the attached ordinances.

BOARD ACTION REQUESTED

Motion and approval of the attached ordinances.

ATTACHMENTS

[Special Use Approval - J Ave Development wattach.pdf](#)

VILLAGE OF LEMONT

ORDINANCE NO. _____

**AN ORDINANCE GRANTING A SPECIAL USE FOR A CONTAINER STORAGE
YARD AND OUTDOOR STORAGE IN THE M-1 ZONING DISTRICT AT 16430 W
NEW AVENUE IN LEMONT, IL**

(J. Ave Development)

**ADOPTED BY THE
PRESIDENT AND BOARD OF TRUSTEES
OF THE VILLAGE OF LEMONT
THIS 10th DAY OF FEBRUARY, 2020**

**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 10th day of February, 2020.**

ORDINANCE NO. _____

AN ORDINANCE GRANTING A SPECIAL USE FOR A CONTAINER STORAGE YARD AND OUTDOOR STORAGE IN THE M-1 ZONING DISTRICT AT 16430 W NEW AVENUE IN LEMONT, IL

(J. Ave Development)

WHEREAS, John Avelar of J. Avenue Development, Inc., represented by Dariusz Wator of Wator & Associates (hereinafter referred to as “the Petitioner”) is the owner of the property at 16430 W. New Avenue in Lemont (PIN: 22-30-101-019-0000 and PIN: 22-30-101-043-0000 and PIN: 22-30-101-044-0000) (hereinafter referred to as the “Subject Property”) and legally described in Exhibit A; and

WHEREAS, the Petitioner applied pursuant to the provisions of the Lemont, Illinois Municipal Code, Title 17 Unified Development Ordinance (“UDO”) seeking a special use for a container storage yard use and outdoor storage use in the M-1 zoning district pursuant to 17.04.140 of the UDO; and

WHEREAS, the Planning and Zoning Commission of the Village of Lemont, Illinois conducted a public hearing on December 4, 2019 for the special use requests and voted 5-2 to recommend approval of the requested special use with conditions; and

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

WHEREAS, the President and Board of Trustees of the Village have reviewed the matter herein and have determined that the requested special use is in the best interest of public health, safety, and welfare of the residents of the Village of Lemont, and hereby adopts the finding of facts as set forth in Exhibit B.

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

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

SECTION TWO: Special Use. A special use is granted for a container storage yard and outdoor storage in the M-1 Zoning District at 16430 W. New Avenue in Lemont, IL, for the purpose of storing trucks overnight related to the J. Ave Development business as provided and conditioned in this ordinance.

SECTION THREE: Conditions. The special use for a container storage yard and

outdoor storage is contingent upon the following conditions:

1. The use of storage containers is prohibited (i.e. no metal storage containers on-site).
2. Outdoor storage of anything other than dump trucks or tractor trailers in designated parking stalls is prohibited. Outdoor storage of material is prohibited.
3. Address all outstanding staff and consultant items to ensure compliance with all Village codes prior to any permit issuance.
4. Address any applicable traffic study comments with review of traffic study by IDOT and Village of Lemont.
5. The parking lot and drive aisles must meet UDO standards for pavement surfacing and curbing.
6. Provide a line of sight study to ensure truck lights do not spill over onto adjacent properties.
7. The hours of operation cannot be earlier than 5:00 AM and no later than 7:00 PM Monday through Friday. The hours of operation cannot be earlier than 5:00 AM and no later than 4:00 PM on Saturday.

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

PASSED AND APPROVED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF LEMONT, COUNTIES OF COOK, WILL, AND DuPAGE, ILLINOIS, on this 10th day of February, 2020.

PRESIDENT AND VILLAGE BOARD MEMBERS:

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

JOHN EGOSKE, Village President

Attest:

CHARLENE M. SMOLLEN, Village Clerk

EXHIBIT A

Legal Description and Plat of Survey

LEGAL DESCRIPTION

LOT 1:

PARCEL 1: OUTLOT 1 (EXCEPTING THEREFROM THAT PART OF SAID OUTLOT 1 DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF LOT 5 IN OWNERS SUBDIVISION AFORESAID; THENCE SOUTH 17 FEET ALONG THE WEST LINE OF LOT 5 EXTENDED TO A POINT; THENCE NORTHEASTERLY 100 FEET TO A POINT ON THE EAST LINE OF LOT 5 EXTENDED AND 17 FEET SOUTH OF THE SOUTHEAST CORNER OF LOT 5; THENCE NORTH 17 FEET TO THE SOUTHEAST CORNER OF LOT 5; THENCE SOUTHWESTERLY ALONG SOUTHERLY LINE OF LOT 5, 100 FEET TO THE POINT OF BEGINNING) IN OWNERS SUBDIVISION OF LOT 25 (EXCEPT THE NORTHERLY 60 FEET THEREOF) IN COUNTY CLERK'S DIVISION IN SECTION 30, TOWNSHIP 37 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT THEREOF RECORDED JUNE 21, 1927 AS DOCUMENT 9692085 IN COOK COUNTY, ILLINOIS.

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PLAT OF SURVEY

OF

LOT 1:

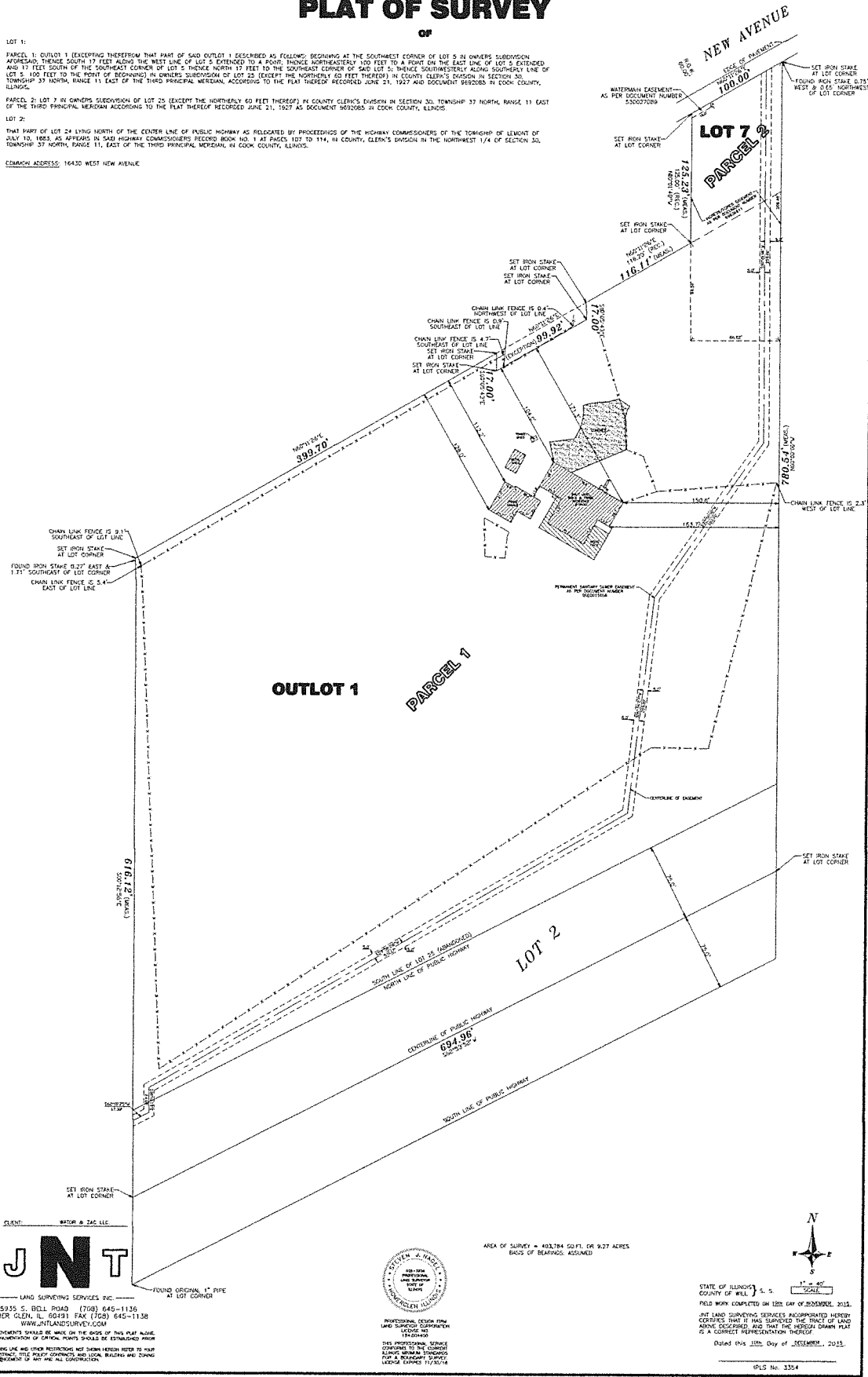
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LOT 2:

THAT PART OF LOT 24 LYING NORTH OF THE CENTER LINE OF PUBLIC HIGHWAY AS RELOCATED BY PROCEEDINGS OF THE HIGHWAY COMMISSIONERS OF THE TOWNSHIP OF LEMONT OF JULY 10, 1985, AS APPEARS IN SAID HIGHWAY COMMISSIONERS RECORD BOOK NO. 1 AT PAGES 107 TO 114, IN COUNTY CLERK'S DIVISION IN THE NORTHWEST 1/4 OF SECTION 30, TOWNSHIP 37 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

COMMON ADDRESS: 16430 WEST NEW AVENUE



CLIENT: WATER & ZAC LLC

JNT

LAND SURVEYING SERVICES, INC.

15935 S. BELL ROAD (708) 645-1136
 HOMER GLEN, IL 60431 FAX (708) 645-1138
 WWW.LANDSURVEYSERVICES.COM

NO IMPROVEMENTS SHALL BE MADE ON THE BASIS OF THIS PLAT UNLESS FIELD VERIFICATION OF CRITICAL POINTS SHALL BE OBTAINED FROM THE BOUNDARY LINE AND OTHER INSTRUMENTS NOT SHOWN HEREON REFER TO THE DEED, CONTRACT, TITLE POLICY CONTRACTS AND LOCAL RECORDS AND DURING PROCEEDINGS OF THE MEETING AND CONSTRUCTION.



AREA OF SURVEY = 403,784 SQ. FT. OR 9.27 ACRES
 BASIS OF BEARINGS ASSUMED



STATE OF ILLINOIS) S.
 COUNTY OF WILL) S.

FIELD WORK COMPLETED ON 10th DAY OF DECEMBER, 2015.

WE, LAND SURVEYING DISTRICTS INCORPORATED HEREBY CERTIFY THAT IT HAS SURVEYED THE FACTS OF LAND ABOVE DESCRIBED AND THAT THE HEREBY DRAWN PLAT IS A CORRECT REPRESENTATION THEREOF.

Dated this 10th Day of DECEMBER, 2015.

IPLS No. 3354

EXHIBIT B

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

1. The Lemont 2030 Comprehensive Plan's future land use map designates the subject site as Industrial (IND).
2. The proposal is consistent with the Comprehensive Plan.
3. The special use meets the applicable standards for a special use found in §17.04.140 with the associated conditions.

TO: Village Board Meeting
FROM: Jamie Tate, Community Development
THROUGH: Jason Berry, AICP, Economic and Community Development Director
SUBJECT: An Ordinance Authorizing The Execution Of An Amended And Reinstated Annexation Agreement For 10.10 Acres Located At 15411 129th Street In Lemont, IL. (Case 06-26 Notting Hill)
DATE: February 10, 2020

SUMMARY/BACKGROUND

The applicant and property owner, ET Mansell Construction (Edward T Mansell) represented by Peter Coules, is requesting a major modification to the approved Preliminary Planned Unit Development (PUD) for Notting Hill Townhome Subdivision located at 15411 W. 129th Street. The townhome subdivision was approved as a Preliminary PUD in 2007 and the PUD approval has been appropriately extended since original approval by the Village Board.

The following ordinances are included in this request:

1) An Ordinance Authorizing the Execution of an Amended and Restated Annexation Agreement for Notting Hill Subdivision located at 15411 129th Street. The amended Annexation Agreement includes the following changes:

- Eliminating the requirement to acquire right-of-way for 129th Street improvements; and
- Eliminating any fees inconsistent with current Village fees; and
- Eliminating any recapture fees that are no longer applicable; and
- Eliminating the requirement to bury electric utility poles along 129th Street based on leaving the poles in place; and
- Eliminating the requirement to realign or improve 129th Street other than install a sidewalk along the northern side of 129th Street from the westernmost property line to the easternmost property line connecting to the existing sidewalk on the north side of 129th Street near Ashbury Court; and
- Eliminating any requirement to connect any off-site driveways to 129th Streets since not developing 129th Street to the east of the opening; and
- Eliminating any and all right-of-way or easement acquisition obligations relative to any portion of 129th Street; and
- Permitting building to present fire code specs if buildings are not sprinkled.

2) An Ordinance Amending the Preliminary PUD for a Major Change for Notting Hill. The following changes and exceptions are included in the PUD Amendment document:

- Reduction in side yard setbacks to allow 10 foot setbacks rather than 15 foot setbacks (allowing a total of 20 feet between buildings); and
- Eliminating the requirement to provide a tree preservation plan as part of final plans and approvals; and
- To allow reduced street pavement width proposed to be 27 feet measured from back of

curb to back of curb rather than 30 feet from back of curb to back of curb (or 24 feet of pavement edge to pavement edge); and

- Increased dry detention depths and slopes; and
- A change in the elevations and architecture for the townhomes.

ANALYSIS

Planning and Zoning Commission (PZC)

A public hearing was held at the December 4, 2019 PZC meeting. The PZC voted in favor 7-0 to approve the Major Modification Amendment to the Notting Hill Preliminary Planned Unit Development and Plat with conditions.

Lemont 2030 Comprehensive Plan.

The Lemont 2030 Plan designates this area as Contemporary Neighborhood (CTP) and the proposed amendments are generally in compliance with the plan.

Consistency with Village Policy

Lemont 2030 Comprehensive Plan

STAFF RECOMMENDATION

Staff recommends approval of the ordinances.

BOARD ACTION REQUESTED

Motion and approval of the attached ordinances.

ATTACHMENTS

[Ordinance Authorizing Execution of AA - Notting Hill wattach.pdf](#)

VILLAGE OF LEMONT

ORDINANCE NO. _____

**AN ORDINANCE AUTHORIZING THE EXECUTION OF AN AMENDED AND
REINSTATED ANNEXATION AGREEMENT FOR 10.10 ACRES LOCATED AT
15411 129th STREET IN LEMONT, IL**

(Notting Hill Subdivision)

**ADOPTED BY THE
PRESIDENT AND BOARD OF TRUSTEES
OF THE VILLAGE OF LEMONT
THIS 10th DAY OF FEBRUARY, 2020**

**Published in pamphlet form by
authority of the President and
Board of Trustees of the Village
of Lemont, Cook, DuPage, and Will
Counties, Illinois, this 10th day of
February, 2020.**

ORDINANCE NO. _____

AN ORDINANCE AUTHORIZING THE EXECUTION OF AN AMENDED AND REINSTATED ANNEXATION AGREEMENT FOR 10.10 ACRES LOCATED AT 15411 129th STREET IN LEMONT, IL

(Notting Hill Subdivision)

WHEREAS, the Village of Lemont desires to enter into an Amended and Restated Annexation Agreement (hereinafter, "Agreement") with First Bank of Manhattan, formerly known as First National Bank of Manhattan, as Trustee Under Trust Agreement Dated December 23, 1992 and known as Trust Number 316 (hereinafter referred to as "OWNER "), for the subject property described and depicted in Exhibit A attached hereto and made a part hereof; and

WHEREAS, OWNER is the owner of the territory subject to said Agreement and are ready, willing and able to enter into said Agreement and to perform the obligations required hereunder; and

WHEREAS, the statutory procedures provided for in the Illinois Municipal Code for the approval and execution of said Agreement have been fully complied with, including but not limited to, the holding of a public hearing on February 10, 2020 before the corporate authorities of the Village of Lemont and the passage of this ordinance by a 2/3 affirmative vote.

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

SECTION ONE: That the President be and is hereby authorized and directed to execute, and the Village Clerk is authorized and directed to attest, to a document known as Amended and Restated Notting Hill Annexation Agreement, a copy of which is attached hereto as Exhibit B and made a part hereof.

SECTION TWO: The Village Clerk is authorized and directed to record a certified copy of the Amended and Restated Notting Hill Annexation Agreement in the office of the Cook County Recorder of Deeds after its execution and the attachment of all appropriate exhibits.

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

PASSED AND APPROVED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF LEMONT, COUNTIES OF COOK, WILL, AND DuPAGE, ILLINOIS, on this 10th day of February, 2020.

PRESIDENT AND VILLAGE BOARD MEMBERS:

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

JOHN EGOSKE, Village President

Attest:

CHARLENE M. SMOLLEN, Village Clerk

Exhibit A
Plat of Survey

PLAT OF SURVEY

OF:

THE WEST HALF OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 32, TOWNSHIP 37 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

AND ALSO:

THE EAST HALF OF THE EAST HALF OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 32, TOWNSHIP 37 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

AND ALSO:

THE WEST HALF OF THE EAST HALF OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 32, TOWNSHIP 37 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

NOTES:

1. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT.
2. THE MAJORITY OF TREES ON THIS SURVEY WERE LOCATED AND DESCRIBED BY THE TAG NUMBER ASSIGNED BY OTHERS IN THE FIELD. THE TAG NUMBER IS SHOWN HEREON.

BENCHMARKS:

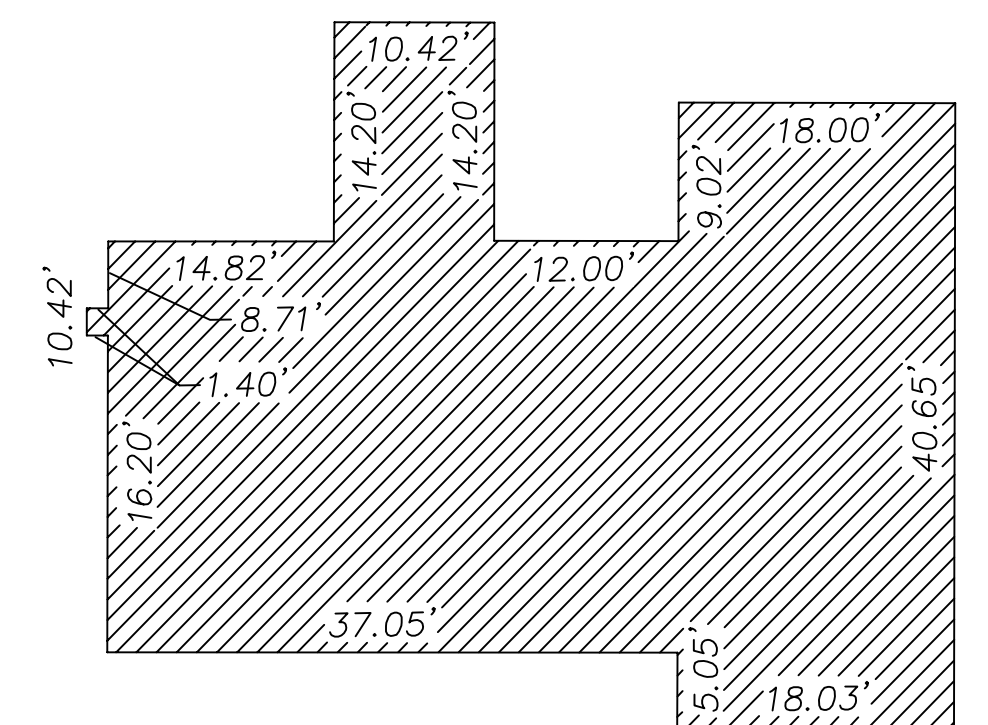
NORTHWEST FLANGE BOLT ON FIRE HYDRANT LOCATED AT THE SOUTHWEST CORNER OF SARA AVENUE AND GLENYS DRIVE.

ELEV. = 739.78

SITE BENCHMARK:

NORTHWEST FLANGE BOLT ON FIRE HYDRANT LOCATED AT THE SOUTHEAST CORNER OF SURVEYED PARCEL.

ELEV. = 740.57



BLDG. FOUNDATION DETAIL
N.T.S.

This Professional Service conforms to the current Illinois Minimum Standards for a Boundary Survey.

State of Illinois) s.s.
County of Cook)

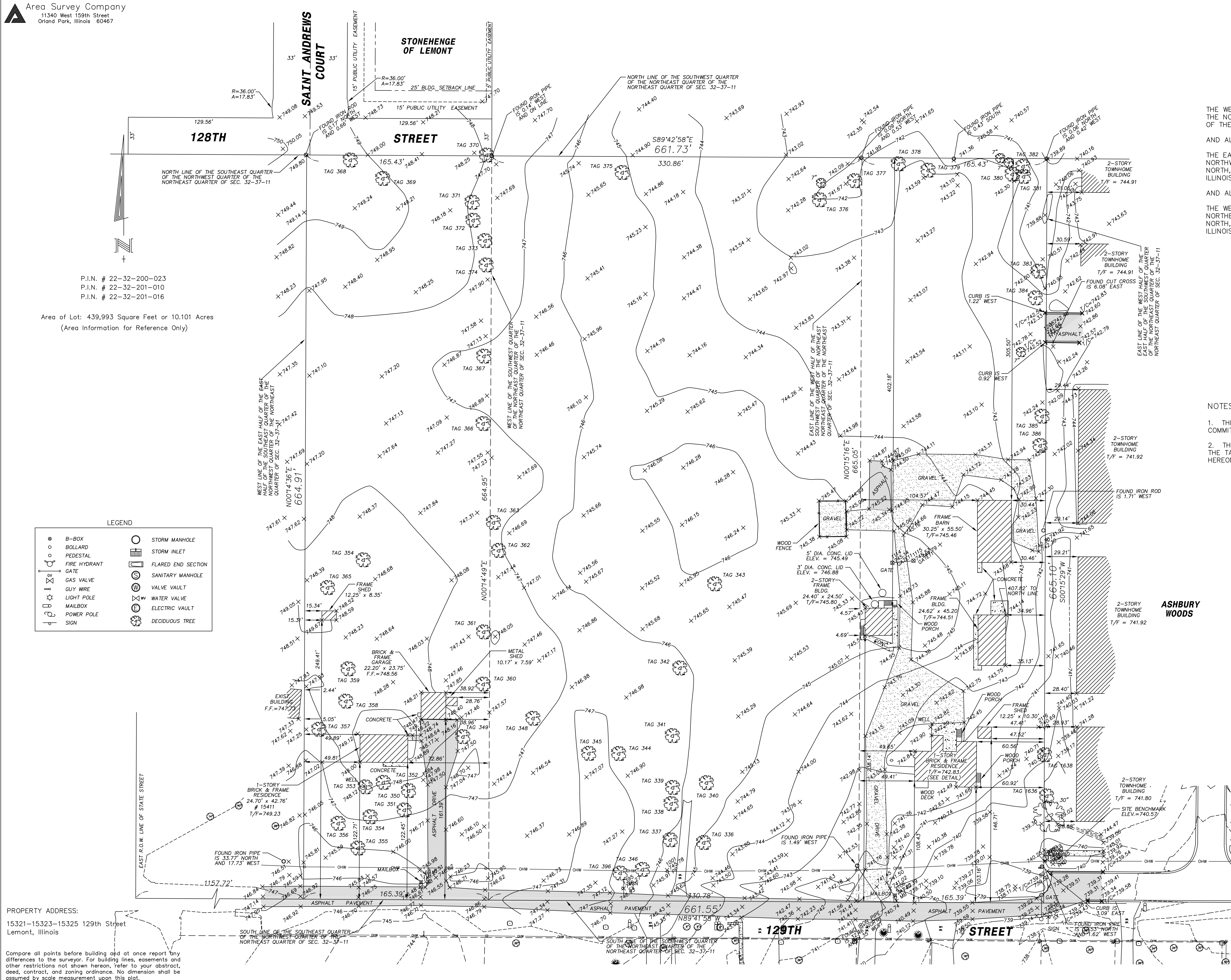
I, Thomas J. Casal, an Illinois Professional Land Surveyor, hereby certify that I have surveyed the above described property and that this Plat is a true and correct representation of said survey. All dimensions are given in feet and decimal parts thereof, corrected to 68 degrees Fahrenheit.

Dated this 9TH day of MARCH, 2006



Copies of this Survey are not valid without the Embossed Seal of the Professional Land Surveyor.

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 2205
(License Expiration Date: November 30, 2006)
Illinois Professional Design Firm No. 184-002818



P.I.N. # 22-32-200-023
P.I.N. # 22-32-201-010
P.I.N. # 22-32-201-016

Area of Lot: 439,993 Square Feet or 10.101 Acres
(Area Information for Reference Only)

LEGEND

- B-BOX
- BOLLARD
- PEDESTAL
- FIRE HYDRANT
- GATE
- GAS VALVE
- GUY WIRE
- LIGHT POLE
- MAILBOX
- POWER POLE
- SIGN
- STORM MANHOLE
- STORM INLET
- FLARED END SECTION
- SANITARY MANHOLE
- VALVE VAULT
- WATER VALVE
- ELECTRIC VAULT
- DECIDUOUS TREE

PROPERTY ADDRESS:
15321-15323-15325 129th Street
Lemont, Illinois

Compare all points before building and at once report any differences to the surveyor. For building lines, easements and other restrictions not shown herein, refer to your abstract, deed, contract, and zoning ordinance. No dimension shall be assumed by scale measurement upon this plat.

Scale: 1" = 40' Order Number: 6193
Ordered by: Ken Baldwin

Legal Description

The Land is described as follows:

PARCEL 1:

THE EAST 1/2 OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 32, TOWNSHIP 37 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE WEST 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 32, TOWNSHIP 37 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 3:

THE WEST 1/2 OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 32, TOWNSHIP 37 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Exhibit B

Annexation Agreement

**AMENDED AND RESTATED
NOTTING HILL ANNEXATION AGREEMENT**

THIS AMENDED AND RESTATED ANNEXATION AGREEMENT (hereinafter, "Agreement"), is made and entered into this ___ day of _____, 2020, by and between the VILLAGE OF LEMONT, a municipal corporation within the Counties of Cook, DuPage and Will, in the State of Illinois (hereinafter referred to as "VILLAGE") and FIRST BANK OF MANHATTAN, FORMERLY KNOWN AS FIRST NATIONAL BANK OF MANHATTAN, AS TRUSTEE UNDER TRUST AGREEMENT DATED DECEMBER 23, 1992 AND KNOWN AS TRUST NUMBER 316 (hereinafter referred to as "OWNER "); the VILLAGE and OWNER are hereinafter sometimes referred to individually as a "Party" and collectively as the "Parties"; and,

WHEREAS, OWNER is the owner of record of the real estate (hereinafter referred to as the "TERRITORY", the legal description of which is attached hereto as **Exhibit A** and depicted on **Exhibit B** by this reference made a part hereof; and,

WHEREAS, OWNER filed a Petition for Annexation of the TERRITORY to the VILLAGE (hereinafter, the "Petition") that requested annexation of the TERRITORY subject to execution of an annexation agreement acceptable to the OWNER and the VILLAGE; and,

WHEREAS, the TERRITORY has been annexed to the Village; and,

WHEREAS, the TERRITORY constitutes an area that is contiguous to and has been annexed by the VILLAGE, as provided under the Illinois Municipal Code, 65 ILCS 5/7-1-1, et seq.; and,

WHEREAS, the OWNER and VILLAGE agree that they will be bound by the terms of this Agreement; and,

WHEREAS, the VILLAGE has extended its zoning, building, health and other municipal regulations and ordinances over the TERRITORY, thereby protecting the VILLAGE from possible undesirable or inharmonious use and development of unincorporated areas surrounding the VILLAGE; and,

WHEREAS, the boundaries of the VILLAGE resulting from annexation of the TERRITORY shall extend to the far side of every highway adjacent to the TERRITORY and shall include all of every adjacent highway not already annexed; and,

WHEREAS, the Parties desire, pursuant to Chapter 65, Article 5, Section 11-15.1 of the Illinois Municipal Code, to enter into the Amended and Restated Annexation Agreement with respect to the Annexation of the TERRITORY and various other matters; and,

WHEREAS, pursuant to said provisions of the Municipal Code, the corporate authorities of the VILLAGE duly fixed a time for and held a hearing upon a proposed

Amended and Restated Annexation Agreement, in substance and form substantially the same as this Agreement, and gave notice of said hearing; and,

WHEREAS, the corporate authorities of the VILLAGE considered the Amended and Restated Annexation Agreement with regard to the TERRITORY described in the Petition and determined that the best interest of the VILLAGE will be met if the TERRITORY is developed in accordance with the provisions of this Agreement.

NOW, THEREFORE, in consideration of the foregoing recitals and of the covenants, and agreements herein contained, the Parties agree as follows:

I

ANNEXATION

1. Subject to the provisions of Chapter 65, Article 5 Section 7 of the Illinois Municipal Code, the Parties hereto respectively agree to do all things necessary or appropriate to cause the TERRITORY to be validly annexed to the VILLAGE as promptly as possible after execution of this Agreement.

2. The Plat of Annexation for the TERRITORY is attached hereto as **Exhibit B**. Said Plat extended the boundaries of the VILLAGE as shown on the Plat and includes all of every highway within the TERRITORY so annexed. Upon adoption of an ordinance annexing the TERRITORY to the VILLAGE, the Village Clerk shall cause a copy of said ordinance and said Plat to be duly recorded with the Cook County Recorder, and duly filed with the Cook County Clerk. The Village Clerk shall also send notice of annexation of the TERRITORY to the Cook County Elections Department and the U.S. Post Office branch serving the TERRITORY by certified or registered mail.

II

ZONING AND LAND USE RESTRICTIONS

1. Zoning Classification. The parcel shown on the plat of annexation attached as **Exhibit B** is classified under the existing VILLAGE zoning ordinance, as amended, as R-5 PUD, Single-family Attached with a special use for a Planned Unit Development. Prior to the date of this Agreement, such public hearings necessary to enable the VILLAGE lawfully to grant said zoning classification as to the TERRITORY were conducted upon proper notice, and no further action need be taken by the OWNER to cause the TERRITORY to be classified as R-5 PUD, Single-family Detached with a special use for a Planned Unit Development once the TERRITORY is annexed to the VILLAGE.

2. Variations. The ordinance granting such zoning classification shall also grant the following variations from Village ordinances:

- a. Lemont Zoning Ordinance, §VII.F.7.b.(3) (Permitted Accessory Buildings, Structures, And Uses In Required Yards), to allow decks to encroach ten feet into the required rear yard setback.
- b. Standard Specifications for Design and Construction of Public Improvements and Private Site Improvements, §7.02.9, to increase the maximum high water from a maximum of four feet to seven feet and detention inside slopes to 4:1 ratio.
- c. Standard Specifications for Design and Construction of Public Improvements and Private Site Improvements, §7.02.11, to allow seeding of the detention area with a prairie plant seed mix instead of sod, if the OWNER so elects.
- d. Standard Specifications for Design and Construction of Public Improvements and Private Site Improvements, §2.01.B, to reduce the street right of way from 66 feet to 60 feet for 128th Street and Mansell Street to 27' from back of curb to back of curb to allow for a minimum twenty-four foot (24') pavement width.
- e. Unified Development Ordinance, Section 17.07.010, to reduce the side yard setbacks from fifteen feet (15') to ten feet (10').
- f. Eliminating any fire sprinkler system requirement and elimination of the hammerhead turnaround required by the fire department if units are not sprinklered.
- g. Unified Development Ordinance, Section 17.07.050, to eliminate the 15% open space requirement.
- h. A sidewalk along 129th Street shall be required to be installed by Owner.
- i. Unified Development Ordinance, Section 17.26.100 to reduce the driveway pavement depth from 6" to 4" of pavement.

3. Final Engineering and Exhibits. The TERRITORY shall be developed substantially in accordance with the:

- a. Preliminary Plat of Subdivision, prepared by DesignTek Engineering, Inc., with a date of January 23, 2020, incorporated herein as **Exhibit C**.
- b. Preliminary Engineering Plans, prepared by DesignTek Engineering, Inc., with a date of January 23, 2020, incorporated herein as **Exhibit D**, with any future revisions as required by the Village Engineer. Owner shall only be required to install the Public Improvements shown on the Preliminary Engineering Plan and no others, except for sidewalk listed in Section II(2)(h).
- c. Landscape Plan will be required to be submitted with Final PUD Submittal.
- d. Building Elevations and Floor Plans incorporated herein as **Exhibit E**.

4. Building Permits. Within 30 days after receipt of an application by OWNER for a building permit for construction of any buildings, or other improvements on the TERRITORY, the VILLAGE shall either issue a permit authorizing such construction, issue a permit authorizing such construction subject to satisfaction of specified conditions consistent with the terms of this Agreement, or issue a letter of denial of such permit specifying the basis of said denial by reference to the provisions of the VILLAGE's Building Code applied in accordance with this Agreement, which the subject construction would allegedly violate. If the VILLAGE conditionally approves such a permit, the VILLAGE shall issue the permit unconditionally within five (5) working days after satisfaction by the OWNER of the specified conditions.

5. Stop Orders. Any stop order issued by the VILLAGE directing work stoppage on any building or other improvement on the TERRITORY shall specify the section of the VILLAGE's Building Code allegedly violated by the OWNER and shall give the OWNER 30 days in which to cure or diligently commence cure of such violation. Upon correction of any such violation, work on any improvement subject to a stop order may recommence.

6. Ordinance Amendments. It is understood and agreed, except as otherwise provided for herein, the Zoning Ordinance, Subdivision Regulations, Building Code and all other ordinances including all fees and charges of the VILLAGE, shall not be frozen during the term of this Agreement, and such ordinances, as the same may from time to time be amended and enforced throughout the VILLAGE, shall apply to the TERRITORY. Notwithstanding the foregoing, it is expressly understood and agreed by the Parties that during the term of this Agreement, no use permitted under the R-5, Single-family Attached zoning regulations at the time of the execution of the Agreement shall be denied to the OWNER and its successors or assigns, unless the zoning classification of the TERRITORY is amended by the petition of the OWNER or its successors or assigns, or unless the VILLAGE shall comprehensively amend its Zoning Ordinance. In the case of a comprehensive amendment to the VILLAGE'S Zoning Ordinance, the TERRITORY shall be designated the zoning district most comparable to the R-5, Single-family Attached. The current requirements of the Village as to lot dimensions, lot area, yard, setback, and other dimension restrictions, if any, shall continue to be applicable to the territory.

III

CONDITIONS TO FINAL PLAT OF SUBDIVISION

In relation to the Final Plat approval, the OWNER shall:

1. Post surety with the Village of Lemont in an amount necessary for construction of the improvements to the north side of 129th Street (129th Street Improvements), less the amount of the improvements required to make the connection to St. Andrews Court, as part of the subdivision bond for public improvements. If no 129th Street Improvements are made before the public improvements are accepted by the Village and the twenty-four month warranty period expires, the surety will lapse and no further surety shall be

required of any Owner, except for the sidewalk listed in Section II(2)(h)

2. Not be required to submit a tree preservation plan.
3. The Landscape Plan shall be subject to review by the Village consultant arborist. The OWNER shall be required to get final approval of the Landscape Plan prior to Final Plat approval.
4. The Engineering Plan shall be subject to review by the Village Engineer. The OWNER shall be required to get final engineering approval prior to Final Plat approval.
5. A Plat of Annexation shall be recorded.
6. All Impact Fees shall be paid pursuant to the attached **Exhibit F**.
7. Covenants shall be provided to the Community Development Department for review.

I V

REQUIRED IMPROVEMENTS

1. Water Supply. OWNER shall construct and install at its expense all necessary on-site water mains to service the TERRITORY. All water mains shall be constructed and installed in accordance with the Subdivision Regulations of the Village, the UDO of the Village, and the final engineering plans approved by the VILLAGE. The VILLAGE agrees to permit connection of the aforementioned water mains to the water facilities of the VILLAGE and to furnish water service to houses constructed in the TERRITORY on the same basis as water service is furnished to other parts of the VILLAGE.

2. Sanitary and Storm Sewers. OWNER shall construct and install at its expense all necessary sanitary sewers and storm sewers to service the TERRITORY in accordance with the Subdivision Regulations of the Village, the UDO of the Village, and the final engineering plans approved by the VILLAGE. The VILLAGE agrees to permit connection of the aforementioned sanitary sewers to the sanitary sewer facilities of the VILLAGE and to furnish sewer service to houses constructed in the TERRITORY on the same basis as sewer service is furnished to other parts of the VILLAGE. OWNER agrees that no surface water is to be discharged into the sanitary sewerage collection system and will make adequate provisions that this will not occur. Tap-on fees required by the Village shall not be waived.

3. Recapture Fee. OWNER acknowledges the existence of a sewer and water recapture ordinance (Ordinance O-80-98) for parcel 22-32-201-016. The VILLAGE represents that no recapture fee shall be required by the OWNER under said recapture ordinance or any other ordinance of the VILLAGE.

4. Detention Area. The OWNER agrees to construct detention basins in accordance with VILLAGE standards (except as provided herein and on the approved engineering plans), including the requirement to sod any dry detention basin, which is to be conveyed and owned by a Homeowners Association to be created by the OWNER. OWNER shall provide Title Insurance in the amount of the current market value, pay all real estate taxes, and provide a sufficient credit to pay the taxes on the detention areas until the detention area has been conveyed and accepted by the Homeowners Association.

4 Dormant Special Service Area. The Homeowners Association, shall at all times maintain the detention areas, common areas, and any other areas under the control of the Homeowners Association in a neat and orderly manner in accordance with the applicable ordinances, resolutions, codes, rules, regulations, guidelines, and procedures adopted by the VILLAGE OF LEMONT from time to time. The OWNERS, their successors and assigns, including Homeowners Association, shall not object to, and shall agree to fully cooperate with the VILLAGE in establishing and utilizing a Special Service Area ("SSA") for any of the TERRITORY as to a back-up mechanism for the care and maintenance of any and all common areas of the subdivision and/or OWNER shall develop through a Declaration of Covenants on the TERRITORY, a Homeowners Association. In addition, the SSA must be established (albeit initially dormant) to the satisfaction of the VILLAGE prior to the approval of any building permit for any portion of the TERRITORY. The Homeowners Association shall have the primary responsibility providing for the regular care, common maintenance, common renewal and replacement of all common areas so as to keep the same in clean, sightly and first class condition as determined by the VILLAGE. In the event the VILLAGE utilizes the SSA to conduct the common area maintenance, the VILLAGE shall also be entitled to the reimbursement of any and all costs associated in administering the SSA including but not limited to, any applicable administrative costs, interest, expenses, and attorney's fees. Notwithstanding the foregoing, the special tax roll shall not be levied hereunder, and the SSA shall be "dormant", and shall take effect if the VILLAGE finds that the Homeowners Association has failed to conduct any and all of the common area maintenance, as determined by the VILLAGE.

V

DEDICATION AND CONSTRUCTION OF STREETS, SIDEWALKS, MISCELLANEOUS

1. Streets. OWNER shall construct at its expense all public streets as shown on the Preliminary Engineering Plan.

Also, OWNER shall be required to keep all public streets adjoining the TERRITORY free from mud and debris generated by any new construction activity on the TERRITORY. Such streets must be cleaned at least once a week, and more often if required by VILLAGE in its sole judgment. For each day that the streets are not cleaned as required hereunder during construction, OWNER shall be subject to a fine as provided in the Subdivision Regulations. If

any such fine is not promptly paid, the VILLAGE shall have the right to stop any and all further construction until paid.

2. Construction Hours. The Owner shall be responsible for strict observation of the construction hours regulations of the VILLAGE on behalf of all persons and companies engaged in construction activity by Owner within the TERRITORY related to the installation of public improvement. It is agreed that the VILLAGE shall issue stop-work orders, tickets and fines as reasonably necessary to enforce its construction hour's regulations. The penalty for construction hours violations shall be imposed against only the lot where the violation is found to have occurred.

3. Maintenance. The OWNER shall be responsible for maintenance of the streets, including any damage incidental to the construction of dwellings in the subdivision by other contractors, their subcontractors or suppliers, until acceptance by VILLAGE.

4. Design and Standards. The design and construction standards for the network of planned streets within the TERRITORY shall be in accordance with final engineering plans as approved by the VILLAGE.

5. Streetlights. OWNER shall be required to install streetlights in accordance with the Subdivision Regulations of the VILLAGE and final engineering plans approved by the VILLAGE.

6. Sidewalks and Street Trees. OWNER shall be required to construct sidewalks as shown on the Preliminary Plat in accordance with the term of this Agreement, the Subdivision Regulations of the VILLAGE and final engineering plans approved by the VILLAGE. The cost of any sidewalks and street trees to be installed on public ROW shall be included in the required letters of credit for each phase of the development of the TERRITORY, with the amounts to be computed on the same basis as the amounts to be included in the letter of credit for all other public improvements for the TERRITORY. Nothing contained herein shall prohibit assigning, delegating or transferring the responsibility for planting such trees and installing sidewalk on individual lots by contract or declaration to home building contractors applying to the VILLAGE for building construction permits. However, the OWNER shall at all times remain primarily liable to the VILLAGE for such installation and, in any event, responsibility for the installation of street trees and sidewalk shall not be assigned or transferred by the OWNER to the homeowner (end user). Sidewalks and street trees shall be installed by the OWNER on any lots remaining vacant within three years of recording of the Final Plat of Subdivision for each individual phase. A Parkway Tree Plan and data sheet shall be included in the Final Landscaping Plan, which shall be submitted to the Community Development Department and consulting Village Arborist for review prior to final plat approval. This plan shall specify the number of street trees and the type of street trees assigned to each lot.

OWNER DONATIONS AND IMPACT FEES

1. OWNER Donations and Impact Fees. OWNER shall pay cash contributions in accordance with the ordinances of the Village. If a final development plan or Plat of Subdivision is filed within one (1) year of the effective date of this Agreement, the required contributions shall be as listed on attached **Exhibit F**.

The VILLAGE shall not impose any donation, contribution, recapture or impact fee requirement on OWNER or its successors and assigns for development of the TERRITORY other than those specified in this Agreement.

VII

EASEMENTS AND UTILITIES

The OWNER agrees that the final plat of subdivision for the TERRITORY will grant to the VILLAGE all necessary easements for the extension, maintenance, replacement and repair of sanitary sewer, storm sewer, water, street, or other utilities, including cable television, or for other improvements, subject to the provisions of the Subdivision Control Ordinance, which may serve the TERRITORY.

All such easements to be granted shall name the VILLAGE and/or other appropriate entities designated by the VILLAGE as grantee thereunder. OWNER shall have no obligation to obtain any off-site easements.

All electricity, telephone, cable television and gas lines within the subdivision shall be installed underground, the location of which underground utilities shall be at the OWNER'S option, upon approval of the respective utility companies. No current utilities, including the poles currently located along 129th Street, will be relocated underground.

VIII

DEVELOPMENT CODES AND ORDINANCES AND GENERAL MATTERS

1. Existing Ordinances. Except as otherwise provided in this Agreement or depicted on the plans attached hereto, the development of the TERRITORY shall be in accordance with the existing building, zoning, subdivision, storm water retention and other developmental codes and ordinances of the VILLAGE as they exist on the date of this Agreement. All fees, etc. set forth under the various ordinances of the VILLAGE shall be paid by the OWNER at the rate set forth in this Agreement and shall not be increased.

2. Occupancy Permits. No occupancy permit shall be issued for any building prior to the completion of the required public improvements, including street signs, provided,

however, the construction and installation of the public improvements to be done by OWNER may be commenced at any time after OWNER has delivered to VILLAGE an irrevocable letter of credit in a form satisfactory to, and from a bank or other financial institution approved by, the VILLAGE in the amount of 110% of the OWNER's Engineer's estimate of the cost of construction and installation of all such public improvements as approved by the Village Engineer, including all required lighting, landscaping, street trees, sewer and water lines and storm water management facilities, except to the extent such facilities are to remain private, and after approval of a site development permit by the VILLAGE. At no time shall the Letter of Credit funds be utilized by the OWNER for the future payment of contractors, materials salaries and wages and the like. The Village Engineer shall promptly, recommend the amount of said letter of credit to be reduced, from time to time, as major public improvements are completed, upon approval of the Village Board.

3. As-Built Engineering Plans. OWNER, at OWNER'S own cost, agrees to provide the VILLAGE "as built", engineering plans and specifications upon substantial completion of the public improvements or at the request of the Village Engineer, but in no event later than the time required by Ordinance No. 456, as amended.

4. Acceptance of Public Improvements. It is agreed that all of the public improvements contemplated herein shall upon acceptance thereof by the VILLAGE, become the property of VILLAGE and be integrated with the municipal facilities now in existence or hereinafter constructed and VILLAGE thereafter agrees to maintain said public improvements. Acceptance of said public improvements shall be by resolution of the President and Board of trustees only after the Village Engineer or Village Engineer Consultant has issued his Certificate of Inspection affirming the improvements have been constructed in accordance with approved Engineering Plans and Specifications. OWNER agrees to convey by appropriate instrument and VILLAGE agrees to promptly accept, subject to terms hereof, the public improvements constructed in accordance with the approved engineering plans and specifications.

5. Debris Removal. OWNER agrees not to let debris or excessive construction waste accumulate on the TERRITORY. OWNER shall, within ten (10) days of notification of a violation by the VILLAGE, remove all debris from the locations as specified by the VILLAGE. If debris is not removed within this time period, the VILLAGE shall have the right to draw upon the Letter of Credit provided for in this Agreement to remove any such debris on the TERRITORY. The VILLAGE will not draw upon the Letter of Credit if OWNER removes the debris as directed by the VILLAGE within the ten (10) day notice period.

IX

APPROVAL OF PLANS

VILLAGE agrees to expeditiously take action to approve all plats, plans and engineering submitted to VILLAGE by OWNER in conformance with the plans attached

hereto. If the VILLAGE determines that any such submission is not in substantial accordance with this Agreement and plans attached hereto, the VILLAGE shall promptly notify OWNER in writing of the specific objection to any such submission so that OWNER can make any required corrections or revisions.

X

NOTICE OF VIOLATIONS

The VILLAGE will not issue stop orders directing work stoppage on building or parts of the project without giving notice of the Section of the Code allegedly violated by OWNER, so the OWNER may forthwith proceed to correct such violations as may exist. Moreover, the OWNER shall have an opportunity to correct possible violations. This paragraph shall not restrain the Building Official from issuing a stop work order in any case where he considers a continuation of the work to constitute a threat to the health or safety of the public or personnel on or near the site. VILLAGE shall provide OWNER notice as required by Statute of any matter, such as public hearing, proposed building code changes and policy changes or other matters that may affect the TERRITORY or development of it under this Agreement.

XI

MAINTENANCE BOND

At the time or times of acceptance by VILLAGE of the installation of any part, component or of any public improvement in accordance with this Agreement, OWNER shall deposit with the VILLAGE, a maintenance bond in the amount of five percent (5%) of the cost of the installation of the public improvement accepted by VILLAGE. This bond shall be deposited with the VILLAGE and shall be held by the VILLAGE for a period of 24 months after completion and acceptance of all improvements, said period starting at the first Letter of Credit reduction after inspection of the infrastructure. In the event of a defect in material and/or workmanship within said period, then said Bond shall not be returned until correction of said defect and acceptance by VILLAGE of such correction.

XII

DAMAGE TO PUBLIC IMPROVEMENTS

The OWNER shall replace and repair any damage to public improvements installed within, under, or upon the TERRITORY resulting from construction activities by OWNER, its successors and assigns, and their employees, agents, contractors, or subcontractors during the term of this Agreement. OWNER shall have no obligation hereunder with respect to damage resulting from ordinary usage, wear and tear.

XIII

BINDING EFFECT AND TERM AND COVENANTS RUNNING WITH THE LAND

1. Term. This Agreement shall be binding upon and insure to the benefit of the Parties, successor owners of record, and assignees and lessees of the TERRITORY, and upon any successor corporate authorities and employees of the VILLAGE and successor municipalities, for a period of 20 years from the date of the original Annexation Agreement adopted by the President and Board of Trustees of the Village of Lemont on April 23, 2007. The term of this Agreement may be extended by agreement of the Parties unless otherwise prohibited by law.

2. Binding Effect. The terms and conditions of this Agreement relative to the payment of monies and contributions to the VILLAGE, dedication of public improvements, granting of easements to the VILLAGE, dedication of rights-of-way to the VILLAGE and the developmental standards established herein shall constitute covenants which shall run with the land of the TERRITORY.

3. Enforcement. It is further agreed that any party to this Agreement, either in law or in equity, by suit, action, mandamus, or other proceeding, may enforce or compel the performance of this Agreement, or have such other relief for the breach thereof as may be authorized by law or that by law or in equity is available to them.

XIV

NOTICES

Unless otherwise notified in writing, all notices, requests and demands shall be in writing and shall be personally delivered to or mailed by United States Certified Mail, postage prepaid and return receipt requested as follows:

To VILLAGE:

1. Village President
418 Main Street
Lemont, IL 60439
2. Village Clerk
418 Main Street
Lemont, IL 60439

To OWNER:

E.T. Mansell Construction Co. Inc.
160 East Wend Street
Lemont, IL 60439

Peter Coules, Jr.
Donatelli and Coules, Ltd.
15 Salt Creek Lane, Suite 312
Hinsdale, IL 60521

Or such other addresses that any Party hereto may designate in writing to the other Party

pursuant to the provisions of this Section.

XV

CERTIFICATES OF OCCUPANCY

1. Within five (5) business days after request by OWNER for a final inspection of a building within the TERRITORY, the VILLAGE shall issue a final certificate of occupancy for such building or issue a letter of denial of a certificate of occupancy identifying the correction necessary as a condition of a certificate of occupancy and specifying the section of the Building Code relied on by the VILLAGE in its request for correction.

2. The VILLAGE, in accordance with the requirements and customary practice of the VILLAGE Building Department, will grant provisional permits for structures between November 1st and June 1 if weather prevents the OWNER from completing grading, landscaping and exterior concrete or asphalt work for any such structure (it being understood that if other work remains to be done, no occupancy permit, provisional or otherwise, will be issued). As a condition of the issuance of any such provisional occupancy permit, the OWNER shall provide the VILLAGE with a timetable (acceptable to the VILLAGE) for completion of the outstanding work, which timetable shall be deemed a part of the occupancy permit.

XVI

WARRANTIES AND REPRESENTATIONS

The OWNER represents and warrants to the VILLAGE as follows:

1. That identified on page 1 hereof is the OWNER as legal title holder.
2. That the OWNER proposes to develop the TERRITORY in the manner contemplated under this Agreement.
3. That other than OWNER, no entity or person has any interest in the TERRITORY or its development as herein proposed.
4. That OWNER has provided the legal description of the TERRITORY set forth in this Agreement and the attached Exhibits and that said legal description is accurate and correct.

XVII

CONTINUITY OF OBLIGATIONS

Notwithstanding any provisions of this Agreement to the contrary, including but

not limited to the sale and/or conveyance of all or any part of the TERRITORY by OWNER, OWNER shall at all times during the term of this Agreement remain liable to VILLAGE for the faithful performance of all obligations imposed upon them by this Agreement until such obligations have been fully performed or until VILLAGE, at its sole option, has otherwise released OWNER and from any all of such obligations.

Notwithstanding the foregoing, this Agreement shall be assignable by the OWNER provided, however, that OWNER shall notify the Village Clerk, in writing, within five (5) business days thereof, of any transfer of any interest in the TERRITORY for construction and/or development, of the name or names of the transferees, and the portion or portions of the subject property transferred; and further provided, that the assignee shall expressly assume liability for all duties and obligations imposed by this Agreement, and evidence of such assignment and assumptions shall be provided to the Village Clerk, and the VILLAGE shall consent to such assignment and assumption, which consent shall not be unreasonably withheld and which shall include the VILLAGE'S acceptance of replacement security. Individual lot sales to homeowners are excluded from this notice requirement.

XVIII

MODEL UNITS; SALES TRAILER

1. Model Homes. The OWNER may construct model buildings in accordance with the terms and conditions of this paragraph. The location of the model home building shall be determined as part of the Final Plat of Subdivision approval process.

2. The VILLAGE agrees, subject to normal building permit compliance, to issue a building permit and a conditional occupancy permit so that model home buildings may be constructed and occupied by OWNER as a model home and as a sales and construction office before the completion of all public improvements and upon installation by OWNER and approval by the Village Engineer and the Lemont Fire Protection District of a temporary gravel access roadway. Provided, further, however, that sanitary sewer and water lines must be completed and approved by the VILLAGE before the model unit may use these systems. OWNER may use bottled water and portable washrooms in connection with the model units prior to the completion of the sanitary sewer and water lines as aforesaid. Any portable washrooms shall be removed by OWNER within 10 days following the completion and approval for use of the sanitary sewer and water lines for said model building.

3. The residential occupancy of a model building shall not be allowed without compliance with all regular occupancy procedures required by the VILLAGE, including issuance of a residential occupancy permit based upon the requisite inspections verifying compliance with Village Codes.

4. Upon approval of this Agreement by the VILLAGE, OWNER may locate one temporary sales trailer and construction trailer on the TERRITORY following review by Village

staff of the location, landscaping, lighting and improvement of a parking area. The trailers shall be removed no later than the completion of construction of the development.

XIX

NO WAIVER OR RELINQUISHMENT OF RIGHT TO ENFORCE AGREEMENT

Failure of any Party to this Agreement to insist upon the strict and prompt performance of the terms covenants, agreements, and conditions herein contained, or any of them, upon any other party imposed, shall not constitute or be construed as a waiver or relinquishment of any party's right thereafter to enforce any such term, covenant, agreement or condition, but the same shall continue in full force and effect.

XX

VILLAGE APPROVAL OR DIRECTION

Where VILLAGE approval or direction is required by this Agreement, such approval or direction means the approval or direction of the Corporate Authorities of the VILLAGE unless otherwise expressly provided or required by law, and any such approval may be required to be given only after and if all requirements for granting such approval have been met unless such requirements are inconsistent with this Agreement.

XXI

SINGULAR AND PLURAL

Wherever appropriate in this Agreement, the singular shall include the plural, and the plural shall include the singular.

XXII

SECTION HEADINGS AND SUBHEADINGS

All section headings or other headings in this Agreement are for general aid of the reader and shall not limit the plain meaning or application of any of the provisions thereunder whether covered or relevant to such heading or not.

XXIII

RECORDING

A copy of this Agreement and any amendments hereto shall be recorded by the VILLAGE at the expense of the OWNER within 30 days after the execution thereof.

XXIV

AUTHORIZATION TO EXECUTE

The President and Clerk of the VILLAGE hereby warrant that they have been lawfully authorized by the VILLAGE Board of the VILLAGE to execute this Agreement. The OWNER and VILLAGE shall, upon request, deliver to each other at the respective time such entities cause their authorized agents to affix their signatures hereto copies of all bylaws, resolutions, ordinances, partnership agreements, letters of direction or other documents required to legally evidence the authority to so execute this Agreement on behalf of the respective parties.

XXV

AMENDMENT

This Agreement sets forth all the promises, inducements, agreements, conditions and understandings between the parties hereto relative to the subject matter thereof, and there are no promises, agreements, conditions or understandings, either oral or written, express or implied, between them, other than are herein set forth. Except as herein otherwise provided, no subsequent alteration, amendment, change or addition to this Agreement shall be binding upon the Parties hereto unless authorized in accordance with law and reduced in writing and signed by them.

XXVI

COUNTERPARTS

This Agreement may be executed in two or more counterparts or duplicate originals, each of which taken together, shall constitute one and the same instrument.

XXVII

CURING DEFAULT

It is understood by the Parties hereto that time is of the essence of this Agreement. The Parties to this Agreement reserve a right to cure any default hereunder within fifteen (15) days

from written notice of such default.

XXVIII

CONFLICT BETWEEN THE TEXT AND EXHIBITS

In the event of a conflict in the provisions of the text of this Agreement and the Exhibits attached hereto, the text of the Agreement shall control and govern.

XXIX

SEVERABILITY

If any provision of this Agreement is held invalid by a court of competent jurisdiction or in the event such court shall determine that the VILLAGE does not have the power to perform any such provisions, such provision shall be deemed to be excised here from and the invalidity thereof shall not affect any of the other provisions contained herein, and such judgment or decree shall relieve VILLAGE from performance under such invalidity thereof shall not affect any of the other provisions contained herein, and such judgment or decree shall relieve VILLAGE from performance under such invalid provision of this Agreement.

XXX

DEFINITION OF VILLAGE

When the term VILLAGE is used herein it shall be construed as referring to the Corporate Authorities of the VILLAGE unless the context clearly indicates otherwise.

XXXI

REIMBURSEMENT OF COSTS

The OWNER agrees to reimburse the VILLAGE for reasonable attorney's fees, planning consultants and engineering costs incurred by the VILLAGE in connection with the annexation of the TERRITORY, or in the enforcement of any of the terms of the Annexation Agreement. Such payment shall be made promptly upon receipt of a request from the VILLAGE of such reimbursement, with copies of the bills attached. In the event of a challenge or objection to contiguity, the OWNER waives any claim against the VILLAGE for any damages or injury and will indemnify the VILLAGE for any costs or attorney's fees.

XXXII

EXECUTION OF AGREEMENT

This Agreement shall be signed last by the VILLAGE and the President of the VILLAGE shall affix the date on which he signs this Agreement on page 1 hereof which date shall be the effective date of this Agreement.

IN WITNESS WHEREOF, the Parties have caused this Agreement to be executed on the day and year first above written.

VILLAGE OF LEMONT
an Illinois Municipal Corporation

By: _____
Village President

ATTEST:

By: _____
Village Clerk

OWNER:

By: _____

Notary Certificates

STATE OF ILLINOIS)

) SS.
COUNTY OF COOK)

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY that _____ personally known to me to be the President of the Village of Lemont, and _____, personally known to me to be the Village Clerk of said municipal corporation, and personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that as such President and Village Clerk, they signed and delivered the said instrument and caused the corporate seal of said municipal corporation to be affixed thereto, pursuant to authority given by the Board of Trustees of said municipal corporation, as their free and voluntary act, and as the free and voluntary act and deed of said municipal corporation, for the uses and purposes therein set forth.

GIVEN under my hand and official seal, this ____ day of _____ 2020.

Notary Public

My commission expires _____, 20 ____.

STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY that _____ appeared before me this day in person and acknowledged that he signed and delivered the said instrument as his own free and voluntary act for the uses and purposes therein set forth.

GIVEN under my hand and official seal, this ____ day of _____ 2020.

Notary Public

My commission expires _____, 20 ____.

EXHIBIT A
LEGAL DESCRIPTION

THE WEST HALF OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 32, TOWNSHIP 37 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS. PIN: 22-32-201-010

And also:

THE EAST HALF OF THE EAST HALF OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 32, TOWNSHIP 37 NORTH RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS. PIN: 22-32-200-023

And also:

THE WEST HALF OF THE EAST HALF OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 32, TOWNSHIP 37 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS. PIN: 22-32-201-016

EXHIBIT B
PLAT OF ANNEXATION

PLAT OF ANNEXATION

LEGALLY KNOWN AS

PARCEL 1:
THE EAST 1/2 OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 32, TOWNSHIP 37 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

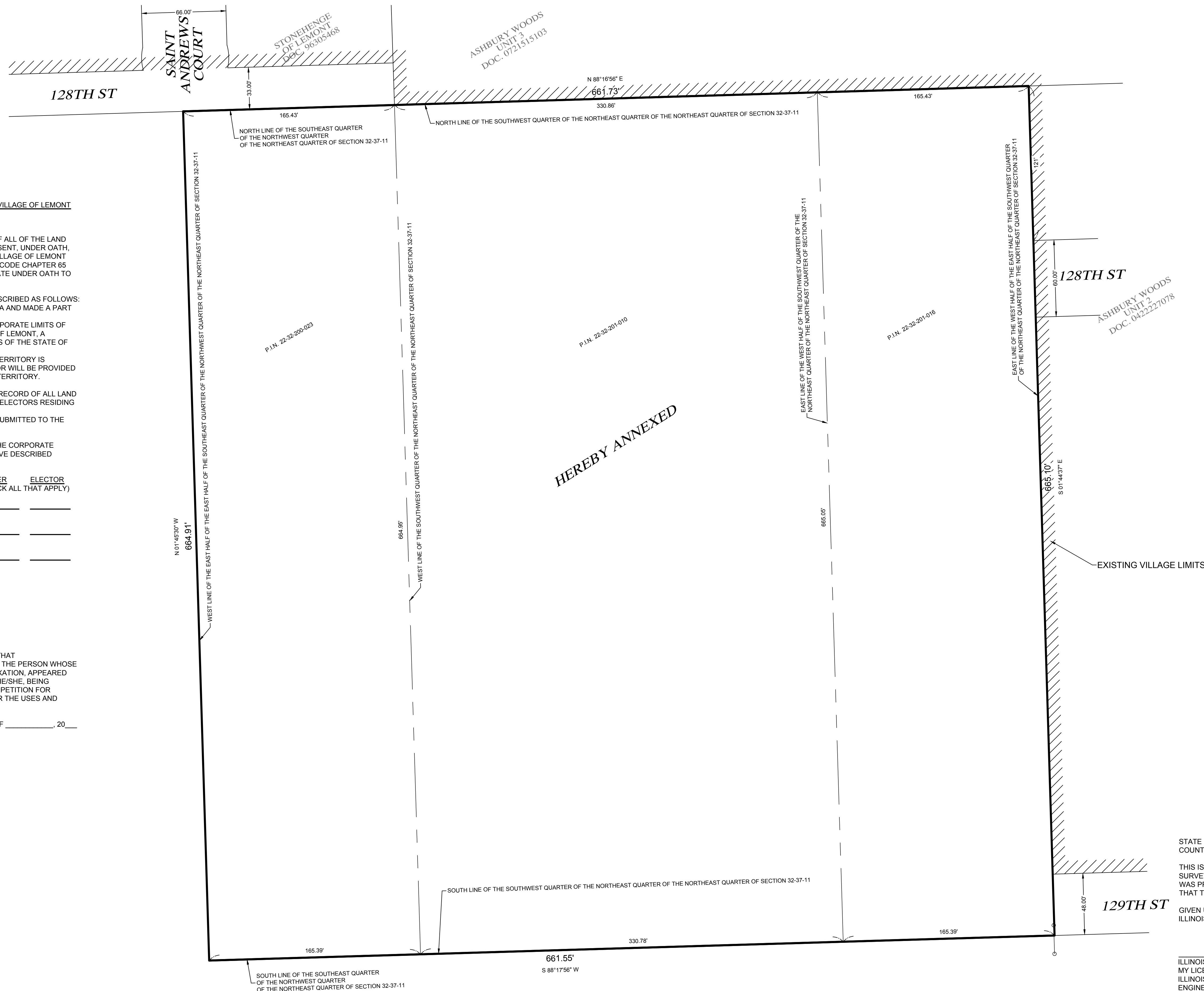
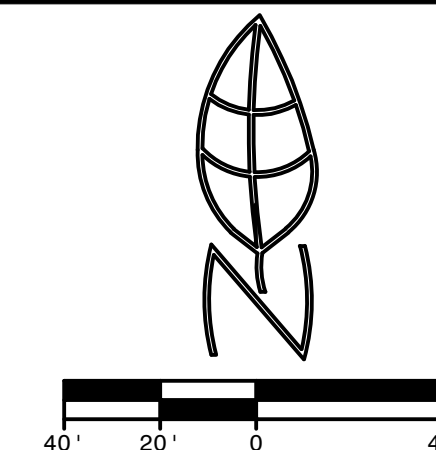
LAND AREA = 109986 SF
OR 2.52 ACRES MORE OR LESS

PARCEL 2:
THE WEST 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 32, TOWNSHIP 37 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

LAND AREA = 219996 SF
OR 5.05 ACRES MORE OR LESS
TOTAL LAND AREA = 439992 SF
OR 10.10 ACRES MORE OR LESS

PARCEL 3:
THE WEST 1/2 OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 32, TOWNSHIP 37 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

LAND AREA = 110010 SF
OR 2.53 ACRES MORE OR LESS



HEREBY ANNEXED

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

IRREVOCABLE PETITION REQUESTING ANNEXATION TO THE VILLAGE OF LEMONT

TO: THE VILLAGE CLERK, VILLAGE OF LEMONT, ILLINOIS

WE, THE UNDERSIGNED PETITIONERS, OWNERS OF RECORD OF ALL OF THE LAND HEREIN REQUESTING TO BE ANNEXED, RESPECTFULLY REPRESENT, UNDER OATH, THAT ALL CONDITIONS REQUIRED FOR ANNEXATION TO THE VILLAGE OF LEMONT PURSUANT TO AND IN ACCORDANCE WITH ILLINOIS MUNICIPAL CODE CHAPTER 65 ILLINOIS COMPILED STATUTES SECTION 5/7-1-8 DO HEREBY STATE UNDER OATH TO WIT:

1. THAT THE TERRITORY REQUESTED TO BE ANNEXED IS DESCRIBED AS FOLLOWS: (SEE LEGAL DESCRIPTION ATTACHED HERETO ON EXHIBIT A AND MADE A PART HEREOF)
2. THAT THE DESCRIBED TERRITORY IS NOT WITHIN THE CORPORATE LIMITS OF ANY MUNICIPALITY BUT IS CONTIGUOUS TO THE VILLAGE OF LEMONT, A MUNICIPALITY ORGANIZED AND EXISTING UNDER THE LAWS OF THE STATE OF ILLINOIS.
3. THAT A PLAT OF ANNEXATION SHOWING THE DESCRIBED TERRITORY IS ATTACHED HERETO AND MADE A PART OF THIS PETITION OR WILL BE PROVIDED PRIOR TO ADOPTION OF THE ORDINANCE ANNEXING SAID TERRITORY.
4. THAT THIS PETITION IS SIGNED BY ALL OF THE OWNERS OF RECORD OF ALL LAND IN THE DESCRIBED TERRITORY AND AT LEAST 51% OF THE ELECTORS RESIDING IN THE DESCRIBED TERRITORY.
5. THAT THIS PETITION IS IRREVOCABLE ONCE SIGNED AND SUBMITTED TO THE VILLAGE OF LEMONT BY THE OWNER(S) OF RECORD.

WHEREFORE, YOUR PETITIONERS RESPECTFULLY REQUEST THE CORPORATE AUTHORITIES OF THE VILLAGE OF LEMONT TO ANNEX THE ABOVE DESCRIBED TERRITORY TO THE VILLAGE OF LEMONT

NAME (PRINTED AND SIGNED)	ADDRESS	OWNER (CHECK ALL THAT APPLY)	ELECTOR (CHECK ALL THAT APPLY)

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, THE UNDERSIGNED, A NOTARY PUBLIC DO HEREBY CERTIFY THAT PERSONALLY KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED IN THE FOREGOING PETITION FOR ANNEXATION, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT HE/SHE, BEING THEREUNTO DULY AUTHORIZED, SIGNED AND DELIVERED SAID PETITION FOR ANNEXATION AS HIS/HER OWN FREE AND VOLUNTARY ACT, FOR THE USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND OFFICIAL SEAL THIS _____ DAY OF _____, 20__

NOTARY PUBLIC

STATE OF ILLINOIS
COUNTY OF DUPAGE

THIS IS TO CERTIFY THAT I, THE UNDERSIGNED, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, HAVE SURVEYED THE ABOVE-DESCRIBED PROPERTY, AND THAT THIS PLAT WAS PREPARED FOR THE PURPOSES OF ANNEXATION TO THE VILLAGE OF LEMONT, AND THAT THIS PLAT OF ANNEXATION ACCURATELY DEPICTS SAID PROPERTY.

GIVEN UNDER MY HAND AND SEAL THIS 22ND DAY OF JANUARY, A.D., 2019, AT LISLE, ILLINOIS.

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035-2205
MY LICENSE EXPIRES NOVEMBER 30, 2020
ILLINOIS PROFESSIONAL DESIGN FIRM PROFESSIONAL
ENGINEERING CORPORATION NO. 184-001245

CLIENT: ED MANSELL



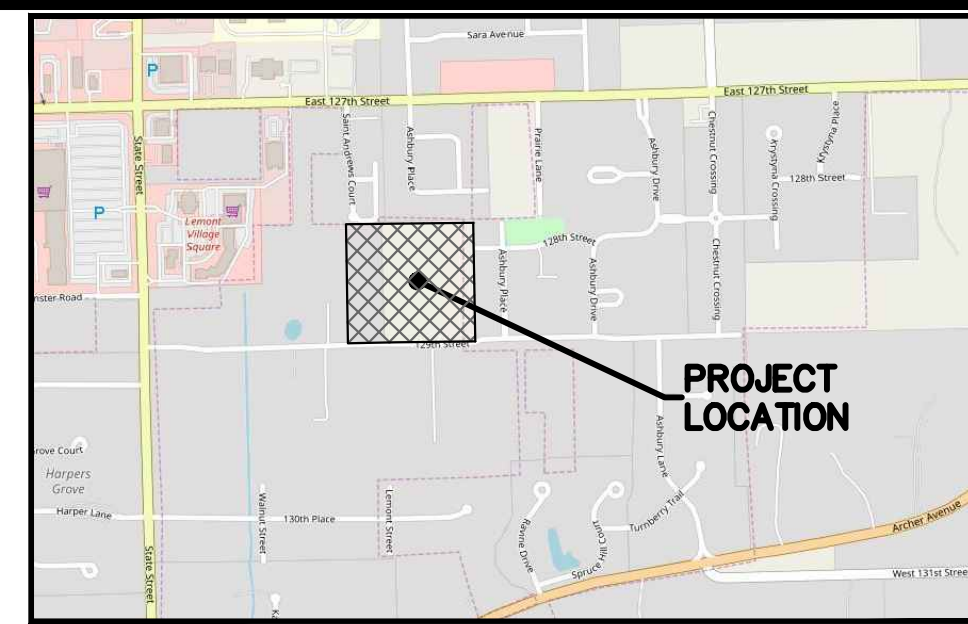
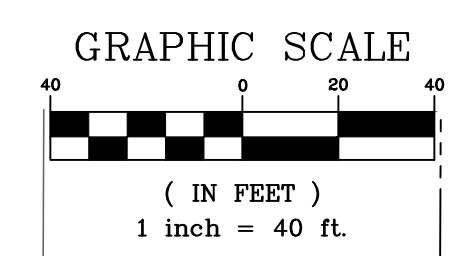
Morris Engineering, Inc.
Civil Engineering • Consulting
Land Surveying
515 Warrenville Road, Lisle, IL 60532
Phone: (630) 271-0770
Survey: (630) 271-0599
FAX: (630) 271-0774
Website: www.ecivil.com



EXHIBIT C
PRELIMINARY PLAT OF SUBDIVISION

PRELIMINARY P.U.D. - PLAN FOR NOTTING HILL DEVELOPMENT LEMONT, ILLINOIS

LEGEND	
EXISTING	PROPOSED



LOCATION MAP NOT TO SCALE

ZONING REQUIREMENTS

ZONING:	R-5
MULTI-FAMILY UNITS:	43
MULTI-FAMILY LOTS:	14
SETBACK	
FRONT:	25'
REAR YARD:	30'
CORNER SIDE YARD:	25'
SIDE YARD:	15'
R.O.W. WIDTH:	66'
MIN. LOT SIZE: 10,000 SF	
MIN. LOT WIDTH: 100'	
MIN. LOT AREA PER UNIT: 3,000 SF	
LOT COVERAGE: 65% MAX.	
	47.82%

SUMMARY TABLE OF LOT SIZES

LOT	SQ FT	AC
1	18,962	0.44
2	25,706	0.59
3	17,127	0.39
4	20,089	0.46
5	18,893	0.43
6	21,724	0.50
7	17,037	0.39
8	18,925	0.43
9	17,052	0.39
10	17,058	0.39
11	17,064	0.39
12	20,464	0.47
13	18,055	0.41
14	20,220	0.46
15	5,344	0.12
16	45,110	1.04
ROW*	88,539	2.03
	408,150	9.37

AVG. LOT SIZE (LOTS 1-14): 19,170 SF
* SUBDIVISION STREET ROW

LEGAL DESCRIPTION

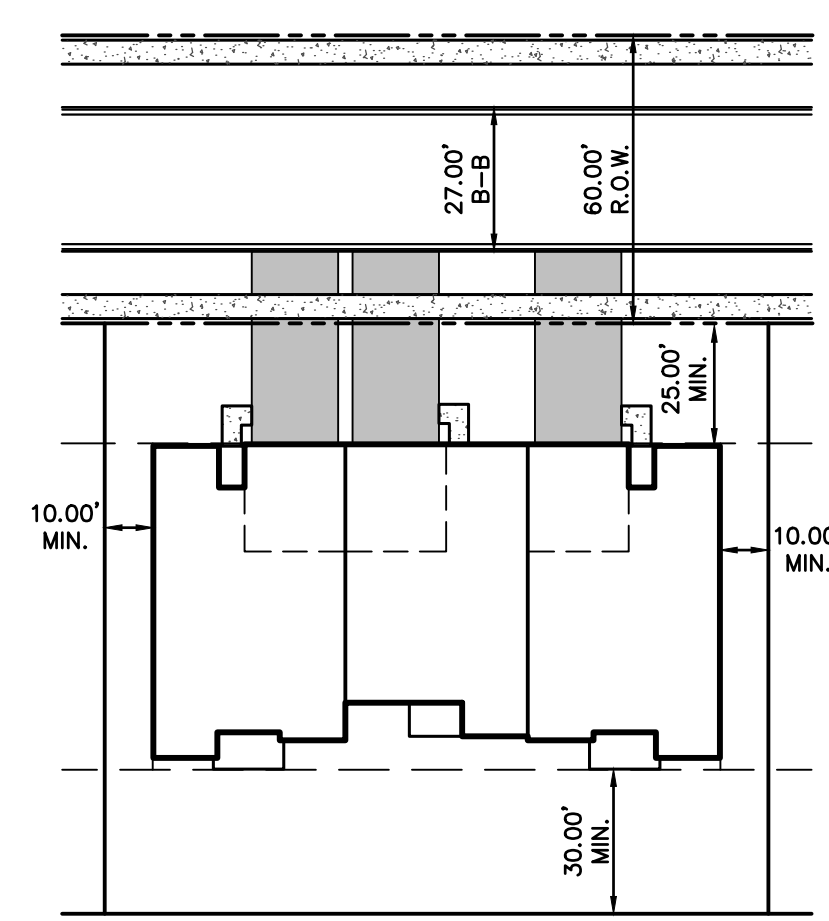
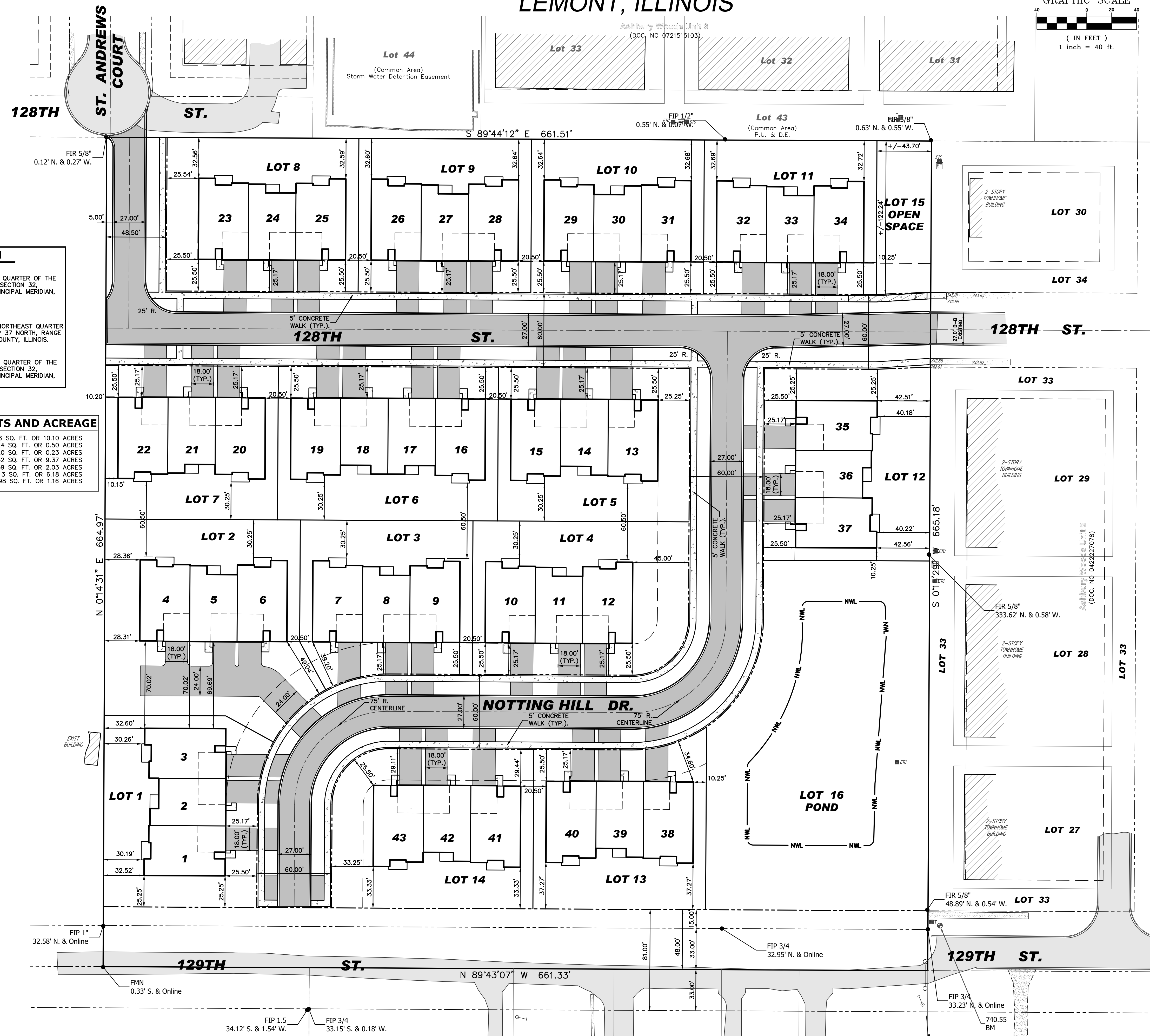
PARCEL ONE
THE EAST HALF OF THE EAST HALF OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 32, TOWNSHIP 37 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL TWO
THE WEST HALF OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 32, TOWNSHIP 37 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL THREE
THE WEST HALF OF THE EAST HALF OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 32, TOWNSHIP 37 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

SITE AREA DATA - UNIT COUNTS AND ACREAGE

GROSS AREA:	439,896 SQ. FT. OR 10.10 ACRES
R.O.W. DEDICATION EXIST. 33' @ 129TH ST.:	21,824 SQ. FT. OR 0.50 ACRES
R.O.W. DEDICATION PROP. 15' @ 129TH ST.:	9,920 SQ. FT. OR 0.23 ACRES
NET AREA (AFTER R.O.W. DEDICATIONS):	408,152 SQ. FT. OR 9.37 ACRES
R.O.W. DEDICATIONS (INTERNAL):	88,539 SQ. FT. OR 2.03 ACRES
RESIDENTIAL LOTS:	269,113 SQ. FT. OR 6.18 ACRES
STORM WATER & OPEN SPACE LOTS:	50,498 SQ. FT. OR 1.16 ACRES



TYPICAL LOT PLAN (LOTS 1 THRU 14)

PARCEL IDENTIFICATION NUMBER

22-32-200-023-0000
22-32-201-010-0000
22-32-201-016-0000

BASIS OF BEARING

THE BASIS OF BEARINGS IS THE ILLINOIS STATE PLANE SYSTEM - EAST ZONE

SITE DATA

AREA: 439,896 SQUARE FEET OR 10.10 ACRES

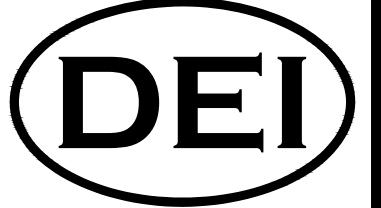


NO.	DATE	DESCRIPTION
1	01-23-20	PER VILLAGE REVIEW

BEECHEN & DILL
7512 COUNTY LINE ROAD
BURR RIDGE, ILLINOIS
(630) 920-9430

PRELIMINARY P.U.D. PLAN
FOR
NOTTING HILL DEVELOPMENT
LEMONT, ILLINOIS

DESIGNTEK ENGINEERING, INC.
CONSULTING, CIVIL ENGINEERING & LAND SURVEYING
9930 W. 190TH STREET, SUITE L
MOKENA, ILLINOIS 60448
(708) 326-4961
FAX: (708) 326-4962
IL PROF. LIC. NO.: 184-003740



PROJECT INFORMATION
Project No.: 18-0044
Scale: 1" = 40'
Date: 10-15-19
Design By: SDS
Drawn By: NSM
Checked By: SDS

1 OF 1

PRELIMINARY P.U.D. PLAN

Call Before You Dig

CALL 1-800-892-0123 or 811
AT LEAST 48 HOURS (2 WORKING DAYS) BEFORE YOU DIG
WWW.ILLINOISCALL.COM

EXHIBIT D
PRELIMINARY ENGINEERING PLANS

PRELIMINARY ENGINEERING GRADING PLAN FOR NOTTING HILL DEVELOPMENT LEMONT, ILLINOIS



NO.	DATE	DESCRIPTION
1	01-13-20	PER REV. DETENTION
2	01-23-20	PER VILLAGE REVIEW

LEGEND

EXISTING	PROPOSED

BENCHMARKS

NORTHWEST FLANGE BOLT ON FIRE HYDRANT LOCATED AT THE SOUTHWEST CORNER OF SARA AVENUE AND GLENYS DRIVE.
ELEV.: = 739.78 (NAVD 88)

SITE BENCHMARK:
NORTHWEST FLANGE BOLT ON FIRE HYDRANT LOCATED AT THE SOUTHEAST CORNER OF SURVEYED PARCEL.
ELEV.: = 740.55 (NAVD 88)

PROJECT DATA - UNIT COUNTS AND ACREAGE

GROSS AREA: 439,896 SQ. FT. OR 10.10 ACRES
R.O.W. DEDICATION EXIST. 33' @ 129TH ST.: 21,824 SQ. FT. OR 0.50 ACRES
R.O.W. DEDICATION PROP. 15' @ 129TH ST.: 9,920 SQ. FT. OR 0.23 ACRES
NET AREA (AFTER R.O.W. DEDICATIONS): 408,152 SQ. FT. OR 9.37 ACRES
R.O.W. DEDICATIONS (INTERNAL): 88,539 SQ. FT. OR 2.03 ACRES
RESIDENTIAL LOTS: 269,113 SQ. FT. OR 6.18 ACRES
STORM WATER & OPEN SPACE LOTS: 50,498 SQ. FT. OR 1.16 ACRES

NUMBER OF BUILDINGS PROPOSED: 14
NUMBER OF UNITS PROPOSED: 43

BUILDING FOUNDATIONS: 100,477 SQ. FT.
PORCHES (FRONT): 1,288 SQ. FT.
PATIOS/DECKS (REAR): 4,151 SQ. FT.
WALKS (FRONT): 1,806 SQ. FT.
DRIVEWAYS: 31,475 SQ. FT.
PUBLIC SIDEWALKS: 14,298 SQ. FT.
INTERNAL STREETS (INCLUDING CURB & GUTTER): 41,857 SQ. FT.
PROP. PAVEMENT IN 129TH ST. ROW (852 SF IN 33' & 395 SF IN 15'): 1,247 SQ. FT.
EXISTING PAVEMENT IN 129TH ST. ROW: 3,836 SQ. FT.
STORM WATER LOT IMPERVIOUS AREA @ NW ELEV. 735.00: 16,198 SQ. FT.
TOTAL IMPERVIOUS AREA: 216,663 SQ. FT.

LOT COVERAGE (GROSS): 216,663 SQ FT/439,896 SQ FT = 49.25%

STORM WATER REQUIREMENTS

DETENTION VOLUME REQUIRED = 3.42 Ac. Ft.
VOLUME PROVIDED @ WEIR = 3.60 Ac. Ft. (STORM WATER LOT)

VCBMP VOLUME REQUIRED = 0.376 Ac. Ft. OR 196,455.60 cu. ft. (1"/12")
OR 16,371.30 Cu. Ft.

VCBMP VOL. PROVIDED = 0.353 Ac. Ft. 735.0-734.0 = 1.0' x (15,359) = 15,359 Cu. Ft. (STORM WATER LOT)

LOY 15 (OPEN SPACE): = 80 FT x 20 FT x 1.0 FT = 1,600 CU-FT = 1,600/43,560 = 0.037 AC-FT

TOTAL VCBMP VOL. PROVIDED = 0.39 AC. FT.

POND VOLUME (LOT #16)

Notes	Pond Elev. (FL)	Area (SF)	Depth (FL)	Vol. (CF)	Vol. (Ac. Ft.)	Cumulative Vol. (Ac. Ft.)
NWL	735.00	16,471	1.0	17,633	0.40	0.40
	736.00	18,822	1.0	20,049	0.46	0.87
	737.00	21,302	1.0	22,593	0.52	1.38
	738.00	23,910	1.0	25,266	0.58	1.96
	739.00	26,647	1.0	28,067	0.64	2.61
MWRD HWL	740.00	29,512	1.0	31,081	0.71	3.32
	741.00	32,505	0.9	27,135	0.62	3.94
Rational HWL	741.13	32,900	0.4	4,251	0.10	4.04
Weir Elev	741.50	34,036	0.4	4,251	0.10	4.14
	742.00	35,603	0.5	17,408	0.40	4.54
TiBerm	742.50	37,190	0.5	18,197	0.42	4.96

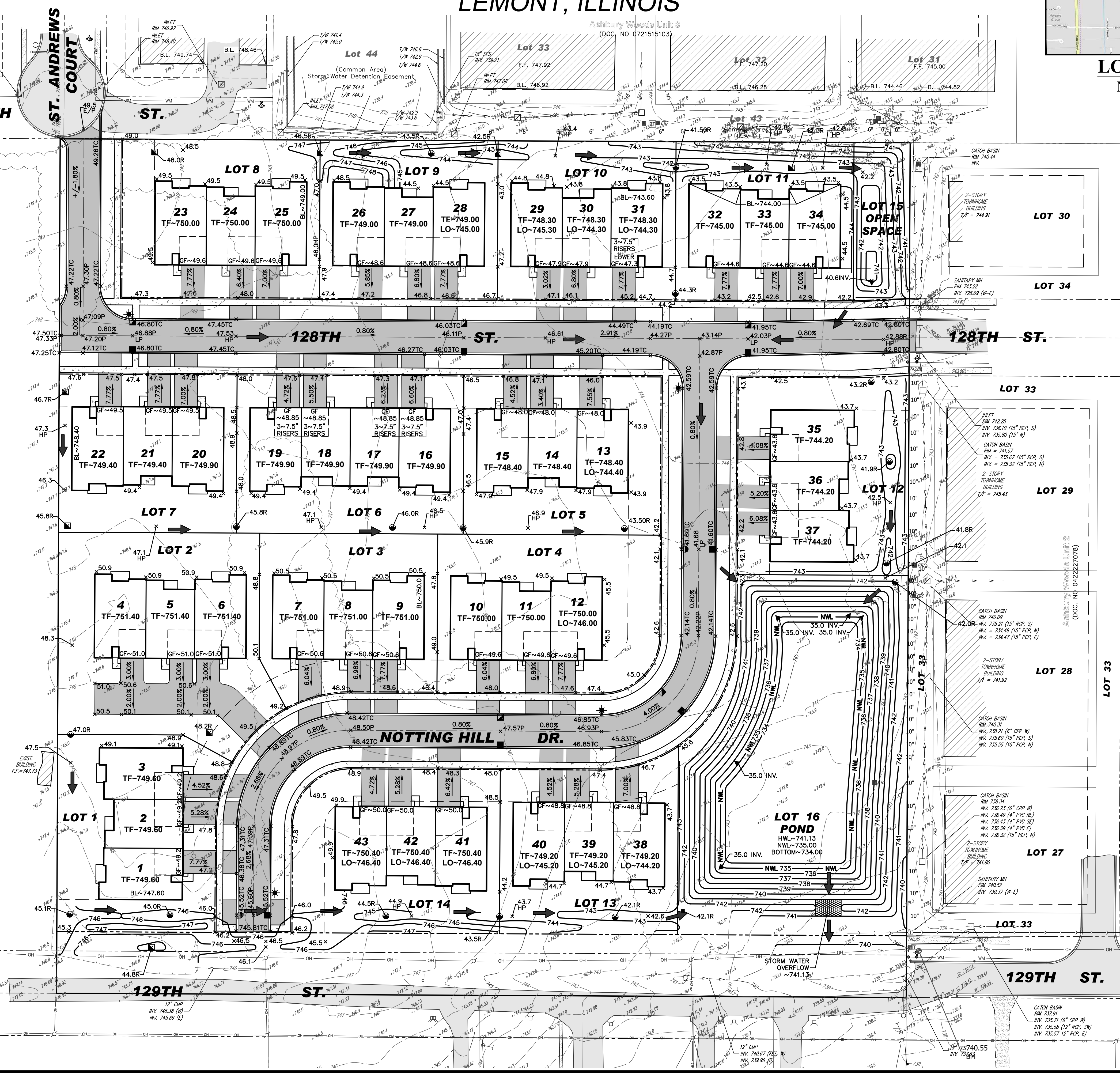
SURFACE WATER DRAINAGE CERTIFICATE

STATE OF ILLINOIS
COUNTY OF COOK

TO THE BEST OF OUR KNOWLEDGE AND BELIEF THE DRAINAGE OF SURFACE WATERS WILL NOT BE CHANGED BY THE CONSTRUCTION OF THESE LOT IMPROVEMENTS OR ANY PART THEREOF, OR THAT IF SUCH SURFACE WATER DRAINAGE WILL BE CHANGED, REASONABLE PROVISIONS HAVE BEEN MADE FOR THE COLLECTION AND DIVERSION OF SUCH WATERS INTO PUBLIC AREAS OR DRAINS WHICH THE OWNER HAS A RIGHT TO USE, AND THAT SUCH SURFACE WATERS WILL BE PLANNED FOR IN ACCORDANCE WITH GENERALLY ACCEPTED ENGINEERING PRACTICES SO AS TO REDUCE THE LIKELIHOOD OF DAMAGE TO THE ADJOINING PROPERTIES BECAUSE OF THE CONSTRUCTION OF THESE LOT IMPROVEMENTS.

DATED 23rd DAY OF JANUARY, 2020

SCOTT D. SCHREINER
062-019702
P.E. 11/30/21



GRADING CONVERSIONS

ROADWAY:
CL -0.25' = EDGE OF PAVEMENT ELEVATION
CL -0.33' = FLOW LINE ELEVATION
CL -0.08' = TOP OF CURB ELEVATION
CL +0.42' = RIGHT OF WAY

FOUNDATION:
FF = TF + 1.00' (12")
FRONT PORCH STOOB = FF - 0.5' (6")
REAR CONC. PORCH = FF - 1.2' (14.4")
REAR DECK = FF - 0.33' (4")
G @ HOUSE DOOR = TF - 0.25' (3")
G @ OHD = TF - 0.42' (5")

INDICATES SIDEWALK BELOW CURB ELEVATIONS

PARCEL IDENTIFICATION NUMBER

22-32-200-023-0000
22-32-201-010-0000
22-32-201-016-0000

BASIS OF BEARING

THE BASIS OF BEARINGS IS THE ILLINOIS STATE PLANE SYSTEM - EAST ZONE

SITE DATA

AREA: 439,896 SQUARE FEET OR 10.10 ACRES

Call Before You Dig

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PRELIMINARY ENGINEERING FOR NOTTING HILL DEVELOPMENT LEMONT, ILLINOIS

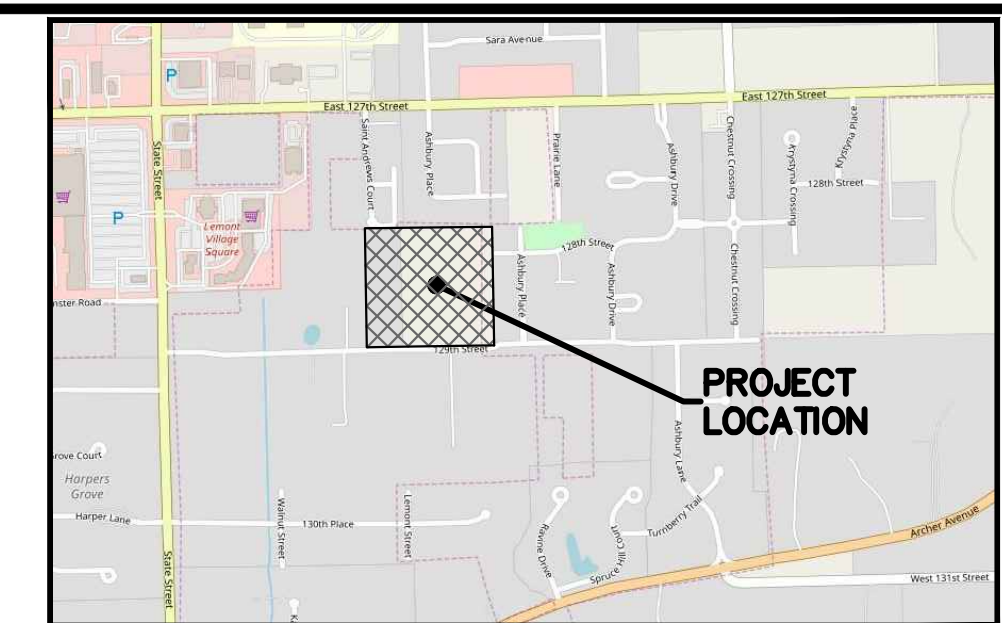
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9930 W. 190TH STREET, SUITE L
MOKENA, ILLINOIS 60448
(708) 326-4961
FAX: (708) 326-4962
ILL. PROF. LIC. NO.: 184-003740

PROJECT INFORMATION
Project No.: 18-0044
Scale: 1" = 40'
Date: 10-15-2019
Design By: SDS
Drawn By: DEI
Checked By: SDS

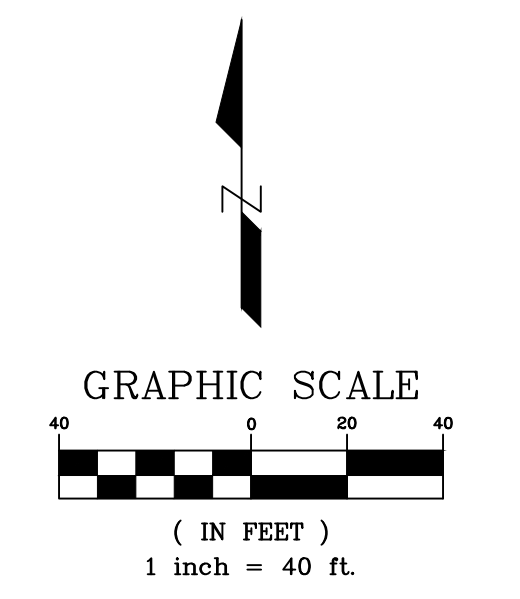
1 OF 2

PRELIMINARY ENGINEERING: GRADING PLAN

PRELIMINARY ENGINEERING UTILITY PLAN FOR **NOTTING HILL DEVELOPMENT** LEMONT, ILLINOIS



LOCATION MAP
NOT TO SCALE



NO.	DATE	DESCRIPTION
1	01-13-20	PER REV. DETENTION
2	01-23-20	PER VILLAGE REVIEW

BEECHEN & DILL
7512 COUNTY LINE ROAD
BURR RIDGE, ILLINOIS
(630) 920-9430

**PRELIMINARY ENGINEERING
FOR
NOTTING HILL DEVELOPMENT
LEMONT, ILLINOIS**

DESIGNTEK ENGINEERING, INC.
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2 OF 2

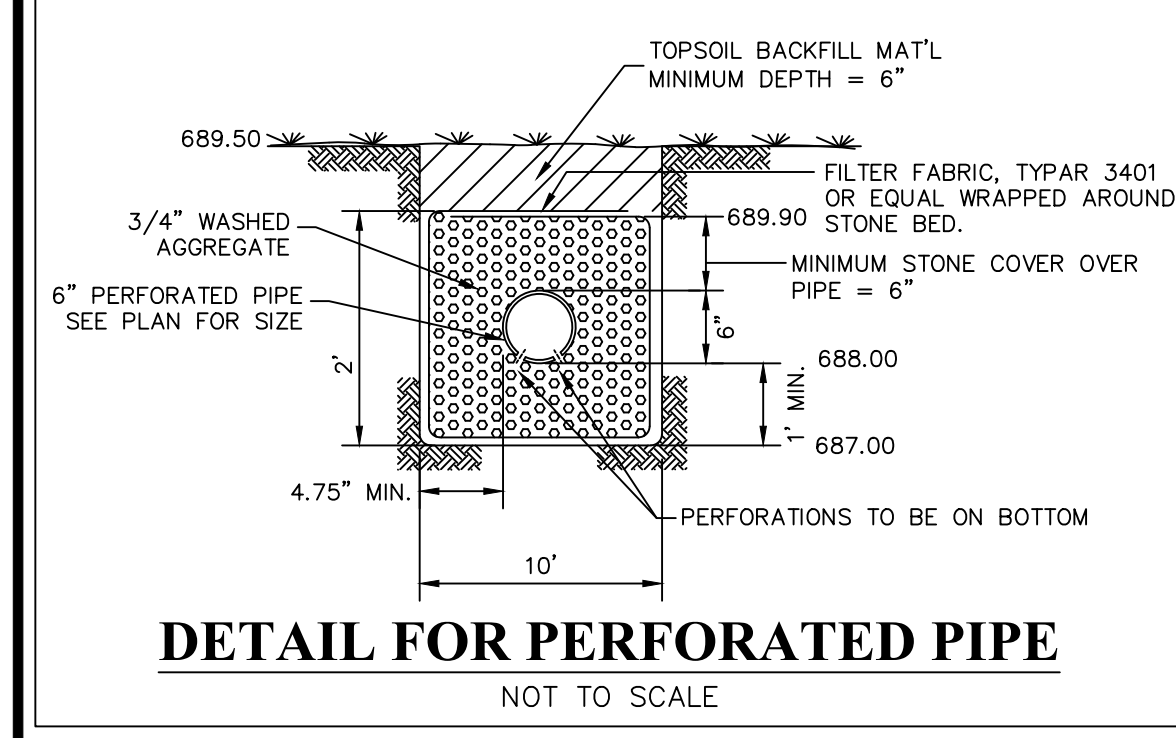
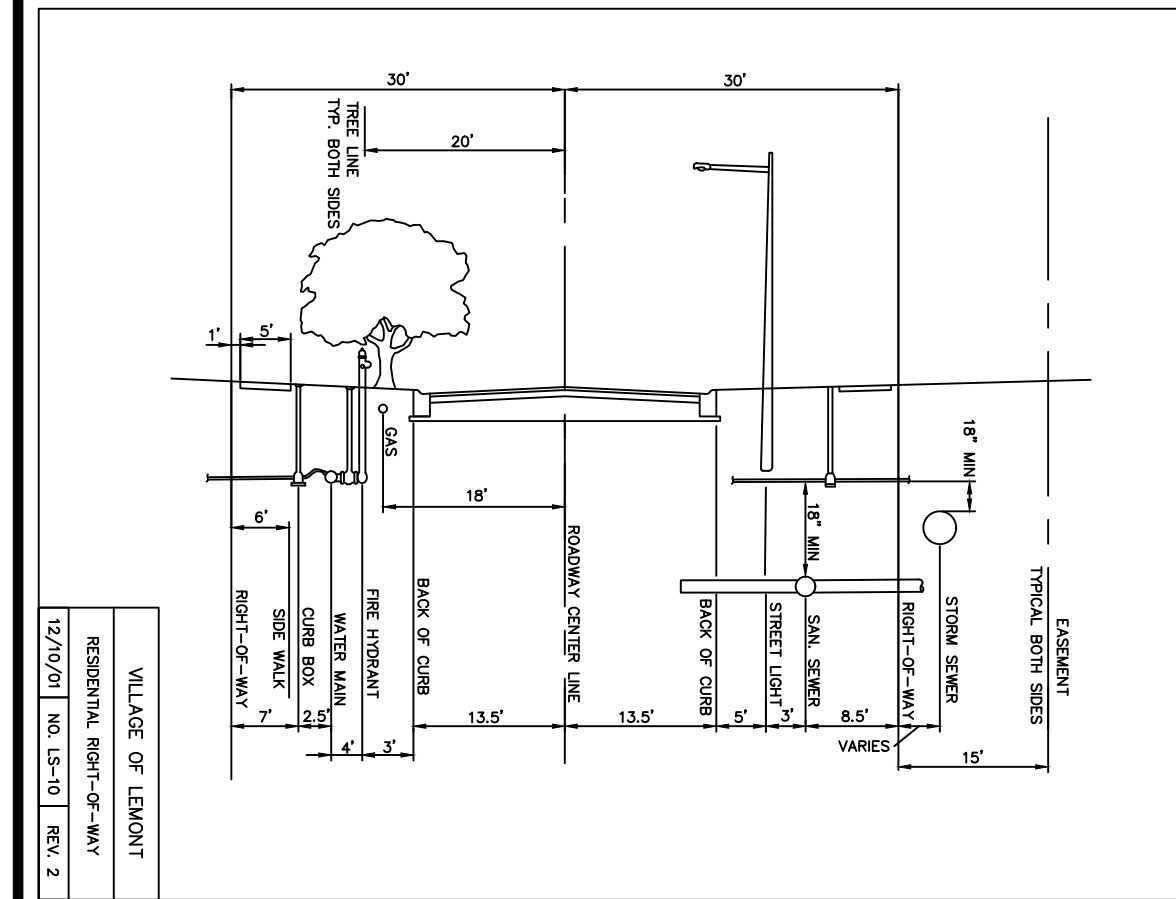
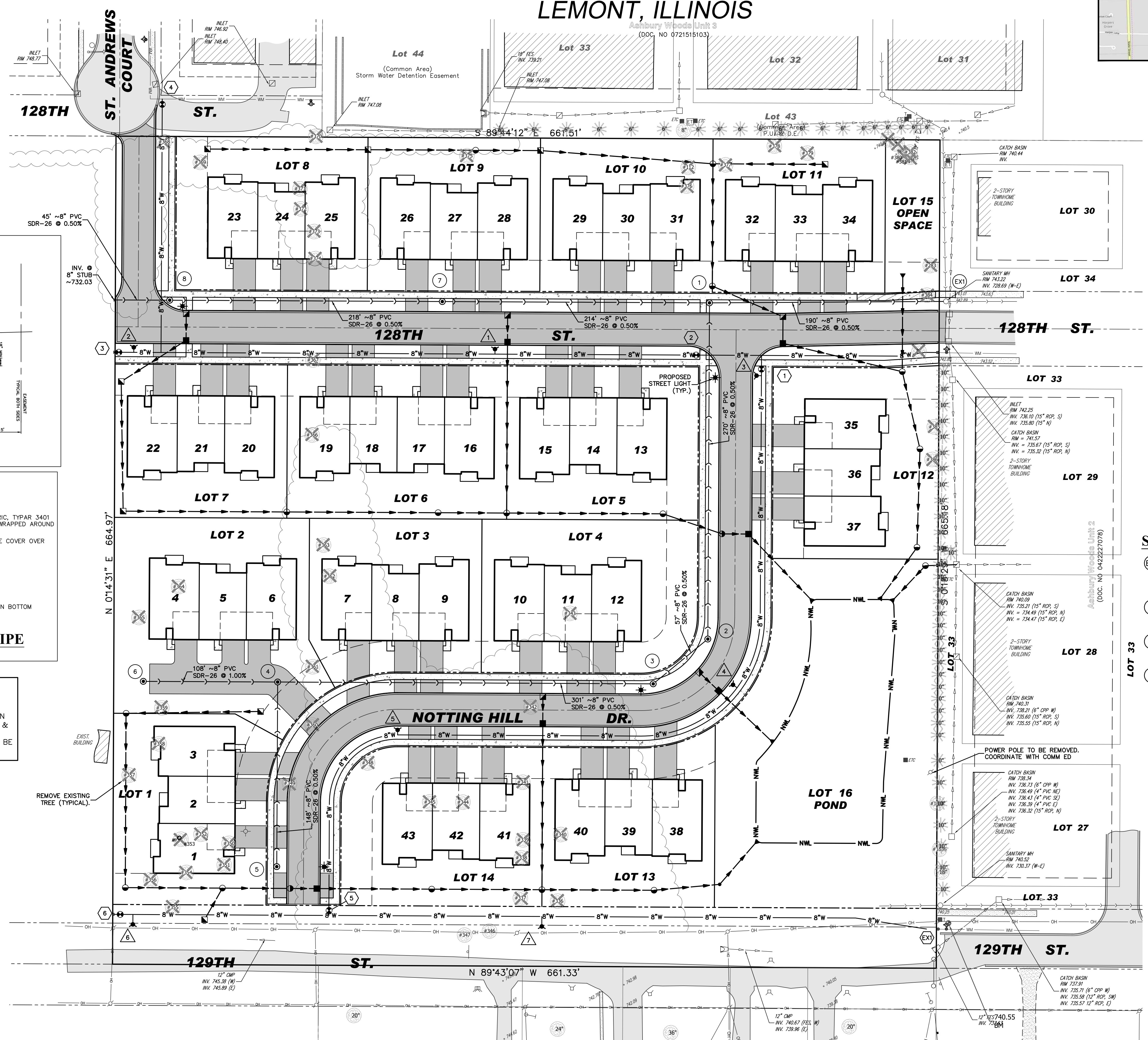
PRELIMINARY ENGINEERING: UTILITY PLAN

EXISTING	PROPOSED

BENCHMARKS

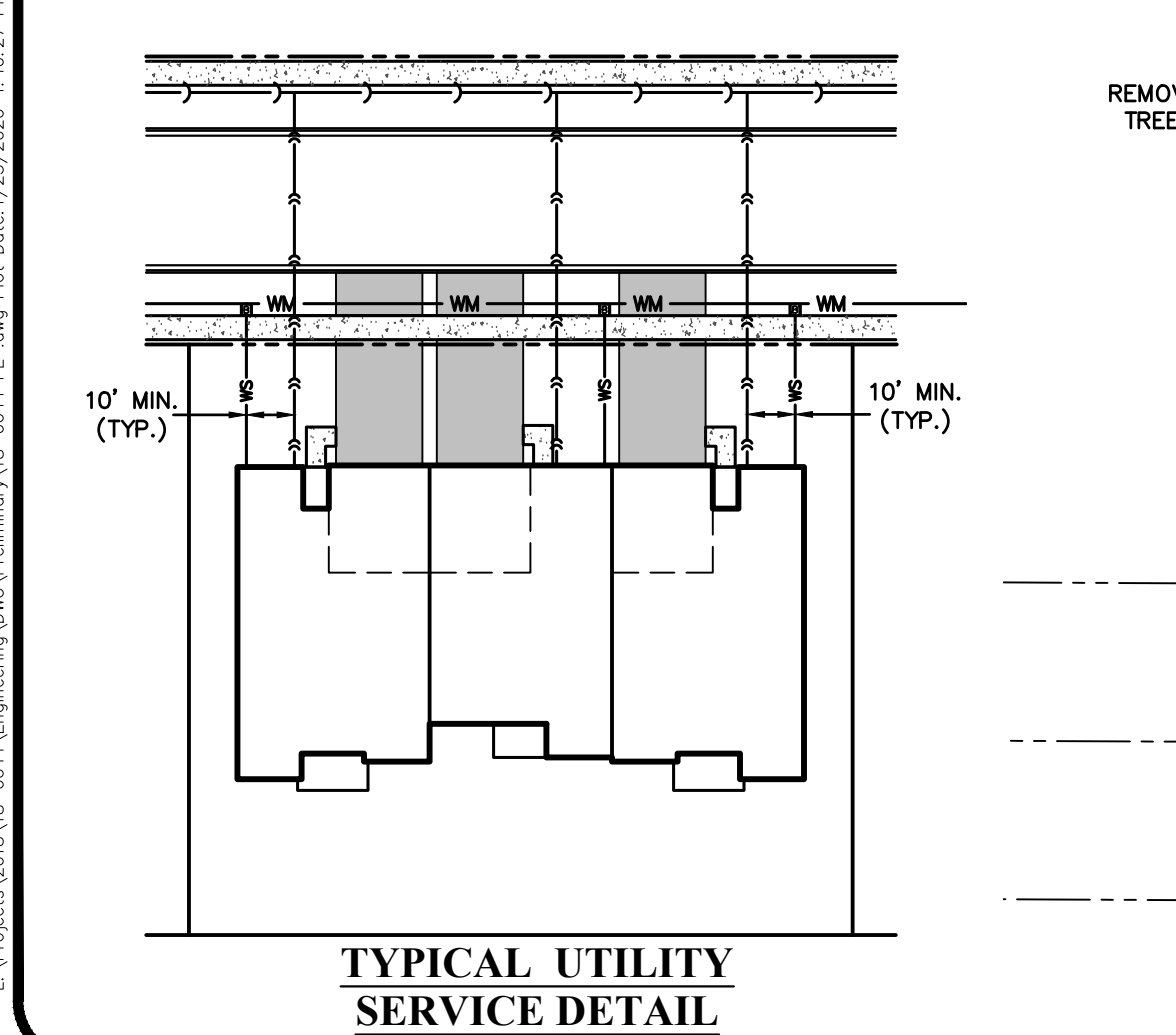
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ELEV.: = 739.78 (NAVD 88)

SITE BENCHMARK:
NORTHWEST FLANGE BOLT ON FIRE HYDRANT LOCATED AT THE SOUTHWEST CORNER OF SURVEYED PARCEL.
ELEV.: = 740.55 (NAVD 88)



NOTES:

- ALL PARKWAY TREES SHALL BE 3" DIAMETER.
- BASIN UNDERDRAINS SHALL ALLOW POND TO DRAW DOWN TO GROUND ELEVATION. SOILS WILL REMAIN SATURATED & PLANTINGS SHALL BE CHOSEN ACCORDINGLY.
- ADDITIONAL CLEANOUTS ON UNDERDRAIN SYSTEM SHALL BE EVALUATED DURING FINAL DESIGN.



SANITARY STRUCTURES

(EX) EXIST. 48" M.H., CL RIM 743.22 EX. INV 728.69 PR. INV 728.69 (8")	4 48" M.H., C.L. RIM 750.20 INV 732.79
1 48" M.H., C.L. RIM 744.10 INV 729.64	5 48" M.H., C.L. RIM 746.10 INV 733.53
2 48" M.H., C.L. RIM 743.20 INV 730.99	6 48" M.H., C.L. RIM 750.00 INV 733.87
3 48" M.H., C.L. RIM 746.60 INV 731.28	7 48" M.H., C.L. RIM 746.80 INV 730.71
	8 48" M.H., C.L. RIM 747.25 INV 731.80

PARCEL IDENTIFICATION NUMBER

22-32-200-023-0000
22-32-201-010-0000
22-32-201-016-0000

BASIS OF BEARING

THE BASIS OF BEARINGS IS THE ILLINOIS STATE PLANE SYSTEM - EAST ZONE

SITE DATA

AREA: 439,896 SQUARE FEET
OR 10.10 ACRES



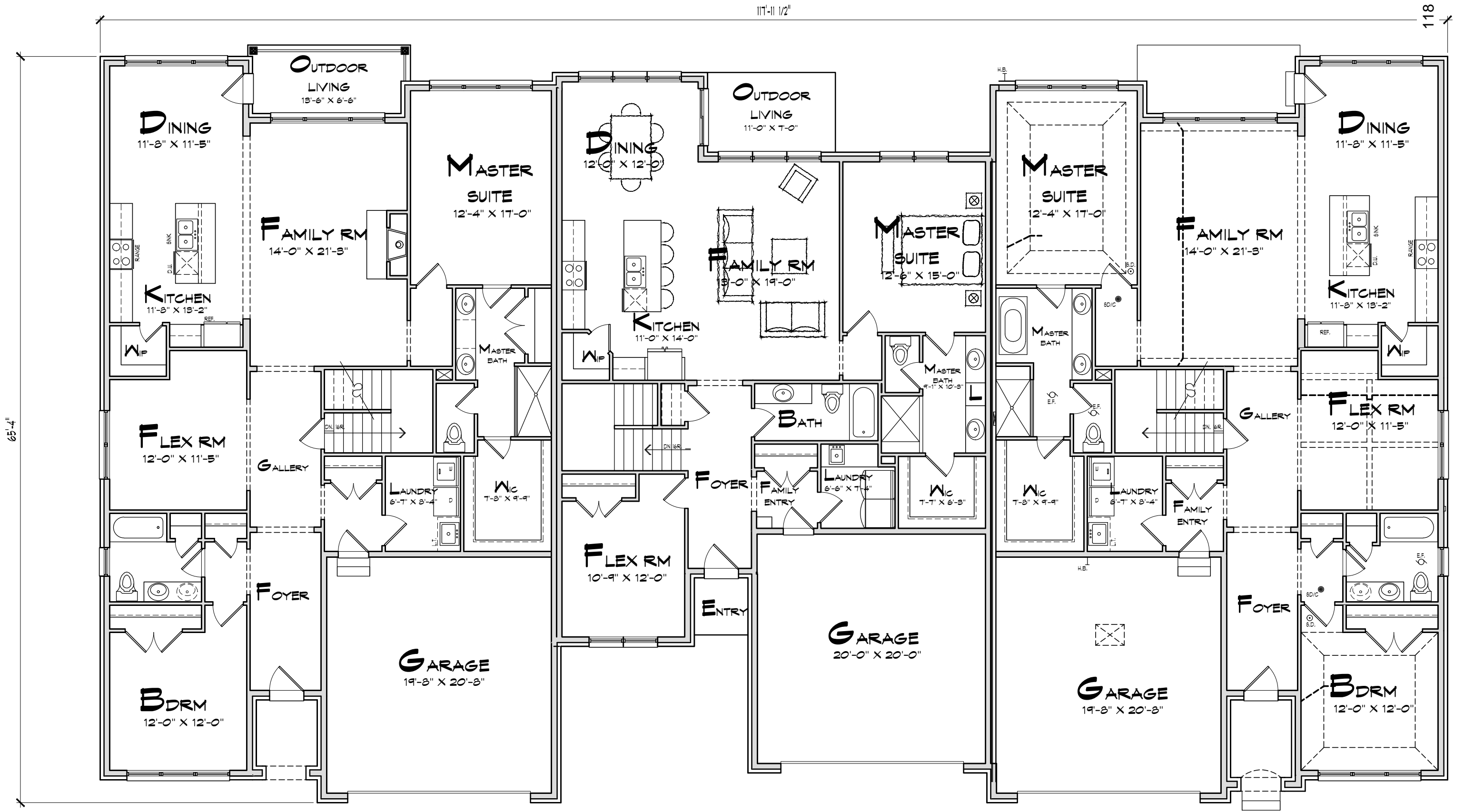
CALL 1-800-892-0123 or 811
AT LEAST 48 HOURS (2 WORKING DAYS) BEFORE YOU DIG
WWW.ILLINOISCALL.COM

**EXHIBIT E
ELEVATIONS**









FIRST FLOOR

2003 SQ FT

9' CLG

2 X 6 EXTERIOR WALLS

FIRST FLOOR

1501 SQ FT

9' CLG

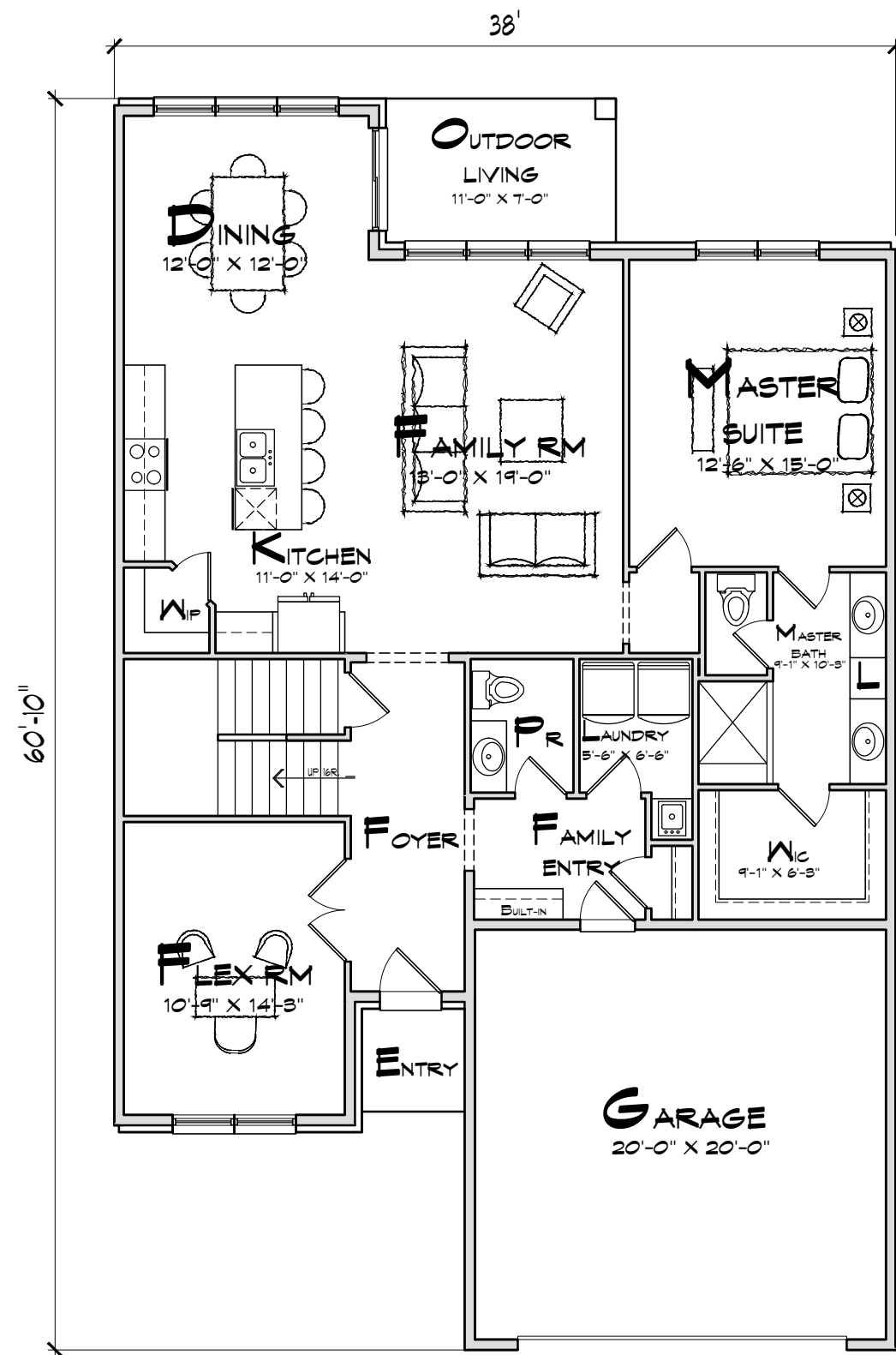
2 X 6 EXTERIOR WALLS

FIRST FLOOR

2003 SQ FT

9' CLG

2 X 6 EXTERIOR WALLS

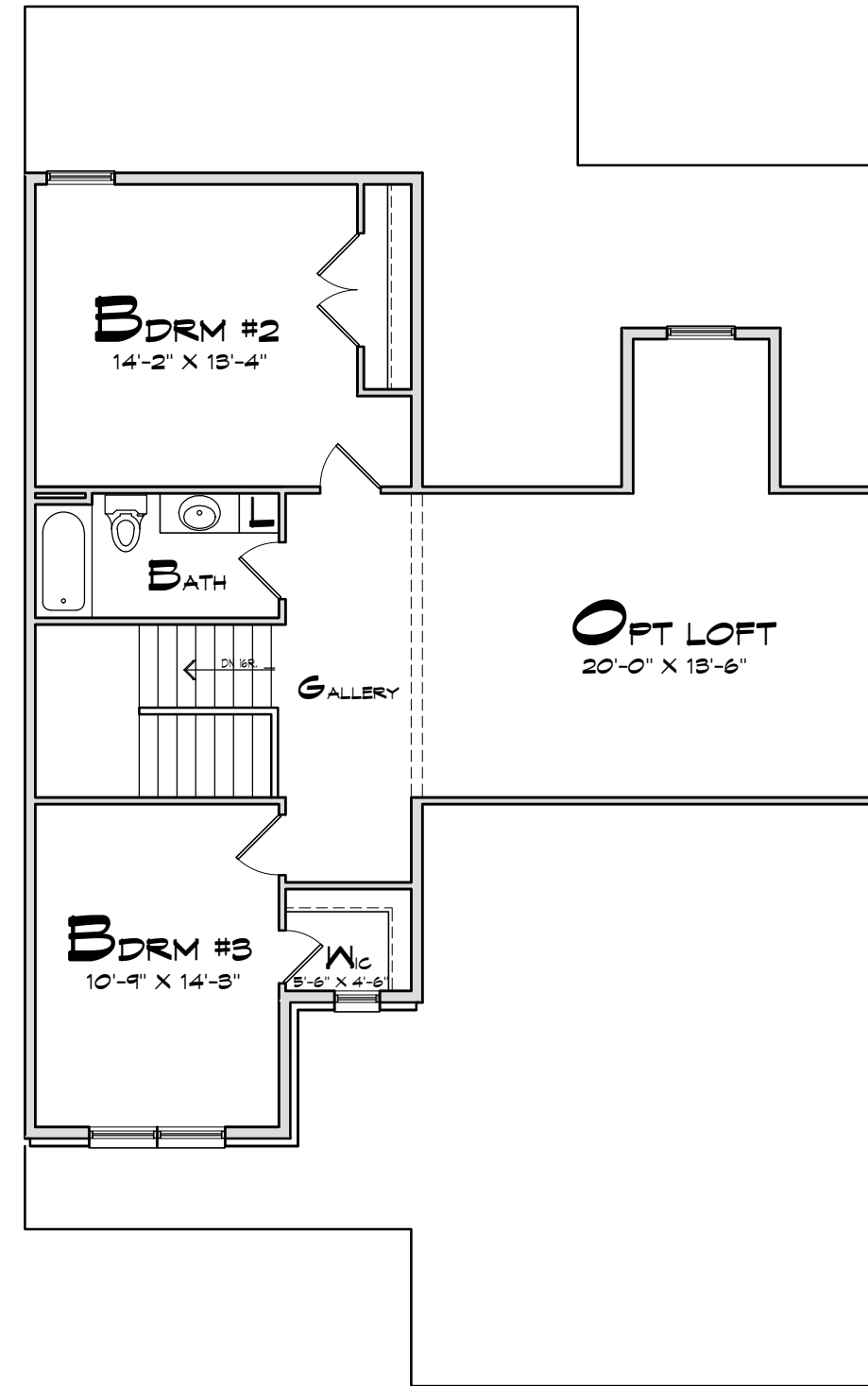


FIRST FLOOR

1501 SQ FT

9' CLG

2 X 6 EXTERIOR WALLS



SECOND FLOOR

620 SQ FT

956 SQ FT W/ LOFT

8' CLG

2 X 6 EXTERIOR WALLS

**EXHIBIT F
IMPACT FEES**

Lemont Park District: Owner shall pay all land/cash fees on a pro rata basis at the time of building permit issuance for each dwelling unit in the amount of:

\$1,789.50 one-bedroom
\$2,985.00 two-bedroom
\$3,558.00 three-bedroom
\$4,717.50 four-bedroom

Lemont-Bromberek School District 113A: Owner shall pay all land/cash fees on a pro rata basis at the time of building permit issuance for each dwelling unit in the amount of:

\$0.00 one-bedroom
\$354.62 two-bedroom
\$991.25 three-bedroom
\$1,596.24 four-bedroom

Lemont Township High School District 201: Owner shall pay all land/cash fees on a pro rata basis at the time of building permit issuance for each dwelling unit in the amount of:

\$0.00 one-bedroom
\$152.00 two-bedroom
\$236.00 three-bedroom
\$692.00 four-bedroom

Lemont Fire Protection District: Owner shall pay all land/cash fees on a pro rata basis at the time of building permit issuance for each dwelling unit in the amount of:

\$100.00 Per Unit

Lemont Library District: Owner shall pay all land/cash fees on a pro rata basis at the time of building permit issuance for each dwelling unit in the amount of:

\$54.41 one-bedroom
\$90.76 two-bedroom
\$109.10 three-bedroom
\$143.44 four-bedroom

Lemont Public Safety Fee: No fee shall be required.

TO: Village Board Meeting
FROM: Jamie Tate, Community Development
THROUGH:
SUBJECT: An Ordinance Amending O-27-07 And Approving An Amendment To The Special Use For A Residential Planned Unit Development (Notting Hill Subdivision) Located At 15411 129th Street In Lemont, IL. (Case 06-26 Notting Hill)
DATE: February 10, 2020

SUMMARY/BACKGROUND**ANALYSIS**

Consistency with Village Policy
Lemont 2030 Comprehensive Plan

STAFF RECOMMENDATION

Staff recommends approval of the ordinances.

BOARD ACTION REQUESTED

Motion and approval of the attached ordinances.

ATTACHMENTS

[Ordinance for a PUD Amendment for Notting Hill wattach.pdf](#)

VILLAGE OF LEMONT

ORDINANCE NO. _____

**AN ORDINANCE AMENDING O-27-07 AND APPROVING AN AMENDMENT TO
THE SPECIAL USE FOR A PRELIMINARY RESIDENTIAL PLANNED UNIT
DEVELOPMENT AND PLAT FOR 15411 129TH STREET IN LEMONT, IL**

(NOTTING HILL SUBDIVISION)

**ADOPTED BY THE
PRESIDENT AND BOARD OF TRUSTEES
OF THE VILLAGE OF LEMONT
THIS 10th DAY OF FEBRUARY, 2020**

**Published in pamphlet form by
authority of the President and
Board of Trustees of the Village
of Lemont, Cook, DuPage, and Will
Counties, Illinois this 10th day of
February, 2020.**

ORDINANCE NO. _____

AN ORDINANCE AMENDING O-27-07 AND APPROVING AN AMENDMENT TO THE SPECIAL USE FOR A PRELIMINARY RESIDENTIAL PLANNED UNIT DEVELOPMENT AND PLAT FOR 15411 129TH STREET IN LEMONT, IL

(Notting Hill Subdivision)

WHEREAS, Ed Mansell of E.T. Mansell Construction, hereinafter referred to as the Petitioner, is the owner of the subject property consisting of 10.10 acres; said parcels are located at 15411 129th Street (previously referenced as 15325 129th Street), and is legally described in Exhibit “A” attached; and

WHEREAS, the Petitioner made application on August 16, 2006 under the provisions of the Lemont Zoning Ordinance for preliminary plat approval, special use for a planned unit development and zoning map amendment to Lemont R-5 Single Family Detached Residence Special Use PUD from Cook County R-4 Single Family Residence District; and

WHEREAS, the Village Board of Trustees approved Ordinance O-27-07, granting approval said requests, on April 23, 2007; and

WHEREAS, the Village Board of Trustees approved Ordinance O-19-08, granting extension of said special use for a planned unit development on April 14, 2008; and

WHEREAS, the Village Board of Trustees approved Ordinance O-17-10, granting extension of said special use for a planned unit development on April 12, 2010; and

WHEREAS, the Village Board of Trustees approved Ordinance O-24-11, granting extension of said special use for a planned unit development on March 14, 2011; and

WHEREAS, the Village Board of Trustees approved Ordinance O-13-13, granting extension of said special use for a planned unit development on February 25, 2013; and

WHEREAS, the Village Board of Trustees approved Ordinance O-5-15, granting extension of said special use for a planned unit development on February 23, 2015; and

WHEREAS, the Village Board of Trustees approved Ordinance O-14-17, granting extension of said special use for a planned unit development on February 27, 2017; and

WHEREAS, the Village Board of Trustees approved Ordinance O-04-19, granting extension of said special use for a planned unit development on February 11, 2019; and

WHEREAS, the Village Board of Trustees approved Ordinance O-25-07, granting approval an annexation agreement for the subject property; and

WHEREAS, the terms of O-25-07 mirror the terms of O-27-07; and

WHEREAS, the terms of O-25-07 are binding on the subject property until April 23, 2027, unless amended by a separate agreement; and

WHEREAS, the Petitioner applied on October 23, 2019 pursuant to the provisions of the Lemont, Illinois Municipal Code, Title 17 Unified Development Ordinance (“UDO”) seeking a major modification to the Preliminary Planned Unit Development “PUD” for Notting Hill (also called an Amendment to the Preliminary PUD and Plat) to modify the Preliminary Plat of Subdivision, Preliminary Engineering, and townhome elevations, within the Preliminary PUD/Plat for Notting Hill, consisting of the following:

1. Preliminary PUD Plan for Notting Hill Development by DesignTek Engineering Inc. last revised January 23, 2020, attached hereto and incorporated herein as Exhibit B; and
2. Preliminary engineering plans for Notting Hill Development by DesignTek Engineering Inc. last revised January 23, 2020, attached hereto and incorporated herein as Exhibit C; and
3. Elevations and floor plans for townhome units submitted on October 29, 2019, attached hereto and incorporated herein as Exhibit D.

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

SECTION ONE: 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 TWO: That Section 2 of Ordinance O-27-07 is amended as follows:

*“Section 2. The Preliminary PUD Plan, as prepared by DesignTek Engineers revised January 23, 2020 attached to this Ordinance as Exhibit B, and Preliminary Engineering Plan by DesignTek revised on January 23, 2020, are hereby approved with the following conditions that must be completed **prior** to Final Plat of Subdivision approval:*

1. *The Landscape Plan shall be subject to review by the Village consultant arborist. The developer shall be required to get final approval of the Landscape Plan prior to Final Plat approval.*
2. *The Engineering Plan shall be subject to review by the Village Engineer. The developer shall be required to get final engineering approval prior to the Final Plat approval.*
3. *A Plat of Annexation shall be recorded.*
4. *Prior to Final Plat approval, all impact fees shall be paid according to Section 17.18 Land/Cash Contributions of the Unified Development Ordinance.*
5. *Covenants shall be provided to the Community Development Department for review and approval.*

6. *A sidewalk must be provided by the Petitioner/Developer on the north side of 129th Street connecting to the existing sidewalk at the property line near Ashbury Place to continue west and end at the property line of the subject property.”*

SECTION THREE: A Major Change (or Modification) to the previously approved Planned Unit Development is approved pursuant to Section 17.08.090 of the Unified Development Ordinance, to allow for the reduction of side yard setbacks to 10 feet (for a total of at least 20 feet between buildings), street pavement width to be 27 feet as measured from back of curb to back of curb in addition to the sixty (60’) right-of-way permitted for interior streets, detention depths of seven feet (7’) and detention inside slopes at 4:1; as depicted on the Preliminary PUD Plan.

SECTION FOUR: That all other Sections and Conditions of Ordinance O-27-07 remain as they were upon approval by the Village Board of Trustees on April 23, 2007.

ADOPTED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF LEMONT, COUNTIES OF COOK, WILL, AND DuPAGE, ILLINOIS, on this 10th day of February, 2020.

PRESIDENT AND VILLAGE BOARD MEMBERS:

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

JOHN EGOSKE, Village President

Attest:

CHARLENE M. SMOLLEN, Village Clerk

EXHIBIT A

Legal Description of Subject Property

Legal Description

The Land is described as follows:

PARCEL 1:

THE EAST 1/2 OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 32, TOWNSHIP 37 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE WEST 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 32, TOWNSHIP 37 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 3:

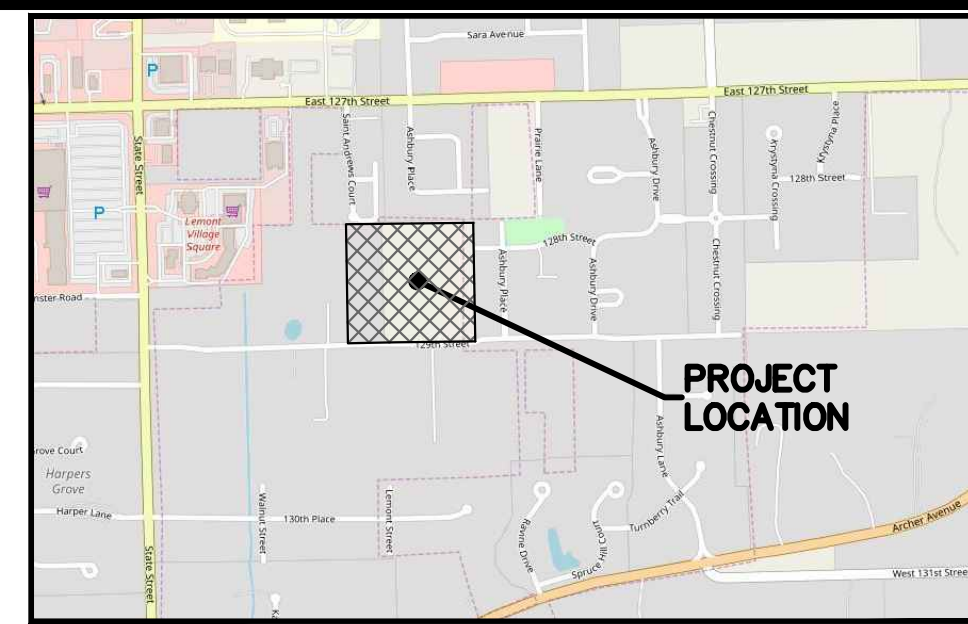
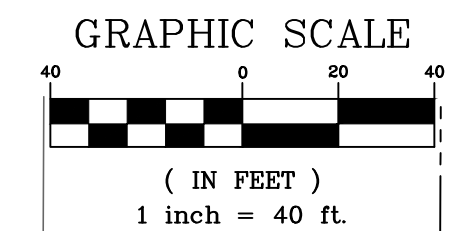
THE WEST 1/2 OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 32, TOWNSHIP 37 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

EXHIBIT B

Preliminary PUD Plan by DesignTek Engineering revised January 23, 2020

PRELIMINARY P.U.D. - PLAN FOR NOTTING HILL DEVELOPMENT LEMONT, ILLINOIS

LEGEND	
EXISTING	PROPOSED



LOCATION MAP NOT TO SCALE

ZONING REQUIREMENTS

ZONING:	R-5
MULTI-FAMILY UNITS:	43
MULTI-FAMILY LOTS:	14
SETBACK	
FRONT:	25'
REAR YARD:	30'
CORNER SIDE YARD:	25'
SIDE YARD:	15'
R.O.W. WIDTH:	66'
MIN. LOT SIZE: 10,000 SF	
MIN. LOT WIDTH: 100'	
MIN. LOT AREA PER UNIT: 3,000 SF	
LOT COVERAGE: 65% MAX.	
	47.82%

LEGAL DESCRIPTION

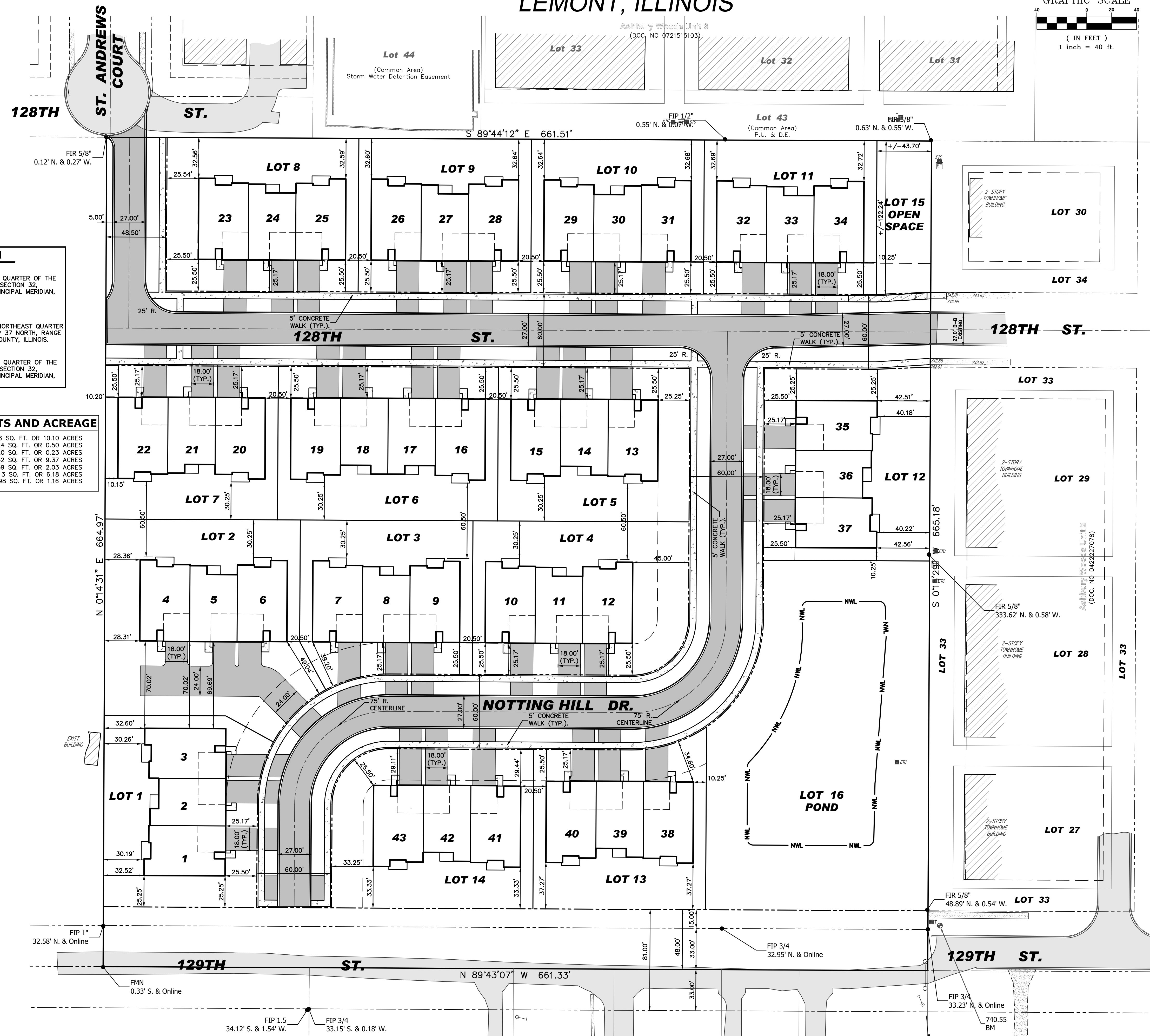
PARCEL ONE
THE EAST HALF OF THE EAST HALF OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 32, TOWNSHIP 37 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL TWO
THE WEST HALF OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 32, TOWNSHIP 37 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL THREE
THE WEST HALF OF THE EAST HALF OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 32, TOWNSHIP 37 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

SITE AREA DATA - UNIT COUNTS AND ACREAGE

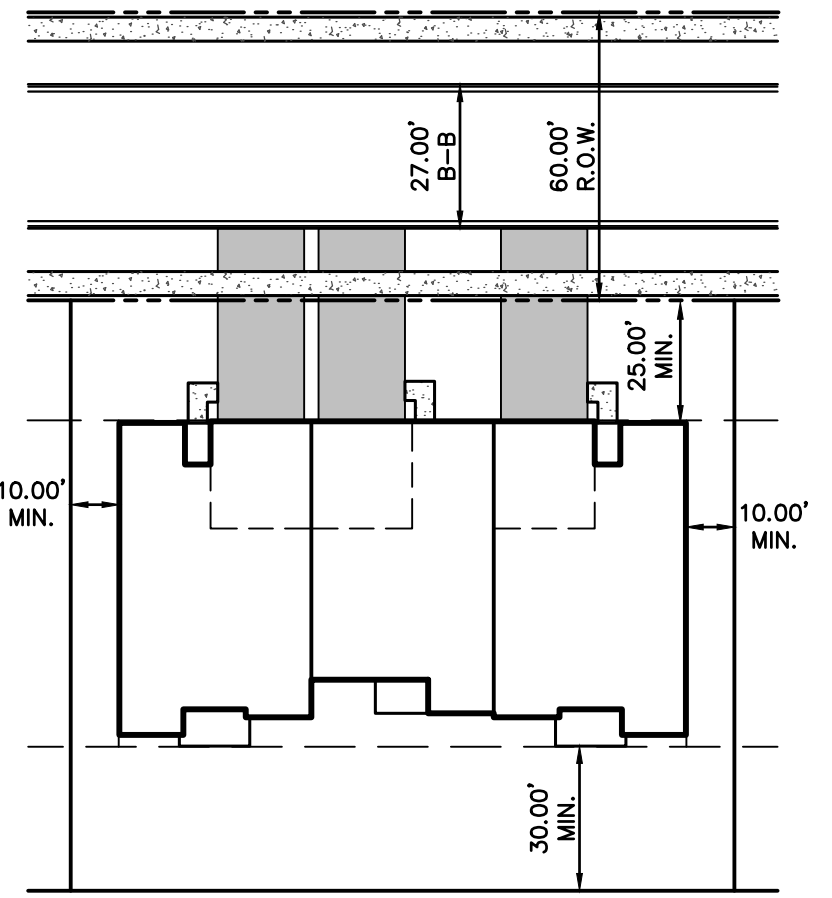
GROSS AREA:	439,896 SQ. FT. OR 10.10 ACRES
R.O.W. DEDICATION EXIST. 33' @ 129TH ST.:	21,824 SQ. FT. OR 0.50 ACRES
R.O.W. DEDICATION PROP. 15' @ 129TH ST.:	9,920 SQ. FT. OR 0.23 ACRES
NET AREA (AFTER R.O.W. DEDICATIONS):	408,152 SQ. FT. OR 9.37 ACRES
R.O.W. DEDICATIONS (INTERNAL):	88,539 SQ. FT. OR 2.03 ACRES
RESIDENTIAL LOTS:	269,113 SQ. FT. OR 6.18 ACRES
STORM WATER & OPEN SPACE LOTS:	50,498 SQ. FT. OR 1.16 ACRES



SUMMARY TABLE OF LOT SIZES

LOT	SQ FT	AC
1	18,962	0.44
2	25,706	0.59
3	17,127	0.39
4	20,089	0.48
5	18,893	0.43
6	21,724	0.50
7	17,037	0.39
8	18,925	0.43
9	17,052	0.39
10	17,058	0.39
11	17,064	0.39
12	20,464	0.47
13	18,055	0.41
14	20,220	0.46
15	5,344	0.12
16	45,110	1.04
17	88,539	2.03
ROW*	408,150	9.37

AVG. LOT SIZE (LOTS 1-14): 19,170 SF
* SUBDIVISION STREET ROW



TYPICAL LOT PLAN (LOTS 1 THRU 14)

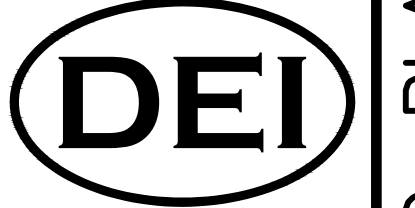
PARCEL IDENTIFICATION NUMBER	
22-32-200-023-0000	
22-32-201-010-0000	
22-32-201-016-0000	
BASIS OF BEARING	
THE BASIS OF BEARINGS IS THE ILLINOIS STATE PLANE SYSTEM - EAST ZONE	
SITE DATA	
AREA: 439,896 SQUARE FEET OR 10.10 ACRES	

NO.	DATE	DESCRIPTION
1	01-23-20	PER VILLAGE REVIEW

BEECHEN & DILL
7512 COUNTY LINE ROAD
BURR RIDGE, ILLINOIS
(630) 920-9430

PRELIMINARY P.U.D. PLAN
FOR
NOTTING HILL DEVELOPMENT
LEMONT, ILLINOIS

DESIGNTEK ENGINEERING, INC.
CONSULTING, CIVIL ENGINEERING & LAND SURVEYING
9930 W. 190TH STREET, SUITE L
MOKENA, ILLINOIS 60448
(708) 326-4961
FAX: (708) 326-4962
IL PROF. LIC. NO.: 184-003740



PROJECT INFORMATION
Project No.: 18-0044
Scale: 1" = 40'
Date: 10-15-19
Design By: SDS
Drawn By: NSM
Checked By: SDS

1 OF 1

PRELIMINARY P.U.D. PLAN

E:\projects\2018\18-0044\Engineering\2018\20180123\2018-0044-01.dwg Plot Date: 1/23/2020 4:42:31 PM By: mmm



CALL 1-800-892-0123 or 811
AT LEAST 48 HOURS (2 WORKING DAYS) BEFORE YOU DIG
WWW.ILLINOISCALL.COM

EXHIBIT C

Preliminary Engineering Plan by DesignTek Engineering revised January 23, 2020

PRELIMINARY ENGINEERING GRADING PLAN FOR NOTTING HILL DEVELOPMENT LEMONT, ILLINOIS



NO.	DATE	DESCRIPTION
1	01-13-20	PER REV. DETENTION
2	01-23-20	PER VILLAGE REVIEW

LEGEND

EXISTING	PROPOSED

BENCHMARKS

NORTHWEST FLANGE BOLT ON FIRE HYDRANT LOCATED AT THE SOUTHWEST CORNER OF SARA AVENUE AND GLENYS DRIVE.
ELEV.: = 739.78 (NAVD 88)

SITE BENCHMARK:
NORTHWEST FLANGE BOLT ON FIRE HYDRANT LOCATED AT THE SOUTHWEST CORNER OF SURVEYED PARCEL.
ELEV.: = 740.55 (NAVD 88)

PROJECT DATA - UNIT COUNTS AND ACREAGE

GROSS AREA: 439,896 SQ. FT. OR 10.10 ACRES
R.O.W. DEDICATION EXIST. 33' @ 129TH ST.: 21,824 SQ. FT. OR 0.50 ACRES
R.O.W. DEDICATION PROP. 15' @ 129TH ST.: 9,920 SQ. FT. OR 0.23 ACRES
NET AREA (AFTER R.O.W. DEDICATIONS): 408,152 SQ. FT. OR 9.37 ACRES
R.O.W. DEDICATIONS (INTERNAL): 88,539 SQ. FT. OR 2.03 ACRES
RESIDENTIAL LOTS: 269,113 SQ. FT. OR 6.18 ACRES
STORM WATER & OPEN SPACE LOTS: 50,498 SQ. FT. OR 1.16 ACRES

NUMBER OF BUILDINGS PROPOSED: 14
NUMBER OF UNITS PROPOSED: 43

BUILDING FOUNDATIONS: 100,477 SQ. FT.
PORCHES (FRONT): 1,288 SQ. FT.
PATIOS/DECKS (REAR): 4,151 SQ. FT.
WALKS (FRONT): 1,806 SQ. FT.
DRIVEWAYS: 31,475 SQ. FT.
PUBLIC SIDEWALKS: 14,298 SQ. FT.
INTERNAL STREETS (INCLUDING CURB & GUTTER): 41,857 SQ. FT.
PROP. PAVEMENT IN 129TH ST. ROW (852 SF IN 33' & 395 SF IN 15'): 1,247 SQ. FT.
EXISTING PAVEMENT IN 129TH ST. ROW: 3,836 SQ. FT.
STORM WATER LOT IMPERVIOUS AREA (@ NW. ELEV. 735.00): 16,198 SQ. FT.
TOTAL IMPERVIOUS AREA: 216,663 SQ. FT.

LOT COVERAGE (GROSS): 216,663 SQ FT/439,896 SQ FT = 49.25%

STORM WATER REQUIREMENTS

DETENTION VOLUME REQUIRED = 3.42 Ac. Ft.
VOLUME PROVIDED @ WEIR = 3.60 Ac. Ft. (STORM WATER LOT)

VCBMP VOLUME REQUIRED = 0.376 Ac. Ft. OR 196,455.60 x (1"/12) = 16,371.30 Cu. Ft.
VCBMP VOL. PROVIDED = 0.353 Ac. Ft. 735.0-734.0 = 1.0' x (15,359) = 15,359 Cu. Ft. (STORM WATER LOT)

LOY 15 (OPEN SPACE): = 80 FT x 20 FT x 1.0 FT = 1,600 CU-FT = 1,600/43,560 = 0.037 AC-FT
TOTAL VCBMP VOL. PROVIDED = 0.39 Ac. Ft.

POND VOLUME (LOT #16)

Notes	Pond Elev. (FL)	Area (SF)	Depth (FL)	Vol. (CF)	Vol. (Ac. Ft.)	Cumulative Vol. (Ac. Ft.)
NWL	735.00	16,471	1.0	17,633	0.40	0.40
	736.00	18,822	1.0	20,049	0.46	0.87
	737.00	21,302	1.0	22,593	0.52	1.38
	738.00	23,910	1.0	25,266	0.58	1.96
	739.00	26,647	1.0	28,067	0.64	2.61
MWRD HWL	740.00	29,512	1.0	31,081	0.71	3.32
	741.00	32,505	0.9	27,135	0.62	2.70
Rational HWL	741.13	32,900	0.4	4,251	0.10	3.42
Weir Elev	741.50	34,036	0.4	12,383	0.28	3.70
	742.00	35,603	0.5	17,408	0.40	4.10
TiBerm	742.50	37,190	0.5	19,197	0.42	4.52

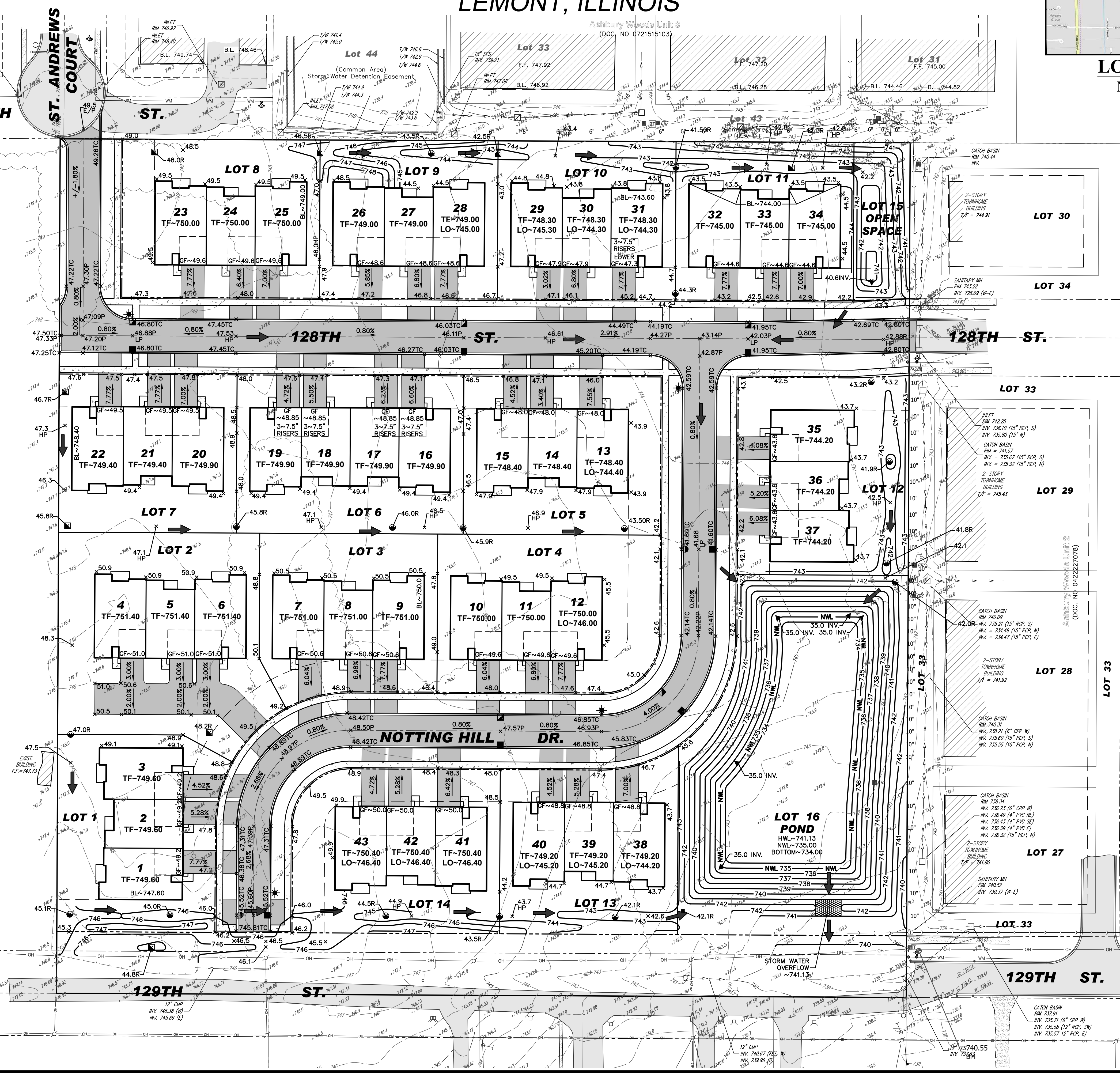
SURFACE WATER DRAINAGE CERTIFICATE

STATE OF ILLINOIS
COUNTY OF COOK

TO THE BEST OF OUR KNOWLEDGE AND BELIEF THE DRAINAGE OF SURFACE WATERS WILL NOT BE CHANGED BY THE CONSTRUCTION OF THESE LOT IMPROVEMENTS OR ANY PART THEREOF, OR THAT IF SUCH SURFACE WATER DRAINAGE WILL BE CHANGED, REASONABLE PROVISIONS HAVE BEEN MADE FOR THE COLLECTION AND DIVERSION OF SUCH WATERS INTO PUBLIC AREAS OR DRAINS WHICH THE OWNER HAS A RIGHT TO USE, AND THAT SUCH SURFACE WATERS WILL BE PLANNED FOR IN ACCORDANCE WITH GENERALLY ACCEPTED ENGINEERING PRACTICES SO AS TO REDUCE THE LIKELIHOOD OF DAMAGE TO THE ADJOINING PROPERTIES BECAUSE OF THE CONSTRUCTION OF THESE LOT IMPROVEMENTS.

DATED 23rd DAY OF JANUARY, 2020

SCOTT D. SCHREINER
062-019702
P.E. 11/30/21



GRADING CONVERSIONS

ROADWAY:
CL -0.25' = EDGE OF PAVEMENT ELEVATION
CL -0.33' = FLOW LINE ELEVATION
CL -0.08' = TOP OF CURB ELEVATION
CL +0.42' = RIGHT OF WAY

FOUNDATION:
FF = TF + 1.00' (12")
FRONT PORCH STOOB = FF - 0.5' (6")
REAR CONC. PORCH = FF - 1.2' (14.4")
REAR DECK = FF - 0.33' (4")
G @ HOUSE DOOR = TF - 0.25' (3")
G @ OHD = TF - 0.42' (5")

INDICATES SIDEWALK BELOW CURB ELEVATIONS

PARCEL IDENTIFICATION NUMBER

22-32-200-023-0000
22-32-201-010-0000
22-32-201-016-0000

BASIS OF BEARING

THE BASIS OF BEARINGS IS THE ILLINOIS STATE PLANE SYSTEM - EAST ZONE

SITE DATA

AREA: 439,896 SQUARE FEET OR 10.10 ACRES

Call Before You Dig

JULIE
ILLINOIS ONE-CALL SYSTEM

CALL 1-800-892-0123 or 811
AT LEAST 48 HOURS (2 WORKING DAYS) BEFORE YOU DIG
WWW.ILLINOISCALL.COM

BEECHEN & DILL
7512 COUNTY LINE ROAD
BURR RIDGE, ILLINOIS
(630) 920-9430

PRELIMINARY ENGINEERING FOR NOTTING HILL DEVELOPMENT LEMONT, ILLINOIS

DESIGNTEK ENGINEERING, INC.
CONSULTING, CIVIL ENGINEERING & LAND SURVEYING
9930 W. 190TH STREET, SUITE L
MOKENA, ILLINOIS 60448
(708) 326-4961
FAX: (708) 326-4962
ILL. PROF. LIC. NO.: 184-003740

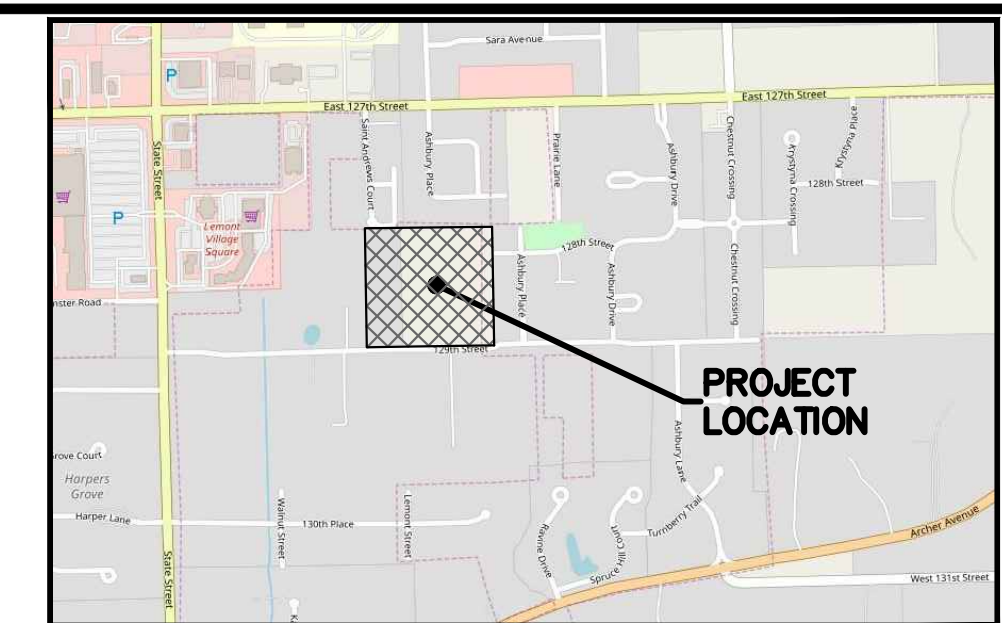
PROJECT INFORMATION

Project No.: 18-0044
Scale: 1" = 40'
Date: 10-15-2019
Design By: SDS
Drawn By: DEI
Checked By: SDS

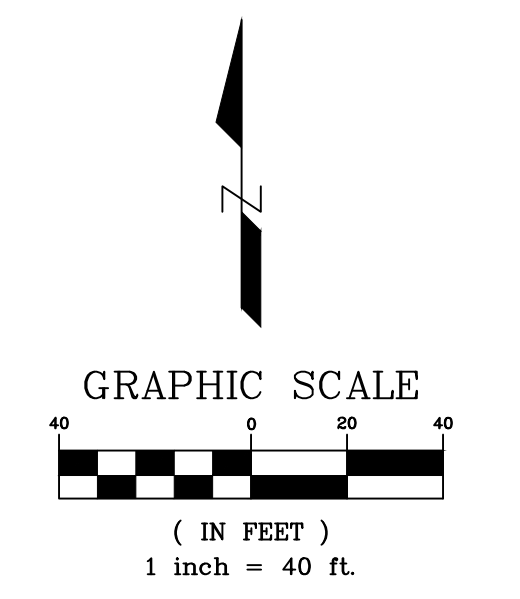
1 OF 2

PRELIMINARY ENGINEERING: GRADING PLAN

PRELIMINARY ENGINEERING UTILITY PLAN FOR **NOTTING HILL DEVELOPMENT** LEMONT, ILLINOIS



LOCATION MAP
NOT TO SCALE



NO.	DATE	DESCRIPTION
1	01-13-20	PER REV. DETENTION
2	01-23-20	PER VILLAGR REVIEW

BEECHEN & DILL
7512 COUNTY LINE ROAD
BURR RIDGE, ILLINOIS
(630) 920-9430

**PRELIMINARY ENGINEERING
FOR
NOTTING HILL DEVELOPMENT
LEMONT, ILLINOIS**

DESIGNTEK ENGINEERING, INC.
CONSULTING, CIVIL ENGINEERING & LAND SURVEYING
9930 W. 190TH STREET, SUITE L
MOKENA, ILLINOIS 60448
(708) 326-4961
FAX: (708) 326-4962
ILL. PROF. LIC. NO.: 184-003740



PROJECT INFORMATION
Project No.: 18-0044
Scale: 1" = 40'
Date: 10-15-2019
Design By: SDS
Drawn By: NSM
Checked By: SDS

2 OF 2

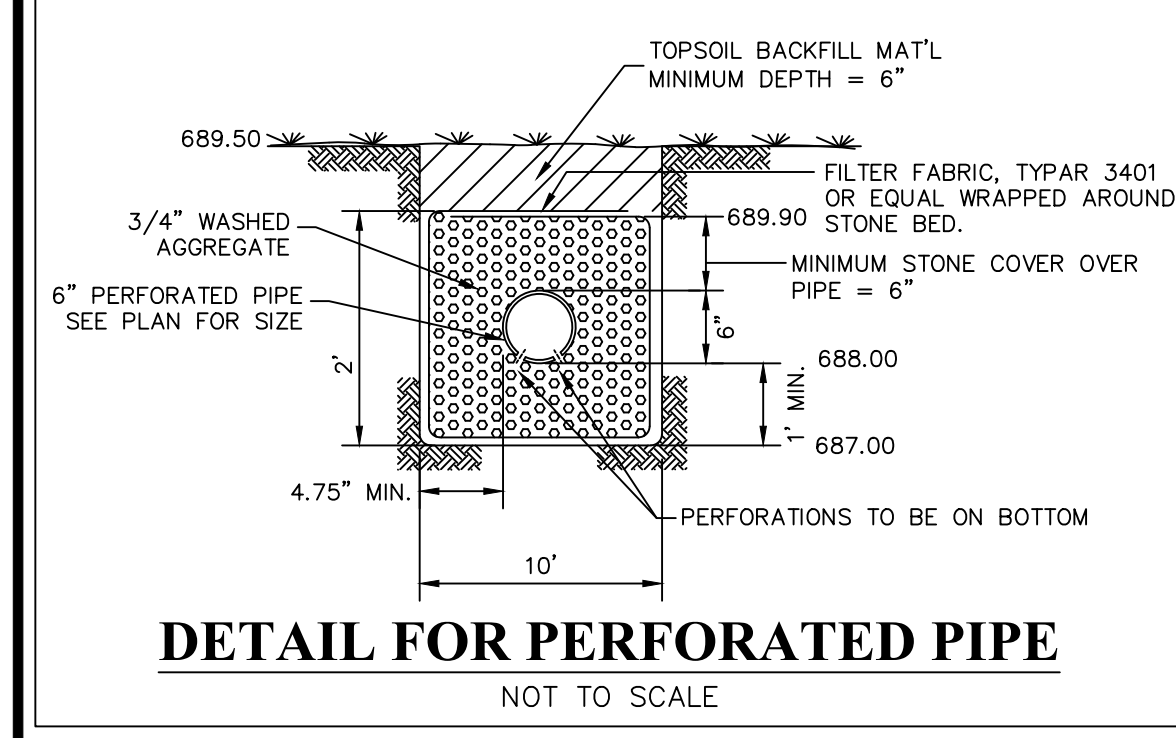
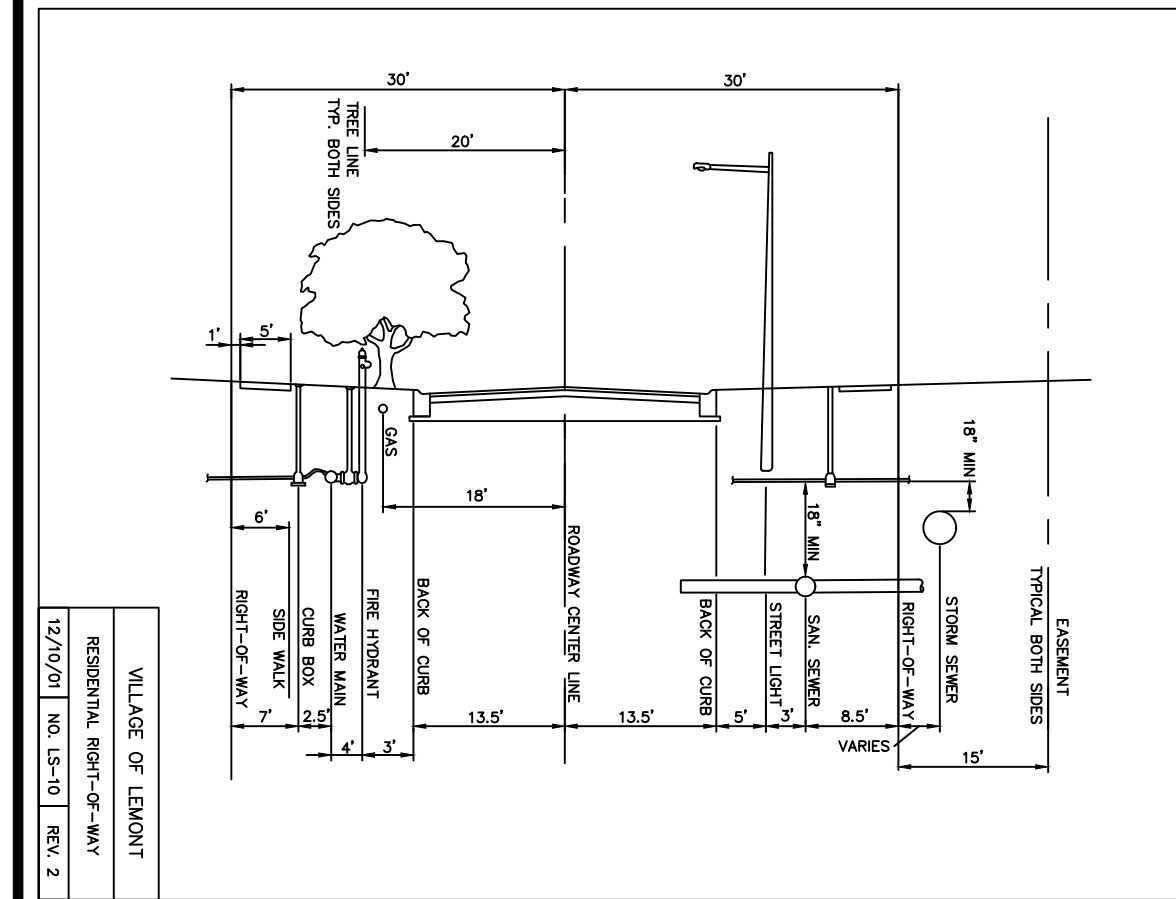
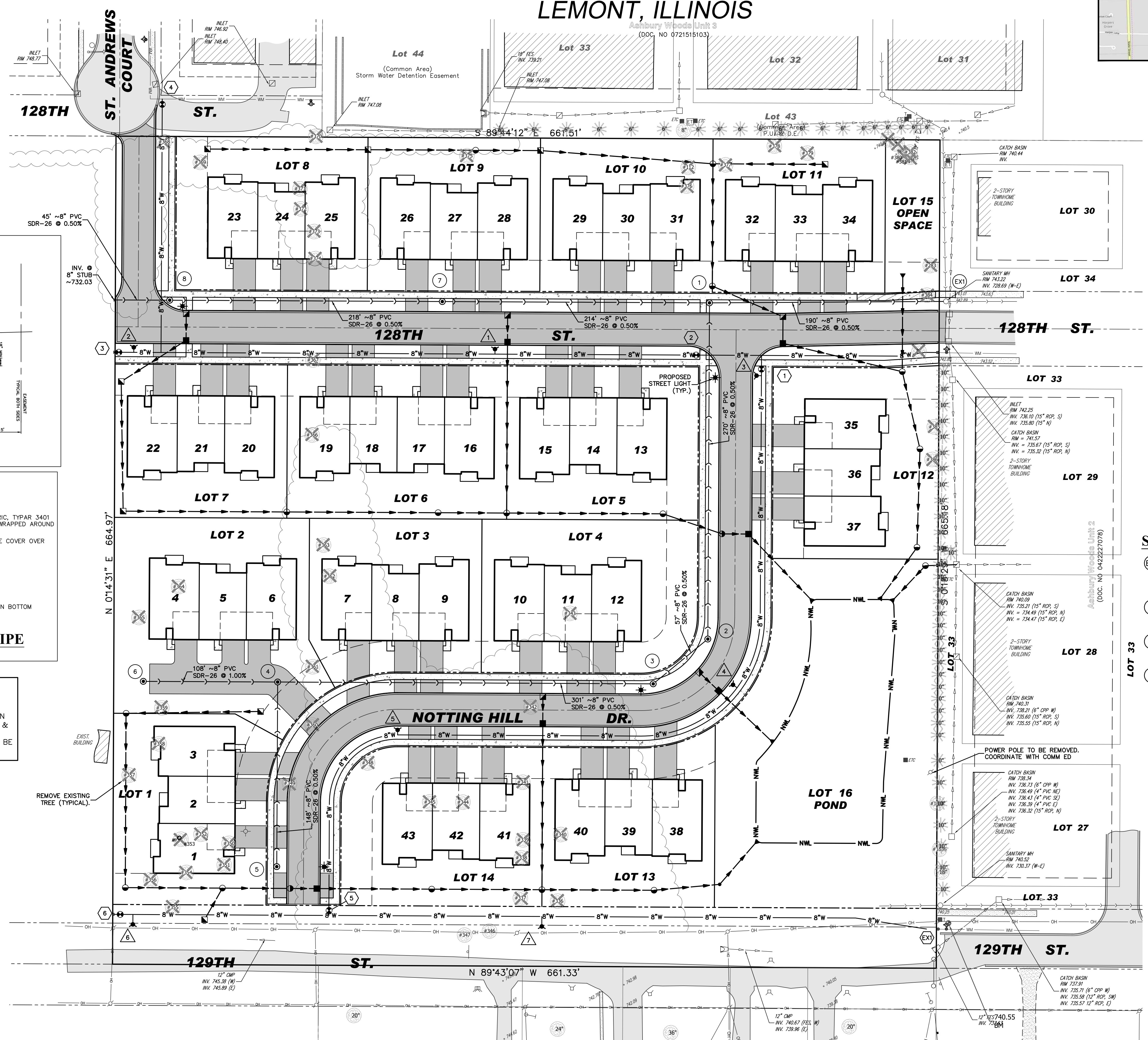
PRELIMINARY ENGINEERING: UTILITY PLAN

EXISTING	PROPOSED

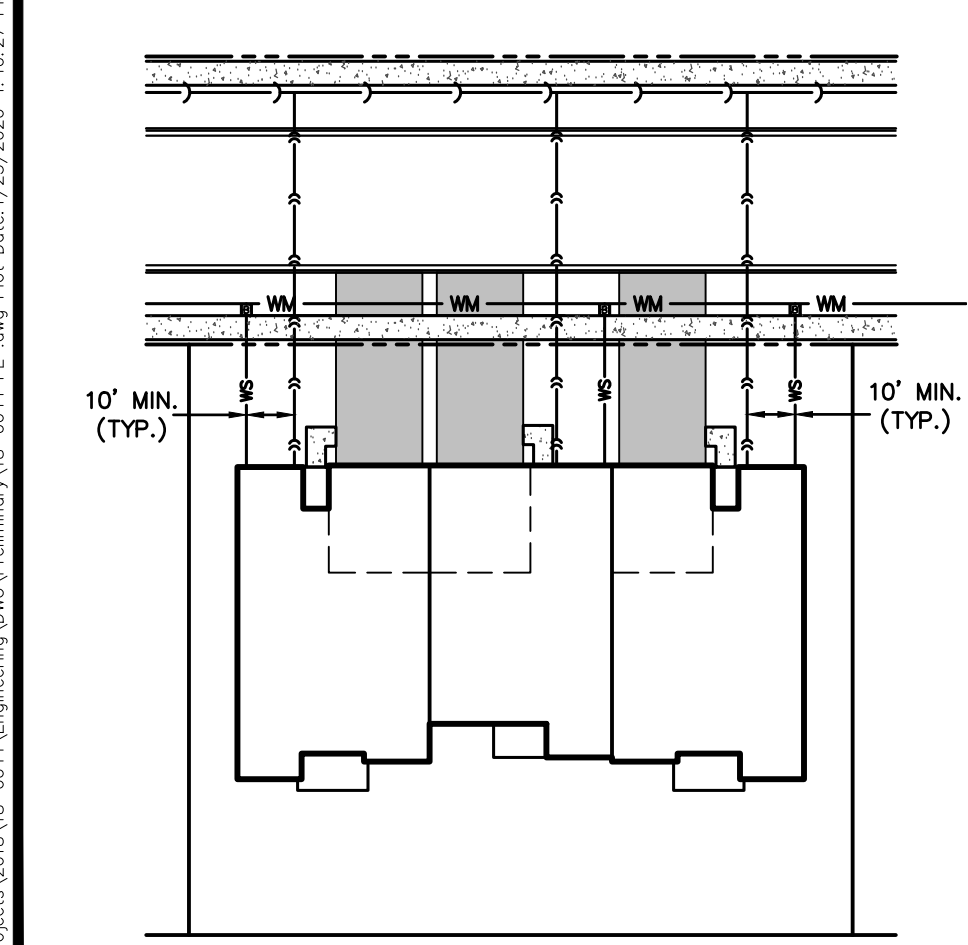
BENCHMARKS

NORTHWEST FLANGE BOLT ON FIRE HYDRANT LOCATED AT THE SOUTHWEST CORNER OF SARA AVENUE AND GLENYS DRIVE.
ELEV.: = 739.78 (NAVD 88)

SITE BENCHMARK:
NORTHWEST FLANGE BOLT ON FIRE HYDRANT LOCATED AT THE SOUTHEAST CORNER OF SURVEYED PARCEL.
ELEV.: = 740.55 (NAVD 88)



- NOTES:**
- ALL PARKWAY TREES SHALL BE 3" DIAMETER.
 - BASIN UNDERDRAINS SHALL ALLOW POND TO DRAW DOWN TO GROUND ELEVATION. SOILS WILL REMAIN SATURATED & PLANTINGS SHALL BE CHOSEN ACCORDINGLY.
 - ADDITIONAL CLEANOUTS ON UNDERDRAIN SYSTEM SHALL BE EVALUATED DURING FINAL DESIGN.



TYPICAL UTILITY SERVICE DETAIL

SANITARY STRUCTURES

- | | |
|--|--|
| (EX) 48" M.H., C.L.
RIM 743.22
EX. INV 728.69
PR. INV 728.69 (8") | 4 48" M.H., C.L.
RIM 750.20
INV 732.79 |
| 1 48" M.H., C.L.
RIM 744.10
INV 729.64 | 5 48" M.H., C.L.
RIM 746.10
INV 733.53 |
| 2 48" M.H., C.L.
RIM 743.20
INV 730.99 | 6 48" M.H., C.L.
RIM 750.00
INV 733.87 |
| 3 48" M.H., C.L.
RIM 746.60
INV 731.28 | 7 48" M.H., C.L.
RIM 746.80
INV 730.71 |
| | 8 48" M.H., C.L.
RIM 747.25
INV 731.80 |

PARCEL IDENTIFICATION NUMBER	
22-32-200-023-0000	
22-32-201-010-0000	
22-32-201-016-0000	

BASIS OF BEARING	
THE BASIS OF BEARINGS IS THE ILLINOIS STATE PLANE SYSTEM - EAST ZONE	

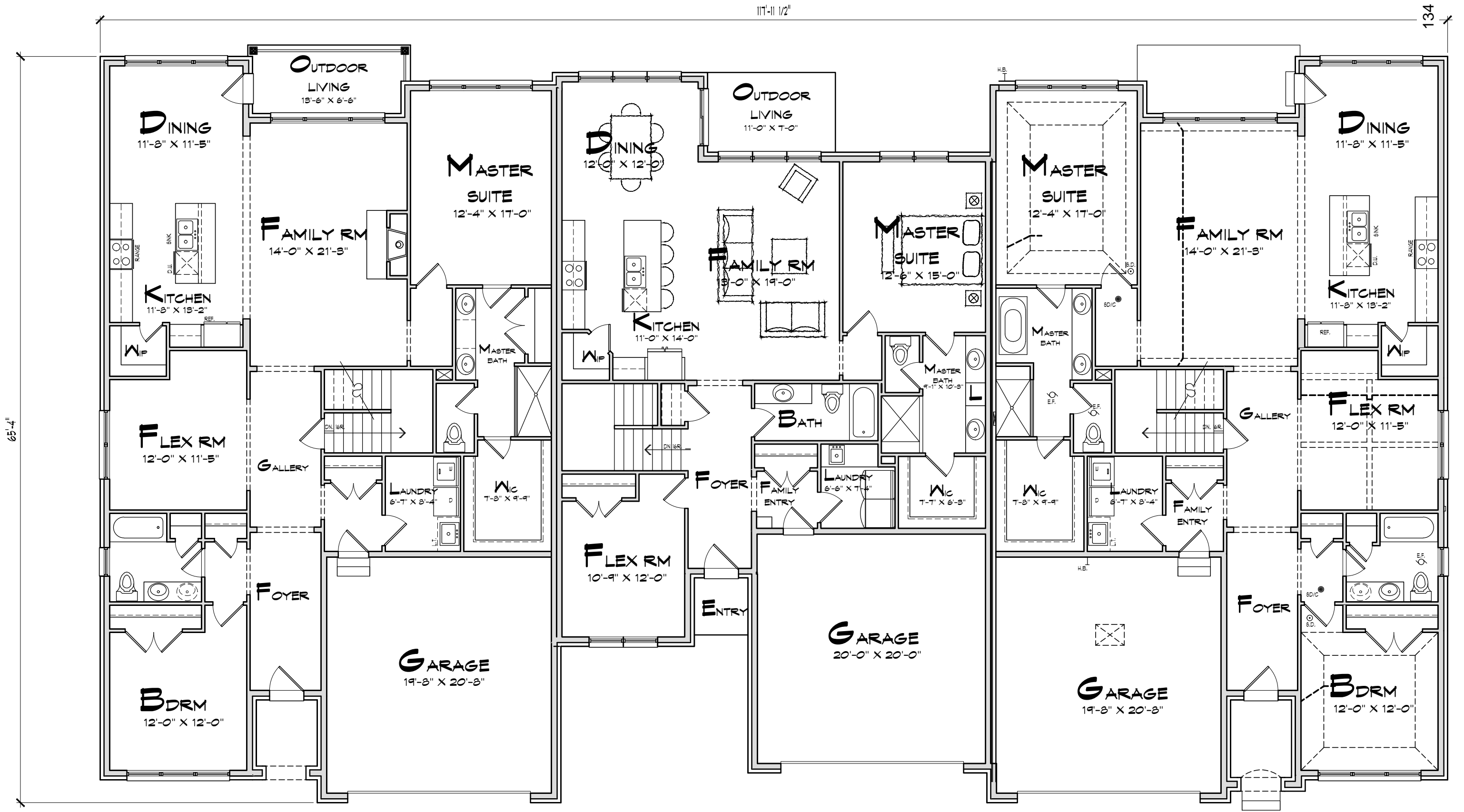
SITE DATA	
AREA: 439,896 SQUARE FEET	OR 10.10 ACRES



CALL 1-800-892-0123 or 811
AT LEAST 48 HOURS (2 WORKING DAYS) BEFORE YOU DIG
WWW.ILLINOISCALL.COM

EXHIBIT D

Floor Plans and Elevations



FIRST FLOOR

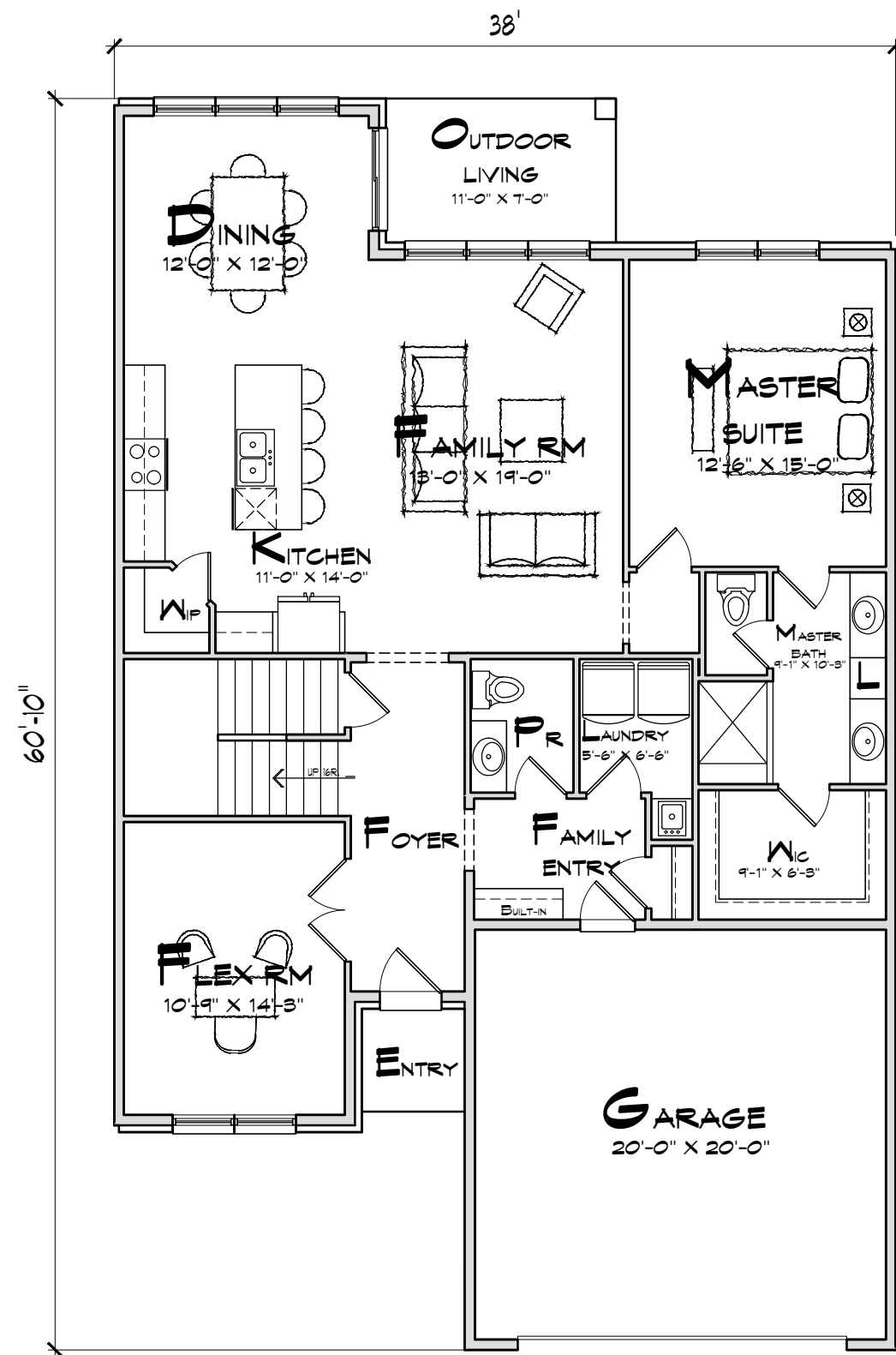
2003 SQ FT
 9' CLG
 2 X 6 EXTERIOR WALLS

FIRST FLOOR

1501 SQ FT
 9' CLG
 2 X 6 EXTERIOR WALLS

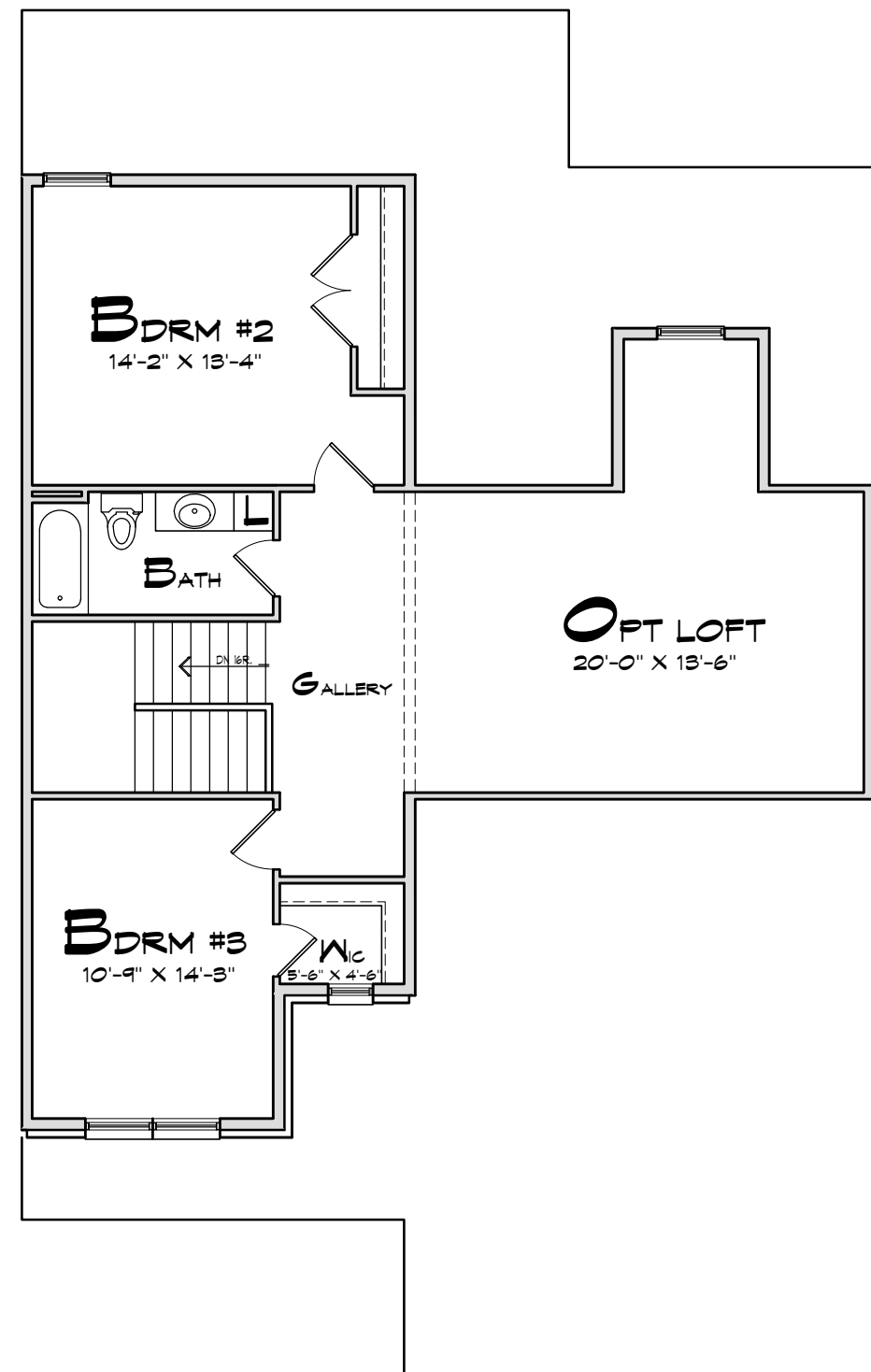
FIRST FLOOR

2003 SQ FT
 9' CLG
 2 X 6 EXTERIOR WALLS



FIRST FLOOR

1501 SQ FT
 9' CLG
 2 X 6 EXTERIOR WALLS



SECOND FLOOR

620 SQ FT
 956 SQ FT W/ LOFT
 8' CLG
 2 X 6 EXTERIOR WALLS







TO: Village Board Meeting
FROM: Jason Berry, Community Development
THROUGH:
SUBJECT: An Ordinance of the Village of Lemont, Cook, Will, and DuPage Counties, Illinois, to Set a Date for, and Approve a Public Notice of a Public Hearing on the Illinois & Michigan (I&M) Redevelopment Project Area.
DATE: February 10, 2020

SUMMARY/BACKGROUND

The Village of Lemont is proposing the creation of a new Tax Increment Financing (TIF) District to assist the Village in redeveloping the downtown area adjacent to the I&M Canal. The attached ordinance would set the date of April 13, 2020 for a public hearing to receive testimony regarding the proposed I&M TIF. A copy of the redevelopment plan was filed with the Village Clerk prior to January 30th, 2020.

The proposed redevelopment area is focused on properties adjacent to the I&M Canal and those on the east side of Stephen Street and the south side of Talcott Avenue. Properties that are in the present Canal TIF but have been reclassified or have a present Equalized Assessed Value (EAV) below the base EAV of the Canal TIF are proposed to be included in the I&M TIF. All properties are in the Downtown zoning district.

ANALYSIS

2018-21 Strategic Plan.

The proposed TIF is aligned with the Village Board's strategic plan. Sections on Community Image, Economic Vitality, and Infrastructure Maintenance support the Village's continued investment in Downtown Lemont. Regional awareness of Lemont and a positive image of Lemont are outcomes for Community Image. Downtown as a thriving, stable retail district and Downtown Lemont as a destination are outcomes for Economic Vitality. Infrastructure outcomes include well-maintained facilities.

Lemont 2030 Comprehensive Plan.

The comprehensive plan calls to "Develop Downtown as a Destination for Residents and Visitors," stating:

Additional efforts should be dedicated to develop downtown's assets. The continued vitality of downtown was a key priority expressed during the Lemont 2030 public visioning process. Additionally, downtown represents an area of significant prior investment by the Village. From 1999 to 2010, over \$5.4 million of TIF funding has been spent on public infrastructure

improvements in the downtown TIF district, and nearly \$1 million has been spent on marketing, façade grants, and other improvement efforts.... For all of these reasons, downtown warrants dedicated economic development efforts.

The I&M Canal and its significance for Lemont is a frequent theme in the comprehensive plan. In the Economic Prosperity section, one of the Village’s guiding principles states, “the downtown, I&M Canal, and the Heritage Quarries Recreation Area are unique assets and should be further cultivated to be attractive destinations for residents and visitors.” There are specific recommendations for the Canal and marketing “destination downtown.” In the section on Natural Resources & Recreation, a guiding principles states, the “I&M Canal and the Heritage Quarries Recreation Area are unique natural assets with untapped recreational potential.” Recommendations mirror those earlier in the plan, expressing the need to protect and enhance the I&M Canal. The section Our Mobility has an implementation area dedicated to the Lemont Active Transportation Plan; it states the importance of creating a connection from the Centennial Trail to the I&M Trail. Our Community Character features the implementation area, Continue to Protect & Enhance Our Unique Community Assets. It recommends continuing to improve and restore the I&M Canal and its towpaths.

In 2018 the Village approved the creation of the TOD TIF. The proposed I&M TIF is contiguous with the TOD TIF and enhances the redevelopment goals of the Village’s existing TIF districts.

5-Year Capital Improvement Plan (CIP)

Significant downtown infrastructure projects included in the CIP can be supported by the proposed I&M TIF, including I&M Canal Improvements, Signs and Wayfinding, and Stephen Street projects.

Consistency with Village Policy

STAFF RECOMMENDATION

Motion and approval of the attached ordinance setting a date for a public hearing on the proposed I&M TIF.

BOARD ACTION REQUESTED

Motion and approval of the attached ordinance.

ATTACHMENTS

[Ordinance to set date for public hearing for IM RPA.pdf](#)

**VILLAGE OF LEMONT
ORDINANCE NO. _____**

**AN ORDINANCE OF THE VILLAGE OF LEMONT, COOK, WILL AND DUPAGE
COUNTIES, ILLINOIS, TO SET A DATE FOR, AND TO APPROVE A PUBLIC
NOTICE OF A PUBLIC HEARING ON THE ILLINOIS & MICHIGAN (I&M)
REDEVELOPMENT PROJECT AREA**

**ADOPTED BY THE
PRESIDENT AND BOARD OF TRUSTEES
OF THE VILLAGE OF LEMONT
THIS 10th DAY OF FEBRUARY, 2020**

**Published in pamphlet form by
authority of the President and
Board of Trustees of the Village
of Lemont, Cook, DuPage, and Will
Counties, Illinois, this 10th day of
February, 2020.**

ORDINANCE NO. _____

AN ORDINANCE OF THE VILLAGE OF LEMONT, COOK, WILL AND DUPAGE COUNTIES, ILLINOIS, TO SET A DATE FOR, AND TO APPROVE A PUBLIC NOTICE OF A PUBLIC HEARING ON THE TRANSIT ORIENTED DEVELOPMENT (“TOD”) REDEVELOPMENT PROJECT AREA

WHEREAS, the Village of Lemont, Cook, Will and DuPage Counties (the “*Village*”) is a municipal corporation and political subdivision of the State of Illinois and as such is reviewing the Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4-1, *et seq.* (the “*Act*”) for purposes of designating the Illinois & Michigan (“I&M”) Redevelopment Project Area; and,

WHEREAS, pursuant to the Act, the Village is required to adopt an ordinance fixing the time and place for a public hearing on the proposed Illinois & Michigan (“I&M”) Redevelopment Project Area; and,

WHEREAS, the Village desires to adopt this Ordinance in order to comply with such requirements of the Act.

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

SECTION 1: The above recitals are incorporated herein and made a part hereof.

SECTION 2: It is necessary and in the best interests of the Village that a public hearing be held prior to the consideration of the adoption by the President and Board of Trustees of the Village (the “*Corporate Authorities*”) of an ordinance or ordinances approving the Village of Lemont Illinois & Michigan (“I&M”) Redevelopment Plan and Project Tax Increment Finance (TIF) District (the “*Plan and Project*”), designating the Illinois & Michigan (“I&M”) Redevelopment Project Area (the “*Project Area*”) and adopting tax increment allocation financing, and accordingly, it is necessary that a date for such public hearing be established and notice thereof be given, all in accordance with the provisions of the Act.

SECTION 3: It is hereby determined that a public hearing (the “*Hearing*”) on the proposed Plan and Project for the proposed Project Area, as legally described in *Exhibit A*, attached hereto and made a part hereof this Ordinance, shall be held on the 13th day of April, 2020 at 6:30 p.m., at the Village of Lemont Village Hall, 418 Main Street, Lemont, Illinois.

SECTION 4: Within a reasonable time after the adoption of this ordinance, the Plan and Project along with the name of the contact person at the Village shall be sent to the affected taxing districts by certified mail.

SECTION 5: Notice of the Hearing is hereby authorized to be given by publication and mailing, said notice by publication to be given at least twice, the first publication to be not more than thirty (30) nor less than ten (10) days prior to the Hearing in a newspaper of general circulation within the taxing districts having property in the Project Area, and notice by mailing to be given by depositing such notice in the United States mail by certified mail addressed to the person or persons in whose name the general taxes for the last preceding year were paid on each lot, block, tract, or parcel of land lying within the Project Area and to each residential address located within the Project Area, not less than ten (10) days prior to the date set for the Hearing. In the event taxes for the last preceding year were not paid, notice shall also be sent to the persons last listed on the tax rolls within the preceding three (3) years as owner(s) of such property.

SECTION 6: Notice of the Hearing is hereby directed to be in substantially the form found in *Exhibit B* which is attached hereto and made a part hereof.

SECTION 7: The above notice is hereby directed to be given by mail, not less than forty-five (45) days prior to the date set for the Hearing, to all taxing districts of which taxable property is included in the proposed Project Area and to the Illinois Department of Commerce

and Economic Opportunity (“DCEO”). Notice shall include an invitation to each taxing district and DCEO to submit written comments to the Village, in care of the Village Clerk of the Village of Lemont, Village Hall, 418 Main Street, Lemont, Illinois 60439, concerning the subject matter of the Hearing prior to the date of the Hearing.

SECTION 8: It is hereby ordered that a Joint Review Board (the “Board”) shall be convened on the 5th day of March, 2020 at 2:00 p.m., at Village Hall, 418 Main Street, Lemont, Illinois which is not sooner than fourteen (14) days nor later than twenty-eight (28) days following the notice to be given to all taxing districts, as provided in Section 7 above, to review the public record, the proposed Plan and Project and the proposed ordinances approving the proposed Plan and Project. The Joint Review Board shall consist of a representative selected by the community college district, local elementary school district and high school district, the park district, the library district, the township, the fire protection district, and the county that has authority to directly levy taxes on the property in the proposed Project Area, a representative selected by the Village, and a public member to be selected by a majority of other Board members, and shall act in accordance with the applicable provisions of the Act.

SECTION 9: The document entitled *Village of Lemont Illinois & Michigan (I&M) Redevelopment Plan and Project Tax Increment Finance (TIF) District* has been available for inspection and review commencing the 30th day of January, 2020 which is at least 10 days prior to the adoption of this Ordinance at the office of the Village Clerk at Village Hall, 418 Main Street, Lemont, Illinois, during regular office hours.

SECTION 10: Notice of the establishment of an interested parties’ registry which entitles all registrants to receive information on activities related to the proposed designation of a

redevelopment project area and the preparation of a redevelopment plan and project is hereby authorized.

SECTION 11: If any section, paragraph, clause, or provision of this Ordinance shall be held invalid, the invalidity of such section, paragraph, clause, or provision shall not affect any of the other provisions of this Ordinance.

SECTION 12: All ordinances, resolutions, motions or orders in conflict with this Ordinance are hereby repealed to the extent of such conflict.

SECTION 13: This Ordinance shall be in full force and effect immediately upon its passage.

[THIS SPACE INTENTIONALLY LEFT BLANK]

PASSED AND APPROVED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF LEMONT, COUNTIES OF COOK, WILL, AND DUPAGE, ILLINOIS, ON THIS 10TH DAY OF February, 2020.

PRESIDENT AND VILLAGE BOARD MEMBERS:

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

JOHN EGOFSKE
President

ATTEST:

CHARLENE M. SMOLLEN
Village Clerk

Exhibit A

Legal Description

Illinois & Michigan (“I&M”) Redevelopment Project Area

Proposed Illinois & Michigan (I&M) TIF District

I&M TIF Parcels

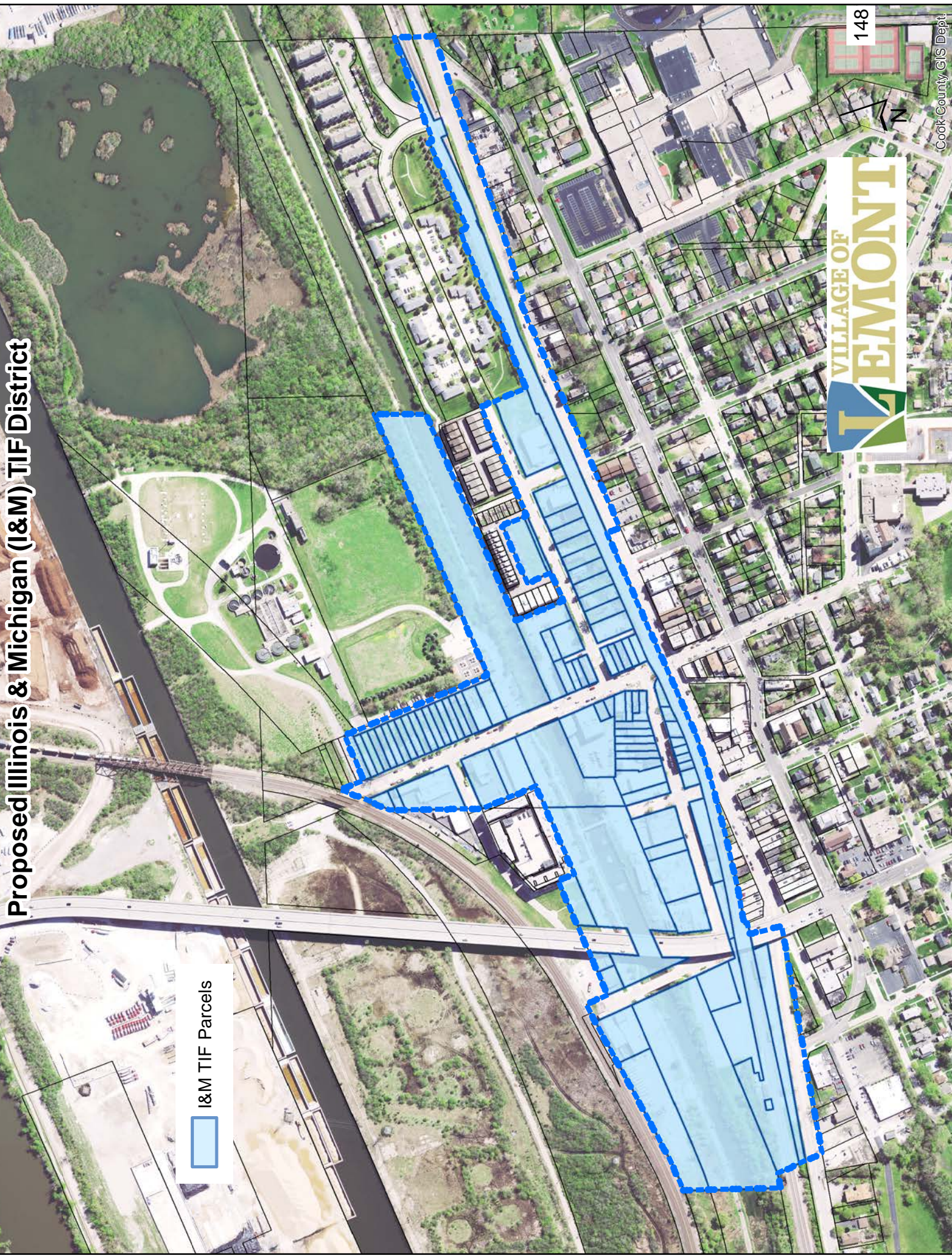


Exhibit B

NOTICE OF PUBLIC HEARING

VILLAGE OF LEMONT, COOK, WILL AND DUPAGE COUNTIES, ILLINOIS, PROPOSED APPROVAL OF THE VILLAGE OF LEMONT TRANSIT ORIENTED DEVELOPMENT (TOD) REDEVELOPMENT PLAN AND PROJECT TAX INCREMENT FINANCE (TIF) DISTRICT

Notice is hereby given that on the 13th day of April, 2020 at 6:30 p.m., at the Village of Lemont Village Hall, 418 Main Street, Lemont, Illinois, a public hearing (the “*Hearing*”) will be held to consider the approval of the proposed Village of Lemont Illinois & Michigan (I&M) Redevelopment Plan and Project Tax Increment Finance (TIF) District (the “*Plan and Project*”), the designation of the Illinois & Michigan (“I&M”) Redevelopment Project Area (the “*Project Area*”) and the adoption of tax increment financing therefore. The Project Area consists of the territory legally described on Exhibit A and generally described as follows:

Generally bounded on the north by the Front Street, on the east by Holmes Street, on the south by Main Street, and on the west by Ed Bossert Drive.

The Plan and Project objectives are to reduce or eliminate blighting conditions, to enhance the real estate and sales tax base of the Village and other affected taxing districts by encouraging private investment in retail/commercial, single family and multi-family residential, institutional and other mixed-use developments within the Project Area, and to preserve and enhance the value of properties therein, all in accordance with the provisions of the “Tax Increment Allocation Redevelopment Act,” effective January 10, 1977, as amended (the “*Act*”). The Village may issue obligations to finance project costs in accordance with the Plan and Project, which obligations may also be secured by the special tax allocation fund and other available funds, if any, as now or hereafter permitted by law, and which also may be secured by the full faith and credit of the municipality.

At the Hearing, there will be a discussion of the Plan and Project, designation of the Project Area, and the adoption of tax increment allocation financing for the Project Area. The Plan and Project is on file and available for public inspection at the office of the Village Clerk at Village Hall, 418 Main Street, Lemont, Illinois.

Pursuant to the proposed Plan and Project, the Village proposes to facilitate redevelopment of the Project Area by incurring or reimbursing eligible redevelopment project costs, which may include, but shall not be limited to, studies, surveys, professional fees, property assembly costs, construction of public improvements and facilities, building and fixture rehabilitation, reconstruction, renovation and repair, financing costs, and interest costs, all as authorized under the Act. The Plan and Project proposes to provide assistance by paying or reimbursing costs including, but not limited to, site assembly, analysis,

professional services and administrative activities, public improvements and facilities, building rehabilitation, capital costs incurred by a taxing district as a direct result of a redevelopment project, the payment of financing and interest costs, and such other project costs as permitted by the Act pursuant to one or more redevelopment agreements.

Tax increment financing is a public financing tool that does not raise property taxes but is used to assist economic development projects by capturing the projected increase in the property tax revenue stream to be created by the increase of the assessed value of the development or development area and investing those funds in improvements associated with the project.

At the Hearing, all interested persons or affected taxing districts may file written objections with the Village Clerk and may be heard orally with respect to any issues regarding the approval of the proposed Plan and Project, designation of the Project Area, and adoption of tax increment allocation financing therefore.

The Hearing may be adjourned by the President and Board of Trustees of the Village without further notice other than a motion to be entered upon the minutes of the Hearing fixing the time and place of the subsequent hearing.

For additional information about the proposed Plan and Project and to file comments or suggestions prior to the hearing contact George Schafer, Village Administrator, Village of Lemont, 418 Main Street, Lemont, Illinois 60439 (630) 257-1590.

By Order of the Village President and Board of Trustees of the Village of Lemont this 10th day of February, 2020.

Village Clerk