

Village of Lemont

Mayor

John Egofske

Village Clerk

Charlene Smollen

Administrator

George J. Schafer



Trustees

Debby Blatzer
Ryan Kwasneski
Ken McClafferty
Dave Maher
Rick Sniegowski
Ronald Stapleton

VILLAGE BOARD MEETING

August 27, 2018 – 7:00 PM

Village Hall – Village Board Room

418 Main Street, Lemont, IL 60439

AGENDA

- I. Pledge of Allegiance
- II. Roll Call
- III. Consent Agenda
 - A. Approval of Minutes
 1. August 13, 2018 Village Board Meeting Minutes
 2. August 20, 2018 Committee of the Whole Meeting Minutes
 - B. Approval of Disbursements
 - C. An Ordinance Establishing Prevailing Rate of Wages for Public Works Construction Projects for the Village of Lemont Cook, Will and DuPage Counties, IL
 - D. An Ordinance Amending Title 17 of the Lemont, Illinois Municipal Code
- IV. Mayor's Report
 - A. Audience Participation
- V. Clerk's Report
 - A. Ordinances
 1. An Ordinance of the Village of Lemont, Cook, Will and DuPage Counties, Illinois, Amending the Downtown Canal District I Redevelopment Project Area (Canal TIF)

2. An Ordinance of Village of Lemont, Cook, Will and DuPage Counties, Illinois, Approving the Village of Lemont Transit Oriented Development (TOD) Redevelopment Plan and Project Tax Increment Finance (TIF) District (TOD TIF)
3. An Ordinance of Village of Lemont, Cook, Will and DuPage Counties, Illinois, Designating the Proposed Transit Oriented Development (“TOD”) Redevelopment Project Area Pursuant to the Tax Increment Allocation Redevelopment Act (TOD TIF)
4. An Ordinance of the Village of Lemont, Cook, Will and DuPage Counties, Illinois Adopting Tax Increment Allocation Financing for the Transit Oriented Development (“TOD”) Redevelopment Project Area (TOD TIF)
5. An Ordinance Granting a Variation to Section §17.07.040 and §17.26.100 of the Lemont Unified Development Ordinance to Allow the Driveway Width to Exceed 22’ at 13610 Eliza Lane in Lemont, IL (13610 Eliza Lane)
6. An Ordinance Granting a Special Use for Material Stockpiles at 16500 Des Plaines River Road in Lemont, IL (16500 Des Plaines River Road)
7. An Ordinance Granting Final PUD Plan/Plat Approval for a Forty Unit Single-Family Attached Residential Subdivision Located at 13101 Parker Road in Lemont, Illinois (Willow Pointe)
8. An Ordinance Granting a Special Use to Allow Dockside Crew Sleeping Quarters at 16700 Des Plaines River Road in Lemont, IL (Illinois Marine Towing)

- VI. Village Attorney Report
- VII. Village Administrator Report
- VIII. Board Reports
- IX. Staff Reports
- X. Unfinished Business
- XI. New Business
- XII. Executive Session Discussion Under Chapter 5 ILCS
 - A. Personnel 5 ILCS 2(c)1
 - B. Pending Litigation 5 ILCS 2(c)11
- XIII. Action on Closed Session Item(s)
- XIV. Motion to Adjourn

Minutes
VILLAGE BOARD MEETING
Village Hall – 418 Main Street
August 13, 2018
7:00 p.m.

The regular meeting of the Lemont Village Board was held on Monday, August 13, 2018 at 7:00 p.m., with Mayor John Egofske presiding.

- A. **PLEDGE OF ALLEGIANCE**
- B. **ROLL CALL:** McClafferty, Sniegowski, Stapleton, Blatzer, Kwasneski, Maher; present.
- C. **CONSENT AGENDA**
 - A. Approval of Minutes
 - 1. June 18, 2018 Committee of the Whole Meeting Minutes
 - 2. July 16, 2018 Committee of the Whole Meeting Minutes
 - 3. July 23, 2018 Village Board Meeting Minutes
 - B. Approval of Disbursements
 - C. A Resolution Amending Resolution No. R-31-18, A Resolution Authorizing the Release of the Letter of Credit for Ashbury Woods III Subdivision
 - D. A Resolution Amending Resolution No. R-32-18, A Resolution Authorizing a Reduction of the Letter of Credit for Estates of Montefiori Subdivision
 - E. A Resolution Authorizing a Reduction of a Letter of Credit for the Derby Pines Subdivision
 - F. A Resolution Authorizing a Reduction of a Letter of Credit for the Equestrian Meadows Subdivision
 - G. A Resolution Authorizing Award of Contract for Freehauf & Keepataw Basin Sediment Removal
 - H. A Resolution Approving Change Order No. 1 Freehauf & Keepataw Basin Sediment Removal

Motion to approve the consent agenda by Blatzer, seconded by Kwasneski, to approve the above items on the consent agenda by omnibus vote.

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

D. MAYOR'S REPORT

A. Public Hearing- Property Transit-Oriented Development (TOD) TIF

Motion by Maher to open Public Hearing at 7:02 p.m., seconded by Sniegowski. VV 6 ayes. Motion passed.

Explanations concerning the TIF program qualifications and area covered were given by Kathy Orr and Bob Richliky.

Audience Participation-

1. Lemont resident Jeanette D. had several questions about the TIF
2. Lemont resident Kathy H. asked if we have a specific plan for this TIF District. The Mayor answered affirmatively. She would rather not see a four-story building on Peterson's location.
3. Lemont resident Suzie K. asked if any property will be taken over by the Village. The answer was "No". She also asked about another train. That is not a possibility.
4. Lemont resident Kim who resides on Illinois St., asked about more possible parking on Illinois Street. She owns a five unit building and would like to see additional parking. She asked about facades for the downtown area. There are no plans in the works for this.
5. Lemont resident Scott S. expressed his pleasures with the downtown redevelopment program.

Motion by Sniegowski to close Public Hearing at 7:45 p.m., seconded by Maher. VV 6 ayes. Motion passed.

B. Mayor's Mention

1. Lemont Legends Cruise Nights will continue on Wednesday's through the end of August from 6 – 9 p.m. in downtown Lemont.
2. The Lemont Quarrymen Vintage Baseball Team will take on the Blue Island Brewmasters and the Sunset Hill Farm Colonels on August 18 at Mt. Assisi Field at 13900 Main Street beginning at Noon.
3. The Historical Society and Museum is still in need of monetary donations for many projects that need to be completed to keep the Old Stone Church in operating condition. The Historical Society is dependent on memberships and

donations to maintain the church, which is truly a significant piece in our Village's history.

4. As part of our Illinois Bicentennial celebration, the Historical Society is holding tours of the Historic Downtown and of the Canal and Quarry. The next tour is the Downtown Lemont Walking Tour on Saturday, August 25, at 10:00 a.m. An RSVP is required, and there is a nominal fee.
5. The Historical Society will hold "A Night of Magic and Mystery" Masquerade Ball on Saturday, September 22, starting at 6 p.m. at the Slovenian Center. The cost is \$75 per person and all proceeds will go to benefit Old Stone Church. You can visit their website at www.lemonthistorical.org for more information on this, the tours and how to donate.
6. The Illinois Bicentennial Passport Program is taking place now through November 30 with about 56 places you can visit, and obtain a stamp on your passport book. There are chances to win prizes as well. You can obtain a free passport book and get your book stamped in Lemont at Smokey Row Antique Shop for our Historic Downtown, Old Stone Church and St. James Church. Visit www.Illinois200.com for more information.
7. We have a new survey-type platform called Polco we are utilizing to obtain feedback from our residents and people outside of Lemont as well. You will be receiving a postcard in the mail this month with information on how to sign up. You simply go to their website at www.polco.us/lemont. From there you can respond to questionnaires that we create and post. Your feedback is very important to us on current ideas, initiatives, events and issues facing Lemont. So, please sign up.
8. Electric Aggregation – Our current contract with Dynegy Energy will expire in October and a new electric supplier has been chosen. Residents will be receiving a letter in the mail announcing that Constellation NewEnergy has been selected as our preferred supplier for our Electric Aggregation Program. Our contract with Constellation will be for 36-months, so from October 2018 through October 2021 meter reading cycles, with a fixed rate of 7.517 cents per kilowatt hour. If you are currently participating in our electric aggregation program with the Village, and want to continue in our program with Constellation, you do not need to do anything. If you do not want to be included in the program, simply follow the instructions on the letter. If you are currently not enrolled in our Electric Aggregation Program, and want to be, you should first contact your current electric supplier to find out if they would impose a fee or penalty for cancelling your contract. Again, you will receive a letter, either way, which will have our logo on it, and no one will call you or go to your house to discuss this with you. The letter you receive has Constellation's contact information on it.

C. Audience Participation- None

E. **Clerk's Report**

A. Ordinances

1. Ordinance O-31-18 Amending Title 10 of the Lemont, Illinois Municipal Code (Chapter 10- Illinois Vehicle Code)

Motion by Blatzer, seconded by Maher to adopt said ordinance.

Roll Call: McClafferty, Sniegowski, Stapleton, Blatzer, Kwasneski, Maher; 6 ayes.

Motion passed.

2. Ordinance O-32-18 Amending Ordinance O-9-18, An Ordinance Granting Final Planned Unit Development (PUD) Plan Approval and Preliminary Plat Approval for an Industrial Development Located at 13011 Grant Road in Lemont, Illinois (Donegal)

Motion by Stapleton, seconded by McClafferty to adopt said ordinance.

Roll Call: McClafferty, Sniegowski, Stapleton, Blatzer, Kwasneski, Maher; 6 ayes.

Motion passed.

3. Ordinance O-33-18 Amending Title 17 of the Lemont Municipal Code, The Lemont Unified Development Ordinance of 2008 (UDO Amendments)

Motion by McClafferty, seconded by Kwasneski to adopt said ordinance.

Roll Call: McClafferty, Sniegowski, Stapleton, Blatzer, Kwasneski, Maher; 6 ayes.

Motion passed.

B. Resolutions

1. Resolution R-42-18 Providing for the Submission to the Electors of the Village of Lemont, Cook, Will and DuPage Counties, a Referendum of Whether the Village Should Become a Home Rule Municipality

Motion by Kwasneski, seconded by Stapleton to adopt said ordinance.

Roll Call: McClafferty, Sniegowski, Stapleton, Blatzer, Kwasneski, Maher; 6 ayes.

Motion passed.

F. **Village Administrator Report-** None

G. **Board Reports-** None

H. **Staff Reports**

A. Police

1. Citgo will be doing a training experience at their East address on 127th and Smith Road.
2. Kops N Kidz event at the car show last Wednesday was a big success. We will be continuing that next year at the car show.

I. **Unfinished Business-** None

J. **New Business-** None

K. **Motion for Executive Session**

Motion by Maher, seconded by McClafferty, to close regular session and to move into Executive Session Discussion Under Chapter 5 ILCS, Section 2 (c)1 of the Open Meetings Act to discuss:

- Personal 5 ILCS 2(c)1
- Collective Bargaining 5 ILCS 120/2(c)(2)
- Pending Litigation-Section 120/2(c)11

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

XI. **Action on Closed Session Item(s)-** None

XII. **Motion to Adjourn**

There being no further business, a motion was made by Stapleton, seconded by Blatzer, to adjourn the meeting at 9:09 p.m. VV 6 ayes. Motion passed.

VILLAGE BOARD
Committee of the Whole Meeting

August 20, 2018 – 6:30 PM
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, Maher, McClafferty, Stapleton and Sniegowski. Absent, Blatzer and Kwasneski. Trustee Blatzer arrived at 6:37 p.m. Also present were George Schafer, Jason Berry, Linda Molitor, Ralph Pukula and Village Attorney Andrew Paine. Chris Smith arrived at 8:30 p.m.

Mayor Egofske said that if anyone was here for the discussion of 4th Street, that will not be discussed at the meeting this evening. We had just received the traffic study and it needs to review it and it also has to go to our Traffic Safety Committee to evaluate. This item will either be on our September Committee of the Whole agenda, or, a special meeting could be called. Either way, it will be posted at least 48 hours prior to the meeting date and time.

III. Discussion Items

A. 13000 Main St./ Art Logistics Neighbor Complaint

Jason Berry, Economic and Community Development Director, stated that the homeowner at 13000 Main Street, lives across from Art Logistics, and has contacted the Village about excessive noise, truck traffic and lighting issues from their property. Jason and the Village Attorney looked at the permit file from Art Logistics' 2012 site plan, and they were sent notice on Friday that they are violating the site plan. The homeowner spoke about the noise from Art Logistics, that trucks are parked all the way out to main street, and they run all night, and that his windows rattle. He stated they are over their capacity. From their maintenance building, he can hear noise coming from there all night long. The homeowner stated that the noise is so loud, that he is unable to sleep at night. He has talked to Art Logistics about this, and they tell him that they will change things, but they have not done anything to improve these issues. The resident said they are violating the hours of operation, and this is all going on 24/7.

Mr. Berry said the site plan shows 63 parking stalls in the front which includes the maintenance building. It was asked who polices the parking, and Jason responded that he is hoping that Art Logistics does. They are working with our Village Engineer and Morris Engineer, and they recognize the need for more parking at the back of the lot. It was asked if the Village has a noise ordinance, and we do not, but there are performance and lighting standards. Mr. Berry stated that the initial site plan met the ordinance when it was passed.

Mayor Egofske stated that we need to work with them and the Village will reach out and see what can be worked out. The Village is currently working on diverting the truck traffic.

B. 5th Street Variation Request

George Schafer, Village Administrator, stated that Bill Brennan, owner at 580 5th Street, is looking for a variation from the UDO to build two homes on private wells along with other variations on the lot size. Discussion previously took place with the Village Board in March of 2016, and was put on hold due to several factors. One of which is that the road was a private road, and there has been debate as to the ability of the developer to subdivide and access the property due to this being a

private road. The issue of the road has since been determined through the court system. The property owner would now like to move forward.

Discussion took place as to whether they could get an easement and if the other property owners were agreeable to getting water there. More discussion needs to take place with these other property owners.

It was asked, if an easement comes through, would the homeowners have to hook up. Mr. Schafer responded that they could hook up to that water supply. Mr. Schafer asked the Village Attorney, Andrew Paine, if he thought that the variation requests would have to go through PZC. Mr. Paine said it would be recommended that it probably was good to do it this way with new members on each board.

Mr. Brennan stated that he had gone through all of this previously with PZC and the Board, and it would be recommended subject to him having access to the road and it cost him money to bring that issue to court. He would like the board to give this serious consideration, and that he is meeting all of the requirements. He was told if the private road issue was cleared, the other items could be addressed. It was calculated that it would cost him \$70,000 to run the water line to the property and would have to do a recapture agreement from the two properties. Mr. Brennan is not amenable to paying for the utilities up front. Mr. Brennan does not want to have to go back to the PZC and then it comes to the board, they are not in agreement.

The Board was asked for their opinion on the water issue. Trustee Stapleton stated that he does not like to see the road with no fire hydrants. Trustee McClafferty said he would like to see the easements be granted. Trustee Blatzer said that when the water is provided, they would have to hook up and obtain the easement, and pay their fair share of it. Trustee Sniegowski agreed with Trustee Blatzer. Trustee Maher said we should get water in there, and he has a right for one house, one well.

The Village would prefer water service on the street but does not have the funding for the project currently. It was asked if there is another route other than going through Mr. Hoffman's property. Public Work Director, Ralph Pukula, said the proposed route is likely the only one to ensure water quality. Three Trustees are willing to go forward and think Mr. Brennan should go through PZC with his project.

C. Downtown Property Incentive Request

Jason Berry stated that he was approached last week about incentives in downtown Lemont at 103 Stephen Street. There is interest from another restaurant owner, and that property is not in the existing TIF district. Right now, the property has a residential unit on the second floor, and they are looking at an incentive, which requires a resolution from the Cook County Board. The potential buyers own an existing establishment, Deja Brew, in Oak Lawn for the past 10 years. They are looking to bring into Lemont what they say they mastered in Oak Lawn; that they have a great restaurant and a great relationship with the community. They want to look into opening up the whole upstairs for seating on the rooftop with a banquet room so it could still be half enclosed. They would work with whatever needed to be done to make sure the support structure is there and it is safe to do this. They are working with architects right now on what could be done with the basement area. The potential purchaser's attorney, stated that, with the challenges businesses bring, Lemont is the most business-friendly and progressive municipality he has worked with. When the time is appropriate, the potential purchasers would ask the board for their support of the incentive process from the Cook County Assessor's office, and without an incentive, they don't think this project could happen. There is a two-year lease on the upstairs apartment which they would honor. They asked if we currently allow gaming machines, and we would in this existing establishment.

D. Eliza Lane Driveway Variation

The Village previously worked with the contractor hired at 13610 Eliza Lane to make sure the driveway met Village code. The contractor, however, showed the homeowner something other than the approved plan for a 29-foot driveway instead of the approved 22-foot driveway. The plan shown to the homeowner was not the same one that was approved. The Village will need to pursue the contractor for cost of the fees that the homeowners paid for the PZC.

E. Russo Salt Supply Special Use (American Canal Barge Lines)

Jason Berry stated that Russo Salt Supply would like to put a de-icing salt storage in the area located at 16500 Des Plaines River Road. The applicants attended the July 18 PZC Meeting for the Public Hearing for the special use. Staff is recommending approval based on conditions placed by the PZC.

Trustee McClafferty said that the roads are a concern and are in rough shape, and asked if it was possible for the business owners there to get together and do something about that. The tenants are responsible for the maintenance of the road. The question was asked if there is an increase in truck traffic on the road during certain months? The applicant responded that truck traffic is from May through August and November through March is on a fairly steady basis of about 362 trucks/month. There is barging coming in and being trucked out. The owners will need to discuss the road improvements further.

It was asked if there is a limit on the amount of salt they can have? The applicant responded that historically, not everything they bring in is stockpiled there. They are still waiting for what is being required and what is expected of them, and are agreeable as to how much salt they are allowed to put out for storage.

For board approval, the road needs to be addressed. Trustee Sniegowski asked how many loads and how many trucks are going to be there. Lemont has regulations on how big a pile could be. The Mayor asked if the business owners that were present were open to repaving that road and taking on their fair share. The business will need to discuss the road issues.

F. Illinois Marine Towing (IMT) Dockside Crew Quarters Special Use

Jason Berry stated that Illinois Marine Towing, Inc., is seeking a special use to allow for dockside crew sleeping quarters for about twelve people. The location is at 16700 Des Plaines River Road and is owned by MWRD. The applicant has obtained approval from MWRD to allow this. The Village Board had no issues with this special use and it will be up for Board approval at a future Village Board Meeting.

G. Willow Pointe Final PUD

Jason Berry, Economic and Community Development Director, said that the Willow Pointe subdivision preliminary plat/plan was approved on April 23, 2018. The plan is in compliance with the preliminary approved PUD. Village Engineer, Jim Cainkar, wanted to confirm the Board is aware of the deviation from the code that the applicant has relief from requirements to construct a sidewalk along 131st Street. In addition, they are seeking variance for 5" deep driveways instead of the 6" requirement. They want to make concrete a standard for the driveway with a poly fiber mesh. He stated that they never do a 6" depth.

Trustee Maher brought up the fact that we have a rule for the driveways to be 6", and asked do we abide by the rule, or do we change it? Mr. Berry said that the driveway depth is on the list to discuss.

Trustee Blatzer asked about parking in the cul-de-sac in regards to when there is one inch or more of snow, and is there no parking on the island in this case? Mr. Pukula said that was correct, there is no parking. In the case of excessive snowfall, snow would be moved off the cul-de-sac and not around it. The developer said that they would have it removed if there was a lot of snow.

The Village Board was okay with the 5" deep driveway with the added fiber, and that they need to make sure that portion going through the drive is the right thickness of the sidewalk area.

H. Home Rule Utilization Discussion

The resolution was approved to place the referendum on the November ballot at the August 13 Village Board Meeting. The referendum needs to be submitted by August 31. The discussion needs to take place about what the board is able to do, and what do we want to include that we will not do with a resolution. The Mayor stated that we are doing this for the roads and infrastructure, and the board is not up for raising real estate taxes. The Village will be providing more detailed information on the intent of the home rule referendum.

I. Briarcliffe Estates Sound Wall Discussion

Mayor Egofski and George Schafer met with Senator Curran and Representative Durkin. Previously, the residents in the Briarcliffe subdivision have been pursuing getting the Tollway to put up a sound wall. Currently, the Tollway agreed to do an IGA with the Village to pay for 100 percent of the wall, but the Village would then be responsible for the maintenance of the wall. The wall has to be on private or Village property. The Board had several questions about maintaining the wall, some of which included:

- a. How would we pay for maintaining the wall?
- b. What would the cost for maintaining the wall be?
- c. Are all homeowners along the wall in agreement with a wall being put up?
- d. Will their HOA pay for any part of the maintenance of the wall?
- e. What is the responsibility of the homeowners?
- f. What happens when the wall becomes unrepairable; is the Village required then to replace it?
- g. What are the demands on us from the Tollway for the wall?
- h. Will there be permanent access to maintain both sides of the wall?

More information will need to be obtained regarding the maintenance of the wall.

J. Intergovernmental Agreement with DuPage County Pertaining to Storm Water Management Discussion

Public Works Director, Ralph Pukula, said he would like to obtain approval to enter an IGA with the County of DuPage for implementation and enforcement of a storm water management program designed to reduce the discharge of pollutants from small municipal storm sewer systems. This will allow the Village to comply with these specific requirements of NPDES. The board had no issues with the proposed IGA with the County of DuPage. The Board had no issues with this, and the item will be up for approval at a future Village Board Meeting.

K. Cell Tower Leases

The Village currently has two cell tower leases on our water tower on Houston; Sprint and T-Mobile. T-Mobile contacted the Village to renew their lease, which does not expire for two years. If we don't do a lease, then they will go elsewhere. Sprint is willing to renew their lease with us as well. There are companies that would buy it, and then lease it. The board is willing to renew the lease based on the monthly amount we would receive.

IV. Unfinished Business - None

V. New Business

- A. 4th Street – The 4th Street discussion item will need to be moved to a special meeting or the September COW Meeting.
- B. Gaming Machines – The Board was asked for their opinion on allowing a liquor license

for obtaining gaming machines for Lemon Tree and LookNu Car Wash, as each has inquired about obtaining them. To apply for a video gaming license, an establishment must have a liquor license to pour liquor (not only to sell). The consensus was for Lemont Tree, that they would like to see a plan, and could possibly agree to it if done right. The consensus of LookNu Car Wash was that they would not agree to them obtaining a liquor license. Trustee Maher was not in favor of either obtaining gaming machines.

VI. Audience Participation - None

VII. Executive Session - None

VIII. The Committee of the Whole Meeting is adjourned at 9:35 p.m.

Payment Register

From Payment Date: 8/14/2018 - To Payment Date: 8/27/2018

Number	Date	Status	Void Reason	Reconciled/ Voided Date	Source	Payee Name	Transaction Amount	Reconciled Amount	Difference																																
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18-07-18	07/18/2018	Property Tax Rebate	\$3,517.89																																						
18078	08/27/2018	Open			Accounts Payable	AT&T	\$1,375.93																																		
<table border="1"> <thead> <tr> <th>Invoice</th> <th>Date</th> <th>Description</th> <th>Amount</th> </tr> </thead> <tbody> <tr> <td>63024304480818</td> <td>08/13/2018</td> <td>630 243-0448 146 1 chestnut crossing l/s</td> <td>\$172.46</td> </tr> <tr> <td>63024304590818</td> <td>08/13/2018</td> <td>630 243-0459 681 3 oak tree l/s</td> <td>\$185.61</td> </tr> <tr> <td>63024312300818</td> <td>08/13/2018</td> <td>630 243-1230 805 2 eagle ridge l/s</td> <td>\$181.64</td> </tr> <tr> <td>63024314680818</td> <td>08/13/2018</td> <td>630 243-1468 926 9 parking garage</td> <td>\$290.87</td> </tr> <tr> <td>63024316090818</td> <td>08/13/2018</td> <td>630 243-1609 403 9 kohls-target l/s</td> <td>\$99.42</td> </tr> <tr> <td>63024317390818</td> <td>08/13/2018</td> <td>630 243-1739 155 8 well #6</td> <td>\$235.31</td> </tr> <tr> <td>63024373750818</td> <td>08/13/2018</td> <td>630 243-7375 749 4 art & culture commission</td> <td>\$210.62</td> </tr> </tbody> </table>										Invoice	Date	Description	Amount	63024304480818	08/13/2018	630 243-0448 146 1 chestnut crossing l/s	\$172.46	63024304590818	08/13/2018	630 243-0459 681 3 oak tree l/s	\$185.61	63024312300818	08/13/2018	630 243-1230 805 2 eagle ridge l/s	\$181.64	63024314680818	08/13/2018	630 243-1468 926 9 parking garage	\$290.87	63024316090818	08/13/2018	630 243-1609 403 9 kohls-target l/s	\$99.42	63024317390818	08/13/2018	630 243-1739 155 8 well #6	\$235.31	63024373750818	08/13/2018	630 243-7375 749 4 art & culture commission	\$210.62
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63024373750818	08/13/2018	630 243-7375 749 4 art & culture commission	\$210.62																																						
18079	08/27/2018	Open			Accounts Payable	AT&T	\$145.95																																		
<table border="1"> <thead> <tr> <th>Invoice</th> <th>Date</th> <th>Description</th> <th>Amount</th> </tr> </thead> <tbody> <tr> <td>18-08-9005</td> <td>08/02/2018</td> <td>126379005 - metra station internet</td> <td>\$80.49</td> </tr> <tr> <td>18-07-1261</td> <td>07/31/2018</td> <td>142021261 - Village Hall internet</td> <td>\$65.46</td> </tr> </tbody> </table>										Invoice	Date	Description	Amount	18-08-9005	08/02/2018	126379005 - metra station internet	\$80.49	18-07-1261	07/31/2018	142021261 - Village Hall internet	\$65.46																				
Invoice	Date	Description	Amount																																						
18-08-9005	08/02/2018	126379005 - metra station internet	\$80.49																																						
18-07-1261	07/31/2018	142021261 - Village Hall internet	\$65.46																																						
18080	08/27/2018	Open			Accounts Payable	Avalon Petroleum Company	\$4,039.15																																		
<table border="1"> <thead> <tr> <th>Invoice</th> <th>Date</th> <th>Description</th> <th>Amount</th> </tr> </thead> <tbody> <tr> <td>463065</td> <td>08/01/2018</td> <td>1479 gallons regular</td> <td>\$4,039.15</td> </tr> </tbody> </table>										Invoice	Date	Description	Amount	463065	08/01/2018	1479 gallons regular	\$4,039.15																								
Invoice	Date	Description	Amount																																						
463065	08/01/2018	1479 gallons regular	\$4,039.15																																						
18081	08/27/2018	Open			Accounts Payable	Azavar Audit Solutions	\$57.13																																		
<table border="1"> <thead> <tr> <th>Invoice</th> <th>Date</th> <th>Description</th> <th>Amount</th> </tr> </thead> <tbody> <tr> <td>14701</td> <td>08/01/2018</td> <td>Aug 2018 utility audit contingency pmt</td> <td>\$57.13</td> </tr> </tbody> </table>										Invoice	Date	Description	Amount	14701	08/01/2018	Aug 2018 utility audit contingency pmt	\$57.13																								
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14701	08/01/2018	Aug 2018 utility audit contingency pmt	\$57.13																																						
18082	08/27/2018	Open			Accounts Payable	Beechen & Dill Homes Inc	\$6,000.00																																		
<table border="1"> <thead> <tr> <th>Invoice</th> <th>Date</th> <th>Description</th> <th>Amount</th> </tr> </thead> <tbody> <tr> <td>2017-00001117</td> <td>08/19/2018</td> <td>refund clean up deposit - 13395 Adeline Cir</td> <td>\$1,000.00</td> </tr> <tr> <td>2017-00001117(L)</td> <td>08/19/2018</td> <td>refund Landscape Bond - 13395 Adeline Cir</td> <td>\$5,000.00</td> </tr> </tbody> </table>										Invoice	Date	Description	Amount	2017-00001117	08/19/2018	refund clean up deposit - 13395 Adeline Cir	\$1,000.00	2017-00001117(L)	08/19/2018	refund Landscape Bond - 13395 Adeline Cir	\$5,000.00																				
Invoice	Date	Description	Amount																																						
2017-00001117	08/19/2018	refund clean up deposit - 13395 Adeline Cir	\$1,000.00																																						
2017-00001117(L)	08/19/2018	refund Landscape Bond - 13395 Adeline Cir	\$5,000.00																																						
18083	08/27/2018	Open			Accounts Payable	Brunzelle, Judith, A	\$60.90																																		
<table border="1"> <thead> <tr> <th>Invoice</th> <th>Date</th> <th>Description</th> <th>Amount</th> </tr> </thead> <tbody> <tr> <td>201819</td> <td>08/20/2018</td> <td>Commission for art work sold</td> <td>\$60.90</td> </tr> </tbody> </table>										Invoice	Date	Description	Amount	201819	08/20/2018	Commission for art work sold	\$60.90																								
Invoice	Date	Description	Amount																																						
201819	08/20/2018	Commission for art work sold	\$60.90																																						

Payment Register

From Payment Date: 8/14/2018 - To Payment Date: 8/27/2018

Number	Date	Status	Void Reason	Reconciled/ Voided Date	Source	Payee Name	Transaction Amount	Reconciled Amount	Difference
18084	08/27/2018	Open			Accounts Payable	Chicago Tribune Media Group	\$570.46		
	Invoice		Date	Description		Amount			
	003639436		07/31/2018	classified ads/public notices		\$570.46			
18085	08/27/2018	Open			Accounts Payable	Cintas Corporation	\$88.98		
	Invoice		Date	Description		Amount			
	23K135112		08/09/2018	Village Hall carpet mats		\$88.98			
18086	08/27/2018	Open			Accounts Payable	Closed Circuit Innovations	\$2,430.00		
	Invoice		Date	Description		Amount			
	SEPT_2018		07/31/2018	security camera maintenance		\$2,430.00			
18087	08/27/2018	Open			Accounts Payable	ComEd	\$123.34		
	Invoice		Date	Description		Amount			
	18-08-3016		08/02/2018	9338003016 - street lights - houston 1N schultz		\$26.07			
	18-08-0155		08/02/2018	1515080155 - street lights - 451 Talcott		\$18.82			
	18-08-4009		08/02/2018	0348764009 - street lights - 47 Stevens St		\$54.48			
	18-08-4054		08/13/2018	4161134054 - street lights - 0 12701 TRE, 171 LEMONT		\$23.97			
18088	08/27/2018	Open			Accounts Payable	EJ USA, Inc.	\$1,550.05		
	Invoice		Date	Description		Amount			
	110180063931		08/07/2018	repair parts		\$1,550.05			
18089	08/27/2018	Open			Accounts Payable	Guaranteed Technical Services And Consulting, Inc.	\$548.76		
	Invoice		Date	Description		Amount			
	2018117		08/06/2018	I.T. Support		\$548.76			
18090	08/27/2018	Open			Accounts Payable	Illinois Law Enforcement Alarm System	\$120.00		
	Invoice		Date	Description		Amount			
	DUES7838		07/01/2018	2018 membership dues		\$120.00			
18091	08/27/2018	Open			Accounts Payable	Illinois State Police	\$108.00		
	Invoice		Date	Description		Amount			
	18-06-30		06/30/2018	Cost Center:01600 ORI:ILL03542S - fingerprinting		\$54.00			
	18-07-31		07/31/2018	Cost Center:01600 ORI:ILL03542S - fingerprinting		\$54.00			
18092	08/27/2018	Open			Accounts Payable	IRMA	\$1,324.41		
	Invoice		Date	Description		Amount			
	IVC0010691		06/30/2018	P.D. Training		\$114.75			
	SALES0016898		06/30/2018	Jun 2018 deductible		\$7,123.42			
	CREDIT0002368		07/31/2018	Jul 2018 deductible		(\$5,913.76)			
18093	08/27/2018	Open			Accounts Payable	IRMA	\$2,356.74		
	Invoice		Date	Description		Amount			
	514053		08/21/2018	refund payment of claim 174080-01 - Rec#2019-00009103		\$2,356.74			
18094	08/27/2018	Open			Accounts Payable	Kane, McKenna and Associates Inc	\$1,787.50		
	Invoice		Date	Description		Amount			
	15675		07/31/2018	Jul 2018 professional fees		\$1,787.50			
18095	08/27/2018	Open			Accounts Payable	Kathleen Field Orr & Associates	\$1,958.00		
	Invoice		Date	Description		Amount			
	15679		07/16/2018	Jul 2018 legal services		\$1,958.00			

Payment Register

From Payment Date: 8/14/2018 - To Payment Date: 8/27/2018

Number	Date	Status	Void Reason	Reconciled/ Voided Date	Source	Payee Name	Transaction Amount	Reconciled Amount	Difference
18096	08/27/2018	Open			Accounts Payable	Kenig, Lindgren, Ohara, Aboona, Inc	\$5,439.70		
	Invoice		Date	Description		Amount			
	24855		08/07/2018	4th Street traffic study		\$5,439.70			
18097	08/27/2018	Open			Accounts Payable	Lemont Fire Protection District	\$3,539.80		
	Invoice		Date	Description		Amount			
	2018-12		07/03/2018	traffic signal maintenance		\$3,539.80			
18098	08/27/2018	Open			Accounts Payable	Look Nu, LLC	\$44.00		
	Invoice		Date	Description		Amount			
	274		08/01/2018	July car washes		\$44.00			
18099	08/27/2018	Open			Accounts Payable	Lundquist, Linda, J.	\$14.70		
	Invoice		Date	Description		Amount			
	201820		08/20/2018	Commission for art work sold		\$14.70			
18100	08/27/2018	Open			Accounts Payable	M & M Auto Glass & Upholstery Service	\$395.00		
	Invoice		Date	Description		Amount			
	501589		08/07/2018	window tint #17-7		\$395.00			
18101	08/27/2018	Open			Accounts Payable	M/I Homes of Chicago	\$17,000.00		
	Invoice		Date	Description		Amount			
	2018-00000158		08/19/2018	refund clean up deposit - 13882 Anne Dr		\$1,000.00			
	2017-00000710		08/19/2018	refund clean up deposit - 13801 Anne Dr		\$1,000.00			
	2016-00000755		08/22/2018	refund clean up deposit - 13320 Bond Cir		\$1,000.00			
	2016-00000755(L)		08/22/2018	refund Landscape Bond - 13320 Bond Cir		\$5,000.00			
	2017-00000740		08/22/2018	refund clean up deposit - 13744 Anne Dr		\$1,000.00			
	2017-00000740(L)		08/22/2018	refund Landscape Bond - 13744 Anne Dr		\$5,000.00			
	2017-00001086		08/22/2018	refund clean up deposit - 13800 Amelia Dr		\$1,000.00			
	2018-00000064		08/22/2018	refund clean up deposit - 13830 Amelia Dr		\$1,000.00			
	2018-00000065		08/22/2018	refund clean up deposit - 13809 Anne Dr		\$1,000.00			
18102	08/27/2018	Open			Accounts Payable	Mark, Gene	\$3.85		
	Invoice		Date	Description		Amount			
	201821		08/20/2018	Commission for art work sold		\$3.85			
18103	08/27/2018	Open			Accounts Payable	Marth Construction	\$1,000.00		
	Invoice		Date	Description		Amount			
	2017-00000741		08/22/2018	refund clean up deposit - 12139 Fairmount Ln		\$1,000.00			
18104	08/27/2018	Open			Accounts Payable	Menards	\$60.97		
	Invoice		Date	Description		Amount			
	34382		08/08/2018	maintenance supplies		\$60.97			
18105	08/27/2018	Open			Accounts Payable	Morris Engineering, Inc.	\$14,543.50		
	Invoice		Date	Description		Amount			
	18-06945		07/06/2018	Jun 2018 reviews		\$4,900.00			
	18-06964		07/17/2018	Engineering		\$1,328.50			
	18-06987		08/01/2018	JULY 2018 REVIEWS		\$8,315.00			
18106	08/27/2018	Open			Accounts Payable	Municipal Research Service Inc	\$1,025.00		
	Invoice		Date	Description		Amount			
	18-07-09		07/09/2018	AUDIT STAT TABLES		\$1,025.00			

Payment Register

From Payment Date: 8/14/2018 - To Payment Date: 8/27/2018

Number	Date	Status	Void Reason	Reconciled/ Voided Date	Source	Payee Name	Transaction Amount	Reconciled Amount	Difference
18107	08/27/2018	Open			Accounts Payable	NiCor Gas	\$417.57		
	Invoice		Date	Description		Amount			
	18/08-0043 0		08/08/2018	69-22-85-0043 0 ruffled fthrs l/s		\$98.86			
	18/08-1000 5		08/08/2018	84-38-99-1000 5 chestnut crossing l/s		\$28.17			
	18/08-20008		08/08/2018	85-71-20-20008 keepataw trails l/s		\$33.14			
	18/08-8700 1		08/03/2018	93-56-54-8700 1 smith farms l/s		\$28.12			
	18/08-9378 5		08/02/2018	25-59-90-9378 5 well #6		\$28.12			
	18/08-9589 2		08/03/2018	37-62-87-9589 2 target-kohls l/s		\$28.12			
	18/08-2000 4		08/02/2018	04-46-52-2000 4 well #4		\$28.12			
	18/08-2382 4		08/02/2018	88-84-93-2382 4 glens of connemara l/s		\$30.23			
	18/08-2000 8		08/03/2018	37-54-52-2000 8 well #3		\$28.12			
	18/08-2000 6		08/02/2018	69-98-10-2000 6 oak tree ln l/s		\$29.22			
	18/08-2000 8 (2)		08/03/2018	74-12-00-2000 8 harpers grove l/s		\$29.23			
	18/08-4722 3		08/03/2018	91-25-56-4722 3 eagle ridge l/s		\$28.12			
18108	08/27/2018	Open			Accounts Payable	Occupational Health Centers of Illinois. P.C.	\$119.50		
	Invoice		Date	Description		Amount			
	1010886192		08/02/2018	PRE-EMPLOYMENT PHYSICAL & DRUG SCREEN-MICHAEL DEAL		\$119.50			
18109	08/27/2018	Open			Accounts Payable	Olde English Gardens	\$1,100.00		
	Invoice		Date	Description		Amount			
	11013		07/31/2018	1281 Falcon Ct		\$1,100.00			
18110	08/27/2018	Open			Accounts Payable	PDC Laboratories	\$305.00		
	Invoice		Date	Description		Amount			
	I9332651		08/08/2018	sample testing		\$120.00			
	I9332674		08/08/2018	sample testing		\$185.00			
18111	08/27/2018	Open			Accounts Payable	Policy Confluence dba POLCO	\$3,000.00		
	Invoice		Date	Description		Amount			
	1112		08/02/2018	POLLING PROGRAM		\$3,000.00			
18112	08/27/2018	Open			Accounts Payable	R.C. Wegman Construction Company	\$30,600.00		
	Invoice		Date	Description		Amount			
	DA17015A&B #1		08/03/2018	Metra station and shelter		\$30,600.00			
18113	08/27/2018	Open			Accounts Payable	Rag's Electric	\$5,579.94		
	Invoice		Date	Description		Amount			
	21878		08/07/2018	VH lights		\$644.08			
	21864		07/31/2018	Old PD lighting repairs		\$4,935.86			
18114	08/27/2018	Open			Accounts Payable	Rainbow Printing	\$440.90		
	Invoice		Date	Description		Amount			
	413292		08/10/2018	meter replacement door hangers		\$270.95			
	413264		07/25/2018	PRINT SERVICES		\$135.95			
	413290		08/10/2018	PRINT SERVICES-JUMBO APPROVED/NOT APPROVED STAMP		\$34.00			
18115	08/27/2018	Open			Accounts Payable	Ray O'Herron Co., Inc.	\$1,962.71		
	Invoice		Date	Description		Amount			
	1839825-IN		07/31/2018	PUBLIC SAFETY SUPPLIES		\$1,962.71			

Payment Register

From Payment Date: 8/14/2018 - To Payment Date: 8/27/2018

Number	Date	Status	Void Reason	Reconciled/ Voided Date	Source	Payee Name	Transaction Amount	Reconciled Amount	Difference
18116	08/27/2018	Open			Accounts Payable	Ristow, Leona	\$66.50		
	Invoice		Date	Description		Amount			
	201822		08/20/2018	Commission for art work sold		\$66.50			
18117	08/27/2018	Open			Accounts Payable	Route 66 Asphalt Company a K-Five Company	\$642.39		
	Invoice		Date	Description		Amount			
	10575		08/08/2018	18GM blacktop		\$642.39			
18118	08/27/2018	Open			Accounts Payable	Shaw Media	\$282.06		
	Invoice		Date	Description		Amount			
	071810074590		07/31/2018	TIF PUBLIC HEARING NOTICE		\$282.06			
18119	08/27/2018	Open			Accounts Payable	Sosin, Arnold & Schoenbeck, Ltd.	\$1,000.00		
	Invoice		Date	Description		Amount			
	104179		07/31/2018	Jul 2018 adjudication		\$1,000.00			
18120	08/27/2018	Open			Accounts Payable	Southwest Digital Printing, Inc.	\$116.22		
	Invoice		Date	Description		Amount			
	08-187mr		08/16/2018	05-03-18 to 07-31-18 plotter usage		\$116.22			
18121	08/27/2018	Open			Accounts Payable	T.P.I. Building Code Consultants, Inc.	\$21,882.19		
	Invoice		Date	Description		Amount			
	201806		08/14/2018	Jun 2018 reviews and inspections		\$11,634.35			
	201807		08/02/2018	Jul 2018 reviews and inspections		\$10,247.84			
18122	08/27/2018	Open			Accounts Payable	Total Parking Solutions Inc.	\$6,660.00		
	Invoice		Date	Description		Amount			
	104301		08/01/2018	parking terminal maintenance		\$3,780.00			
	104302		08/01/2018	CMS monitoring 3 parking terminals		\$2,880.00			
18123	08/27/2018	Open			Accounts Payable	Treasurer, State of Illinois	\$1,803.78		
	Invoice		Date	Description		Amount			
	54587		08/02/2018	18GM Traffic signal maintenance		\$1,803.78			
18124	08/27/2018	Open			Accounts Payable	Tressler, LLP	\$17,212.63		
	Invoice		Date	Description		Amount			
	394455		08/09/2018	Jul 2018 retainer		\$7,300.63			
	394456		08/14/2018	Jul 2018 Litigation		\$9,912.00			
18125	08/27/2018	Open			Accounts Payable	Tyler Technologies Inc	\$637.50		
	Invoice		Date	Description		Amount			
	045-233414		07/31/2018	Training		\$637.50			
18126	08/27/2018	Open			Accounts Payable	Verizon Wireless	\$45.91		
	Invoice		Date	Description		Amount			
	9812114917		08/03/2018	685282853-00001		\$45.91			
18127	08/27/2018	Open			Accounts Payable	Willowbrook Ford Inc.	\$266.03		
	Invoice		Date	Description		Amount			
	6278291		08/10/2018	warranty repair PD1502		\$266.03			
18128	08/27/2018	Open			Accounts Payable	Lemont 19 LLC	\$15,500.00		
	Invoice		Date	Description		Amount			
	2017-00000562		08/20/2018	refund Clean Up, Landscape and Temp Occ Bonds - 12997 Birch Path		\$15,500.00			

Payment Register

From Payment Date: 8/14/2018 - To Payment Date: 8/27/2018

Number	Date	Status	Void Reason	Reconciled/ Voided Date	Source	Payee Name	Transaction Amount	Reconciled Amount	Difference
18129	08/27/2018	Open			Accounts Payable	McDonnell, Elizabeth	\$1,000.00		
	Invoice		Date	Description		Amount			
	2017-00001203		08/14/2018	refund clean up deposit - 735 Czacki St		\$1,000.00			
18130	08/27/2018	Open			Accounts Payable	McDonnell, Martin	\$5,500.00		
	Invoice		Date	Description		Amount			
	2017-00001203LT		08/15/2018	refund Landscape and Temp Occupancy Bonds		\$5,500.00			
18131	08/27/2018	Open			Accounts Payable	Michaelson & Messinger	\$1,000.00		
	Invoice		Date	Description		Amount			
	2018-00000018		08/22/2018	refund clean up deposit - 2 W Roberta St		\$1,000.00			
18132	08/27/2018	Open			Accounts Payable	Tasso, Dan	\$1,000.00		
	Invoice		Date	Description		Amount			
	2018-00000011		08/16/2018	refund clean up deposit - 424 Hillview Ct		\$1,000.00			
18133	08/27/2018	Open			Accounts Payable	Village of Westmont	\$1,000.00		
	Invoice		Date	Description		Amount			
	715017		08/15/2018	VL41 - legal review of IPBC Termination Agreement		\$1,000.00			
18134	08/27/2018	Open			Accounts Payable	Warner's Decking	\$1,000.00		
	Invoice		Date	Description		Amount			
	2018-00000584		08/22/2018	refund clean up deposit - 13540 McCarthy Rd		\$1,000.00			
Type Check Totals:									
							60 Transactions	\$209,652.10	
Type EFT Totals:									
							3 Transactions	\$112,534.67	
FM-Clearing - Accounts Payable Totals									

Type Check Totals:

EFT

395	08/27/2018	Open			Accounts Payable	Andrysiak, Edward or Patricia	\$1,147.49		
	Invoice		Date	Description		Amount			
	18-08-15		08/15/2018	Sep 2018 payment		\$1,147.49			
396	08/27/2018	Open			Accounts Payable	Baker Tilly Virchow Krause, LLP	\$16,000.00		
	Invoice		Date	Description		Amount			
	BT1291955		07/30/2018	progress bill		\$16,000.00			
397	08/27/2018	Open			Accounts Payable	Government Insurance Network (GIN)	\$95,387.18		
	Invoice		Date	Description		Amount			
	August 2018		08/01/2018	Health, Dental, Vision, Life insurance premiums		\$95,387.18			

Type EFT Totals:

FM-Clearing - Accounts Payable Totals

Checks	Status	Count	Transaction Amount	Reconciled Amount
	Open	60	\$209,652.10	\$0.00
	Reconciled	0	\$0.00	\$0.00
	Voided	0	\$0.00	\$0.00
	Stopped	0	\$0.00	\$0.00
	Total	60	\$209,652.10	\$0.00
EFTs	Status	Count	Transaction Amount	Reconciled Amount
	Open	3	\$112,534.67	\$0.00
	Reconciled	0	\$0.00	\$0.00
	Voided	0	\$0.00	\$0.00
	Total	3	\$112,534.67	\$0.00
All	Status	Count	Transaction Amount	Reconciled Amount
	Open	63	\$322,186.77	\$0.00

Payment Register

From Payment Date: 8/14/2018 - To Payment Date: 8/27/2018

Number	Date	Status	Void Reason	Reconciled/ Voided Date	Source	Payee Name	Transaction Amount	Reconciled Amount	Difference
					Reconciled	0	\$0.00	\$0.00	
					Voided	0	\$0.00	\$0.00	
					Stopped	0	\$0.00	\$0.00	
					Total	63	\$322,186.77	\$0.00	
Grand Totals:									
					Checks				
					Status	Count	Transaction Amount	Reconciled Amount	
					Open	60	\$209,652.10	\$0.00	
					Reconciled	0	\$0.00	\$0.00	
					Voided	0	\$0.00	\$0.00	
					Stopped	0	\$0.00	\$0.00	
					Total	60	\$209,652.10	\$0.00	
					EFTs				
					Status	Count	Transaction Amount	Reconciled Amount	
					Open	3	\$112,534.67	\$0.00	
					Reconciled	0	\$0.00	\$0.00	
					Voided	0	\$0.00	\$0.00	
					Total	3	\$112,534.67	\$0.00	
					All				
					Status	Count	Transaction Amount	Reconciled Amount	
					Open	63	\$322,186.77	\$0.00	
					Reconciled	0	\$0.00	\$0.00	
					Voided	0	\$0.00	\$0.00	
					Stopped	0	\$0.00	\$0.00	
					Total	63	\$322,186.77	\$0.00	

**VILLAGE OF LEMONT
ORDINANCE NO. _____**

**AN ORDINANCE ESTABLISHING PREVAILING RATE OF WAGES
FOR PUBLIC WORKS CONSTRUCTION PROJECTS
FOR THE VILLAGE OF LEMONT
COOK, WILL AND DUPAGE COUNTIES, IL**

**ADOPTED BY THE
PRESIDENT AND THE BOARD OF TRUSTEES
OF THE VILLAGE OF LEMONT
THIS 27TH DAY OF AUGUST, 2018**

**Published in pamphlet form by
Authority of the President and
Board of Trustees of the Village of
Lemont, Counties of Cook, Will and
DuPage, Illinois, this 27th day of August, 2018**

ORDINANCE NO. _____

**AN ORDINANCE ESTABLISHING PREVAILING RATE OF WAGES
FOR PUBLIC WORKS CONSTRUCTION PROJECTS
FOR THE VILLAGE OF LEMONT
COOK, WILL AND DUPAGE COUNTIES, IL**

WHEREAS, the State of Illinois has enacted the Prevailing Wage Act, as amended (820 ILCS 130.001, *et seq.*) (hereinafter “Act”); and

WHEREAS, the aforesaid Act requires that the Village of Lemont investigate and ascertain the prevailing rate of wages as defined in said Act for laborers, mechanics and other workers in the locality of said Village employed in performing construction of public works, for said Village.

NOW, THEREFORE, BE IT ORDAINED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF LEMONT:

Section 1. To the extent and as required by the Prevailing Wage Act, as amended, (820 ILCS 130.001, *et seq.*) the general prevailing rate of wages in this locality for laborers, mechanics and other workers engaged in construction of public works coming under the jurisdiction of the Village is hereby ascertained to be the same as the prevailing rate of wages for construction work in the Cook, Will and DuPage County areas as determined by the Department of Labor of the State of Illinois, a copy of that determination is being attached hereto and incorporated herein by reference. The definition of any terms appearing in this Ordinance which are also used in aforesaid Act shall be the same as in said Act.

Section 2. Nothing herein contained shall be construed to apply said general prevailing rate of wages as herein ascertained to any work or employment except public works construction of the Village to the extent required by the aforesaid Act.

Section 3. The Village Clerk shall publicly post or keep available for inspection by any interested party in the main office of this Village this determination of such prevailing rate of wages. A copy of this determination or of the current revised determination of prevailing rate of wages then in effect shall be attached to all contract specifications, and for works awarded to a contractor without a public bid, contract or project specification, shall be attached to the purchase order related to the work to be done or in a separate document.

Section 4. The Village Clerk shall mail a copy of this determination to any employer, and to any association of employers and to any person or association of employees who have filed their names and addresses, requesting copies of any determination stating the particular rates and the particular class of workers whose wages will be affected by such rates.

Section 5. The Village Clerk shall promptly file a certified copy of this Ordinance with the Department of Labor of the State of Illinois.

Section 6. Within thirty (30) days after filing a certified copy of this Ordinance with the Illinois Department of Labor, the Village Clerk shall cause to be published in a newspaper of general circulation within the area a notice that this determination is effective and constitutes the determination of this public body.

Section 7. This Ordinance shall be in full force and effect from and after its passage, approval and publication in pamphlet form as required by law.

PASSED AND APPROVED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF LEMONT, COUNTIES OF COOK, WILL, AND DUPAGE, ILLINOIS, on this 27th day of AUGUST, 2018.

PRESIDENT AND VILLAGE BOARD MEMBERS:

	AYES:	NAYS:	ABSENT:	ABSTAIN:
Debby Blatzer	_____	_____	_____	_____
Ryan Kwasneski	_____	_____	_____	_____
Dave Maher	_____	_____	_____	_____
Kenneth McClafferty	_____	_____	_____	_____
Rick Sniegowski	_____	_____	_____	_____
Ron Stapleton	_____	_____	_____	_____

JOHN EGOFSKE
President

ATTEST:

CHARLENE M. SMOLLEN
Village Clerk

GROUP EXHIBIT A

**ILLINOIS DEPARTMENT OF LABOR
DETERMINATION OF PREVAILING WAGES AND BENEFITS
APPLICABLE TO PUBLIC WORKS PROJECTS IN COOK, WILL AND DUPAGE
COUNTIES, ILLINOIS**

AUGUST, 2018

County	Trade Title	Region	Type	Class	Base Wage	Foreman W	OT M-F	OT Sa
Cook	ASBESTOS	All	ALL		42.72	43.72	1.5	1.5
Cook	ASBESTOS	All	BLD		37.88	40.38	1.5	1.5
Cook	BOILERMAI	All	BLD		49.46	53.91	1.5	1.5
Cook	BRICK MAS	All	BLD		46.19	50.8	1.5	2
Cook	CARPENTEI	All	ALL		47.35	49.35	1.5	1.5
Cook	CEMENT M	All	ALL		45.25	47.25	2	1.5
Cook	CERAMIC T	All	BLD		39.56		2	1.5
Cook	COMM. ELI	All	BLD		43.96	46.76	1.5	1.5
Cook	ELECTRIC P	All	ALL		51.9	56.9	1.5	1.5
Cook	ELECTRIC P	All	ALL		39.39		1.5	1.5
Cook	ELECTRIC P	All	ALL		50.5	55.5	1.5	1.5
Cook	ELECTRICIA	All	ALL		48.35	51.35	1.5	1.5
Cook	ELEVATOR	All	BLD		54.85		2	2
Cook	FENCE ERE	All	ALL		40.88	42.88	1.5	1.5
Cook	GLAZIER	All	BLD		43.85	45.35	1.5	2
Cook	HT/FROST I	All	BLD		50.5	53	1.5	1.5
Cook	IRON WOR	All	ALL		48.33	51.83	2	2
Cook	LABORER	All	ALL		42.72	44.32	1.5	1.5
Cook	LATHER	All	ALL		47.35	49.35	1.5	1.5
Cook	MACHINIST	All	BLD		48.38	50.88	1.5	1.5
Cook	MARBLE FI	All	ALL		34.65	47.7	1.5	1.5
Cook	MARBLE M	All	BLD		45.43	49.97	1.5	1.5
Cook	MATERIAL	All	ALL		32.72		1.5	1.5
Cook	MATERIALS	All	ALL		40.37		1.5	1.5
Cook	MILLWRIGI	All	ALL		46.35	48.35	1.5	1.5
Cook	OPERATING	All	BLD	1	51.1		2	2
Cook	OPERATING	All	BLD	2	48.8		2	2
Cook	OPERATING	All	BLD	3	46.75		1.5	1.5
Cook	OPERATING	All	BLD	4	44.5		2	2
Cook	OPERATING	All	BLD	5	54.85	55.1	2	2
Cook	OPERATING	All	BLD	6	53.1		2	2
Cook	OPERATING	All	BLD	7	54.1	55.1	2	2
Cook	OPERATING	All	FLT	1	57.05	57.05	1.5	1.5
Cook	OPERATING	All	FLT	2	55.55	57.05	1.5	1.5
Cook	OPERATING	All	FLT	3	49.45	57.05	1.5	1.5
Cook	OPERATING	All	FLT	4	41.1	57.05	1.5	1.5
Cook	OPERATING	All	FLT	5	58.55	57.05	1.5	1.5
Cook	OPERATING	All	FLT	6	38	57.05	1.5	1.5
Cook	OPERATING	All	HWY	1	48.3		1.5	1.5
Cook	OPERATING	All	HWY	2	48.75		1.5	1.5
Cook	OPERATING	All	HWY	3	48.7		1.5	1.5
Cook	OPERATING	All	HWY	4	51.2		1.5	1.5
Cook	OPERATING	All	HWY	5	43.1		1.5	1.5
Cook	OPERATING	All	HWY	6	52.3		1.5	1.5
Cook	OPERATING	All	HWY	7	50.3		1.5	1.5
Cook	ORNAMNT	All	ALL		48.05	50.55	2	2

Cook	PAINTER	All	ALL		46.55	47.55	1.5	1.5
Cook	PAINTER SI	All	BLD		39.24	0	1.5	1.5
Cook	PILEDRIVEF	All	ALL		47.35	49.35	1.5	1.5
Cook	PIPEFITTER	All	BLD		48.5	51.5	1.5	1.5
Cook	PLASTERER	All	BLD		43.25	45.85	1.5	1.5
Cook	PLUMBER	All	BLD		50.25	53.25	1.5	1.5
Cook	ROOFER	All	BLD		43.65	47.65	1.5	1.5
Cook	SHEETMET.	All	BLD		44.25	47.79	1.5	1.5
Cook	SIGN HANG	All	BLD		31.31		1.5	1.5
Cook	SPRINKLER	All	BLD		48.1	50.6	1.5	1.5
Cook	STEEL EREC	All	ALL		42.07	44.07	2	2
Cook	STONE MA	All	BLD		46.19	50.81	1.5	1.5
Cook	TERRAZZO	All	BLD		41.54	44.54	1.5	1.5
Cook	TERRAZZO	All	BLD		45.38	48.38	1.5	1.5
Cook	TILE MASO	All	BLD		46.49		2	1.5
Cook	TRAFFIC SA	All	HWY		37	38.6	1.5	1.5
Cook	TRUCK DRI' E		ALL	1	35.6		1.5	1.5
Cook	TRUCK DRI' E		ALL	2	36.7	37.1	1.5	1.5
Cook	TRUCK DRI' E		ALL	3	36.9		1.5	1.5
Cook	TRUCK DRI' E		ALL	4	37.1		1.5	1.5
Cook	TRUCK DRI' W		ALL	1	37.69		1.5	1.5
Cook	TRUCK DRI' W		ALL	2	36.13		1.5	1.5
Cook	TRUCK DRI' W		ALL	3	40.34		1.5	1.5
Cook	TRUCK DRI' W		ALL	4	38.16		1.5	1.5
Cook	TUCKPOINT	All	BLD		46	48	1.5	1.5
DuPage	ASBESTOS	All	ALL		41.2		1.5	1.5
DuPage	ASBESTOS	All	BLD		37.88	40.38	1.5	1.5
DuPage	BOILERMAI	All	BLD		49.46	53.91	2	2
DuPage	BRICK MAS	All	BLD		45.38	48.38	1.5	1.5
DuPage	CARPENTEI	All	ALL		47.35	49.35	1.5	1.5
DuPage	CEMENT MA	All	ALL		45.25	47.25	2	1.5
DuPage	CERAMIC T	All	BLD		39.56	39.56	1.5	1.5
DuPage	COMMUNI	All	BLD		33.82	36.62	1.5	1.5
DuPage	ELECTRIC P	All	ALL		42.59	57.95	1.5	1.5
DuPage	ELECTRIC P	All	HWY		41.45	56.38	1.5	1.5
DuPage	ELECTRIC P	All	ALL		29.3		1.5	2
DuPage	ELECTRIC P	All	HWY		32	56.38	1.5	1.5
DuPage	ELECTRIC P	All	ALL		51.06		1.5	1.5
DuPage	ELECTRIC P	All	HWY		49.67	56.38	1.5	1.5
DuPage	ELECTRIC P	All	ALL		34.03	57.95	1.5	1.5
DuPage	ELECTRIC P	All	HWY		33.14	56.38	1.5	1.5
DuPage	ELECTRICIA	All	BLD		40.5		1.5	1.5
DuPage	ELEVATOR	All	BLD		54.85	61.71	1.5	2
DuPage	FENCE EREI	NE	ALL		39.58		1.5	1.5
DuPage	FENCE EREI	W	ALL		45.06		1.5	1.5
DuPage	GLAZIER	All	BLD		42.45		1.5	2
DuPage	HT/FROST I	All	BLD		50.5	53	1.5	1.5

DuPage	IRON WOR E	ALL		48.33	51.83	2	2
DuPage	IRON WOR W	ALL		46.61	50.17	2	2
DuPage	LABORER All	ALL		42.72	43.87	1.5	1.5
DuPage	LATHER All	ALL		47.35	49.35	1.5	1.5
DuPage	MACHINIST All	BLD		48.38	50.88	1.5	1.5
DuPage	MARBLE Fll All	ALL		34.65	47.7	1.5	1.5
DuPage	MARBLE M All	BLD		45.43	49.97	1.5	1.5
DuPage	MATERIAL All	ALL		43.05		1.5	1.5
DuPage	MATERIALS All	ALL		37.72		1.5	1.5
DuPage	MILLWRIGI All	ALL		48.35		1.5	1.5
DuPage	OPERATING All	BLD	1	50.1		2	2
DuPage	OPERATING All	BLD	2	48.8		2	2
DuPage	OPERATING All	BLD	3	47.25	55.1	2	2
DuPage	OPERATING All	BLD	4	44.5		2	2
DuPage	OPERATING All	BLD	5	54.85	55.1	2	2
DuPage	OPERATING All	BLD	6	52.1	55.1	2	2
DuPage	OPERATING All	BLD	7	53.1		2	2
DuPage	OPERATING All	FLT		40.2	40.2	0	0
DuPage	OPERATING All	HWY	1	48.3	51.3	2	1.5
DuPage	OPERATING All	HWY	2	48.75		1.5	1.5
DuPage	OPERATING All	HWY	3	46.7		1.5	1.5
DuPage	OPERATING All	HWY	4	45.3	53.3	1.5	1.5
DuPage	OPERATING All	HWY	5	44.1		1.5	1.5
DuPage	OPERATING All	HWY	6	52.3	53.3	1.5	1.5
DuPage	OPERATING All	HWY	7	50.3		1.5	1.5
DuPage	ORNAMNT E	ALL		48.05	50.55	2	2
DuPage	ORNAMNT W	ALL		45.06	48.66	2	2
DuPage	PAINTER All	ALL		45.28		1.5	1.5
DuPage	PAINTER SI All	BLD		38.2	43.25	1.5	1.5
DuPage	PILEDRIVEF All	ALL		47.35	49.35	1.5	1.5
DuPage	PIPEFITTER All	BLD		48.5	51.5	1.5	1.5
DuPage	PLASTERER All	BLD		42.75	45.31	1.5	1.5
DuPage	PLUMBER All	BLD		50.25	53.25	1.5	1.5
DuPage	ROOFER All	BLD		43.65	47.65	1.5	1.5
DuPage	SHEETMET. All	BLD		46.77	49.11	1.5	1.5
DuPage	SPRINKLER All	BLD		48.1	50.6	1.5	1.5
DuPage	STEEL ERECE	ALL		42.07		2	2
DuPage	STEEL EREC W	ALL		45.06	48.66	2	2
DuPage	STONE MA All	BLD		46.19	50.81	1.5	1.5
DuPage	TERRAZZO All	BLD		41.54	44.54	1.5	1.5
DuPage	TERRAZZO All	BLD		45.38	48.88	1.5	1.5
DuPage	TILE MASO All	BLD		46.49	50.49	1.5	1.5
DuPage	TRAFFIC SA All	HWY		36	37.6	1.5	1.5
DuPage	TRUCK DRI' All	ALL	1	36.3		1.5	1.5
DuPage	TRUCK DRI' All	ALL	2	36.45		1.5	1.5
DuPage	TRUCK DRI' All	ALL	3	36.9		1.5	1.5
DuPage	TRUCK DRI' All	ALL	4	38.16		1.5	1.5

DuPage	TUCKPOINT All	BLD		46	48	1.5	1.5
Will	ASBESTOS , All	ALL		42.72	43.72	1.5	1.5
Will	ASBESTOS , All	BLD		37.88	40.38	1.5	1.5
Will	BOILERMAI All	BLD		49.46	53.91	2	2
Will	BRICK MAS All	BLD		45.38	48.38	1.5	1.5
Will	CARPENTEI All	ALL		47.35	52.09	1.5	1.5
Will	CEMENT M All	ALL		42	44	2	1.5
Will	CERAMIC T All	BLD		39.56	39.56	1.5	1.5
Will	COMMUNI All	BLD		34.5		1.5	1.5
Will	ELECTRIC P All	ALL		51.9	56.9	1.5	1.5
Will	ELECTRIC P All	ALL		39.39		1.5	1.5
Will	ELECTRIC P All	ALL		51.9	56.9	1.5	1.5
Will	ELECTRICIA All	BLD		51.9	56.9	1.5	1.5
Will	ELEVATOR All	BLD		54.85	61.71	1.5	2
Will	GLAZIER All	BLD		42.45		1.5	1.5
Will	HT/FROST I All	BLD		50.5	53	1.5	1.5
Will	IRON WOR All	ALL		43	44	2	2
Will	LABORER All	ALL		42.72	43.72	1.5	1.5
Will	LATHER All	ALL		47.35	52.09	2	2
Will	MACHINIST All	BLD		47.56		1.5	1.5
Will	MARBLE FI All	ALL		34.65	47.7	1.5	1.5
Will	MARBLE M All	BLD		44.63		1.5	1.5
Will	MATERIAL ' All	ALL		31.2	31.2	1.5	1.5
Will	MATERIALS All	ALL		37.72		1.5	1.5
Will	MILLWRIGHT All	ALL		47.35	52.09	2	2
Will	OPERATING All	BLD	1	51.3		1.5	1.5
Will	OPERATING All	BLD	2	48.8		2	2
Will	OPERATING All	BLD	3	47.25	55.1	2	2
Will	OPERATING All	BLD	4	44.5		1.5	1.5
Will	OPERATING All	BLD	5	54.85	55.1	2	2
Will	OPERATING All	BLD	6	52.1	55.1	2	2
Will	OPERATING All	BLD	7	53.1		2	2
Will	OPERATING All	FLT	1	57.05	57.05	1.5	1.5
Will	OPERATING All	FLT	2	55.55	57.05	1.5	1.5
Will	OPERATING All	FLT	3	49.45	57.05	1.5	1.5
Will	OPERATING All	FLT	4	41.1	57.05	1.5	1.5
Will	OPERATING All	FLT	5	58.55	57.05	1.5	1.5
Will	OPERATING All	FLT	6	38	57.05	1.5	1.5
Will	OPERATING All	HWY	1	49.3		1.5	1.5
Will	OPERATING All	HWY	2	48.75		1.5	1.5
Will	OPERATING All	HWY	3	46.7	53.3	1.5	1.5
Will	OPERATING All	HWY	4	45.3	53.3	1.5	1.5
Will	OPERATING All	HWY	5	43.1		1.5	1.5
Will	OPERATING All	HWY	6	52.3	53.3	1.5	1.5
Will	OPERATING All	HWY	7	50.3	53.3	1.5	1.5
Will	PAINTER All	ALL		45.55	48.4	1.5	1.5
Will	PAINTER SI All	BLD		38.2	43.25	1.5	1.5

Will	PILEDRIVEF All	ALL		47.35	52.09	2	2
Will	PIPEFITTER All	BLD		48.5	51.5	1.5	1.5
Will	PLASTERER All	BLD		42.75	45.31	1.5	1.5
Will	PLUMBER All	BLD		50.25		1.5	1.5
Will	ROOFER All	BLD		43.65	47.65	1.5	1.5
Will	SHEETMET. All	BLD		48.02	50.42	1.5	1.5
Will	SPRINKLER All	BLD		48.1	50.6	1.5	1.5
Will	STONE MA. All	BLD		46.19	50.81	1.5	1.5
Will	TERRAZZO All	BLD		41.54	44.54	1.5	1.5
Will	TERRAZZO All	BLD		45.38	48.88	1.5	1.5
Will	TILE MASO All	BLD		46.49	50.49	1.5	1.5
Will	TRAFFIC SA All	HWY		37	38.6	1.5	1.5
Will	TRUCK DRI' All	ALL	1	38.41		1.5	1.5
Will	TRUCK DRI' All	ALL	2	38.06		1.5	1.5
Will	TRUCK DRI' All	ALL	3	39.8		1.5	1.5
Will	TRUCK DRI' All	ALL	4	38.96	38.96	1.5	1.5
Will	TUCKPOINT All	BLD		46	47	1.5	1.5

OT Su	OT Hol	H/W	Pension	Vacation	Training	Other Fringe Benefit
2	2	14.9	12.57	0	0.68	0
2	1.5	12.92	11.82	0	0.72	0
2	2	6.97	20.4	0	1.6	0
2	2	10.65	17.92	0	1.77	0
2	2	11.79	20.41	0	0.63	0
2	2	14.25	17.03	0	1.1	1.36
2	2	10.75	12.02	0	0.97	0
2	2	9.85	13.26	1.25	0.85	0
2	2	12.04	17.18	0	3.23	0
2	2	3.77	24.62	0	0	0
2	2	11.69	17.2	0	2.61	0
2	2	15.13	16.52	1.25	1.28	0
2	2	15.43	16.61	4.39	0.61	0
2	1.5	13.59	14.76	0	0.65	0
2	2	14.37	21.11	0	0.94	0
2	2	12.92	13.16	0	0.87	0
2	2	14.15	23.28	0	0.35	0
2	2	14.9	12.57	0	0.72	0
2	2	11.79	20.41	0	0.63	0
2	2	7.23	8.95	1.85	1.32	0
2	2	10.65	16.46	0	0.49	0
2	2	10.65	17.39	0	0.61	0
2	2	13.77	13.7	0	0.72	0
2	2	18.55	8.85	0	1.1	1.5
2	2	13.05	18.87	0	0	0
2	2	18.8	14.35	2	1.3	0
2	2	18.8	14.35	2	1.3	0
2	2	15.05	19.13	2	1.3	0
2	2	18.8	14.35	2	1.3	0
2	2	19.65	15.1	2	1.4	0
2	2	0	0	0	0	36.45
2	2	19.65	15.1	2	1.4	0
2	2	18.8	14.35	2	1.3	0
2	2	18.8	14.35	2	1.3	0
2	2	18.8	14.35	2	1.3	0
2	2	18.8	14.35	2	1.3	0
2	2	18.8	14.35	2	1.3	0
2	2	18.8	14.35	2	1.3	0
2	2	18.8	12.05	2	4.63	0
2	2	19.65	15.1	2	1.4	0
2	2	19.65	12.55	2	5	0
2	2	18	21.28	1.5	0.15	0
2	2	18.8	14.35	2	1.3	0
2	2	19.65	15.1	2	1.4	0
2	2	19.65	15.1	2	1.4	0
2	2	14.09	20.59	0	1.25	0.38

1.5	2	11.81	11.94	0	2.24	0
1.5	2	2.6	3.18	0	0	0
2	2	11.79	20.41	0	0.63	0
2	1.5	10.05	18.94	0	2.54	0
2	2	14.25	16.69	0	1.35	0
2	1.5	14.34	14.42	0	1.7	0
2	2	9.73	12.44	0	0.53	0
2	2	11.35	24.68	0	1.68	0
2	2	4.85	3.28	0	0	0
2	2	13.25	15.9	0	0.68	0
2	2	13.45	19.59	0	0.35	0
2	2	10.65	17.92	0	0.92	0
2	2	10.75	13.47	0	0.4	0
2	2	10.75	15.89	0	0.4	0
2	2	10.75	14.99	0	1.13	0
2	2	8.9	9.27	0	0.5	0
2	2	8.6	10.61	1	0.15	1
2	2	9.68	13.25	0	0.15	0
2	2	9.68	13.25	0	0.15	0
2	2	9.68	13.25	0	0.15	0
2	2	10.5	8.5	0	0.15	0
2	2	18.85	8.85	0	2.6	0
2	2	10.47	12.5	0	0.5	2.81
2	2	8.9	11.16	0	0.5	0
2	2	8.34	16.81	0	1.76	0
2	2	13.77	13.2	0	0.5	0
2	1.5	12.92	11.82	0	0.72	0
2	2	6.97	20.41	0	0.4	0
2	2	10.65	17.4	0	0	0
1.5	1.5	11.79	20.41	0	0.63	0
2	2	11.75	17.03	0	1.1	3.86
2	2	10.75	12.02	0	0.77	0
2	2	12.35	19.38	1.89	0.68	1.57
2	2	5.75	13.21	0	0.75	0
2	2	5.5	12.87	0	0.73	0
2	2	5	9.09	0	0.29	0
2	2	5.5	9.92	0	0.66	0
2	2	12.77	5.75	0	0.51	0
2	2	5.5	15.4	0	0.88	0
2	2	5.75	10.55	0	0.6	0
2	2	5.5	10.29	0	0.59	0
2	2	12.35	21.78	5.25	0.75	0
2	2	15.43	9.71	4.39	0.61	6.9
2	2	13.4	13.9	0	0.4	0
1.5	1.5	10.52	20.76	0	0.7	0
2	2	14.04	20.14	0	0.94	0
2	1.5	12.92	13.16	0	0.72	0

2	2	14.15	23.28	0	0.35	0
2	2	11.52	6.97	0	0.81	16.02
2	2	13.77	13.7	0	0.72	0
2	2	11.79	20.41	0	0.63	0
2	2	7.23	8.95	1.85	1.47	0
2	2	10.65	16.46	0	0.49	0
2	2	10.65	17.39	0	0.61	0
2	2	18.55	9.95	0	1.5	0
2	2	13.77	13.7	0	0.7	0
2	2	10	17.03	1.84	1	5
2	2	0	0	0	0	36.45
2	2	0.73	1.28	0	0	34.44
2	2	19.65	15.1	2	1.4	0
2	2	18.8	14.35	2	1.3	0
2	2	19.65	15.1	2	1.4	0
2	2	19.65	15.1	2	1.4	0
2	2	0	0	0	0	36.45
0	0	19.65	16.23	0	1.4	0
2	2	15.05	18.1	2	1.3	2
2	2	19.65	15.1	2	1.4	0
2	2	19.65	15.1	2	1.4	0
2	2	19.65	15.1	2	1.4	0
2	2	19.65	15.1	2	1.4	0
2	2	19.65	15.1	2	1.4	0
2	2	19.65	15.1	2	1.4	0
2	2	14.09	20.59	0	1.25	0
2	2	10.52	20.76	0	0.7	0
1.5	1.5	10.55	8.2	0	1.35	0
2	2	2.6	3.25	0	0	0
2	2	11.79	20.41	0	0.63	0
2	1.5	10.05	18.94	0	2.54	0
2	2	14	15.71	0	0.89	0
2	2	14.34	13.35	0	1.28	0
2	2	9.73	12.44	0	0.53	0
2	2	10.75	15.55	0	1.03	0
2	2	13.35	15.5	0	1.28	0
2	2	13.45	19.59	0	0.35	0
2	2	10.52	20.76	0	0.7	0
2	2	10.65	17.92	0	0.92	0
2	2	10.75	14.38	0	0.4	0
2	2	10.75	15.89	0	0.4	0
2	2	10.75	14.99	0	0.9	0
2	1.5	7.05	8	1.7	1.2	0
2	2	8.6	10.61	1	0.15	0
2	2	8.1	9.76	0	0.15	0
2	2	9.68	13.25	0	0.15	0
2	2	8.9	11.16	0	0.5	0

2	2	8.34	16.81	0	1.76	0
2	2	14.9	12.57	0	0.72	0
2	1.5	12.92	11.82	0	0.72	0
2	2	6.97	20.41	0	0.4	0
2	2	10.45	16.25	0	2.22	0
2	2	11.99	20.95	0	0.63	0
2	2	10	23.97	0	0.5	0
2	2	10.75	12.02	0	0.77	0
2	2	14.62	12.69	1.5	0.72	0
2	2	12.04	17.18	0	3.23	0
2	2	3.77	24.62	0	0	0
2	2	12.04	17.18	0	3.23	0
2	2	10.29	15.62	0	2.7	0
2	2	15.43	9.71	4.39	0.61	6.9
2	2	14.04	20.14	0	0.94	0
2	1.5	12.92	13.16	0	0.72	0
2	2	11.26	24.59	0	0.85	0
2	2	14.65	12.32	0	0.5	0
2	2	11.99	22.49	0	0.63	0
2	2	7.05	8.95	1.85	1.47	0
2	2	10.65	16.46	0	0.49	0
2	2	10.45	14.85	0	0	2.61
2	2	14.65	12.32	0	0.5	0
2	2	13.77	13.7	0	0.72	0
2	2	11.99	22.49	0	0.63	0
2	1.5	15.65	16.55	2	1.4	0
2	2	0	0	0	0	38.45
2	2	19.65	15.1	2	1.4	0
1.5	1.5	18.8	14.35	2	1.3	0
2	2	19.65	15.1	2	1.4	0
2	2	19.65	15.1	2	1.4	0
2	2	0	0	0	0	36.45
2	2	18.8	14.35	2	1.3	0
2	2	18.8	14.35	2	1.3	0
2	2	18.8	14.35	2	1.3	0
2	2	18.8	14.35	2	1.3	0
2	2	18.8	14.35	2	1.3	0
2	2	18.8	14.35	2	1.3	0
2	2	18.8	14.35	2	1.3	0
2	2	18.8	14.35	2	1.3	0
2	2	15.65	19.1	2	1.4	0
2	2	19.65	15.1	2	1.4	0
2	2	19.65	15.1	2	1.4	0
2	2	7.75	4.5	1.5	0	22.7
2	2	19.65	15.1	2	1.4	0
2	2	19.65	15.1	2	1.4	0
1.5	2	11.56	11.44	0	1.87	0
2	2	2.6	3.25	0	0	0

2	2	11.99	22.49	0	0.63	0
2	1.5	10.05	18.94	0	2.54	0
2	2	14	15.71	0	0.89	0
2	2	14.5	14.42	0	0.1	0
2	2	9.73	12.44	0.21	0.53	0
2	2	10.75	20.87	0	1.03	0
2	2	13.35	15.5	0	1.28	0
2	2	10.65	17.92	0	0.92	0
2	2	10.75	14.38	0	0.4	0
2	2	10.75	15.89	0	0.4	0
2	2	10.75	14.99	0	0.9	0
2	2	8.9	9.27	0	0.5	0
2	2	9.15	10.43	0	0.15	0
2	2	8.1	7.97	0	0.15	0
2	2	9	9.17	0	0.15	0
2	2	9.15	10.43	0	0.15	0
2	2	8.34	16.81	0	0.93	0

TO: Village Board
FROM: Chief Marc R. Maton
THROUGH: Village Administrator George Schafer
SUBJECT: Parking of Commercial Vehicles in Residential Areas
DATE: August 27, 2018

SUMMARY/BACKGROUND

In 2016 the Zoning Ordinance was updated to restrict off-street commercial vehicle parking in residential zones. Regulation of on-street parking in residential areas was inadvertently eliminated from the code. The Lemont Police Department is recommending limited changes to update the parking code.

ANALYSIS

Consistency with Village Policy

One of the Strategic Priorities in Strategic Plan is Infrastructure Maintenance. One of the initiatives in that priority is to review the safety code and to update periodically.

It was the intent of the Village of Lemont in the past to regulate parking of commercial vehicles on the streets in residential areas and limit the parking of commercial vehicles to limited business related activity.

Additionally, the code doesn't currently allow for removal of vehicles parked in violation of the ordinance.

Staff is recommending that parking of commercial vehicles on residential streets be made consistent with off-street parking in residential areas, and to prohibit storage of commercial vehicles on residential streets more than 8 hours. Additionally, staff is recommending language to allow for the removal of offending vehicles after the issuance of 3 tickets for unlawful parking.

Other Subheadings, as applicable. Please specify.

Ordinance Section Title 17.10.100. - ~~Off-street parking~~ Parking of commercial vehicles, buses, trailers, trucks, construction equipment, and recreational vehicles in residential districts.

- A. *Prohibited Vehicles.* It shall be unlawful to park or store the following vehicles on any lot or public way in a residential zoning district for more than eight hours in a 24-hour period, except when located in a garage or other fully enclosed structure that substantially conceals them from view:
1. Trucks and other commercial vehicles with "D" through "Z" license plates or the equivalent thereof issued by any jurisdiction;
 2. Recreational vehicles;
 3. Construction equipment;
 4. Buses;
 5. Trailers;
 6. Tractors; and
 7. Boats.
- B. *Commercial Trucks, "B" Plate.* A maximum of one commercial vehicle with a "B" license plate, or the equivalent therefore issued by any jurisdiction, is permitted to be parked on a residential lot in open view. Any other commercial vehicles with a "B" license plate shall be located in a garage or other fully enclosed structure that substantially conceals them from view.
- C. Prohibited vehicles listed in section A which are cited three or more times in a one-week period shall be authorized for removal by towing and impoundment by the village police department five days after the first citation is issued. Notice of the removal will be sent to the owner of the vehicle or under a person's control.

17.10.110. —~~Off-street parking~~ Parking of commercial vehicles, buses, trailers, trucks, construction equipment, and recreational vehicles in non-residential districts.

- A. *Boats and Recreation Vehicles.* In non-residential districts, it shall be unlawful to park or store boats or recreational vehicles between the hours of 2:00 a.m. and 6:00 a.m. unless within a fully enclosed structure that substantially conceals them from view. The following boat and recreational vehicle parking is exempt from this requirement:

1. When in a direct relationship to an active Boat/RV sales, service, or storage use; and
 2. Parking or storage as permitted by 17.06.120.C.5.
- B. *Buses.* In non-residential districts, it shall be unlawful to park or store buses for more than eight hours unless within a fully enclosed structure that substantially conceals them from view. The following parking of buses shall be exempt from this requirement as follows:
1. Parking or storage of buses in a direct relationship to the following active principal uses:
 - a. Banquet hall;
 - b. Religious assembly;
 - c. Religious institution; and
 - d. Government facility;
 2. Parking or storage as permitted by 17.06.120.C.5.
- C. *Construction Equipment.* In non-residential districts, it shall be unlawful to park or store construction equipment for more than eight hours unless within a fully enclosed structure that substantially conceals them from view.

The following shall be exempt from this requirement:

1. Parking of construction equipment engaged in work related to an active building construction or site development project occurring on the same lot on which the equipment is parked;
 2. Parking or storage of construction equipment in a direct relationship to the following active principal uses:
 - a. Construction contractor office with yard;
 - b. Government facility;
 - c. Products permitted by 17.06.120.C.5 of the Village Code.
- D. *Truck, Tractor, and Trader Parking in B Districts.* In B Districts, it shall be unlawful to park or store trucks, tractors, or trailers for more than four hours unless within a fully enclosed structure that substantially conceals them from view. The following truck parking is exempt from this requirement:
1. Trucks with "B" or "D" plates owned or operated by the owner or tenant of the lot and operated for the delivery of goods or materials in support of the active principal use on the lot;

2. Parking or storage of trucks in a direct relationship to the following active principal uses:
 - a. Construction contractor office;
 - b. Construction contractor office with yard;
 - c. Landscaping/nursery;
 - d. Lumberyard;
 - e. Heavy equipment sales and service; and
 - f. Government facility.
 3. Parking or storage of tow trucks when such trucks are located on the same lot as, and are operated in support of, an active principal use within the Vehicle-Related Land Uses category of Table 17-06-01;
 4. Parking or storage as permitted by 17.06.120.C.5.; and
 5. Parking of semi-trailers at designated loading docks for a period not to exceed 24 hours.
- E. *Truck, Tractor, and Trader Parking in M Districts.* In M Districts, outdoor parking or storage of trucks, tractors, and trailers shall be permitted when such trucks, tractors, or trailers are operated in support of an active principal use on the lot. Such parking or storage shall also be consistent with the provisions of 17.06.120.C.5.
- F. Vehicles parked in violation of this section which are cited three or more times in a one-week period shall be authorized for removal by towing and impoundment by the village police department five days after the first citation is issued. Notice of the removal will be sent to the owner of the vehicle or under a person's control.

STAFF RECOMMENDATION

Staff is recommending that parking of commercial vehicles on residential streets be made consistent with off-street parking in residential areas, and to prohibit storage of commercial vehicles on residential streets more than 8 hours. Additionally, staff is recommending language to allow for the removal of offending vehicles after the issuance of 3 tickets for unlawful parking.

**VILLAGE OF LEMONT
ORDINANCE NO. _____**

**An Ordinance Amending Title 17 of the
Lemont, Illinois Municipal Code**

**ADOPTED BY THE
PRESIDENT AND THE BOARD OF TRUSTEES
OF THE VILLAGE OF LEMONT
THIS 27th DAY OF AUGUST, 2018**

**Published in pamphlet form by
Authority of the President and
Board of Trustees of the Village of
Lemont, Counties of Cook, Will and
DuPage, Illinois, this 27th day of August, 2018**

ORDINANCE NO. _____

**An Ordinance Amending Title 17 of the
Lemont, Illinois Municipal Code**

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

WHEREAS, the Village President and Board of Trustees desire to amend a certain provision of the Lemont, Illinois Municipal Code (“Village Code”); and

WHEREAS, the Village finds that it is in the best interests of the Village and its residents to amend Title 17 of the Village Code in the manner set forth below;

NOW, THEREFORE, BE IT ORDAINED BY THE PRESIDENT and BOARD OF TRUSTEES OF THE VILLAGE OF LEMONT, COOK, DUPAGE AND WILL COUNTIES, ILLINOIS, as follows:

SECTION 1: The statements set forth in the preamble to this Ordinance are found to be true and correct and are incorporated into this Ordinance as if set forth in full.

SECTION 2: The Village Code, as amended, is hereby further amended in Title 17 Unified Development Ordinance, Article 1, Chapter 17.10.100 - Off-street parking of commercial vehicles, buses, trailers, trucks, construction equipment, and recreational vehicles in residential districts, and Chapter 17.100.1010 - Off-street parking of commercial vehicles, buses, trailers, trucks, construction equipment, and recreational vehicles in non-residential districts, with deletions in strikethrough and additions in underlined text so that Section 17.100.100 through 17.100.110 shall be read as follows:

Title 17.10.100. - ~~Off-street parking~~ Parking of commercial vehicles, buses, trailers, trucks, construction equipment, and recreational vehicles in residential districts.

A. *Prohibited Vehicles.* It shall be unlawful to park or store the following vehicles on any lot or public way in a residential zoning district for more than eight hours in a 24-hour period, except when located in a garage or other fully enclosed structure that substantially conceals them from view:

1. Trucks and other commercial vehicles with "D" through "Z" license plates, or the equivalent thereof issued by any jurisdiction;
2. Recreational vehicles;
3. Construction equipment;
4. Buses;
5. Trailers;
6. Tractors; and
7. Boats.

- B. *Commercial Trucks, "B" Plate.* A maximum of one commercial vehicle with a "B" license plate, or the equivalent therefore issued by any jurisdiction, is permitted to be parked on a residential lot in open view. Any other commercial vehicles with a "B" license plate shall be located in a garage or other fully enclosed structure that substantially conceals them from view.
- C. Prohibited vehicles listed in section A which are cited three or more times in a one-week period shall be authorized for removal by towing and impoundment by the village police department five days after the first citation is issued. Notice of the removal will be sent to the owner of the vehicle or under a person's control.

Title 17.10.110. ~~Off-street parking~~ Parking of commercial vehicles, buses, trailers, trucks, construction equipment, and recreational vehicles in non-residential districts.

- A. *Boats and Recreation Vehicles.* In non-residential districts, it shall be unlawful to park or store boats or recreational vehicles between the hours of 2:00 a.m. and 6:00 a.m. unless within a fully enclosed structure that substantially conceals them from view. The following boat and recreational vehicle parking is exempt from this requirement:
 - 1. When in a direct relationship to an active Boat/RV sales, service, or storage use; and
 - 2. Parking or storage as permitted by 17.06.120.C.5.
- B. *Buses.* In non-residential districts, it shall be unlawful to park or store buses for more than eight hours unless within a fully enclosed structure that substantially conceals them from view. The following parking of buses shall be exempt from this requirement as follows:
 - 1. Parking or storage of buses in a direct relationship to the following active principal uses:
 - a. Banquet hall;
 - b. Religious assembly;
 - c. Religious institution; and
 - d. Government facility;

2. Parking or storage as permitted by 17.06.120.C.5.

C. *Construction Equipment.* In non-residential districts, it shall be unlawful to park or store construction equipment for more than eight hours unless within a fully enclosed structure that substantially conceals them from view.

The following shall be exempt from this requirement:

1. Parking of construction equipment engaged in work related to an active building construction or site development project occurring on the same lot on which the equipment is parked;
2. Parking or storage of construction equipment in a direct relationship to the following active principal uses:
 - a. Construction contractor office with yard;
 - b. Government facility;
 - c. Products permitted by 17.06.120.C.5 of the Village Code.

D. *Truck, Tractor, and Trader Parking in B Districts.* In B Districts, it shall be unlawful to park or store trucks, tractors, or trailers for more than four hours unless within a fully enclosed structure that substantially conceals them from view. The following truck parking is exempt from this requirement:

1. Trucks with "B" or "D" plates owned or operated by the owner or tenant of the lot and operated for the delivery of goods or materials in support of the active principal use on the lot;
2. Parking or storage of trucks in a direct relationship to the following active principal uses:
 - a. Construction contractor office;
 - b. Construction contractor office with yard;
 - c. Landscaping/nursery;
 - d. Lumberyard;
 - e. Heavy equipment sales and service; and
 - f. Government facility.

3. Parking or storage of tow trucks when such trucks are located on the same lot as, and are operated in support of, an active principal use within the Vehicle-Related Land Uses category of Table 17-06-01;
 4. Parking or storage as permitted by 17.06.120.C.5.; and
 5. Parking of semi-trailers at designated loading docks for a period not to exceed 24 hours.
- E. *Truck, Tractor, and Trader Parking in M Districts.* In M Districts, outdoor parking or storage of trucks, tractors, and trailers shall be permitted when such trucks, tractors, or trailers are operated in support of an active principal use on the lot. Such parking or storage shall also be consistent with the provisions of 17.06.120.C.5.
- F. Vehicles parked in violation of this section which are cited three or more times in a one-week period shall be authorized for removal by towing and impoundment by the village police department five days after the first citation is issued. Notice of the removal will be sent to the owner of the vehicle or under a person's control.

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

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

PASSED AND APPROVED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF LEMONT, COUNTIES OF COOK, WILL, AND DUPAGE, ILLINOIS, ON THIS 27th DAY OF AUGUST, 2018.

PRESIDENT AND VILLAGE BOARD MEMBERS:

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

John Egofske, President

ATTEST:

CHARLENE M. SMOLLEN
Village Clerk



TO: Village Board
FROM: Jason Berry, AICP, Economic & Community Development Director
SUBJECT: Removing Parcels from Canal TIF
DATE: August 23, 2018

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 near the Metra Station, a planning strategy known as Transit-Oriented Development (TOD).

The attached Ordinance would remove the parcels owned by Peterson's Hardware, preparing them to be included in the new TOD TIF.

ANALYSIS

Consistency with Village Policy

Lemont 2030 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.

RECOMMENDATION

Staff recommends adopting the Ordinance removing Peterson's Hardware from Canal TIF.

BOARD ACTION REQUESTED

Motion and approval of the attached ordinance.

ATTACHMENTS

1. AN ORDINANCE OF THE VILLAGE OF LEMONT, COOK, WILL AND DUPAGE COUNTIES, ILLINOIS, AMENDING THE DOWNTOWN CANAL DISTRICT I REDEVELOPMENT PROJECT AREA

**VILLAGE OF LEMONT
ORDINANCE NO. _____**

**AN ORDINANCE OF THE VILLAGE OF LEMONT, COOK, WILL AND DUPAGE
COUNTIES, ILLINOIS, AMENDING THE DOWNTOWN CANAL DISTRICT I
REDEVELOPMENT PROJECT AREA**

(CANAL TIF)

**ADOPTED BY THE
PRESIDENT AND BOARD OF TRUSTEES
OF THE VILLAGE OF LEMONT
THIS 27th DAY OF AUGUST, 2018**

**Published in pamphlet form by
Authority of the President and
Board of Trustees of the Village of
Lemont, Counties of Cook, Will and
DuPage, Illinois, this 27th day of August, 2018.**

**AN ORDINANCE OF THE VILLAGE OF LEMONT, COOK, WILL AND DUPAGE
COUNTIES, ILLINOIS, AMENDING THE DOWNTOWN CANAL DISTRICT I
REDEVELOPMENT PROJECT AREA**

(CANAL TIF)

WHEREAS, the Village of Lemont, Cook, Will and DuPage Counties, Illinois (the “*Village*”) is a duly organized and validly existing non home-rule municipality pursuant to the Constitution of the State of Illinois of 1970 and the laws of the State; and,

WHEREAS, pursuant to its powers and in accordance with the requirements of the Tax Increment Allocation Redevelopment Act of the State of Illinois, 65 ILCS 5/11-74.4-1, *et seq.*, as from time to time amended (the “*TIF Act*”), the President and Board of Trustees of the Village (collectively, the “*Corporate Authorities*”), pursuant to Ordinance Nos. 0-37-05, 0-38-05, and 0-39-05, respectively, adopted on April 18, 2005, approved a redevelopment plan and project (the “*Redevelopment Plan*”) setting forth a plan for the development, redevelopment and revitalization of the Downtown Canal District I Redevelopment Project Area (the “*Redevelopment Project Area*”); designated the Redevelopment Project Area as a “redevelopment project area,” as that term is defined under the TIF Act; and adopted tax increment allocation financing for the purpose of implementing the Redevelopment Plan for the Redevelopment Project Area; and,

WHEREAS, the Corporate Authorities have determined that the Redevelopment Project Area should be amended by deleting specific parcels of real estate which have not been redeveloped despite the Village’s efforts to encourage private investment; and,

WHEREAS, Section 11-74.4-5(c) of the TIF Act provides that any amendment which effects changes which do not (1) add additional parcels of property to the redevelopment project area; (2) substantially affect the general land uses in the redevelopment plan; (3) substantially change the nature of the redevelopment project; (4) increase the total estimated redevelopment project cost set out in the redevelopment plan by more than five percent (5%) after adjustment for inflation from the date the plan was adopted; (5) add additional redevelopment project costs to the itemized list of redevelopment project costs set out in the redevelopment plan; or, (6) increase the number of inhabited residential units to be displaced from the redevelopment project area, as measured from the time of creation of the redevelopment project area to a total of more than ten (10) only requires publication of the amendment and notice of the amendment to the taxing districts; and,

WHEREAS, the Village Clerk shall publish this Ordinance in a newspaper of general circulation within the Village and the Village shall notify the taxing districts having the authority to tax real property within the Redevelopment Project Area (the “*Taxing Districts*”) of this amendment as hereinafter directed, thereby satisfying all notice requirements of Section 11-74.4-5(c) of the Act for an amendment which removes property from a redevelopment project area.

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 and made a part of this Ordinance.

Section 2. The Corporate Authorities hereby amend the Redevelopment Project Area by removing therefrom the parcels of property legally described on *Exhibit A*, attached hereto and incorporated herein.

Section 3. The Corporate Authorities hereby approve the amended Redevelopment Project Area which is legally described on *Exhibit B*, attached hereto and made a part hereof.

Section 4. The Corporate Authorities hereby direct the Village Clerk to publish this Ordinance in a newspaper of general circulation within the Village and the Village Administrator to notify the Taxing Districts of this amendment.

Section 5. If any section, paragraph, or provision of this Ordinance shall be held to be invalid or unenforceable for any reason, the invalidity or unenforceability of such section, paragraph, or provision shall not affect any of the remaining provisions of this Ordinance.

Section 6. All ordinances, resolutions, motions or orders in conflict herewith are repealed to the extent of such conflict, and this Ordinance shall be in full force and effect immediately upon its passage by the Corporate Authorities and approval as provided by law.

PASSED AND APPROVED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF LEMONT, COUNTIES OF COOK, WILL, AND DuPAGE, ILLINOIS, on this 27th day of August, 2018.

	<u>AYES</u>	<u>NAYS</u>	<u>ABSENT</u>	<u>ABSTAIN</u>
Debby Blatzer				
Ryan Kwasneski				
Dave Maher				
Ken McClafferty				
Rick Sniegowski				
Ron Stapleton				

JOHN EGOSKE, Village President

Attest:

CHARLENE M. SMOLLEN, Village Clerk

VILLAGE CLERK

Exhibit A

Parcels removed from Downtown Canal District I Redevelopment Project Area

PARCEL 1

LOT 17 IN THE COUNTY CLERK'S DIVISION OF UNSUBDIVIDED LANDS IN SECTION 20, TOWNSHIP 37 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THAT PART OF SAID LOT 17 THAT MAY BE OR THAT MAY PURPORT TO BE REGISTERED UNDER AN ACT CONCERNING LAND TITLE, APPROVED AND IN FORCE MAY 1, 1897 IN LAND REGISTRATION PROCEEDINGS IN THE CIRCUIT COURT OF COOK COUNTY, ILLINOIS AS NO. LR 7405);

ALSO

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

PARCEL 2

ALL OF LOT 18 AND VACATED EASTERLY 10 FEET OF LEMONT STREET (FORMERLY LULL STREET) LYING WESTERLY OF AND ADJOINING LOT 18 IN COUNTY CLERK'S DIVISION OF UNSUBDIVIDED LAND IN THE WEST HALF OF THE SOUTH EAST QUARTER OF SECTION 20, TOWNSHIP 37 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Exhibit B

Amended Downtown Canal District I Redevelopment Project Area

THAT PART OF SECTION 20, TOWNSHIP 37 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE EASTERLY LINE OF STEPHEN STREET AND THE SOUTHERLY LINE OF THE SANITARY DRAINAGE AND SHIP CANAL; THENCE SOUTHWESTERLY, ALONG SAID SOUTHERLY LINE OF THE SANITARY DRAINAGE AND SHIP CANAL TO THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 20; THENCE SOUTH, ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 20 TO THE SOUTHERLY LINE OF THE ATCHISON, TOPEKA AND SANTA FE RAILROAD;

THENCE EASTERLY, ALONG THE SOUTHERLY LINE OF THE ATCHISON, TOPEKA AND SANTA FE RAILROAD TO THE WEST LINE OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 20; THENCE SOUTH, ALONG THE WEST LINE OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 20 TO THE NORTHERLY LINE OF THE GULF, MOBILE AND OHIO RAILROAD; THENCE EASTERLY, ALONG THE NORTHERLY LINE OF THE GULF, MOBILE AND OHIO RAILROAD TO THE NORTHERLY EXTENSION OF THE WESTERLY LINE OF BLOCK 9 IN THE VILLAGE OF LEMONT, BEING A SUBDIVISION OF PART OF SAID SECTION 20, TOWNSHIP 37 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN; THENCE SOUTHERLY, ALONG THE NORTHERLY EXTENSION OF THE WESTERLY LINE OF SAID BLOCK 9 TO THE SOUTHERLY LINE OF NEW AVENUE; THENCE EASTERLY, ALONG THE SOUTHERLY LINE OF NEW AVENUE TO THE NORTHERLY LINE OF MAIN STREET; THENCE EASTERLY, ALONG THE NORTHERLY LINE OF MAIN STREET TO THE EASTERLY LINE OF STATE STREET AS WIDENED; THENCE NORTHERLY, ALONG THE EASTERLY LINE OF STATE STREET AS WIDENED, TO THE SOUTHERLY LINE OF THE ILLINOIS AND MICHIGAN RESERVE STRIP LINE; SAID LINE, BEING ALSO THE NORTHERLY LINE OF BLOCK 1 IN THE VILLAGE OF LEMONT; THENCE NORTHEASTERLY ALONG THE NORTHERLY LINE OF SAID BLOCK 1 AND THE NORTHERLY LINE OF BLOCK 1 EXTENDED EASTERLY TO THE EASTERLY LINE OF LEMONT STREET; THENCE SOUTHEASTERLY, ALONG THE EASTERLY LINE OF LEMONT STREET TO THE NORTHERLY LINE OF MAIN STREET; THENCE EASTERLY, ALONG THE NORTHERLY LINE OF MAIN STREET TO THE SOUTHERLY EXTENSION OF THE WESTERLY LINE OF THE SUBDIVISION OF LOT 3 IN THE SUBDIVISION OF LOTS 4 AND 5 OF BLOCK 34 IN THE VILLAGE OF KEEPOTAW, BEING A SUBDIVISION OF PART OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 20 LYING BETWEEN CANAL STREET AND THE RAILROAD, ALSO THAT PART OF HINSDALE STREET AND LAND ADJACENT LYING BETWEEN SAID CANAL STREET AND THE RAILROAD AND EAST OF LEMONT STREET; THENCE NORTHERLY, ALONG THE LAST DESCRIBED LINE TO THE SOUTHERLY LINE OF LAWRENCE STREET, ALSO KNOWN AS CANAL STREET; THENCE EASTERLY, ALONG THE SOUTHERLY LINE OF SAID LAWRENCE STREET TO THE SOUTHERLY EXTENSION OF THE EASTERLY LINE OF THE QUIT

CLAIM DEED RECORDED AS DOCUMENT NUMBER 25963776; THENCE NORTHERLY, ALONG THE LAST DESCRIBED LINE TO THE NORTHERLY LINE OF SAID LAWRENCE STREET; THENCE CONTINUING NORTHERLY ALONG THE WESTERLY LINE OF SAID DOCUMENT NUMBER 25963776, THE FOLLOWING 3 COURSES: 1.) NORTHERLY 68.65 FEET; 2.) EASTERLY 6.00 FEET; 3.) NORTHERLY TO THE SOUTHERLY LINE OF THE SUBDIVISION OF PART OF THE NORTH HALF OF BLOCK 28 IN KEEPOTAW LYING WEST OF STEPHEN STREET ALSO THE 30 FEET LYING WEST OF AND ADJOINING SAID NORTH HALF OF BLOCK 28 ALSO THE LAND LYING NORTH OF THE ABOVE DESCRIBED PROPERTY AND SOUTH OF THE CANAL AND WEST OF STEPHEN STREET BEING ALL IN SUBDIVISION OF SECTION 20, TOWNSHIP 37 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN; THENCE EASTERLY, ALONG THE SOUTHERLY LINE OF THE LAST DESCRIBED SUBDIVISION TO THE WESTERLY EXTENSION OF THE NORTHERLY LINE OF SINGER AND TALCOTT'S FIRST ADDITION TO LEMONT, BEING A SUBDIVISION OF PART OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 20, TOWNSHIP 37 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN; THENCE EASTERLY, ALONG SAID WESTERLY EXTENSION TO THE NORTHWESTERLY CORNER OF SAID SINGER AND TALCOTT'S FIRST ADDITION TO LEMONT, ALSO BEING A POINT ON THE EASTERLY LINE OF STEPHEN STREET; THENCE NORTHERLY, ALONG THE EASTERLY LINE OF STEPHEN STREET TO THE SOUTHERLY LINE OF THE AFORESAID ATCHISON, TOPEKA AND SANTA FE RAILROAD; THENCE NORTHERLY, ALONG THE LAST DESCRIBED LINE TO THE NORTH LINE OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 20; THENCE WESTERLY, ALONG THE NORTH LINE OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 20 TO THE WESTERLY LINE OF SAID ATCHISON, TOPEKA AND SANTA FE RAILROAD; THENCE SOUTHERLY, ALONG THE LAST DESCRIBED LINE TO SAID EASTERLY LINE OF STEPHEN STREET; THENCE NORTHERLY, ALONG SAID EASTERLY LINE OF STEPHEN STREET TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.



TO: Village Board
FROM: Jason Berry, AICP, Economic & Community Development Director
SUBJECT: TOD TIF
DATE: August 23, 2018

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 near the Metra Station, a planning strategy known as Transit-Oriented Development (TOD). The attached Ordinances approve the TOD TIF plan, designate the redevelopment project area, and adopt tax increment financing for the project area.

The proposed redevelopment area is focused on properties to the east and south of Lemont's Metra Station, primarily along Main Street and Illinois Street, and also including the Peterson's Hardware properties on Canal Street. A majority of the properties were in the Village's Downtown TIF, which expired in 2014. All but one property is in the Downtown zoning district. Peterson's Hardware is presently within the Canal TIF and is proposed to be remapped.

ANALYSIS

Consistency with Village Policy

Lemont 2030 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.

RECOMMENDATION

Staff recommends adopting the TOD TIF ordinances.

BOARD ACTION REQUESTED

Motion and approval of the attached ordinances.

ATTACHMENTS

1. AN ORDINANCE OF VILLAGE OF LEMONT, COOK, WILL AND DUPAGE COUNTIES, ILLINOIS, APPROVING THE VILLAGE OF LEMONT TRANSIT ORIENTED DEVELOPMENT (TOD) REDEVELOPMENT PLAN AND PROJECT TAX INCREMENT FINANCE (TIF) DISTRICT
2. AN ORDINANCE OF VILLAGE OF LEMONT, COOK, WILL AND DUPAGE COUNTIES, ILLINOIS, DESIGNATING THE PROPOSED TRANSIT ORIENTED DEVELOPMENT (“TOD”) REDEVELOPMENT PROJECT AREA PURSUANT TO THE TAX INCREMENT ALLOCATION REDEVELOPMENT ACT
3. AN ORDINANCE OF THE VILLAGE OF LEMONT, COOK, WILL AND DUPAGE COUNTIES, ILLINOIS, ADOPTING TAX INCREMENT ALLOCATION FINANCING FOR THE TRANSIT ORIENTED DEVELOPMENT (“TOD”) REDEVELOPMENT PROJECT AREA

**VILLAGE OF LEMONT
ORDINANCE NO. _____**

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

(TOD TIF)

**ADOPTED BY THE
PRESIDENT AND BOARD OF TRUSTEES
OF THE VILLAGE OF LEMONT
THIS 27th DAY OF AUGUST, 2018**

**Published in pamphlet form by
Authority of the President and
Board of Trustees of the Village of
Lemont, Counties of Cook, Will and
DuPage, Illinois, this 27th day of August, 2018.**

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

(TOD TIF)

WHEREAS, the President and Board of Trustees (collectively, the “*Corporate Authorities*”) of the Village of Lemont, Cook, Will and DuPage Counties, Illinois (the “*Village*”), have determined that the stable economic and physical development of the Village is endangered by the presence of blighting factors as often manifested by obsolete structures, by progressive and advanced deterioration of structures and site improvements, excessive vacancies, inadequate utilities, excessive land coverage, lack of community planning and by a decline in the equalized assessed value, all of which impair the value of private investments, threaten the sound growth and the tax base of the Village and the taxing districts having the power to tax real property in the Village (the “*Taxing Districts*”), and threaten the health, safety, morals, and welfare of the public; and,

WHEREAS, the Corporate Authorities have determined that in order to promote and protect the health, safety, morals, and welfare of the public, the blighting factors and conditions in certain parts of the Village need to be eradicated and redevelopment of the Village be undertaken in order to remove and alleviate adverse conditions, encourage private investment, and restore and enhance the tax base of the Village and the Taxing Districts; and,

WHEREAS, the Village has authorized an eligibility study to determine whether the proposed Transit Oriented Development (“TOD”) Redevelopment Project Area (the “*Project Area*”) qualifies as a “redevelopment project area” pursuant to the Illinois Tax Increment Allocation Redevelopment Act (the “*TIF Act*”) 65 ILCS 5/11-74.4-1, *et seq.*; and,

WHEREAS, the Village has heretofore evaluated various lawfully available programs to provide assistance in order to encourage private investment and has determined that the use of tax increment allocation financing is necessary to achieve the redevelopment goals of the Village for the Project Area; and,

WHEREAS, the Village has been advised by Kane, McKenna and Associates, Inc., in April of 2018, that the Project Area qualifies as a “redevelopment project area” as a “conservation area” under Section 11-74.4-3 of the TIF Act; and,

WHEREAS, it is therefore concluded by the Corporate Authorities that the Project Area remains qualified as a “conservation area” under Section 11-74.4-3 of the TIF Act as of the date hereof; and,

WHEREAS, the Village has further caused the preparation of and made available for public inspection the Village of Lemont Transit Oriented Development (TOD) Redevelopment Plan and Project Tax Increment Finance (TIF) District (the “*Plan*”); and,

WHEREAS, the Plan sets forth in writing the program to be undertaken to accomplish the objectives of the Village and includes estimated redevelopment project costs for the Project Area, evidence indicating that the Project Area on the whole has not been subject to growth and development through investment by private enterprise, an assessment of the financial impact of the Project Area on and the minimal demand, if any, for services from any taxing district affected by the Plan, the sources of funds to pay costs, the nature and term of any obligations to be issued, the most recent equalized assessed valuation of the Project Area, an estimate as to the equalized assessed valuation after redevelopment, the general land uses to apply in the Project Area, and a commitment to fair employment practices and an affirmative action plan, and the Plan accordingly complies in all respects with the requirements of the TIF Act; and,

WHEREAS, pursuant to Section 11-74.4-5 of the TIF Act, the Corporate Authorities by an Ordinance 25-18, adopted on June 11, 2018, called a public hearing (the "*Hearing*") relative to the Plan and the designation of the Project Area as a redevelopment project area under the TIF Act, and fixed the time and place for such Hearing for the 13th day of August, 2018, at 7:00 p.m., at the Village of Lemont Village Hall, 418 Main Street, Lemont, Illinois; and,

WHEREAS, due notice in respect to such Hearing was given pursuant to Sections 11-74.4-5 and 11-74.4-6 of the TIF Act, said notice, together with a copy of the Plan, was sent to the Taxing Districts and to the Illinois Department of Commerce and Economic Opportunity of the State of Illinois by certified mail on June 14, 2018, and was published on July 20, 2018 and July 25, 2018; and,

WHEREAS, the Village has established and published an "interested parties registry" for the Project Area in compliance with the requirements of the TIF Act; and,

WHEREAS, the Village gave such notice to all persons and organizations who have registered for information with such registry, all in the manner and at the times as provided in the TIF Act; and,

WHEREAS, the Village gave due notice of the availability of the Plan to all residents within 750 feet of the boundaries of the Project Area, in compliance with the requirements of the TIF Act; and,

WHEREAS, the Village convened a Joint Review Board, as required by and in all respects in compliance with the provisions of the TIF Act; and,

WHEREAS, the Joint Review Board met at the time and as required by the TIF Act, and reviewed the public record, planning documents, and a form of a proposed ordinance approving the Plan; and,

WHEREAS, the Joint Review Board adopted by a majority vote an advisory, non-binding recommendation that the Village proceed to implement the Plan and designate the Project Area as a redevelopment project area under the TIF Act; and,

WHEREAS, the Joint Review Board based its decision on the basis of the Project Area satisfying the eligibility criteria defined in Section 11-74.4-3 of the TIF Act, and all as provided in Section 11-74.4-5(b) of the TIF Act; and,

WHEREAS, the Village held the Hearing on August 13, 2018 at the Village of Lemont Village Hall, 418 Main Street, Lemont, Illinois at 7:00 p.m.; and,

WHEREAS, at the Hearing, any interested party or affected Taxing District was permitted to file with the Village Clerk written objections and was heard orally in respect to any issues embodied in the notice of said Hearing, and the Village heard and determined all protests and objections at the Hearing; and

WHEREAS, the Hearing was adjourned on the 13th day of August, 2018; and,

WHEREAS, the Plan sets forth the factors which cause the parcels in the Project Area to be a conservation area and the Corporate Authorities have reviewed the information concerning such factors presented at the Hearing and are generally informed of the conditions in the Project Area which could cause the Project Area to be a “conservation area” as defined in the TIF Act; and,

WHEREAS, the Corporate Authorities have reviewed evidence indicating that the Project Area on the whole has not been subject to growth and development through investment by private enterprise, and have reviewed the conditions pertaining to lack of private investment in the Project Area to determine whether private development would take place in the Project Area as a whole without the adoption of the proposed Plan and assistance as authorized by the TIF Act; and,

WHEREAS, the Corporate Authorities have reviewed the conditions pertaining to real property in the Project Area to determine whether contiguous parcels of real property and improvements thereon in the Project Area would be substantially benefited by the proposed project improvements; and,

WHEREAS, the Corporate Authorities have made an assessment of any financial impact of the Project Area on or the minimal demand, if any, for services from any Taxing District affected by the Plan and found that the redevelopment projects proposed by the Plan will not cause any significant financial impact or increased demand for facilities or services by any local taxing body; and,

WHEREAS, the Corporate Authorities have reviewed the proposed Plan and the existing comprehensive plan of the Village for development as a whole and finds that the proposed Plan conforms to the comprehensive plan of the Village.

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: Findings. The Corporate Authorities hereby make the following findings:

1. The Project Area is legally described in *Exhibit A*, attached hereto and incorporated herein as if set out in full by this reference. The map of the Project Area showing the street location is depicted in *Exhibit B*, attached hereto and incorporated herein as if set out in full by this reference.
2. There exist conditions which cause the Project Area to be subject to designation as a redevelopment project area under the TIF Act and for the parcels included therein to be classified as a conservation area, as defined in Section 11-74.4-3 of the TIF Act.
3. The Project Area on the whole has not been subject to growth and development through investment by private enterprise and would not be reasonably anticipated to be developed without the adoption of the Plan.
4. The Plan conforms to the comprehensive plan for the development of the Village as a whole.
5. As set forth in the Plan and in the testimony at the public hearing, the estimated date of completion of the Plan is December 31 of the year in which the payment to the municipal treasurer, as provided in subsection (b) of Section 11-74.4-8 of the TIF Act, is to be made with respect to ad valorem taxes levied in the 23rd calendar year after the year in which the ordinance approving the Project Area as a redevelopment project area under the TIF Act was adopted.
6. The parcels of real property in the Project Area are contiguous, and only those contiguous parcels of real property and improvements thereon which will be substantially benefited by the proposed Project improvements are included in the Project Area.

Section 2: Exhibits Incorporated by Reference. The Plan entitled, *Village of Lemont Transit Oriented Development (TOD) Redevelopment Plan and Project Tax Increment Finance (TIF) District*, dated April 26, 2018, as revised, which was the subject matter of the public hearing held on the 13th day of August, 2018, is hereby adopted and approved. A copy of the Plan, which incorporates the eligibility findings is attached as *Exhibit C* and is incorporated herein by this reference.

Section 3: Invalidity of Any Section. If any section, paragraph, or provision of this Ordinance shall be held to be invalid or unenforceable for any reason, the invalidity or unenforceability of such section, paragraph, or provision shall not affect any of the remaining provisions of this Ordinance.

Section 4: Superseder and Effective Date. All ordinances, resolutions, motions, or orders in conflict with this Ordinance are repealed to the extent of such conflict, and this Ordinance shall be in full force and effect immediately upon its passage by the Corporate Authorities and approval as provided by law.

PASSED AND APPROVED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF LEMONT, COUNTIES OF COOK, WILL, AND DuPAGE, ILLINOIS, on this 27th day of August, 2018.

	<u>AYES</u>	<u>NAYS</u>	<u>ABSENT</u>	<u>ABSTAIN</u>
Debby Blatzer				
Ryan Kwasneski				
Dave Maher				
Ken McClafferty				
Rick Sniegowski				
Ron Stapleton				

JOHN EGOFKSKE, Village President

Attest:

CHARLENE M. SMOLLEN, Village Clerk

Exhibit A

Legal Description

Transit Oriented Development (“TOD”) Redevelopment Project Area

BEGINNING AT THE NORTHEAST CORNER OF LOT 10 IN BLOCK 7 IN THE VILLAGE OF LEMONT,

THENCE SOUTHWESTERLY ALONG THE SOUTHERLY LINE OF ALLEY, BEING ALSO THE NORTHERLY LINE OF LOT 6 TO 10, AND THE WESTERLY EXTENSION OF SAID ALLEY, TO THE WEST LINE OF LOCKPORT STREET, BEING ALSO THE EAST LINE OF BLOCK 6 IN THE VILLAGE OF LEMONT;

THENCE NORTHWESTERLY, ALONG THE EASTERLY LINE OF BLOCK 6 TO THE NORTHEAST CORNER OF LOT 1 IN BLOCK 6, BEING ALSO THE SOUTHERLY LINE OF ILLINOIS STREET;

THENCE SOUTHWESTERLY, ALONG THE NORTHERLY LINE OF BLOCK 6 AND THE WESTERLY EXTENSION OF SAID LINE, TO THE WEST LINE OF JOLIET STREET;

THENCE NORTHWESTERLY, ALONG THE WESTERLY LINE OF JOLIET STREET TO THE NORTHERLY LINE OF MAIN STREET;

THENCE WESTERLY ALONG THE WESTERLY EXTENSION OF MAIN STREET TO A POINT THAT IS 110 FEET WEST (AS MEASURED ALONG SAID EXTENSION LINE) OF THE EAST LINE OF LOT 7 IN COUNTY CLERKS DIVISION OF UNSUBDIVIDED LANDS IN SECTION 20, TOWNSHIP 37 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN;

THENCE NORTHERLY ON A LINE THAT TERMINATES AT A POINT 63 FEET WESTERLY OF THE EAST LINE OF LOT 7 (AS MEASURED ALONG THE SOUTH LINE OF NEW AVENUE) IN SAID COUNTY CLERKS DIVISION TO A POINT THAT IS 150 FEET SOUTHERLY (MEASURED AT RIGHT ANGLES) OF THE SOUTH LINE OF NEW AVENUE;

THENCE WESTERLY, ALONG A LINE THAT IS 150 FEET SOUTHERLY (MEASURED AT RIGHT ANGLES) OF THE SOUTH LINE OF NEW AVENUE TO A LINE THAT IS PERPENDICULAR TO THE SOUTH LINE OF NEW AVENUE AT A POINT THAT IS 200 FEET SOUTHWESTERLY OF THE EAST LINE OF LOT 7 IN SAID COUNTY CLERKS DIVISION (AS MEASURED ALONG THE SOUTH LINE OF NEW AVENUE);

THENCE NORTHERLY ALONG SAID PERPENDICULAR LINE 150 FEET TO THE SOUTH LINE OF NEW AVENUE;

THENCE NORTHEASTERLY, ALONG THE SOUTH LINE OF NEW AVENUE TO THE EAST LINE OF LOT 7 IN SAID COUNTY CLERKS DIVISION;

THENCE NORTHEASTERLY , THRU BLOCKS 9 AND 2 IN THE VILLAGE OF LEMONT, AND ALONG THE SOUTH LINE OF NEW AVENUE TO THE CENTER LINE OF STATE STREET,

THENCE NORTHWESTERLY, ALONG THE CENTER OF STATE STREET TO THE SOUTH LINE OF THE ILLINOIS AND MICHIGAN RESERVE LINE; SAID LINE BEING ALSO THE WESTERLY EXTENSION OF THE NORTH LINE OF BLOCK 1 IN THE VILLAGE OF LEMONT;

THENCE NORTHEASTERLY ALONG SAID EXTENDED LINE AND THE NORTH LINE OF SAID BLOCK 1 AND THE NORTH LINE OF BLOCK 1 EXTENDED EASTERLY TO THE EASTERLY LINE OF LEMONT STREET;

THENCE SOUTHEASTERLY, ALONG THE EASTERLY LINE OF LEMONT STREET TO THE NORTHERLY LINE OF MAIN STREET;

THENCE NORTHEASTERLY, ALONG THE NORTHERLY LINE OF MAIN STREET TO THE SOUTHERLY EXTENSION OF THE WEST LINE OF LOT 3 IN BLOCK 34 IN THE VILLAGE OF KEEPATOW;

THENCE NORTHERLY, ALONG SAID EXTEND LINE AND THE WEST LINE OF SAID LOT 3 TO THE SOUTH LINE OF LAWRENCE STREET, ALSO KNOWN AS CANAL STREET,

THENCE NORTHEASTERLY ALONG THE SOUTHERLY LINE OF LAWRENCE STREET. THRU LOTS 1, 2 AND 3 IN BLOCK 34, AND THRU THAT PART OF THE NORTH/SOUTH PORTION OF VACATED STEVENS STREET AND SOUTHERLY ALONG THAT PORTION OF SAID VACATED STEPHENS STREET (LYING WEST OF STEVEN STREET THAT RUNS NORTHWESTERLY) TO THE NORTH LINE OF RAILROAD RIGHT OF WAY, IN BLOCK 34 IN THE VILLAGE OF KEEPATOW;

THENCE SOUTH TO THE NORTHERLY LINE OF MAIN STREET;

THENCE NORTHEASTERLY ALONG THE NORTHERLY LINE OF MAIN STREET TO THE NORTHWESTERLY EXTENSION OF THE EAST LINE OF LOT 6 IN BLOCK 1 IN TRUESDELL'S ADDITION TO ATHENS;

THENCE SOUTHEASTERLY ALONG SAID EXTENDED LINE AND THE EASTERLY LINE OF LOT 6 TO THE SOUTHEAST CORNER OF LOT 6;

THENCE SOUTHWESTERLY ALONG THE SOUTH LINE OF LOT 6 TO THE SOUTHWEST CORNER OF SAID LOT 6;

THENCE SOUTHEASTERLY TO THE SOUTHEAST CORNER OT LOT 8 IN BLOCK 1 IN SAID TRUESDELL'S ADDITION TO ATHENS;

THENCE CONTINUING SOUTHEASTERLY ALONG THE EXTENSION OF THE LAST DESCRIBED LINE TO THE SOUTHERLY LINE OF ILLINOIS STREET;

THENCE SOUTHWESTERLY ALONG THE SOUTHERLY LINE OF ILLINOIS STREET TO THE NORTHWEST CORNER OF LOT 5 IN BLOCK 5 IN TRUESDELL'S ADDITION TO ATHENS;

THENCE SOUTHEASTERLY, ALONG THE WESTERLY LINE OF SAID LOT 5 TO THE SOUTHWEST CORNER OF LOT 5;

THENCE SOUTHWESTERLY ALONG THE SOUTHERLY LINE OF LOT 7 IN BLOCK 5 IN TRUESDELL'S ADDITION TO ATHENS TO THE SOUTHWEST CORNER OF SAID LOT 7, SAID POINT ALSO BEING A POINT ON THE EAST LINE OF STEPHEN STREET;

THENCE SOUTHERLY ALONG THE EAST LINE OF STEPHEN STREET TO A POINT ON A LINE THAT IS THE EASTERLY EXTENSION OF THE SOUTH LINE OF LOT 1 IN THE RESUBDIVISION OF LOTS 1 TO 6 IN BLOCK 4 IN TRUESDELL'S ADDITION TO ATHENS;

THENCE SOUTHWESTERLY TO THE SOUTHWEST CORNER OF SAID LOT 1;

THENCE SOUTHEASTERLY ALONG THE DIVISION LINE BETWEEN LOTS 1 AND 3 IN THE RESUBDIVISION OF LOTS 1 TO 6 IN BLOCK 4 IN TRUESDELL'S ADDITION TO ATHENS TO A SOUTHEASTERLY CORNER OF SAID LOT 2;

THENCE SOUTHWESTERLY ALONG THE DIVISION LINE BETWEEN LOTS 2 AND 3 TO A WESTERLY CORNER OF SAID LOT 2 IN THE RESUBDIVISION OF LOTS 1 TO 6 IN BLOCK 4 IN TRUESDELL'S ADDITION TO ATHENS;

THENCE SOUTHEASTERLY TO A SOUTHEAST CORNER OF SAID LOT 2, (SAID CORNER BEING ALSO THE SOUTHWEST CORNER OF LOT 3 IN THE RESUBDIVISION OF LOTS 1 TO 6 IN BLOCK 4 IN TRUESDELL'S ADDITION TO ATHENS);

THENCE WESTERLY ALONG THE SOUTH LINE OF SAID LOT 2 TO THE EAST LINE OF AN ALLEY;

THENCE SOUTHEASTERLY, ALONG THE EAST LINE OF SAID ALLEY TO A LINE THAT IS THE EASTERLY EXTENSION OF THE SOUTH LINE OF LOT 7 IN SINGER AND TALCOTT'S RESUBDIVISION;

THENCE SOUTHWESTERLY, ALONG SAID EXTENDED LINE TO THE WEST LINE OF AN ALLEY;

THENCE NORTHWESTERLY, ALONG THE WEST LINE OF SAID ALLEY, TO THE NORTHEAST CORNER OF LOT 6 IN SAID SINGER AND TALCOTT'S RESUBDIVISION;

THENCE SOUTHWESTERLY, ALONG THE NORTH LINE OF SAID LOT 6 TO THE NORTHWEST CORNER OF LOT 6, SAID CORNER BEING ON THE EAST LINE OF LEMONT STREET;

THENCE SOUTHEASTERLY, ALONG THE EAST LINE OF LEMONT STREET TO TO A LINE THAT IS THE EASTERLY EXTENSION OF THE SOUTHERLY LINE OF AN ALLEY IN BLOCK 8 IN THE VILLAGE OF LEMONT;

THENCE WESTERLY, ALONG SAID EXTENDED LINE TO THE NORTHEAST CORNER OF LOT 9 IN BLOCK 8 IN THE VILLAGE OF LEMONT;

THENCE SOUTHEASTERLY, ALONG THE EASTERLY LINE OF LOT 9 TO THE SOUTHEAST CORNER OF SAID LOT 9, SAID CORNER BEING ON THE NORTH LINE OF CASS STREET;

THENCE SOUTHWESTERLY, ALONG THE NORTH LINE OF CASS STREET TO THE SOUTHWEST CORNER OF LOT 7 IN BLOCK 8 IN THE VILLAGE OF LEMONT, SAID CORNER BEING ON THE EAST LINE OF STATE STREET;

THENCE NORTHWESTERLY, ALONG THE EAST LINE OF STATE STREET, TO A LINE THE IS THE EASTERLY EXTENSION OF THE SOUTHERLY LINE OF AN ALLEY IN BLOCK 7 IN THE VILLAGE OF LEMONT;

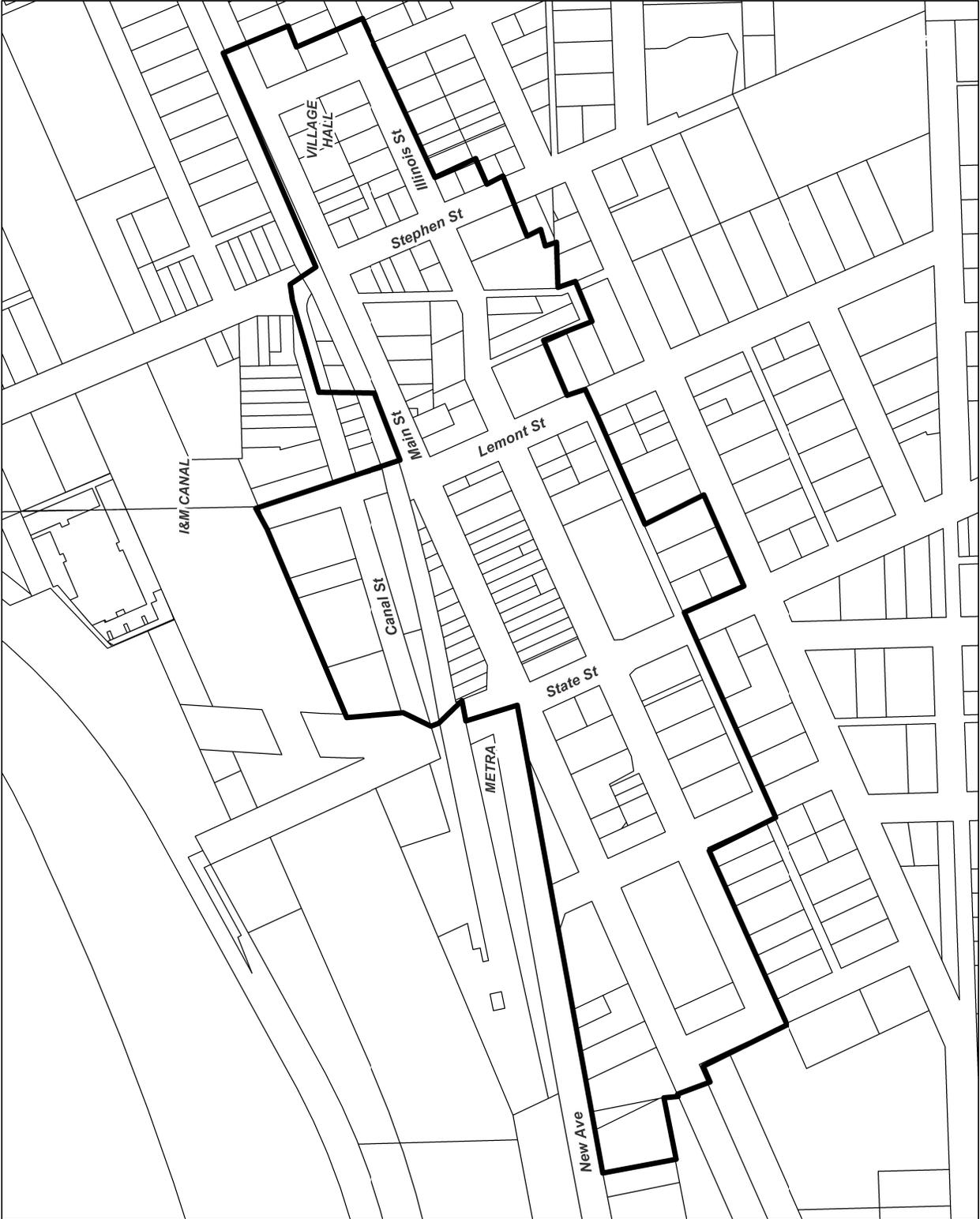
THENCE SOUTHWESTERLY TO THE NORTHEAST CORNER OF LOT 10 IN BLOCK 7 IN THE VILLAGE OF LEMONT SAID CORNER BEING THE POINT OF BEGINNING; ALL IN SECTION 20, TOWNSHIP 37 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Exhibit B

*Transit Oriented Development (“TOD”) Redevelopment Project Area
Boundary Map*



Transit Oriented Development (TOD)
Tax Increment Finance (TIF) District



 Proposed TOD TIF

6/8/2018

Exhibit C

*Village of Lemont Transit Oriented Development (TOD) Redevelopment Plan and Project Tax
Increment Finance (TIF) District*

**VILLAGE OF LEMONT
TRANSIT ORIENTED DEVELOPMENT (TOD)
REDEVELOPMENT PLAN AND PROJECT
TAX INCREMENT FINANCE (TIF) DISTRICT**

Jointly Prepared By:

Village of Lemont, Illinois

and

Kane, McKenna and Associates, Inc.

APRIL, 2018

TABLE OF CONTENTS

<u>Subject</u>	<u>Page</u>
I. Introduction	1
A. Redevelopment Plan	1
B. Summary	3
II. Redevelopment Project Area Legal Description	4
III. Redevelopment Project Area Goals and Objectives	5
A. General Goals of the Village	5
B. Specific Objectives for the RPA	5
C. Redevelopment Objectives	6
IV. Evidence of the Lack of Development and Growth within The RPA and Assessment of Fiscal Impact on Affected Taxing Districts	7
A. Evidence of the Lack of Development and Growth Within the RPA	7
B. Assessment of Fiscal Impact on Affected Taxing Districts	7
V. TIF Qualification Factors Existing in the Redevelopment Project Area	8
A. Findings	8
B. Eligibility Survey	8
VI. Housing Impact Study Findings	9
VII. Redevelopment Project	10
A. Redevelopment Plan and Project Objectives	10
B. Redevelopment Activities	10
C. General Land Use Plan	12
D. Additional Design and Planning Standards	12
E. Estimated Redevelopment Project Costs	12
F. Sources of Funds to Pay Redevelopment Project Costs Eligible Under Illinois TIF Statute	21
G. Nature and Term of Obligations to be Issued	21
H. Most Recent Equalized Assessed Valuation (EAV) Of Properties in the Redevelopment Project Area	22
I. Anticipated Equalized Assessed Valuation (EAV)	22

TABLE OF CONTENTS (Continued)

<u>Subject</u>	<u>Page</u>
VIII. Description and Scheduling of Redevelopment Project	23
A. Redevelopment Project	23
B. Commitment to Fair Employment Practices and Affirmative Action	24
C. Completion of Redevelopment Project and Retirement Of Obligations to Finance Redevelopment Costs	25
IX. Provisions for Amending the Tax Increment Redevelopment Plan and Project	26

EXHIBITS

Exhibit 1	-	Boundary Map
Exhibit 2	-	Legal Description
Exhibit 3	-	TIF Eligibility Report
Exhibit 4	-	Current Land Use Map
Exhibit 5	-	Future Land Use Map

I. INTRODUCTION

The Village of Lemont (the “Village”) is located approximately 25 miles southwest of downtown Chicago. Lemont is well connected to the region through waterways, interstates, and rail. Large land holders including neighboring Argonne National Laboratory, CITGO Lemont Refinery, and Cog Hill Golf Course all take advantage of the accessible location. Forest preserves to the north and east of the community and waterways to the north and west keep Lemont somewhat buffered and separated from surrounding suburbs.

In the context of planning for the Transit Oriented Development (“TOD”) Redevelopment Project Area, the Village has initiated actions related to the study of the Redevelopment Project Area (the “RPA”) in its entirety to determine whether it qualifies for consideration as a Tax Increment Financing (“TIF”) District.

The RPA is generally bounded on the north by the I&M Canal, on the east by Holmes Street, on the west by Joliet Street and on the south by Illinois Street and consists of approximately 26 acres (not including right of way property).

The RPA includes mixed uses including retail/commercial, single family and multifamily residential, mixed uses and institutional uses.

Conditions such as: excessive vacancies, obsolescence, deterioration, decline in equalized assessed valuation (EAV) growth and lack of community planning were identified and have been documented pursuant to site visits and Village review.

The RPA may be suitable for reuse if there is coordination of redevelopment activities by the Village. Under this Redevelopment Plan and Project and as part of its comprehensive economic development planning, the Village intends to attract and encourage commercial uses to locate, upgrade, expand and/or modernize their facilities within the Village and to reinvest in the RPA. The Village has undertaken an initiative, through the designation of the RPA, to redevelop the property and, in doing so, stabilize and expand benefits to the community and affected taxing districts.

A. The Redevelopment Plan

The Village recognizes the need for implementation of a strategy to revitalize existing properties within the boundaries of the RPA and to stimulate and enhance private development. Private investment attraction and redevelopment of properties are key components of the strategy. The needed private investment may only be possible if tax increment financing (TIF) is adopted pursuant to the terms of the Tax Increment Allocation Redevelopment Act (the “Act”) Illinois Compiled Statutes, Chapter 65, Section 5/11-74.4-1 et seq., as amended. Incremental property tax revenue generated by redevelopment activities will play a decisive role in encouraging private redevelopment. Site conditions that may have precluded intensive private investment in the past will be eliminated. Ultimately, the implementation of the Redevelopment Plan and Project will benefit the Village and all the taxing districts which encompass the area in the form of a significantly expanded tax base.

As part of the Village’s Comprehensive Plan, the importance of the redevelopment of the Downtown area (of which the RPA is one portion) is identified:

“DEVELOP DOWNTOWN AS A DESTINATION FOR RESIDENTS AND VISITORS”

As Lemont’s historic core and a key area of commercial activity, 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, facade grants, and other improvement efforts. Significant private investment has also taken place during this time period, the most obvious of which is the 82-unit Front Street Lofts condominium project. But many smaller, yet substantial other private investments have been made to update and restore the many smaller and often historic buildings downtown. Over \$250,000 in private funds has been spent just by participants in the downtown facade and site improvement grant program. For all of these reasons, downtown warrants dedicated economic development efforts. Both physical improvements and policy changes will help Lemont realize its vision for downtown by 2030.”

Source: Village of Lemont Comprehensive Plan 2014, page 30.

The designation of the area as a Redevelopment Project Area will allow the Village to address area deficiencies including (but not limited to):

- Providing viable uses/redevelopment for the property located within the RPA;
- Address ongoing vacancies and redevelop the property in conformance with Village standards;
- Coordinate assembly or consolidation of properties for redevelopment activities;
- Providing infrastructure that is adequate in relation to Village redevelopment plans;
- Provision of continued review of ingress and egress requirements that satisfy area circulation, parking needs and connections to major arterials;
- Entering into redevelopment agreements in order to include the redevelopment of existing property and/or to induce new development to locate within the RPA; and
- Improving area appearance through landscape, streetscape and signage programs.

A map of the RPA boundaries is included in Exhibit 1 and is a part of this Redevelopment Plan and Project. The area on the whole would not reasonably be anticipated to be redeveloped in a coordinated manner without the adoption of a Redevelopment Plan and Project. The Village, with the assistance of Kane, McKenna and Associates, Inc. has commissioned this Redevelopment Plan and Project to use tax increment financing in order to address local needs and to meet redevelopment goals and objectives.

The adoption of this Redevelopment Plan and Project makes possible the implementation of a comprehensive program for the economic redevelopment of the area. By means of public investment, the RPA will become a more viable area that will attract private investment. The public investment will assist in the redevelopment of the area with private capital and provide for increased valuation of the property.

Pursuant to the Act, the RPA includes only those contiguous parcels of real property and improvements thereon substantially benefited by the Redevelopment Plan and Project. Also pursuant to the Act, the area is not less in the aggregate than 1½ acres.

Through this Redevelopment Plan and Project, the Village will serve as the central force for marshaling the assets and energies of the private sector for a unified cooperative public-private redevelopment effort. Ultimately, the implementation of the Redevelopment Plan and Project will benefit the Village and all the taxing districts which encompass the RPA in the form of a stabilized and expanded tax base and creation of new employment and investment opportunities within the Village as a result of new private redevelopment in the area.

B. Summary

It is found and declared by the Village, through legislative actions as required by the Act, that in order to promote and protect the health, safety, and welfare of the public, that certain conditions that have adversely affected redevelopment within the RPA need to be addressed, and that redevelopment of such areas must be undertaken; and, to alleviate the existing adverse conditions, it is necessary to encourage private investment and enhance the tax base of the taxing districts in such areas by the development or redevelopment of certain areas. Public/private partnerships are determined to be necessary in order to achieve redevelopment goals. Without the redevelopment focus and resources provided under the Act, the redevelopment goals of the Village would not reasonably be expected to be achieved.

It is found and declared by the Village that the use of incremental tax revenues derived from the tax rates of various taxing districts in the Redevelopment Project Area for the payment of redevelopment project costs is of benefit to the taxing districts. This is because these taxing districts whose jurisdictions are included in the Redevelopment Project Area would not derive the benefits of an increased assessment base without addressing the coordination of redevelopment.

It is further found, and certified by the Village, in connection to the process required for the adoption of this Redevelopment Plan and Project pursuant to 65 ILCS Section 5/11-74.4.3(n)(5) of the Act, that this Redevelopment Plan and Project will not result in the displacement of 10 or more inhabited residential units. Therefore, this Redevelopment Plan and Project does not include a housing impact study.

The redevelopment activities that will take place within the RPA will produce benefits that are reasonably distributed throughout the RPA.

Redevelopment of the RPA is tenable only if a portion of the improvements and other TIF eligible costs are funded by TIF revenues.

II. REDEVELOPMENT PROJECT AREA LEGAL DESCRIPTION

The Redevelopment Project Area legal description is attached in Exhibit 2.

III. REDEVELOPMENT PROJECT AREA GOALS AND OBJECTIVES

The following goals and objectives are presented for the RPA in conformance with the Village's 2014 Comprehensive Plan (including any amendments thereto). In addition other plans [list plans] also provides guidance related to redevelopment activities.

A. General Goals of the Village

The Comprehensive Plan identifies several guiding principles for development and implementation:

“Village codes and permitting processes are safeguards of public health and safety; they should also be tools for promoting economic growth and development.

Patronizing local businesses keeps money circulating in our local economy, thereby benefiting local businesses and local taxing bodies. “Shop Lemont First” should be the ethic of government agencies, local businesses, and residents.

By providing retail development consistent with local demand, Lemont residents will have adequate choices within the community to meet most of their retail shopping needs.

Proactive approaches to business recruitment and retention are needed to overcome challenges to achieving our vision for economic prosperity.

Creating local employment opportunities for residents provides many benefits to our community including environmental benefits from shorter commutes and strengthened social ties among citizens who live and work locally.

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.

Source: Page 25, “Village of Lemont Comprehensive Plan 2014”.

B. Specific Objectives for the RPA

- A) Promote the redevelopment of existing vacant or underutilized property located within the RPA.
- B) Provide for the assembly or coordination of property for viable redevelopment projects.
- C) Improve existing roads and right-of-ways, including the coordination of parking improvements, as needed.

- D) Provide for the necessary site preparation, grading, and demolition (if necessary) of property located within the RPA.
- E) Coordinate redevelopment activities within the RPA in a manner that conforms with the fiscal and economic development policies of the Village.

C. Redevelopment Objectives

The purpose of the RPA designation will allow the Village to:

- A) Assist in coordinating redevelopment activities within the RPA in order to provide a positive marketplace signal;
- B) Reduce or eliminate negative factors as more fully described in the TIF Eligibility Report;
- C) Accomplish redevelopment over a reasonable time period;
- D) Provide for high quality development within the RPA;
- E) Provide for an attractive overall appearance of the area; and
- F) Return the property to productive reuse.

The implementation of the Redevelopment Plan and Project will serve to improve the physical appearance of the RPA and contribute to the economic development of the area. The implementation of the RPA will provide new employment opportunities for the community and Village residents.

IV. EVIDENCE OF THE LACK OF DEVELOPMENT AND GROWTH WITHIN THE RPA AND ASSESSMENT OF FISCAL IMPACT ON AFFECTED TAXING DISTRICTS

A. Evidence of the Lack of Development and Growth Within the RPA

As found in Exhibit 3 of this Redevelopment Plan and Project, the RPA has suffered from certain impediments to redevelopment. The area as a whole has not in recent years benefited from sustained private investment and/or development. As a result, the RPA is not likely to gain in value without encouragement by the Village.

The RPA evidences decline in EAV, excessive vacancies, obsolescence and deterioration among other factors.

B. Assessment of Fiscal Impact on Affected Taxing Districts

It is not anticipated that the implementation of this Redevelopment Plan and Project will have a negative financial impact on the affected taxing districts. Instead, actions taken by the Village to stabilize and cause growth of its tax base through the implementation of this Redevelopment Plan and Project will have a positive impact on the affected taxing districts by arresting potential assessed valuation declines.

It is not anticipated that the RPA will require increased services from any affected taxing districts except by the Village. Though strategies will be encouraged to promote growth via private investment within the area, specific objectives are geared to stabilize the RPA's existing strengths and revitalize the RPA's redevelopment potential. Should the Village achieve success in attracting private investment which does result in the need for documented increased services from any taxing districts, the Village will consider the declaration of sufficient surplus funds, which funds are neither expended nor obligated, as provided by the Act, to assist affected taxing districts in paying the costs for the increased services. School district and library district impacts are expected to be addressed through the utilization of payments provided for by TIF Act related to residential projects assisted by TIF funding.

Any surplus Special Tax Allocation Funds, to the extent any surplus exists, will be proportionately shared, based on the appropriate tax rates for a given year, with the various taxing districts, including the Village, after all TIF eligible costs either expended or incurred as an obligation by the Village have been duly accounted for through administration of the Special Tax Allocation Fund to be established by the Village as provided by the Act.

V. TIF QUALIFICATION FACTORS EXISTING IN THE REDEVELOPMENT PROJECT AREA

A. Findings

The RPA was studied to determine its qualifications under the Tax Increment Allocation Redevelopment Act. It was determined that the area as a whole qualifies as a TIF district as a “conservation area” under Illinois law. Refer to the TIF Eligibility Report, (Exhibit 3) which is attached as part of this Plan.

B. Eligibility Survey

The RPA was evaluated in March, 2018, and continuing to the date of this Redevelopment Plan and Project by representatives of Kane, McKenna and Associates, Inc., (KMA) and Village staff. Analysis was aided by certain reports obtained from the Village and other sources. In KMA’s evaluation, only information was recorded which would directly aid in the determination of eligibility for a TIF district.

VI. HOUSING IMPACT STUDY IN THE REDEVELOPMENT PROJECT AREA

The RPA was studied in order to determine if a housing impact study would need to be conducted pursuant to the TIF Act. The Village has found that the area will not displace ten (10) or more residents and that the RPA contains less than seventy-five (75) inhabited residential units, thus a housing impact study is not required to be completed. If at a later date, the Village does decide to dislocate more than ten (10) units or add seventy-five (75) or more inhabited residential units as part of an amendment, then the Village must complete a housing impact study.

VII. REDEVELOPMENT PROJECT

A. Redevelopment Plan and Project Objectives

The Village proposes to realize its goals and objectives of encouraging the development of the RPA and encouraging private investment through public finance techniques including, but not limited to, Tax Increment Financing:

- 1) By implementing a plan that provides for the attraction of investment to redevelop underutilized property and buildings that are available within the RPA.
- 2) By assisting in the assembly or combination of property acquisition for redevelopment activities.
- 3) By constructing public improvements which may include (if necessary):
 - i. Street and sidewalk improvements
 - ii. Utility improvements (including, but not limited to, water, stormwater sewer, and sanitary sewer projects consisting of construction and rehabilitation)
 - iii. Storm water management
 - iv. Parking improvements – surface and/or structured parking
 - v. Signalization, traffic control and lighting
 - vi. Landscaping and beautification
- 4) By entering into Redevelopment Agreements with developers for qualified redevelopment projects, including (but not limited to) the provision of interest rate subsidy as allowed under the Act.
- 5) By providing for site preparation, clearance, and demolition, including grading and excavation as necessary and appropriate.
- 6) By the redevelopment of certain existing buildings through necessary rehabilitation and improvement of structures, if necessary.
- 7) By exploration and review of job training programs in coordination with any Village, federal, state, and county programs.

B. Redevelopment Activities

Pursuant to the foregoing objectives, the Village will implement a coordinated program of actions, including, but not limited to, site preparation, clearance, demolition, provision of public infrastructure and related public improvements.

Land Assembly

Property may be acquired, assembled and reconfigured into appropriate redevelopment sites.

Site Preparation, Clearance, and Demolition

Property within the RPA may be improved through the use of site clearance, excavation, environmental remediation or demolition prior to redevelopment. The land may also be graded and cleared prior to redevelopment.

Public Improvements

The Village may, but is not required to, provide public improvements in the RPA to enhance the immediate area and support the Redevelopment Plan and Project. Appropriate public improvements may include, but are not limited to:

- Improvements and/or construction of public utilities including extension of water mains as well as sanitary and storm sewer systems and detention related improvements;
- Storm water management;
- Parking and traffic/circulation related improvements; and
- Beautification, identification markers, landscaping, lighting, streetscape, and signage of public right-of-ways.

Rehabilitation

The Village may provide for the rehabilitation of certain structures within the RPA in order to provide for the redevelopment of the area and conformance to Village code provisions. Improvements may include exterior and façade related work as well as interior related work.

Interest Rate Write-Down

The Village may enter into agreements with owners/developers whereby a portion of the interest cost of a construction, renovation or rehabilitation project is paid for on annual basis out of the Special Tax Allocation fund of the RPA, in accordance with the Act.

Job Training

The Village may assist facilities and enterprises located within the RPA in obtaining job training assistance. Job training and retraining programs currently available from or through other governments include, but are not limited to:

- Federal programs;
- State of Illinois programs;
- Applicable local vocational educational programs, including community college sponsored programs; and
- Other federal, state, county or non-profit programs that are currently available or will be developed and initiated over time.

C. General Land Use Plan

Existing land use generally consists of retail/commercial, single family and multifamily residential, mixed use, and institutional uses. Existing land uses are shown in Exhibit 4, attached hereto and made a part of this Plan. Exhibit 5, attached hereto and made a part of this Plan designates intended general land uses in the Redevelopment Project Area that will include Downtown mixed use. The land uses will conform to the Comprehensive Plan, as amended, of the Village.

D. Additional Design and Control Standards

The appropriate design controls including any Planned Unit Developments, as set forth in the Village's Zoning Ordinance, as amended, shall apply to the RPA.

E. Estimated Redevelopment Project Costs

Redevelopment project costs mean and include the sum total of all reasonable or necessary costs incurred or estimated to be incurred, as provided in the Act, and any such costs incidental to this Redevelopment Plan and Project. Private investments, which supplement "Redevelopment Project Costs", are expected to substantially exceed such Redevelopment Project Costs. Eligible costs permitted under the Act which may be pertinent to this Redevelopment Plan and Project include:

1. Costs of studies and surveys, development of plans and specifications, implementation and administration of the redevelopment plan including, but not limited to, staff and professional service costs for architectural, engineering, legal, marketing, financial, planning, or other special services, provided, however, that no charges for professional services may be based on a percentage of the tax increment collected; except that after November 1, 1999, no contracts for professional services, excluding architectural and engineering services, may be entered into if the terms of the contract extend beyond a period of three (3) years. In addition, "redevelopment project costs" shall not include lobbying expenses;

- 1.1 After July 1, 1999, annual administrative costs shall not include general overhead or administrative costs of the municipality that would still have been incurred by the municipality if the municipality had not designated a redevelopment area or approved a redevelopment plan;
2. The cost of marketing sites within the redevelopment project area to prospective businesses, developers, and investors;
3. Property assembly costs, including, but not limited to, acquisition of land and other property, real or personal, or rights or interest therein, demolition of buildings, site preparation, site improvements that serve as an engineered barrier addressing ground level or below ground environmental contamination, including, but not limited to, parking lots and other concrete or asphalt barriers, and the clearing and grading of land;
4. Costs of rehabilitation, reconstruction or repair or remodeling of existing public or private buildings, fixtures and leasehold improvements; and the costs of replacing an existing public building if pursuant to the implementation of a redevelopment project the existing public building is to be demolished to use the site for private investment or devoted to a different use requiring private investment; including any direct or indirect costs relating to Green Globes or LEED certified construction elements or construction elements with an equivalent certification;
5. Costs of the construction of public works or improvements, including any direct or indirect costs relating to Green Globes or LEED certified construction elements or construction elements with an equivalent certification, except that on and after November, 1, 1999 redevelopment project costs shall not include the cost of constructing a new municipal public building principally used to provide offices, storage space, or conference facilities or vehicle storage, maintenance, or repair for administrative, public safety, or public works personnel and that is not intended to replace an existing public building as provided under paragraph (3) of subsection (q) of Section 11-74.4-3 unless either (i) the construction of the new municipal building implements a redevelopment project that was included in a redevelopment plan that was adopted by the municipality prior to the effective date of this amendatory Act of the 91st General Assembly or (ii) the municipality makes a reasonable determination in the redevelopment plan, supported by information that provided that basis for that determination, that the new municipal building is required to meet an increase in the need for public safety purposes anticipated to result from the implementation of the redevelopment plan;
6. Costs of job training and retraining projects including the costs of ‘welfare to work’ programs implemented by businesses located within the redevelopment project area;
7. Financing costs, including but not limited to all necessary and incidental expenses related to the issuance of obligations and which may include payment of interest on any obligations issued pursuant to the Act accruing during the estimated period of construction of any redevelopment project for which such obligations are issued and for not exceeding 36 months thereafter and including reasonable reserves related thereto;

8. To the extent the municipality by written agreement accepts and approves the same, all or a portion of a taxing district's capital (and additional student tuition) costs resulting from the redevelopment project necessarily incurred or to be incurred within a taxing district in furtherance of the objectives of the redevelopment plan and project;
9. For redevelopment project areas designated (or redevelopment project areas amended to add or increase the number of tax-increment-financing assisted housing units) on or after November 1, 1999 an elementary, secondary, or unit school district's increased costs attributable to assisted housing units located within the redevelopment project area for which the developer or redeveloper receives financial assistance through an agreement with the municipality or because the municipality incurs the cost of necessary infrastructure improvements within the boundaries of the assisted housing sites necessary for the completion of that housing as authorized by the Act, and which costs shall be paid by the municipality from the Special Tax Allocation Fund when the tax increment revenue is received as a result of the assisted housing units and shall be calculated annually as follows:
 - a) for foundation districts, excluding any school district in a municipality with a population in excess of 1,000,000, by multiplying the district's increase in attendance resulting from the net increase in new students enrolled in that school district who reside in housing units within the redevelopment project area that have received financial assistance through an agreement with the municipality or because the municipality incurs the cost of necessary infrastructure improvements within the boundaries of the housing sites necessary for the completion of that housing as authorized by the Act since the designation of the redevelopment project area by the most recently available per capita tuition cost as defined in Section 10-20.12a of the School Code less any increase in general State aid as defined in Section 18-8.05 of the School Code attributable to these added new students subject to the following annual limitations:
 - (i) for unit school districts with a district average 1995-96 Per Capita Tuition Charge of less than \$5,900, no more than 25% of the total amount of property tax increment revenue produced by those housing units that have received tax increment finance assistance under this Act;
 - (ii) for elementary school districts with a district average 1995-96 Per Capita Tuition Charge of less than \$5,900, no more than 17% of the total amount of property tax increment revenue produced by those housing units that have received tax increment finance assistance under this Act; and
 - (iii) for secondary school districts with a district average 1995-96 Per Capita Tuition Charge of less than \$5,900, no more than 8% of the total amount of property tax increment revenue produced by those housing units that have received tax increment finance assistance under this Act.

- b) For alternate method districts, flat grant districts, and foundation districts with a district average 1995-96 Per Capita Tuition charge equal to or more than \$5,900, excluding any school district with a population in excess of 1,000,000, by multiplying the district's increase in attendance resulting from the net increase in new students enrolled in that school district who reside in housing units within the redevelopment project area that have received financial assistance through an agreement with the municipality or because the municipality incurs the cost of necessary infrastructure improvements within the boundaries of the housing sites necessary for the completion of that housing as authorized by the Act since the designation of the redevelopment project area by the most recently available per capita tuition cost as defined in Section 10-20.12a of the School Code less any increase in general state aid as defined in Section 18-8.05 of the School Code attributable to these added new students subject to the following annual limitations:
- (i) for unit school district, no more than 40% of the total amount of property tax increment revenue produced by those housing units that have received tax increment finance assistance under this Act;
 - (ii) for elementary school district, no more than 27% of the total amount of property tax increment revenue produced by those housing units that have received tax increment finance assistance under this Act; and
 - (iii) for secondary school districts, no more than 13% of the total amount of property tax increment revenue produced by those housing units that have received tax increment finance assistance under the Act.
- c) Any school district in a municipality with a population of 1,000,000, additional restrictions apply.

Any school district seeking payment shall, after July 1 and before September 30 of each year, provide the municipality with reasonable evidence to support its claim for reimbursement before the municipality shall be required to approve or make the payment to the school district. If the school district fails to provide the information during this period in any year, it shall forfeit any claim to reimbursement for that year. School districts may adopt a resolution waiving the right to all or a portion of the reimbursement otherwise required by the Act. By acceptance of this reimbursement the school district waives the right to directly or indirectly set aside, modify, or contest in any manner the establishment of the redevelopment project area or projects;

10. For redevelopment project areas designated (or redevelopment project areas amended to add or increase the number of tax-increment-financing assisted housing units) on or after January 1, 2005, a public library district's increased costs attributable to assisted housing units located within the redevelopment project area for which the developer or redeveloper receives financial assistance through an agreement with the municipality or because the municipality incurs the cost of necessary infrastructure improvements within the boundaries of the assisted housing sites necessary for the completion of that housing as authorized by this Act shall be paid to the library district by the municipality from the Special Tax Allocation Fund when the tax increment revenue is received as a result of the assisted housing units. This paragraph applies only if (i) the library is located in a county that is subject to the Property Tax Extension Limitation Law or (ii) the library district is not located in a county that is subject to the Property Tax Extension Limitation Law but the district is prohibited by any other law from increasing its tax levy rate without a prior voter referendum.

The amount paid to a library district under this paragraph shall be calculated by multiplying (i) the net increase in the number of persons eligible to obtain a library card in that district who reside in housing units within the redevelopment project area that have received financial assistance through an agreement with the municipality or because the municipality incurs the cost of necessary infrastructure improvements within the boundaries of the housing sites necessary for the completion of that housing as authorized by this Act since the designation of the redevelopment project area by (ii) the per-patron cost of providing library services so long as it does not exceed \$120. The per-patron cost shall be the Total Operating Expenditures Per Capita as stated in the most recent Illinois Public Library Statistics produced by the Library Research Center at the University of Illinois. The municipality may deduct from the amount that it must pay to a library district under this paragraph any amount that it has voluntarily paid to the library district from the tax increment revenue. The amount paid to a library district under this paragraph shall be no more than 2% of the amount produced by the assisted housing units and deposited into the Special Allocation Fund.

A library district is not eligible for any payment under this paragraph unless the library district has experienced an increase in the number of patrons from the municipality that created the tax-increment-financing district since the designation of the redevelopment project area.

Any library district seeking payment under this paragraph shall, after July 1 and before September 30 of each year, provide the municipality with convincing evidence to support its claim for reimbursement before the municipality shall be required to approve or make the payment to the library district. If the library district fails to provide the information during this period in any year, it shall forfeit any claim to reimbursement for that year. Library districts may adopt a resolution waiving the right to all or a portion of the reimbursement otherwise required by this paragraph. By acceptance of such reimbursement, the library district shall forfeit any right to directly or indirectly set aside, modify, or contest in any manner whatsoever the establishment of the redevelopment project area or projects;

11. Relocation costs to the extent that the City determines that relocation costs shall be paid or is required to make payment of relocation costs by federal or state law;
12. Payment in lieu of taxes;
13. Costs of job training, advanced vocational education or career education, including but not limited to courses in occupational, semi-technical or technical fields leading directly to employment, incurred by one or more taxing districts, provided that such costs (i) are related to the establishment and maintenance of additional job training, advanced vocational education or career education programs for persons employed or to be employed by employers located in the redevelopment project area; and (ii) when incurred by a taxing district or taxing districts other than the City, are set forth in a written agreement by or among the City and the taxing district or taxing districts, which agreement describes the program to be undertaken, including but not limited to the number of employees to be trained, a description of the training and services to be provided, the number and type of positions available or to be available, itemized costs of the program and sources of funds to pay for the same, and the term of agreement. Such costs include, specifically, the payment by community college districts of costs pursuant to Section 3-37, 3-38, 3-40 and 3-40.1 of the Public Community College Act and by school districts of costs pursuant to Section 10-22.20a and 10-23.3a of the School Code;
14. Interest costs incurred by a redeveloper related to the construction, renovation or rehabilitation of a redevelopment project provided that:
 - a) such costs are to be paid directly from the Special Tax Allocation Fund established pursuant to the Act;
 - b) such payments in any one-year may not exceed 30% of the annual interest costs incurred by the developer with regard to the redevelopment project during that year;
 - c) if there are not sufficient funds available in the Special Tax Allocation Fund to make the payment pursuant to this paragraph then the amounts so due shall accrue and be payable when sufficient funds are available in the Special Tax Allocation Fund;
 - d) the total of such interest payments paid pursuant to the Act may not exceed 30% of the total (i) cost paid or incurred by the redeveloper for the redevelopment project plus (ii) redevelopment project costs excluding any property assembly costs and any relocation costs incurred by a municipality pursuant to the Act;
 - e) the cost limits set forth in subparagraphs (b) and (d) shall be modified for the financing of rehabilitated or new housing units for low-income households and very low-income households, as defined in Section 3 of the Illinois Affordable Housing Act and the percentage of 75% shall be substituted for 30% in subparagraphs (b) and (d);

- f) Instead of the eligible costs provided by subparagraphs (b) and (d), as modified by this subparagraph, and notwithstanding any other provisions of the Act to the contrary, the municipality may pay from tax increment revenues up to 50% of the cost of construction of new housing units to be occupied by low-income households and very low-income households as defined in Section 3 of the Illinois Affordable Housing Act. The cost of construction of those units may be derived from the proceeds of bonds issued by the municipality under the Act or other constitutional or statutory authority or from other sources of municipal revenue that may be reimbursed from tax increment revenues or the proceeds of bonds issued to finance the construction of that housing. The eligible costs provided under this subparagraph (f) shall be an eligible cost for the construction, renovation, and rehabilitation of all low and very low-income housing units, as defined in Section 3 of the Illinois Affordable Housing Act, within the redevelopment project area. If the low and very low-income units are part of a residential redevelopment project that includes units not affordable to low and very low-income households, only the low and very low-income units shall be eligible for benefits under subparagraph (f).

The standards for maintaining the occupancy by low-income households and very low-income households, as defined in Section 3 of the Illinois Affordable Housing Act, of those units constructed with eligible costs made available under the provisions of this subparagraph (f) shall be established by guidelines adopted by the municipality. The responsibility for annually documenting the initial occupancy of the units by low-income households and very low-income households, as defined in Section 3 of the Illinois Affordable Housing Act, shall be that of the then current owner of the property. For ownership units, the guidelines will provide, at a minimum, for a reasonable recapture of funds, or other appropriate methods designed to preserve the original affordability of the ownership units. For rental units, the guidelines will provide, at a minimum, for the affordability of rent to low and very low-income households. As units become available, they shall be rented to income-eligible tenants. The municipality may modify these guidelines from time to time; the guidelines, however, shall be in effect for as long as tax increment revenue is being used to pay for costs associated with the units or for the retirement of bonds issued to finance the units or for the life of the redevelopment project area, whichever is later;

15. If the redevelopment project area is located within a municipality with a population of more than 100,000, the cost of day care services for children of employees from low-income families working for businesses located within the redevelopment project area and all or a portion of the cost of operation of day care centers established by redevelopment project area businesses to serve employees from low-income families working in businesses located in the redevelopment project area. For the purposes of this paragraph, “low-income families” means families whose annual income does not exceed 80% of the municipal, county, or regional median income, adjusted for family size, as the annual income and municipal, county or regional median income are determined from time to time by the United States Department of Housing and Urban Development.
16. Unless explicitly stated herein the costs of construction of new privately owned buildings shall not be an eligible redevelopment project cost;
17. After November 1, 1999, none of the redevelopment project costs enumerated in this subsection shall be eligible redevelopment projects if those costs would provide direct financial support to a retail entity initiating operations in the redevelopment project area while terminating operations at another Illinois location within 10 miles of the redevelopment project area but outside the boundaries of the redevelopment project area municipality. For purposes of this paragraph, termination means a closing of a retail operation that is directly related to the opening of the same operation or like retail entity owned or operated by more than 50% of the original ownership in a redevelopment project area, but it does not mean closing an operation for reasons beyond the control of the retail entity, as documented by the retail entity, subject to a reasonable finding by the municipality that the current location contained inadequate space, has become economically obsolete, or was no longer a viable location for the retailer or serviceman;
18. No cost shall be a redevelopment project cost in a redevelopment project area if used to demolish, remove, or substantially modify a historic resource, after August 26, 2008, unless no prudent and feasible alternative exists. “Historic Resource” means (i) a place or structure that is included or eligible for inclusion on the National Register of Historic Places or (ii) a contributing structure in a district on the National Register of Historic Places. This restriction does not apply to a place or structure for which demolition, removal, or modification is subject to review by the preservation agency of a Certified Local Government designated as such by the National Park Service of the United States Department of the Interior.

If a special service area has been established pursuant to the Special Service Area Tax Act or Special Service Area Tax Law, then any tax incremental revenues derived from the tax imposed pursuant to Special Service Area Tax Act or Special Service Area Tax Law may be used within the redevelopment project area for the purposes permitted by that Act or Law as well as the purposes permitted by the TIF Act.

Estimated costs are shown on the next page. Adjustments to these cost items may be made without amendment to the Redevelopment Plan and Project.

**VILLAGE OF LEMONT
TOD REDEVELOPMENT PROJECT
ESTIMATED PROJECT COSTS**

<u>Redevelopment Cost Items</u>	<u>Estimated Costs (A)</u>
1. Land Acquisition and Assembly Costs, including Relocation	\$ 3,500,000
2. Utility Improvements including, but not limited to, water, storm, sanitary sewer, traffic management, road improvements, and streetscape/landscape improvements	\$ 5,500,000
3. Site Preparation and Demolition, including Environmental Remediation	\$ 2,500,000
4. Rehabilitation of Structures	\$ 2,500,000
5. Public Facilities including parking	\$ 4,000,000
6. Interest Costs Pursuant to the Act	\$ 2,000,000
7. Planning, Legal, Engineering, Administrative and Other Professional Service Costs	\$ 3,000,000
8. School Tuition and Library District Costs as provided for by the TIF Act	\$ 1,500,000
9. Job Training	\$ 500,000
TOTAL ESTIMATED PROJECT COSTS	<u>\$25,000,000</u>

(A) All project cost estimates are in year 2018 dollars. In addition to the above stated costs, any bonds issued to finance a phase of the Project may include an amount sufficient to pay customary and reasonable charges associated with the issuance of any obligations as well as to provide for annual interest costs, capitalized interest and reasonably required reserves. Adjustments to the estimated line item costs above are expected. Each individual project cost will be reevaluated in light of the projected private development and resulting tax revenues as it is considered for public financing under the provisions of the Act. The totals of line items set forth above are not intended to place a total limit on the described expenditures as the specific items listed above are not intended to preclude payment of other eligible redevelopment project costs in connection with the redevelopment of the RPA, provided the total amount of payment for Estimated Project Costs shall not exceed the amount set forth above, as adjusted pursuant to the Act. Adjustments may be made in line items within the total, either increasing or decreasing line item costs for redevelopment.

F. Sources of Funds to Pay Redevelopment Project Costs Eligible Under Illinois TIF Statute

Funds necessary to pay for public improvements and other project costs eligible under the Act are to be derived principally from property tax increment revenues, proceeds from municipal obligations, if any, and to be retired primarily with tax increment revenues and interest earned on resources available but not immediately needed for the Redevelopment Plan and Project. In addition, pursuant to the TIF Act and this Plan, the Village may utilize net incremental property tax revenues received from other contiguous RPAs to pay eligible redevelopment project costs or obligations issued to pay such costs in the RPA and to pay eligible redevelopment project costs or obligations issued to pay such costs in contiguous project areas. This would include contiguous TIFs that the Village may establish or has previously established. (Conversely, incremental revenues from the TOD TIF may be allocated to any contiguous TIF Districts).

“Redevelopment Project Costs” specifically contemplate those eligible costs set forth in the Act. The majority of development costs will be privately financed, and TIF or other public sources are to be used, subject to approval by the Village Board, only to leverage and commit private redevelopment activity.

The tax increment revenues which will be used to pay debt service on the municipal obligations, if any, and to directly pay redevelopment project costs shall be the incremental increase in property taxes attributable to the increase in the equalized assessed value of each taxable lot, block, tract or parcel of real property in the RPA over and above the initial equalized assessed value of each such lot, block, tract or parcel in the RPA in the 2016 tax year for the RPA.

Among the other sources of funds which may be used to pay for redevelopment project costs and debt service on municipal obligations issued to finance project costs are the following: certain local sales or utility taxes, special service area taxes, the proceeds of property sales, certain land lease payments, certain Motor Fuel Tax revenues, certain state and federal grants or loans, certain investment income, and such other sources of funds and revenues as the Village may from time to time deem appropriate.

G. Nature and Term of Obligations to be Issued

The Village may issue obligations secured by the tax increment Special Tax Allocation Fund established for the Redevelopment Project Area pursuant to the Act or such other funds as are available to the Village by virtue of its powers pursuant to the Illinois State Constitution.

Any and/or all obligations issued by the Village pursuant to this Redevelopment Plan and Project and the Act shall be retired not more than twenty-three (23) years from the date of adoption of the ordinance approving the Redevelopment Project Area. The actual date for such retirement of obligations shall not be later than December 31 of the year in which the payment to the municipal treasurer, pursuant to the Act, is to be made with respect to ad valorem taxes levied in the 23rd calendar year, occurring after adoption of the Ordinance which establishes the RPA. However, the final maturity date of any obligations issued pursuant to the Act may not be later than twenty (20) years from their respective date of issuance. One or more series of obligations may be issued from time to time in order to implement this Redevelopment Plan and Project. The total principal and interest payable in any year on all obligations shall not exceed the amount available in that year or projected to

be available in that year, may be payable from tax increment revenues and from bond sinking funds, capitalized interest, debt service reserve funds, and all other sources of funds as may be provided by ordinance.

Those revenues not required for principal and interest payments, for required reserves, for bond sinking funds, for redevelopment project costs, for early retirement of outstanding securities, and to facilitate the economical issuance of additional bonds necessary to accomplish the Redevelopment Plan and Project, may be declared surplus and shall then become available for distribution annually to taxing districts overlapping the RPA in the manner provided by the Act.

Such securities may be issued on either a taxable or tax-exempt basis, as general obligation or revenue bonds, with either fixed rate or floating interest rates; with or without capitalized interest; with or without deferred principal retirement; with or without interest rate limits except as limited by law; and with or without redemption provisions, and on such other terms, all as the Village may determine.

H. Most Recent Equalized Assessed Valuation (EAV) of Properties in the Redevelopment Project Area

The most recent estimate of equalized assessed valuation (EAV) for tax year 2016 of the property within the RPA is approximately \$6,585,820 for the RPA. The Boundary Map, Exhibit 2, shows the location of the RPA.

I. Anticipated Equalized Assessed Valuation (EAV)

Upon completion of the anticipated private development of the Redevelopment Project Area over a twenty-three (23) year period, it is estimated that the equalized assessed valuation (EAV) of the property within the Redevelopment Project Area will be approximately \$27,000,000 to \$30,000,000.

VIII. DESCRIPTION AND SCHEDULING OF REDEVELOPMENT PROJECT

A. Redevelopment Project

An implementation strategy will be employed with full consideration given to the availability of both public and private funding.

Particular redevelopment projects will begin as soon as the specific private entities have obtained financing approvals for appropriate projects and such uses are conformant with Village zoning and planning requirements. Depending upon the scope of the development as well as the actual uses, the following activities may be included in each phase:

Land Assembly: Certain properties in the RPA may be acquired and assembled into an appropriate redevelopment site, including any requirements for relocation.

Demolition, Site Preparation and Relocation: Existing improvements located within the RPA may have to be reconfigured or prepared to accommodate new uses or expansion plans. Demolition and site preparation activities may be necessary for future projects.

Rehabilitation: The Village may assist in the rehabilitation of buildings or site improvements located within the RPA.

Landscaping/Buffering/Streetscaping: The Village may fund certain landscaping projects, which serve to beautify public properties or rights-of-way and provide buffering between land uses.

Water, Sanitary Sewer, Storm Sewer and Other Utility Improvements: Certain utilities may be extended or re-routed to serve or accommodate the new development. Upgrading of existing utilities may be undertaken. The provision of necessary detention or retention facilities may also be undertaken by the Village. Utility services may also be upgraded or relocated in order to accommodate the redevelopment of RPA properties.

Roadway/Street/Parking Improvements: Widening of existing road improvements and/or vacation of roads may be undertaken by the Village. Certain secondary streets/roads may be extended or constructed. Related sidewalk, curb, gutter, and paving improvements could also be constructed as needed. Parking improvements may also be constructed or improved as part of redevelopment activities.

Traffic Control/Signalization: Traffic control or signalization improvements that improve access to the RPA and enhance its redevelopment may be constructed.

Public Safety Related Infrastructure: Certain public safety improvements including, but not limited to, public signage and streetlights may be constructed or implemented.

Interest Rate Write Down: The Village may fund a portion of interest costs incurred by a developer for construction, renovation or rehabilitation of a redevelopment project. Such funding would be paid for out of annual tax increment revenue generated from the RPA as allowed under the Act.

Professional Services: The Village may fund necessary planning, legal, engineering, administrative and financing costs during project implementation. The Village may reimburse itself for eligible administrative costs pursuant to the Act.

School Tuition and Library District Costs: The Village may fund school tuition and library district costs as provided for by the TIF Act.

Job Training: Certain job training costs or programs as provided for in the Act may be funded as part of redevelopment activities.

B. Commitment to Fair Employment Practices and Affirmative Action

As part of any Redevelopment Agreement entered into by the Village and any private developers, both will agree to establish and implement an honorable, progressive, and goal-oriented affirmative action program that serves appropriate sectors of the Village. The program will conform to the most recent Village policies and plans.

With respect to the public/private development's internal operations, both entities will pursue employment practices which provide equal opportunity to all people regardless of sex, color, race or creed. Neither party will discriminate against any employee or applicant because of sex, marital status, national origin, age, or the presence of physical handicaps. These nondiscriminatory practices will apply to all areas of employment, including: hiring, upgrading and promotions, terminations, compensation, benefit programs and education opportunities.

All those involved with employment activities will be responsible for conformance to this policy and the compliance requirements of applicable state and federal regulations.

The Village and private developers will adopt a policy of equal employment opportunity and will include or require the inclusion of this statement in all contracts and subcontracts at any level. Additionally, any public/private entities will seek to ensure and maintain a working environment free of harassment, intimidation, and coercion at all sites, and in all facilities at which all employees are assigned to work. It shall be specifically ensured that all on-site supervisory personnel are aware of and carry out the obligation to maintain such a working environment, with specific attention to minority and/or female individuals.

Finally, the entities will utilize affirmative action to ensure that business opportunities are provided and that job applicants are employed and treated in a nondiscriminatory manner. Underlying this policy is the recognition by the entities that successful affirmative action programs are important to the continued growth and vitality of the community.

C. Completion of Redevelopment Project and Retirement of Obligations to Finance Redevelopment Costs

This Redevelopment Plan and Project and retirement of all obligations to finance redevelopment costs will be completed within twenty-three (23) years after the year of adoption of an ordinance designating the Redevelopment Project Area. The actual date for such completion and retirement of obligations shall not be later than December 31 of the year in which the payment to the municipal treasurer pursuant to the Act is to be made with respect to ad valorem taxes levied in the twenty-third calendar year after the year that the ordinance approving the RPA is adopted.

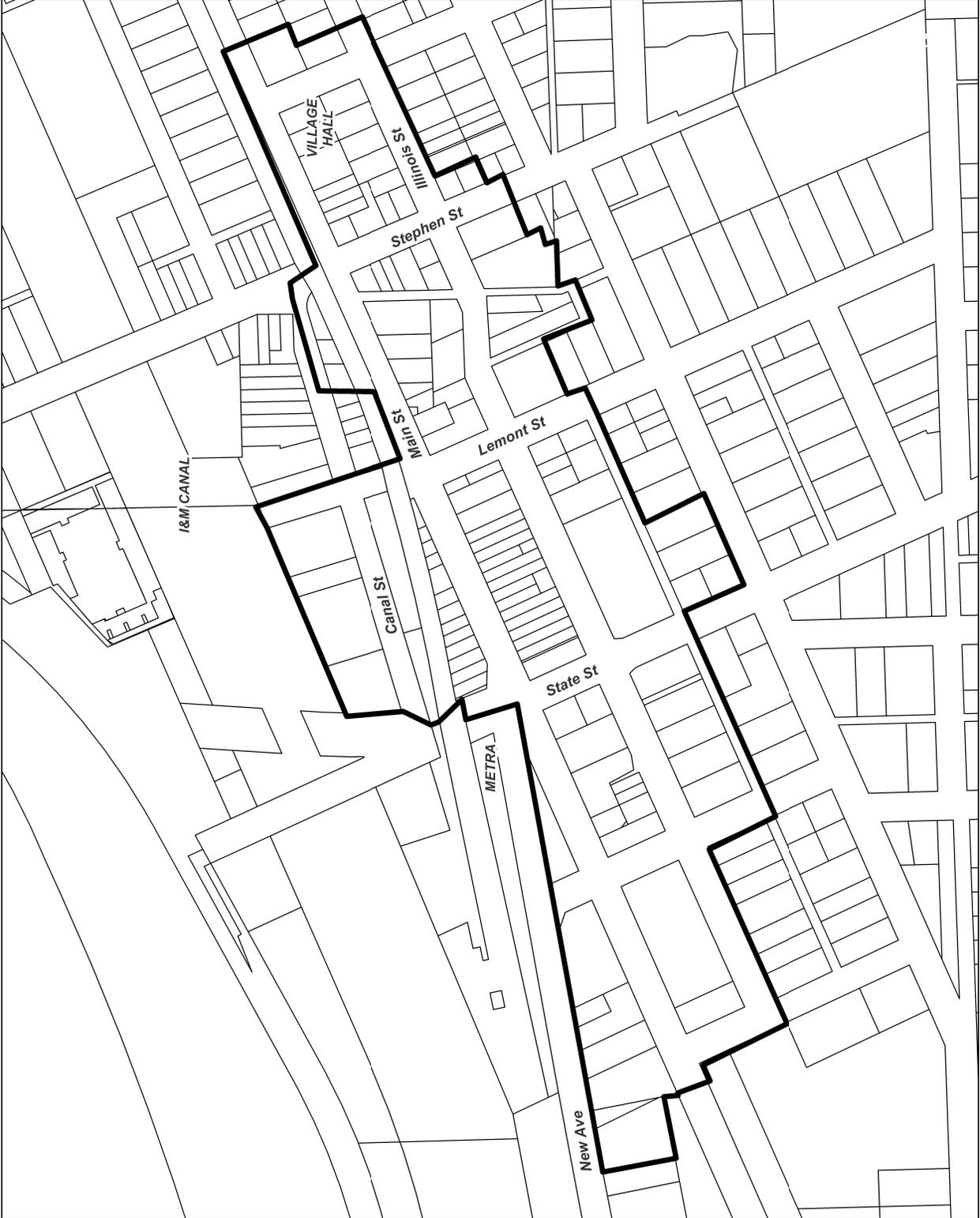
IX. PROVISIONS FOR AMENDING THE TAX INCREMENT REDEVELOPMENT PLAN AND PROJECT

This Redevelopment Plan and Project may be amended pursuant to the provisions of the Act.

EXHIBIT 1
BOUNDARY MAP



Transit Oriented Development (TOD)
Tax Increment Finance (TIF) District



 Proposed TOD TIF

6/8/2018

EXHIBIT 2
LEGAL DESCRIPTION

BEGINNING AT THE NORTHEAST CORNER OF LOT 10 IN BLOCK 7 IN THE VILLAGE OF LEMONT,

THENCE SOUTHWESTERLY ALONG THE SOUTHERLY LINE OF ALLEY, BEING ALSO THE NORTHERLY LINE OF LOT 6 TO 10, AND THE WESTERLY EXTENSION OF SAID ALLEY, TO THE WEST LINE OF LOCKPORT STREET, BEING ALSO THE EAST LINE OF BLOCK 6 IN THE VILLAGE OF LEMONT;

THENCE NORTHWESTERLY, ALONG THE EASTERLY LINE OF BLOCK 6 TO THE NORTHEAST CORNER OF LOT 1 IN BLOCK 6, BEING ALSO THE SOUTHERLY LINE OF ILLINOIS STREET;

THENCE SOUTHWESTERLY, ALONG THE NORTHERLY LINE OF BLOCK 6 AND THE WESTERLY EXTENSION OF SAID LINE, TO THE WEST LINE OF JOLIET STREET;

THENCE NORTHWESTERLY, ALONG THE WESTERLY LINE OF JOLIET STREET TO THE NORTHERLY LINE OF MAIN STREET;

THENCE WESTERLY ALONG THE WESTERLY EXTENSION OF MAIN STREET TO A POINT THAT IS 110 FEET WEST (AS MEASURED ALONG SAID EXTENSION LINE) OF THE EAST LINE OF LOT 7 IN COUNTY CLERKS DIVISION OF UNSUBDIVIDED LANDS IN SECTION 20, TOWNSHIP 37 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN;

THENCE NORTHERLY ON A LINE THAT TERMINATES AT A POINT 63 FEET WESTERLY OF THE EAST LINE OF LOT 7 (AS MEASURED ALONG THE SOUTH LINE OF NEW AVENUE) IN SAID COUNTY CLERKS DIVISION TO A POINT THAT IS 150 FEET SOUTHERLY (MEASURED AT RIGHT ANGLES) OF THE SOUTH LINE OF NEW AVENUE;

THENCE WESTERLY, ALONG A LINE THAT IS 150 FEET SOUTHERLY (MEASURED AT RIGHT ANGLES) OF THE SOUTH LINE OF NEW AVENUE TO A LINE THAT IS PERPENDICULAR TO THE SOUTH LINE OF NEW AVENUE AT A POINT THAT IS 200 FEET SOUTHWESTERLY OF THE EAST LINE OF LOT 7 IN SAID COUNTY CLERKS DIVISION (AS MEASURED ALONG THE SOUTH LINE OF NEW AVENUE);

THENCE NORTHERLY ALONG SAID PERPENDICULAR LINE 150 FEET TO THE SOUTH LINE OF NEW AVENUE;

THENCE NORTHEASTERLY, ALONG THE SOUTH LINE OF NEW AVENUE TO THE EAST LINE OF LOT 7 IN SAID COUNTY CLERKS DIVISION;

THENCE NORTHEASTERLY , THRU BLOCKS 9 AND 2 IN THE VILLAGE OF LEMONT, AND ALONG THE SOUTH LINE OF NEW AVENUE TO THE CENTER LINE OF STATE STREET,

THENCE NORTHWESTERLY, ALONG THE CENTER OF STATE STREET TO THE SOUTH LINE OF THE ILLINOIS AND MICHIGAN RESERVE LINE; SAID LINE BEING ALSO THE WESTERLY EXTENSION OF THE NORTH LINE OF BLOCK 1 IN THE VILLAGE OF LEMONT;

THENCE NORTHEASTERLY ALONG SAID EXTENDED LINE AND THE NORTH LINE OF SAID BLOCK 1 AND THE NORTH LINE OF BLOCK 1 EXTENDED EASTERLY TO THE EASTERLY LINE OF LEMONT STREET;

THENCE SOUTHEASTERLY, ALONG THE EASTERLY LINE OF LEMONT STREET TO THE NORTHERLY LINE OF MAIN STREET;

THENCE NORTHEASTERLY, ALONG THE NORTHERLY LINE OF MAIN STREET TO THE SOUTHERLY EXTENSION OF THE WEST LINE OF LOT 3 IN BLOCK 34 IN THE VILLAGE OF KEEPATOW;

THENCE NORTHERLY, ALONG SAID EXTEND LINE AND THE WEST LINE OF SAID LOT 3 TO THE SOUTH LINE OF LAWRENCE STREET, ALSO KNOWN AS CANAL STREET,

THENCE NORTHEASTERLY ALONG THE SOUTHERLY LINE OF LAWRENCE STREET. THRU LOTS 1, 2 AND 3 IN BLOCK 34, AND THRU THAT PART OF THE NORTH/SOUTH PORTION OF VACATED STEVENS STREET AND SOUTHERLY ALONG THAT PORTION OF SAID VACATED STEPHENS STREET (LYING WEST OF STEVEN STREET THAT RUNS NORTHWESTERLY) TO THE NORTH LINE OF RAILROAD RIGHT OF WAY, IN BLOCK 34 IN THE VILLAGE OF KEEPATOW;

THENCE SOUTH TO THE NORTHERLY LINE OF MAIN STREET;

THENCE NORTHEASTERLY ALONG THE NORTHERLY LINE OF MAIN STREET TO THE NORTHWESTERLY EXTENSION OF THE EAST LINE OF LOT 6 IN BLOCK 1 IN TRUESDELL'S ADDITION TO ATHENS;

THENCE SOUTHEASTERLY ALONG SAID EXTENDED LINE AND THE EASTERLY LINE OF LOT 6 TO THE SOUTHEAST CORNER OF LOT 6;

THENCE SOUTHWESTERLY ALONG THE SOUTH LINE OF LOT 6 TO THE SOUTHWEST CORNER OF SAID LOT 6;

THENCE SOUTHEASTERLY TO THE SOUTHEAST CORNER OT LOT 8 IN BLOCK 1 IN SAID TRUESDELL'S ADDITION TO ATHENS;

THENCE CONTINUING SOUTHEASTERLY ALONG THE EXTENSION OF THE LAST DESCRIBED LINE TO THE SOUTHERLY LINE OF ILLINOIS STREET;

THENCE SOUTHWESTERLY ALONG THE SOUTHERLY LINE OF ILLINOIS STREET TO THE NORTHWEST CORNER OF LOT 5 IN BLOCK 5 IN TRUESDELL'S ADDITION TO ATHENS;

THENCE SOUTHEASTERLY, ALONG THE WESTERLY LINE OF SAID LOT 5 TO THE SOUTHWEST CORNER OF LOT 5;

THENCE SOUTHWESTERLY ALONG THE SOUTHERLY LINE OF LOT 7 IN BLOCK 5 IN TRUESDELL'S ADDITION TO ATHENS TO THE SOUTHWEST CORNER OF SAID LOT 7, SAID POINT ALSO BEING A POINT ON THE EAST LINE OF STEPHEN STREET;

THENCE SOUTHERLY ALONG THE EAST LINE OF STEPHEN STREET TO A POINT ON A LINE THAT IS THE EASTERLY EXTENSION OF THE SOUTH LINE OF LOT 1 IN THE RESUBDIVISION OF LOTS 1 TO 6 IN BLOCK 4 IN TRUESDELL'S ADDITION TO ATHENS;

THENCE SOUTHWESTERLY TO THE SOUTHWEST CORNER OF SAID LOT 1;

THENCE SOUTHEASTERLY ALONG THE DIVISION LINE BETWEEN LOTS 1 AND 3 IN THE RESUBDIVISION OF LOTS 1 TO 6 IN BLOCK 4 IN TRUESDELL'S ADDITION TO ATHENS TO A SOUTHEASTERLY CORNER OF SAID LOT 2;

THENCE SOUTHWESTERLY ALONG THE DIVISION LINE BETWEEN LOTS 2 AND 3 TO A WESTERLY CORNER OF SAID LOT 2 IN THE RESUBDIVISION OF LOTS 1 TO 6 IN BLOCK 4 IN TRUESDELL'S ADDITION TO ATHENS;

THENCE SOUTHEASTERLY TO A SOUTHEAST CORNER OF SAID LOT 2, (SAID CORNER BEING ALSO THE SOUTHWEST CORNER OF LOT 3 IN THE RESUBDIVISION OF LOTS 1 TO 6 IN BLOCK 4 IN TRUESDELL'S ADDITION TO ATHENS);

THENCE WESTERLY ALONG THE SOUTH LINE OF SAID LOT 2 TO THE EAST LINE OF AN ALLEY;

THENCE SOUTHEASTERLY, ALONG THE EAST LINE OF SAID ALLEY TO A LINE THAT IS THE EASTERLY EXTENSION OF THE SOUTH LINE OF LOT 7 IN SINGER AND TALCOTT'S RESUBDIVISION;

THENCE SOUTHWESTERLY, ALONG SAID EXTENDED LINE TO THE WEST LINE OF AN ALLEY;

THENCE NORTHWESTERLY, ALONG THE WEST LINE OF SAID ALLEY, TO THE NORTHEAST CORNER OF LOT 6 IN SAID SINGER AND TALCOTT'S RESUBDIVISION;

THENCE SOUTHWESTERLY, ALONG THE NORTH LINE OF SAID LOT 6 TO THE NORTHWEST CORNER OF LOT 6, SAID CORNER BEING ON THE EAST LINE OF LEMONT STREET;

THENCE SOUTHEASTERLY, ALONG THE EAST LINE OF LEMONT STREET TO TO A LINE THAT IS THE EASTERLY EXTENSION OF THE SOUTHERLY LINE OF AN ALLEY IN BLOCK 8 IN THE VILLAGE OF LEMONT;

THENCE WESTERLY, ALONG SAID EXTENDED LINE TO THE NORTHEAST CORNER OF LOT 9 IN BLOCK 8 IN THE VILLAGE OF LEMONT;

THENCE SOUTHEASTERLY, ALONG THE EASTERLY LINE OF LOT 9 TO THE SOUTHEAST CORNER OF SAID LOT 9, SAID CORNER BEING ON THE NORTH LINE OF CASS STREET;

THENCE SOUTHWESTERLY, ALONG THE NORTH LINE OF CASS STREET TO THE SOUTHWEST CORNER OF LOT 7 IN BLOCK 8 IN THE VILLAGE OF LEMONT, SAID CORNER BEING ON THE EAST LINE OF STATE STREET;

THENCE NORTHWESTERLY, ALONG THE EAST LINE OF STATE STREET, TO A LINE THE IS THE EASTERLY EXTENSION OF THE SOUTHERLY LINE OF AN ALLEY IN BLOCK 7 IN THE VILLAGE OF LEMONT;

THENCE SOUTHWESTERLY TO THE NORTHEAST CORNER OF LOT 10 IN BLOCK 7 IN THE VILLAGE OF LEMONT SAID CORNER BEING THE POINT OF BEGINNING; ALL IN SECTION 20, TOWNSHIP 37 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

EXHIBIT 3
TIF ELIGIBILITY REPORT

VILLAGE OF LEMONT, ILLINOIS
TRANSIT ORIENTED DEVELOPMENT (TOD)
TAX INCREMENT FINANCE DISTRICT
ELIGIBILITY REPORT

A study to determine whether all or a portion of an area located in the Village of Lemont qualifies as a “conservation area” as set forth in the definition in the Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4-3, et seq., as amended.

Prepared for: Village of Lemont, Illinois

Prepared by: Kane, McKenna and Associates, Inc.

April, 2018

VILLAGE OF LEMONT, ILLINOIS
TRANSIT ORIENTED DEVELOPMENT (TOD)
TAX INCREMENT FINANCE DISTRICT
ELIGIBILITY REPORT

TABLE OF CONTENTS

<u>SECTION</u>	<u>TITLE</u>	<u>PAGE</u>
	Executive Summary	i
I.	Introduction and Background	1
II.	Qualification Criteria	3
III.	The Redevelopment Project Area	6
IV.	Methodology of Evaluation	7
V.	Qualification Factors	8
VI.	Summary of Findings	13

Appendix A: Tax Parcels for RPA

Appendix B: Boundary Map of RPA

EXECUTIVE SUMMARY

Kane, McKenna and Associates, Inc. (KMA) has been retained by the Village of Lemont (the “Village”) to conduct an analysis of the qualification of an area for the establishment of the TOD Tax Increment Finance (TIF) District. The Village is pursuing the creation of the TOD TIF District to promote the revitalization of under-utilized properties located within the Village and the overall improvement of the TOD area.

In the context of planning for the establishment of the TOD Tax Increment Financing District (the “TIF District,” the “TIF,” “Redevelopment Project Area,” or “RPA”), the Village has initiated the study of parcels within the RPA to determine whether they qualify separately or in aggregate under the Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4-3, et seq., as amended (the “TIF Act” or “Act”) for inclusion in the creation of the TIF District. KMA agreed to undertake the study of the RPA on the Village’s behalf.

Based upon the analysis completed to date, KMA has reached the following conclusions regarding the potential qualification of the RPA:

1) *The area qualifies as a “conservation area”* – The RPA qualifies as a “conservation area” as defined under the TIF Act. The area in aggregate is in danger of declining toward a blighted condition due to factors identified in this report which the area generally suffers from. These conditions prevent or threaten healthy economic and physical development of the area. The TIF Act states that an area may only qualify as a “conservation area” if 50% or more of the structures are 35 years or older. For the RPA, 56 of the 61 structures or 92% are over 35 years of age, thus the RPA meets the “threshold” statutory criteria for consideration as a “conservation area.”

2) *The current conditions impede redevelopment* – The existence of certain conditions found within the RPA present a barrier to the area’s successful redevelopment. The current conditions in the RPA are impediments to redevelopment, creating an environment where it is reasonable to assume redevelopment would not take place “but for” the use of the TIF Act. The factors present on the ground negatively impact coordinated and substantial private sector investment in the overall area. Without the use of Village planning and economic development resources to mitigate such factors, potential redevelopment projects (along with other activities that require private sector investment) are not likely to be economically feasible.

3) *Viable redevelopment sites could produce incremental revenue* – Within the RPA, there are several parcels which potentially could, with TIF-related assistance, be redeveloped and thereby produce incremental property tax revenue. Such revenue, used in combination with other Village resources for redevelopment incentives or public improvements, would likely stimulate private investment and reinvestment in these sites and ultimately throughout the RPA.

4) *TIF designation is recommended* – To mitigate “conservation area” conditions, promote private sector investment, and foster the economic viability of the RPA, KMA

recommends that the Village proceed with the formal TIF designation process for the entire area.

The Village will not be considering the redevelopment of residential parcels that would result in the displacement of residential units; and will certify that it will not dislocate 10 or more residential units within the TIF district. Therefore, a housing impact study pursuant to the TIF Act will not be conducted by the Village.

I. INTRODUCTION AND BACKGROUND

The RPA is located in the central northern portion of the Village traditionally **characterized as the Village’s “Downtown District”**. Land uses have historically consisted of commercial, institutional and mixed residential uses.

The RPA is generally bound by the Illinois & Michigan Canal and Main Street to the north, Fremont Street with adjacent properties to the east, Illinois Street with adjacent properties to the south, and the extension of Joliet Street with adjacent properties to the west. Please **see Appendix B for a detailed map of the RPA’s boundaries**.

The RPA consists of 119 tax parcels and is approximately 26 acres in size excluding rights of ways. Please see Appendix A for a list of the proposed parcels for inclusion in the TIF District.

The RPA has received substantial attention from the Village in the recent past. Since the early 1990s nearly a dozen plans and reports have been drafted which address conditions in the Downtown District. These include:

- **The “Preliminary Town Planning Analysis of Downtown Lemont” (1993);**
- **The “Downtown Master Plan” (1994);**
- **The “Plan for Revitalization of the Central Area” (1997);**
- **The “Opportunities on the Waterfront Plan” (2002);**
- **The “Lemont Station Area Plan” (2004);**
- **The “Village Downtown Visioning Initiative & Charette” (2005);**
- **The “Economic Development & Downtown Improvement Work Program” (2008)**

All recent comprehensive plans drafted by the Village recognize the Downtown District as a valuable potential asset. These plans include:

The most recent, *Lemont 2030* (2014), directly addresses the Downtown District in its core vision statement:

“In 2030, Lemont will be a community where people want to live or visit. It will be known for its thriving downtown, excellent schools, successful businesses, and a strong sense of community.”

These plans and reports clearly establish the importance of the RPA, but they also describe characteristics of the area which deter investment and prohibit the RPA from being fully utilized. Such characteristics include aging infrastructure, high rates of commercial vacancy, a growing need for mixed-use housing, and an inadequate traffic design for pedestrians, bicyclists and automobiles.

Objectives- The Village’s general economic and community development objectives are to enhance commercial and mixed-use opportunities within the area, to promote

redevelopment in the underused areas, and entice private redevelopment of the RPA to strengthen the **Village's** tax base while improving the quality of life for residents.

Given the Village's objectives as well as the conditions described in this report, the Village has made a determination that it is highly desirable to promote the redevelopment of the under-utilized areas of the proposed RPA. Without an implementation plan for redevelopment, Village officials believe adverse conditions will worsen. The Village intends to create and implement such a plan in order to restore, stabilize, and increase the economic base associated with the RPA, which will not only benefit the community as a whole but also generate additional tax revenues to support municipal services.

Determination of the “But For”- The Village has determined that planned redevelopment for the RPA is feasible only with public finance assistance. The creation and utilization of a TIF redevelopment plan and redevelopment agreements are intended by the Village to help provide the assistance required to eliminate conditions detrimental to successful redevelopment of the RPA and to improve the tax base and job creation within the Village.

TIF Mechanism- The use of TIF relies upon induced private redevelopment in the RPA to create higher real estate values that would otherwise decline without such investment. By so doing, it would result in increased property taxes compared to the previous land use (and/or absence of use). In this way, the existing tax base for all tax districts would be protected and a portion of future increased taxes pledged to attract the requisite private investment.

Current Land Use- Land uses include commercial, single family and multi family residential, institutional, and mixed-uses. Despite its central location and historic aesthetic many parcels in the area are struggling to stay competitive in a marketplace which has changed since their original development. The area faces challenges due to changed spatial needs for development and changed standards for existing uses. The presence of obsolete and deteriorating buildings and site improvements contribute to **the outmoded and “tired” appearance of the RPA.** The creation of a TIF District in this area would provide the Village with the opportunity of bringing revitalized development to an area that has become underutilized.

The RPA suffers from a variety of economic development impediments identified in the TIF Act. Specifically, it experiences deterioration, obsolescence, and lagging or declining equalized assessed valuations (EAV). Section V of this report identifies other impediments to redevelopment.

General Scope and Methodology- KMA formally began its analysis by conducting a series of meetings and discussions with Village staff starting in March, 2018 and continuing up to the **date of this report's issuance.** The purpose of the meetings was to establish boundaries for initial analysis and to gather data related to the qualification criteria for parcels included in the RPA. These meetings were complemented by a series of field surveys for the entire area to evaluate the condition of the proposed TIF. KMA

made numerous site visits to the area to examine the parcels and the conditions. KMA also utilized the **Village's most recent** comprehensive plan and other Village reports as previously referenced.

For the purpose of the study, properties within the RPA were examined in the context of the TIF Act governing improved areas (separate provisions of the Act address non-improved or vacant areas). The qualification factors discussed in this report qualify the area as a “conservation area,” as the term is defined pursuant to the TIF Act.

During the course of its work, KMA reported to key Village staff its findings regarding TIF qualification and feasibility prospects for the area under study. Based on these findings the Village (a) made refinements to the RPA boundaries and (b) directed KMA to complete this report and to move forward with the preparation of a Redevelopment Plan and Project for the RPA.

For additional information about KMA's data collection and evaluation methods, refer to Section IV of this report.

II. QUALIFICATION CRITERIA

With the assistance of Village staff, Kane, McKenna and Associates, Inc. assessed the RPA to determine the presence or absence of qualifying factors listed in the TIF Act. The relevant sections of the Act are found below.

The Act sets out specific procedures which must be adhered to in designating a RPA/Redevelopment Project Area. By definition, a Redevelopment Project Area is:

“An area designated by the municipality, which is not less in the aggregate than 1½ acres and in respect to which the municipality has made a finding that there exist conditions which cause the area to be classified as a blighted area or a conservation area, or a combination of both blighted areas and conservation areas.”

Under the Act, “conservation area” means any improved area within the boundaries of a Redevelopment Project Area located within the territorial limits of the municipality where certain conditions are met, as identified below.

TIF Qualification Factors for a “conservation area”- In accordance with the Illinois TIF Act, KMA performed a two-step assessment to determine if the RPA would qualify as a “conservation area.” First, KMA analyzed the threshold factor of age to determine if 50% or more of structures were 35 years of age or older.

If a proposed “conservation area” meets the age threshold, then the following factors are examined to determine TIF qualification:

If a “*conservation area*,” industrial, commercial and residential buildings or improvements are detrimental to the public safety, health or welfare because of a combination of three or more of the following factors, each of which is (i) present, with that presence documented to a meaningful extent so that a municipality may reasonably find that the factor is clearly present within the intent of the Act and (ii) reasonably distributed throughout the improved part of the Redevelopment Project Area:

(A) Dilapidation: An advanced state of disrepair or neglect of necessary repairs to the primary structural components of building or improvements in such a combination that a documented building condition analysis determines that major repair is required or the defects are so serious and so extensive that the buildings must be removed.

(B) Obsolescence: The condition or process of falling into disuse. Structures become ill-suited for the original use.

(C) Deterioration: With respect to buildings, defects including, but not limited to, major defects in the secondary building components such as doors, windows, porches, gutters, downspouts, and fascia. With respect to surface improvements, that the condition of roadways, alleys, curbs, gutters, sidewalks, off-street parking and surface storage areas evidence deterioration, including, but limited to, surface cracking, crumbling, potholes, depressions, loose paving material and weeds protruding through paved surfaces.

(D) Presence of Structures Below Minimum Code Standards: All structures that do not meet the standards of zoning, subdivision, building, fire and other governmental codes applicable to property, but not including housing and property maintenance codes.

(E) Illegal Use of Individual Structures: The use of structures in violation of applicable federal, State, or local laws, exclusive of those applicable to the presence of structures below minimum code standards.

(F) Excessive Vacancies: The presence of buildings that are unoccupied or under-utilized and that represent an adverse influence on the area because of the frequency, extent, or duration of the vacancies.

(G) Lack of Ventilation, Light, or Sanitary Facilities: The absence of adequate ventilation for light or air circulation in spaces or rooms without windows, or that require the removal of dust, odor, gas, smoke or other noxious airborne materials. Inadequate natural light and ventilation means the absence of skylights or windows for interior spaces or rooms and improper window sizes and amounts by room area to window area ratios. Inadequate sanitary facilities refers to the absence or inadequacy of garbage storage and enclosure, bathroom facilities, hot water and kitchens and structural inadequacies preventing ingress and egress to and from all rooms and units within a building.

(H) Inadequate Utilities: Underground and overhead utilities such as storm sewers and storm drainage, sanitary sewers, water lines and gas, telephone and electrical services that are shown to be inadequate. Inadequate utilities are those that are: (i) of insufficient capacity to serve the uses in the Redevelopment Project Area; (ii) deteriorated, antiquated, obsolete or in disrepair; or (iii) lacking within the Redevelopment Project Area.

(I) Excessive Land Coverage and Overcrowding of Structures and Community Facilities: The over-intensive use of property and the crowding of buildings and accessory facilities onto a site. Examples of problem conditions warranting the designation of an area as exhibiting excessive land coverage are: (i) the presence of buildings either improperly situated on parcels or located on parcels of inadequate size and shape in relation to present-day standards of development for health and safety and (ii) the presence of multiple buildings on a single parcel. For there to be a finding of excessive land coverage, these parcels must exhibit one or more of the following conditions: insufficient provision for light and air within or around buildings, increased threat of spread of fire due to the close proximity of buildings, lack of adequate or proper access to a public right-of-way, lack of reasonably required off-street parking or inadequate provision for loading service.

(J) Deleterious Land-Use or Layout: The existence of incompatible land-use relationships, buildings occupied by inappropriate mixed-uses or uses are considered to be noxious, offensive or unsuitable for the surrounding area.

(K) Environmental Clean-Up: The proposed Redevelopment Project Area has incurred Illinois Environmental Protection Agency or United States Environmental Protection Agency remediation costs for (or a study conducted by an independent consultant recognized as having expertise in environmental remediation has determined a need for) the clean-up of hazardous waste, hazardous substances or underground storage tanks required by State or federal law. Any such remediation costs would constitute a material impediment to the development or redevelopment of the Redevelopment Project Area.

(L) Lack of Community Planning: The proposed Redevelopment Project Area was developed prior to or without the benefit or guidance of a community plan. This means that the development occurred prior to the adoption by the municipality of a comprehensive or other community plan or that the plan was **not followed at the time of the area's development. This factor must be** documented by evidence of adverse or incompatible land-use relationships, inadequate street layout, improper subdivision, parcels of inadequate shape and size to meet contemporary development standards or other evidence demonstrating an absence of effective community planning.

(M) Lagging or Declining EAV: The total equalized assessed value (EAV) of the proposed Redevelopment Project Area has declined for three (3) of the last five (5) calendar years prior to the year in which the Redevelopment Project Area is designated, or is increasing at an annual rate that is less than the balance of the municipality for three (3) of the last five (5) calendar years, for which information is available or increasing at an annual rate that is less than the Consumer Price Index for All Urban Consumers published by the United States Department of Labor or successor agency for three (3) of the last five (5) calendar years prior to the year in which the Redevelopment Project Area is designated.

III. THE REDEVELOPMENT PROJECT AREA

The RPA contains 119 tax parcels located within the boundaries of the area. The RPA is approximately 26 acres in size excluding right of ways.

The RPA contains improved land designated primarily for commercial and mixed-use purposes. The RPA has been identified as a key asset for the Village and provides an opportunity for significant future growth. However, factors exist which deter development of the area and prevent the RPA from fully contributing to the growth of the Village. **The area's potential for redevelopment** is challenged by those factors described in detail in Section V of this report.

In the Village's most recent comprehensive plan, Lemont 2030 (2014), economic prosperity is identified as a top priority and Tax Increment Financing as a tool for encouraging redevelopment. Specifically, the plan emphasizes the development of a distinct "**Downtown**" that will be a destination for both residents and visitors. This district will be physically attractive, strike a balance between the existing historic aesthetic and modern development, and position the Village to better compete with younger neighboring suburbs.

A number of adverse conditions exist which prevent the Village from achieving this objective. Within the RPA, the presence of obsolete and deteriorating improvements discourages private investment. The adverse aesthetics of these factors, including high vacancies, further impairs the success of existing area retailers. Lack of adequate planning manifested in a shortage of on-site parking, excessive land coverage, and building configurations incompatible with modern development standards, further contributes to obsolescence within the RPA and discourages redevelopment.

Factors such as these have prevented the RPA from obtaining adequate investment and maintaining a sound contribution to the growth of **the Village's tax base**. Rather, these factors have slowed growth and endanger the area to blight. Without correction of the factors which impair investment in the area, the RPA will continue to be underutilized and will maintain an unrealized opportunity for the Village.

IV. METHODOLOGY OF EVALUATION

The RPA was examined to assess the applicability of the different factors required for qualification for TIF designation under the Act. Data collected from the RPA, Village and Cook County and used to determine relevance and severity of conditions compared against the statutory factors. Land and buildings within the RPA were examined to determine the applicability of the 13 different factors for qualification for TIF designation under the Act. The following steps were undertaken in this process:

- 1) Site visits to the RPA were undertaken by representatives from KMA. These site visits required the area to be walked multiple times by the same team while taking notes, filling out site surveys and taking photographs. The purpose of these site visits included parcel counts, address matches, and the identification of current land uses, building conditions, lot conditions, and traffic flow. KMA **documented the area's conditions through** site surveys, notes and photography. Site surveys were completed for each parcel within the RPA.
- 2) **To determine if the area qualified as a “conservation area”** the age of the buildings were ascertained by matching site surveys to Cook County tax and building records.
- 3) KMA conducted evaluations of exterior structures and associated site improvements, noting such conditions relevant to the qualifying factors on the site surveys.
- 4) KMA reviewed the 2011-2016 tax information from Cook County, parcel tax maps, site data, local history (discussions with Village staff) for an evaluation of area-wide factors that have affected the area's development to determine the presence of qualifying factors.
- 5) KMA performed EAV trend analysis to ascertain whether EAV growth in the RPA underperformed relative to EAV growth in the balance of the Village and the Consumer Price Index-All Urban Consumers.

V. QUALIFICATION FINDINGS FOR RPA

Based upon **KMA's evaluation** of parcels in the RPA and analysis of each of the eligibility factors summarized in Section II, the following factors are presented to support qualification of the RPA as a "conservation area." These factors are summarized in Table 1 below. These factors are found to be clearly present and reasonably distributed throughout the RPA, as required under the Act.

Table 1
Summary of Conservation Area Findings

Maximum Possible Factors per Statute	Minimum Factors Needed to Qualify per Statute	Qualifying Factors Present in RPA
13	3	7 <ul style="list-style-type: none"> • Lagging/Declining EAV • Deterioration • Obsolescence • Lack of Community Planning • Excessive Vacancies • Inadequate Utilities • Excessive Land Coverage

Note: In addition to 7 qualifying factors above, the RPA meets the statutory age threshold that 50% or more of the structures are 35 years or older.

Finding as a "conservation area"- The RPA is found to qualify as a "conservation area" under the statutory criteria set forth in the TIF Act. As indicated in Section II, KMA performed a two-step assessment, first finding that 50% or more of structures within the "conservation area" were over 35 years of age. Based upon Cook County Assessor and site survey data, at least 56 of 61 structures or 92% were over 35 years in age, please see Table 2 below.

Table 2

Conservation Area Findings	
Total Number of Buildings in RPA	61
Total Number of Buildings 35yrs+	56
Percentage of Buildings 35yrs+	92%

“Conservation area” factors- As a second step, KMA reviewed the criteria needed to qualify an area as a “conservation area,” finding that seven factors were present:

- 1) Lagging or Declining EAV: This factor is present if the total equalized assessed value (EAV) of the proposed Redevelopment Project Area has declined for three (3) of the last five (5) calendar years prior to the year in which the Redevelopment Project Area is designated, or is increasing at an annual rate that is less than the balance of the municipality for three (3) of the last five (5) calendar years, or increasing at an annual rate that is less than the Consumer Price Index for All Urban Consumers published by the United States Department of Labor or successor agency for three (3) of the last five (5) calendar years prior to the year in which the Redevelopment Project Area is designated. The RPA qualifies under all three of these measurements. Please see Table 3 for a breakout of the detailed numbers.

The RPA’s EAV has declined for four (4) of the last five (5) years. The RPA’s EAV has also lagged behind the balance of the municipality for four(4) of the last five(5) years and the CPI-U (Consumer Price Index-All Urban Consumers) for four (4) of the last five (5) five years. Just one of these quantitative measurements would qualify for this category under the TIF Act, **but the RPA’s qualification** under all three **categories highlights the area’s** need for redevelopment and indicates the presence of factors that deter growth.

Table 3
EAV Trends for Proposed TIF District

	2016	2015	2014	2013	2012	2011
Total EAV for Proposed TIF District	6,585,820	6,293,420	6,458,635	6,760,524	7,247,828	7,563,320
EAV Change (%)	4.6%	-2.6%	-4.5%	-6.7%	-4.2%	-
Village with EAV (Excluding TIF)	552,388,633	516,811,733	514,616,884	519,481,284	548,388,082	593,217,724
Village EAV Change (%)	6.9%	0.4%	-0.9%	-5.3%	-7.6%	-
CPI- All Urban Consumers	1.30%	0.10%	1.60%	1.50%	2.10%	-

Source: Cook County Clerk, Cook County Assessor & U.S. Census Bureau

- 2) Deterioration: The Act defines deterioration as the physical decline of surface improvements, primary building components, and secondary buildings components such as doors, windows, porches or gutters. With respect to surface improvements, deterioration is determined by the condition of roadways, alleys, curbs, gutters, sidewalks, off-street parking and surface storage areas (including but not limited to surface cracking, crumbling, potholes, depressions, loose paving material and weeds protruding through paved surfaces).

In the RPA, deterioration was observed in the majority of parcels. Deterioration in surface improvements, particularly parking lots and side lots, was pervasive. Such deterioration included cracking and crumbling surfaces and potholes, depressions causing water retention, and unkempt landscaping.

Deterioration was also present in the secondary building components such as doors, windows, gutters, and fasciae. Such deterioration includes rusting roof components, worn and poorly repaired facades, broken fascia, and peeling paint on building surfaces. Deterioration of building components was particularly evident among vacant commercial structures.

The high degree of deterioration observable of these improvements contributes to an adverse aesthetic impact on the area. The degree of this impact is heightened **by the Village's goal of creating an attractive and welcoming Downtown District.**

- 3) Obsolescence: The Act states that obsolescence is the condition or process of falling into disuse or structures that have become ill-suited for their original use. The area exhibits both economic and functional obsolescence. The RPA exhibits area-wide obsolescence in need of investment and redevelopment for attracting new tenants.

The onset of obsolescence can be measured through qualitative and quantitative means. Building age, EAV, deterioration in buildings and lots, traffic flows, infrastructure and vacancy rates can signify obsolescence as proxies. By these measures the RPA is exhibiting obsolescence.

In general, the RPA has seen a substantial loss in value in the last five years. Between tax years 2011 and 2016 the area wide valuation fell by approximately 14%. **This report identifies the RPA's building age, lagging EAV, deterioration,** high rates of vacancy, excessive land coverage, and inadequate infrastructure as additional evidence of obsolescence.

From a qualitative perspective, evidence of deterioration, excessive vacancy, excessive land coverage, inadequate infrastructure, and lack of community planning support the existence of obsolescence throughout the RPA. These factors in aggregate make a compelling case for the qualification of the area for the obsolescence factor.

- 4) Lack of Community Planning: The Act states that if the proposed Redevelopment Project Area was developed prior to or without the benefit or guidance of a community plan the factor is present. This factor must be documented by evidence of adverse or incompatible land-use relationships, inadequate street layout, improper subdivision, parcels of inadequate shape and size to meet contemporary development standards or other evidence demonstrating an absence of effective community planning.

The Village published its first Comprehensive Plan in 1969. However, most of the RPA was already developed by the time the planning process started. In the RPA, 48 of the 61 buildings or 79% were built before 1969.

Table 4

Buildings Pre-Comp Plan	
Total Number of Buildings in RPA	61
Total Number of buildings which pre-date 1969 Comp Plan	48
Percentage of Buildings pre-date Comp Plan	79%

Much of the development that has occurred within the RPA took place in an era prior to modern community planning techniques, and/or occurred under a lack of comprehensive and coordinated planning. The area lacks many of the modern hallmarks of community planning that the rest of the Village enjoys.

Many characteristics of the RPA evidence the presence of this factor. The width and depth of lots along with the configuration of existing structures does not conform to modern development standards and restricts opportunities for redevelopment. Poor traffic circulation, a lack of available parking, and minimal pedestrian-friendly connections reduces general traffic in the area. This reduced traffic contributes to vacancies the overall economic hardship experienced within the RPA.

This is not to say that improvements did not take place over the years, but that they were implemented without the guidance of an updated and modern master plan directed toward long-term benefit for the RPA. A lack of such efforts has contributed to the evolution of factors currently present within the RPA.

- 5) Excessive Vacancies: The Act identifies excessive vacancies as the presence of buildings that are unoccupied or under-utilized which exert an adverse influence on the area due to the frequency, extent, or duration of the vacancies.

The RPA exhibits excessive vacancies. Thirteen (13) of the fifty two (52) commercial improvements within the RPA were found to be at least partially vacant at the time of survey. Overall, this accounts for approximately 25% of all commercial improvements within the RPA. The extent of vacancy impacts the **RPA’s desirability and qualifies the RPA for excessive vacancies.**

- 6) Inadequate Utilities: This factor is present if underground and overhead utilities such as storm sewers and storm drainage, sanitary sewers, water lines and gas, telephone and electric services that are shown to be inadequate. Inadequate utilities are those that are: (i) of insufficient capacity to serve the uses in the Redevelopment Project Area; (ii) deteriorated, antiquated, obsolete or in disrepair; or (iii) lacking within the Redevelopment Project Area.

Potential upgrades to the water system in order to improve flow and pumps as part of redevelopment will be evaluated as part of area redevelopment. The majority of the sanitary sewer system is largely combined and will need to be separated and reconstructed due to age, current MWRD regulations, and existing layout. Some existing storm sewers would have to be relocated and separated from sanitary flow as well. Storm water detention will also need review and a combination of on site and off site facilities will have to be planned as part of redevelopment activities. In conjunction with infrastructure reconstruction, existing street networks and curb and gutter systems will require repairs and reconstruction throughout the area. Other roadway improvements including traffic signalization, lighting and intersection improvements would be considered by the Village as part of project implementation.

- 7) Excessive Land Coverage: Excessive land coverage can be defined by an over-intensive use of property and the crowding of buildings and accessory facilities onto a site. For there to be a finding of excessive land coverage, these parcels must exhibit one or more of the following conditions: insufficient provision for light and air within or around buildings; increased threat or spread of fire due to the close proximity of buildings; lack of adequate or proper access to a public right of way; lack of reasonably required off-street parking; or inadequate provision for loading service.

Many structures within the RPA, particularly those with frontage on Main Street, have greater land coverage than would be suitable or acceptable for modern development standards. There exists a high proportion of the zero lot line parcels more common in the decades prior to construction of modern commercial and mixed use developments. This condition is manifested most significantly in the lack of on-site parking facilities for commercial and mixed uses. This lack of on-site parking does not conform to modern development standards and constrains opportunities for redevelopment including loading and unloading requirements as well as buffering to adjacent uses.

VI. SUMMARY OF FINDINGS / GENERAL ASSESSMENT OF QUALIFICATION

The following is a summary of relevant qualification findings as it relates to the Village's potential designation of the RPA.

1. The area is contiguous and is greater than 1½ acres in size;
2. The proposed RPA will qualify as a “conservation area.” Further, the “Conservation area” factors found in the RPA are present to a meaningful extent and are distributed throughout the area. A more detailed analysis of the qualification findings is outlined in Section V of this report;
3. All property in the area would substantially benefit by the proposed redevelopment project improvements;
4. The sound growth of taxing districts applicable to the area, including the Village, has been impaired by the factors found present in the area; and
5. The area would not be subject to redevelopment without the investment of public funds, including property tax increments.

In the judgment of KMA, these findings provide the Village with sufficient justification to consider designation of the RPA.

APPENDIX A
Tax Parcels for RPA

Proposed Village of Lemont TOD TIF

EAV Matrix

5/15/2018

			2016	2015	2014	2013	2012	2011
PIN	Tax Code	Class	EAV	EAV	EAV	EAV	EAV	EAV
22-20-304-015-0000	19014	5-17	362,112	344,711	352,049	394,736	416,014	440,481
22-20-304-016-0000	19014	5-90	22,185	21,119	21,568	20,836	21,959	23,251
22-20-304-017-0000	19014	5-17	232,130	220,976	225,679	252,197	265,791	281,423
22-20-304-018-0000	19014	5-90	49,331	46,960	47,960	46,337	48,834	51,706
22-20-305-021-0000	19006	5-92	377,818	109,643	111,977	90,991	95,696	122,056
22-20-305-022-0000	19006	1-00	3,448	3,282	3,352	3,274	3,451	3,654
22-20-305-023-0000	19006	5-80	10,162	9,673	9,879	9,650	10,170	10,768
22-20-306-008-0000	19006	1-00	468	446	445	445	469	496
22-20-306-011-0000	19006	5-97	78,226	74,382	73,578	85,778	127,228	134,711
22-20-306-012-0000	19006	5-90	4,039	3,845	3,927	3,836	4,043	4,281
22-20-306-013-0000	19006	5-97	24,178	23,016	23,506	22,961	24,198	25,621
22-20-307-001-0000	19006	0-00	0	0	0	-	-	-
22-20-308-003-0000	19006	0-00	0	0	0	-	-	-
22-20-308-004-0000	19006	0-01	0	0	0	-	-	-
22-20-308-005-0000	19006	0-02	0	0	0	-	-	-
22-20-308-006-0000	19006	0-03	0	0	0	-	-	-
22-20-308-007-0000	19006	0-04	0	0	0	-	-	-
22-20-308-008-0000	19006	0-05	0	0	0	-	-	-
22-20-308-009-0000	19006	1-00	1,623	1,545	1,578	1,459	1,537	1,628
22-20-308-010-0000	19006	5-17	93,747	89,243	91,142	89,029	93,828	99,346
22-20-308-011-0000	19006	2-12	32,691	30,783	31,588	39,808	42,331	46,232
22-20-308-012-0000	19006	5-17	146,167	139,144	142,105	109,809	115,728	122,534
22-20-308-013-0000	19006	1-00	1,118	1,065	1,087	1,062	1,119	1,185
22-20-308-014-0000	19006	1-00	100	881	899	878	926	980
22-20-308-015-0000	19006	0-00	0	0	0	-	-	-
22-20-308-016-0000	19006	0-00	0	0	0	-	-	-
22-20-308-017-0000	19014	5-93	112,128	106,740	109,012	118,996	125,410	132,786
22-20-308-018-0000	19014	0-00	0	0	0	-	-	-
22-20-310-002-0000	19006	5-30	188,739	179,670	183,494	158,858	167,421	177,268
22-20-310-003-0000	19006	5-30	500,332	476,290	486,428	428,135	451,213	477,750
22-20-311-001-0000	19006	0-00	0	0	0	-	-	-
22-20-311-025-0000	19006	5-17	136,236	129,689	132,450	79,693	53,371	54,944
22-20-311-029-0000	19006	0-00	0	0	0	-	-	-
22-20-311-030-0000	19006	0-00	0	0	0	-	-	-
22-20-311-031-0000	19006	5-92	77,088	73,384	92,854	174,990	146,040	193,460
22-20-311-032-0000	19006	5-92	175,312	115,818	117,853	316,122	333,162	352,756
22-20-312-002-0000	19006	5-92	172,764	277,972	283,889	277,306	292,254	186,705
22-20-312-003-0000	19006	5-92	172,764	277,972	283,889	167,316	176,335	186,705
22-20-312-004-0000	19006	2-12	49,630	49,630	49,630	49,630	52,952	58,772
22-20-312-005-0000	19006	2-12	45,294	42,781	43,840	44,741	47,530	51,737
22-20-312-006-0000	19006	5-92	100,912	96,063	98,108	95,833	100,999	92,891
22-20-312-009-0000	19006	2-12	55,778	53,089	54,228	54,847	57,804	61,203
22-20-312-010-0000	19006	2-12	55,778	53,098	54,228	54,847	57,804	61,203
22-20-312-012-0000	19006	1-00	3,608	3,434	3,507	3,426	3,611	3,823
22-20-312-013-0000	19006	2-12	4,039	43,675	44,650	51,584	54,364	57,561
22-20-312-014-0000	19006	2-12	45,880	43,675	44,605	51,584	54,364	57,561
22-20-312-015-0000	19006	2-90	8,746	8,326	8,503	8,306	8,753	9,268
22-20-312-019-0000	19006	2-41	53,925	51,334	52,427	51,264	54,027	57,205
22-20-312-020-0000	19006	2-11	72,328	68,853	70,318	83,244	87,731	92,891
22-20-312-021-0000	19006	2-90	4,522	4,304	4,396	4,294	4,525	4,792

22-20-312-022-0000	19006	2-41	1,082	1,030	1,052	1,028	1,083	1,147
22-20-312-025-0000	19006	0-00	0	0	0	-	-	-
22-20-312-026-0000	19006	1-00	656	624	638	623	657	695
22-20-312-027-0000	19006	2-12	39,797	37,855	38,691	38,686	40,771	43,169
22-20-312-028-0000	19006	5-92	105,120	100,069	102,991	90,865	95,764	101,395
22-20-312-029-0000	19006	2-11	36,952	35,176	5,192	5,662	43,198	45,738
22-20-312-030-0000	19006	2-12	42,112	40,089	40,942	48,434	51,045	54,047
22-20-314-001-0000	19006	5-90	32,483	30,923	31,581	30,848	32,511	34,423
22-20-314-002-0000	19006	5-97	380,327	362,051	369,758	361,183	380,653	403,039
22-20-314-003-0000	19006	5-97	135,375	128,870	131,613	128,561	135,491	143,459
22-20-314-004-0000	19006	5-90	37,238	35,448	36,203	35,363	37,270	39,461
22-20-314-005-0000	19006	2-41	1,996	1,900	1,940	1,895	1,998	2,115
22-20-314-006-0000	19006	5-17	68,014	64,746	66,124	213,248	224,743	237,960
22-20-315-001-0000	19006	0-00	0	0	0	-	-	-
22-20-315-004-0000	19006	0-00	0	0	0	-	-	-
22-20-315-005-0000	19006	2-11	34,914	33,236	33,944	37,778	39,814	42,156
22-20-315-006-0000	19006	0-00	0	0	0	-	-	-
22-20-315-007-0000	19006	0-00	0	0	0	-	-	-
22-20-315-008-0000	19006	0-00	0	0	0	-	-	-
22-20-315-009-0000	19006	0-00	0	0	0	-	-	-
22-20-315-010-0000	19006	0-00	0	0	0	-	-	-
22-20-315-018-0000	19006	0-00	0	0	0	-	-	-
22-20-315-019-0000	19006	2-02	24,819	23,290	23,935	23,321	24,956	27,835
22-20-315-020-0000	19006	2-11	33,854	32,227	23,913	36,772	38,754	41,033
22-20-418-006-0000	19006	5-17	180,044	171,392	175,041	133,105	140,280	148,530
22-20-418-007-0000	19006	0-00	2,332	2,220	2,267	2,215	2,334	2,472
22-20-418-008-0000	19006	0-00	3,070	2,922	2,984	2,915	3,072	3,253
22-20-418-009-0000	19006	1-00	207	197	202	197	208	220
22-20-418-010-0000	19006	2-41	2,181	2,076	2,120	2,071	2,183	2,311
22-20-418-011-0000	19006	5-90	4,998	5,153	4,859	4,906	5,171	5,481
22-20-418-012-0000	19006	5-28	83,740	79,465	81,410	172,025	181,298	194,812
22-20-418-013-0000	19006	5-28	100,845	95,999	98,043	112,719	118,795	125,781
22-20-418-014-0000	19006	1-00	11,625	11,066	11,032	11,040	11,635	12,319
22-20-418-018-0000	19006	5-90	14,193	13,500	13,801	16,367	17,249	18,376
22-20-418-019-0000	19006	5-28	55,646	52,884	54,100	98,775	104,099	111,671
22-20-418-020-0000	19006	5-90	13,713	13,052	13,332	13,468	14,194	15,046
22-20-418-021-0000	19006	5-90	12,614	12,006	12,264	12,424	13,094	13,882
22-20-418-023-0000	19006	2-12	52,246	49,399	50,599	51,854	55,026	57,987
22-20-419-001-0000	19006	2-12	74,159	70,595	37,582	41,321	19,314	20,450
22-20-419-002-0000	19006	2-12	64,306	60,959	62,257	57,296	70,437	74,580
22-20-419-003-0000	19006	2-41	2,467	2,348	2,398	2,343	2,469	2,614
22-20-419-004-0000	19006	2-12	93,834	89,325	91,227	98,287	103,586	109,678
22-20-419-005-0000	19006	2-11	28,987	27,258	27,987	31,619	33,701	37,052
22-20-419-006-0000	19006	2-12	62,528	18,978	19,380	20,344	95,716	101,345
22-20-420-001-0000	19006	3-18	66,200	92,640	94,612	82,480	86,926	92,038
22-20-420-002-0000	19006	5-17	151,852	202,011	206,311	192,337	202,705	214,626
22-20-420-003-0000	19006	2-12	33,280	31,680	32,355	36,583	38,555	40,822
22-20-420-004-0000	19006	5-17	74,845	71,249	72,766	82,924	87,394	92,534
22-20-420-005-0000	19006	2-12	115,268	109,729	128,809	101,200	132,267	140,046
22-20-420-008-0000	19006	0-00	0	0	0	-	-	-
22-20-420-009-0000	19006	0-00	0	0	0	-	-	-
22-20-420-011-0000	19006	2-12	50,985	60,711	62,003	61,673	64,997	68,820
22-20-420-013-0000	19006	2-05	27,990	26,308	27,017	31,017	33,067	36,423
22-20-420-014-0000	19006	2-11	62,528	59,524	60,791	68,120	71,792	76,015
22-20-420-015-0000	19006	0-00	0	0	0	-	-	-
22-20-420-016-0000	19006	0-00	0	0	0	-	-	-

22-20-420-017-0000	19006	2-12	69,460	48,764	40,506	57,965	61,089	15,985
22-20-420-018-0000	19006	2-11	35,121	33,434	34,145	40,089	42,250	44,734
22-20-420-019-0000	19006	0-00	0	0	0	-	-	-
22-20-421-008-0000	19006	2-05	34,762	32,755	28,602	35,807	38,114	41,767
22-20-421-013-0000	19006	5-22	155,308	147,846	150,993	147,491	155,441	164,583
22-20-427-001-0000	19006	0-00	0	0	0	-	-	-
22-20-427-005-0000	19006	2-03	36,845	35,075	35,821	39,298	41,416	43,852
22-20-427-006-0000	19006	2-03	29,083	27,349	98,108	32,716	34,857	38,318
22-20-427-007-0000	19006	2-12	39,923	54,822	73,163	84,330	88,876	94,103
22-20-427-008-0000	19006	2-11	70,363	66,982	68,480	79,972	84,283	89,240
22-20-427-009-0000	19006	2-11	89,918	85,597	87,419	69,215	101,602	107,577
22-20-428-001-0000	19006	2-12	77,220	73,509	75,074	74,209	78,209	82,808
22-20-428-002-0000	19006	2-05	51,049	48,596	49,630	55,438	58,427	61,863
Total EAV:			6,585,820	6,293,420	6,458,635	6,760,524	7,247,828	7,563,320
% change from Previous Year:			4.6%	-2.6%	-4.5%	-6.7%	-4.2%	
Village of Lemont			558,974,453	523,105,153	521,075,519	526,241,808	555,635,910	600,781,044
Balance of Village EAV			552,388,633	516,811,733	514,616,884	519,481,284	548,388,082	593,217,724
Percent increase/decrease			6.9%	0.4%	-0.9%	-5.3%	-7.6%	
CPI - All Urban Consumers			1.30%	0.10%	1.60%	1.50%	2.10%	

APPENDIX B
Boundary Map of RPA



Transit Oriented Development (TOD)
Tax Increment Finance (TIF) District

 Proposed TOD TIF

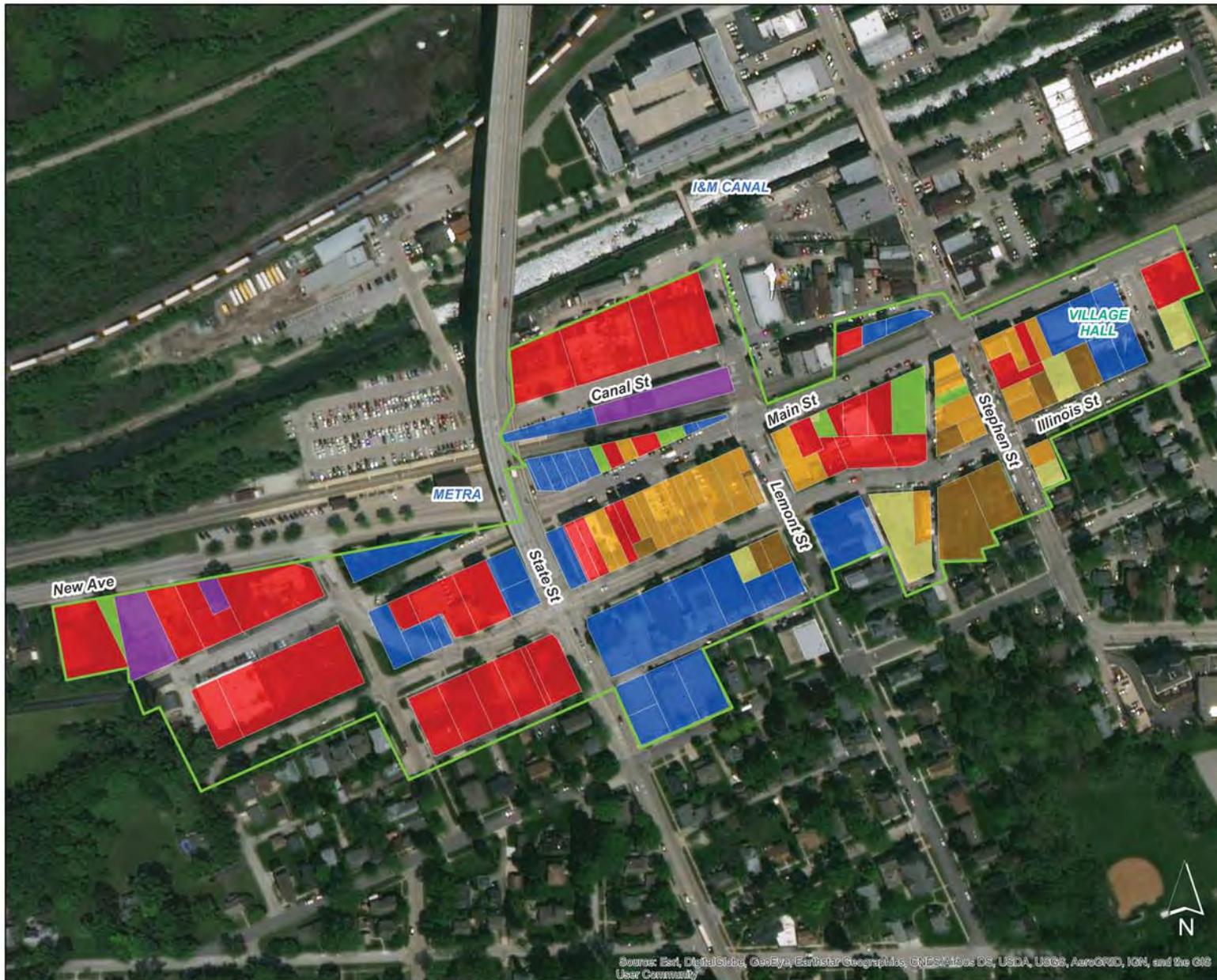
6/8/2018

EXHIBIT 4
CURRENT LAND USE MAP



VILLAGE OF LEMONT

Transit Oriented Development (TOD)
Tax Increment Finance (TIF) District



Current Land Use

-  Proposed TOD TIF
-  Single Family Residential
-  Multi-Family Residential
-  Mixed-Use
-  Commercial
-  Industrial
-  Institutional
-  Vacant

Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

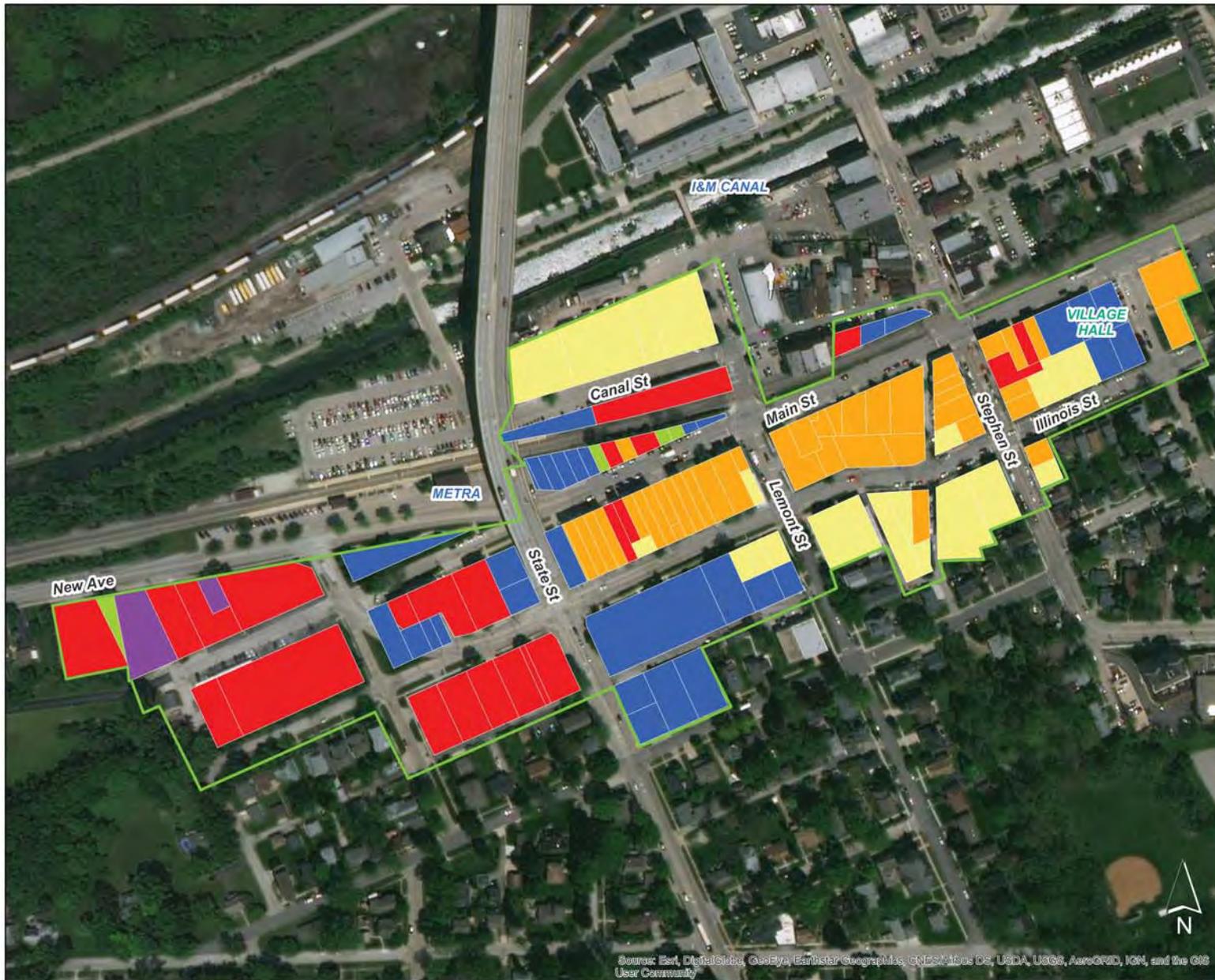
6/1/2018

EXHIBIT 5
FUTURE LAND USE MAP



VILLAGE OF LEMONT

Transit Oriented Development (TOD)
Tax Increment Finance (TIF) District



Future Land Use

-  Proposed TOD TIF
-  Residential
-  Mixed-Use
-  Commercial
-  Industrial
-  Institutional
-  Vacant

Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

6/1/2018

**VILLAGE OF LEMONT
ORDINANCE NO. _____**

**AN ORDINANCE OF VILLAGE OF LEMONT, COOK, WILL AND DUPAGE
COUNTIES, ILLINOIS, DESIGNATING THE PROPOSED TRANSIT ORIENTED
DEVELOPMENT (“TOD”) REDEVELOPMENT PROJECT AREA PURSUANT TO
THE TAX INCREMENT ALLOCATION REDEVELOPMENT ACT**

(TOD TIF)

**ADOPTED BY THE
PRESIDENT AND BOARD OF TRUSTEES
OF THE VILLAGE OF LEMONT
THIS 27th DAY OF AUGUST, 2018**

**Published in pamphlet form by
Authority of the President and
Board of Trustees of the Village of
Lemont, Counties of Cook, Will and
DuPage, Illinois, this 27th day of August, 2018.**

**AN ORDINANCE OF VILLAGE OF LEMONT, COOK, WILL AND DUPAGE
COUNTIES, ILLINOIS, DESIGNATING THE PROPOSED TRANSIT ORIENTED
DEVELOPMENT (“TOD”) REDEVELOPMENT PROJECT AREA PURSUANT TO
THE TAX INCREMENT ALLOCATION REDEVELOPMENT ACT**

(TOD TIF)

WHEREAS, it is desirable and in the best interests of the citizens of the Village of Lemont, Cook, Will and DuPage Counties, Illinois (the “*Village*”), for the Village to implement tax increment allocation financing pursuant to the Illinois Tax Increment Allocation Redevelopment Act, as amended, 65 ILCS 5/11-74.4-1, *et seq.* (the “*TIF Act*”), for a Redevelopment Plan and Project as set forth in the Village of Lemont Transit Oriented Development (TOD) Redevelopment Plan and Project Tax Increment Finance (TIF) District (the “*Plan*”) within the municipal boundaries of the Village and within a proposed redevelopment project area (the “*Project Area*”), described in *Section 1* of this Ordinance; and

WHEREAS, the President and Board of Trustees of the Village (collectively, the “*Corporate Authorities*”) have heretofore by ordinance adopted and approved the Plan, which Plan was identified in such ordinance and was the subject, along with the Project Area designation hereinafter made, of a public hearing held on the 13th day of August, 2018, at the Village of Lemont, Village Hall, 418 Main Street, Lemont, Illinois, and it is now necessary and desirable to designate the Project Area as a “redevelopment project area” pursuant to the TIF Act.

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

Section 1: Area Designated. The Project Area, as described in *Exhibit A*, attached hereto and incorporated herein as if set out in full by this reference, is hereby designated as a redevelopment project area pursuant to Section 11-74.4-4 of the TIF Act. The map of the Project Area showing the street location is depicted in *Exhibit B*, attached hereto and incorporated herein as if set out in full by this reference.

Section 2: Determination of Total Initial Equalized Assessed Valuation; Parcel Identification Numbers Identified. It is hereby expressly found and determined that the year the County Clerk of the County of Cook, Illinois (the “*County Clerk*”), shall use for determining the total initial equalized assessed valuation of the Project Area is 2017. It is further hereby expressly found and determined that the list of the parcel tax identification numbers for each parcel of property included in the Project Area, described in *Exhibit C*, attached hereto and incorporated herein, is a true, correct, and complete list of said numbers for said parcels of property.

Section 3: Transmittal to County Clerk. The Village Clerk is hereby expressly directed to transmit to the County Clerk a certified copy of this Ordinance, which includes a legal description of the Project Area, a map of the Project Area, identification of the year that the County Clerk shall use for determining the total initial equalized assessed value of the Project Area, and a list of the parcel tax identification numbers for each parcel property included in the Project Area.

Section 4: Invalidity of Any Section. If any section, paragraph, or provision of this Ordinance shall be held to be invalid or unenforceable for any reason, the invalidity or unenforceability of such section, paragraph, or provision shall not affect any of the remaining provisions of this Ordinance.

Section 5: Superseder and Effective Date. All ordinances, resolutions, motions, or orders in conflict with this Ordinance are repealed to the extent of such conflict, and this Ordinance shall be in full force and effect immediately upon its passage by the Corporate Authorities and approval as provided by law.

PASSED AND APPROVED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF LEMONT, COUNTIES OF COOK, WILL, AND DuPAGE, ILLINOIS, on this 27th day of August, 2018.

	<u>AYES</u>	<u>NAYS</u>	<u>ABSENT</u>	<u>ABSTAIN</u>
Debby Blatzer				
Ryan Kwasneski				
Dave Maher				
Ken McClafferty				
Rick Sniegowski				
Ron Stapleton				

JOHN EGOFSKE, Village President

Attest:

CHARLENE M. SMOLLEN, Village Clerk

Exhibit A

Legal Description

BEGINNING AT THE NORTHEAST CORNER OF LOT 10 IN BLOCK 7 IN THE VILLAGE OF LEMONT,

THENCE SOUTHWESTERLY ALONG THE SOUTHERLY LINE OF ALLEY, BEING ALSO THE NORTHERLY LINE OF LOT 6 TO 10, AND THE WESTERLY EXTENSION OF SAID ALLEY, TO THE WEST LINE OF LOCKPORT STREET, BEING ALSO THE EAST LINE OF BLOCK 6 IN THE VILLAGE OF LEMONT;

THENCE NORTHWESTERLY, ALONG THE EASTERLY LINE OF BLOCK 6 TO THE NORTHEAST CORNER OF LOT 1 IN BLOCK 6, BEING ALSO THE SOUTHERLY LINE OF ILLINOIS STREET;

THENCE SOUTHWESTERLY, ALONG THE NORTHERLY LINE OF BLOCK 6 AND THE WESTERLY EXTENSION OF SAID LINE, TO THE WEST LINE OF JOLIET STREET;

THENCE NORTHWESTERLY, ALONG THE WESTERLY LINE OF JOLIET STREET TO THE NORTHERLY LINE OF MAIN STREET;

THENCE WESTERLY ALONG THE WESTERLY EXTENSION OF MAIN STREET TO A POINT THAT IS 110 FEET WEST (AS MEASURED ALONG SAID EXTENSION LINE) OF THE EAST LINE OF LOT 7 IN COUNTY CLERKS DIVISION OF UNSUBDIVIDED LANDS IN SECTION 20, TOWNSHIP 37 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN;

THENCE NORTHERLY ON A LINE THAT TERMINATES AT A POINT 63 FEET WESTERLY OF THE EAST LINE OF LOT 7 (AS MEASURED ALONG THE SOUTH LINE OF NEW AVENUE) IN SAID COUNTY CLERKS DIVISION TO A POINT THAT IS 150 FEET SOUTHERLY (MEASURED AT RIGHT ANGLES) OF THE SOUTH LINE OF NEW AVENUE;

THENCE WESTERLY, ALONG A LINE THAT IS 150 FEET SOUTHERLY (MEASURED AT RIGHT ANGLES) OF THE SOUTH LINE OF NEW AVENUE TO A LINE THAT IS PERPENDICULAR TO THE SOUTH LINE OF NEW AVENUE AT A POINT THAT IS 200 FEET SOUTHWESTERLY OF THE EAST LINE OF LOT 7 IN SAID COUNTY CLERKS DIVISION (AS MEASURED ALONG THE SOUTH LINE OF NEW AVENUE);

THENCE NORTHERLY ALONG SAID PERPENDICULAR LINE 150 FEET TO THE SOUTH LINE OF NEW AVENUE;

THENCE NORTHEASTERLY, ALONG THE SOUTH LINE OF NEW AVENUE TO THE EAST LINE OF LOT 7 IN SAID COUNTY CLERKS DIVISION;

THENCE NORTHEASTERLY , THRU BLOCKS 9 AND 2 IN THE VILLAGE OF LEMONT, AND ALONG THE SOUTH LINE OF NEW AVENUE TO THE CENTER LINE OF STATE STREET,

THENCE NORTHWESTERLY, ALONG THE CENTER OF STATE STREET TO THE SOUTH LINE OF THE ILLINOIS AND MICHIGAN RESERVE LINE; SAID LINE BEING ALSO THE WESTERLY EXTENSION OF THE NORTH LINE OF BLOCK 1 IN THE VILLAGE OF LEMONT;

THENCE NORTHEASTERLY ALONG SAID EXTENDED LINE AND THE NORTH LINE OF SAID BLOCK 1 AND THE NORTH LINE OF BLOCK 1 EXTENDED EASTERLY TO THE EASTERLY LINE OF LEMONT STREET;

THENCE SOUTHEASTERLY, ALONG THE EASTERLY LINE OF LEMONT STREET TO THE NORTHERLY LINE OF MAIN STREET;

THENCE NORTHEASTERLY, ALONG THE NORTHERLY LINE OF MAIN STREET TO THE SOUTHERLY EXTENSION OF THE WEST LINE OF LOT 3 IN BLOCK 34 IN THE VILLAGE OF KEEPATOW;

THENCE NORTHERLY, ALONG SAID EXTEND LINE AND THE WEST LINE OF SAID LOT 3 TO THE SOUTH LINE OF LAWRENCE STREET, ALSO KNOWN AS CANAL STREET,

THENCE NORTHEASTERLY ALONG THE SOUTHERLY LINE OF LAWRENCE STREET. THRU LOTS 1, 2 AND 3 IN BLOCK 34, AND THRU THAT PART OF THE NORTH/SOUTH PORTION OF VACATED STEVENS STREET AND SOUTHERLY ALONG THAT PORTION OF SAID VACATED STEPHENS STREET (LYING WEST OF STEVEN STREET THAT RUNS NORTHWESTERLY) TO THE NORTH LINE OF RAILROAD RIGHT OF WAY, IN BLOCK 34 IN THE VILLAGE OF KEEPATOW;

THENCE SOUTH TO THE NORTHERLY LINE OF MAIN STREET;

THENCE NORTHEASTERLY ALONG THE NORTHERLY LINE OF MAIN STREET TO THE NORTHWESTERLY EXTENSION OF THE EAST LINE OF LOT 6 IN BLOCK 1 IN TRUESDELL'S ADDITION TO ATHENS;

THENCE SOUTHEASTERLY ALONG SAID EXTENDED LINE AND THE EASTERLY LINE OF LOT 6 TO THE SOUTHEAST CORNER OF LOT 6;

THENCE SOUTHWESTERLY ALONG THE SOUTH LINE OF LOT 6 TO THE SOUTHWEST CORNER OF SAID LOT 6;

THENCE SOUTHEASTERLY TO THE SOUTHEAST CORNER OT LOT 8 IN BLOCK 1 IN SAID TRUESDELL'S ADDITION TO ATHENS;

THENCE CONTINUING SOUTHEASTERLY ALONG THE EXTENSION OF THE LAST DESCRIBED LINE TO THE SOUTHERLY LINE OF ILLINOIS STREET;

THENCE SOUTHWESTERLY ALONG THE SOUTHERLY LINE OF ILLINOIS STREET TO THE NORTHWEST CORNER OF LOT 5 IN BLOCK 5 IN TRUESDELL'S ADDITION TO ATHENS;

THENCE SOUTHEASTERLY, ALONG THE WESTERLY LINE OF SAID LOT 5 TO THE SOUTHWEST CORNER OF LOT 5;

THENCE SOUTHWESTERLY ALONG THE SOUTHERLY LINE OF LOT 7 IN BLOCK 5 IN TRUESDELL'S ADDITION TO ATHENS TO THE SOUTHWEST CORNER OF SAID LOT 7, SAID POINT ALSO BEING A POINT ON THE EAST LINE OF STEPHEN STREET;

THENCE SOUTHERLY ALONG THE EAST LINE OF STEPHEN STREET TO A POINT ON A LINE THAT IS THE EASTERLY EXTENSION OF THE SOUTH LINE OF LOT 1 IN THE RESUBDIVISION OF LOTS 1 TO 6 IN BLOCK 4 IN TRUESDELL'S ADDITION TO ATHENS;

THENCE SOUTHWESTERLY TO THE SOUTHWEST CORNER OF SAID LOT 1;

THENCE SOUTHEASTERLY ALONG THE DIVISION LINE BETWEEN LOTS 1 AND 3 IN THE RESUBDIVISION OF LOTS 1 TO 6 IN BLOCK 4 IN TRUESDELL'S ADDITION TO ATHENS TO A SOUTHEASTERLY CORNER OF SAID LOT 2;

THENCE SOUTHWESTERLY ALONG THE DIVISION LINE BETWEEN LOTS 2 AND 3 TO A WESTERLY CORNER OF SAID LOT 2 IN THE RESUBDIVISION OF LOTS 1 TO 6 IN BLOCK 4 IN TRUESDELL'S ADDITION TO ATHENS;

THENCE SOUTHEASTERLY TO A SOUTHEAST CORNER OF SAID LOT 2, (SAID CORNER BEING ALSO THE SOUTHWEST CORNER OF LOT 3 IN THE RESUBDIVISION OF LOTS 1 TO 6 IN BLOCK 4 IN TRUESDELL'S ADDITION TO ATHENS);

THENCE WESTERLY ALONG THE SOUTH LINE OF SAID LOT 2 TO THE EAST LINE OF AN ALLEY;

THENCE SOUTHEASTERLY, ALONG THE EAST LINE OF SAID ALLEY TO A LINE THAT IS THE EASTERLY EXTENSION OF THE SOUTH LINE OF LOT 7 IN SINGER AND TALCOTT'S RESUBDIVISION;

THENCE SOUTHWESTERLY, ALONG SAID EXTENDED LINE TO THE WEST LINE OF AN ALLEY;

THENCE NORTHWESTERLY, ALONG THE WEST LINE OF SAID ALLEY, TO THE NORTHEAST CORNER OF LOT 6 IN SAID SINGER AND TALCOTT'S RESUBDIVISION;

THENCE SOUTHWESTERLY, ALONG THE NORTH LINE OF SAID LOT 6 TO THE NORTHWEST CORNER OF LOT 6, SAID CORNER BEING ON THE EAST LINE OF LEMONT STREET;

THENCE SOUTHEASTERLY, ALONG THE EAST LINE OF LEMONT STREET TO TO A LINE THAT IS THE EASTERLY EXTENSION OF THE SOUTHERLY LINE OF AN ALLEY IN BLOCK 8 IN THE VILLAGE OF LEMONT;

THENCE WESTERLY, ALONG SAID EXTENDED LINE TO THE NORTHEAST CORNER OF LOT 9 IN BLOCK 8 IN THE VILLAGE OF LEMONT;

THENCE SOUTHEASTERLY, ALONG THE EASTERLY LINE OF LOT 9 TO THE SOUTHEAST CORNER OF SAID LOT 9, SAID CORNER BEING ON THE NORTH LINE OF CASS STREET;

THENCE SOUTHWESTERLY, ALONG THE NORTH LINE OF CASS STREET TO THE SOUTHWEST CORNER OF LOT 7 IN BLOCK 8 IN THE VILLAGE OF LEMONT, SAID CORNER BEING ON THE EAST LINE OF STATE STREET;

THENCE NORTHWESTERLY, ALONG THE EAST LINE OF STATE STREET, TO A LINE THE IS THE EASTERLY EXTENSION OF THE SOUTHERLY LINE OF AN ALLEY IN BLOCK 7 IN THE VILLAGE OF LEMONT;

THENCE SOUTHWESTERLY TO THE NORTHEAST CORNER OF LOT 10 IN BLOCK 7 IN THE VILLAGE OF LEMONT SAID CORNER BEING THE POINT OF BEGINNING; ALL IN SECTION 20, TOWNSHIP 37 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Exhibit B

Project Area Map



Transit Oriented Development (TOD)
Tax Increment Finance (TIF) District

 Proposed TOD TIF

6/8/2018

Exhibit C

Property Index Numbers

Proposed Village of Lemont TOD TIF

EAV Matrix

5/15/2018

			2016	2015	2014	2013	2012	2011
PIN	Tax Code	Class	EAV	EAV	EAV	EAV	EAV	EAV
22-20-304-015-0000	19014	5-17	362,112	344,711	352,049	394,736	416,014	440,481
22-20-304-016-0000	19014	5-90	22,185	21,119	21,568	20,836	21,959	23,251
22-20-304-017-0000	19014	5-17	232,130	220,976	225,679	252,197	265,791	281,423
22-20-304-018-0000	19014	5-90	49,331	46,960	47,960	46,337	48,834	51,706
22-20-305-021-0000	19006	5-92	377,818	109,643	111,977	90,991	95,696	122,056
22-20-305-022-0000	19006	1-00	3,448	3,282	3,352	3,274	3,451	3,654
22-20-305-023-0000	19006	5-80	10,162	9,673	9,879	9,650	10,170	10,768
22-20-306-008-0000	19006	1-00	468	446	445	445	469	496
22-20-306-011-0000	19006	5-97	78,226	74,382	73,578	85,778	127,228	134,711
22-20-306-012-0000	19006	5-90	4,039	3,845	3,927	3,836	4,043	4,281
22-20-306-013-0000	19006	5-97	24,178	23,016	23,506	22,961	24,198	25,621
22-20-307-001-0000	19006	0-00	0	0	0	-	-	-
22-20-308-003-0000	19006	0-00	0	0	0	-	-	-
22-20-308-004-0000	19006	0-01	0	0	0	-	-	-
22-20-308-005-0000	19006	0-02	0	0	0	-	-	-
22-20-308-006-0000	19006	0-03	0	0	0	-	-	-
22-20-308-007-0000	19006	0-04	0	0	0	-	-	-
22-20-308-008-0000	19006	0-05	0	0	0	-	-	-
22-20-308-009-0000	19006	1-00	1,623	1,545	1,578	1,459	1,537	1,628
22-20-308-010-0000	19006	5-17	93,747	89,243	91,142	89,029	93,828	99,346
22-20-308-011-0000	19006	2-12	32,691	30,783	31,588	39,808	42,331	46,232
22-20-308-012-0000	19006	5-17	146,167	139,144	142,105	109,809	115,728	122,534
22-20-308-013-0000	19006	1-00	1,118	1,065	1,087	1,062	1,119	1,185
22-20-308-014-0000	19006	1-00	100	881	899	878	926	980
22-20-308-015-0000	19006	0-00	0	0	0	-	-	-
22-20-308-016-0000	19006	0-00	0	0	0	-	-	-
22-20-308-017-0000	19014	5-93	112,128	106,740	109,012	118,996	125,410	132,786
22-20-308-018-0000	19014	0-00	0	0	0	-	-	-
22-20-310-002-0000	19006	5-30	188,739	179,670	183,494	158,858	167,421	177,268
22-20-310-003-0000	19006	5-30	500,332	476,290	486,428	428,135	451,213	477,750
22-20-311-001-0000	19006	0-00	0	0	0	-	-	-
22-20-311-025-0000	19006	5-17	136,236	129,689	132,450	79,693	53,371	54,944
22-20-311-029-0000	19006	0-00	0	0	0	-	-	-
22-20-311-030-0000	19006	0-00	0	0	0	-	-	-
22-20-311-031-0000	19006	5-92	77,088	73,384	92,854	174,990	146,040	193,460
22-20-311-032-0000	19006	5-92	175,312	115,818	117,853	316,122	333,162	352,756
22-20-312-002-0000	19006	5-92	172,764	277,972	283,889	277,306	292,254	186,705
22-20-312-003-0000	19006	5-92	172,764	277,972	283,889	167,316	176,335	186,705
22-20-312-004-0000	19006	2-12	49,630	49,630	49,630	49,630	52,952	58,772
22-20-312-005-0000	19006	2-12	45,294	42,781	43,840	44,741	47,530	51,737
22-20-312-006-0000	19006	5-92	100,912	96,063	98,108	95,833	100,999	92,891
22-20-312-009-0000	19006	2-12	55,778	53,089	54,228	54,847	57,804	61,203
22-20-312-010-0000	19006	2-12	55,778	53,098	54,228	54,847	57,804	61,203
22-20-312-012-0000	19006	1-00	3,608	3,434	3,507	3,426	3,611	3,823
22-20-312-013-0000	19006	2-12	4,039	43,675	44,650	51,584	54,364	57,561
22-20-312-014-0000	19006	2-12	45,880	43,675	44,605	51,584	54,364	57,561
22-20-312-015-0000	19006	2-90	8,746	8,326	8,503	8,306	8,753	9,268
22-20-312-019-0000	19006	2-41	53,925	51,334	52,427	51,264	54,027	57,205
22-20-312-020-0000	19006	2-11	72,328	68,853	70,318	83,244	87,731	92,891
22-20-312-021-0000	19006	2-90	4,522	4,304	4,396	4,294	4,525	4,792

22-20-312-022-0000	19006	2-41	1,082	1,030	1,052	1,028	1,083	1,147
22-20-312-025-0000	19006	0-00	0	0	0	-	-	-
22-20-312-026-0000	19006	1-00	656	624	638	623	657	695
22-20-312-027-0000	19006	2-12	39,797	37,855	38,691	38,686	40,771	43,169
22-20-312-028-0000	19006	5-92	105,120	100,069	102,991	90,865	95,764	101,395
22-20-312-029-0000	19006	2-11	36,952	35,176	5,192	5,662	43,198	45,738
22-20-312-030-0000	19006	2-12	42,112	40,089	40,942	48,434	51,045	54,047
22-20-314-001-0000	19006	5-90	32,483	30,923	31,581	30,848	32,511	34,423
22-20-314-002-0000	19006	5-97	380,327	362,051	369,758	361,183	380,653	403,039
22-20-314-003-0000	19006	5-97	135,375	128,870	131,613	128,561	135,491	143,459
22-20-314-004-0000	19006	5-90	37,238	35,448	36,203	35,363	37,270	39,461
22-20-314-005-0000	19006	2-41	1,996	1,900	1,940	1,895	1,998	2,115
22-20-314-006-0000	19006	5-17	68,014	64,746	66,124	213,248	224,743	237,960
22-20-315-001-0000	19006	0-00	0	0	0	-	-	-
22-20-315-004-0000	19006	0-00	0	0	0	-	-	-
22-20-315-005-0000	19006	2-11	34,914	33,236	33,944	37,778	39,814	42,156
22-20-315-006-0000	19006	0-00	0	0	0	-	-	-
22-20-315-007-0000	19006	0-00	0	0	0	-	-	-
22-20-315-008-0000	19006	0-00	0	0	0	-	-	-
22-20-315-009-0000	19006	0-00	0	0	0	-	-	-
22-20-315-010-0000	19006	0-00	0	0	0	-	-	-
22-20-315-018-0000	19006	0-00	0	0	0	-	-	-
22-20-315-019-0000	19006	2-02	24,819	23,290	23,935	23,321	24,956	27,835
22-20-315-020-0000	19006	2-11	33,854	32,227	23,913	36,772	38,754	41,033
22-20-418-006-0000	19006	5-17	180,044	171,392	175,041	133,105	140,280	148,530
22-20-418-007-0000	19006	0-00	2,332	2,220	2,267	2,215	2,334	2,472
22-20-418-008-0000	19006	0-00	3,070	2,922	2,984	2,915	3,072	3,253
22-20-418-009-0000	19006	1-00	207	197	202	197	208	220
22-20-418-010-0000	19006	2-41	2,181	2,076	2,120	2,071	2,183	2,311
22-20-418-011-0000	19006	5-90	4,998	5,153	4,859	4,906	5,171	5,481
22-20-418-012-0000	19006	5-28	83,740	79,465	81,410	172,025	181,298	194,812
22-20-418-013-0000	19006	5-28	100,845	95,999	98,043	112,719	118,795	125,781
22-20-418-014-0000	19006	1-00	11,625	11,066	11,032	11,040	11,635	12,319
22-20-418-018-0000	19006	5-90	14,193	13,500	13,801	16,367	17,249	18,376
22-20-418-019-0000	19006	5-28	55,646	52,884	54,100	98,775	104,099	111,671
22-20-418-020-0000	19006	5-90	13,713	13,052	13,332	13,468	14,194	15,046
22-20-418-021-0000	19006	5-90	12,614	12,006	12,264	12,424	13,094	13,882
22-20-418-023-0000	19006	2-12	52,246	49,399	50,599	51,854	55,026	57,987
22-20-419-001-0000	19006	2-12	74,159	70,595	37,582	41,321	19,314	20,450
22-20-419-002-0000	19006	2-12	64,306	60,959	62,257	57,296	70,437	74,580
22-20-419-003-0000	19006	2-41	2,467	2,348	2,398	2,343	2,469	2,614
22-20-419-004-0000	19006	2-12	93,834	89,325	91,227	98,287	103,586	109,678
22-20-419-005-0000	19006	2-11	28,987	27,258	27,987	31,619	33,701	37,052
22-20-419-006-0000	19006	2-12	62,528	18,978	19,380	20,344	95,716	101,345
22-20-420-001-0000	19006	3-18	66,200	92,640	94,612	82,480	86,926	92,038
22-20-420-002-0000	19006	5-17	151,852	202,011	206,311	192,337	202,705	214,626
22-20-420-003-0000	19006	2-12	33,280	31,680	32,355	36,583	38,555	40,822
22-20-420-004-0000	19006	5-17	74,845	71,249	72,766	82,924	87,394	92,534
22-20-420-005-0000	19006	2-12	115,268	109,729	128,809	101,200	132,267	140,046
22-20-420-008-0000	19006	0-00	0	0	0	-	-	-
22-20-420-009-0000	19006	0-00	0	0	0	-	-	-
22-20-420-011-0000	19006	2-12	50,985	60,711	62,003	61,673	64,997	68,820
22-20-420-013-0000	19006	2-05	27,990	26,308	27,017	31,017	33,067	36,423
22-20-420-014-0000	19006	2-11	62,528	59,524	60,791	68,120	71,792	76,015
22-20-420-015-0000	19006	0-00	0	0	0	-	-	-
22-20-420-016-0000	19006	0-00	0	0	0	-	-	-

22-20-420-017-0000	19006	2-12	69,460	48,764	40,506	57,965	61,089	15,985
22-20-420-018-0000	19006	2-11	35,121	33,434	34,145	40,089	42,250	44,734
22-20-420-019-0000	19006	0-00	0	0	0	-	-	-
22-20-421-008-0000	19006	2-05	34,762	32,755	28,602	35,807	38,114	41,767
22-20-421-013-0000	19006	5-22	155,308	147,846	150,993	147,491	155,441	164,583
22-20-427-001-0000	19006	0-00	0	0	0	-	-	-
22-20-427-005-0000	19006	2-03	36,845	35,075	35,821	39,298	41,416	43,852
22-20-427-006-0000	19006	2-03	29,083	27,349	98,108	32,716	34,857	38,318
22-20-427-007-0000	19006	2-12	39,923	54,822	73,163	84,330	88,876	94,103
22-20-427-008-0000	19006	2-11	70,363	66,982	68,480	79,972	84,283	89,240
22-20-427-009-0000	19006	2-11	89,918	85,597	87,419	69,215	101,602	107,577
22-20-428-001-0000	19006	2-12	77,220	73,509	75,074	74,209	78,209	82,808
22-20-428-002-0000	19006	2-05	51,049	48,596	49,630	55,438	58,427	61,863
Total EAV:			6,585,820	6,293,420	6,458,635	6,760,524	7,247,828	7,563,320
% change from Previous Year:			4.6%	-2.6%	-4.5%	-6.7%	-4.2%	
Village of Lemont			558,974,453	523,105,153	521,075,519	526,241,808	555,635,910	600,781,044
Balance of Village EAV			552,388,633	516,811,733	514,616,884	519,481,284	548,388,082	593,217,724
Percent increase/decrease			6.9%	0.4%	-0.9%	-5.3%	-7.6%	
CPI - All Urban Consumers			1.30%	0.10%	1.60%	1.50%	2.10%	

**VILLAGE OF LEMONT
ORDINANCE NO. _____**

**AN ORDINANCE OF THE VILLAGE OF LEMONT, COOK, WILL AND DUPAGE
COUNTIES, ILLINOIS, ADOPTING TAX INCREMENT ALLOCATION FINANCING
FOR THE TRANSIT ORIENTED DEVELOPMENT (“TOD”)
REDEVELOPMENT PROJECT AREA**

(TOD TIF)

**ADOPTED BY THE
PRESIDENT AND BOARD OF TRUSTEES
OF THE VILLAGE OF LEMONT
THIS 27th DAY OF AUGUST, 2018**

**Published in pamphlet form by
Authority of the President and
Board of Trustees of the Village of
Lemont, Counties of Cook, Will and
DuPage, Illinois, this 27th day of August, 2018.**

**AN ORDINANCE OF THE VILLAGE OF LEMONT, COOK, WILL AND DUPAGE
COUNTIES, ILLINOIS, ADOPTING TAX INCREMENT ALLOCATION FINANCING
FOR THE TRANSIT ORIENTED DEVELOPMENT (“TOD”)
REDEVELOPMENT PROJECT AREA**

(TOD TIF)

WHEREAS, it is desirable and in the best interests of the citizens of the Village of Lemont, Cook, Will and DuPage Counties, Illinois (the “*Village*”), for the Village to adopt tax increment allocation financing pursuant to the Illinois Tax Increment Allocation Redevelopment Act, as amended, 65 ILCS 5/11-74.4-1, *et seq.* (the “*TIF Act*”); and

WHEREAS, pursuant to the TIF Act, the President and Board of Trustees of the Village (collectively, the “*Corporate Authorities*”) have heretofore approved the Village of Lemont Transit Oriented Development (TOD) Redevelopment Plan and Project Tax Increment Finance (TIF) District (the “*Plan*”) for the Transit Oriented Development (“TOD”) Redevelopment Project Area (the “*Project Area*”) as required by the TIF Act by passage of an ordinance and have heretofore designated the Project Area as required by the TIF Act by passage of an ordinance and have otherwise complied with all other conditions precedent required by the TIF Act.

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

Section 1: Tax Increment Adoption. The TIF Act is hereby adopted to pay redevelopment project costs, as defined in the TIF Act and as set forth in the Plan, within the Project Area, as legally described in *Exhibit A*, attached hereto and incorporated herein. The map of the Project Area showing the street location is depicted in *Exhibit B*, attached hereto and incorporated herein as if set out in full by this reference.

Section 2: Allocation of Ad Valorem Taxes. Pursuant to the TIF Act, the ad valorem taxes, if any, arising from the levies upon taxable real property in the Project Area by taxing districts and tax rates determined in the manner provided in Section 11-74.4-9(c) of the TIF Act each year after the effective date of this Ordinance until the Plan costs and obligations issued in respect thereto have been paid, shall be divided as follows:

1. That portion of taxes levied upon each taxable lot, block, tract, or parcel of real property which is attributable to the lower of the current equalized assessed value or the initial equalized assessed value of each such taxable lot, block, tract, or parcel of real property in the Project Area, shall be allocated to and when collected shall be paid by the county collector to the respective affected taxing districts, in the manner required by law in the absence of the adoption of tax increment allocation financing.
2. That portion, if any, of such taxes which is attributable to the increase in the current equalized assessed valuation of each lot, block, tract, or parcel of real property in the Project Area over and above the initial equalized assessed value of each property in the Project Area, shall be allocated to and when collected shall be paid

to the municipal treasurer or to his designee, pursuant to Section 207A of the Revenue Act of 1939 of the State of Illinois, as amended, who shall deposit said taxes into a special fund, hereby created, and designated the “Village of Lemont, Illinois, Transit Oriented Development (“TOD”) Redevelopment Project Area Special Tax Allocation Fund” of the Village, and such taxes shall be used for the purpose of paying Project costs and obligations incurred in the payment thereof.

Section 3: Invalidity of Any Section. If any section, paragraph, or provision of this Ordinance shall be held to be invalid or unenforceable for any reason, the invalidity or unenforceability of such section, paragraph, or provision shall not affect any of the remaining provisions of this Ordinance.

Section 4: Superseder and Effective Date. All ordinances, resolutions, motions, or orders in conflict with this Ordinance are repealed to the extent of such conflict, and this Ordinance shall be in full force and effect immediately upon its passage by the Corporate Authorities and approval as provided by law.

PASSED AND APPROVED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF LEMONT, COUNTIES OF COOK, WILL, AND DuPAGE, ILLINOIS, on this 27th day of August, 2018.

	<u>AYES</u>	<u>NAYS</u>	<u>ABSENT</u>	<u>ABSTAIN</u>
Debby Blatzer				
Ryan Kwasneski				
Dave Maher				
Ken McClafferty				
Rick Sniegowski				
Ron Stapleton				

JOHN EGOFSKE, Village President

Attest:

CHARLENE M. SMOLLEN, Village Clerk

Exhibit A
Legal Description

BEGINNING AT THE NORTHEAST CORNER OF LOT 10 IN BLOCK 7 IN THE VILLAGE OF LEMONT,

THENCE SOUTHWESTERLY ALONG THE SOUTHERLY LINE OF ALLEY, BEING ALSO THE NORTHERLY LINE OF LOT 6 TO 10, AND THE WESTERLY EXTENSION OF SAID ALLEY, TO THE WEST LINE OF LOCKPORT STREET, BEING ALSO THE EAST LINE OF BLOCK 6 IN THE VILLAGE OF LEMONT;

THENCE NORTHWESTERLY, ALONG THE EASTERLY LINE OF BLOCK 6 TO THE NORTHEAST CORNER OF LOT 1 IN BLOCK 6, BEING ALSO THE SOUTHERLY LINE OF ILLINOIS STREET;

THENCE SOUTHWESTERLY, ALONG THE NORTHERLY LINE OF BLOCK 6 AND THE WESTERLY EXTENSION OF SAID LINE, TO THE WEST LINE OF JOLIET STREET;

THENCE NORTHWESTERLY, ALONG THE WESTERLY LINE OF JOLIET STREET TO THE NORTHERLY LINE OF MAIN STREET;

THENCE WESTERLY ALONG THE WESTERLY EXTENSION OF MAIN STREET TO A POINT THAT IS 110 FEET WEST (AS MEASURED ALONG SAID EXTENSION LINE) OF THE EAST LINE OF LOT 7 IN COUNTY CLERKS DIVISION OF UNSUBDIVIDED LANDS IN SECTION 20, TOWNSHIP 37 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN;

THENCE NORTHERLY ON A LINE THAT TERMINATES AT A POINT 63 FEET WESTERLY OF THE EAST LINE OF LOT 7 (AS MEASURED ALONG THE SOUTH LINE OF NEW AVENUE) IN SAID COUNTY CLERKS DIVISION TO A POINT THAT IS 150 FEET SOUTHERLY (MEASURED AT RIGHT ANGLES) OF THE SOUTH LINE OF NEW AVENUE;

THENCE WESTERLY, ALONG A LINE THAT IS 150 FEET SOUTHERLY (MEASURED AT RIGHT ANGLES) OF THE SOUTH LINE OF NEW AVENUE TO A LINE THAT IS PERPENDICULAR TO THE SOUTH LINE OF NEW AVENUE AT A POINT THAT IS 200 FEET SOUTHWESTERLY OF THE EAST LINE OF LOT 7 IN SAID COUNTY CLERKS DIVISION (AS MEASURED ALONG THE SOUTH LINE OF NEW AVENUE);

THENCE NORTHERLY ALONG SAID PERPENDICULAR LINE 150 FEET TO THE SOUTH LINE OF NEW AVENUE;

THENCE NORTHEASTERLY, ALONG THE SOUTH LINE OF NEW AVENUE TO THE EAST LINE OF LOT 7 IN SAID COUNTY CLERKS DIVISION;

THENCE NORTHEASTERLY , THRU BLOCKS 9 AND 2 IN THE VILLAGE OF LEMONT, AND ALONG THE SOUTH LINE OF NEW AVENUE TO THE CENTER LINE OF STATE STREET,

THENCE NORTHWESTERLY, ALONG THE CENTER OF STATE STREET TO THE SOUTH LINE OF THE ILLINOIS AND MICHIGAN RESERVE LINE; SAID LINE BEING ALSO THE WESTERLY EXTENSION OF THE NORTH LINE OF BLOCK 1 IN THE VILLAGE OF LEMONT;

THENCE NORTHEASTERLY ALONG SAID EXTENDED LINE AND THE NORTH LINE OF SAID BLOCK 1 AND THE NORTH LINE OF BLOCK 1 EXTENDED EASTERLY TO THE EASTERLY LINE OF LEMONT STREET;

THENCE SOUTHEASTERLY, ALONG THE EASTERLY LINE OF LEMONT STREET TO THE NORTHERLY LINE OF MAIN STREET;

THENCE NORTHEASTERLY, ALONG THE NORTHERLY LINE OF MAIN STREET TO THE SOUTHERLY EXTENSION OF THE WEST LINE OF LOT 3 IN BLOCK 34 IN THE VILLAGE OF KEEPATOW;

THENCE NORTHERLY, ALONG SAID EXTEND LINE AND THE WEST LINE OF SAID LOT 3 TO THE SOUTH LINE OF LAWRENCE STREET, ALSO KNOWN AS CANAL STREET,

THENCE NORTHEASTERLY ALONG THE SOUTHERLY LINE OF LAWRENCE STREET. THRU LOTS 1, 2 AND 3 IN BLOCK 34, AND THRU THAT PART OF THE NORTH/SOUTH PORTION OF VACATED STEVENS STREET AND SOUTHERLY ALONG THAT PORTION OF SAID VACATED STEPHENS STREET (LYING WEST OF STEVEN STREET THAT RUNS NORTHWESTERLY) TO THE NORTH LINE OF RAILROAD RIGHT OF WAY, IN BLOCK 34 IN THE VILLAGE OF KEEPATOW;

THENCE SOUTH TO THE NORTHERLY LINE OF MAIN STREET;

THENCE NORTHEASTERLY ALONG THE NORTHERLY LINE OF MAIN STREET TO THE NORTHWESTERLY EXTENSION OF THE EAST LINE OF LOT 6 IN BLOCK 1 IN TRUESDELL'S ADDITION TO ATHENS;

THENCE SOUTHEASTERLY ALONG SAID EXTENDED LINE AND THE EASTERLY LINE OF LOT 6 TO THE SOUTHEAST CORNER OF LOT 6;

THENCE SOUTHWESTERLY ALONG THE SOUTH LINE OF LOT 6 TO THE SOUTHWEST CORNER OF SAID LOT 6;

THENCE SOUTHEASTERLY TO THE SOUTHEAST CORNER OT LOT 8 IN BLOCK 1 IN SAID TRUESDELL'S ADDITION TO ATHENS;

THENCE CONTINUING SOUTHEASTERLY ALONG THE EXTENSION OF THE LAST DESCRIBED LINE TO THE SOUTHERLY LINE OF ILLINOIS STREET;

THENCE SOUTHWESTERLY ALONG THE SOUTHERLY LINE OF ILLINOIS STREET TO THE NORTHWEST CORNER OF LOT 5 IN BLOCK 5 IN TRUESDELL'S ADDITION TO ATHENS;

THENCE SOUTHEASTERLY, ALONG THE WESTERLY LINE OF SAID LOT 5 TO THE SOUTHWEST CORNER OF LOT 5;

THENCE SOUTHWESTERLY ALONG THE SOUTHERLY LINE OF LOT 7 IN BLOCK 5 IN TRUESDELL'S ADDITION TO ATHENS TO THE SOUTHWEST CORNER OF SAID LOT 7, SAID POINT ALSO BEING A POINT ON THE EAST LINE OF STEPHEN STREET;

THENCE SOUTHERLY ALONG THE EAST LINE OF STEPHEN STREET TO A POINT ON A LINE THAT IS THE EASTERLY EXTENSION OF THE SOUTH LINE OF LOT 1 IN THE RESUBDIVISION OF LOTS 1 TO 6 IN BLOCK 4 IN TRUESDELL'S ADDITION TO ATHENS;

THENCE SOUTHWESTERLY TO THE SOUTHWEST CORNER OF SAID LOT 1;

THENCE SOUTHEASTERLY ALONG THE DIVISION LINE BETWEEN LOTS 1 AND 3 IN THE RESUBDIVISION OF LOTS 1 TO 6 IN BLOCK 4 IN TRUESDELL'S ADDITION TO ATHENS TO A SOUTHEASTERLY CORNER OF SAID LOT 2;

THENCE SOUTHWESTERLY ALONG THE DIVISION LINE BETWEEN LOTS 2 AND 3 TO A WESTERLY CORNER OF SAID LOT 2 IN THE RESUBDIVISION OF LOTS 1 TO 6 IN BLOCK 4 IN TRUESDELL'S ADDITION TO ATHENS;

THENCE SOUTHEASTERLY TO A SOUTHEAST CORNER OF SAID LOT 2, (SAID CORNER BEING ALSO THE SOUTHWEST CORNER OF LOT 3 IN THE RESUBDIVISION OF LOTS 1 TO 6 IN BLOCK 4 IN TRUESDELL'S ADDITION TO ATHENS);

THENCE WESTERLY ALONG THE SOUTH LINE OF SAID LOT 2 TO THE EAST LINE OF AN ALLEY;

THENCE SOUTHEASTERLY, ALONG THE EAST LINE OF SAID ALLEY TO A LINE THAT IS THE EASTERLY EXTENSION OF THE SOUTH LINE OF LOT 7 IN SINGER AND TALCOTT'S RESUBDIVISION;

THENCE SOUTHWESTERLY, ALONG SAID EXTENDED LINE TO THE WEST LINE OF AN ALLEY;

THENCE NORTHWESTERLY, ALONG THE WEST LINE OF SAID ALLEY, TO THE NORTHEAST CORNER OF LOT 6 IN SAID SINGER AND TALCOTT'S RESUBDIVISION;

THENCE SOUTHWESTERLY, ALONG THE NORTH LINE OF SAID LOT 6 TO THE NORTHWEST CORNER OF LOT 6, SAID CORNER BEING ON THE EAST LINE OF LEMONT STREET;

THENCE SOUTHEASTERLY, ALONG THE EAST LINE OF LEMONT STREET TO TO A LINE THAT IS THE EASTERLY EXTENSION OF THE SOUTHERLY LINE OF AN ALLEY IN BLOCK 8 IN THE VILLAGE OF LEMONT;

THENCE WESTERLY, ALONG SAID EXTENDED LINE TO THE NORTHEAST CORNER OF LOT 9 IN BLOCK 8 IN THE VILLAGE OF LEMONT;

THENCE SOUTHEASTERLY, ALONG THE EASTERLY LINE OF LOT 9 TO THE SOUTHEAST CORNER OF SAID LOT 9, SAID CORNER BEING ON THE NORTH LINE OF CASS STREET;

THENCE SOUTHWESTERLY, ALONG THE NORTH LINE OF CASS STREET TO THE SOUTHWEST CORNER OF LOT 7 IN BLOCK 8 IN THE VILLAGE OF LEMONT, SAID CORNER BEING ON THE EAST LINE OF STATE STREET;

THENCE NORTHWESTERLY, ALONG THE EAST LINE OF STATE STREET, TO A LINE THE IS THE EASTERLY EXTENSION OF THE SOUTHERLY LINE OF AN ALLEY IN BLOCK 7 IN THE VILLAGE OF LEMONT;

THENCE SOUTHWESTERLY TO THE NORTHEAST CORNER OF LOT 10 IN BLOCK 7 IN THE VILLAGE OF LEMONT SAID CORNER BEING THE POINT OF BEGINNING; ALL IN SECTION 20, TOWNSHIP 37 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Exhibit B
Project Area Map



Transit Oriented Development (TOD)
Tax Increment Finance (TIF) District

 Proposed TOD TIF

6/8/2018



TO: Village Board
FROM: Jamie Tate, AICP, Consulting Planner
THROUGH: Jason Berry, AICP, Community Development Director
SUBJECT: Case 2018-09 13610 Eliza Lane Driveway Variation
DATE: August 27, 2018

SUMMARY/ BACKGROUND

Elliot Slosar and Nina Godlewski, owners of the subject property, are seeking approval of a variation to Section 17.07.040 and 17.26.100 of the Lemont Unified Development Ordinance (UDO) to allow a driveway width greater than 22 feet at the lot line and driveway apron.

A public hearing was held at the Planning and Zoning Commission (PZC) meeting on July 18, 2018. The application was discussed at the August 20, 2018 Committee of the Whole.

ANALYSIS

Consistency with Village Policy

The applicant has demonstrated consistency with all three of the variation standards contained within Section 17.04.150.D of the UDO.

STAFF RECOMMENDATION

Staff and the PZC is recommending approval.

BOARD ACTION REQUESTED

Motion and approval of the attached ordinance.

ATTACHMENTS

1. AN ORDINANCE GRANTING A VARIATION TO §17.07.040 AND §17.26.100 OF THE LEMONT UNIFIED DEVELOPMENT ORDINANCE TO ALLOW THE DRIVEWAY WIDTH TO EXCEED 22' AT 13610 ELIZA LANE IN LEMONT, IL

**VILLAGE OF LEMONT
ORDINANCE NO. _____**

**AN ORDINANCE GRANTING A VARIATION TO §17.07.040 AND §17.26.100 OF THE
LEMONT UNIFIED DEVELOPMENT ORDINANCE TO ALLOW THE DRIVEWAY
WIDTH TO EXCEED 22' AT 13610 ELIZA LANE IN LEMONT, IL**

(13610 ELIZA LANE)

**ADOPTED BY THE
PRESIDENT AND BOARD OF TRUSTEES
OF THE VILLAGE OF LEMONT
THIS 27th DAY OF AUGUST, 2018**

**Published in pamphlet form by
Authority of the President and
Board of Trustees of the Village of
Lemont, Counties of Cook, Will and
DuPage, Illinois, this 27th day of August, 2018.**

**AN ORDINANCE GRANTING A VARIATION TO §17.07.040.B AND §17.26.100 OF
THE LEMONT UNIFIED DEVELOPMENT ORDINANCE TO ALLOW THE
DRIVEWAY WIDTH TO EXCEED 22' AT 13610 ELIZA LANE IN LEMONT, IL**

(13610 ELIZA LANE)

WHEREAS, Elliot Slosar and Nina Godlewski (hereinafter referred to as “the Petitioner”) are the owners of the property at 13610 Eliza Lane in Lemont (PIN# 22-34-405-002-0000) (hereinafter referred to as the “Subject Property”) legally described and depicted in Exhibit A; and

WHEREAS, the Petitioner applied pursuant to the provisions of the Lemont, Illinois Municipal Code, Title 17 Unified Development Ordinance (“UDO”) seeking a variation to §17.07.040 of the UDO to allow driveway width to exceed 22’ in the R-4 Zoning District; and

WHEREAS, the Planning and Zoning Commission of the Village of Lemont, Illinois conducted a public hearing on July 18, 2018 for the variation request and voted 6-0 to recommend approval of the requested variation; and

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

WHEREAS, the President and Board of Trustees of the Village have reviewed the matter herein and have determined that the requested variation 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 PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF LEMONT, COUNTIES OF COOK, DUPAGE, AND WILL, ILLINOIS AS FOLLOWS:

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

SECTION 2: Variation. A variation is granted from §17.07.040 and §17.26.100 of the UDO to allow a driveway width to exceed 22’ in the R-4 Zoning District, as provided and conditioned in this ordinance.

SECTION 3: Conditions. The variation shall have the following conditions:

1. General Conditions. 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.

2. Specific Conditions. None.

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

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

PASSED AND APPROVED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF LEMONT, COUNTIES OF COOK, WILL, AND DuPAGE, ILLINOIS, on this 27th day of August, 2018.

	<u>AYES</u>	<u>NAYS</u>	<u>ABSENT</u>	<u>ABSTAIN</u>
Debby Blatzer				
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

Exhibit "A" – Legal Description

Lot 2 in Kettering P.U.D. Unit One, being a subdivision of the East 1/2 of the Southeast 1/4 of Section 34, Township 37 North, Range 11, East of the Third Principal Meridian, according to the Plat thereof recorded August 18, 2014 as Document Number 1423029019, in Cook County, Illinois.

Property Address: 13610 Eliza Lane, Lemont, IL 60439



*First American
Title Insurance Company*

Warranty Deed - LLC

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 Conventional Neighborhood (CVN).
2. The request is consistent with the surrounding land uses.
3. The requested variation substantially meets the standards for granting variations.



TO: Village Board
FROM: Mark Herman, Community Development Manager
THROUGH: Jason Berry, AICP, Economic & Community Development Director
SUBJECT: Case 18-10 Russo Salt Supply Special Use
DATE: August 27, 2018

SUMMARY/ BACKGROUND

Eric Adams of Russo Salt Supply, LLC is requesting a special use to allow for the offloading and storage of de-icing salt located at 16500 Des Plaines River Road. Material stockpiles are a special use within the Canal Overlay District and considered on a case by case basis. Staff is recommending approval with conditions drafted by the PZC.

ANALYSIS

Consistency with Village Policy

Lemont 2030 Comprehensive Plan. The Comprehensive Plan map designates the subject property as Industrial (IND) land use. The proposed Special Use is consistent with the goals of the Lemont 2030 Comprehensive Plan.

RECOMMENDATION

Staff and the PZC are recommending approval of the Special Use.

BOARD ACTION REQUESTED

Motion and approval of the attached ordinance.

ATTACHMENTS

1. An Ordinance Granting A Special Use For Material Stockpiles At 16500 Des Plaines River Road In Lemont, IL

**VILLAGE OF LEMONT
ORDINANCE NO. _____**

**AN ORDINANCE GRANTING A SPECIAL USE FOR MATERIAL STOCKPILES AT
16500 DES PLAINES RIVER ROAD IN LEMONT, IL**

(16500 DES PLAINES RIVER ROAD)

**ADOPTED BY THE
PRESIDENT AND BOARD OF TRUSTEES
OF THE VILLAGE OF LEMONT
THIS 27th DAY OF AUGUST, 2018**

**Published in pamphlet form by
Authority of the President and
Board of Trustees of the Village of
Lemont, Counties of Cook, Will and
DuPage, Illinois, this 27th day of August, 2018.**

**AN ORDINANCE GRANTING A SPECIAL USE FOR MATERIAL STOCKPILES AT
16500 DES PLAINES RIVER ROAD IN LEMONT, IL**

(16500 DES PLAINES RIVER ROAD)

WHEREAS, Russo Salt Supply, LLC (hereinafter referred to as “the Petitioner”) is the lessee of the property at 16500 Des Planes River Road in Lemont (hereinafter referred to as the “Subject Property”) and depicted in the Site Plan attached hereto as 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 material stockpiles in the Canal Overlay District pursuant to 17.06.130 of the UDO; and

WHEREAS, the Planning and Zoning Commission of the Village of Lemont, Illinois conducted a public hearing on July 18, 2018 for the special use request and voted 6-0 to recommend approval of the requested special use; 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 and outside 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 PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF LEMONT, COUNTIES OF COOK, DUPAGE, AND WILL, ILLINOIS AS FOLLOWS:

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

SECTION 2: Special Use. A special use is granted for material stockpiles in the Canal Overlay District at 16500 Des Plaines River Road, as provided and conditioned in this ordinance.

SECTION 3: Conditions. The special use is contingent upon the following conditions:

1. The special use is granted only to Russo Salt Supply, LLC.
2. The special use is granted solely for the offloading and storage of de-icing salt.
3. The material stockpile shall not exceed thirty-five (35) feet in height.

4. The material stockpile shall be covered, stabilized and contained by a tarp or similar covering of a uniform neutral color and shall at all times be free from holes, tears, rips or other signs of wear and tear or deterioration.
5. The salt pile shall be contained with a concrete block berm a minimum of 6 feet and a maximum of 8 feet.
6. The stockpile shall not exceed 50,000 tons of salt storage or the special use will require an amendment to allow for a greater amount of storage.

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

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

PASSED AND APPROVED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF LEMONT, COUNTIES OF COOK, WILL, AND DuPAGE, ILLINOIS, on this 27th day of August, 2018.

	<u>AYES</u>	<u>NAYS</u>	<u>ABSENT</u>	<u>ABSTAIN</u>
Debby Blatzer				
Ryan Kwasneski				
Dave Maher				
Ken McClafferty				
Rick Sniegowski				
Ron Stapleton				

JOHN EGOSKE, Village President

Attest:

CHARLENE M. SMOLLEN, Village Clerk

EXHIBIT A

Site Plan



Des
Plaines

Desplaines River Dr

Desplaines River Dr

Main Channel Parcel 22.06 (ACBL)

Barge
Slip 3

Sanitary
Drainage
and
Ship
Canal

Proposed Sublease Area
(Russo)

Sanitary
Drainage
and
Ship
Canal

Sanitary
Drainage
and
Ship
Canal

Industrial Park Dr

Industrial Park Dr

Industrial Park Dr

and Michigan Canal

E New Ave



Centennial Trail
Des Plaines River Rd

Concrete Blocks

Driving Path

Salt Pile

Off Load Area

© 2018 Google

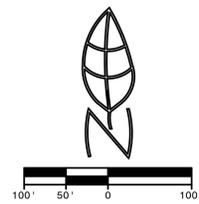
Google Earth

1993

Imagery Date: 3/17/2018 41°40'27.93" N 88°01'07.29" W elev 0 ft eye alt 763 ft

PROPOSED LEASE EXHIBIT NEAR MARINA SLIPS 3 AND 4

LEMONT, ILLINOIS



PARCEL 1

THAT PART OF LOTS 219 AND 222 IN SANITARY DISTRICT TRUSTEE'S SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED MARCH 31, 1908 AS DOCUMENT NO. 4180218 IN COOK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID LOT 222, SAID POINT BEING LOCATED ON THE WEST LINE OF THE SOUTHEAST FRACTIONAL QUARTER OF SECTION 19, TOWNSHIP 37 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS; THENCE S 66°25'55" W ALONG THE NORTHWESTERLY LINE OF SAID LOT 222 341.66 FEET; THENCE S 23°34'05" E TO THE NORTHWESTERLY LINE OF THE SANITARY DRAINAGE AND SHIP CANAL, ALSO BEING THE POINT OF BEGINNING; THENCE NORTHEASTERLY ALONG THE NORTHWESTERLY LINE OF SAID SHIP CANAL APPROXIMATELY 740 FEET TO THE SOUTHWESTERLY ENTRANCE OF MARINA BARGE SLIP #3; THENCE NORTHEASTERLY, NORTHWESTERLY AND SOUTHWESTERLY ALONG THE SOUTHWESTERLY SIDE OF SAID BARGE SLIP THE FOLLOWING FOUR COURSES: NORTHEASTERLY APPROXIMATELY 235 FEET, NORTHWESTERLY APPROXIMATELY 170 FEET TO A BEND, NORTHWESTERLY 90 FEET, SOUTHWESTERLY 810 FEET TO SAID LINE THAT BEARS S 23°34'05" E; THENCE S 23°34'05" E APPROXIMATELY 420 FEET TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

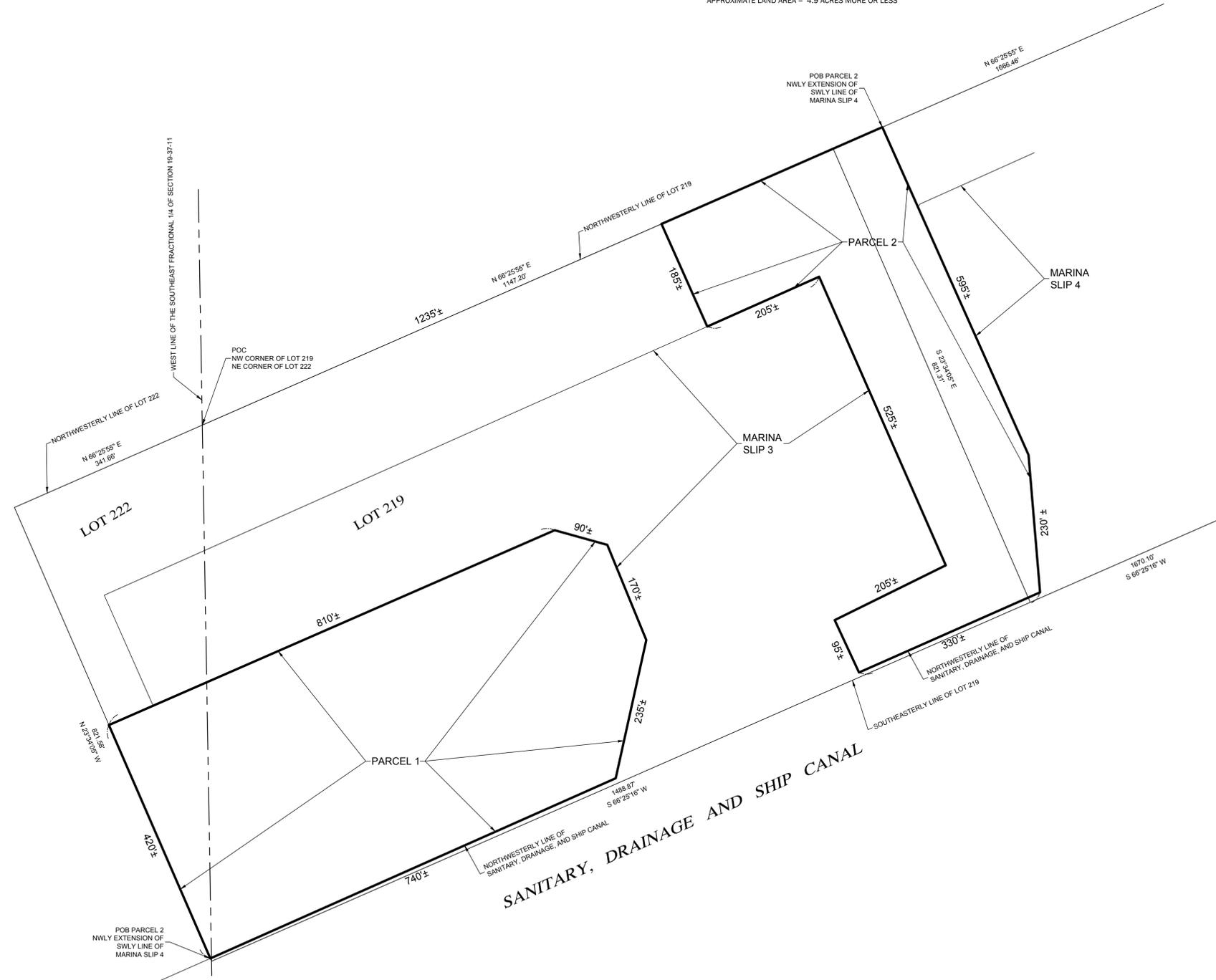
APPROXIMATE LAND AREA = 8.1 ACRES MORE OR LESS

PARCEL 2

THAT PART OF LOT 219 IN SANITARY DISTRICT TRUSTEE'S SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED MARCH 31, 1908 AS DOCUMENT NO. 4180218 IN COOK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 219, SAID POINT BEING LOCATED ON THE WEST LINE OF THE SOUTHEAST FRACTIONAL QUARTER OF SECTION 19, TOWNSHIP 37 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS; THENCE N 66°25'55" E ALONG THE NORTHWESTERLY LINE OF SAID LOT 219 APPROXIMATELY 1235 FEET TO THE NORTHWESTERLY EXTENSION OF THE SOUTHWESTERLY LINE OF MARINA BARGE SLIP #4 AND THE POINT OF BEGINNING; THENCE SOUTHEASTERLY ALONG THE SOUTHWESTERLY LINE OF SAID MARINA BARGE SLIP #4 THE FOLLOWING TWO DISTANCES: SOUTHEASTERLY APPROXIMATELY 595 FEET TO A BEND, SOUTHERLY APPROXIMATELY 230 FEET TO THE NORTHWESTERLY LINE OF THE SANITARY AND SHIP CANAL; THENCE SOUTHWESTERLY ALONG SAID NORTHWESTERLY LINE OF THE SANITARY AND SHIP CANAL APPROXIMATELY 330 FEET TO THE SOUTHEASTERLY LINE OF THE ENTRANCE OF MARINA SLIP #3; THENCE NORTHWESTERLY ALONG THE EASTERLY LINE OF SAID ENTRANCE APPROXIMATELY 95 FEET TO THE EASTERLY SIDE OF SAID MARINA BARGE SLIP #3; THENCE ALONG THE EASTERLY SIDE OF THE ABOVE DESCRIBED SLIP THE FOLLOWING THREE DISTANCES: NORTHEASTERLY APPROXIMATELY 205 FEET, NORTHWESTERLY APPROXIMATELY 525 FEET, SOUTHWESTERLY APPROXIMATELY 205 FEET; THENCE NORTHWESTERLY PARALLEL WITH THE EASTERLY LINE OF SAID SOUTHWESTERLY MARINA SLIP APPROXIMATELY 185 FEET TO THE NORTH LINE OF SAID LOT 219; THENCE N 66°25'55" E ALONG THE NORTHWESTERLY LINE OF SAID LOT 219 TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

APPROXIMATE LAND AREA = 4.9 ACRES MORE OR LESS



DATE	1	2	3	4	5	6

PROPOSED LEASE EXHIBIT
NEAR MARINA SLIPS 3 & 4
LEMONT, ILLINOIS

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



FIELD CREW: —
DRAWN BY: CJS
CHECKED BY: TC
APPROVED BY: TC
DATE: 5/31/2018
SCALE: HORIZ 1"=100'
VERT NONE

SHEET
1
OF 1 SHEETS
PROJ # 18-05-1003

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 (I.); the proposed special use is consistent with the 2030 plan.
2. The special use is consistent with the surrounding land uses.
3. The special use meets the applicable standards for a special use found in §17.04.140.



TO: Village Board
FROM: Jamie Tate, AICP, Consulting Planner
THROUGH: Jason Berry, AICP, Economic & Community Development Director
SUBJECT: Case 18-04 Willow Pointe Final PUD/Plat
DATE: August 27, 2018

SUMMARY/ BACKGROUND

Matthew Dill of Willow Pointe LLC, the owner of the subject property, is seeking Final PUD Plat and Plan approval for the Willow Pointe Subdivision. The PUD and plan will allow the construction of a forty (40) unit single-family residential subdivision on 11.99 acres of vacant land at the southeast corner of 131st Street and Parker Road.

ANALYSIS

Consistency with Village Policy

Lemont 2030 Comprehensive Plan. The Comprehensive Plan map designates the subject property as Conventional Neighborhood (CVN) land use. The proposed development is consistent with the goals of the Lemont 2030 Comprehensive Plan.

RECOMMENDATION

Staff and the PZC are recommending approval of the Final Plat/PUD and Subdivision.

BOARD ACTION REQUESTED

Motion and approval of the attached ordinance.

ATTACHMENTS

1. An Ordinance Approving the Final Plat/PUD for Willow Pointe

**VILLAGE OF LEMONT
ORDINANCE NO. _____**

**AN ORDINANCE GRANTING FINAL PUD PLAN/PLAT APPROVAL FOR A
FORTY UNIT SINGLE-FAMILY ATTACHED RESIDENTIAL SUBDIVISION
LOCATED AT 13101 PARKER ROAD IN LEMONT, ILLINOIS.**

(Willow Pointe)

**ADOPTED BY THE
PRESIDENT AND BOARD OF TRUSTEES
OF THE VILLAGE OF LEMONT
THIS 27th DAY OF AUGUST, 2018**

**Published in pamphlet form by
authority of the President and
Board of Trustees of the Village
of Lemont, Cook, DuPage, and Will
Counties, Illinois, this 27th day of
August, 2018.**

ORDINANCE NO. _____

AN ORDINANCE GRANTING FINAL PUD PLAN/PLAT APPROVAL FOR A FORTY UNIT SINGLE-FAMILY ATTACHED RESIDENTIAL SUBDIVISION LOCATED AT 13101 PARKER ROAD IN LEMONT, ILLINOIS.

(Willow Pointe)

WHEREAS, Matthew Dill of Willow Pointe LLC (hereinafter referred to as the “Petitioner”), is the owner of the property covering approximately 11.99 acres located at 13101 Parker Road (PIN # 22-35-300-002-0000), legally described and depicted in the Final Plat of Subdivision titled “Final Plan and PUD for Willow Pointe” attached hereto as Exhibit A (hereinafter referred to as the “Subject Property”); and

WHEREAS, the Petitioner applied for preliminary plan/plat approval, special use for a planned unit development, and zoning map amendment to the R-5 Single-Family Attached Residential District for a planned unit development consisting of a forty unit single family residential subdivision; and

WHEREAS, said application was reviewed in accordance with the Lemont Unified Development Ordinance of 2008 (Chapter 17 of the Lemont, Illinois Municipal Code) (hereinafter referred to as “UDO”) and approved by the Village Board of Trustees on April 23, 2018; and

WHEREAS, the Petitioner has submitted a PUD Final Plan/Plat consisting of the following (hereinafter referred to as “Willow Pointe PUD Final Plan/Plat”):

1. Final Plat & PUD of Willow Pointe dated 7/22/2018 by DesignTek Surveying attached hereto and incorporated herein as Exhibit A.
2. Final Engineering dated 7/25/2018 by DesignTek Engineering attached hereto and incorporated herein as Exhibit B.
3. Engineering Cost Estimate dated 7/27/2018 by DesignTek Engineering attached hereto and incorporated herein as Exhibit C.
4. Landscape and Tree Preservation dated 6/12/2018 by Metz & Company attached hereto and incorporated herein as Exhibit D.

WHEREAS, the Planning & Zoning Commission (PZC) discussed this matter at the regularly scheduled PZC meeting on July 18, 2018, and reviewed the Willow Pointe PUD Final Plan/Plat and found the documents to be in substantial compliance with the approved PUD Preliminary Plan/Plat.

NOW, THEREFORE, BE IT ORDAINED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF LEMONT, COUNTIES OF COOK, DUPAGE, AND WILL, ILLINOIS:

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

SECTION 2: Plat Approval. Subject to the conditions set forth in this Ordinance, the Village Board shall and does hereby approve the Willow Pointe PUD Final Plan/Plat.

SECTION 3: Conditions. The approvals set forth in this Ordinance are contingent upon the following conditions:

1. **General Conditions.** Unless otherwise approved by the Village Board the Subject Property shall be developed and maintained in accordance with Village Code, the approved plans, the Annexation Agreement pertaining to the Subject Property and the exhibits to this Ordinance.
2. Address any outstanding additional issues as noted in the comment letters by the Consulting Planner, Village Engineer, Village Arborist, Village Ecologist, and Fire Marshal.

SECTION 4: The Village Clerk of the Village of Lemont be and is directed hereby to publish this Ordinance in pamphlet form, pursuant to the Statutes of the State of Illinois, made and provided.

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

PASSED AND APPROVED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF LEMONT, COUNTIES OF COOK, WILL, AND DUPAGE, ILLINOIS, ON THIS 27th DAY OF AUGUST, 2018.

PRESIDENT AND VILLAGE BOARD MEMBERS:

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

JOHN EGOFSKE
President

ATTEST:

CHARLENE M. SMOLLEN
Village Clerk

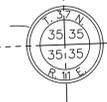
EXHIBIT A

Final Plat & PUD of Willow Pointe

FINAL PLAT & P.U.D. OF WILLOW POINTE

BEING A SUBDIVISION IN PART OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 35, TOWNSHIP 37 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL IDENTIFICATION NUMBER
22-35-300-002-0000



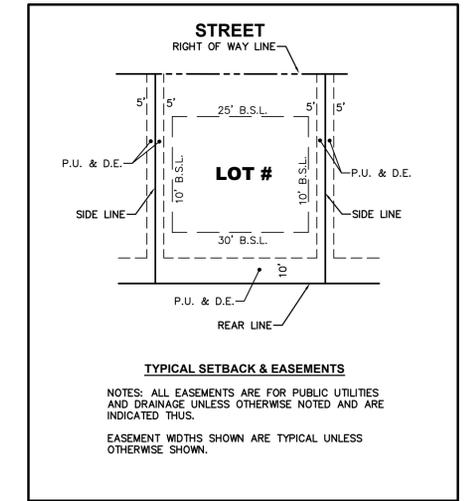
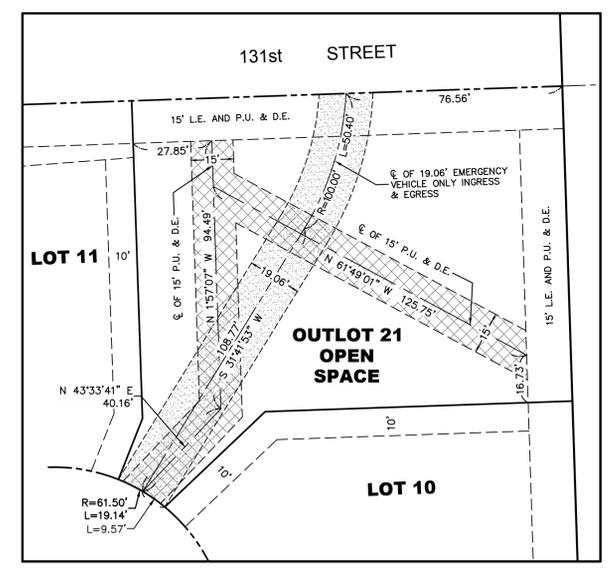
PROJECT DATA

GROSS AREA:	522,420.81 SQ. FT. OR 11.99 ACRES
131st STREET & PARKER ROAD RIGHT OF WAY DEDICATIONS (EXTERNAL):	69,500.11 SQ. FT. OR 1.60 ACRES
NET AREA (AFTER R.O.W. DEDICATIONS):	452,920.70 SQ. FT. OR 10.40 ACRES
R.O.W. DEDICATIONS (INTERNAL):	68,650.20 SQ. FT. OR 1.66 ACRES
LOTS 21, 22 & 23 (NON-BUILDABLE):	112,769.29 SQ. FT. OR 2.59 ACRES
RESIDENTIAL LOTS:	271,501.20 SQ. FT. OR 6.25 ACRES

- GENERAL NOTES**
- ALL AREAS ARE PLUS OR MINUS.
 - ALL EASEMENTS ARE HEREBY GRANTED TO THE VILLAGE OF LEMONT.
 - ALL DISTANCE ARE IN FEET AND DECIMAL PARTS THEREOF.
 - THERE SHALL BE NO DIRECT ACCESS TO PARKER ROAD FROM LOTS 1 & 22.
 - THERE SHALL BE NO DIRECT ACCESS TO 131ST STREET FROM LOTS 11, 12 & 22.
 - THE EMERGENCY VEHICLE ACCESS EASEMENT OVER LOT 21 SHALL NOT BE USED BY ANYONE OTHER THAN EMERGENCY VEHICLES.
 - LOTS 21, 22 AND 23, TOGETHER WITH ANY COMMON ELEMENTS AND LANDSCAPE EASEMENTS SHALL BE MAINTAINED BY THE HOA AND COAR'S TO BE RECORDED UNDER SEPARATE DOCUMENTS.



VICINITY MAP
NOT TO SCALE



LEGEND

●	FIP	FOUND IRON PIPE
○	SIP	SET 1" x 24" IRON PIPE
■	SCM	CONCRETE MONUMENT
—		BOUNDARY LINE
- - -		LOT LINE
- · - · -		RIGHT-OF-WAY LINE
- · - · -		SECTION LINE
- · - · -		EXISTING EASEMENT LINE
- · - · -		PROPOSED EASEMENT LINE

ZONING REQUIREMENTS

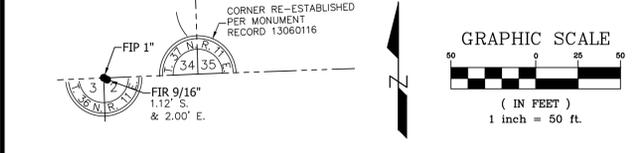
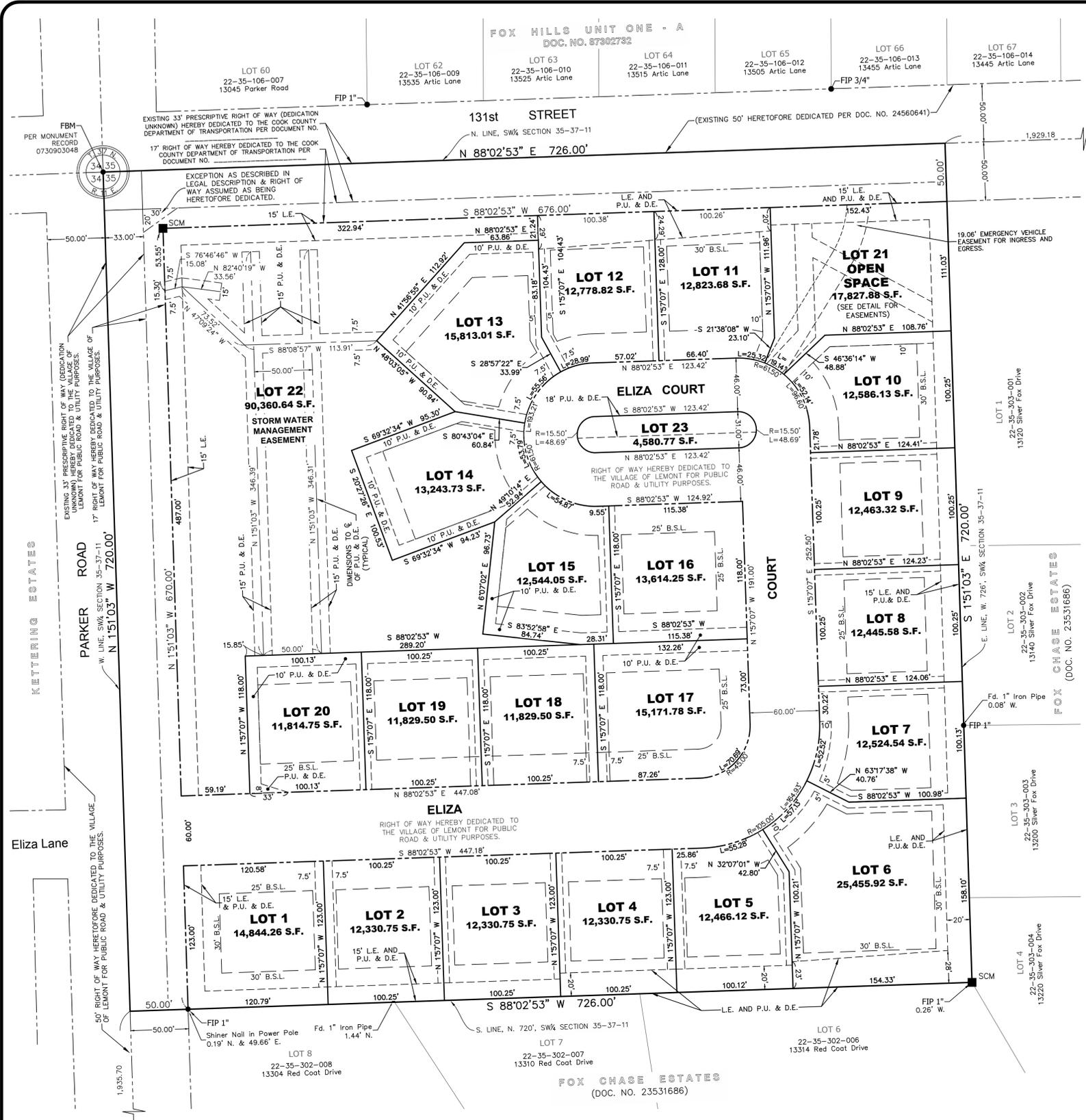
ZONING:	R-5
MULTI-FAMILY UNITS:	40
MULTI-FAMILY LOTS:	20

SETBACK	REQUIRED	PROPOSED
FRONT:	25'	25'
REAR YARD:	30'	30' EXTERIOR & 25' INTERIOR
CORNER SIDE YARD:	25'	25'
SIDE YARD:	15'	10'
R.O.W. WIDTH:	66'	60'
CUL-DE-SAC LENGTH:	300'	1,062'

MIN. LOT SIZE:	10,000 SF	12,000 SF
MIN. LOT WIDTH:	80'	100'
MIN. LOT AREA PER UNIT:	3,000 SF	6,000 SF
LOT COVERAGE:	65%	38.91%

ABBREVIATIONS

FD.	FOUND	N	NORTH
(###.##)	RECORD DIMENSION	S	SOUTH
###.##	MEASURED DIMENSION	E	EAST
FIP	FOUND IRON PIPE	W	WEST
P.U.E.	PUBLIC UTILITY EASEMENT		
D.E.	DRAINAGE EASEMENT		
P.U. & D.E.	PUBLIC UTILITY & DRAINAGE EASEMENT		
B.S.L.	BUILDING SETBACK LINE		
L.E.	LANDSCAPE EASEMENT		
SQ. FT.	SQUARE FEET		
L	ARC DIMENSION		
R	RADIUS DIMENSION		



COMMON ADDRESSES

13101 PARKER ROAD	LEMONT, IL 60439
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BASIS OF BEARING

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

Original mylar submitted by and return to:
Willow Pointe, LLC
7512 County, Line Road
Burr Ridge, Illinois 60527

Send all future tax bills to:
Willow Pointe, LLC
7512 County, Line Road
Burr Ridge, Illinois 60527

DESIGNTEK SURVEYING, LLC
PROFESSIONAL LAND SURVEYORS & CONSULTANTS
IL Prof. Lic. No.: 184 - 004929
License renews: April 30, 2019

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

PREPARED FOR:
WILLOW POINTE, LLC
7512 COUNTY LINE ROAD
BURR RIDGE, ILLINOIS 60527
630-920-9430

REVISIONS

NO.	DATE	DESCRIPTION	NO.	DATE	DESCRIPTION
1.	07/22/2018	PER VILLAGE REVIEW DATED JULY 2, 2018			

FINAL PLAT & P.U.D.

WILLOW POINTE

DRAFTING COMPLETED:	06/13/2018	DRAWN BY:	SJL	PROJECT MANAGER:	SJL
FIELD WORK COMPLETED:	11/20/2015	CHECKED BY:	DR	SCALE:	1" = 50'

SHEET NO. 1 of 2
Project No: 17-0051

OWNER'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF) SS

DO HEREBY CERTIFY THAT THE OWNER(S) OF THE PROPERTY DESCRIBED IN THE CAPTION TO THE PLAT HEREON DRAWN AND AS SUCH OWNER(S), HAVE CAUSED SAID PROPERTY TO BE SURVEYED AND SUBDIVIDED AS AS HEREON SHOWN, AS OWN FREE AND VOLUNTARY ACT AND DEED.

HEREBY DEDICATE FOR PUBLIC USE THE LANDS SHOWN ON THIS PLAT, INCLUDING BUT NOT LIMITED TO, THOROUGHFARES, STREETS, ALLEYS, WALKWAYS AND PUBLIC SERVICES; GRANT THE TELEPHONE, GAS, ELECTRIC AND ANY OTHER PUBLIC OR PRIVATE UTILITY EASEMENTS AS STATED END SHOWN ON THIS PLAT.

FURTHER CERTIFY THAT THERE ARE NO UNPAID DEFERRED INSTALLMENTS OF OUTSTANDING UNPAID SPECIAL ASSESSMENTS EFFECTING THE LAND DESCRIBED AND SHOWN ON THIS FINAL PLAT & P.U.D. OF WILLOW POINTE OR, IF ANY OF SAID INSTALLMENTS ARE NOT PAID, THEN SUCH INSTALLMENTS HAVE BEEN DIVIDED IN ACCORDANCE WITH THE FINAL PLAT & P.U.D. OF WILLOW POINTE AND APPROVED BY THE COURT WHICH CONFIRMED THE SPECIAL ASSESSMENT AND THE PROPER COLLECTOR OF ANY SUCH SPECIAL ASSESSMENT HAS SO CERTIFIED SUCH DIVISION ON THE FACE OF THIS SUBDIVISION PLAT.

DATED THIS DAY OF A.D. 20

OWNER(S): NAME/NAMES

SCHOOL DISTRICT CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF) SS

THIS IS TO CERTIFY THAT TO THE BEST OF KNOWLEDGE, THE UNDERSIGNED AS OWNER OF THE PROPERTY, WHICH WILL BE KNOWN AS IS LOCATED WITHIN THE BOUNDARIES OF:

ELEMENTARY SCHOOL DISTRICT HIGH SCHOOL DISTRICT JUNIOR COLLEGE DISTRICT

IN COUNTY, ILLINOIS.

DATED THIS DAY OF A.D. 20

BY: OWNER

OWNER'S & SCHOOL DISTRICT NOTARY PUBLIC CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF COOK) SS

I, A NOTARY PUBLIC IN AND FOR THE SAID COUNTY AND STATE AFORESAID,

DO HEREBY CERTIFY THAT PERSONALLY KNOWN TO ME TO BE THE SAME

PERSON(S) WHOSE NAME(S) SUBSCRIBED TO THE FOREGOING CERTIFICATE AS SUCH

OWNER(S), APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT SIGNED AND DELIVERED THE SAID INSTRUMENTS AS THEIR OWN FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS DAY OF A.D., 20

NOTARY PUBLIC

MORTGAGEE'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF) SS

GRUNDY BANK, AS MORTGAGEE UNDER THE PROVISIONS OF A CERTAIN MORTGAGE DATED AND RECORDED

IN THE RECORDER'S OFFICE OF COUNTY, ON

AS DOCUMENT # HEREBY CONSENTS TO THE SUBDIVISION AS

STATED HEREON.

DATED THIS DAY OF A.D. 20

BY:

PRINTED NAME AND TITLE

ATTEST:

PRINTED NAME AND TITLE

MORTGAGEE'S NOTARY PUBLIC CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF COOK) SS

I, A NOTARY PUBLIC IN AND FOR THE SAID COUNTY AND STATE AFORESAID,

DO HEREBY CERTIFY THAT AND AND SAID

BANK, WHO PERSONALLY KNOWN TO ME TO BE THE SAME PERSON(S) WHOSE NAME(S) ARE SUBSCRIBED TO THE FOREGOING CERTIFICATE AS SUCH OWNER(S), APPEARED BEFORE ME THIS DAY IN

PERSON AND ACKNOWLEDGED THAT SIGNED AND DELIVERED THE SAID INSTRUMENTS AS THEIR OWN FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS DAY OF A.D., 20

NOTARY PUBLIC

PARCEL IDENTIFICATION NUMBER 22-35-300-002-0000

FINAL PLAT & P.U.D. OF WILLOW POINTE

BEING A SUBDIVISION IN PART OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 35, TOWNSHIP 37 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

COOK COUNTY CLERK STAMP

COOK COUNTY CLERK SPECIAL ASSESSMENTS STAMP

RESERVED FOR: COOK COUNTY RECORDER

PRESIDENT & BOARD TO TRUSTEES CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF COOK) SS

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

THIS DAY OF A.D., 20

BY: VILLAGE 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 DELINQUENT OR UNPAID CURRENT OR FORFEITED SPECIAL ASSESSMENTS, OR ANY DEFERRED INSTALLMENTS OF ANY OUTSTANDING SPECIAL ASSESSMENTS WHICH HAVE NOT BEEN DIVIDED IN ACCORDANCE WITH THE PROPOSED SUBDIVISION AND DULY APPROVED BY THE COURT THAT CONFIRMED THE SPECIAL ASSESSMENT.

DATED AT LEMONT, COUNTY, ILLINOIS, THIS DAY OF A.D., 20

VILLAGE TREASURER

SURFACE WATER STATEMENT

TO THE BEST OF OUR KNOWLEDGE AND BELIEF, THE DRAINAGE OF SURFACE WATERS WILL NOT BE CHANGED BY THE CONSTRUCTION OF THIS SUBDIVISION OR ANY PART THEREOF, OR, 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 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 PROPERTY BECAUSE OF THE CONSTRUCTION OF THIS SUBDIVISION.

DATED THIS DAY OF A.D. 20

BY: OWNER OR DULY AUTHORIZED ATTORNEY

VILLAGE ENGINEER'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF) SS

I, VILLAGE ENGINEER OF THE VILLAGE OF LEMONT, COOK, WILL, AND DUPAGE COUNTIES, ILLINOIS, HEREBY CERTIFY THAT THE LAND IMPROVEMENTS

IN THIS SUBDIVISION, AS SHOWN BY THE PLANS AND SPECIFICATIONS THEREOF, MEET THE MINIMUM REQUIREMENTS OF SAID VILLAGE AND HAVE BEEN APPROVED BY ALL PUBLIC AUTHORITIES HAVING JURISDICTION THEREOF.

DATED THIS DAY OF A.D. 20

BY: VILLAGE ENGINEER

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, distribution, and collection systems, including but not limited to water lines, sanitary sewers and storm sewers, together with any and all necessary valve vaults fire hydrants, manholes, catch basins, connections, appliances and other structures and appurtenances as may be deemed necessary by said Village, over, upon, along, under and through the surface of the property shown on the plat, together with the right of access for necessary labor, materials and equipment to do any of the above work.

The right is also granted to cut down, trim or remove, without obligation to restore or replace any obstruction, including but not limited to trees, shrubs, other plants, structures or improvements on the easement that 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 then or later interfere with the aforesaid uses or rights. Where an easement is used for both sewer and other utilities, the other 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 governmental authorities having jurisdiction of the land, over the entire easement area for ingress, egress, and the performance of municipal and other governmental services including water, storm and sanitary sewer service and maintenance and emergency and routine police, fire, and other public safety related services.

COMCAST COMMUNICATIONS PROVISIONS

An easement is hereby reserved and granted to COMCAST COMMUNICATIONS CORPORATION, operating within the Village of Lemont, it's successors and assigns, jointly and severally, for the installation, maintenance, relocation, renewal and removal of 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 as required to provide the planned utility development and other property, whether or not contiguous thereto, with communication and broadcast TV services, together with the right to install required service connections for each lot. No buildings or other obstructions shall be constructed or erected in any such "Public Utility and Drainage Easement" or "P.U. & D.E." areas, without the prior written consent of grantee. Nor shall any other use be made thereof which will interfere with the easements reserved and granted hereby.

RESPONSIBILITY OF H.O.A.

The Homeowners Association (H.O.A.) shall be responsible for maintenance of all landscaping areas within all of Outlets 21, 22 & 23. The Homeowners Association shall maintain those specified areas and features described above in a manner consistent with the plans approved by the Village and the standards typical of private property maintenance throughout the community. In the event the Owners fail to properly maintain these areas, the Village shall, upon seventy-two (72) hours prior notice to the H.O.A., have the right, but not the duty, to perform, or have performed on its behalf, any maintenance work to or upon the specified areas and features. In the event of an emergency situation, as determined by the Village, the seventy-two (72) hours prior notice requirement set forth above shall not apply, and the Village shall have the right, but not the duty, to proceed without notice to the H.O.A.

In the event the Village shall perform, or have performed on its behalf, any maintenance work of the specified areas or features, the cost of such work shall, upon recordation of Notice of Lien with the Recorder of Deeds of Cook County, Illinois, constitute a lien against the assets of the property owners and against each and every lot within the subdivision. The cost of the work incurred by the Village shall include all expenses and costs associated with the performance of such work including, but not limited to, reasonable engineering, consulting and attorneys' fees related to the planning and actual performance of the work.

LANDSCAPE EASEMENT PROVISIONS

A permanent non-exclusive easement is hereby reserved for and granted to the owner(s) and to its/their successors and assigns, in, upon, across, under, over and through the areas shown by dashed lines and labeled "Landscape Easement" on the annexed plat for the purpose of the placement of trees, shrubs, bushes, lawns, other forms of vegetation, berms, identification signs and monuments.

No permanent buildings or structures shall be placed on said easement, however fences may be placed within said easement in accordance with a site plan approved by the Village of Lemont, Illinois.

There shall be no removal or destruction of trees and plants within the easement area, except to the extent that such activities are undertaken to remove dead or diseased trees or plants and/or in accordance with a landscaping maintenance plan approved by the Village of Lemont, Illinois.

No term or condition contained in this easement relating to landscaping, entry sign or monumentation shall limit or preclude the exercise of any rights granted pursuant to any other easement provision reserved and/or granted on the annexed plat for any other purpose landscape easement provisions.

COMED COMPANY AND AT & T CORPORATION

An easement for serving the subdivision and other property with electric and communication service is hereby reserved for and granted to COMED COMPANY and AT & T CORPORATION, their respective licensees, successors, and assigns, jointly and severally, to construct, operate, repair, maintain, modify, reconstruct, replace, supplement, relocate and remove, from time to time, poles, guys, anchors, wires, cables, conduits, manholes, transformers, pedestals, equipment cabinets or other facilities used in connection with overhead and underground transmission and distribution of electricity, communications, sounds and signals in, over, under, across, along and upon the surface of the property shown within the dashed or dotted lines (or similar designation) on the plat and marked Public Utility & Drainage Easement, or P.U. & D.E. designation), the property designated in the Declaration of Condominium and/or on this plat as "Common Elements", and the property designated on the plat as "common area or areas", and the property designated on the plat for streets and alleys, whether public or private, together with the rights to install required service connections over or under the surface of each lot and common area or areas to serve improvements thereon, or on adjacent lots, and common area or areas, the right to cut, trim or remove trees, bushes, roots and saplings and to clear obstructions from the surface and subsurface as may be reasonably required incident to the rights herein given, and the right to enter upon the subdivided property for all such purposes. Obstructions shall not be placed over Grantees' facilities or in, upon or over the property within the dashed or dotted lines (or similar designation) marked "Easement", "Utility Easement", "Public Utility Easement", "P.U.E." (or similar designation) without the prior written consent of Grantees. After installation of any such facilities, the grade of the subdivided property shall not be altered in a manner so as to interfere with the proper operation and maintenance thereof.

The term "Common Elements" shall have the meaning set forth for such term in the "Condominium Property Act", Chapter 765 ILCS 605/2, as amended from time to time.

The term "common area or areas" is defined as a lot, parcel or area of real property, the beneficial use and enjoyment of which is reserved in whole or as an appurtenance to the separately owned lots, parcels or areas within the planned development, even though such be otherwise designated on the plat by terms such as "outlots", "common elements", "open space", "open area", "common ground", "parking" and "common area". The term "common area or areas", and "Common Elements" include real property surfaced with interior driveways and walkways, but excludes real property physically occupied by a building, Service Business District or structures such as a pool, retention pond or mechanical equipment. Relocation of facilities will be done by Grantees at cost of the Grantor/Lot Owner, upon written request.

NICOR CORPORATION / NICOR GAS COMPANY PROVISIONS

An easement is hereby reserved for and granted to NICOR GAS COMPANY OF ILLINOIS, its successors and assigns, in all platted "easement" areas, streets, alleys, other public ways and places shown on this plat, said easement to be for the installation, maintenance, relocation, renewal and removal of gas mains and appurtenances for the purpose of serving all areas shown on this plat as well as other property, whether or not contiguous thereto. No buildings or other structures shall be constructed or erected in any such "easement" areas, streets, alleys, or other public ways or places nor shall any other use be made thereof which will interfere with the easements reserved and granted hereby.

EMERGENCY VEHICLE EASEMENT

An easement is hereby reserved and granted to the Village of Lemont, Illinois for emergency vehicles and a fire lane over that part of Lot 21, as shown hereon. A fire apparatus access road in accordance with the Fire Code and Village standards and that Homeowners Association (H.O.A.) shall maintain the same in a state of good repair at all times in accordance with Village Ordinances.

The emergency vehicle / fire lane easement for the fire apparatus access road shall be kept free of obstructions in accordance with Village Ordinances.

The maintenance of pavement in accordance to Village Ordinances of the fire lane easements is the responsibility of the H.O.A. The H.O.A. shall identify the fire apparatus access road in accordance with Village Ordinances. The Chief of Police or his/her duly authorized representative is hereby authorized to cause such fire lane and utility easements to be maintained free and unobstructed at all times for fire department and emergency use.

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF WILL) SS

THIS IS TO CERTIFY THAT I, STEVEN J. LAUB, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, NO. 035-003160, HAVE SURVEYED AND SUBDIVIDED THE FOLLOWING DESCRIBED PROPERTY:

THE NORTH 720 FEET OF THE WEST 726 FEET OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 35, TOWNSHIP 37 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, EXCEPT THAT PART DESCRIBED AS FOLLOWS: THAT PART OF THE WEST 1/2 OF THE SOUTHWEST QUARTER OF SECTION 35, TOWNSHIP 37 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS, BEGINNING AT THE INTERSECTION OF THE SOUTHERLY RIGHT OF WAY LINE OF 83 FOOT 131ST STREET WITH THE EASTERLY RIGHT OF WAY LINE OF 66 FOOT PARKER ROAD; THENCE EAST ALONG SAID SOUTHERLY LINE 30 FEET; THENCE SOUTHWESTERLY TO A POINT ON SAID EASTERLY LINE THAT IS 20 FEET SOUTH OF THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS.

AS SHOWN BY THE ANNEXED PLAT WHICH IS A CORRECT REPRESENTATION OF SAID SURVEY AND SUBDIVISION.

I FURTHER CERTIFY THAT THIS SUBDIVISION LIES WITHIN THE VILLAGE LIMITS OR WITHIN 1.5 MILES OF THE CORPORATE LIMITS OF THE VILLAGE OF LEMONT, ILLINOIS, WHICH HAS ADOPTED A MUNICIPAL PLAN AND IS EXERCISING SPECIAL POWERS AUTHORIZED BY ARTICLE 11, DIVISION 12 OF THE ILLINOIS MUNICIPAL CODE, AS NOW AND HEREAFTER AMENDED AND THAT ALL REGULATIONS ENACTED BY THE VILLAGE OF LEMONT RELATIVE TO PLATS AND SUBDIVISIONS HAVE BEEN COMPLIED WITH IN THE PREPARATION OF THIS PLAT.

I FURTHER CERTIFY THAT IRON PIPES 1" (O.D.) X 24" WILL BE SET AT ALL LOT CORNERS, POINTS OF CURVE, POINTS OF TANGENT AND BEND POINTS, EXCEPT WHERE CONCRETE MONUMENTS ARE INDICATED UPON THE COMPLETION OF THE FINAL GRADING, AND THAT THE PLAT HEREON DRAWN CORRECTLY REPRESENTS SAID SURVEY AND SUBDIVISION.

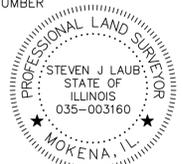
I FURTHER CERTIFY THAT PART OF THE SUBJECT PROPERTY LIES WITHIN ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S (FEMA) FLOOD INSURANCE RATE MAP (FIRM) OF COOK COUNTY AND INCORPORATED AREAS, MAP NUMBER 17031C0589J, MAP REVISED AUGUST 19, 2008.

DIMENSIONS ARE GIVEN IN FEET AND DECIMAL PARTS THEREOF AND ALL CURVE LENGTHS SHOWN ARE ARC DIMENSIONS.

GIVEN UNDER MY HAND AND SEAL AT MOKENA, ILLINOIS, THIS 13th DAY OF JUNE A.D., 2018.

STEVEN J. LAUB ILLINOIS PROFESSIONAL LAND SURVEYOR NO. #035-003160 LICENSE EXPIRES ON NOVEMBER, 30, 2018

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.



DESIGNTEK SURVEYING, LLC PROFESSIONAL LAND SURVEYORS & CONSULTANTS IL Prof. Lic. No.: 184 - 004929 License renews April 30, 2019

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

PREPARED FOR: WILLOW POINTE, LLC 7512 COUNTY LINE ROAD BURR RIDGE, ILLINOIS 60527 630-920-9430

Table with columns: NO., DATE, DESCRIPTION, REVISIONS NO., DATE, DESCRIPTION. Row 1: 1, 07/22/2018, PER VILLAGE REVIEW DATED JULY 2, 2018.

FINAL PLAT & P.U.D. WILLOW POINTE DRAFTING COMPLETED: 06/13/2018 DRAWN BY: SJL PROJECT MANAGER: SJL FIELD WORK COMPLETED: 11/20/2015 CHECKED BY: DR SCALE: 1" = NA

SHEET NO. 2 of 2 Project No. 17-0051

EXHIBIT B

Final Engineering

EARTHWORK

- 1. Topsoil Excavation Includes:
a. Excavation of topsoil and other structurally unsuitable materials within those areas that will require earth excavation or compacted earth fill material...
b. Placement of the excavated material in OWNER designated areas for future use...
c. Compaction of the excavated material where placed in areas not requiring structural fill material...
d. Excess materials, if not utilized as fill or if not stockpiled for future landscaping, shall be completely removed from the construction site and disposed of by the CONTRACTOR.

- 2. Earth Excavation Includes:
a. Excavation of earth and other materials which are suitable for use as structural fill. The excavation shall be to within a tolerance of 0.3 feet (+) of the plan subgrade elevations...
b. Placement of the earth and other suitable materials shall be within those areas requiring structural fill in order to achieve the plan subgrade elevations to within a tolerance of 0.3 feet (+)...

- 3. Unsuitable Material
a. Unsuitable material shall be considered as material which is not suitable for the support of pavement and building construction, and is encountered below normal topsoil depths and the proposed subgrade elevation.

- 4. General
The Grading CONTRACTOR shall:
a. Maintain proper site drainage at all times during the course of construction, and prevent storm water from running into or standing in excavated areas.

- 5. Testing and Final Acceptance
a. The CONTRACTOR shall provide as a minimum, a fully loaded tri-axle dumptruck or similar equipment for proof rolling the pavement subgrade prior to the placement of the curb and gutter and the base material.

- 6. Method of Measurement
a. As-built measurements of earthwork for the purpose of payment shall not apply; the quantities shown in the engineer's "quantity estimate" shall be utilized unless said quantities are adjusted by mutual consent of the owner and contractor prior to the signing and acceptance of a contract.

UNDERGROUND UTILITIES - GENERAL

- 1. The Underground CONTRACTOR Shall:
a. Adhere to the criteria for the separation between water mains and sanitary sewers, storm sewers, combined sewers, sewer services and septic fields according to the requirements stated in the IEPA Rules for Public Water Supplies...
b. Be responsible to place on grade, and coordinate with other CONTRACTORS, all underground utility structure frames such as manholes, catch basins, and inlets.

- 2. Method of Measurement
a. All sanitary sewer, storm sewer, and water main pipe shall be measured in the field after its installation. Payment shall be based on these field measurements.

- 3. Basis of Payment
a. All sanitary sewer, water main, and storm sewer pipe shall be paid for at the contract unit price per LINEAL FOOT. The price shall include the necessary labor and material for a complete in-place installation.

- 4. As-Built Water & Sanitary Services
a. As-built locations shall be provided for all water and sanitary sewer stubs. They shall also be stamped on the curb.

- 5. Structure Castings
a. Frames and lids (or grates) for sanitary, watermain and storm sewer structures shall be as indicated on the plans, and the cost of same shall be integrated into the representative structure costs.

- 6. Trench Backfill
a. Bedding, haunching and the initial backfill shall consist of IDOT CA-7, CA-11 OR CA-19 aggregate. The initial backfill shall be placed to at least 12" above the pipe and within 5-feet of any pavements, etc....

SANITARY SEWER

- 1. Material shall be:
a. polyvinyl chloride pipe (PVC) SDR 26.
b. PVC SDR 26 or D.I.P. CL 52 for service laterals less than 3' in depth, otherwise PVC SDR 35.
c. sewer pipe and fittings shall be in accordance with ASTM D-2241 for sizes 4"-15" (100-375 mm).

SANITARY SEWER

- 5. Wyes or Tees shall be provided on the new sanitary sewers for proposed building services. All connections to existing sanitary sewers not having wyes shall be made with a "sewer tap" for building services and with a manhole for sewer extensions...
6. "Band Seal" or similar couplings shall be used when joining pipes of dissimilar materials.

- 15. Testing and Final Acceptance
a. Sanitary sewer mains and services shall be tested for exfiltration of air under pressure and deflection for flexible thermoplastic pipe in accordance with the Standard Specifications for Water and Sewer Main Construction in Illinois prior to their final acceptance.

WATER MAIN

- 1. All installations shall conform to the requirements of the Standard Specifications for Water and Sewer Main Construction in Illinois.
2. Material for main pipe and fittings shall be Ductile Iron pipe with polywrapping.
3. Material for the services shall be soft temper, Type K, copper water tubing, conforming to ASTM latest standard w/ compression fittings, unless otherwise noted on the plans.

- 10. Valve Boxes
a. Valve boxes shall be adjustable, 3-piece cast iron, 5-1/4 inch shaft roadway-type and no-lift drop cover with "WATER" cast into it.

- 11. Valve Vaults
a. All valve vaults shall be precast reinforced concrete only.
b. All valve vaults shall have no more than two adjusting rings with a minimum of four inches (4") and a maximum of twelve inches (12") of adjusting rings.

WATER MAIN

- 12. Fire Hydrants
a. Fire Hydrants shall conform to ASTM C-502, EJJW 5BR-250 or Clow Medallion with 5-1/4 inch valve opening and shall be painted Tenmec Glass safety Green. (See detail LS-25)
b. The hydrant shall be for a five foot (5') bury with mechanical joint shoe and have two 2-1/2 inch hose connections and one four and one-half inch (4-1/2") male pump connection.

- 14. Pipe Laying
a. The contractor shall keep the trench free from water while the water main is being placed and until the pipe joint has been sealed to the satisfaction of the Village Engineer.
b. Adequate provisions shall be made for the safety, storage, and protection of all water pipe prior to installation in the trench.

- 15. Testing and Disinfection
a. Water main shall be tested in accordance with AWWA C-600 & the local jurisdictional requirements prior to its final acceptance. A 24 hour system pressure test needs to be performed as per the Standard Specifications.
b. The preferred point of application of the chlorinating agent shall be at the beginning of the pipeline extension or any valved section of it and through a corporation stop in the top of the newly laid pipe.

STORM SEWER

- 1. All storm sewer shall conform to the requirements of The Standard Specifications for Water and Sewer Main Construction in Illinois
2. Storm sewers shall be reinforced concrete pipe conforming to ASTM C76 minimum Class III with O-ring joints conforming to ASTM C443.
3. Bedding shall be minimum of 6" of CA-7.
4. Minimum size shall be twelve inches (12").

PAVING CURBS AND SIDEWALK

- 1. Fine Grading
a. Prior to the construction of the curb and gutter and the placement of the base material, the streets shall be fine graded to within 0.1 feet + of final subgrade elevation, to a point two (2) feet beyond the back of the proposed curb.

- 4. General. The Paving Contractor shall:
a. Repair any base course and binder course failures prior to the installation of the final bituminous concrete surface course.
b. Sweep clean the binder course prior to the installation of the final bituminous concrete surface course. Excessive cleaning of the binder course that may be required, and is not the fault of the Paving CONTRACTOR, shall be paid for on a time and material basis by prior agreement with the OWNER.

- 7. Basis of Payment
a. Curb and Gutter will be paid for at the contract unit price per LINEAL FOOT.
b. Prime Coat material will be paid for at the contract unit price per GALLON.

Table with columns: REVISIONS, NO. DATE, DESCRIPTION, PER. VILLAGE REVIEW. Includes a grid for tracking changes.

WILLOW POINTE, LLC
7512 COUNTY LINE ROAD
BURR RIDGE, ILLINOIS 60527
(630) 920-9430

FINAL ENGINEERING FOR
WILLOW POINTE
SOUTHWEST CORNER 131st ST. & PARKER RD.
LEMONT, ILLINOIS 60453

DESIGNTEK ENGINEERING, INC.
CONSULTING AND SITE DESIGN ENGINEERS
9930 W. 190TH STREET, SUITE 1
MOKENA, ILLINOIS 60448
(708) 326-4961
ILL. Prof. Lic. No.: 184 - 003740



PROJECT INFORMATION table with fields: Project No.: 17-0051, Scale: NONE, Date: 06-08-2018, Design By: SDS, Drawn By: NSM, Checked By: SDS

2 OF 23

REVIEW SET
NOT FOR CONSTRUCTION

PROJECT SPECIFICATIONS

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GENERAL NOTES

- 1. Definition of Terms
a. The CONTRACTOR is the individual, firm, partnership or corporation contracting with the OWNER for performance of the prescribed work.
b. The OWNER is the individual, firm, partnership or corporation having the authority to award the contract for the prescribed work.
c. The ENGINEER where specifically referred to in the Specifications shall be the OWNER'S representative.
2. All CONTRACTORS shall be responsible for the following, which shall also be incidental to the cost of construction:
a. Examination of the Engineering Plans and Specifications and the existing site conditions prior to submitting a bid, and notifying the ENGINEER at once of any discrepancies.
b. The obtaining of any necessary permits not previously applied for by the OWNER, and posting of the necessary bonds.
c. The notification of the start of construction to the Village of Lemont Public Works Dept. at (630) 257-6277, utility companies, and the ENGINEER at least two (2) working days prior to said start.
d. Calling attention to the OWNER of any errors or discrepancies, which may be suspected in lines and grades, which are established by the OWNER.
e. The providing of safe and healthful working conditions throughout the prosecution of the construction work.
f. The restoration to the original condition or better of any areas that are damaged by the CONTRACTOR during construction.
g. The testing of materials, if required by the OWNER and/or the jurisdictional agencies.
h. The guarantee of all materials and workmanship for a period of one (1) year upon final acceptance by the OWNER and other jurisdictional agencies.
i. Trees shall be installed a minimum of five (5) feet horizontally from sanitary sewers, sanitary services, water mains, and water services.
j. The contractor shall be responsible for implementation & maintenance of all soil erosion & sedimentation control measures throughout the entire project.
k. Contractors are required to obtain applicable permits from the Municipality.
3. The OWNER shall be responsible for the following:
a. Scheduling the necessary preconstruction meeting(s) with the jurisdictional agencies at least two (2) working days prior to the commencement of work.
b. Insurance certificates from all contractors, naming the Village of Frankfort as additional insured, prior to preconstruction meeting being set.
c. Providing the CONTRACTOR with one (1) set of control line and grade stakes (at offsets mutually agreed upon) for the proper prosecution and control of the work.
d. Applying for IEPA, IDOT, and all applicable County, Municipal and Sanitary District Permits.
4. The ENGINEER shall be responsible for the following:
a. To periodically visit the construction site in order to better carry out the duties and responsibilities assigned by the OWNER and undertaken by the ENGINEER.
b. The ENGINEER shall not, during such visits or as a result of such observations of the CONTRACTOR(S) work in progress, supervise, direct or have control over the CONTRACTOR(S) work nor shall the ENGINEER have authority over or responsibility for the means, methods, techniques, sequences or procedures of construction selected by the CONTRACTOR(S), for safety precautions and programs incident to the work of the CONTRACTOR(S) or for any failure of the CONTRACTOR(S) to comply with laws, rules, regulations, ordinances, codes or orders applicable to the CONTRACTOR(S) furnishing and performing their work.
5. Except where modified by the contract documents, all work proposed herein shall be in accordance with the following specifications, which are hereby made a part hereof:
a. "Standard Specifications for Road and Bridge Construction", and "Supplemental Specifications and Recurring Special Provisions", latest edition, prepared by the Illinois Department of Transportation (IDOT Standard Specifications).
b. Standard Specifications for Water and Sewer Main Construction in Illinois, latest edition, as adopted by the Illinois State of Professional Engineers, et al.
c. Illinois Urban Manual, latest edition.
d. UDO Ordinances of the Village of Lemont, current edition when these plans were approved.
e. American With Disabilities Act, Standards for Accessible Design, latest ed.
6. In the event of a conflict between statements, which apply to the construction work, the OWNER should contact the Public Works Director for direction.

MWRD SPECIFICATIONS

- A. Referenced Specifications
1. All construction shall be in accordance with the applicable sections of the following, except as modified herein or on the plans;
a. Standard Specifications for Road and Bridge Construction (latest edition), by the Illinois Department of Transportation (IDOT SS) for all improvements except sanitary sewer and water main construction.
b. Standard Specifications for Water and Sewer Main Construction in Illinois, latest edition (SSWS) for sanitary sewer and water main construction;
c. Village of LEMONT municipal code (latest edition);
d. The Metropolitan Water Reclamation District of Greater Chicago (MWRD) Watershed Management Ordinance and Technical Guidance Manual (latest edition);
e. In case of conflict between the applicable ordinances noted, the more stringent shall take precedence and shall control all construction.
B. Notifications
1. The MWRD local sewer systems section field office must be notified at least two (2) working days prior to the commencement of any work (call 708-588-4055).
2. The Village of LEMONT Engineering Department and Public Works must be notified at least 21 days prior to the start of construction and prior to each phase of work.
3. The Contractor shall notify all utility companies prior to beginning construction for the exact locations of utilities and for their protection during construction.
C. General Notes
1. All elevations shown on plans reference the north american vertical datum of 1988 (NAVD88). Conversion factor is N/A ft.
2. MWRD, the Municipality and the Owner or Owner's Representative shall have the authority to inspect, approve, and reject the construction improvements.
3. The Contractor(s) shall indemnify the Owner, Engineer, Municipality, MWRD, and their Agents from all liability involved with the construction, installation, or testing of this work on the project.
4. The proposed improvements must be constructed in accordance with the engineering plans as approved by mwrD and the municipality unless changes are approved by MWRD, the Municipality, or authorized agent.
5. The location of various underground utilities which are shown on the plans are for information only and represent the best knowledge of the Engineer.
6. Any existing pavement, sidewalk, driveway, etc., damaged during construction operations and not called for to be removed shall be replaced at the expense of the Contractor.
7. Material and compaction testing shall be performed in accordance with the requirements of the Municipality, MWRD, and Owner.
8. The Underground Contractor shall make all necessary arrangements to notify all inspection agencies.

MWRD SPECIFICATIONS CONT'D

- 9. All new and existing utility structures on site and in areas disturbed during construction shall be adjusted to finish grade prior to final inspection.
10. Record drawings shall be kept by the Contractor and submitted to the Engineer as soon as underground improvements are completed.
D. Sanitary Sewer
1. The Contractor shall take measures to prevent any polluted water, such as ground and surface water, from entering the existing sanitary sewers.
2. A water-tight plug shall be installed in the downstream sewer pipe at the point of sewer connection prior to commencing any sewer construction.
3. Discharging any unpolluted water into the sanitary sewer system for the purpose of sewer flushing of lines for the deflection test shall be prohibited without prior approval from the Municipality or MWRD.
4. All sanitary sewer construction shall be in accordance with the Standard Specifications for Water and Sewer Main Construction in Illinois (latest edition).
5. All floor drains shall discharge to the sanitary sewer system.
6. All downspouts and footing drains shall discharge to the storm sewer system.
7. All sanitary sewer pipe materials and joints (and storm sewer pipe materials and joints in a combined sewer area) shall conform to the following:
Pipe Material Pipe Specifications Joint Specifications
Vitrified Clay Pipe ASTM C-700 ASTM C-425
Reinforced Concrete Sewer Pipe ASTM C-76 ASTM C-443
Cast Iron Soil Pipe ASTM A-74 ASTM C-564
Ductile Iron Pipe ANSI A21.51 ANSI A21.11
Polyvinyl Chloride (PVC) Pipe
6-inch to 15-inch Diameter SDR 26 ASTM D-2241 ASTM D-3139
18-inch to 27-inch Diameter F/DY=46 ASTM F-679
High Density Polyethylene (HDPE)
ASTM D-3350 ASTM D-3261, F-2620 (heat fusion)
ASTM D-3035 ASTM D-3212, F-477 (gasketed)

The following materials are allowed on a qualified basis subject to District review and approval prior to permit issuance. A special condition will be added to the permit when the pipe material below is used for sewer construction or a connection is made.

Table with 3 columns: Pipe Material, Pipe Specification, Joint Specification. Includes entries for Polypropylene (PP) Pipe and 12-inch to 24-inch Double Wall.

- 8. All sanitary sewer construction (and storm sewer construction in combined sewer areas), requires stone bedding with stone 3/4" to 1" in size, with minimum bedding thickness equal to 1/4 the outside diameter of the sewer pipe, but not less than four (4) inches or more than eight (8) inches.
9. Non-shear flexible-type couplings shall be used in the connection of sewer pipes of dissimilar pipe materials.
10. All manholes shall be provided with bolted, watertight covers.
11. When connecting to an existing sewer main by means other than an existing wye, tee, or an existing manhole, one of the following methods shall be used:
a. A circular saw-cut of sewer main by proper tools ("sewer-Tap" machine or similar) and proper installation of hubwye saddle or hub-tee saddle.
b. Remove an entire section of pipe (breaking only the top of one bell) and replace with a wye or tee branch section.
c. With pipe cutter, neatly and accurately cut out desired length of pipe for insertion of proper fitting, using "bond seal" or similar couplings to hold it firmly in place.
12. Whenever a sanitary/combined sewer crosses under a watermain, the minimum vertical distance from the top of the sewer to the bottom of the watermain shall be 18 inches.
13. All existing septic systems shall be abandoned.
14. All sanitary manholes, (and storm manholes in combined sewer areas), shall have a minimum inside diameter of 48 inches, and shall be cast in place or pre-cast reinforced concrete.
15. All sanitary manholes, (and storm manholes in combined sewer areas), shall have precast "rubber boots" that conform to ASTM C-923 for all pipe connections.
16. All abandoned sanitary sewers shall be plugged at both ends with at least 2 feet long non-shrink concrete or mortar plug.
17. Except for foundation/footing drains provided to protect buildings, or perforated pipes associated with volume control facilities, drain tiles/field tiles/underdrains/perforated pipes are not allowed to be connected to or tributary to combined sewers, sanitary sewers, or storm sewers tributary to combined sewers in combined sewer areas.
18. A backflow preventer is required for all detention basins tributary to combined sewers.
E. Erosion and Sediment Control

- 1. The contractor shall install the erosion and sediment control devices as shown on the approved erosion and sediment control plan.
2. Erosion and sediment control practices shall be functional prior to hydrologic disturbance of the site.
3. All design criteria, specifications, and installation of erosion and sediment control practices shall be in accordance with the Illinois urban manual.
4. A copy of the approved erosion and sediment control plan shall be maintained on the site at all times.
5. Inspections and documentation shall be performed, at a minimum:
a. Upon completion of initial erosion and sediment control measures, prior to any soil disturbance.
b. Once every seven (7) calendar days and within 24 hours of the end of a storm event with greater than 0.5 inch of rainfall or liquid equivalent precipitation.
6. Soil disturbance shall be conducted in such a manner as to minimize erosion.
7. All trenches and openings made in the Public Way shall be backfilled with sand or limestone screening adequately compacted in accordance with Method 1 specified in Article 550.07 of the State Standard Specifications.
8. All pavement openings and curb cuts shall be saw cut full depth.

MWRD SPECIFICATIONS CONT'D

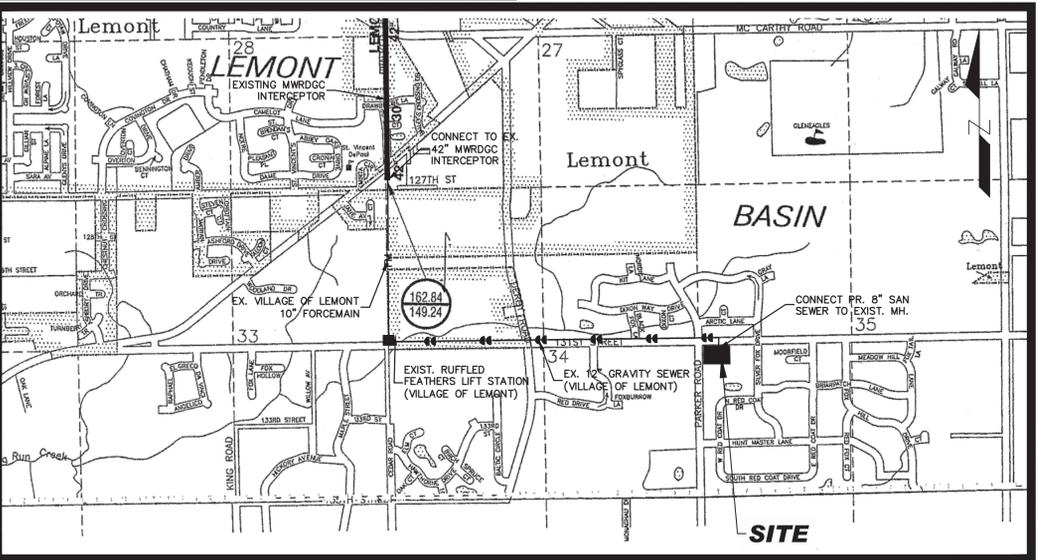
- 7. A stabilized mat of crushed stone meeting the standards of the Illinois urban manual shall be installed at any point where traffic will be entering or leaving a construction site.
8. Concrete washout facilities shall be constructed in accordance with the Illinois Urban Manual and shall be installed prior to any on site construction activities involving concrete.
9. Mortar washout facilities shall be constructed in addition to concrete washout facilities for any brick and mortar building envelope construction activities.
10. Temporary diversions shall be constructed as necessary to direct all runoff from hydrologically disturbed areas to an appropriate sediment trap or basin.
11. Disturbed areas of the site where construction activities have temporarily or permanently ceased shall be stabilized with temporary or permanent measures within seven (7) days.
12. All flood protection areas and volume control facilities shall, at a minimum, be protected with a double-row of silt fence (or equivalent).
13. Volume control facilities shall not be constructed until all of the contributing drainage area has been stabilized.
14. Soil stockpiles shall, at a minimum, be protected with perimeter sediment controls.
15. Earthen embankment side slopes shall be stabilized with appropriate erosion control blanket.
16. Storm sewers that are or will be functioning during construction shall be protected by appropriate sediment control measures.
17. The contractor shall either remove or replace any existing drain tiles and incorporate them into the drainage plan for the development.
18. If dewatering services are used, adjoining properties and discharge locations shall be protected from erosion and sedimentation.
19. The contractor shall be responsible for trench dewatering and excavation for the installation of sanitary sewers, storm sewers, water mains as well as their services and other appearances.
20. All permanent erosion control practices shall be initiated within seven (7) days following the completion of soil disturbing activities.
21. All erosion and sediment control measures shall be maintained and repaired as needed on a year-round basis during construction and any periods of construction shutdown until permanent stabilization is achieved.
22. All temporary erosion and sediment control measures shall be removed within thirty (30) days after permanent site stabilization.
23. The erosion and sediment control measures shown on the plans are the minimum requirements; additional measures may be required, as directed by the Engineer, Site Inspector, or MWRD.

COOK COUNTY HWY DEPT GENERAL NOTES

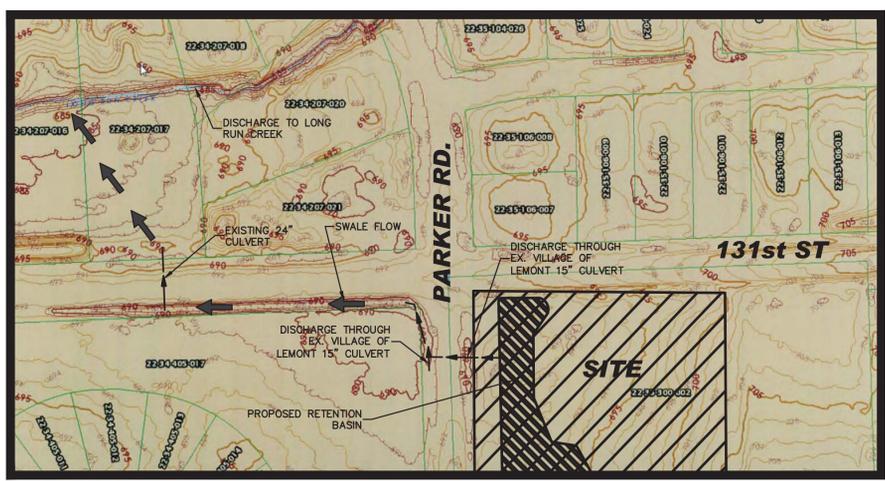
- 1. Capitalized terms used in this Permit and not otherwise defined herein shall have the meanings described to them in the Public Way Regulatory Ordinance (the Ordinance), Chapter 66, Article III, Sections 50 et seq. of the Cook County Code.
2. No lane closures or traffic detours relating to permitted work will be allowed between the hours of 6 a.m. to 9 a.m. and 3 p.m. to 6:30 p.m., (other than as allowed for emergency maintenance per the Ordinance).
3. Permittee shall furnish all material to do all work required, and pay all costs which may be incurred in carrying out such work, and shall prosecute the same diligently and without delay to completion.
4. Permittee shall perform all Permitted Work in accordance with the current Standard Specifications for Road and Bridge Construction of the Illinois Department of Transportation including the Supplemental Specifications thereto of the County of Cook, and as detailed in the Permit and the Ordinance, and all submittals made pursuant to the application process, as modified at the request of the Department of Transportation and Highways and as finally approved by the Department of Transportation and Highways.
5. Upon completion of the Permitted Work, Permittee shall, at its own cost, and in a timely manner, but in no event more than 30 days unless another time frame is directed by the Department of Transportation and Highways, restore the Public Way substantially to the same condition in which it was before the Permitted Work was commenced and shall remove all debris, rubbish, materials, apparatus, tools, and equipment, as well as all excess excavated materials, from the Public Way, all to the satisfaction of the Cook County Superintendent of the Department of Transportation and Highways.
6. Should future construction and operation of the highways by the County of Cook require alteration or relocation of the Permittee's Facilities, such change shall be made by the Permittee, its successor or assigns upon the written request of the Superintendent of the Department of Transportation and Highways without expense to said County or State.
7. Permittee, its successor and assigns assume all risk and liability for accidents and damages that may occur to persons and property, during the prosecution of the work or any time thereafter, by reason of the location, construction, installation, operation, maintenance, repair and work referred to herein, and Permittee, by acceptance of this Permit, agrees to indemnify and save harmless the County of Cook from any such claims for damages and from all costs and expenses incurred on account thereof and in connection therewith.
8. No changes, alterations, or revisions to the Permitted Work are allowed unless approved in writing by the Cook County Superintendent of the Department of Transportation and Highways or his designee.
9. In accordance with ordinances of the County, and agreement by the Permittee, the Permittee acknowledges and agrees that this Permit is null and void if the Permittee is delinquent in the payment of any tax or fee administered by the County of Cook.
10. The pavement, parkway and all drainage systems shall be kept clean and free of debris at all times.
11. Unless particularly specified in the Permit, no equipment other than pneumatic-tired equipment used during the installation shall be permitted to stop or operate on the pavement nor shall any excavated materials be stored temporarily or otherwise on the County Highway pavement.
12. Access to driveways, houses, buildings or other property abutting the site of the Permitted Work shall not be blocked.
13. The Permittee shall conduct its operations in a manner so as to insure the minimum hindrance to traffic.
14. The use of flagmen and that the number, type, color, size and placement of all traffic control devices shall conform to the latest edition of the State of Illinois "Manual on Uniform Traffic Control Devices for Streets and Highways".
15. All aerial lines crossings or parallel must have a minimum clearance of 18'.
16. This Permit covers only the Permitted Work and does not release the Permittee from fulfilling the requirements of any other laws relating to the Permitted Work.
17. At least two (2) days advance notice prior to the start of work shall be given to the County Permit Division, Mr. Michael Sterr at (312)-603-1670.
18. This Permit can be revoked pursuant to the terms of the Ordinance or at the discretion of the Cook County Superintendent of the Department of Transportation and Highways, ADDITIONAL GENERAL CONDITIONS THAT PERTAIN TO CONSTRUCTION PERMITS
19. All trenches and openings made in the Public Way shall be backfilled with sand or limestone screening adequately compacted in accordance with Method 1 specified in Article 550.07 of the State Standard Specifications.
20. All pavement openings and curb cuts shall be saw cut full depth.

COOK COUNTY HWY DEPT GENERAL NOTES CONT'D

- 21. All pavement openings shall be immediately surfaced with a temporary bituminous patch at least three inches in thickness.
22. All auger pits shall be a minimum of 10 feet from the edge of pavement or back of curb, and wood or steel sheeting shall be used, and auger pits left open overnight shall be protected with concrete barrier walls.
23. All casings shall be pressure grouted both inside and outside of the casing.
24. That a minimum depth of 42 inches will be maintained from the ground surface to the top of the conduit, cable or pipe and a minimum depth of 36 inches from the true flow line of the drainage ditch to the top of the conduit, cable or pipe.
25. That all excavation work within three (3) feet of the pavement edge will be done manually.
26. If Permittee discovers during the progress of the Permitted Work that subterranean conditions prohibit the construction of said improvement in and along the alignment as outlined in the plans, it is expressly understood that all Permitted Work shall cease until a proposed revised alignment has been approved by the Cook County Department of Transportation and Highways and the Permit has been modified.
27. Without further action, the Cook County Department of Transportation and Highways reserves the right to make connections to the proposed storm sewer for the purpose of draining the highway.
28. The Permittee shall be responsible for providing positive drainage.
29. In the removal of sidewalks, curb, gutter or pavement, the use of any type of concrete breaker that will damage the underground structures will not be permitted.
30. Permittee shall provide and maintain at its own expense, such temporary roads and approaches, as may be necessary to provide access to driveways, houses, buildings or other property abutting the site of the Permitted Work.
31. For driveway installations, the Permittee shall remove earth to its full depth, starting at the edge of the pavement, for the full dimensions of the proposed driveway, and replaced with materials to be used in the construction of the driveway.
32. When existing traffic control signs such as stop signs, stop ahead signs and crossroad signs are removed in the progress of the Permitted Work, said signs shall be immediately reset as close as possible to their original location.
33. The Permittee shall conduct its operations in a manner so as to insure the minimum hindrance to traffic, using the pavement and at no time shall its operations obstruct more than one half(1/2) of the available pavement width.
34. This Permit is issued with the express understanding that the Permittee has obtained the proper authority for the said installation from the Illinois Environmental Protection Agency Division of Public Water Supplies.



SANITARY ROUTING EXHIBIT



STORM ROUTING EXHIBIT

REVIEW SET NOT FOR CONSTRUCTION

Table with columns: NO. 1, DATE 07-25-18, REVISIONS, DESCRIPTION, PER. VILLAGE REVIEW, BY, DATE.

WILLOW POINTE, LLC
7512 COUNTY LINE ROAD
BURR RIDGE, ILLINOIS 60527
(630) 920-9430

FINAL ENGINEERING FOR
WILLOW POINTE
SOUTHWEST CORNER 131st ST. & PARKER RD.
LEMONT, ILLINOIS 60453

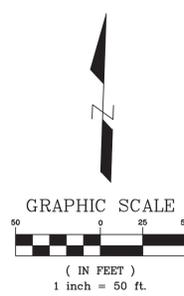
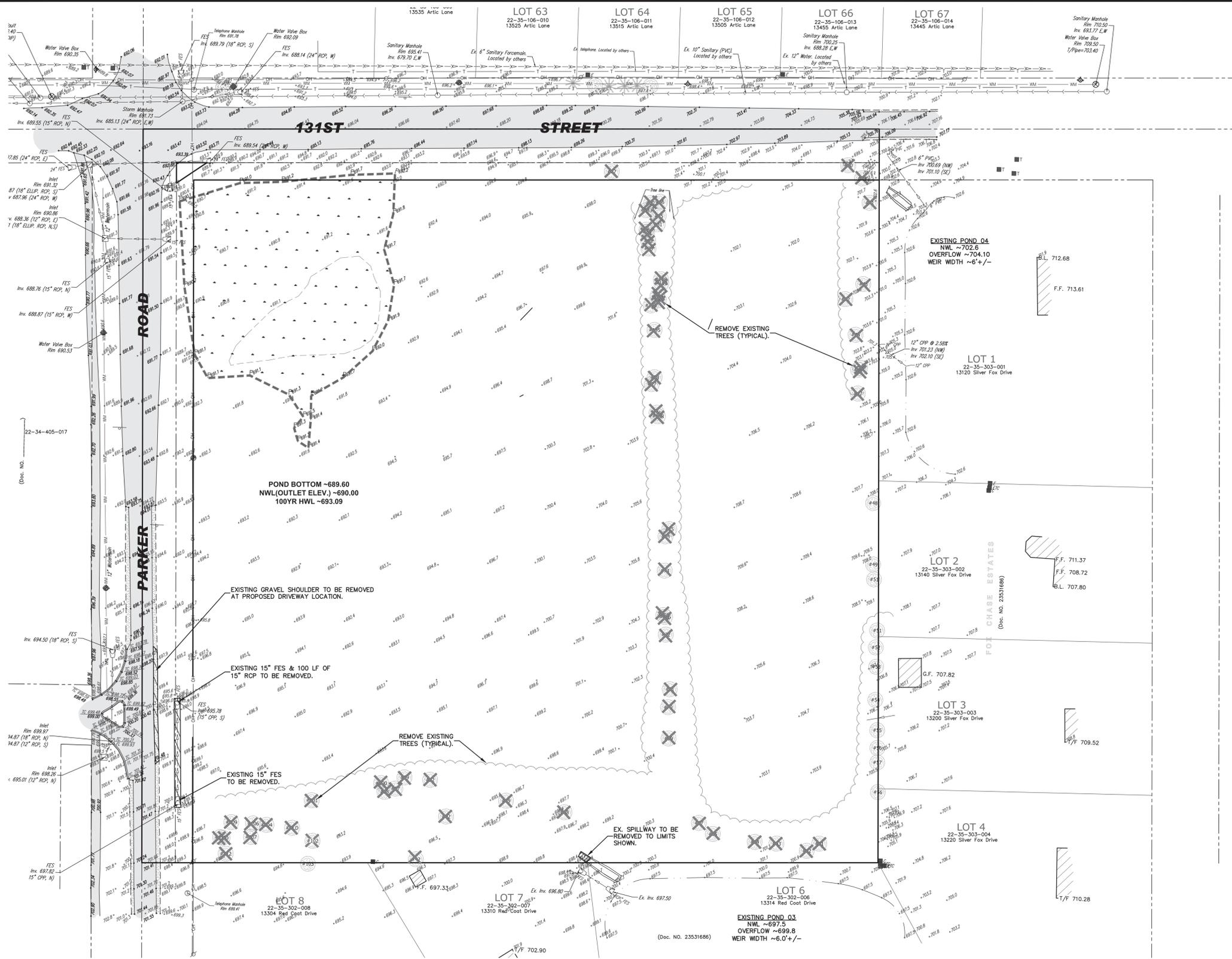
DESIGNTEK ENGINEERING, INC.
CONSULTING AND SITE DESIGN ENGINEERS
9930 W. 190TH STREET, SUITE L
MOKENA, ILLINOIS 60448
(708) 326-4961
ILL. PROF. LIC. NO.: 184-003740



PROJECT INFORMATION table with fields: Project No: 17-0051, Scale: AS NOTED, Date: 06-08-2018, Design By: SDS, Drawn By: DEI, Checked By: SDS

3 OF 23

GENERAL NOTES, MWRD SPECIFICATIONS & SANITARY/STORM ROUTING EXHIBITS



NO.	DATE	DESCRIPTION	BY
1	07-25-18	PER VILLAGE REVIEW	DMV

WILLOW POINTE, LLC
 7512 COUNTY LINE ROAD
 BURR RIDGE, ILLINOIS 60527
 (630) 920-9430

FINAL ENGINEERING FOR WILLOW POINTE
 SOUTHWEST CORNER 131st ST. & PARKER RD.
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PROJECT INFORMATION	
Project No.:	17-0051
Scale:	1" = 50'
Date:	06-08-2018
Design By:	SDS
Drawn By:	NSM
Checked By:	SDS

4
 OF
 23

REVIEW SET
 NOT FOR CONSTRUCTION

EXISTING CONDITIONS & REMOVAL PLAN

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EROSION CONTROL & SEDIMENTATION NOTES

- UNLESS OTHERWISE INDICATED, ALL VEGETATIVE AND STRUCTURAL EROSION AND SEDIMENT CONTROL PRACTICES WILL BE CONSTRUCTED ACCORDING TO MINIMUM STANDARDS AND SPECIFICATIONS IN THE ILLINOIS URBAN MANUAL, LATEST EDITION, AND ALL OTHER AUTHORITIES HAVING JURISDICTION.
- THE APPLICANT AND/OR CONTRACTOR IS RESPONSIBLE FOR INSURING THE OBTAINED PERMIT WITH THE COMPLETED SWPPP IS POSTED ON SITE IN A PROMINENT LOCATION BEFORE COMMENCEMENT OF ANY WORK ON SITE AND SHALL CONTACT THE VILLAGE AT LEAST 2 WORKING DAYS BEFORE THE START OF CONSTRUCTION, INSTALLATION OF SEDIMENT AND EROSION MEASURES AND COMPLETION OF FINAL LANDSCAPING.
- THE VILLAGE SHALL BE PROVIDED WITH A COPY OF THE IEPA LETTER OF NOTIFICATION OF COVERAGE PRIOR TO COMMENCEMENT OF CONSTRUCTION.
- THE DEVELOPER IS RESPONSIBLE FOR HAVING THE SWPPP AND A STAMPED AND SIGNED COPY OF THE APPROVED SOIL EROSION AND SEDIMENT CONTROL PLAN ON SITE AT ALL TIMES AND BE PRESENTED WHEN REQUESTED BY ANY AUTHORIZED AGENCY.
- THE DEVELOPER SHALL INSPECT THE SOIL EROSION AND SEDIMENT CONTROL PRACTICES EVERY SEVEN (7) DAYS AND AFTER 0.5" OR MORE RAINFALL. IMMEDIATE REPAIR SHALL BE MADE OF ANY DAMAGED EROSION CONTROL ELEMENTS THROUGHOUT THE CONSTRUCTION OF THE PROJECT.
- ALL CONSTRUCTION TRAFFIC SHALL ENTER SITE ONLY AT PROPOSED STABILIZED CONSTRUCTION ENTRANCE(S) AS SHOWN ON PLANS.
- ALL DIRT, MUD, OR DEBRIS THAT REACHES THE PUBLIC ROADS SHALL BE CLEANED IMMEDIATELY BY THE CONTRACTOR.
- TECHNIQUES SHALL BE EMPLOYED TO PREVENT THE BLOWING OF DUST OR SEDIMENT FROM THE SITE.
- SILT FENCE, SILT BASINS, AND STABILIZED CONSTRUCTION ENTRANCE(S) SHALL BE CONSTRUCTED AS DETAILED ON THE FINAL ENGINEERING PLANS PRIOR TO THE START OF CONSTRUCTION AND SHALL REMAIN IN PLACE UNTIL THE DISTURBED AREA IS STABILIZED. IN ADDITION, SILT FENCE SHALL BE PROVIDED FOR AREAS DRAINING 200' AND GREATER IN ACCORDANCE WITH NRCS CODE 920.
- SCHEDULE OF CONTROL MEASURE IMPLEMENTATION:
 - CONSTRUCT THE APPLICABLE PORTIONS OF THE EROSION AND SEDIMENTATION CONTROLS PRIOR TO SITE CLEARING.
 - CONTROL SITE DEVELOPMENT IN ACCORDANCE WITH THE SPECIFICATIONS.
 - MAINTAIN INLET PROTECTION, CONSTRUCTION TRAFFIC SURFACES, CLEANING OF STORM STRUCTURES AND THE LIKE ON A REGULAR BASIS AFTER EACH HEAVY RAIN OR AS OTHERWISE REQUIRED.
- THE ESTIMATED CONSTRUCTION SCHEDULE IS AS FOLLOWS:

TOPSOIL STRIPPING	SUMMER	2018
MASS EARTHWORK	SUMMER	2018
UNDERGROUND IMPROVEMENTS	SUMMER	2018
ROADWAY (CURB & PAVEMENT)	SUMMER/FALL	2018
BUILDING CONSTRUCTION	FALL	2018
FINAL GRADING	FALL	2018
BASEIN STABILIZATION	SUMMER	2018
FINAL LANDSCAPING	FALL	2018-2020

THE ENTIRE SITE MUST BE STABILIZED, USING A HEAVY MULCH LAYER OR ANOTHER METHOD AT THE CLOSE OF THE CONSTRUCTION SEASON.
- DISTURBED AREAS WITHIN ALL PUBLIC R.O.W.'S SHALL BE RESTORED W/ 6" MIN. TOPSOIL & SOD. RESTORATION SHALL OCCUR IMMEDIATELY AFTER COMPLETION OF CONSTRUCTION. WEATHER PERMITTING, ALL OTHER DISTURBED AREAS SHALL BE RESTORED WITH 4" TOPSOIL & SEED.
- STRAW BALES ARE NOT PERMITTED IN AREAS OF CONCENTRATED FLOW. ROCK CHECK DAMS SHALL BE USED IN THESE AREAS. TECHNIQUES THAT DIVERT UP- AND RUNOFF PAST DISTURBED SLOPES SHALL BE EMPLOYED.
- THE PROTECTION OF THE OPEN LID DRAINAGE STRUCTURES SHALL BE CONSTRUCTED AS SPECIFIED IN DETAILS. ALL OPEN LID DRAINAGE STRUCTURES LOCATED IN YARD AREAS AND THE SEDIMENTATION BASIN MUST BE PROTECTED PER INLET PROTECTION DETAILS UNTIL SUCH A TIME THAT THE LANDSCAPING IS IN PLACE AND EFFECTIVELY PREVENTING POTENTIAL SILTATION OF THESE STRUCTURES. ALL OPEN LID DRAINAGE STRUCTURES IN PAVED AREAS SHALL HAVE FILTER BASKETS INSTALLED UNDER THE LIDS. IN THE EVENT THE GRAVEL BASE IS NOT IN PLACE UPON INSTALLATION, INLET PROTECTION SHALL BE PROVIDED AS INDICATED PER INLET PROTECTION DETAIL.
- EROSION CONTROL BLANKET (ECB) SHALL BE INSTALLED TO ALL DISTURBED AREAS WITH SLOPES EQUAL TO OR STEEPER THAN 5H:1V AND IN CRITICAL AREAS (EX: DETENTION BASIN PERIMETERS, STREAMBANKS, BERMS, ETC.) IMMEDIATELY UPON FINAL GRADING. S175 NORTH AMERICAN GREEN (OR SIMILAR) ECB SHALL BE USED. ECB WITH GREEN DYE IS NOT ACCEPTABLE.
- SOIL STOCKPILES SHALL BE STABILIZED OR COVERED AT THE END OF EACH WORKDAY. STOCKPILES TO REMAIN IN PLACE FOR 14 DAYS OR MORE SHALL RECEIVE TEMPORARY SEEDING.
- DURING DEWATER OPERATIONS, WATER WILL BE PUMPED INTO SEDIMENT BASINS OR SILT TRAPS. DEWATERING DIRECTLY INTO FIELD TILES OR STORMWATER STRUCTURES IS PROHIBITED.
- AN INCIDENT OF NON-COMPLIANCE (ION) MUST BE COMPLETED AND SUBMITTED BY THE OWNER TO THE IEPA AND COPIED TO THE VILLAGE IF, AT ANY TIME, AN EROSION OR SEDIMENT CONTROL DEVICE FAILS.
- A NOTICE OF TERMINATION (NOT) SHALL BE COMPLETED BY THE OWNER IN COMPLIANCE WITH THE NPDES PHASE II REQUIREMENTS WHEN ALL PERMANENT EROSION CONTROL MEASURES ARE IN PLACE WITH A 70% ESTABLISHED RATE OF VEGETATION. THE NOTICE OF TERMINATION SHALL BE SENT TO THE IEPA AND THE VILLAGE.
- THE CONTRACTOR SHALL TAKE THE NECESSARY STEPS TO CONTROL WASTE SUCH AS DISCARDED BUILDING MATERIALS, CONCRETE TRUCK WASHOUT, CHEMICALS, LITTER AND SANITARY WASTE AT THE CONSTRUCTION SITE THAT MAY CAUSE ADVERSE IMPACTS TO WATER QUALITY.

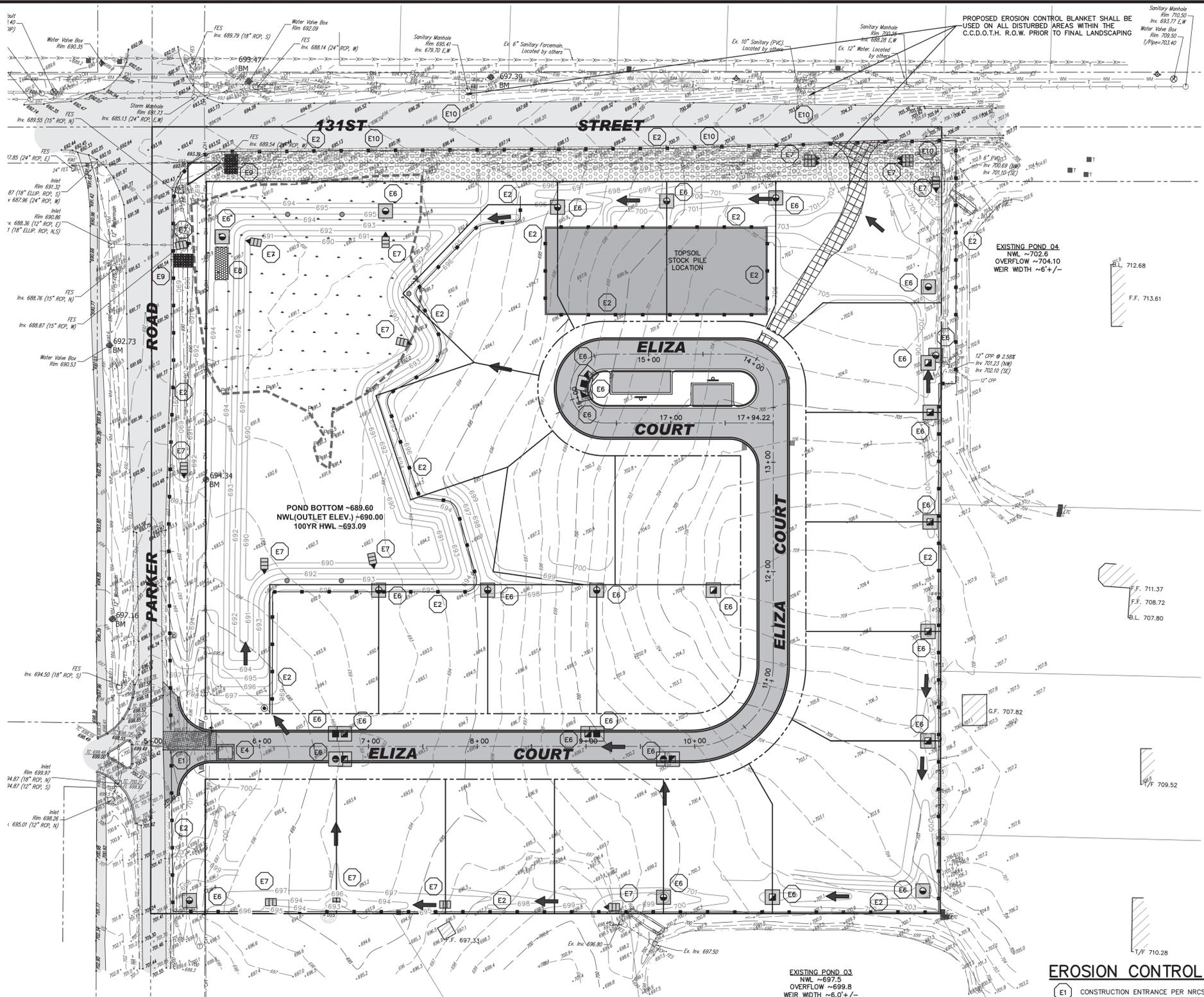
TEMPORARY SEDIMENTATION TRAP

- CONSTRUCT SEDIMENTATION TRAP DURING MASS EARTHWORK.
- POND BOTTOM SHALL BE EXCAVATED TO 666.00. CLAY GRADE SHALL REMAIN THROUGH CONSTRUCTION. VOLUME AVAILABLE FOR SEDIMENTATION SHALL BE 6,820 x 2=13,640 CU. FT. BELOW OUTLET INVERT.
- TRAP TO REMAIN IN PLACE UNTIL DETENTION FACILITY IS STABILIZED WITH FINAL LANDSCAPING OF GROUND COVER ON BANKS AND WETLAND PLANTINGS IN BOTTOM AREAS IN ACCORDANCE WITH APPROVED LANDSCAPE PLANS.
- SILT DEPOSITS SHALL BE REMOVED & BOTTOM GRADED TO FINAL PLAN GRADES PRIOR TO PLANTING.
- MAINTAIN SILT FENCE AT UPPER EMBANKMENT AREAS AS SHOWN ON THE PLANS.
- REQUIRED VOLUME OF TRAP = 3.97 AC x 3,600 CU-FT/AC = 14,292 CU-FT. 95% OF THE VOLUME PROVIDED BELOW ELEVATION OF OUTLET (666.00) & REMAINDER PROVIDED ABOVE.

STABILIZATION TYPE	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
PERMANENT SEEDING			A			*	*					
DORMANT SEEDING	B									B		
TEMPORARY SEEDING		C					D*					
SODDING		E**										
MULCHING	F											

- | | |
|--|--------------------------------------|
| A. KENTUCKY BLUEGRASS
90 LBS/AC MIXED WITH
PERENNIAL RYEGRASS 30
LBS/AC | C. SPRING OATS 100 LBS/AC |
| B. KENTUCKY BLUEGRASS
135 LBS/AC MIXED WITH
PERENNIAL RYEGRASS 45
LBS/AC + 2 TONS
STRAW MULCH/AC | D. WHEAT OR CEREAL RYE 150
LBS/AC |
| | E. SOD |
| | F. STRAW MULCH 2 TONS/AC |
- * IRRIGATION NEEDED DURING JUNE AND JULY
** IRRIGATION NEEDED FOR 2 TO 3 WEEKS AFTER APPLYING SOD

SOIL PROTECTION CHART



SOIL EROSION & SEDIMENTATION CONTROL PLAN

EROSION CONTROL LEGEND

- E1 CONSTRUCTION ENTRANCE PER NRCS SPECIFICATIONS
- E2 SILT FENCE PER NRCS SPECIFICATIONS
- E3 DOUBLE ROW OF SILT FENCE PER NRCS SPECIFICATIONS
- E4 CONCRETE WASHOUT AREA
- E5 TEMPORARY SEDIMENTATION BASIN
- E6 INLET PROTECTION PER OR EQUIVALENT TO NRCS SPECIFICATIONS
- E7 CULVERT / FES PROTECTION PER OR EQUIVALENT TO NRCS SPECIFICATIONS AND STANDARD DRAWING NO. IL-610
- E8 6" TO 8" ROCK RIP-RAP @ OVERFLOW WEIR
- E9 ROCK CHECK DAM PER DETAIL ON SHEET #6
- E10 EROSION PLANKET IN R.O.W. AREA PER DETAIL ON SHEET #6



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WILLOW POINTE, LLC
7512 COUNTY LINE ROAD
BURR RIDGE, ILLINOIS 60527
(630) 920-9430

FINAL ENGINEERING
FOR
WILLOW POINTE
SOUTHWEST CORNER 131st ST. & PARKER RD.
LEMONT, ILLINOIS 60453

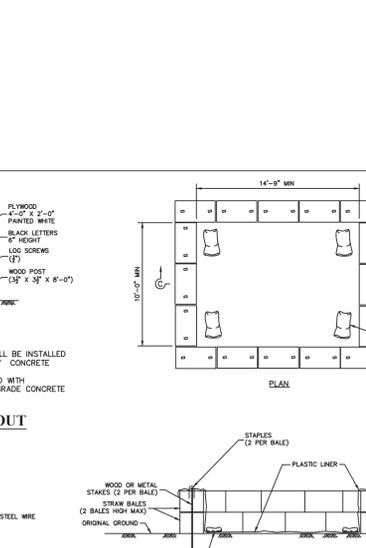
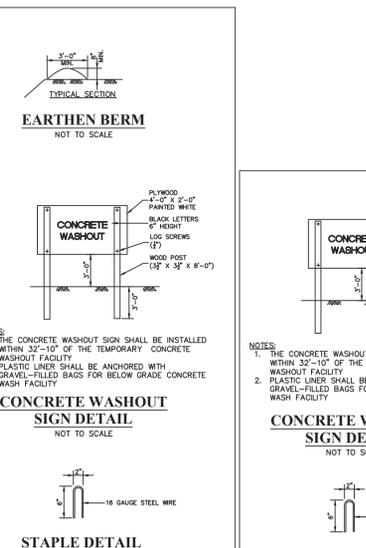
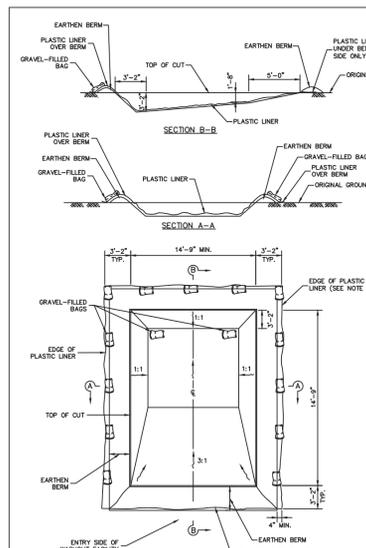
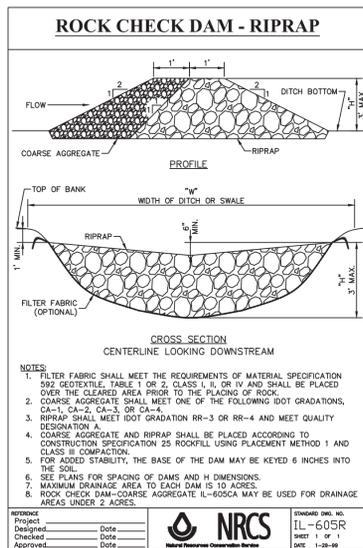
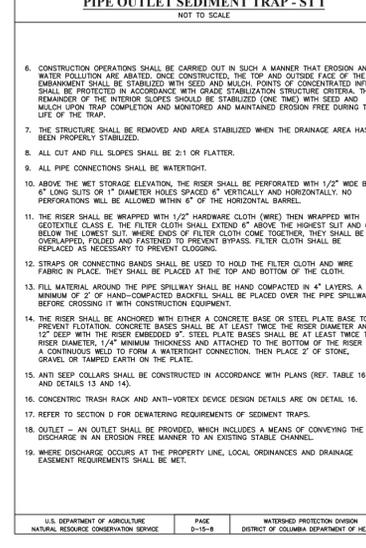
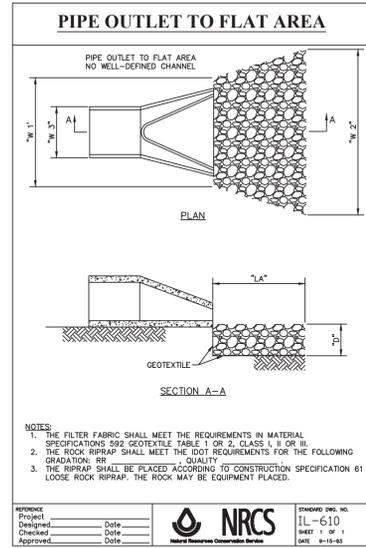
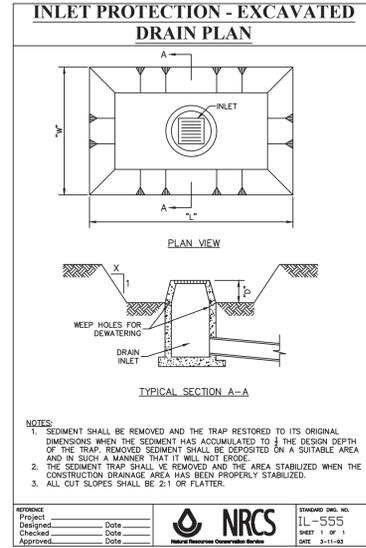
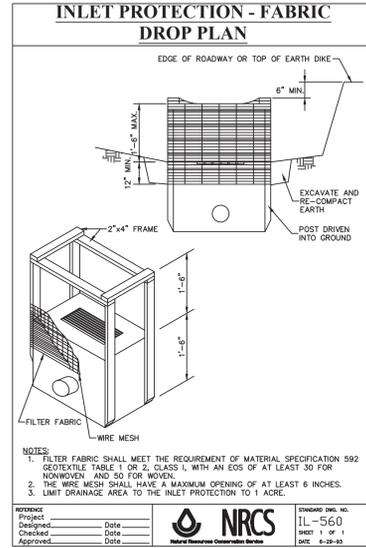
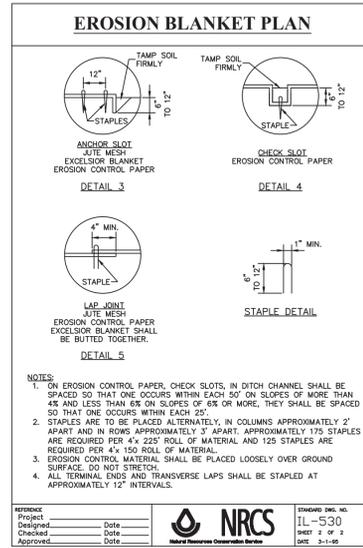
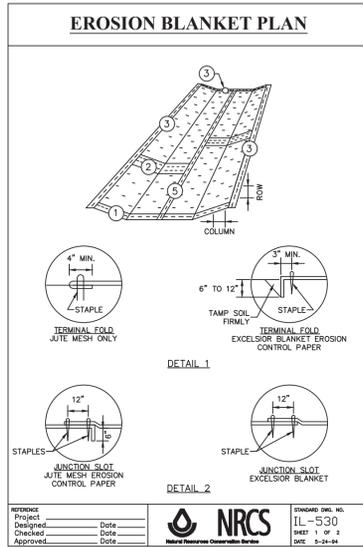
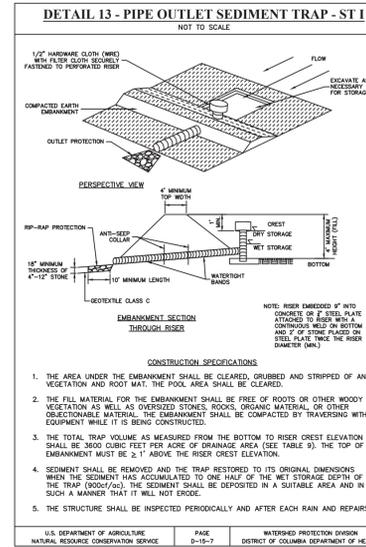
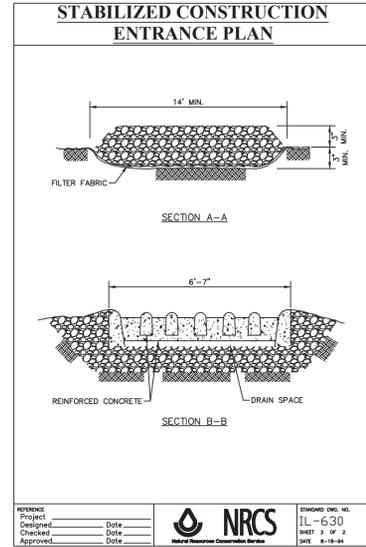
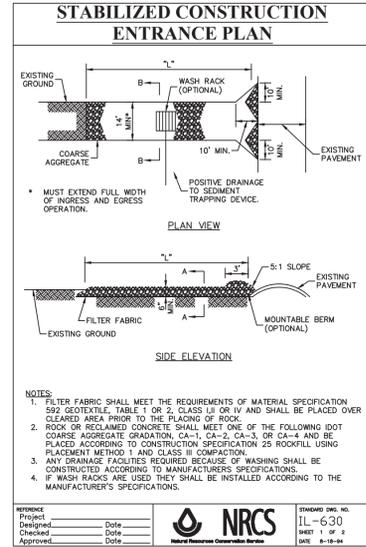
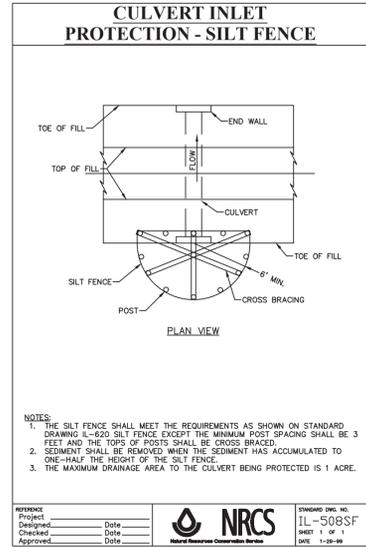
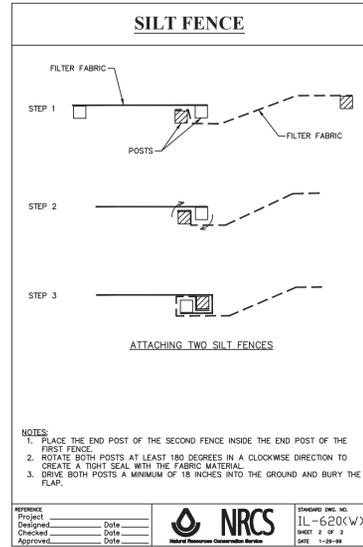
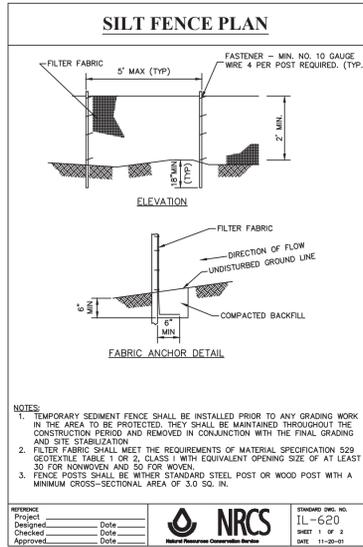
DESIGNTEK ENGINEERING, INC.
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MOKENA, ILLINOIS 60448
(708) 326-4961
IL Prof. Lic. No.: 184 - 003740

PROJECT INFORMATION	
Project No.:	17-0051
Scale:	1" = 50'
Date:	06-08-2018
Design By:	SDS
Drawn By:	NSM
Checked By:	SDS

5 OF 23

REVIEW SET
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SOIL EROSION & SEDIMENT CONTROL PLAN



REVISIONS: NO. DATE DESCRIPTION PER VILLAGE REVIEW

WILLOW POINTE, LLC
7512 COUNTY LINE ROAD
BURR RIDGE, ILLINOIS 60527
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FINAL ENGINEERING FOR
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IL Prof. Lic. No.: 184 - 003740

PROJECT INFORMATION: Project No.: 17-0051 Scale: AS NOTED Date: 06-08-2018 Design By: SDS Drawn By: NSM Checked By: SDS

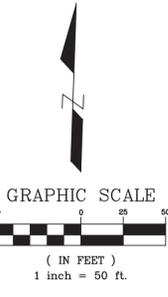
6 OF 23

SOIL EROSION & SEDIMENT CONTROL PLAN DETAILS

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PROJECT DATA - UNIT COUNTS AND ACREAGE

GROSS AREA:	522,421 SQ. FT. OR 11.99 ACRES
R.O.W. DEDICATIONS (EXTERNAL):	69,500 SQ. FT. OR 1.60 ACRES
NET AREA (AFTER R.O.W. DEDICATIONS):	452,921 SQ. FT. OR 10.40 ACRES
R.O.W. DEDICATIONS (INTERNAL):	72,330 SQ. FT. OR 1.66 ACRES
STORM WATER & OPEN LOTS:	100,105 SQ. FT. OR 2.29 ACRES
RESIDENTIAL LOTS:	211,089 SQ. FT. OR 4.85 ACRES
NUMBER OF BUILDINGS PROPOSED:	20
NUMBER OF UNITS PROPOSED:	40
PUBLIC SIDEWALKS:	10,580 SQ. FT.
INTERIOR STREETS (INCLDS PARKING):	39,157 SQ. FT.
STORM WATER LOT IMPERVIOUS AREA (ELEV. 690.0):	38,620 SQ. FT.
BUILDING FOUNDATIONS:	97,660 SQ. FT.
PORCHES (FRONT):	1,840 SQ. FT.
WALKS (FRONT):	1,380 SQ. FT.
DRIVEWAYS:	28,132 SQ. FT.
PATIOS (REAR):	4,260 SQ. FT.
TOTAL IMPERVIOUS AREA:	221,819 SQ. FT.
LOT COVERAGE:	= 221,819 SQ FT/452,921 SQ FT = 48.98%



NOTES:
 1) ALL STREET SIGNS, STREET NAME SIGNS AND PARKWAY TREES SHALL BE INSTALLED AND PROVIDED IN ACCORDANCE WITH VILLAGE OF LEMONT U.D.O.

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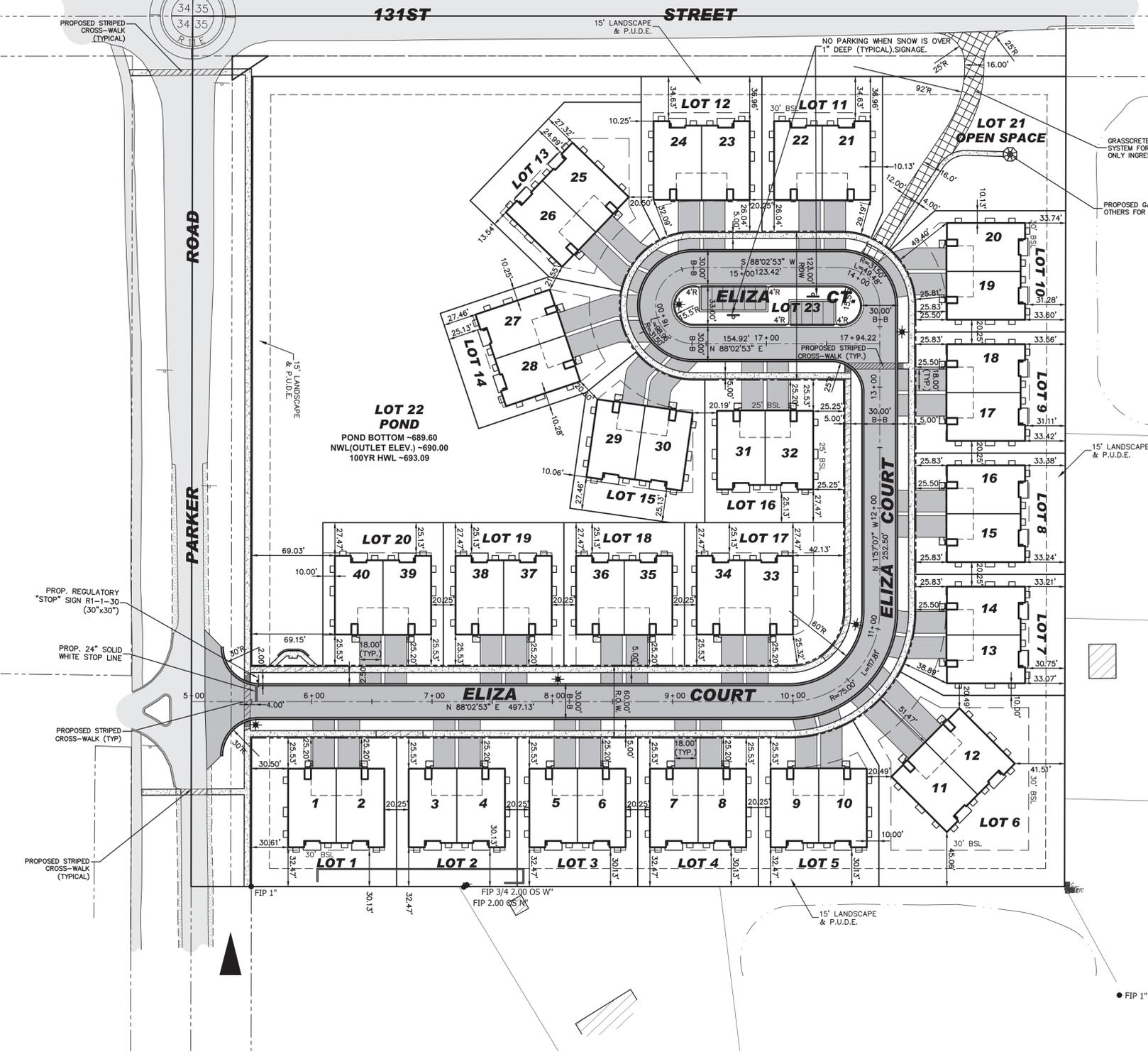


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 OF
 23

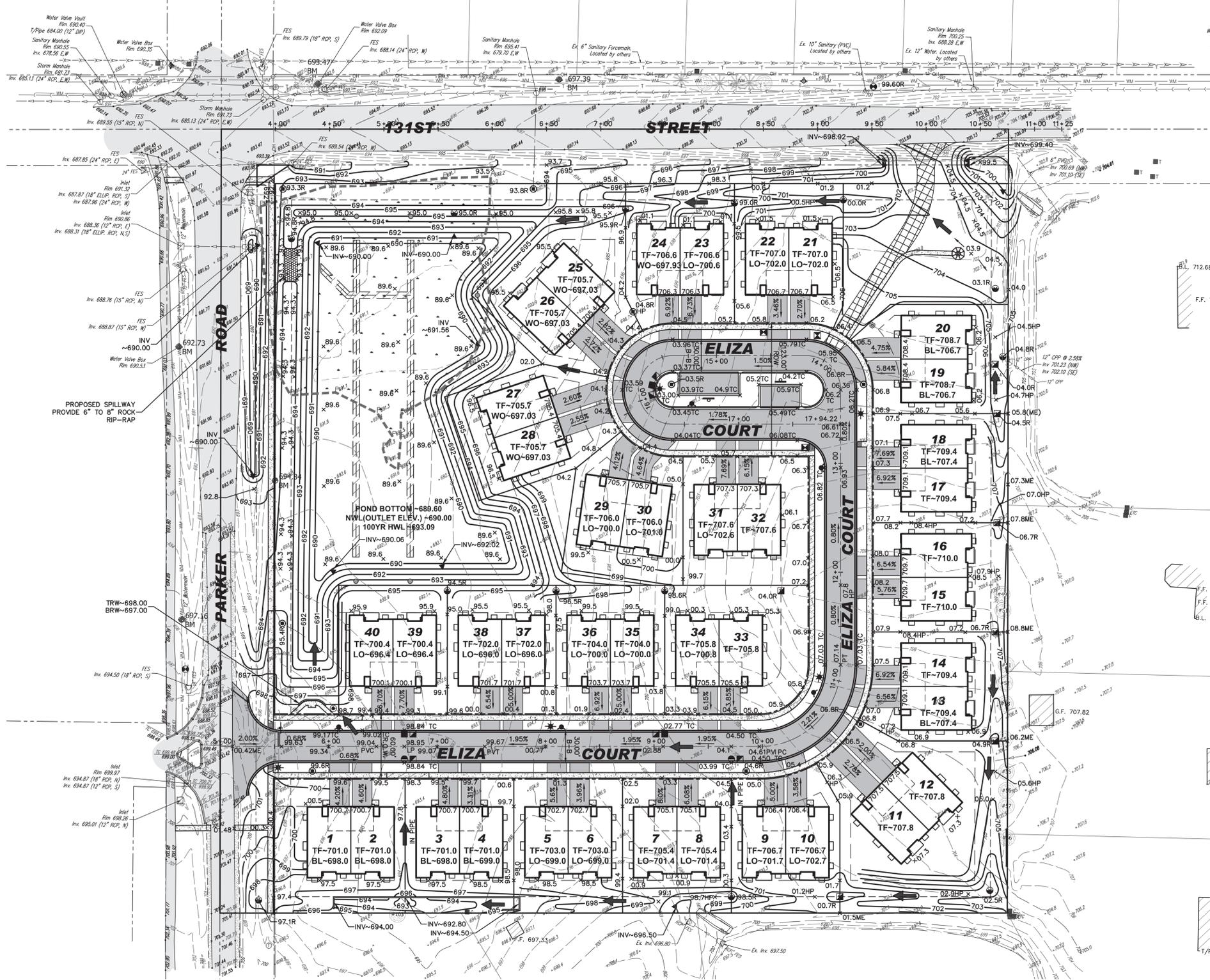
GEOMETRIC PLAN

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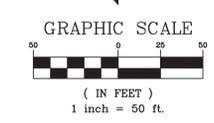
GEOMETRIC PLAN

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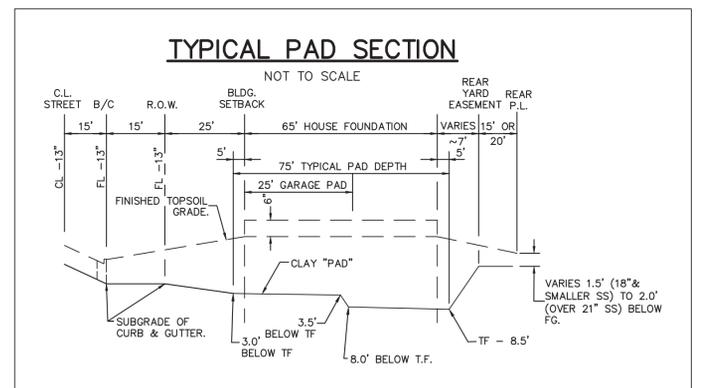
FLOODPLAIN NOTES:

- 1) NO FLOODPLAIN EXISTS ON THE SUBJECT PROPERTY PER FIRM.
- 2) DOWNSTREAM OF THE SUBJECT PROPERTY, THE OUTLET DRAINAGE PATH HAS A REGULATORY FLOOD PLAIN ELEVATION OF ~687.00.



NOTES:

1. EARTHWORK CONTRACTOR TO CUT SLOTS IN REAR YARDS WHERE NECESSARY TO ALLOW FOR POSITIVE DRAINAGE AWAY FROM PADS.
2. FOR "LOOKOUT" AND "WALKOUT" LOTS, CONTRACTOR TO END PAD 5 FEET BEYOND GARAGE AND TRANSITION GRADE TO L/O OR W/O ELEVATION.



GRADING CONVERSIONS & NOTES

CL -0.28' = EDGE OF PAVEMENT ELEVATION
 CL -0.36' = FLOW LINE ELEVATION
 CL -0.11' = TOP OF CURB ELEVATION
 CL +0.31' = FACE OF WALK
 CL +0.39' = BACK OF WALK/RIGHT OF WAY
 TF -0.30' = GARAGE FLOOR (TYPICAL)
 TF +1.13' (13.5") = FINISHED FLOOR

* TF -0.93' = GARAGE FLOOR (1 ADDITIONAL RISER)
 ** TF -1.56' = GARAGE FLOOR (2 ADDITIONAL RISER)

INDICATES SIDEWALK BELOW CURB ELEVATIONS

GRADING/PAD NOTES

TF XXX.X
 LO XXX.X
 WO XXX.X
 LOWER GF
 XXX.XX
 BL/DS XXX.XX

TF = TOP OF FOUNDATION ELEVATION
 LO = LOOKOUT ELEVATION
 WO = WALKOUT/BSMT FLOOR @ WALKOUT ELEVATION (TYPICAL: WO = TF -8.67')
 BL = BRICK LEDGE / DS = DROP SIDING
 X.XX% = PROPOSED DRIVEWAY SLOPE

POND DATA SUMMARY

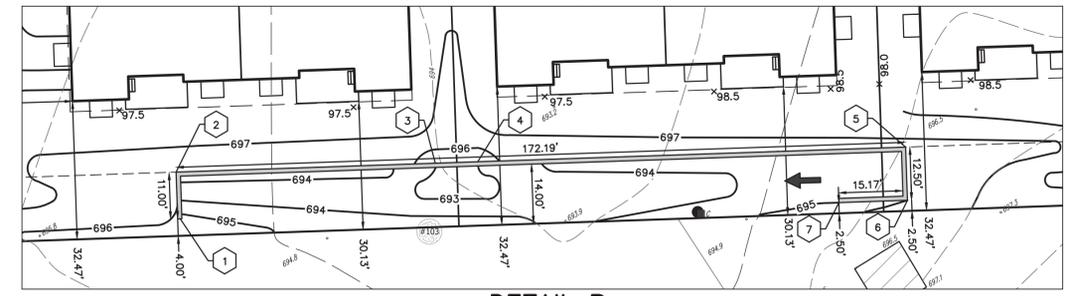
POND BOTTOM (VCBMP AREAS) = 689.60
 NWL (OUTLET INV) = 690.00
 HWL (HYDROGRAPH METHOD) = 692.84
 HWL (RATIONAL METHOD) = 693.09
 WEIR ELEVATION = 693.30

REQ. STORAGE VOLUME (PER VILLAGE) = 3.39 AC-FT.
 REQ. STORAGE VOLUME (PER MWRD) = 2.16 AC-FT.

VOLUME PROVIDED @ WEIR = 3.67 AC-FT.
 VOLUME PROVIDED @ MAX HWL = 3.39 AC-FT.

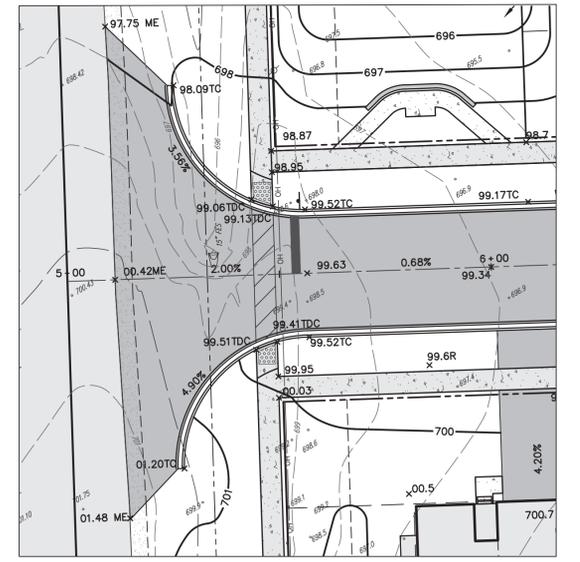
VOLUME PROVIDED @ MWRD ALLOWABLE = 2.46 AC-FT.
 DISCHARGE OF 2.64 CFS

GRADING PLAN



- RETAINING WALL**
- | | |
|--------------------------|--------------------------|
| 1 TW~695.80
BW~695.50 | 5 TW~696.50
BW~694.50 |
| 2 TW~696.50
BW~694.50 | 6 TW~696.50
BW~694.50 |
| 3 TW~695.80
BW~692.80 | 7 TW~695.10
BW~694.50 |
| 4 TW~695.80
BW~692.80 | |

**DETAIL B
 RETAINING WALL GRADING & DIMENSION PLAN
 (SEE DETAILS ON SHEET 23)
 SCALE = 1"=20'**



**DETAIL A
 ELIZA COURT AND PARKER AVE GRADING
 SCALE = 1"=20'**

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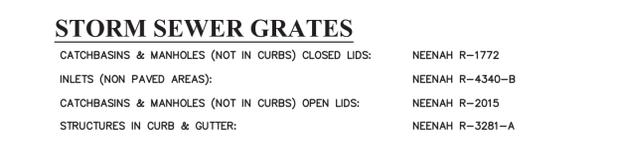
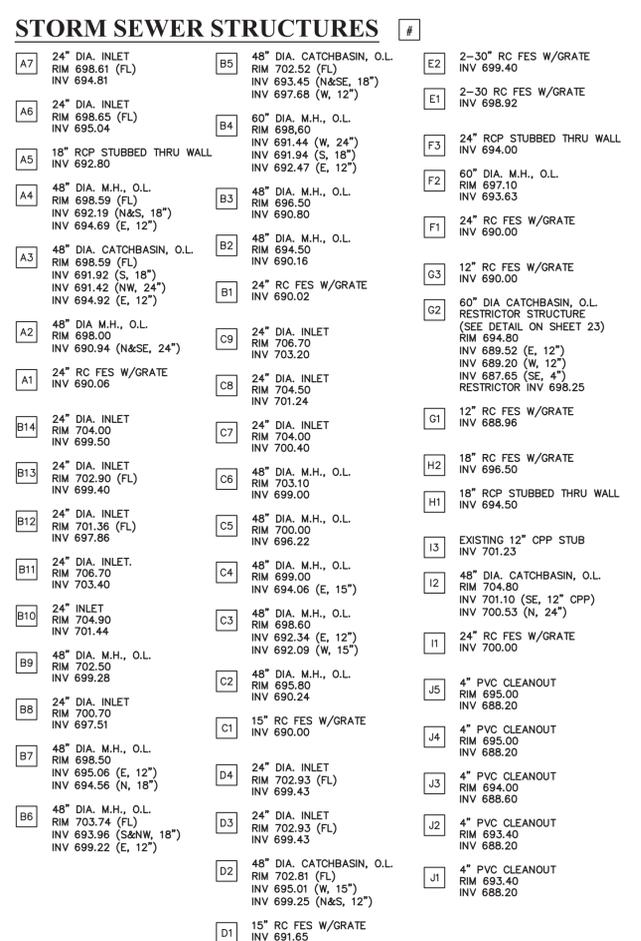
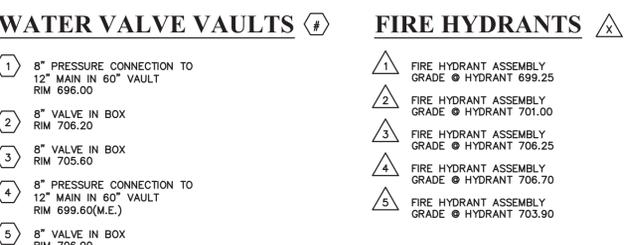
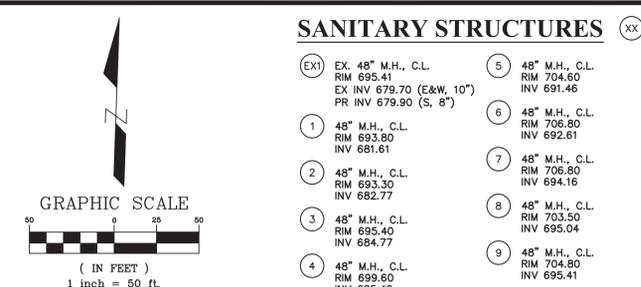
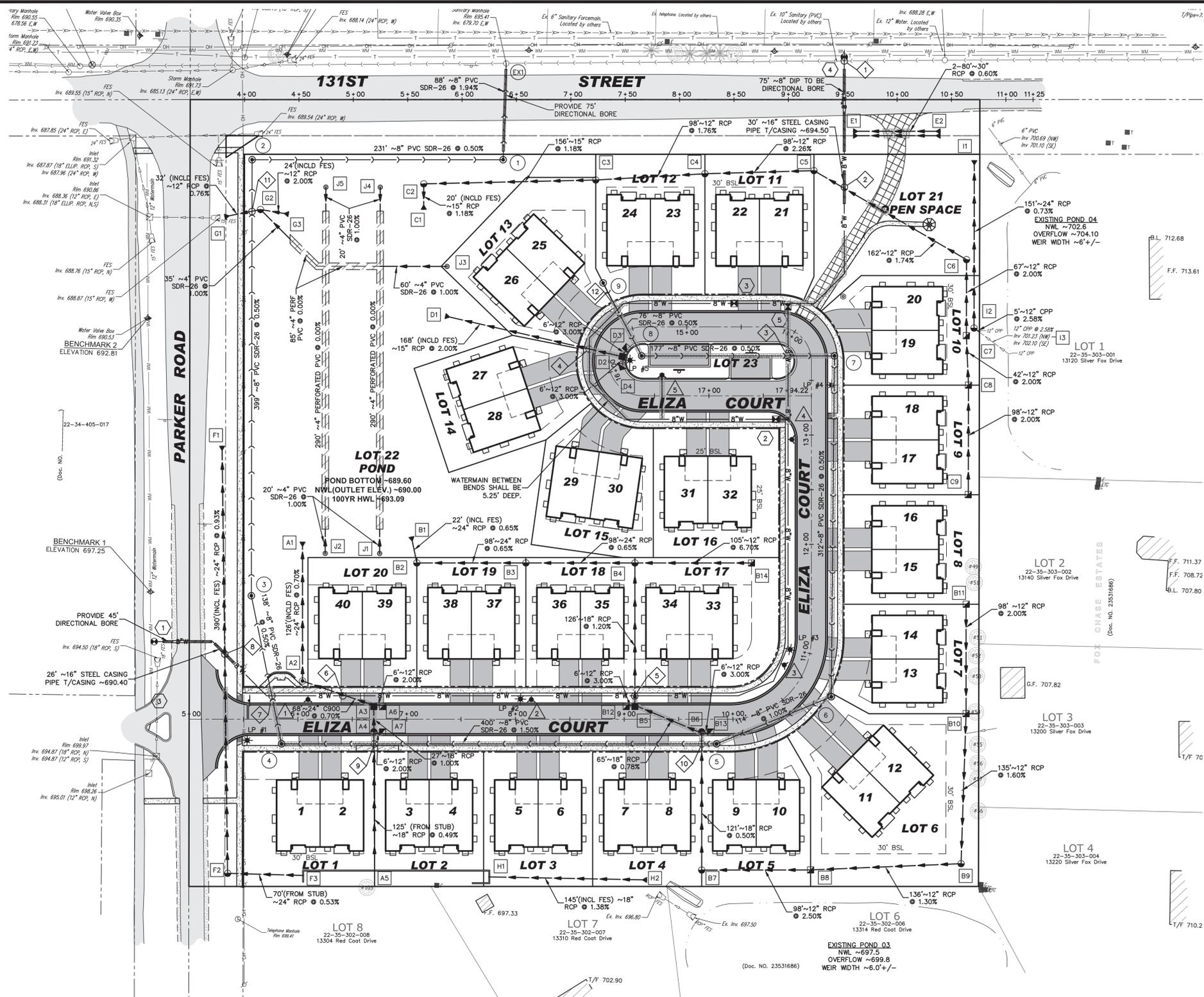
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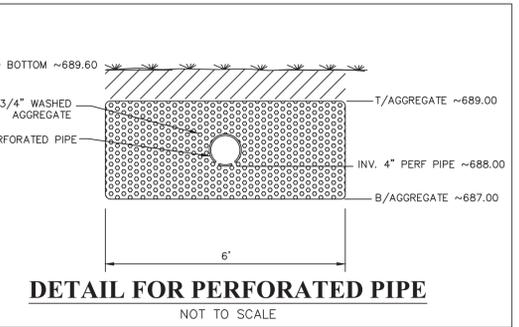


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 Checked By: SDS



UTILITY PLAN



- NOTES:**
- SEE SHEET #10 FOR THE DETAILED UTILITY SERVICE LOCATIONS.
 - ALL PIPE LENGTHS ARE APPROXIMATE. THOSE WHICH INCLUDE A FLARED END SECTION ARE TO THE END OF THE SECTION.
 - UNDERGROUND UTILITIES SHALL RECEIVE FULL DEPTH TRENCH BACKFILL WHERE INDICATED PER UNDERGROUND UTILITIES SPECIFICATIONS ON SHEET 3.

ID	BOTTOM OF PIPE	TOP OF PIPE	VERTICAL SEPARATION	CROSSING INFO.
1	692.63	687.23	5.40'	WATERMAIN OVER SANITARY
2	695.96	694.10	1.86'	STORM OVER WATERMAIN (ENCASE WATERMAIN)
3	699.02	695.64	3.38'	WATERMAIN OVER SANITARY
4	697.60	695.81	1.79'	WATERMAIN OVER STORM
5	696.63	695.06	1.57'	WATERMAIN OVER STORM
6	690.96	689.10	1.86'	STORM OVER WATERMAIN (STORM PIPE TO BE C900)
7	693.13	686.00	7.13'	WATERMAIN OVER SANITARY
8	691.53	689.67	1.86'	STORM OVER WATERMAIN (ENCASE WATERMAIN)
9	692.02	687.50	4.52'	STORM OVER SANITARY
10	693.80	692.03	1.77'	STORM OVER SANITARY
11	688.97	683.77	5.20'	STORM OVER SANITARY
12	697.63	696.05	1.58'	WATERMAIN OVER SANITARY

UTILITY CROSSING INFORMATION

- MAINTAIN 18" MINIMUM VERTICAL SEPARATION BETWEEN WATERMAIN AND STORM/SANITARY SEWERS.
- DEPTHS OF EXISTING WM ARE ASSUMED AND MUST BE FIELD VERIFIED PRIOR TO START OF CONSTRUCTION.
- WHEN THE WM CROSSES BELOW A SEWER, THE SEWER MUST BE CONSTRUCTED WITH WM QUALITY PIPE & JOINTS THAT COMPLY WITH 35 IAC 653.119 OR ELSE EITHER PIPE MUST BE INSTALLED IN A CASING, THE PROTECTION MUST EXTEND ON EACH SIDE OF THE CROSSING UNTIL THE NORMAL DISTANCE FROM THE WM TO THE SEWER IS AT LEAST 10 FEET. IN ADDITION, THE WM MUST BE LOCATED AT LEAST 18 INCHES BELOW THE SEWER. THIS 18 INCHES IS A STRUCTURAL PROTECTION TO PREVENT THE SEWER FROM SETTLING AND BREAKING THE WM.
- WHEN THE WM CROSSES ABOVE A SEWER AND IT IS NOT 18 INCHES ABOVE THE CROWN OF THE SEWER WHERE THE PIPE CROSSES, THE SEWER MUST BE CONSTRUCTED WITH WM QUALITY PIPE & JOINTS (COMPLIANCE SAME AS ABOVE) OR A CASING PIPE CAN BE INSTALLED AROUND THE WM OR THE SEWER. THE CASING PIPE MUST BE A MATERIAL THAT IS APPROVED FOR USE AS WM. CONCRETE IS NOT AN ACCEPTABLE ENCASEMENT.
- WHEN THE ENCASEMENT OPTION IS USED, IT SHALL BE ONE CONTINUAL SECTION (NO JOINTS).

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Drawn By: NSM
Checked By: SDS

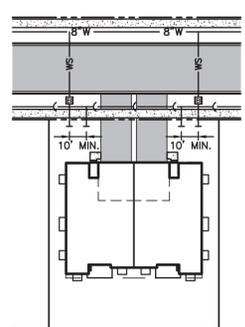
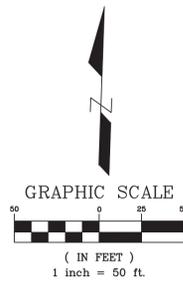
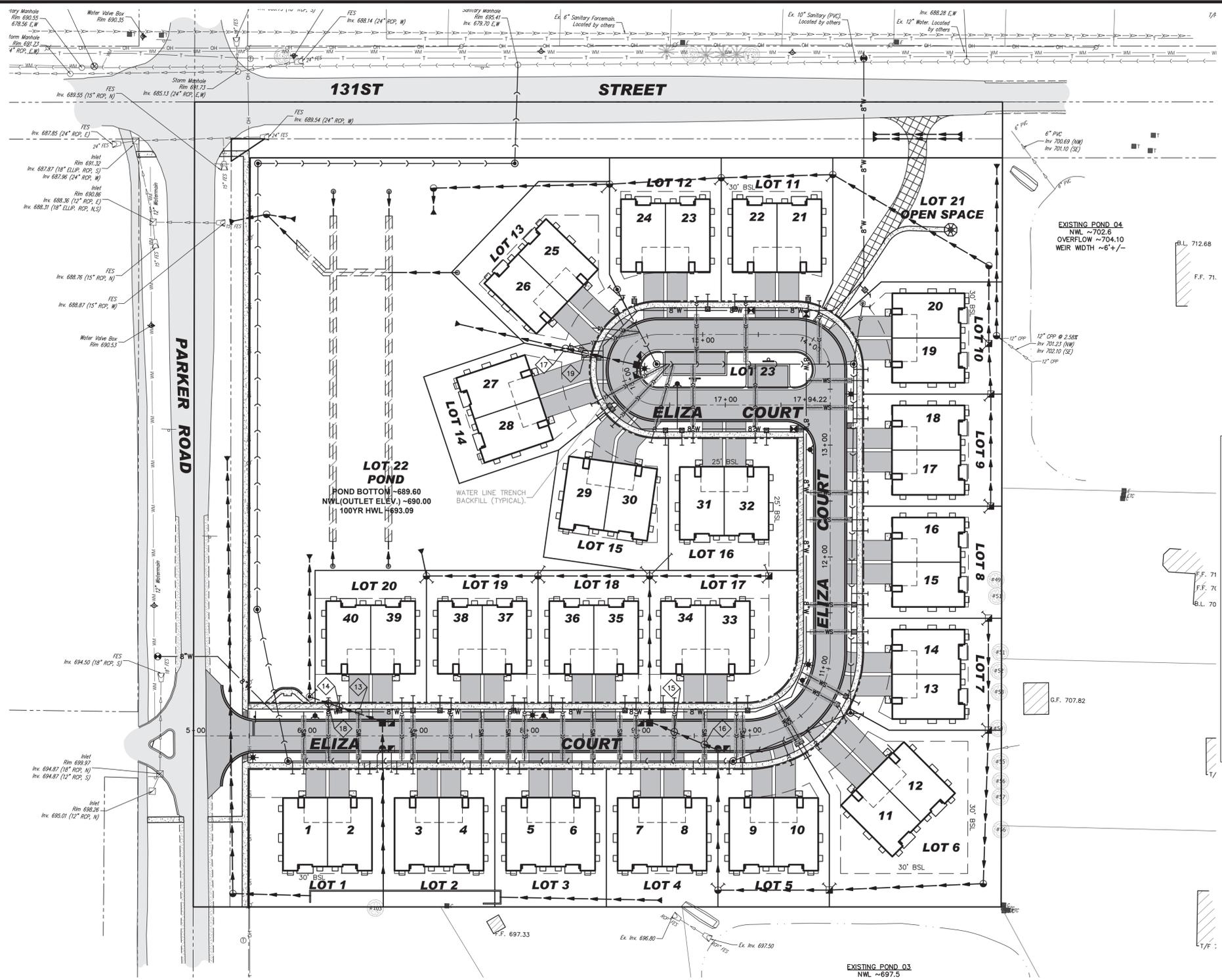
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FINAL ENGINEERING FOR
WILLOW POINTE
SOUTHWEST CORNER 131st ST. & PARKER RD.
LEMONT, ILLINOIS 60453

REVISIONS

NO.	DATE	DESCRIPTION
1	10/25/18	PER VILLAGE REVIEW

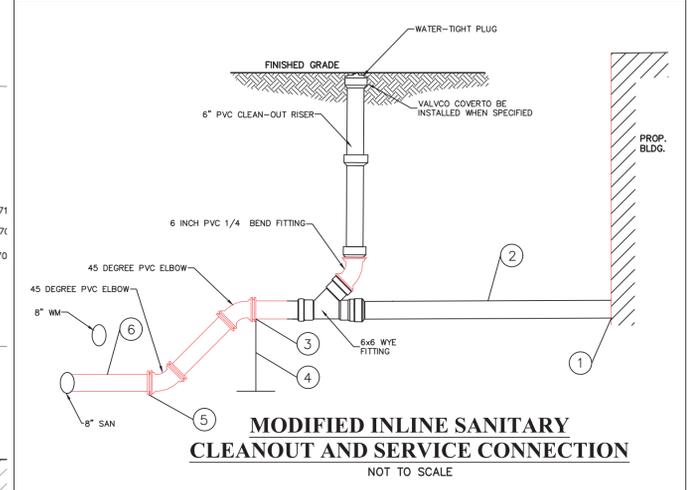
BY: DMV



TYPICAL UTILITY SERVICE DETAIL

NOTES:

- ALL PIPE LENGTHS ARE APPROXIMATE. THOSE WHICH INCLUDE A FLARED END SECTION ARE TO THE END OF THE SECTION.
- UNDERGROUND UTILITIES SHALL RECEIVE FULL DEPTH TRENCH BACKFILL WHERE INDICATED PER UNDERGROUND UTILITIES SPECIFICATIONS ON SHEET 3.
- THE SANITARY SERVICE FOR LOT 27 SHALL BE AT LEAST 18-INCHES FROM THE CROWN OF THE SERVICE TO THE BOTTOM OF THE WATER SERVICE AT THE CROSSING FOR LOTS 26 AND 27.
- THE STORM SEWER FROM MANHOLE D1 TO D2 SHALL BE 10-FOOT HORIZONTALLY OR AT LEAST 18-INCHES FROM THE CROWN OF THE SEWER TO THE BOTTOM OF THE WATER SERVICES TO LOTS 26 AND 27.



MODIFIED INLINE SANITARY CLEANOUT AND SERVICE CONNECTION
NOT TO SCALE

UTILITY AND SERVICE CROSSING AND DESIGN TABLE

LOT/UNIT NO.	TOTAL SERVICE LENGTH	T/F	SAN INV @ BLDG	SLOPE OF SAN SERVICE TO MAIN	SAN SERVICE INV @ RISER	SAN MAIN INV @ RISER	RISER HEIGHT @ MAIN	T/PIPE SAN @ MAIN	B/PIPE WATER SERVICE CROSSING	B/PIPE WATER SERVICE @ SAN SEWER CROSSING	VERTICAL SEPARATION
1	33	700.7	693.70	1.00%	693.37	685.52	7.85	693.37	685.44	693.53	7.09
2	33	700.7	693.70	1.00%	693.37	685.56	8.21	693.37	685.44	693.23	6.05
3	33	700.7	693.70	1.00%	693.37	685.93	7.78	693.37	687.91	693.56	5.65
4	33	700.7	693.70	1.00%	693.37	687.92	5.78	693.37	688.84	694.61	5.78
5	33	703.0	696.00	1.00%	695.67	688.52	7.15	695.67	689.20	695.03	5.83
6	33	703.0	696.00	1.00%	695.67	689.42	6.25	695.67	690.33	696.33	6.00
7	33	705.4	698.40	1.00%	698.07	690.08	7.99	698.07	690.70	696.74	6.04
8	33	705.4	698.40	1.00%	698.07	690.92	7.15	698.07	691.84	698.04	6.20
9	33	706.7	699.70	1.00%	699.37	691.41	7.96	699.37	692.32	698.81	6.49
10	55	706.7	699.70	1.00%	699.15	691.94	7.21	699.15	692.81	699.86	7.05
11	70	707.8	700.80	1.00%	700.10	692.18	7.92	700.10	692.85	699.97	7.12
12	54	707.8	700.80	1.00%	700.26	692.61	7.65	700.26	693.30	700.91	7.61
13	38	709.4	702.40	1.00%	702.02	692.61	9.41	702.02	693.44	701.16	7.72
14	37	709.4	702.40	1.00%	702.03	692.92	9.11	702.03	693.74	701.45	7.71
15	37	710.0	703.00	1.00%	702.63	693.14	9.49	702.63	693.86	701.67	7.80
16	36	710.0	703.00	1.00%	702.64	693.42	9.22	702.64	694.24	700.61	6.37
17	36	709.4	702.40	1.00%	702.04	693.65	8.40	702.04	694.37	700.80	6.44
18	35	709.4	702.40	1.00%	702.05	693.93	8.12	702.05	694.75	701.40	6.65
19	35	708.7	701.70	1.00%	701.35	694.15	7.21	701.35	694.87	701.59	6.72
20	79	708.7	701.70	1.00%	700.91	694.16	6.75	700.91	694.16	694.16	0.00
24	26	706.6	699.60	1.00%	699.34	695.73	3.61	699.34	695.73	695.73	0.00
25	30	705.7	698.70	1.00%	698.40	695.41	2.99	698.40	695.41	695.41	0.00

UTILITY SERVICE PLAN

LOT/UNIT NO.	TOTAL SERVICE LENGTH	T/F	1 SAN INV @ BLDG	2 SAN SERVICE LENGTH FROM BLDG TO CO	SLOPE OF SAN SERVICE FROM BLDG TO CO	3 INVERT INTO RISER	4 RISER HEIGHT @ CO	5 INV OUT OF RISER	6 LENGTH OF SAN SERVICE FROM RISER TO MAIN	SLOPE OF SAN SERVICE FROM RISER TO MAIN	SLOPE OF SAN SERVICE FROM MAIN TO MAIN	SAN SERVICE INV @ MAIN	T/PIPE SAN @ MAIN	B/PIPE WM @ SAN SERVICE CROSSING	B/PIPE SAN @ WM CROSSING	T/PIPE WM @ SAN SERVICE CROSSING	VERTICAL SEPARATION	RISER HEIGHT @ MAIN
21	83	707.0	699.50	0	0.00%	0.00	0	0	0	0.00%	6.28%	0.00	697.85	699.46	0.00	0.00	1.61	0.00
22*	83	707.0	700.00	28	1.00%	699.72	2.88	696.84	55	4.00%	0.00%	694.64	697.08	698.91	0.00	0.00	1.83	0.00
23*	83	706.6	700.60	28	1.00%	700.32	3.53	696.80	55	3.50%	0.00%	694.87	696.62	698.26	0.00	0.00	1.64	0.00
26*	85	705.7	698.70	30	1.00%	698.40	2.37	696.04	55	1.50%	0.00%	695.21	696.02	697.58	0.00	0.00	1.56	0.00
27*	105	705.7	698.70	48	1.00%	698.22	2.45	695.77	57	1.00%	0.00%	695.20	695.95	697.56	0.00	0.00	1.61	0.00
28*	120	705.7	698.70	43	1.00%	698.27	2.51	695.76	77	1.00%	0.00%	694.99	696.11	697.77	0.00	0.00	1.66	0.00
29*	115	706.0	699.00	10	1.00%	698.90	2.87	696.03	105	1.00%	0.00%	694.98	696.10	697.89	0.00	0.00	1.79	0.00
30*	95	706.0	699.00	25	1.00%	698.75	2.88	695.87	70	1.30%	0.00%	694.96	696.26	697.82	0.00	0.00	1.56	0.00
31*	92	707.6	700.60	22	1.00%	700.38	4.10	696.28	70	2.00%	0.00%	694.88	696.56	698.39	0.00	0.00	1.83	0.00
32*	92	707.6	700.60	22	1.00%	700.38	2.98	697.40	70	4.00%	0.00%	694.60	697.44	699.38	0.00	0.00	1.94	0.00
33	77	705.8	698.30	0	0.00%	0.00	0.07	693.30	0	0.00%	6.50%	693.30	696.59	698.22	0.00	0.00	1.63	1.84
34	78	705.8	698.30	0	0.00%	0.00	0.10	690.73	0	0.00%	9.70%	690.73	695.52	697.02	0.00	0.00	1.50	0.00
35	78	704.0	696.50	0	0.00%	0.00	0.07	691.43	0	0.00%	6.50%	691.43	694.81	696.32	0.00	0.00	1.51	0.00
36*	78	704.0	696.50	28	1.00%	696.22	3.05	693.17	50	4.00%	0.00%	691.17	693.45	695.04	0.00	0.00	1.59	2.01
37	78	702.0	694.50	0	0.00%	0.00	0.00	689.43	0	0.00%	6.50%	689.43	692.81	694.37	0.00	0.00	1.56	1.80
38*	78	702.0	694.50	28	1.00%	694.22	3.06	691.16	50	3.00%	0.00%	689.66	691.50	693.13	0.00	0.00	1.63	2.00
39	78	700.4	692.90	0	0.00%	0.00	0.00	686.99	0	0.00%	7.57%	686.99	690.84	692.67	0.00	0.00	1.83	0.00
40*	78	700.4	693.90	78	1.00%	693.12	0.00	0.00	0	0.00%	0.00%	686.00	0.00	0.00	693.12	691.17	1.95	7.12

* SAN SERVICE CONNECTION PER DETAIL SHOWN ON THIS SHEET. ALL OTHERS PER DETAIL ON SHEET 22.

ID	BOTTOM OF PIPE	TOP OF PIPE	VERTICAL SEPARATION	CROSSING INFO.
13	690.96	688.96	2.00'	STORM OVER WATER SERVICE (STORM IS C900 PIPE)
14	690.82	690.36	1.46'	STORM OVER WATER SERVICE (STORM IS C900 PIPE)
15	696.16	695.61	0.55'	STORM OVER SANITARY SERVICE
16	698.26	695.57	2.69'	WATER SERVICE OVER STORM
17	695.44	698.32	2.88'	SANITARY SERVICE OVER STORM
18	693.64	693.31	0.33'	SANITARY SERVICE OVER STORM
19	697.93	695.63	2.30'	WATER SERVICES OVER STORM

REVIEW SET
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NO.	DATE	DESCRIPTION	BY
1	10-25-18	PER VILLAGE REVIEW	DMV

WILLOW POINTE, LLC
7512 COUNTY LINE ROAD
BURR RIDGE, ILLINOIS 60527
(630) 920-9430

FINAL ENGINEERING FOR
WILLOW POINTE
SOUTHWEST CORNER 131st ST. & PARKER RD.
LEMONT, ILLINOIS 60453

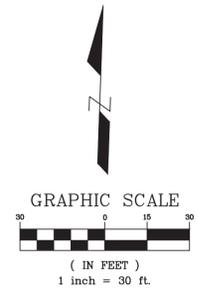
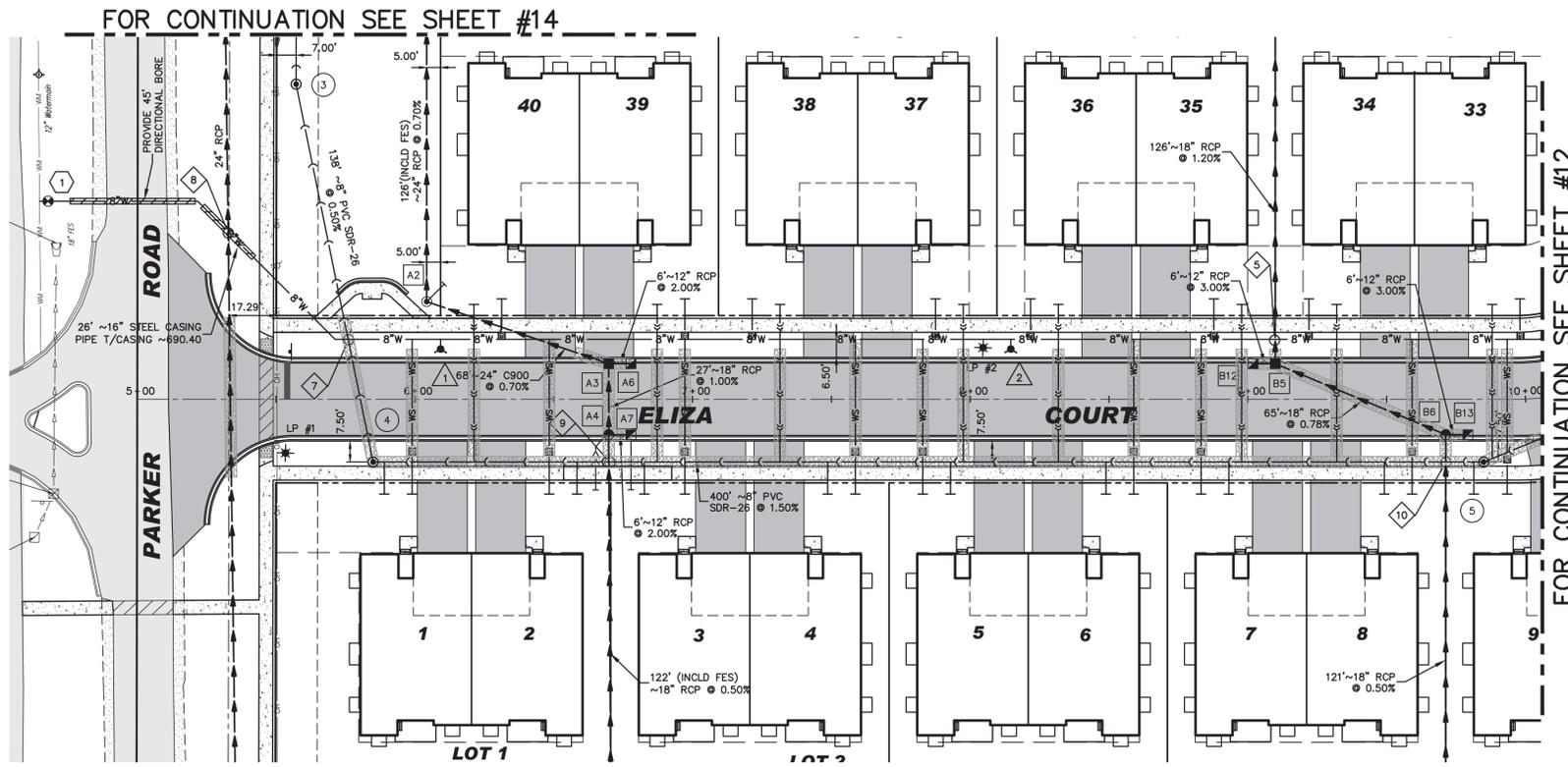
DESIGNTEK ENGINEERING, INC.
CONSULTING AND SITE DESIGN ENGINEERS
9930 W. 190TH STREET, SUITE L
MOKENA, ILLINOIS 60448
(708) 326-4961
IL Prof. Lic. No.: 184 - 003740



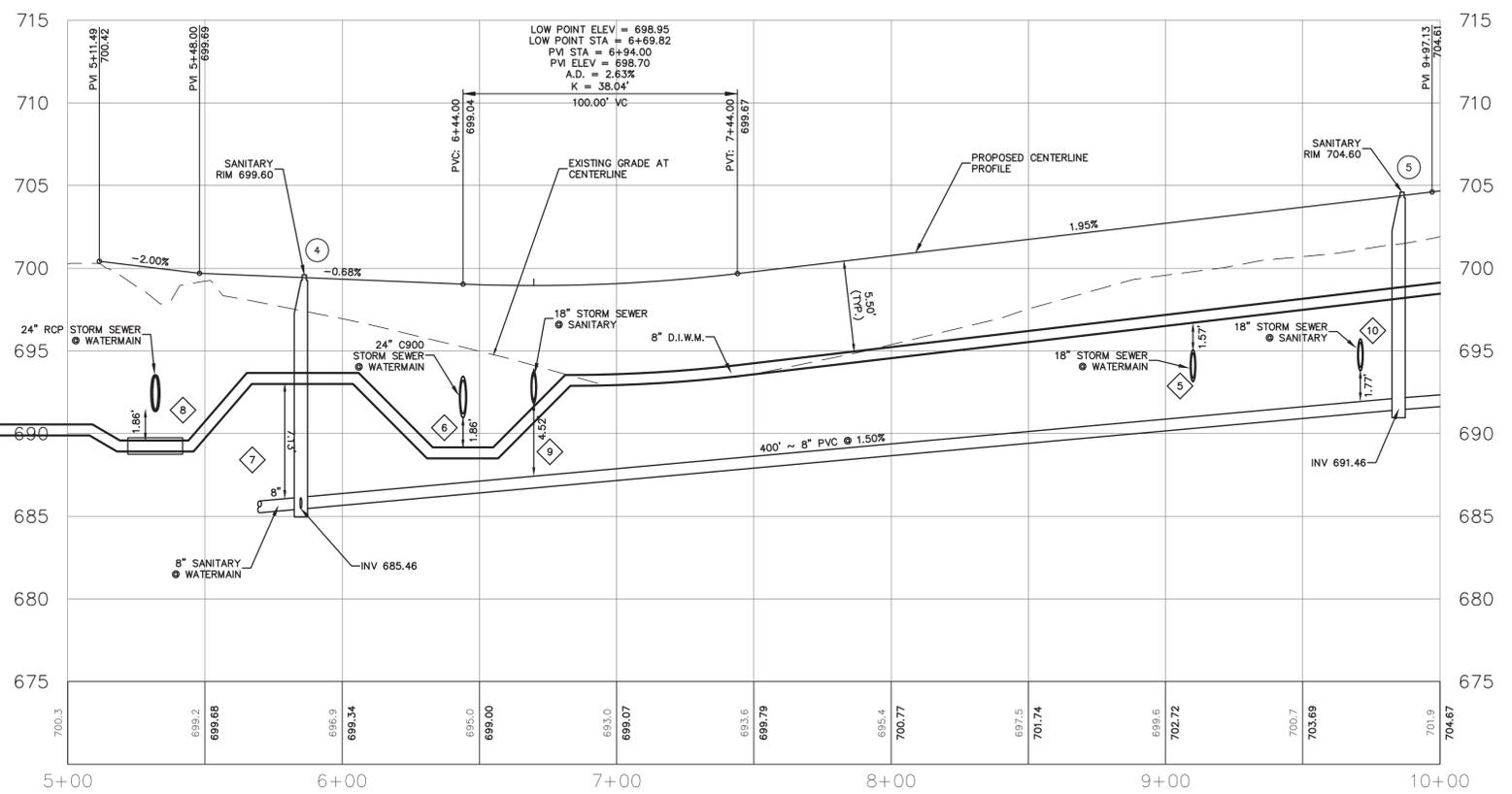
PROJECT INFORMATION
Project No.: 17-0051
Scale: 1" = 50'
Date: 06-08-2018
Design By: SDS
Drawn By: NSM
Checked By: SDS

10 OF 23

UTILITY SERVICES PLAN



ELIZA COURT
STATION: 5+00.00 TO 10+00.00



PROFILE SCALE
H: 1" = 30'
V: 1" = 5'

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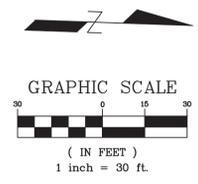
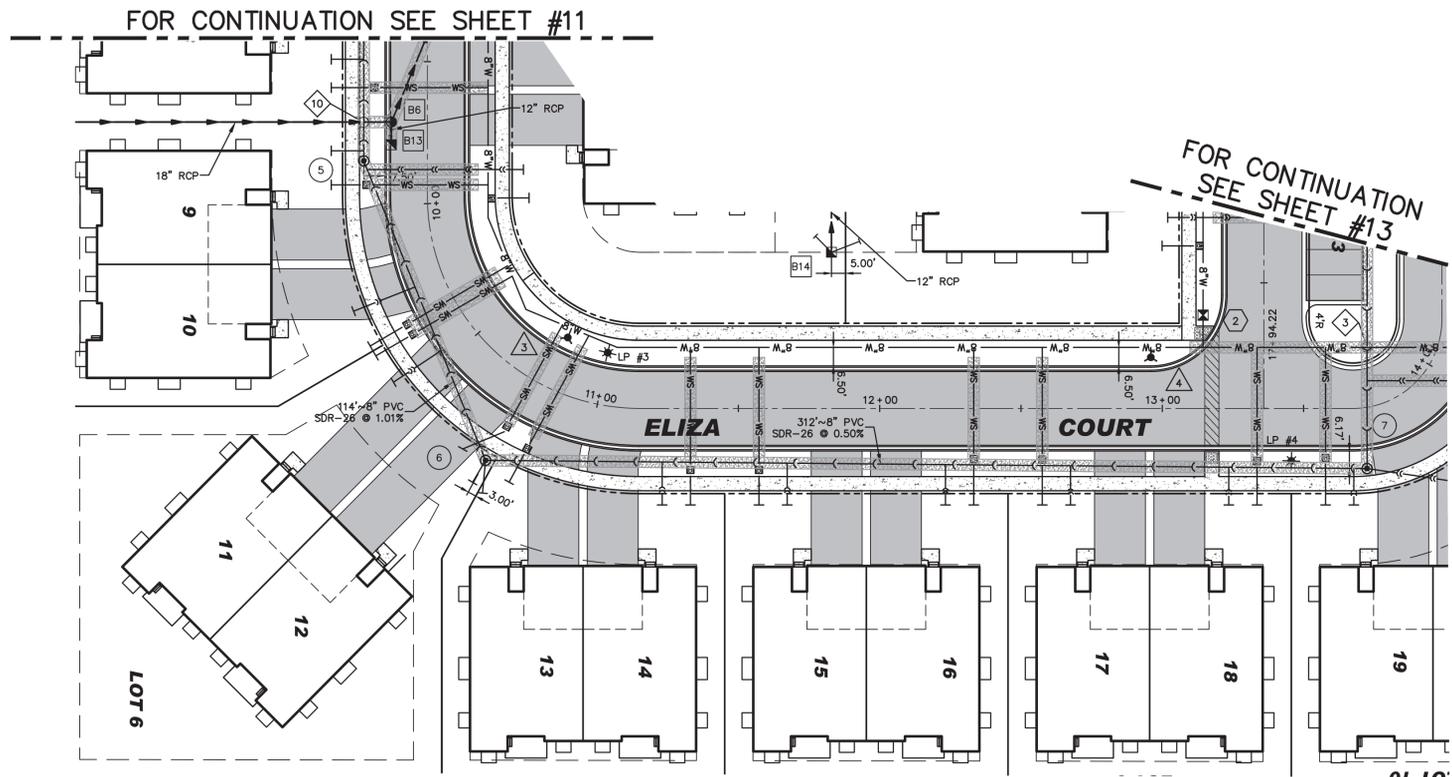
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MOKENA, ILLINOIS 60448
(708) 326-4961
ILL. PROF. LIC. NO.: 184 - 003740



PROJECT INFORMATION	
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Scale:	AS NOTED
Date:	06-08-2018
Design By:	SDS
Drawn By:	DEI
Checked By:	SDS

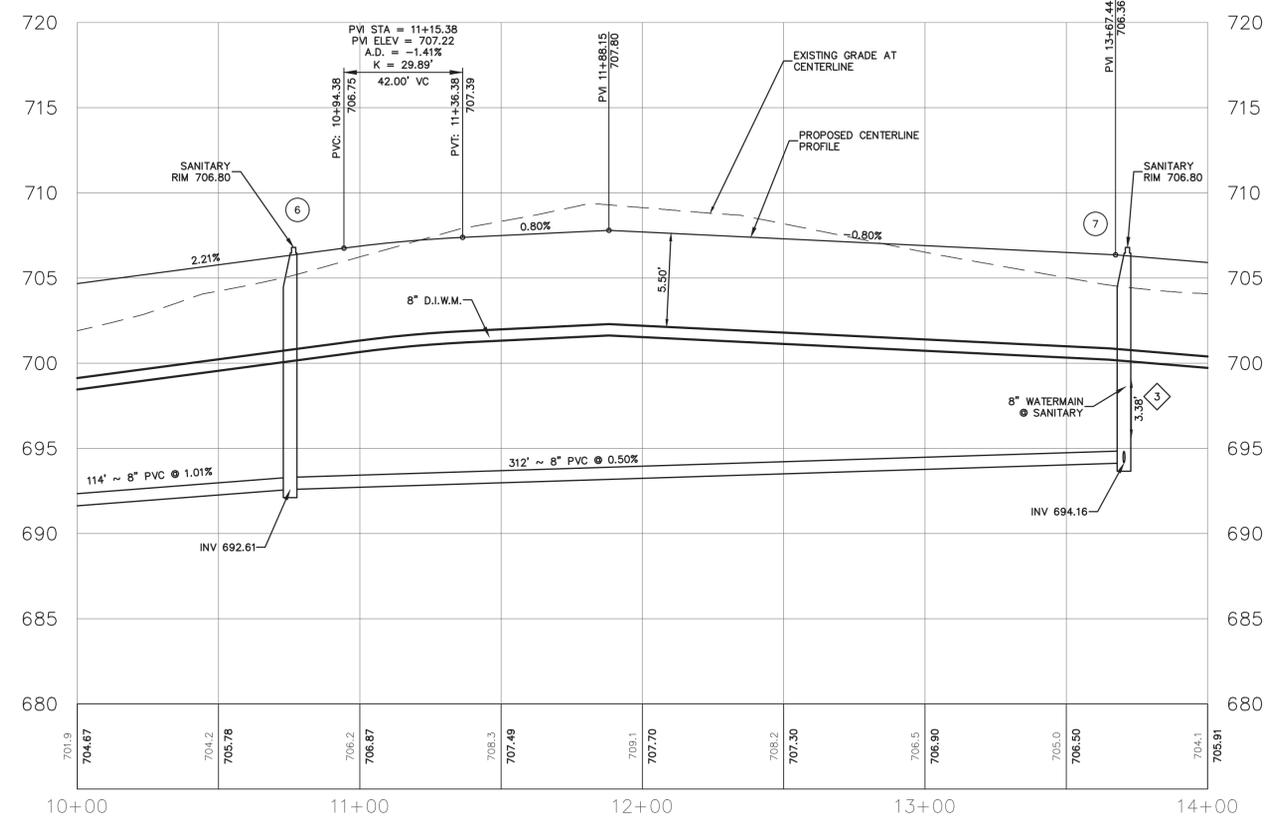
11
OF
23

PLAN & PROFILE: STA. 5+00.00 TO 10+00.00



ELIZA COURT
STATION: 10+00.00 TO 13+75.00

NOTE:
SEE SHEET #8 FOR THE DETAILED
GRADING DESIGN IN THE COURT AREA.



FOR CONTINUATION OF THE SANITARY
SEWER #7 TO #9 SEE SHEET #13

PROFILE SCALE
H: 1" = 30'
V: 1" = 5'

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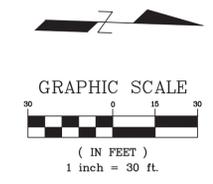
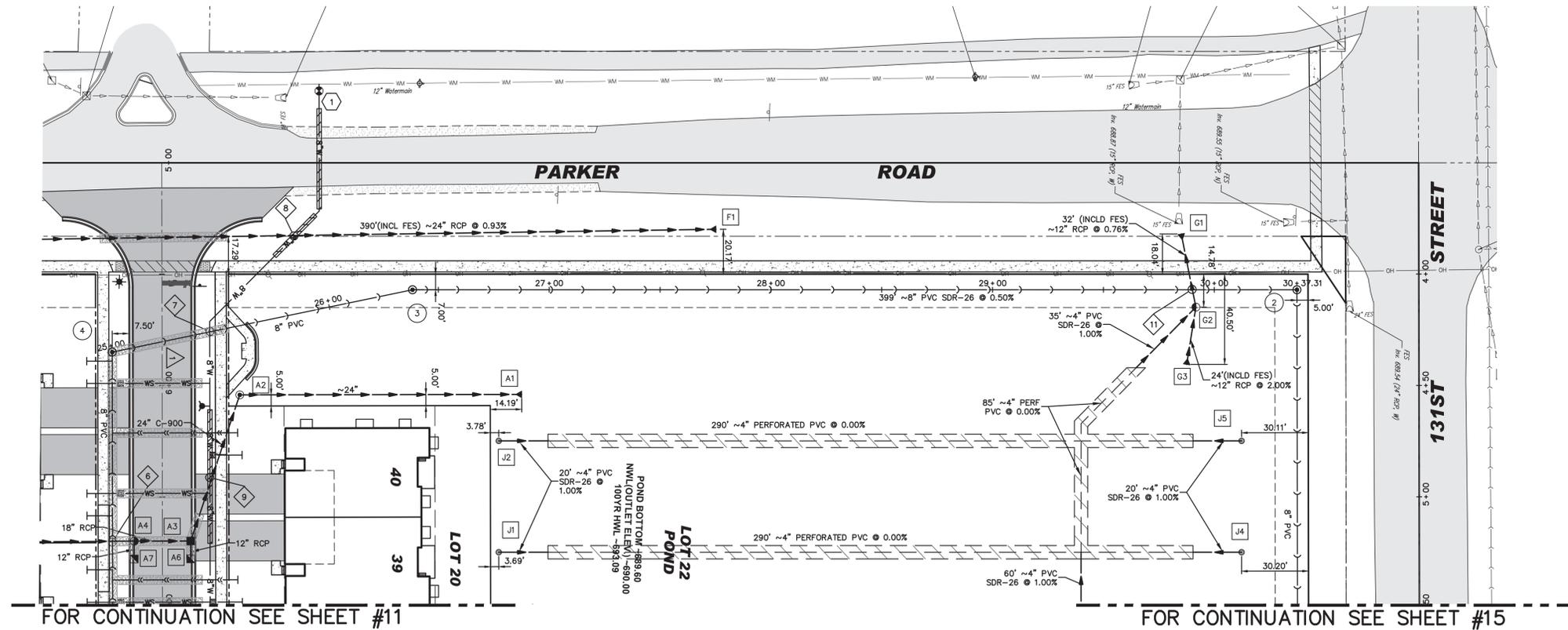


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Project No.:	17-0051
Scale:	AS NOTED
Date:	06-08-2018
Design By:	SDS
Drawn By:	DEI
Checked By:	SDS

12
OF
23

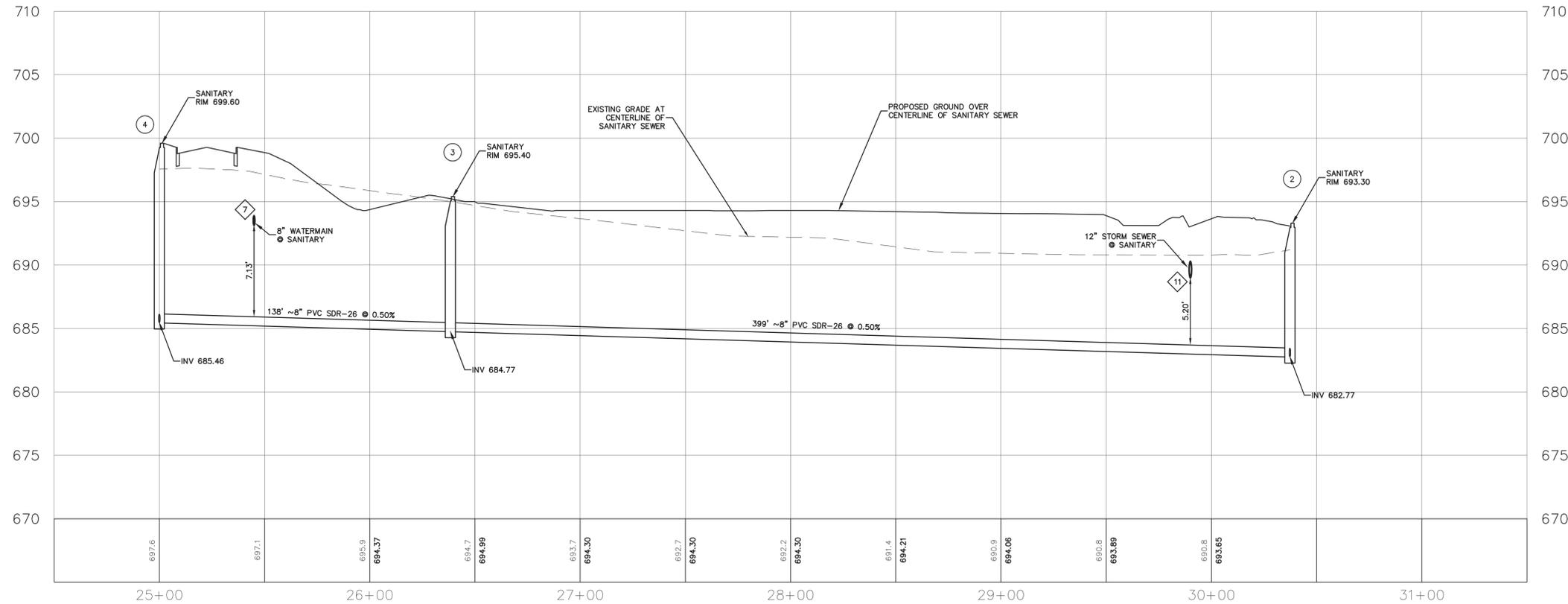
PLAN & PROFILE: STA. 10+00.00 TO 13+67.44

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OFF-SITE SANITARY SEWER: M.H. #4 TO M.H. #2

STATION: 24+50.00 TO 31+50.00
(M.H. STATION: 25+00.00 TO 30+37.31)



PROFILE SCALE
H: 1" = 30'
V: 1" = 5'

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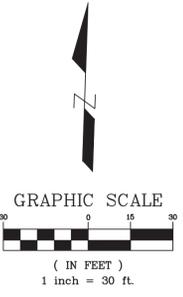
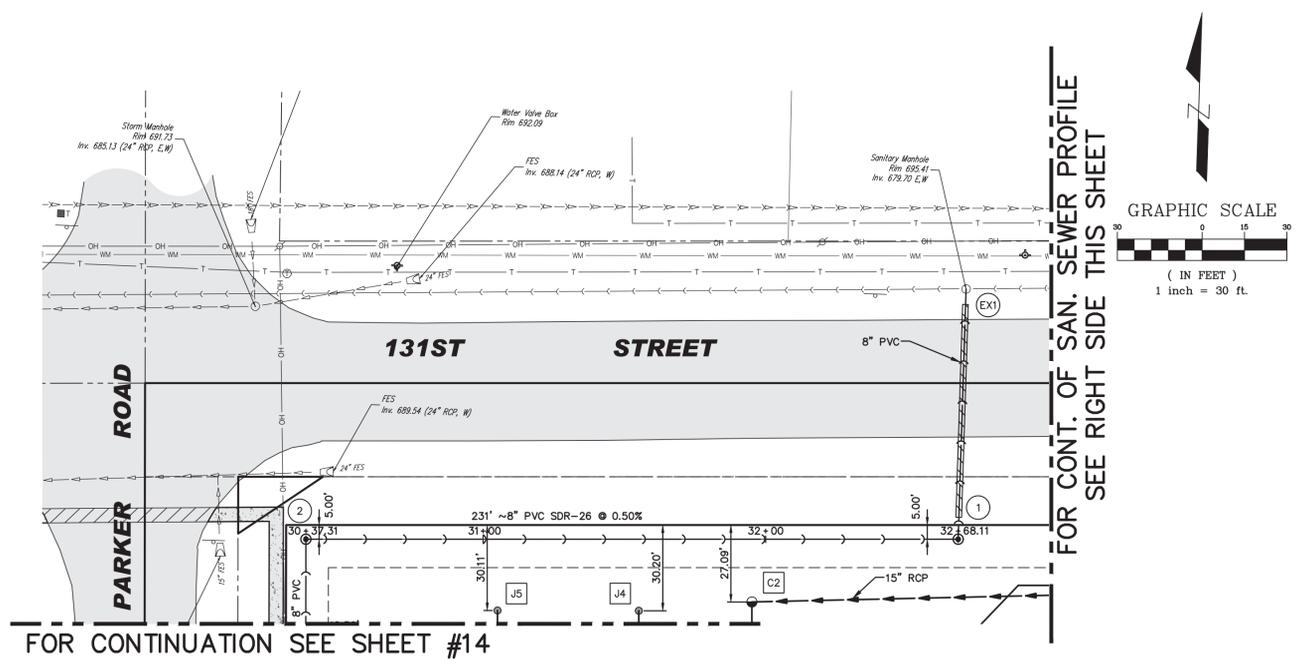


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Drawn By:	NSM
Checked By:	SDS

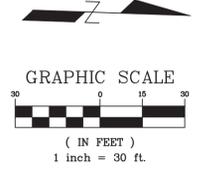
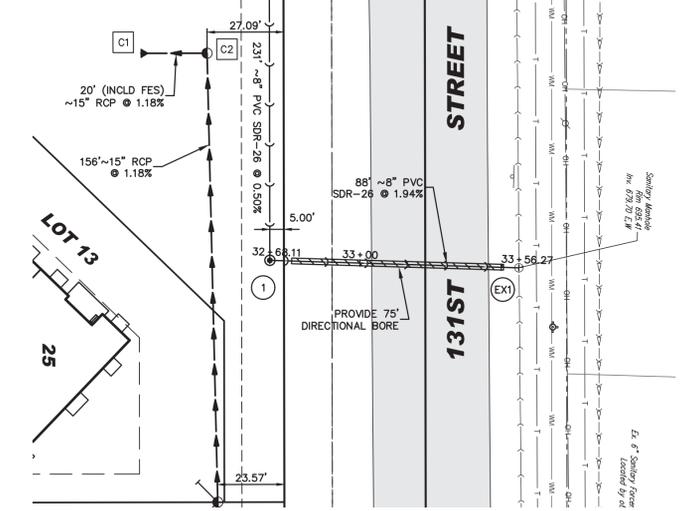
14
OF
23

PLAN & PROFILE: OFF-SITE SANITARY SEWER M.H. #2 TO #4

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FOR CONTINUATION SEE LEFT SIDE THIS SHEET

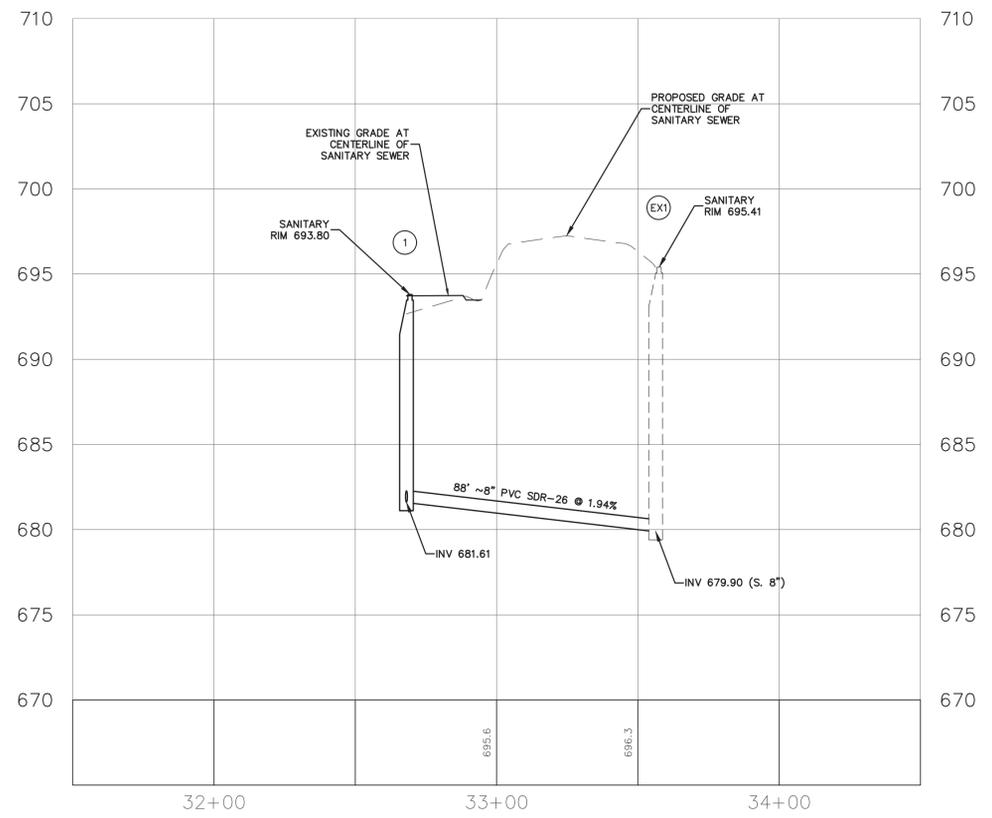
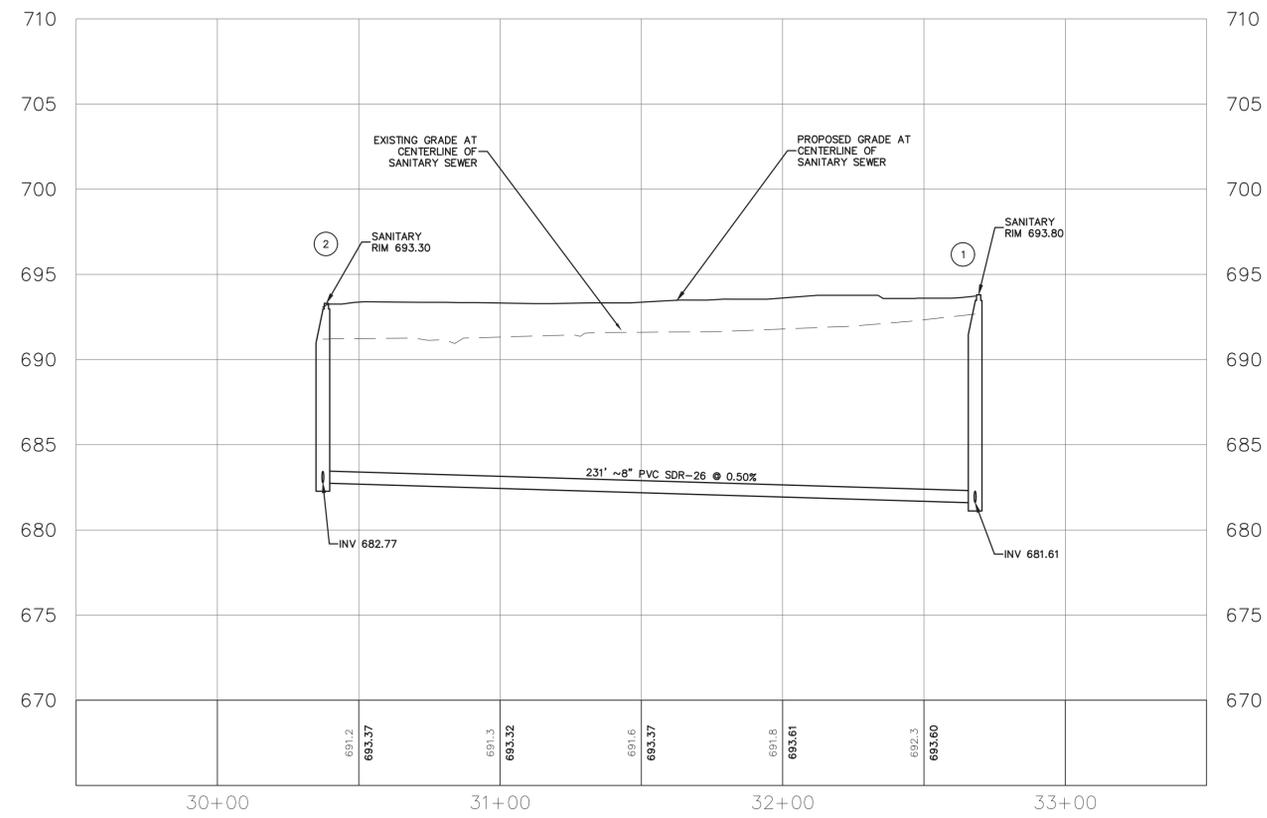


OFF-SITE SANITARY SEWER: M.H. #2 TO M.H. #1

STATION: 29+50.00 TO 33+50.00
(M.H. STATION: 30+37.31 TO 32+68.11)

OFF-SITE SANITARY SEWER: M.H. #EX-1 TO M.H. #1

STATION: 31+50.00 TO 34+50.00
(M.H. STATION: 32+68.11 TO 33+56.27)



PROFILE SCALE
H: 1" = 30'
V: 1" = 5'

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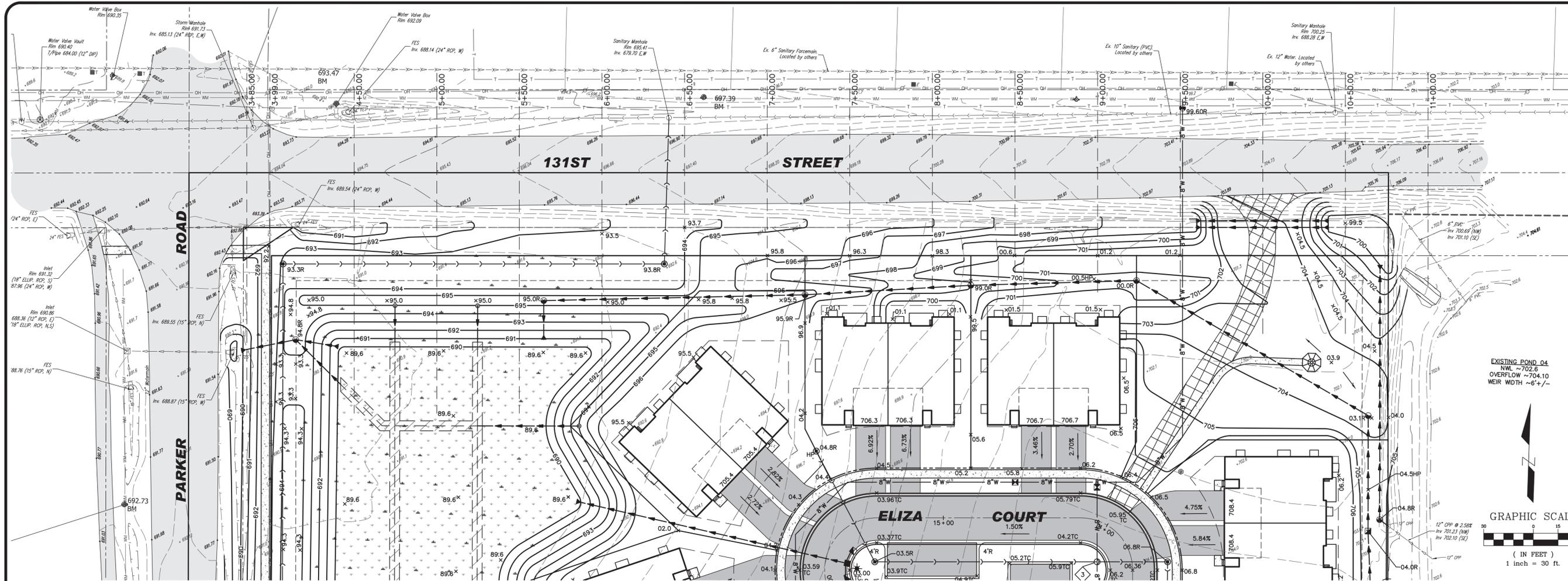
DESIGNTEK ENGINEERING, INC.
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MOKENA, ILLINOIS 60448
(708) 326-4961
ILL. PROF. LIC. NO.: 184-003740



PROJECT INFORMATION	
Project No.:	17-0051
Scale:	AS NOTED
Date:	06-08-2018
Design By:	SDS
Drawn By:	NSM
Checked By:	SDS

15
OF
23

PLAN & PROFILE: OFF-SITE SANITARY SEWER M.H. #EX-1 TO #2



CROSS-SECTIONS PLAN SHEET



POND SETBACK REQUIRED
 SETBACK = 10' + 1.5 (Hd) (CASE III)
 SETBACK = 10' + 1.5 (695-689.6)
 SETBACK = 10' + 1.5 (5.4)
 SETBACK = 10' + 8.1
 SETBACK = 18.1' (MIN.)
 PROVIDED PER CROSS-SECTIONS = 20' (MIN.)

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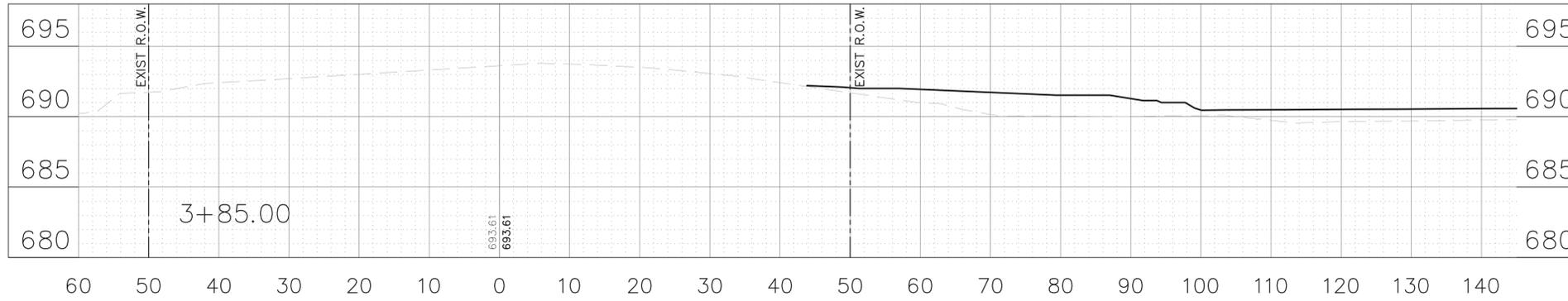
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Drawn By:	DEI
Checked By:	SDS

16
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 23

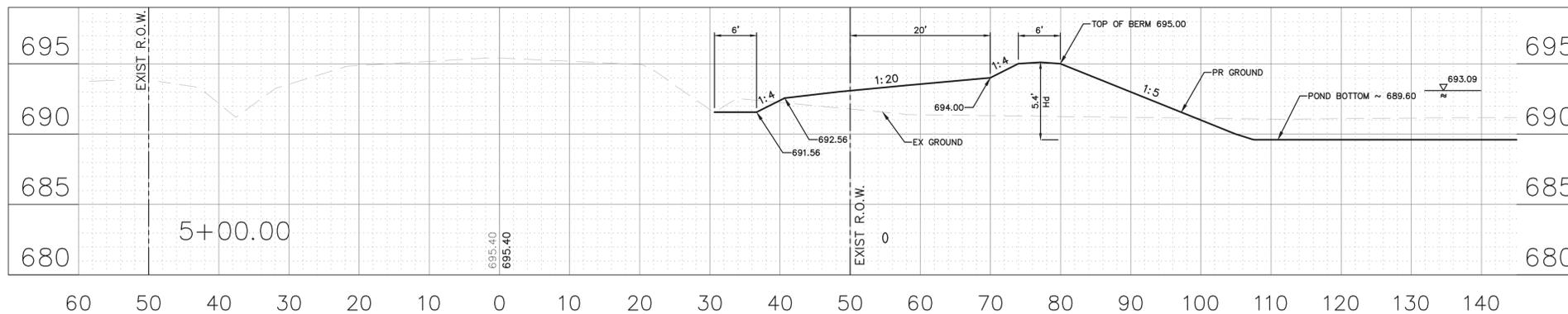
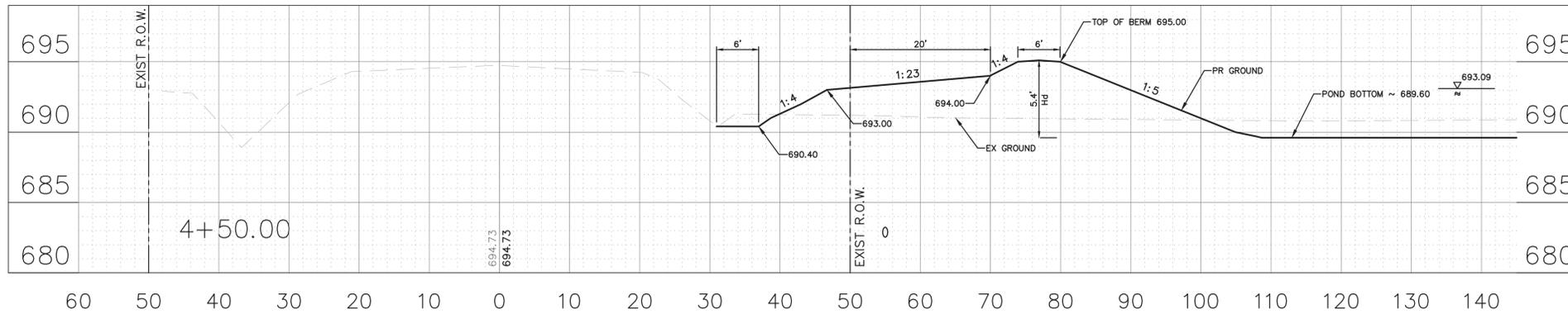
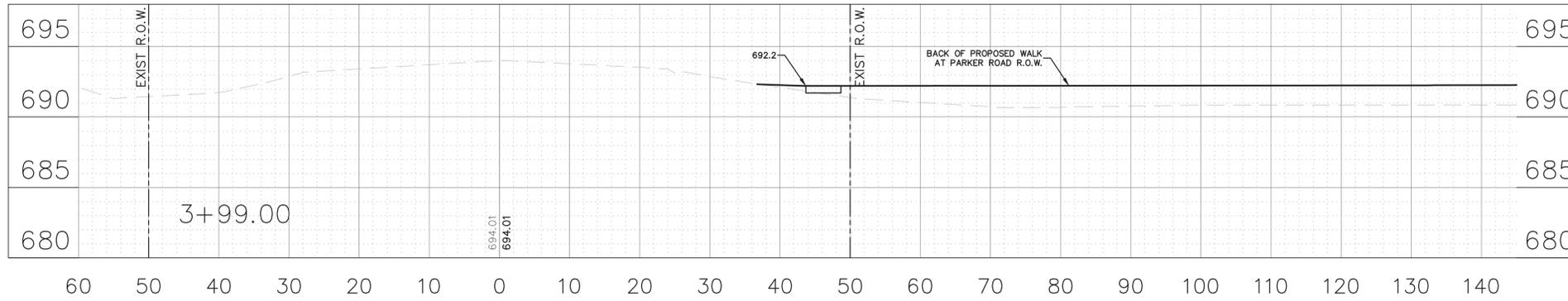
REVIEW SET
 NOT FOR CONSTRUCTION

131ST ST CROSS-SECTIONS PLAN SHEET

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POND SETBACK REQUIRED
 SETBACK = 10' + 1.5 (Hd) (CASE III)
 SETBACK = 10' + 1.5 (695-689.6)
 SETBACK = 10' + 1.5 (5.4)
 SETBACK = 10' + 8.1
 SETBACK = 18.1' (MIN.)
 PROVIDED PER CROSS-SECTIONS = 20' (MIN.)



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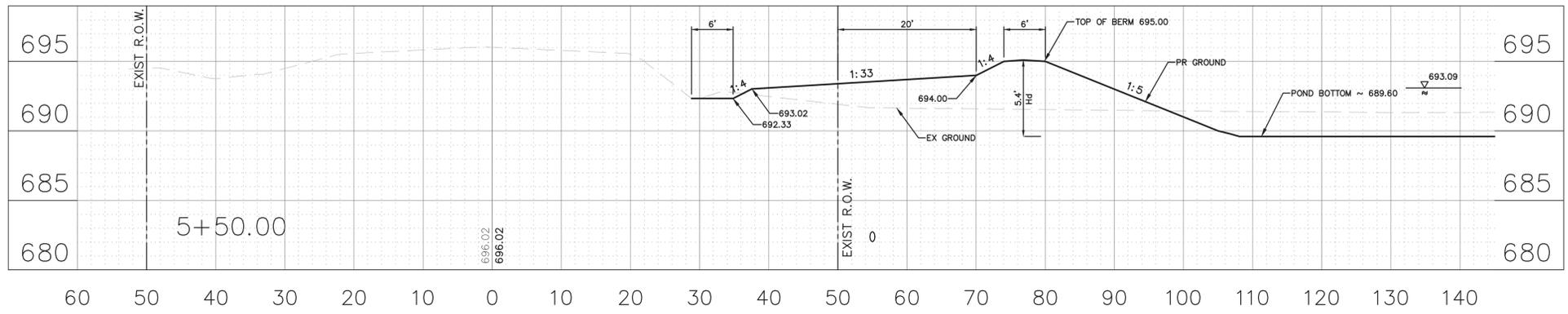
CROSS-SECTION SCALE
 H: 1" = 10'
 V: 1" = 5'

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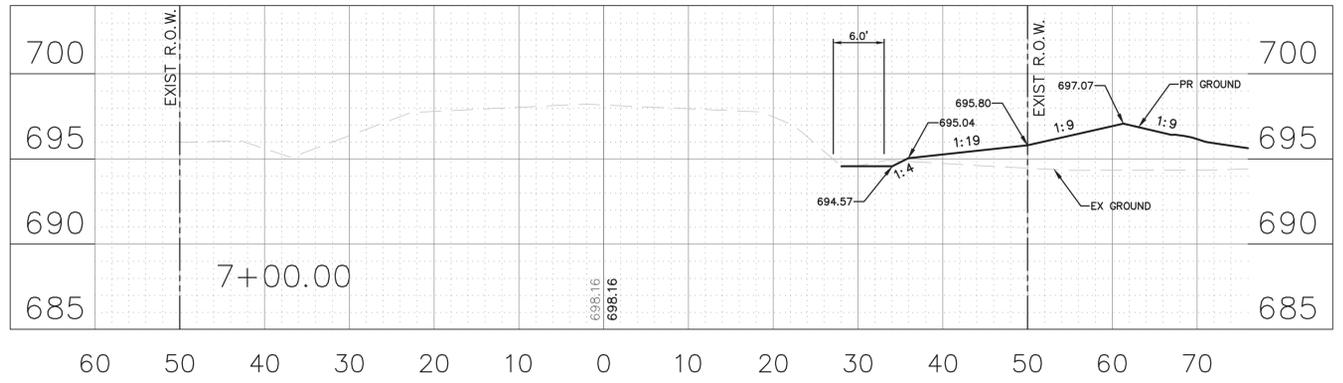
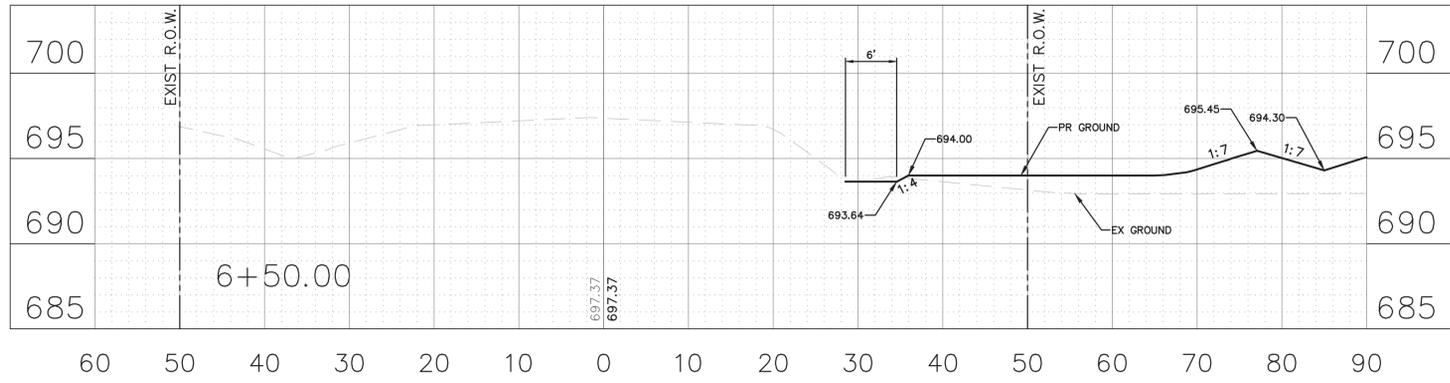
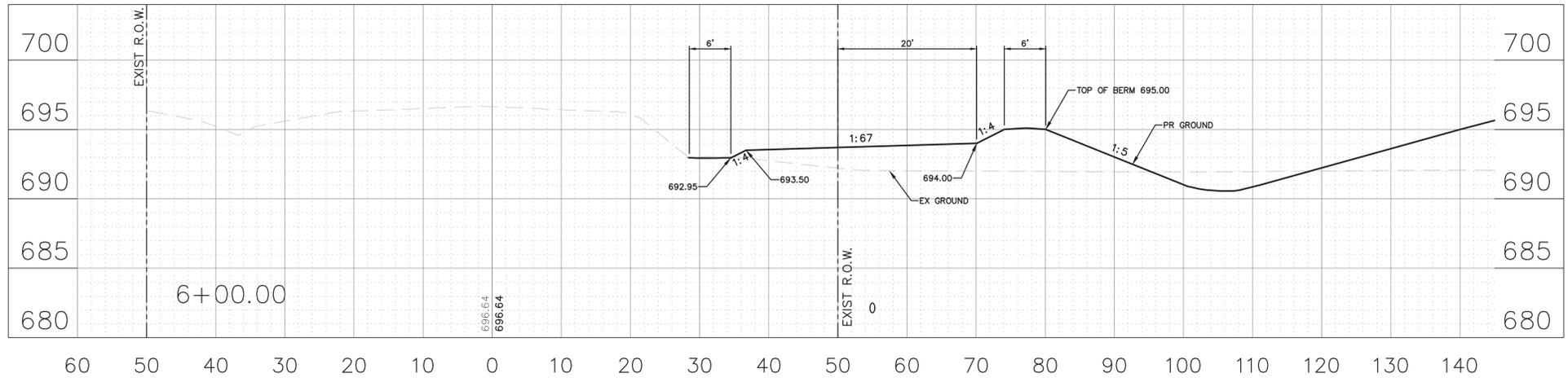
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 OF
 23

131ST ST. CROSS SECTIONS 1

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POND SETBACK REQUIRED
 SETBACK = 10' + 1.5 (Hd) (CASE III)
 SETBACK = 10' + 1.5 (695-689.6)
 SETBACK = 10' + 1.5 (5.4)
 SETBACK = 10' + 8.1
 SETBACK = 18.1' (MIN.)
 PROVIDED PER CROSS-SECTIONS = 20' (MIN.)



CROSS-SECTION SCALE
 H: 1" = 10'
 V: 1" = 5'

**REVIEW SET
 NOT FOR CONSTRUCTION**

NO.	DATE	DESCRIPTION	BY
1	07-25-18	PER VILLAGE REVIEW	DMV

WILLOW POINTE, LLC
 7512 COUNTY LINE ROAD
 BURR RIDGE, ILLINOIS 60527
 (630) 920-9430

**FINAL ENGINEERING
 FOR
 WILLOW POINTE**
 SOUTHWEST CORNER 131st ST. & PARKER RD.
 LEMONT, ILLINOIS 60453

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

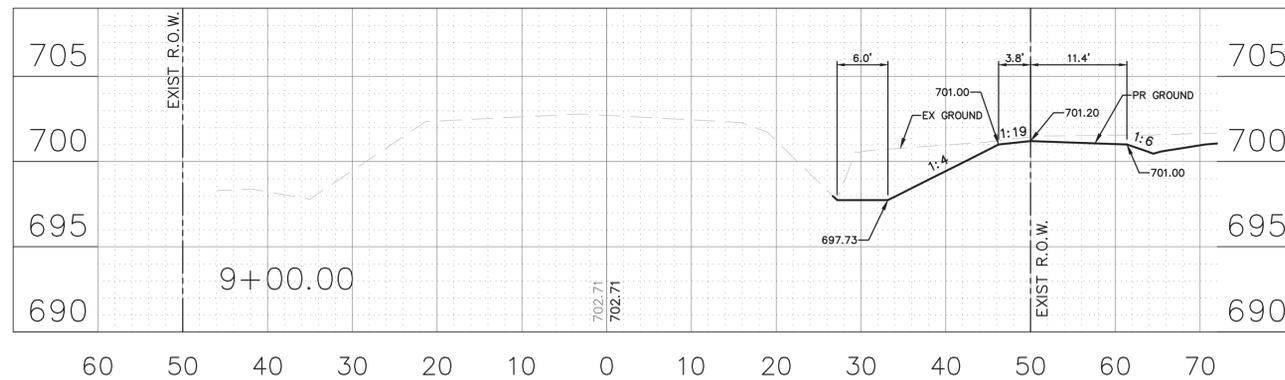
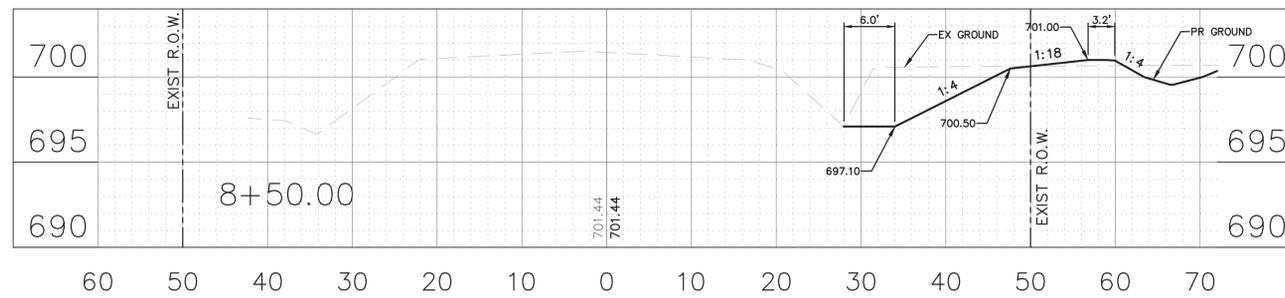
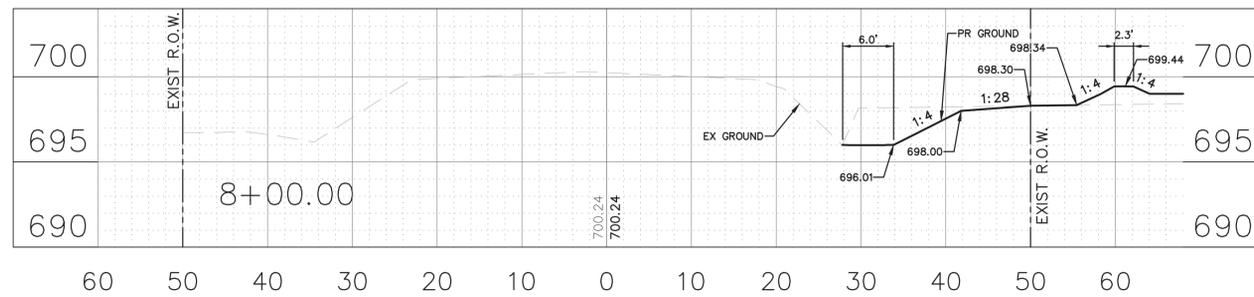
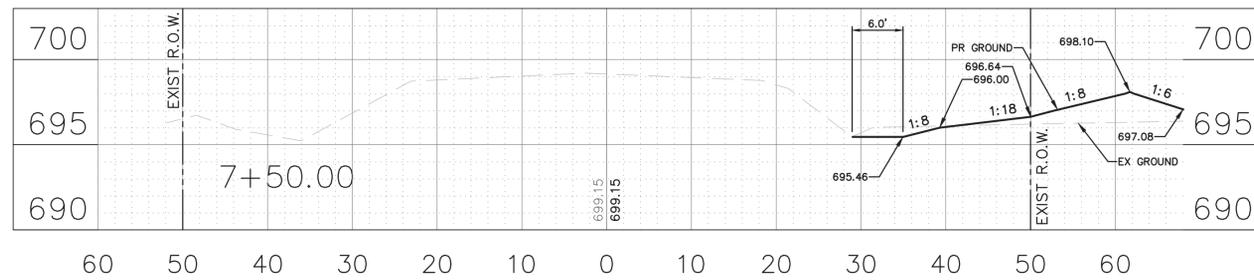


PROJECT INFORMATION	
Project No.:	17-0051
Scale:	AS NOTED
Date:	06-08-2018
Design By:	SDS
Drawn By:	LD
Checked By:	SDS

18
 OF
 23

131ST ST. CROSS SECTIONS 2

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CROSS-SECTION SCALE
H: 1" = 10'
V: 1" = 5'

REVIEW SET
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1	07-25-18	PER VILLAGE REVIEW	DMV

WILLOW POINE, LLC
7512 COUNTY LINE ROAD
BURR RIDGE, ILLINOIS 60527
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FOR
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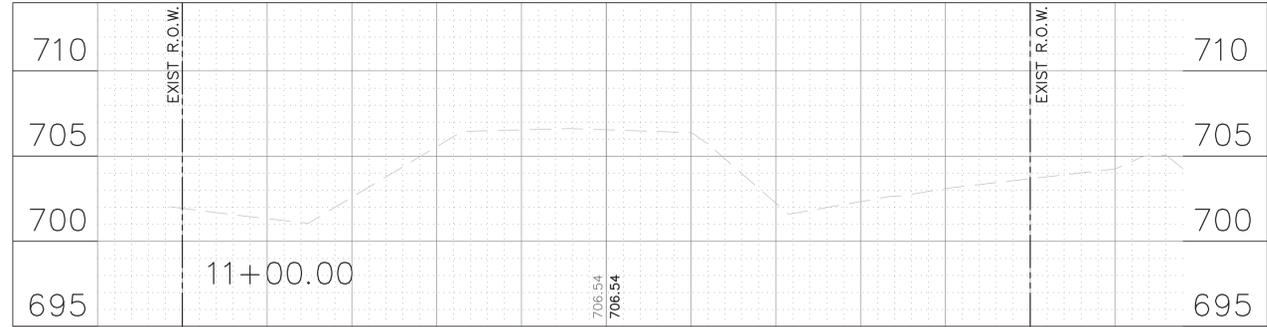
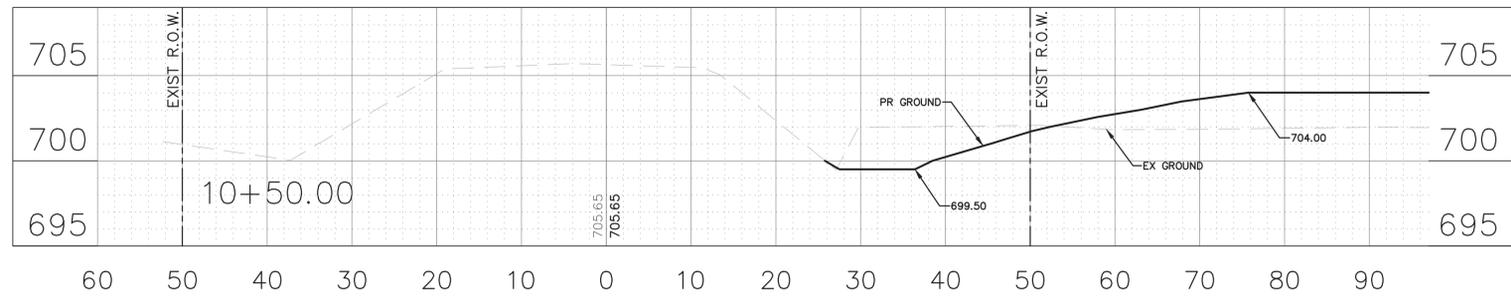
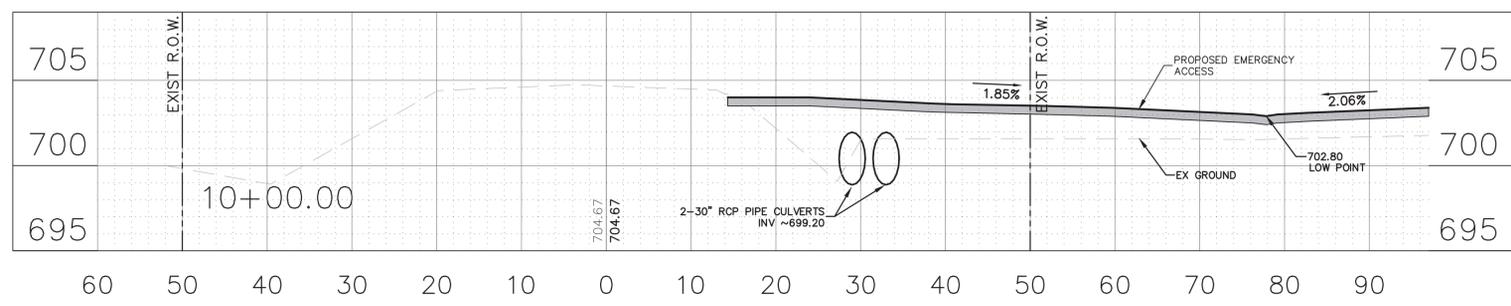
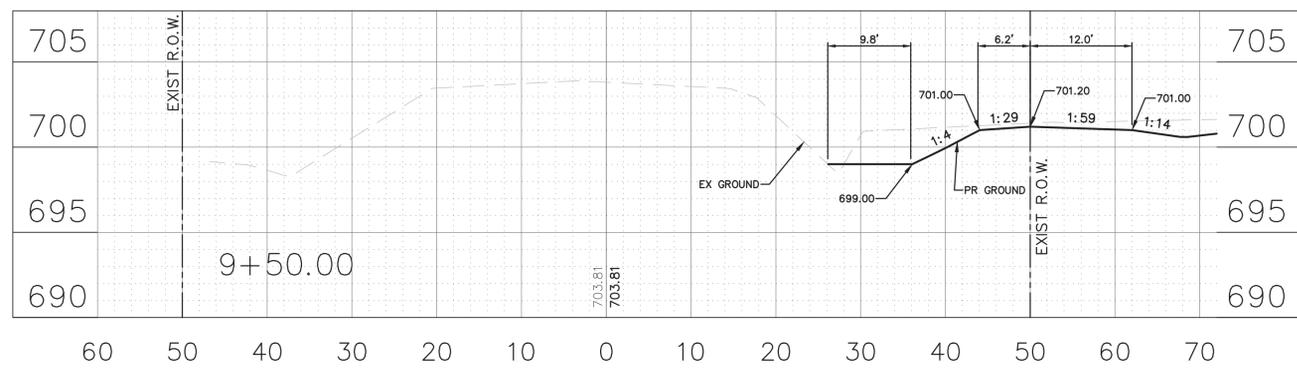


PROJECT INFORMATION	
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Drawn By:	LD
Checked By:	SDS

19
OF
23

131ST ST. CROSS SECTIONS 3

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CROSS-SECTION SCALE
H: 1" = 10'
V: 1" = 5'

REVIEW SET
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WILLOW POINTE, LLC
7512 COUNTY LINE ROAD
BURR RIDGE, ILLINOIS 60527
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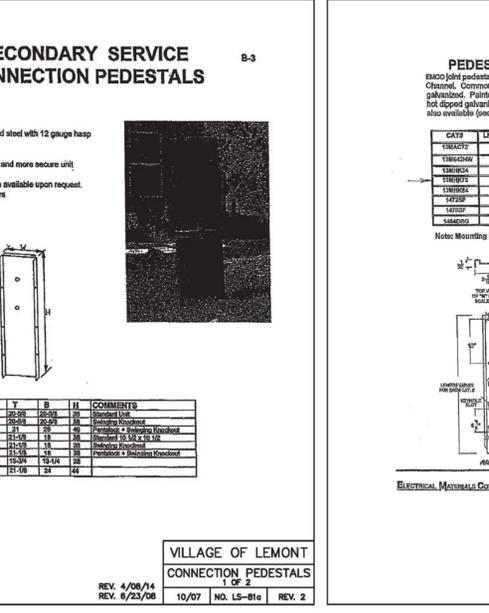
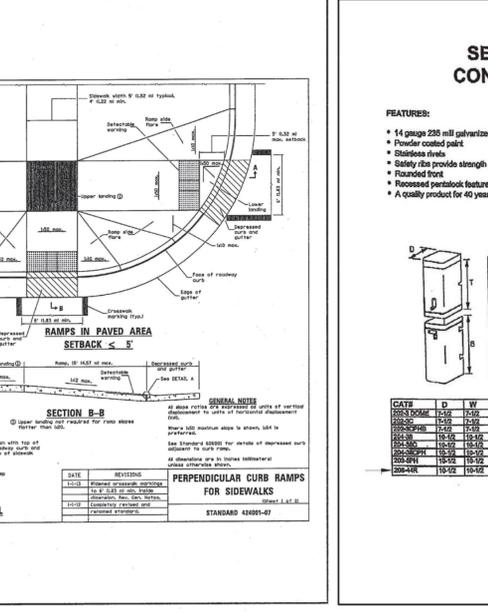
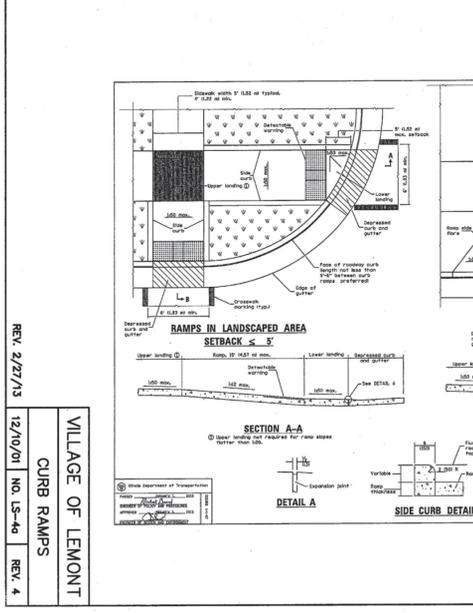
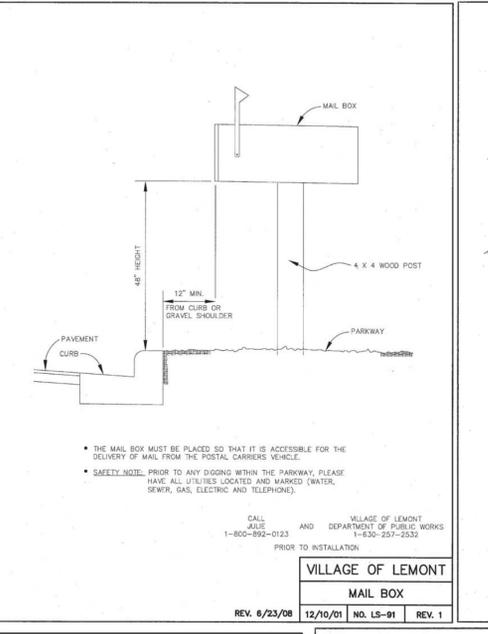
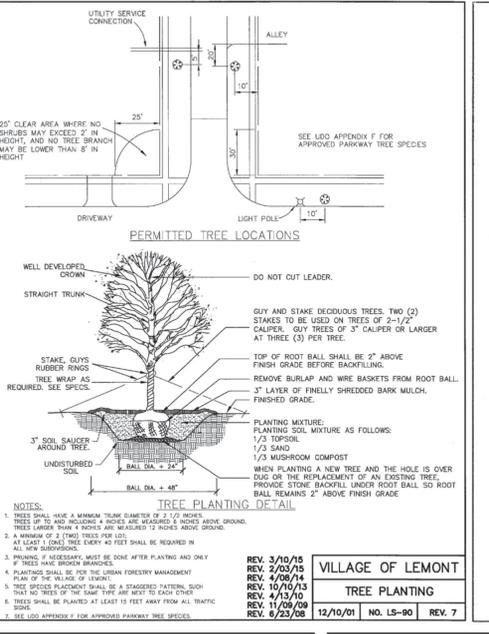
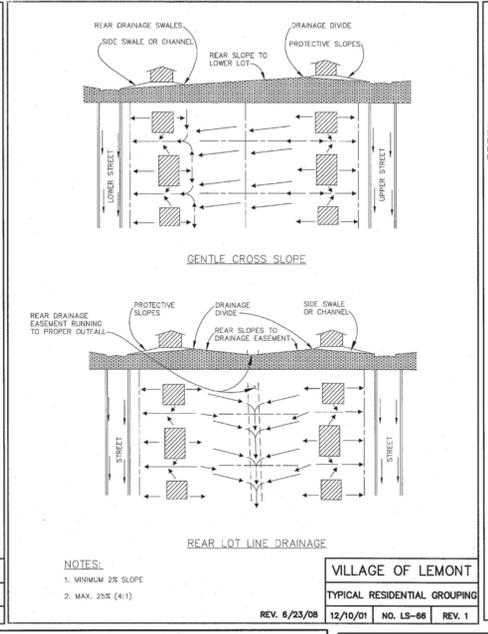
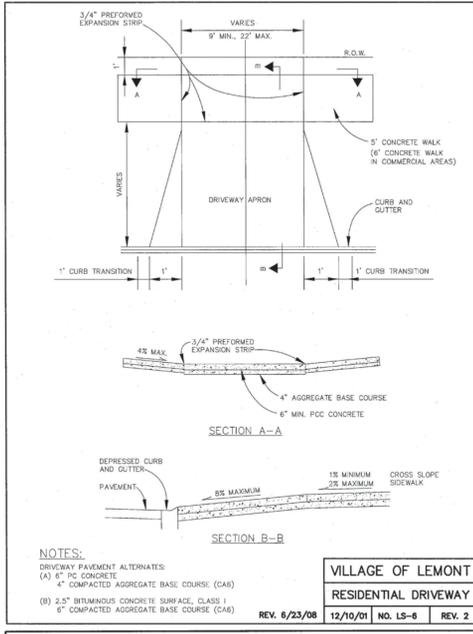
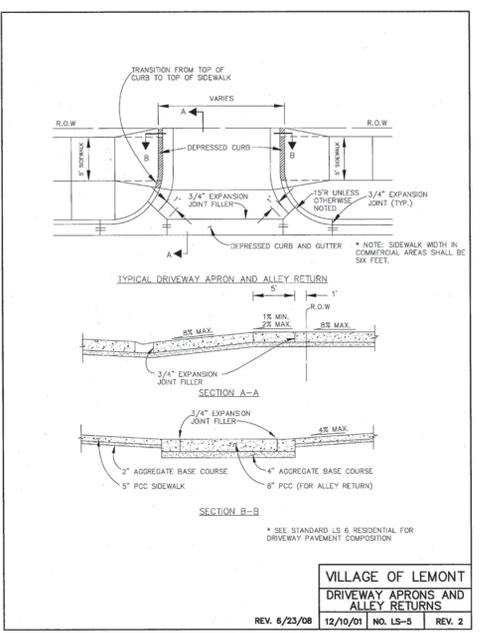
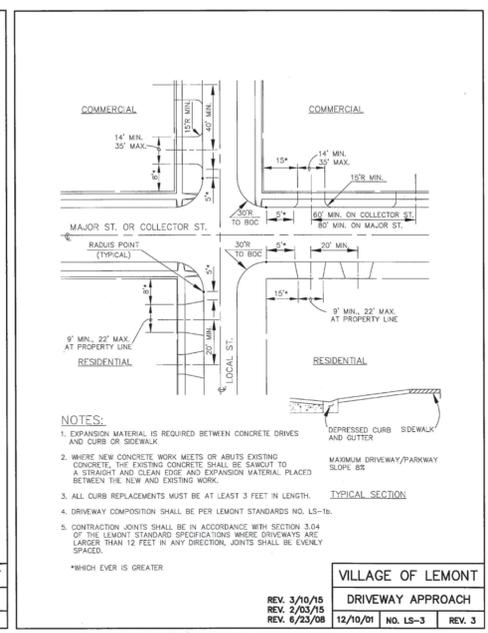
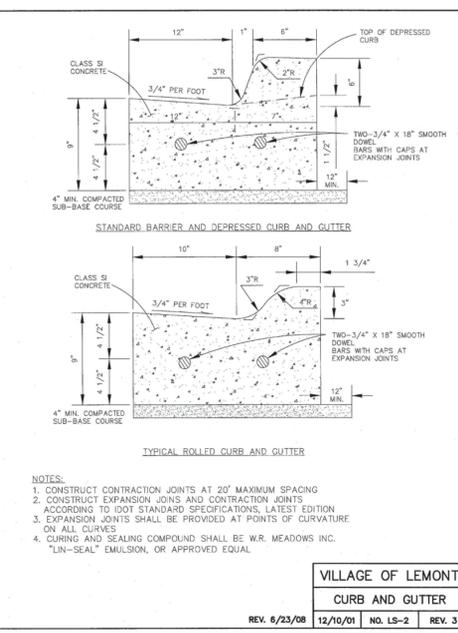
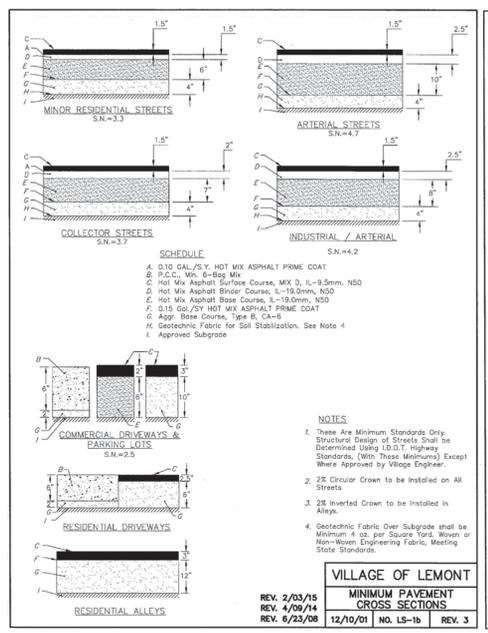
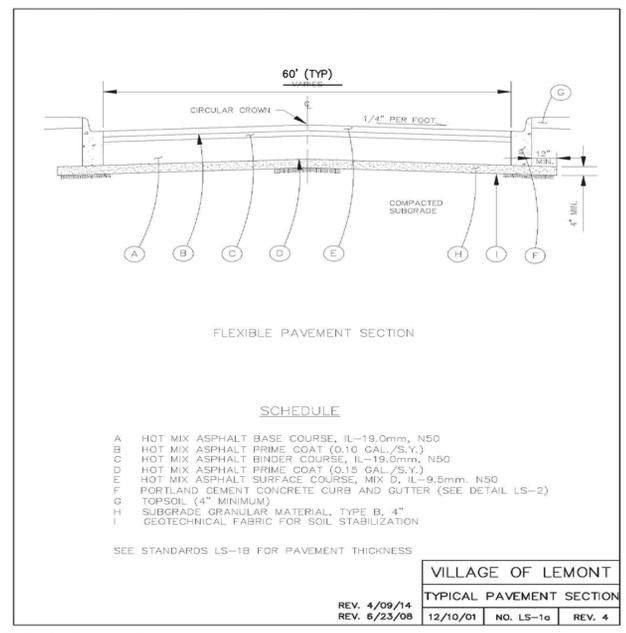
PROJECT INFORMATION	
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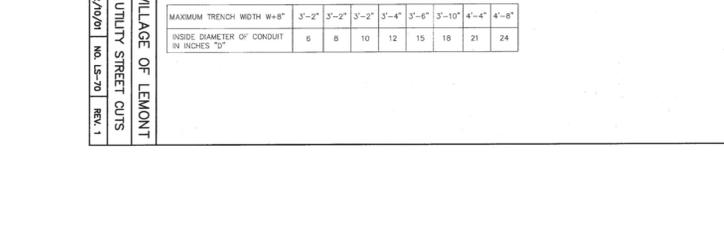
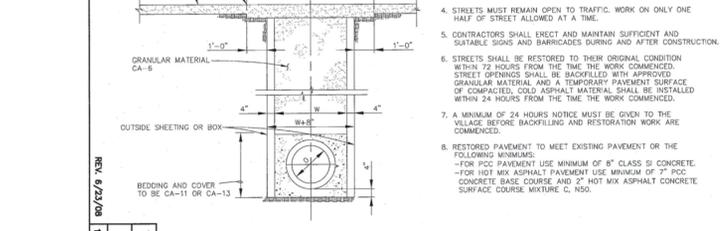
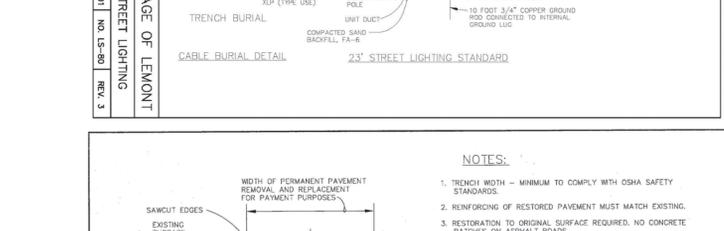
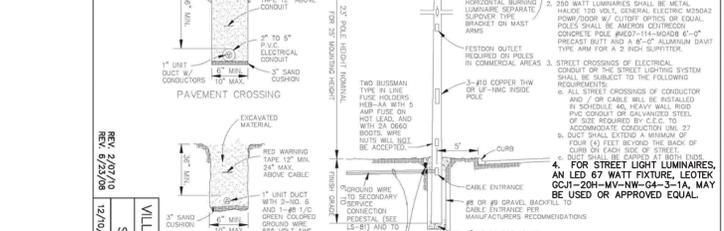
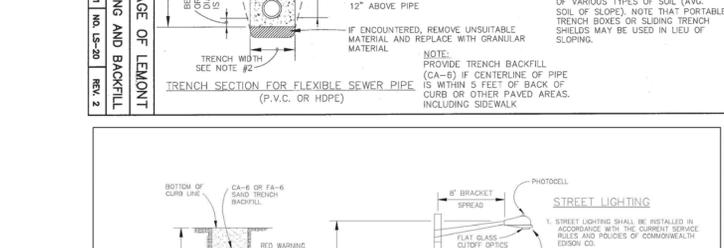
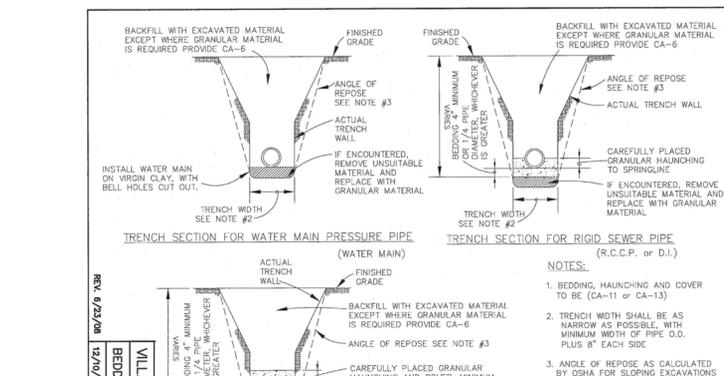
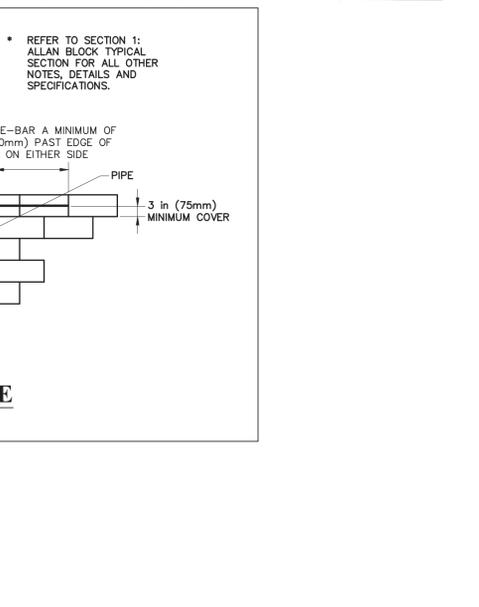
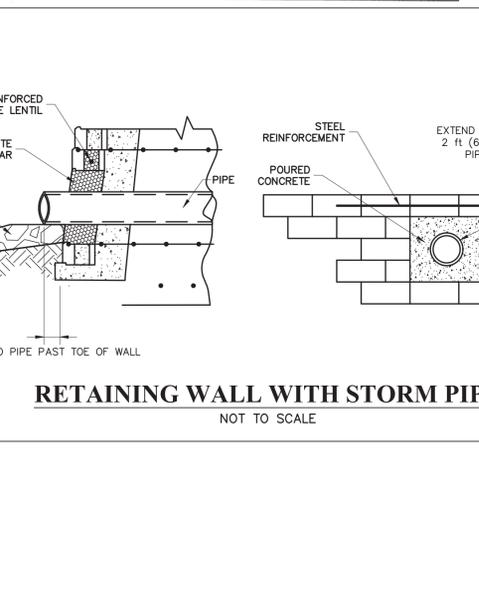
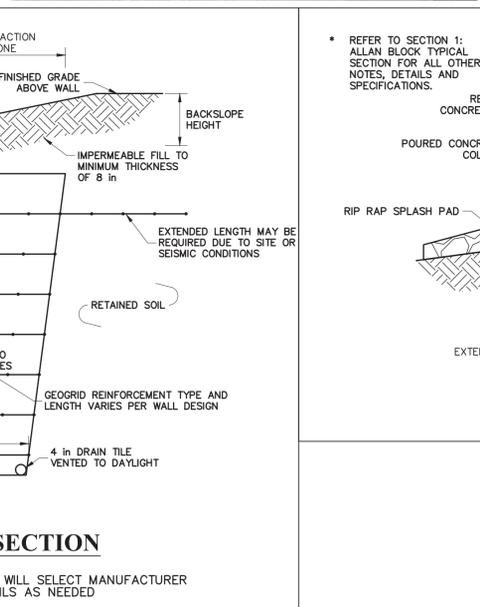
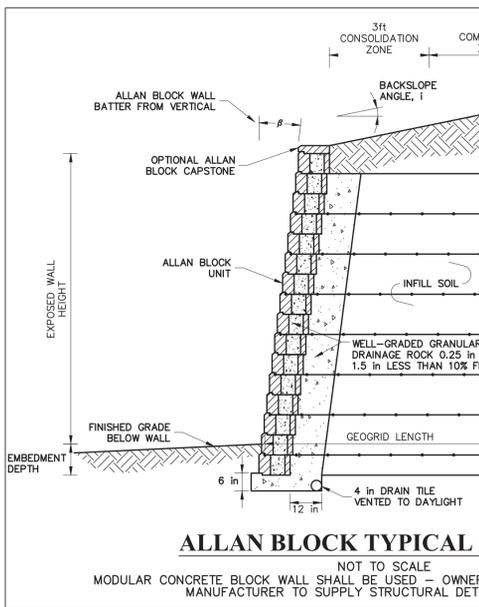
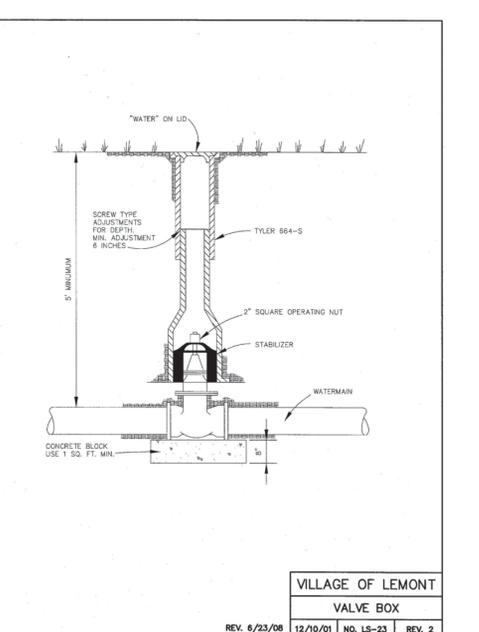
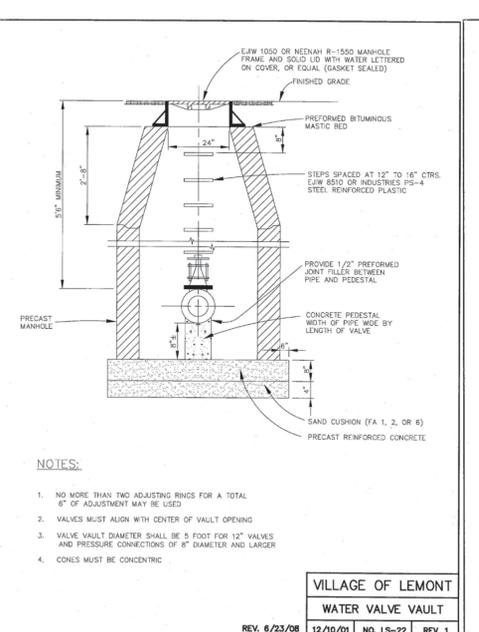
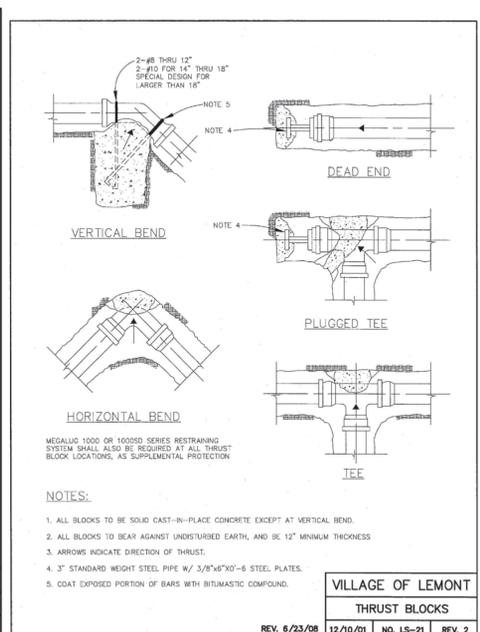
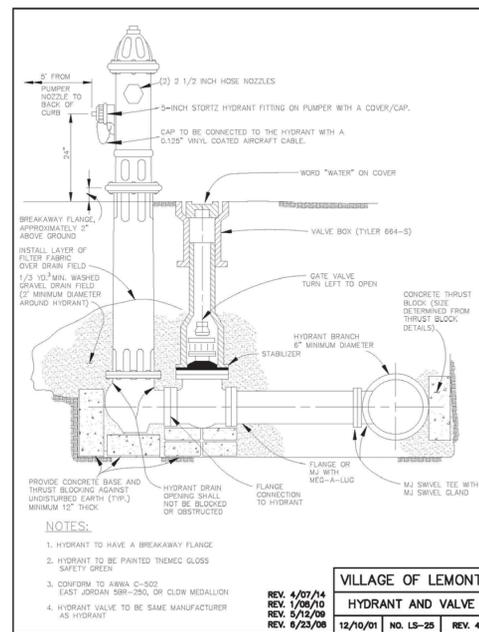
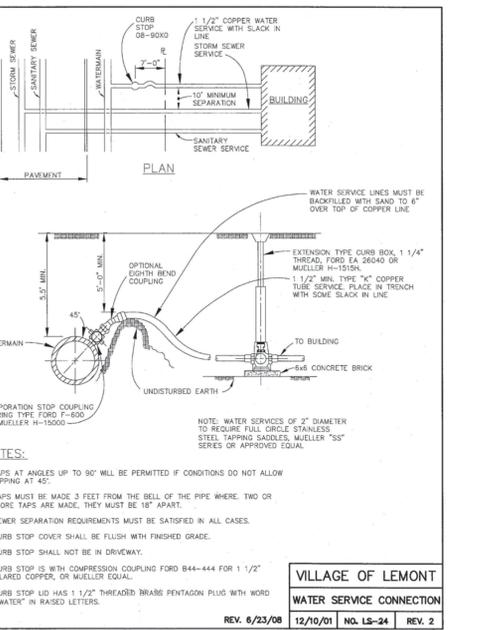
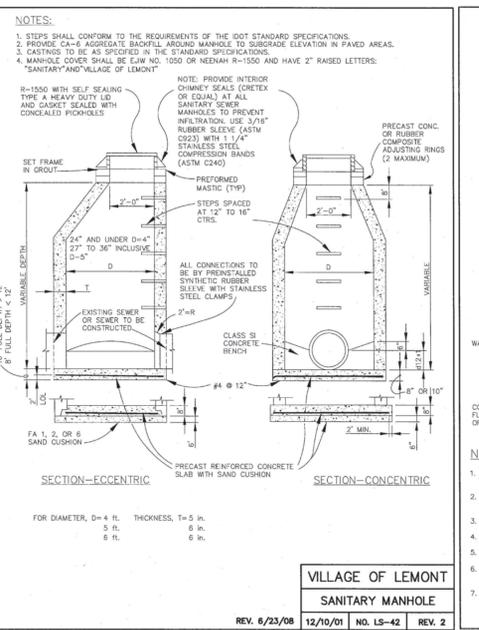
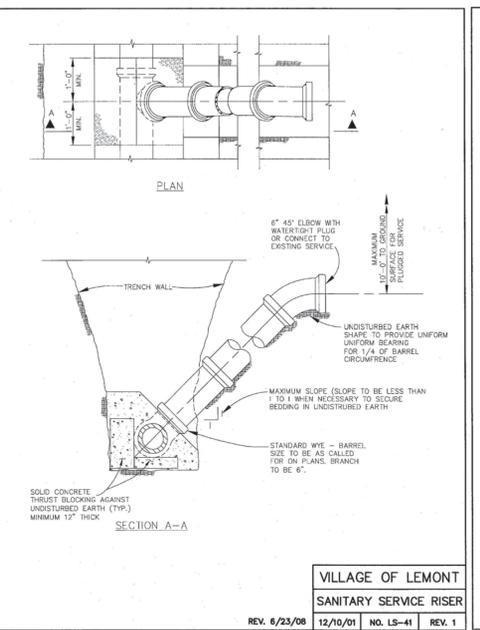
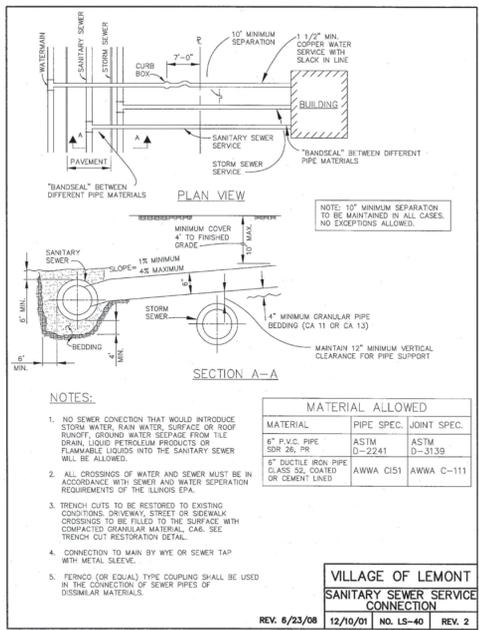
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131ST ST. CROSS SECTIONS 4

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NO.	DATE	DESCRIPTION
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WILLOW POINTE, LLC
 7512 COUNTY LINE ROAD
 BURR RIDGE, ILLINOIS 60527
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FINAL ENGINEERING FOR
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 SOUTHWEST CORNER 131st ST. & PARKER RD.
 LEMONT, ILLINOIS 60453

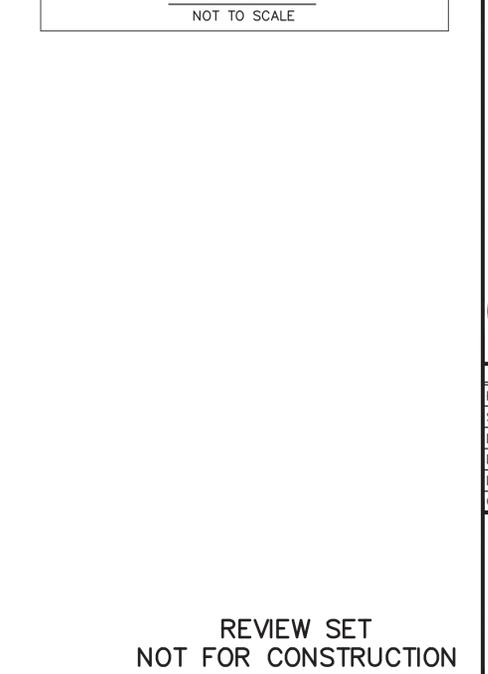
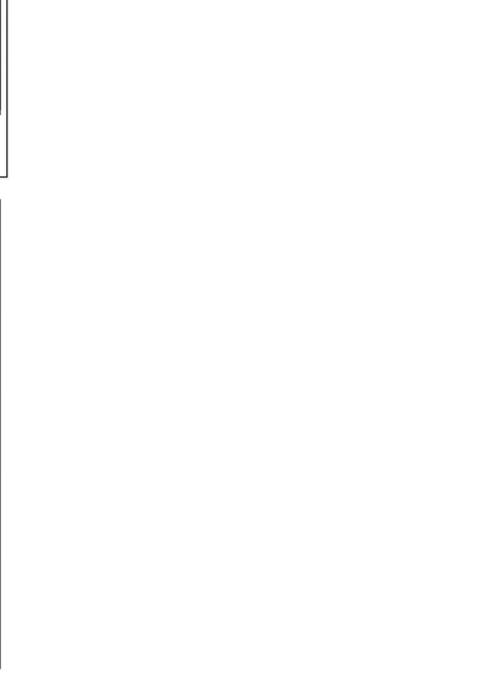
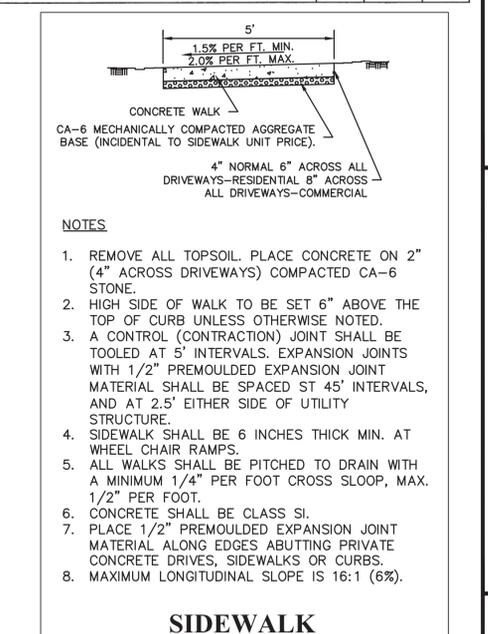
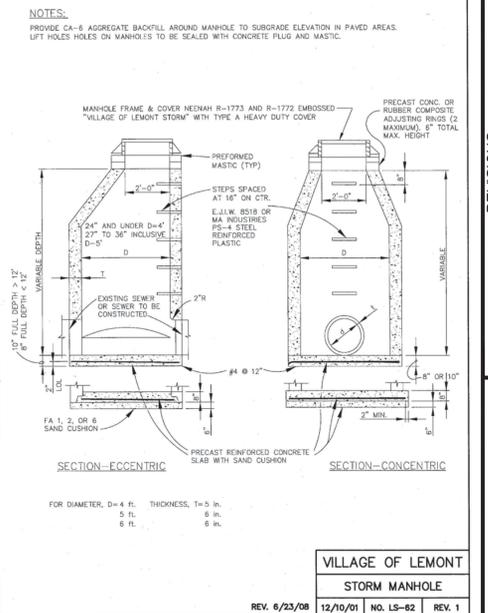
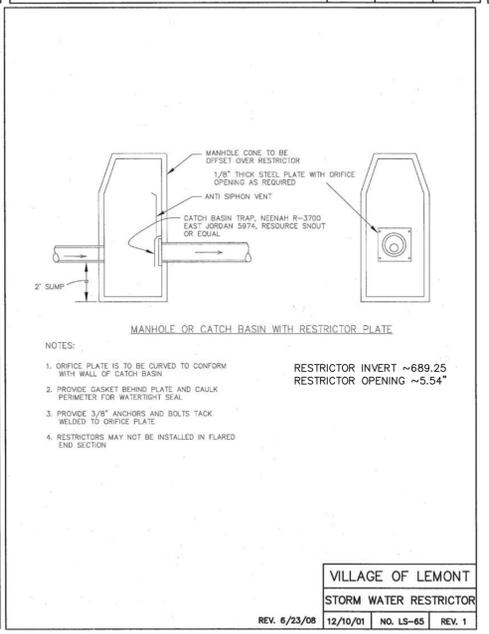
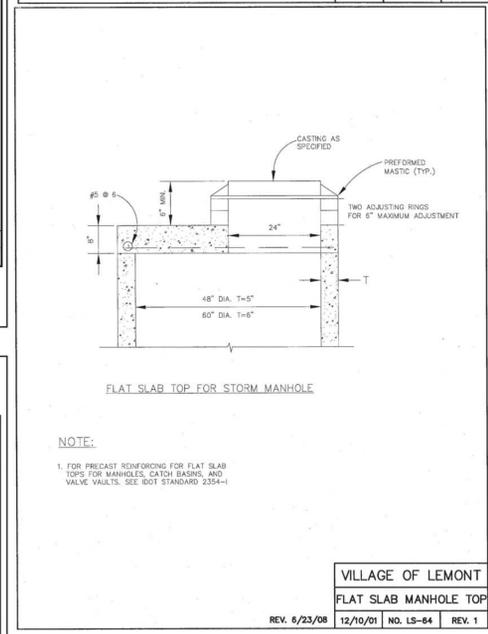
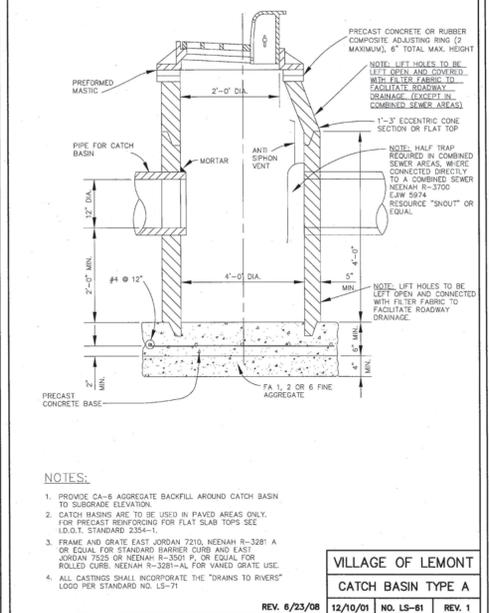
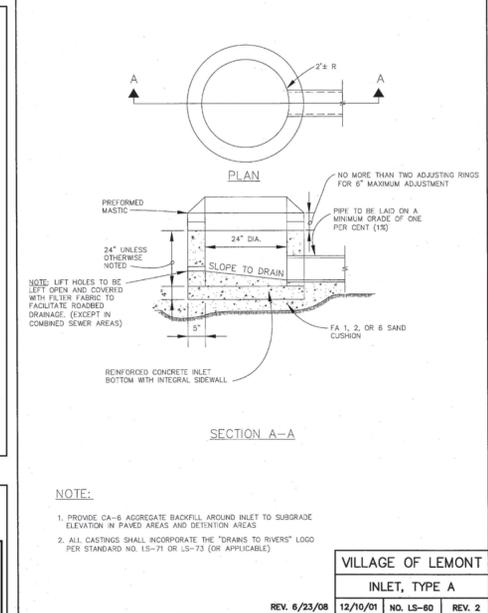
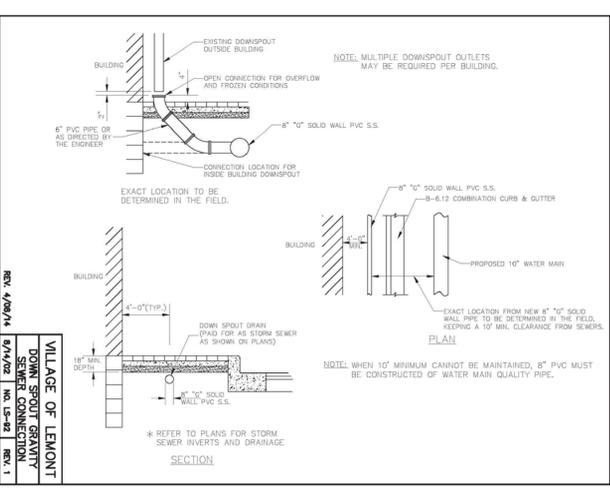
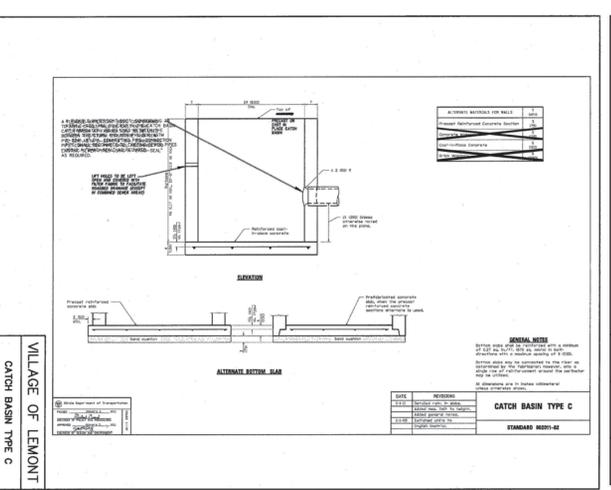
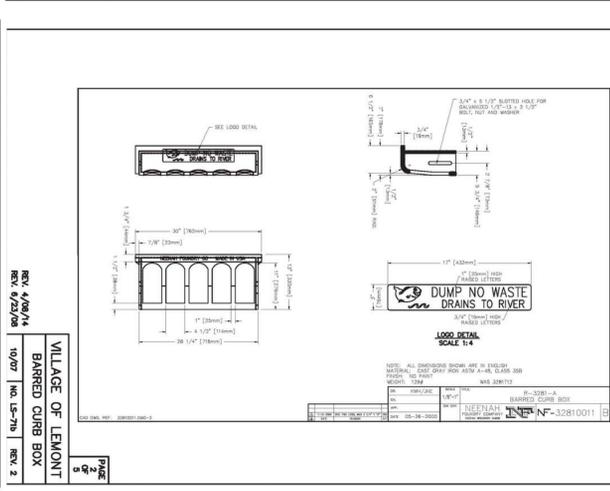
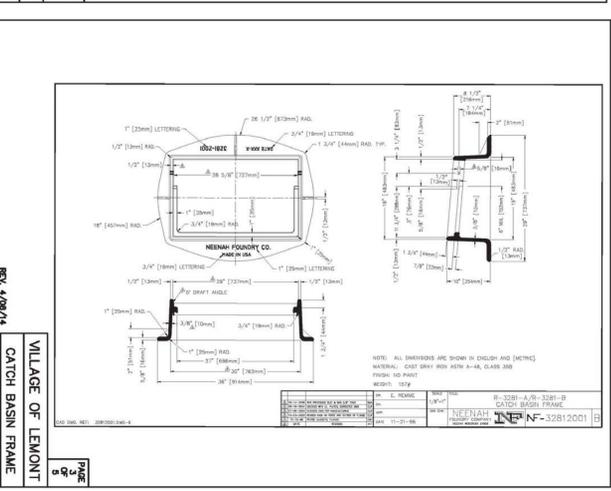
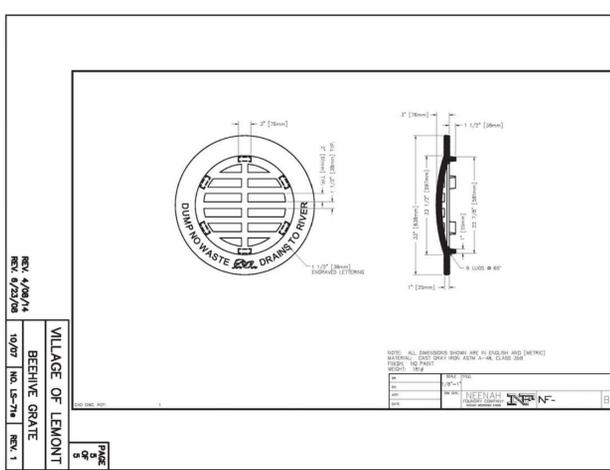
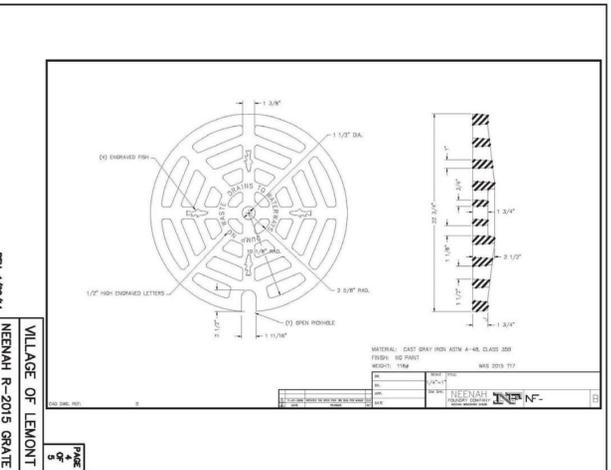
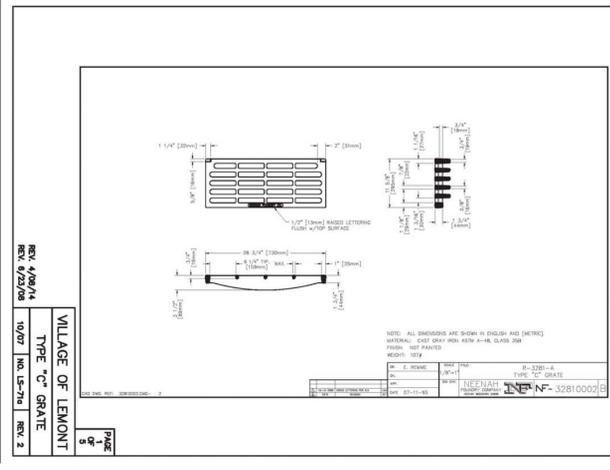
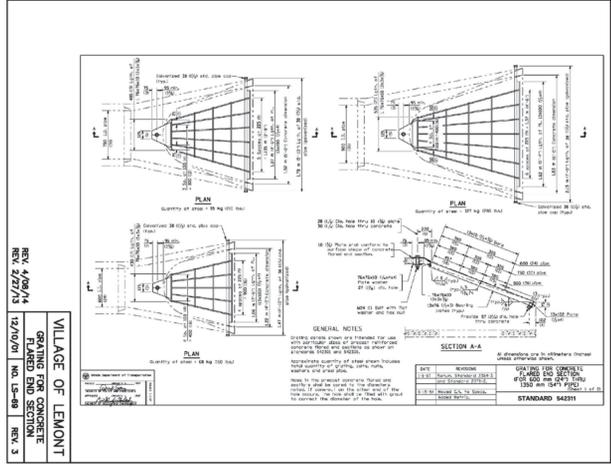
DESIGNTEK ENGINEERING, INC.
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 MOKENA, ILLINOIS 60448
 (708) 326-4961
 ILL. Prof. Lic. No.: 184 - 003740

PROJECT INFORMATION
 Project No.: 17-0051
 Scale: AS NOTED
 Date: 06-08-2018
 Design By: SDS
 Drawn By: DEI
 Checked By: SDS

22 OF 23

REVIEW SET
NOT FOR CONSTRUCTION

PROJECT DETAILS SHEET 2



NO.	DATE	DESCRIPTION	BY
1	07-25-18	PER VILLAGE REVIEW	DMV

WILLOW POINTE, LLC
7512 COUNTY LINE ROAD
BURR RIDGE, ILLINOIS 60527
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FINAL ENGINEERING FOR
WILLOW POINTE
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PROJECT INFORMATION
Project No.: 17-0051
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Design By: SDS
Drawn By: DEI
Checked By: SDS

23
OF
23

REVIEW SET
NOT FOR CONSTRUCTION

PROJECT DETAILS SHEET 3

EXHIBIT C

Engineering Cost Estimate

FINAL ENGINEER'S OPINION OF
PROBABLE CONSTRUCTION COSTS FOR LETTER OF CREDIT

July 27, 2018

WILLOW POINTE

LEMONT, ILLINOIS

PREPARED FOR:

WILLOW POINTE, LLC.
7512 County Line Road
Burr Ridge, Illinois 60527

PREPARED BY:

DesignTek Engineering, Inc.
9930 W. 109th Street, Suite L
Mokena, Illinois 60448

This Final Engineer's Opinion of Probable Construction Costs is based on Final Engineering Plans prepared by DesignTek Engineering, Inc. dated July 25, 2018. The said plans have not been approved. The values presented do not include contingencies.

FINAL ENGINEER'S OPINION OF
PROBABLE CONSTRUCTION COSTS FOR LETTER OF CREDIT

NO.	ITEM	UN	QUANTITY	UNIT COST	TOTAL AMOUNT
GRADING AND EROSION CONTROL					
1	Construction Entrance	SY	90	\$45.00	\$4,050.00
2	Silt Fence	LF	4,300	\$2.00	\$8,600.00
3	Tree Removal	LS	1	\$9,000.00	\$9,000.00
4	Topsoil Excavation	CY	9,009	\$2.50	\$22,522.50
5	Earth Excavation	CY	20,653	\$3.75	\$77,448.75
6	Unsuitable Material Excav. & Repl.	CY	460	\$10.00	\$4,598.00
7	Stone Ditch Check	EA	2	\$1,500.00	\$3,000.00
8	Inlet Protection	EA	32	\$400.00	\$12,800.00
9	Topsoil Replacement, 6"	SY	227	\$2.50	\$567.50
10	Seeding, Class I	AC	1	\$3,500.00	\$4,200.00
11	Hydroseeding-Pond Bottom	AC	0.9	\$6,000.00	\$5,340.00
12	Seed and Blanket - 131st Street ROW	SY	2,312	\$2.25	\$5,202.00
13	Stone Rip-Rap (6" to 8" Dia.)X12"Thick	SY	156	\$38.00	\$5,928.00
14	Concrete Washout	EA	1	\$750.00	\$750.00
15	Culvert/Flared End Section Protection	EA	4	\$50.00	\$200.00
16	Walls, Area of Face	SF	465	\$30.00	\$13,950.00
TOTAL GRADING					\$178,156.75

PAVING					
1	Traffic Control	LS	1	\$1,500.00	\$1,500.00
2	4" Agg. Base, CA-6, Type B	SY	4,598	\$4.80	\$22,070.40
3	6" BAM Base Course	SY	4,598	\$20.40	\$93,799.20
4	Bit. Mat'l, Prime Coat (0.3 GL/SY)	GL	1,379	\$3.00	\$4,137.00
5	Bit. Mat'l, Tack Coat (0.1 GL/SY)	GL	460	\$2.85	\$1,311.00
6	1.5" Bit. Conc. Binder Course, Cl. I	SY	4,598	\$6.75	\$31,036.50
7	1.5" Bit. Conc. Surface Course, Cl. I	SY	4,598	\$7.88	\$36,209.25
8	Fine Grading	SY	4,598	\$1.30	\$5,977.40
9	4" Agg. Base, CA-6, Type B under Curb & Gutter	SY	857	\$4.80	\$4,115.20
10	Rolled Curb & Gutter	LF	2,572	\$21.00	\$54,012.00
11	4" P.C.C. Sidewalk w/4" Agg. Base	SF	13,906	\$5.00	\$69,530.00
12	Detectable Warnings - 2' x 5'	SF	40	\$20.00	\$800.00
13	24" White Line (Thermoplastic)	LF	12	\$6.00	\$72.00
TOTAL PAVING					\$324,569.95

STREET LIGHTING					
1	250 W. Street Light (25' Pole)	EA	5	\$4,000.00	\$20,000.00
TOTAL STREET LIGHTING					\$20,000.00

FINAL ENGINEER'S OPINION OF
PROBABLE CONSTRUCTION COSTS FOR LETTER OF CREDIT

NO.	ITEM	UN	QUANTITY	UNIT COST	TOTAL AMOUNT
SANITARY SEWER					
1	8" Dia. PVC, SDR 26	LF	1,930	\$30.00	\$57,900.00
2	6" Dia. PVC Service (long)	EA	22	\$1,800.00	\$39,600.00
3	6" Dia. PVC Service (short)	EA	18	\$800.00	\$14,400.00
4	San. Service Riser	EA	12	\$250.00	\$3,000.00
5	48" Dia. Manhole	EA	9	\$2,100.00	\$18,900.00
6	Adjust Exist. Manhole Frame & Grate	EA	1	\$375.00	\$375.00
7	Connect to Existing Manhole	EA	1	\$1,500.00	\$1,500.00
8	Trench Backfill Material (main)	CY	756	\$20.00	\$15,120.00
9	Trench Backfill Material (serv)	CY	293	\$20.00	\$5,860.00
10	8" PVC SDR-26 - Directional Bore	LF	75	\$150.00	\$11,250.00
TOTAL SANITARY SEWER					\$167,905.00

WATER MAIN					
1	8" Dia. DIP	LF	1,644	\$42.00	\$69,048.00
2	6" Dia. DIP	LF	40	\$36.00	\$1,440.00
3	Polyvinyl Wrapping	LF	1,684	\$1.50	\$2,526.00
4	8" Valve w/Box	EA	3	\$1,600.00	\$4,800.00
5	Fire Hydrant w/Aux. Valve & Box	EA	5	\$3,800.00	\$19,000.00
6	1.5" Dia. Cu Water Serv. (long)	EA	19	\$1,900.00	\$36,100.00
7	1.5" Dia. Cu Water Serv. (short)	EA	21	\$1,200.00	\$25,200.00
8	1.5" Dia. Indiv. Valve and Box	EA	40	\$565.00	\$22,600.00
9	Trench Backfill Material (main)	CY	230	\$20.00	\$4,600.00
10	Trench Backfill Material (serv)	CY	180	\$20.00	\$3,600.00
11	16" Dia. Steel Sleeve	LF	56	\$70.00	\$3,920.00
12	8" Dia. DIP Directional Bore	LF	120	\$150.00	\$18,000.00
13	8" Press. Conn. To 12" Main w/Valve & Vault	EA	2	\$4,250.00	\$8,500.00
TOTAL WATER MAIN					\$219,334.00

STORM SEWER					
1	30" Dia. RCP	LF	160	\$65.00	\$10,400.00
2	24" Dia. RCP	LF	955	\$48.00	\$45,840.00
3	18" Dia. RCP	LF	627	\$30.00	\$18,810.00
4	15" Dia. RCP	LF	344	\$28.00	\$9,632.00
5	12" Dia. RCP	LF	1,229	\$25.00	\$30,725.00
6	12" Dia. HDPE	LF	5	\$20.00	\$100.00
7	24" Dia. C900	LF	68	\$100.00	\$6,800.00
8	4" Dia. PVC, Sumpdrain	LF	400	\$12.50	\$5,000.00
9	4" Dia. PVC SDR-26		175	\$14.00	\$2,450.00
10	4" Dia. Perf. PVC	LF	665	\$12.50	\$8,312.50
11	60" Dia. Manhole w/ Restrictor	EA	1	\$2,800.00	\$2,800.00
12	60" Dia. Manhole	EA	2	\$2,100.00	\$4,200.00
13	48" Dia. Manhole	EA	12	\$1,850.00	\$22,200.00
14	48" Dia. Catch Basin	EA	4	\$2,100.00	\$8,400.00
15	24" Dia. Inlet	EA	13	\$850.00	\$11,050.00
16	30" Conc. Flared End Section, w/End Block & Galv. Steel Grate	EA	4	\$1,400.00	\$5,600.00
17	24" Conc. Flared End Section, w/End Block & Galv. Steel Grate	EA	4	\$1,300.00	\$5,200.00
18	18" Conc. Flared End Section, w/End Block & Galv. Steel Grate	EA	1	\$1,100.00	\$1,100.00
19	15" Conc. Flared End Section, w/End Block & Galv. Steel Grate	EA	2	\$1,000.00	\$2,000.00
20	12" Conc. Flared End Section, w/End Block	EA	2	\$975.00	\$1,950.00
21	Trench Backfill Material	CY	96	\$20.00	\$1,920.00
TOTAL STORM SEWER					\$204,489.50

FINAL ENGINEER'S OPINION OF
PROBABLE CONSTRUCTION COSTS FOR LETTER OF CREDIT

NO.	ITEM	UN	QUANTITY	UNIT COST	TOTAL AMOUNT
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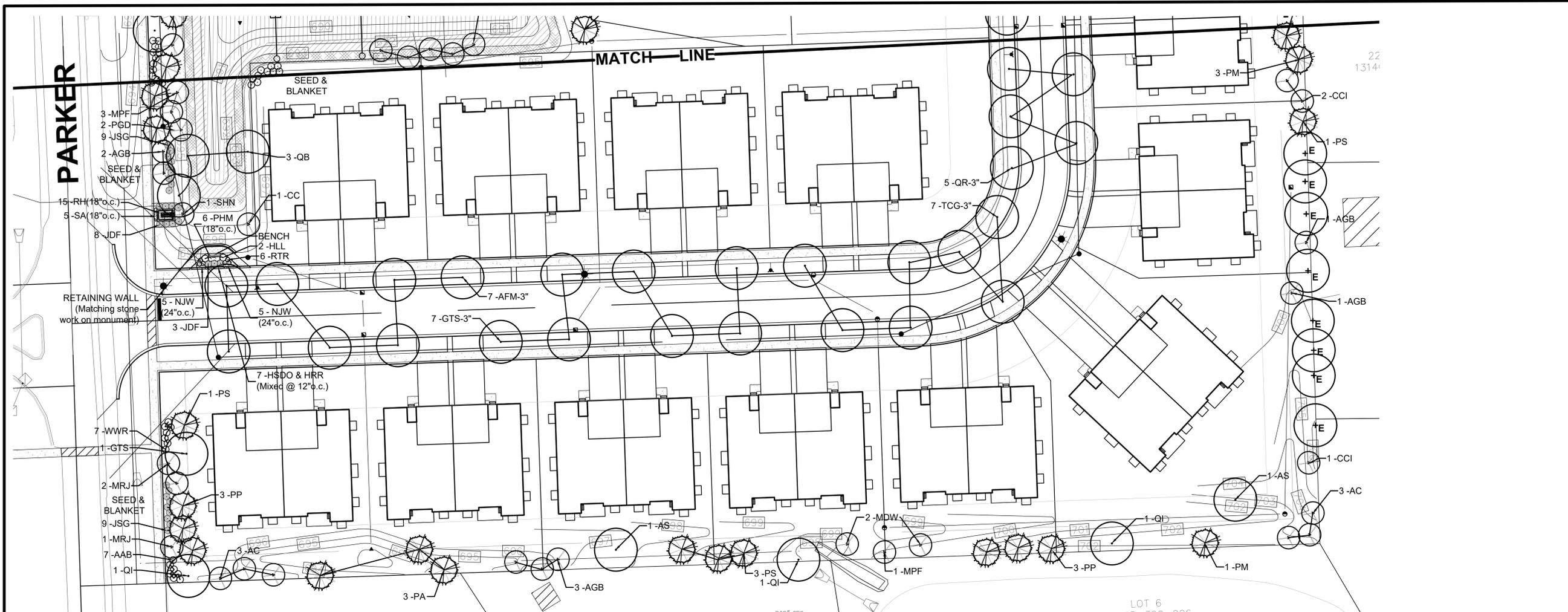
MISCELLANEOUS					
1	30" Stop Sign w/Post, Installed	EA	1	\$135.00	\$135.00
TOTAL MISCELLANEOUS					\$135.00

SUMMARY

GRADING	\$178,156.75
PAVING	\$324,569.95
STREET LIGHTING	\$20,000.00
SANITARY SEWER	\$167,905.00
WATER MAIN	\$219,334.00
STORM SEWER	\$204,489.50
MISCELLANEOUS	\$135.00
TOTAL	\$1,114,590.20

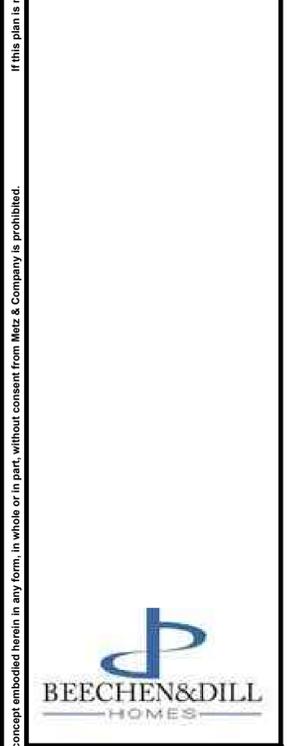
EXHIBIT D

Landscape and Tree Preservation



REVISIONS	
4. Gazebo Location	06-12-18
3. Revised Site Plan	05-08-18
2. Open Space Amenities	02-19-18
1. Village Review #1	02-14-18

WILLOW POINTE LEMONT



LANDSCAPE MAINTENANCE

- A. Maintenance. The owner, tenant, and their agent, if any, shall be jointly and severally responsible for the maintenance of all landscaping required by this ordinance or preserved under the provisions of this ordinance in good condition so as to present a healthy, neat, and orderly appearance. Specifically:
- All plant growth in landscaped areas shall be controlled by pruning, trimming, or other suitable methods so that plant materials do not interfere with public utilities, restrict pedestrian or vehicular access, or otherwise constitute a traffic hazard, and
 - All planted areas shall be maintained in a relatively weed-free condition and clear of undergrowth; and
 - All trees, shrubs, ground covers, and other plant materials must be replaced if they die or become unhealthy because of accidents, drainage problems, disease, or other causes.

PLANT CALCULATIONS: EAST & SOUTH LOT LINE = 1,235'
1 Plant Unit per 100'
 1,235 divided by 100 = 12.4
Canopy Trees: 0.5 x 12.4 = 6.2 or 7 Trees
Evergreen Trees: 1 x 12.4 = 12.4 or 13 Trees
Understory/Ornamental Trees: 1.5 x 12.4 = 18.6 or 19 Trees
Shrubs: 6 x 12.4 = 74.4 or 75 Shrubs
 * 6 Additional Evergreen Trees provided in-lieu of shrubs

PROVIDED - 7
PROVIDED - 20*
PROVIDED - 19
PROVIDED - 0

PLANT CALCULATIONS: PARKER ROAD - 670' - 60' = 610'
610 divided by 100 = 6.1
6.1 x 3 = 18.3 or 19 Plant Units
Canopy Trees: 0.5 x 19 = 9.5 or 10 Trees
Evergreen Trees: 1 x 19 = 19 Trees
Understory/Ornamental Trees: 1.5 x 19 = 28.5 or 29 Trees
Shrubs: 6 x 19 = 114 Shrubs

PROVIDED - 10
PROVIDED - 19
PROVIDED - 29
PROVIDED - 144

PLANT CALCULATIONS: 131st STREET - 693'
693 divided by 100 = 6.9
6.9 x 3 = 20.7 or 21 Plant Units
Canopy Trees: 0.5 x 21 = 10.5 or 11 Trees
Evergreen Trees: 1 x 21 = 21 Trees
Understory/Ornamental Trees: 1.5 x 21 = 31.5 or 32 Trees
Shrubs: 6 x 21 = 126 Shrubs

PROVIDED - 11
PROVIDED - 21
PROVIDED - 32
PROVIDED - 126

PLANT CALCULATIONS: PARKWAY TREES - 2,191 l.f.
 2191 divided by 40 = 54.7 or 55 Trees
3.0" Canopy Trees: 48
3.0" Understory/Ornamental Trees: 4

PROVIDED - 52

PLANT CALCULATIONS: OPEN SPACE *
42 Units x .025 = 10.5 Plant Units
Canopy Trees: 0.5 x 10.5 = 5.25 or 6 Trees
Evergreen Trees: 1 x 10.5 = 10.5 or 11 Trees
Understory/Ornamental Trees: 1.5 x 10.5 = 15.75 or 16 Trees
Shrubs: 6 x 10.5 = 63 Shrubs

PROVIDED - 6
PROVIDED - 11
PROVIDED - 16
PROVIDED - 63

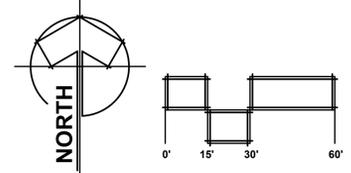
* As there is no designated open space, landscaping is not required. Though the above plant material types and quantities have been provided for in Lot 22 and around detention basin to supplement proposed landscaping.

GENERAL NOTES:

- Plant material shall be nursery grown and be either balled and bur-lapped or container grown. Sizes and spreads on plant list represent minimum requirements.
- The requirements for measurement, branching and ball size shall conform to the latest addition of ANSI Z60.1, AMERICAN STANDARD OF NURSERY STOCK by the American Nursery & Landscape Association.
- Any materials with damaged or crooked/disfigured leaders, bark abrasion, sunscald, insect damage, etc. are not acceptable and will be rejected. Trees with multiple leaders will be rejected unless called for in the plant list as multi-stem or clump (cl.).
- If any mistakes, omissions, or discrepancies are found to exist with the work product, the Landscape Architect shall be promptly notified so that they have the opportunity to take any steps necessary to resolve the issue. Failure to promptly notify the Landscape Architect and the Owner of such conditions shall absolve them from any responsibility for the consequences of such failure.
- Quantity lists are supplied as a convenience. However, Bidders and the Installing Contractor should verify all quantities. The drawings shall take precedence over the lists. Any discrepancies shall be reported to the Landscape Architect.
- Actions taken without the knowledge and consent of the Owner and the Landscape Architect or in contradiction to the Owner and the Landscape Architect's work product or recommendations, shall become the responsibility not of the Owner and the Landscape Architect, but for the parties responsible for the taking of such action.
- Civil Engineering or Architectural base information has been provided by others. The location of various site improvements on this set of drawings is only illustrative and should not be relied upon for construction purposes.
- Refer to Civil Engineering documents for detailed information regarding size, location, depth and type of utilities, as well as locations of other site improvements, other than landscape improvements.
- Plant symbols illustrated on this plan are a graphic representation of proposed plant material types and are intended to provide for visual clarity. However, the symbols do not necessarily represent actual plant spread at the time of installation.
- All plant species specified are subject to availability. Material shortages in the landscape industry may require substitutions. All substitutions must be approved by the Village, Landscape Architect and Owner.
- Contractor shall verify location of all underground utilities prior to digging. For location outside the City of Chicago call "J.U.L.I.E." (Joint Utility Location for Excavators) 1-800-892-0123.
- All perennial, ornamental grass, groundcover and annual beds shall be top dressed with a minimum of three inches (3") of mushroom compost. The top dressing shall be worked into the soil to a minimum depth of nine inches (9") by the use of a cultivating mechanism. Upon completion perennials & ornamental grasses shall be mulched with an additional two inch (2") layer of shredded wood mulch; Annuals & groundcovers shall be covered with an additional two inch (2") layer of mushroom compost.
- All other planting beds and tree saucers shall be mulched with a minimum of three inches (3") of shredded wood mulch.
- Planting beds adjacent to building shall be mulched in their entirety to the building foundation. Plant materials shall not be installed under building overhangs and other such areas which do not receive natural rainfall.
- All bed lines and tree saucers shall require a hand spaded edge between lawn and mulched areas.
- Grading shall provide slopes which are smooth and continuous. Positive drainage shall be provided in all areas.
- Sod shall be mineral base only.
- Turf grass seed mixes shall be applied mechanically so that the seed is incorporated into the top one-half inch (1/2") of the seed bed. The seed shall then be covered with the specified blanket (installed per manufacturer's specs) or Hydro-mulch.
- All plant material shall be guaranteed for one (1) year from the date of acceptance.
- All turf areas shall have a minimum of 4" of topsoil re-spread prior to sodding and/or seeding activities. In addition to the 4" of topsoil all parkways shall be sodded.
- PARKWAY TREES SHALL NOT BE PLANTED WITHIN 15' OF ANY TRAFFIC SIGN; 12' FROM A STREET LIGHT; 10' OF A FIRE HYDRANT; OR 10' OF A DRIVEWAY. CONTRACTOR SHALL MAKE FIELD ADJUSTMENTS AS NEEDED DURING INSTALLATION.**

PLANT LIST

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE/TYPE
DECIDUOUS SHADE TREES				
AFM	2	Acer f. 'Marmo'	Marmo Freeman Maple	2.5" BB
AFM	7	Acer f. 'Marmo'	Marmo Freeman Maple	3.0" BB
ARR	3	Acer f. 'Frank Jr'	Redpointe Red Maple	2.5" BB
AS	6	Acer saccharum	Sugar Maple	3.0" BB
CS	2	Catalpa speciosa	Northern Catalpa	2.5" BB
CO	3	Celtis occidentalis	Hackberry	2.5" BB
CO	7	Celtis occidentalis	Hackberry	3.0" BB
GTS	1	Gleditsia LI 'Skyline'	Skyline Honeylocust	2.5" BB
GTS	13	Gleditsia LI 'Skyline'	Skyline Honeylocust	3.0" BB
QB	5	Quercus bicolor	Swamp White Oak	2.5" BB
QR	5	Quercus imbricaria	Shingle Oak	2.5" BB
QBO	3	Quercus macrocarpa	Burr Oak	2.5" BB
QR	1	Quercus rubra	Red Oak	2.5" BB
QR	7	Quercus rubra	Red Oak	3.0" BB
TD	3	Taxodium distichum	Bald Cypress	2.5" BB
TCG	7	Tilia c. 'Glenleven'	Glenleven Littleleaf Linden	3.0" BB
UF	7	Ulmus 'Frontier'	Frontier Elm	3.0" BB
EVERGREEN TREES				
PA	14	Picea abies	Norway Spruce	8" BB
PGD	16	Picea g. 'Densata'	Black Hills Spruce	8" BB
PP	18	Picea pungens	Colorado Green Spruce	8" BB
PS	6	Pinus strobus	Eastern White Pine	8" BB
PM	17	Pseudotsuga menziesii	Douglas Fir	8" BB
DECIDUOUS ORNAMENTAL TREES				
AC	6	Acer campestre	Hedge Maple	2" BB
AR	9	Alnus rugosa	Speckled Alder	#15/6' cl.
AGB	17	Amelanchier g. 'Autumn Brilliance'	Autumn Brilliance Serviceberry	6" BBcl.
BN	3	Betula nigra	River Birch	6" BBcl.
CAH	3	Carpinus americana	American Hornbeam	6" BBcl.
CC	4	Cercis canadensis	Red Bud	6" BBcl.
CCI	21	Crataegus c. inermis	Thornless Cockspur Hawthorn	6" BBcl.
MDW	11	Malus 'Donald Wyman'	Donald Wyman Crabapple	6" BBcl.
MRJ	8	Malus 'Red Jewel'	Red Jewel Crabapple	6" BBcl.
MPF	7	Malus 'Prairie Fire'	Prairie Fire Crabapple	6" BBcl.
SHN	1	Salix 'H. Nishiki'	Hakura Nishiki Willow	#15/2"
SIS	6	Syringa r. 'Ivory Silk'	Ivory Silk Japanese Tree Lilac	6" BBcl.
SIS	4	Syringa r. 'Ivory Silk'	Ivory Silk Japanese Tree Lilac	3.0" BB
DECIDUOUS SHRUBS & SHRUB ROSES				
AAB	37	Aronia a 'Brilliantissima'	Red Chokeberry	#5/24"
CSI	39	Cornus s 'Insigni'	Redosier Dogwood	#5/24"
CR	49	Cornus racemosa	Grey Dogwood	3" BB
CL	36	Cotoneaster lucidus	Peking Cotoneaster	30" BB
DSB	6	Dierilla s. 'Butterfly'	Butterfly Bush Honeysuckle	#5/24"
HLL	8	Hydrangea p. 'Jane'	Little Lime Hydrangea	#5/24"
PSW	16	Physocarpus o. 'Seward'	Summer Wine Ninebark	#5/24"
RTR	6	Rosa 'Babbage'	Easy Elegance All the Rage Rose	#3
RDK	6	Rosa 'Radiko'	Double Knockout Shrub Rose	#3/24"
VD	20	Viburnum dentatum	Arrowwood Viburnum	3" BB
WWR	22	Weigela f. 'Alexandra'	Wine & Roses Weigela	#5/24"
EVERGREEN SHRUBS				
JDF	11	Juniperus c. 'Daub's Frosted'	Daub's Frosted Juniper	#5/24"
JSG	56	Juniperus c. 'Sea Green'	Sea Green Juniper	#5/24"
ORNAMENTAL GRASS & PERENNIALS				
PHM	17	Panicum v. 'Heavy Metal'	Heavy Metal Switch Grass	#1
SA	5	Sesleria autumnalis	Autumn Moor Grass	#1
GM	20	Geranium maculatum	Wild Geranium	from 10 flat
HSDO	7	Hemerocallis 'Stella-de-Oro'	Stella-de-Oro Daylily	#1
HRR	7	Hemerocallis 'Rosy Returns'	Rosy Returns Daylily	#1
NJW	16	Nepeta x f. 'Nevanepjun'	Junior Walker Catmint	#1
RH	15	Ruellia humilis	Wild Petunia	#1
MATERIAL & LABOR LIST:				
QTY	ITEM	DESCRIPTION		
9,000 SY	Seed w/ Straw Blanket	IDOT Class 1A Seed Mix		
5,307 SY	Native Seed w/ Straw Blanket	S75 by North American Green (or equal)		
970 SY	Native Seed w/ Straw Blanket	Wet/Mesic Prairie Seed Mix		
870 SY	Native Seed w/ Straw Blanket	S75 by North American Green (or equal)		
870 SY	Native Seed w/ Straw Blanket	Mesic Prairie Seed Mix		
77 CY	Mulch	S75 by North American Green (or equal)		



SEAL:

METZ & COMPANY
 LANDSCAPE ARCHITECTURE/SITE PLANNING

826 East Maple Street
 Lombard, Illinois 60148
 PH: 630.561.3903
 Email: metz_landarch@comcast.net

TITLE

LANDSCAPE PLAN

PROJECT NO.:
17-066

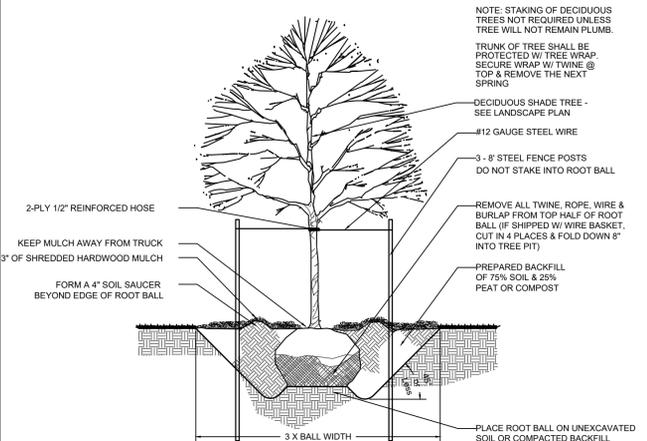
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SHEET

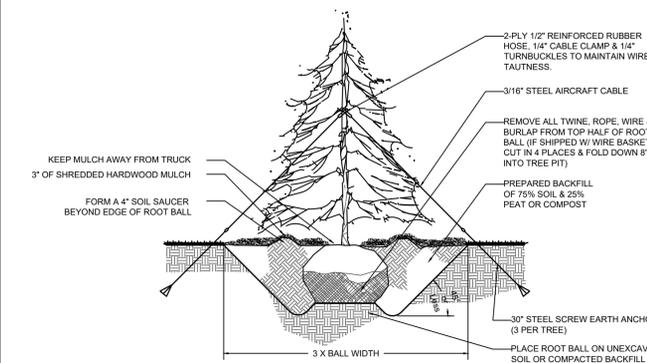
L-1

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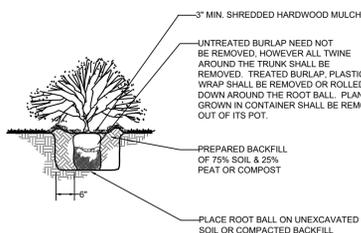
DECIDUOUS TREE

n.t.s.



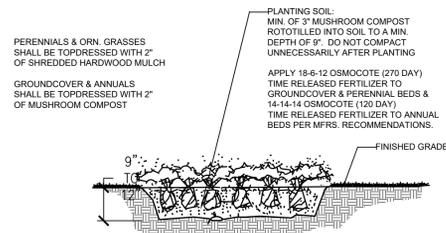
EVERGREEN TREE

n.t.s.

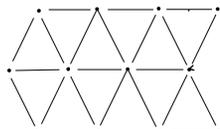


SHRUBS

n.t.s.



ALL BED PLANTINGS SHALL BE INSTALLED WITH TRIANGULAR SPACING
SEE SPECIFIC SPACING DIMENSION ON DRAWINGS



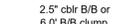
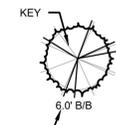
CERTAIN BULBS/PERENNIALS MAY REQUIRE OTHER PLANTING DEPTHS. CONSULT BULB DISTRIBUTOR FOR PRECISE DEPTHS.

SLICE, CUT, OR SEPARATE EXTERIOR ROOTS ON ROOT-BOUND CONTAINER PLANTS TO PROMOTE ROOT GROWTH.

BED PLANTING DETAIL

(PERENNIALS, ORNAMENTAL GRASSES, VINES, GROUNDCOVER & ANNUALS)

n.t.s.



PLANT LIST - FOUNDATIONS PLANTINGS

The following is a general listing of quality plant material from which final plant species assignments may be selected.

- Plants to be used in heavy shade locations (North Sides of Buildings)
- Plants to be used in part shade or sun

EVERGREEN TREES

- Picea a. 'Pendula' Weeping Norway Spruce
- Picea g. 'Densata' Black Hills Spruce
- Picea p. g. 'Fat Albert' Fat Albert Colorado Spruce
- Pinus f. 'Vanderwolf's Pyramid' Vanderwolf's Pyramid Limber Pine
- Pinus s. 'Fastigiata' Upright White Pine

DECIDUOUS ORNAMENTAL TREES

- Amelanchier canadensis Shadow Serviceberry
- Amelanchier g. 'Autumn Brilliance' Autumn Brilliance Serviceberry
- Betula p. 'Whitespire' Whitespire Gray Birch
- Crataegus crus-galli v. inermis Thornless Cockspur Hawthorn
- Hamelis vernalis Vernal Witchhazel
- Magnolia 'Jane' Jane Magnolia
- Malus 'Red Jewel' Red Jewel Crabapples
- Pyrus c. 'Jaczam' Jack Callery Pear
- Syringa r. 'Ivory Silk' Ivory Silk Japanese Tree Lilac
- Viburnum prunifolium Blackhaw Viburnum

LARGE DECIDUOUS SHRUBS

- Cornus s. 'Isanti' Redosier Dogwood
- Coloneaster acutifolia Peking Coloneaster
- Hydrangea a. 'Abetwo' Incredible Hydrangea
- Hydrangea p. 'Limelight' Limelight Hydrangea
- Hydrangea p. 'Renhy' Vanilla Strawberry Hydrangea
- Physocarpus o. 'Seward' Summer Wine Ninebark
- Syringa p. 'Miss Kim' Miss Kim Dwarf Lilac
- Viburnum d. 'Christom' Blue Muffin Viburnum
- Viburnum x juddi Judd Viburnum
- Viburnum cayuga Cayuga Viburnum
- Weigela f. 'Alexandra' Wine & Roses Weigela

DWARF DECIDUOUS SHRUBS & SHRUB ROSES

- Cotoneaster apiculata Cranberry Cotoneaster
- Fothergilla gardenii Dwarf Fothergilla
- Dierville 'Q2X85411' Kodiak Red Bush-honeysuckle
- Dierville s. 'Butterfly' Southern Bush-honeysuckle
- Hydrangea m. 'Bailmer' Endless Summer Hydrangea
- Hydrangea p. 'ILVOBO' Bobo Hydrangea
- Hypericum kalmianum Kalm St. John's Wort
- Rhus a. 'Gro-Low' Gro-Low Sumac
- Ribes a. 'Green Mound' Green Mound Alpine Currant
- Rosa 'Meimrot' Apricot Drift Rose
- Rosa 'Weipooos' Pink Drift Rose
- Rosa 'Meigapoo' Red Drift Rose
- Rosa 'BAlmir' Kashmir Easy Elegance Rose
- Rosa 'BAlgirn' My Girl Easy Elegance Rose
- Rosa 'Radtko' Double Knock Out Rose
- Sorbaria a. 'Sem' Sem Ural Faste Spirea
- Spiraea b. 'Tor' Birchleaf Spirea
- Spiraea x b. 'Anthony Waterer' Anthony Waterer Spirea
- Spiraea x b. 'Froebel' Froebel's Spirea
- Spiraea x b. 'Gold Flame' Gold Flame Spirea
- Spiraea x m. 'Darsnorm' Snow Storm Spirea
- Weigela x 'Dark Horse' Dark Horse Weigela

EVERGREEN/BROADLEAF SHRUBS

- Buxus 'Glencoe' Chicagoland Green Boxwood
- Euonymus f. 'Emerald Gaiety' Emerald Gaiety Euonymus
- Euonymus f. 'Sarcoxie' Sarcoxie Euonymus
- Juniperus c. 'Gold Lace' Gold Lace Juniper
- Juniperus c. 'Kally's Compact' Kally's Compact Juniper
- Taxus m. 'Densiformis' Dense Yew

PERENNIALS

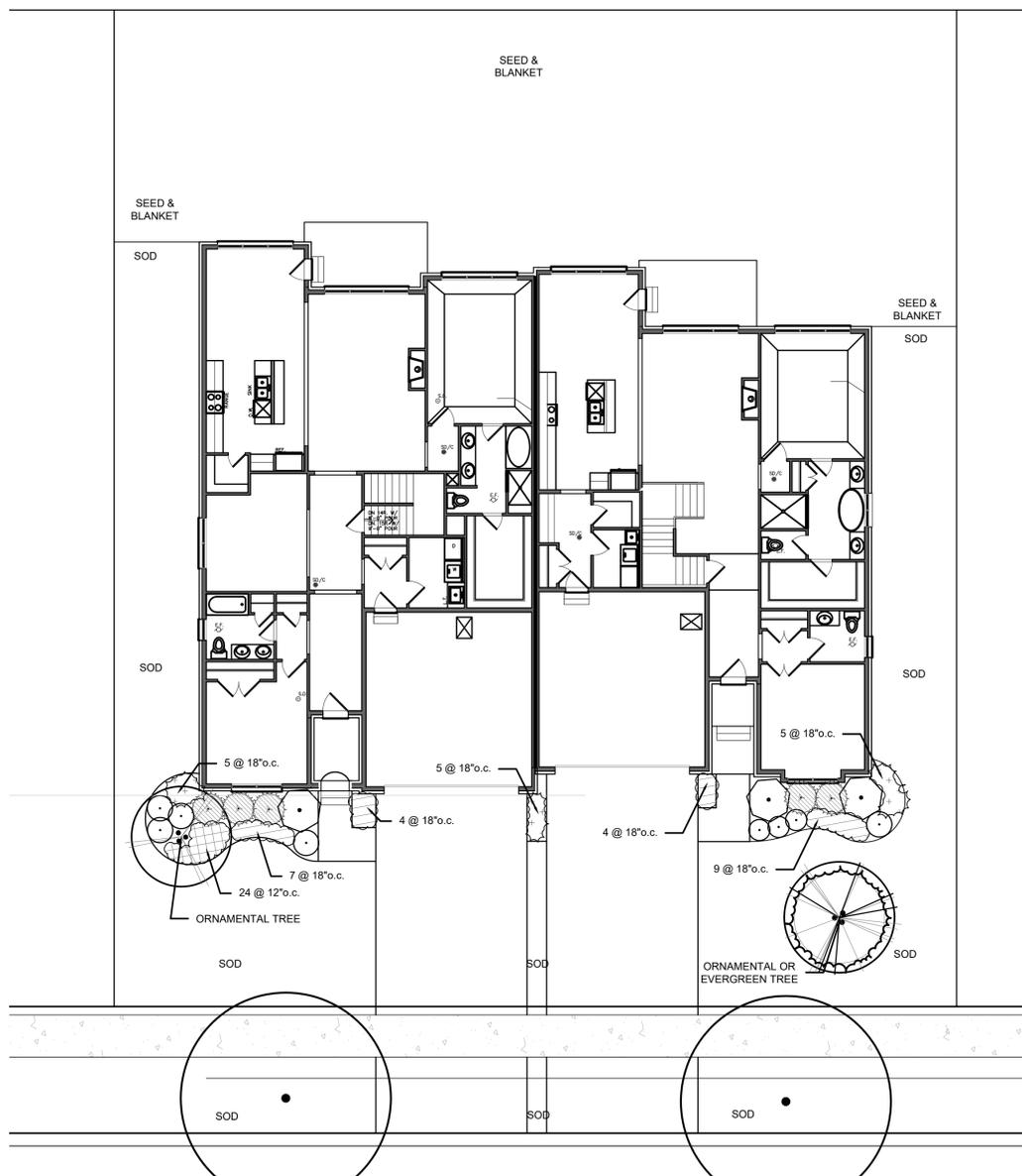
- Achillea millefolium sp. Yarrow
- Astilbe Astilbe
- Coreopsis v. 'Moonbeam' Moonbeam Coreopsis
- Echinacea sp. Coneflower
- Geranium 'Gerwat' Rozanne Geranium
- Geranium s. 'Max Frei' Max Frei Bloody Cranesbill
- Hemerocallis sp. Daylily
- Heuchera sp. Coralbells
- Hosta 'Brother Stefan' Brother Stefan Hosta
- Hosta 'Francee' Francee Hosta
- Hosta 'Halcyon' Halcyon Hosta
- Hosta 'Patriot' Patriot Hosta
- Nepeta r. 'Walker's Low' Walker's Low Catmint
- Rudbeckia f. 'Vielte's Little Suzy' Little Suzy Black-eyed Susan
- Sedum s. 'Autumn Joy' Autumn Joy Sedum

GROUNDCOVERS

- Ajuga r. 'Bronze Beauty' Bronze Beauty Bugleweed
- Euonymus f. 'Coloratus' Purpleleaf Wintercreeper
- Pachysandra t. 'Green Carpet' Japanese Spurge
- Sedum kamtschaticum Russian Stonecrop

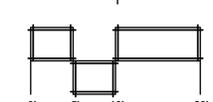
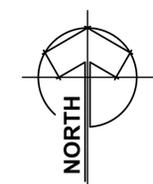
ORNAMENTAL GRASSES

- Calamagrostis a. 'Karl Foerster' Feather Reed Grass
- Carex m. 'Ice Dance' Ice Dance Sedge
- Deschampsia c. 'Pixie Fountain' Pixie Fountain Tufted Hair Grass
- Hakonechloa m. 'All Gold' Japanese Forest Grass
- Panicum v. 'Cheyenne Sky' Cheyenne Sky Switch Grass
- Panicum v. 'Shenandoah' Shenandoah Red Switch Grass
- Pennisetum a 'Hameln' Hameln Fountain Grass
- Schizachyrium s. 'Carousel' Carousel Little Bluestem
- Sesleria autumnalis Autumn Moor Grass
- Sporobolus heterolepis Prairie Dropseed



TYPICAL FOUNDATION LANDSCAPE PLAN

NOTE: This is only a Prototypical Plan. Final plant selections will be chosen based on final unit configuration. Plant locations shall vary from unit to unit, but quantities will remain consistent with plan shown. Sun and Shade Orientation shall be considered when making final plant selections.



REVISIONS

4. Gazebo Location	06-12-18
3. Revised Site Plan	05-08-18
2. Open Space Amenities	02-19-18
1. Village Review #1	02-14-18

WILLOW POINTE LEMONT



SEAL:

METZ & COMPANY
LANDSCAPE ARCHITECTURE/SITE PLANNING

826 East Maple Street
Lombard, Illinois 60148
PH: 630.561.3903
Email: metz_landarch@comcast.net

TITLE
LANDSCAPE PLAN

PROJECT NO.:
17-066

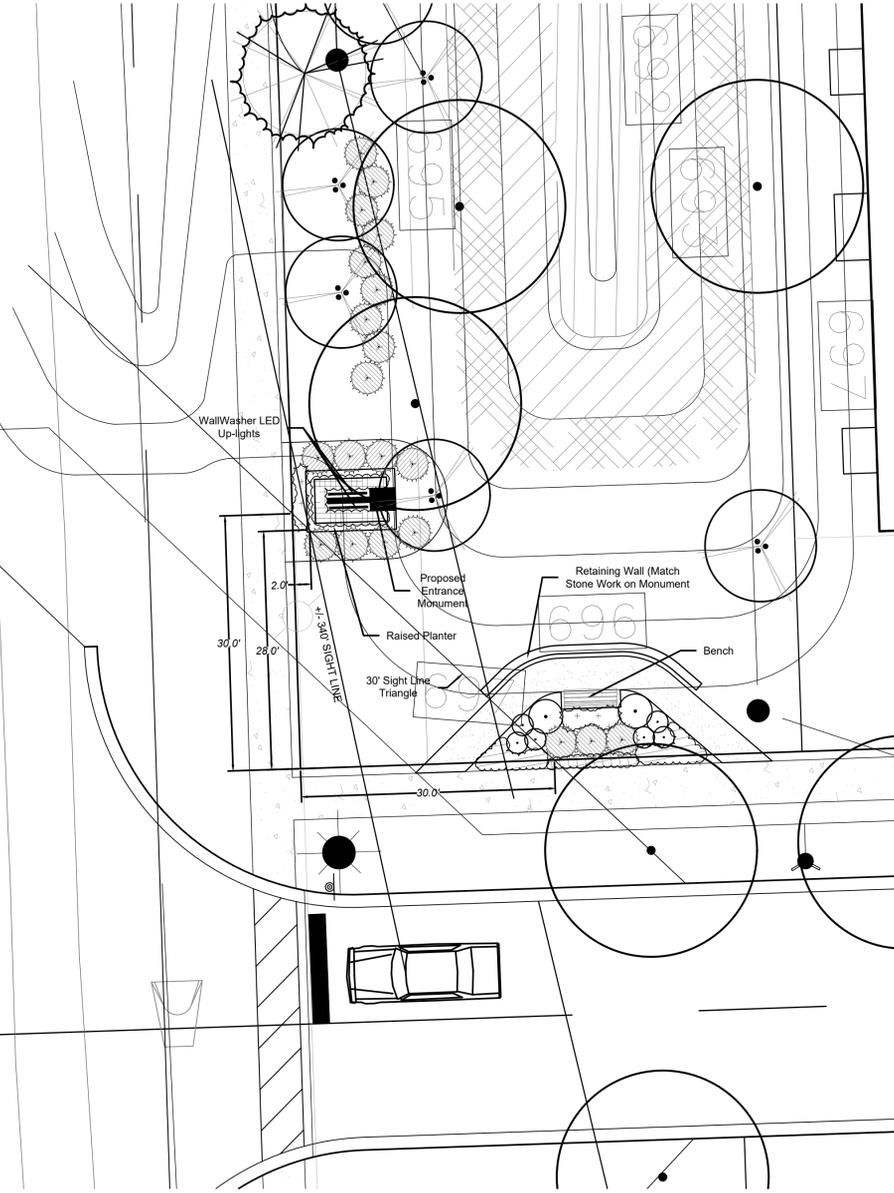
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SHEET
L-3

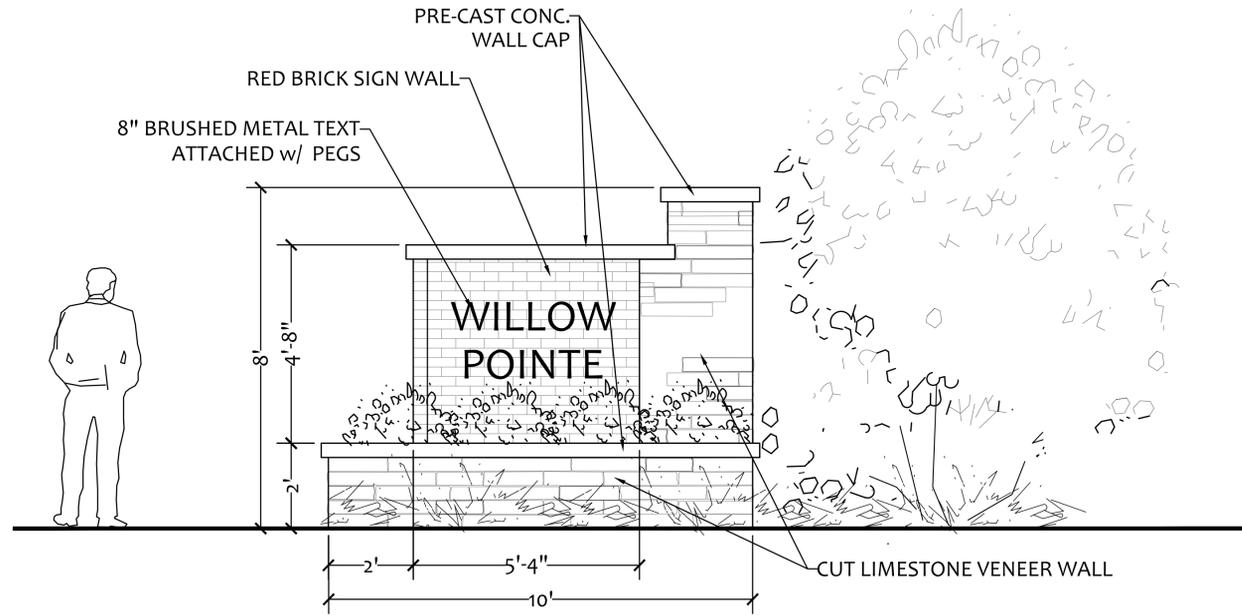
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PAN



PLAN VIEW - ENTRANCE MONUMENT

1"=10'-0"



ELEVATION - ENTRANCE MONUMENT

1/2"=1'-0"



REVISIONS	
4	Gazebo Location 06-12-18
3	Revised Site Plan 05-08-18
2	Open Space Amenities 02-19-18
1	Village Review #1 02-14-18

**WILLOW POINTE
LEMONT**



SEAL:



826 East Maple Street
Lombard, Illinois 60148
PH: 630.561.3903
Email: metz_landarch@comcast.net

TITLE
**ENTRANCE
MONUMENT**

PROJECT NO.:
17-066

DATE: 01-24-18
SCALE: as noted

SHEET
L-4

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TO: Village Board
FROM: Jason Berry, AICP, Economic & Community Development Director
SUBJECT: Case 2018-11 IMT Dockside Crew Sleeping Quarters
DATE: August 24, 2018

SUMMARY/ BACKGROUND

Delbert R Wilkins of Illinois Marine Towing, Inc. (IMT), represented by Daniel Griebel, managing broker of DDG Strategic LLC, is requesting a Special Use to allow Dockside Crew Sleeping Quarters at their facility at 16700 Des Plaines River Road. Sleeping quarters are a special use within the Canal Overlay District and limited to companies such as IMT with industrial barge fleet operations that lease or own property within the Canal Overlay District.

A public hearing was held at the Planning and Zoning Commission (PZC) meeting on August 15, 2018. The application was discussed at the August 20, 2018 Committee of the Whole.

ANALYSIS

Consistency with Village Policy

Lemont 2030 Comprehensive Plan. The Comprehensive Plan map designates the subject property as Industrial (IND) land use. The proposed Special Use is consistent with the goals of the Lemont 2030 Comprehensive Plan.

STAFF RECOMMENDATION

Staff and the PZC are recommending approval of the Special Use.

BOARD ACTION REQUESTED

Motion and approval of the attached ordinance.

ATTACHMENTS

1. AN ORDINANCE GRANTING A SPECIAL USE TO ALLOW DOCKSIDE CREW SLEEPING QUARTERS AT 16700 DES PLAINES RIVER ROAD IN LEMONT, IL

**VILLAGE OF LEMONT
ORDINANCE NO. _____**

**AN ORDINANCE GRANTING A SPECIAL USE TO ALLOW DOCKSIDE CREW
SLEEPING QUARTERS AT 16700 DES PLAINES RIVER ROAD IN LEMONT, IL**

(Illinois Marine Towing)

**ADOPTED BY THE
PRESIDENT AND BOARD OF TRUSTEES
OF THE VILLAGE OF LEMONT
THIS 27th DAY OF AUGUST, 2018**

**Published in pamphlet form by
Authority of the President and
Board of Trustees of the Village of
Lemont, Counties of Cook, Will and
DuPage, Illinois, this 27th day of August, 2018.**

AN ORDINANCE GRANTING A SPECIAL USE TO ALLOW DOCKSIDE CREW SLEEPING QUARTERS AT 16700 DES PLAINES RIVER ROAD IN LEMONT, IL

(Illinois Marine Towing)

WHEREAS, Illinois Marine Towing, Inc. (hereinafter referred to as “the Petitioner”) is the lessee of the property at 16700 Des Planes River Road in Lemont (hereinafter referred to as the “Subject Property”) and depicted in the Site Plan attached hereto as 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 to allow dockside crew sleeping quarters in the Canal Overlay District pursuant to 17.06.130 of the UDO; and

WHEREAS, the Planning and Zoning Commission of the Village of Lemont, Illinois conducted a public hearing on August 15, 2018 for the special use request and voted 5-0 to recommend approval of the requested special use; 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 PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF LEMONT, COUNTIES OF COOK, DUPAGE, AND WILL, ILLINOIS AS FOLLOWS:

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

SECTION 2: Special Use. A special use is granted to allow dockside crew sleeping quarters in the Canal Overlay District at 16700 Des Plaines River Road, as provided and conditioned in this ordinance.

SECTION 3: Conditions. The special use is contingent upon the following conditions:

1. The special use is granted only to Illinois Marine Towing, Inc.
2. Petitioner shall provide the Village with a copy of the approved amendment from the MWRD allowing dockside crew sleeping quarters at this location.

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

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

PASSED AND APPROVED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF LEMONT, COUNTIES OF COOK, WILL, AND DuPAGE, ILLINOIS, on this 27th day of August, 2018.

	<u>AYES</u>	<u>NAYS</u>	<u>ABSENT</u>	<u>ABSTAIN</u>
Debby Blatzer				
Ryan Kwasneski				
Dave Maher				
Ken McClafferty				
Rick Sniegowski				
Ron Stapleton				

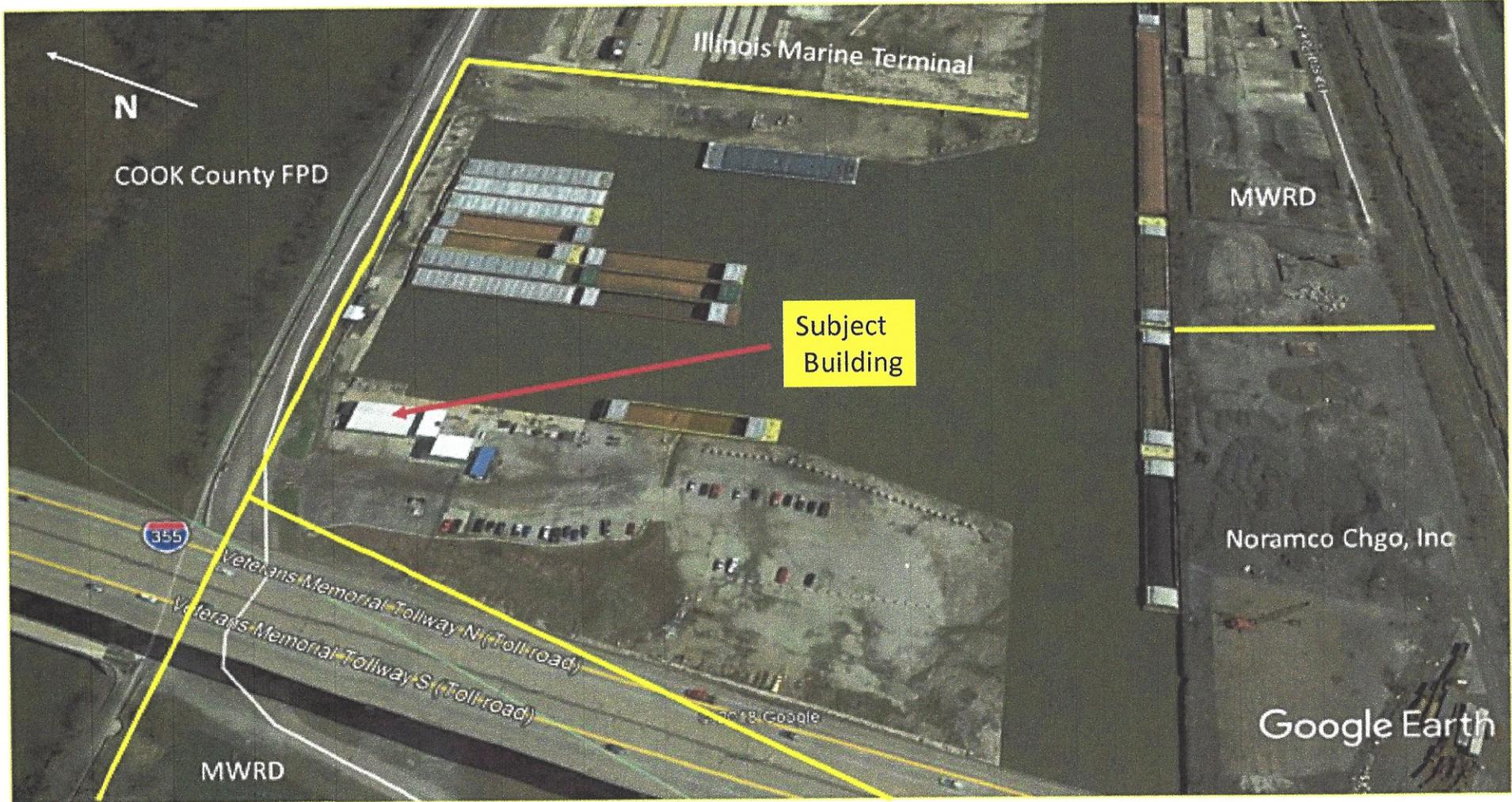
JOHN EGOFSKE, Village President

Attest:

CHARLENE M. SMOLLEN, Village Clerk

EXHIBIT A

Site Plan



Illinois Marine Towing - Special Use Application

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); the proposed special use is consistent with the 2030 plan.
2. The special use is consistent with the surrounding land uses.
3. The special use meets the applicable standards for a special use found in §17.04.140.