Village of Lemont

VILLAGE BOARD COMMITTEE OF THE WHOLE MEETING
November 16, 2026 – 6:30 PM
Village Hall - Village Board Room
418 Main Street, Lemont, IL 60439
AGENDA

I. Call to Order

II. Roll Call

III. Discussion Items

III.A FY2026-2027 Budget Amendment #2

III.B Village Wide Sanitary Sewer Flow Monitoring - Follow Up Discussion #2

III.C Intergovernmental Cooperation Agreement Between the Village of Bedford Park and The Village of Lemont on Water System Planning

III.D Discussion of Case 2026-13 13726 McCarthy Road Variation

III.E Discussion of Case 2026-01 1010 State Rezoning & PUD (Revised Plan)

IV. Unfinished Business

V. New Business

VI. Audience Participation
Public comment will be open during this section of the agenda to anyone wishing to address the Board and who has signed up prior to the meeting. All comments under the public comment section are limited to three (3) minutes (30 minutes total) and each citizen will only be permitted to speak once. When your name is called for your turn to speak, please come to the podium and clearly state your first and last name for the meeting minutes prior to providing your public comments.

VII. Executive Session Discussion Under Chapter 5 ILCS 120

(1) Acquisition of Real Estate

(2) Pending, Probable, or Imminent Litigation

(3) Personnel

(4) Collective Bargaining

(5) Sale or Lease of Real Estate

VIII. Adjourn

418 Main Street | Lemont, IL 60439

TO: Village Board Committee of the Whole Meeting
FROM: Darshana Prakash, Finance
THROUGH: George Schafer, Village Administrator
SUBJECT: FY2026-2027 Budget Amendment #2
DATE: November 16, 2026

SUMMARY/BACKGROUND

In accordance with Illinois State Statute, the Village Board is required to adopt an annual budget prior to the beginning of each fiscal year. The budget may be amended throughout the fiscal year with Village Board approval to reflect changes in revenues, expenditures, and operational needs.

On March 23, 2026, the Village Board approved Ordinance O-28-26, adopting the FY2026–2027 Annual Operating and Capital Improvement Budget.

The first budget amendment was approved on July 13, 2026, through Ordinance O-34-26, to incorporate outstanding purchase orders previously approved in FY2026 and carried forward into the current fiscal year (FY2027).

The proposed ordinance represents the second amendment to the FY2027 budget. This amendment reflects adjustments to budgeted revenues and expenditures across various funds based on actual financial activity from May through October 2026, representing the first six months of the fiscal year.

ANALYSIS

Consistency with Village Policy

STAFF RECOMMENDATION
Discuss the budget amendment.

BOARD ACTION REQUESTED
Discuss the budget amendment and direct staff accordingly.

ATTACHMENTS
FY27 Budget Amendment #2-revenues and exps.pdf
Budget Amendment Report - #1 and #2.pdf

FY27 - Budget Amendment #2

Revenues Summary by Fund

	FY27 Adopted Budget	Amendment #1 PO Rollover	Amendment #2	FY27 Amended Budget
General Fund	$19,496,512	$173,800	$72,757	$19,743,069
Debt Service Fund	852,360			852,360
Motor Fuel Tax Fund	1,663,000	255,546		1,918,546
Main/Archer TIF Fund	391,200			391,200
Canal TIF Fund	1,233,857	782,774	48,000	2,064,631
TOD TIF Fund	730,200	13,233		743,433
Gateway TIF Fund	825,000			825,000
I&M TIF Fund	663,500	153,518		817,018
Infrastructure Fund	5,418,016	1,141,728		6,559,744
ARPA Fund	275,000		(39,000)	236,000
Property Maint/Cap Equip. Fund	2,000,000	373,322		2,373,322
Water & Sewer Fund	10,612,731	999,020		11,611,751
Parking Lot Fund	77,158			77,158
Police Pension Fund	1,820,631			1,820,631
TOTAL	**$46,059,165**	**$3,892,941**	**81,757**	**$50,033,863**

Expenditures Summary by Fund

	FY27 Adopted Budget	Amendment #1 PO Rollover	Amendment #2	FY27 Amended Budget
General Fund	$19,496,512	$173,800	(100,000)	$19,570,312
Debt Service Fund	852,360			852,360
Motor Fuel Tax Fund	1,663,000	255,546		1,918,546
Main/Archer TIF Fund	357,189			357,189
Canal TIF Fund	1,233,857	782,774	48,000	2,064,631
TOD TIF Fund	730,200	13,233		743,433
Gateway TIF Fund	371,909			371,909
I&M TIF Fund	663,500	153,518		817,018
Infrastructure Fund	5,418,016	1,141,728		6,559,744
ARPA Fund	275,000		(39,000)	236,000
Property Maint/Cap Equip. Fund	1,354,776	373,322		1,728,098
Water & Sewer Fund	10,612,731	999,020		11,611,751
Parking Lot Fund	77,158			77,158
Police Pension Fund	1,433,361			1,433,361
TOTAL	**$44,539,569**	**$3,892,941**	**(91,000)**	**$48,341,510**

Village of Lemont

Budget Amendments Report

From Date: 5/1/2026 - To Date: 11/30/2026

Account	G/L Date	Journal	Description	Increases	Decreases	Amended Balance
Fund: 10 General Fund						
Department: 01 Revenues						
Division: 000 Non Division						
Program: 0000 Non Program						
420.05 - Shared Revenue Sales Tax				Amended Balance as of: 5/1/2026		$4,400,000.00
	11/23/2026	2027-00002745	FY27 Budget Amendment #2	$500,000.00	$0.00	$4,900,000.00
				$500,000.00	$0.00	$4,900,000.00
420.10 - Shared Revenue Income Tax				Amended Balance as of: 5/1/2026		$3,155,591.00
	11/23/2026	2027-00002745	FY27 Budget Amendment #2	$300,000.00	$0.00	$3,455,591.00
				$300,000.00	$0.00	$3,455,591.00
420.35 - Shared Revenue Video Gaming				Amended Balance as of: 5/1/2026		$525,000.00
	11/23/2026	2027-00002745	FY27 Budget Amendment #2	$200,000.00	$0.00	$725,000.00
				$200,000.00	$0.00	$725,000.00
430.05 - Business Licenses & Permits Building Permits				Amended Balance as of: 5/1/2026		$675,000.00
	11/23/2026	2027-00002745	FY27 Budget Amendment #2	$200,000.00	$0.00	$875,000.00
				$200,000.00	$0.00	$875,000.00
470.05 - Interest Income Interest on Investments				Amended Balance as of: 5/1/2026		$300,000.00
	11/23/2026	2027-00002745	FY27 Budget Amendment #2	$100,000.00	$0.00	$400,000.00
				$100,000.00	$0.00	$400,000.00
490.00 - Reallocated Prior Year Funds Budget Carryover				Amended Balance as of: 5/1/2026		$1,053,443.00
	07/13/2026	2027-00001158	Budget Amendment #1	$173,800.00	$0.00	$1,227,243.00
	11/23/2026	2027-00002745	FY27 Budget Amendment #2	$0.00	$1,227,243.00	$0.00
				$173,800.00	$1,227,243.00	$0.00
Program: 0000 Non Program Totals:				$1,473,800.00	$1,227,243.00	
Division: 000 Non Division Totals:				$1,473,800.00	$1,227,243.00	
Department: 01 Revenues Totals:				$1,473,800.00	$1,227,243.00	

Budget Amendments Report

From Date: 5/1/2026 - To Date: 11/30/2026

Account	G/L Date	Journal	Description	Increases	Decreases	Amended Balance
Fund: 10 General Fund						
Department: 10 Administration						
Division: 001 Administration						
Program: 0000 Non Program						
523.10 - Other Services Consulting				Amended Balance as of: 5/1/2026		$669,000.00
	11/23/2026	2027-00002745	FY27 Budget Amendment #2	$0.00	$450,000.00	$219,000.00
				$0.00	$450,000.00	$219,000.00
527.10 - Insurance IRMA Deductible				Amended Balance as of: 5/1/2026		$1,000.00
	11/23/2026	2027-00002745	FY27 Budget Amendment #2	$50,000.00	$0.00	$51,000.00
				$50,000.00	$0.00	$51,000.00
Program: 0000 Non Program Totals:				$50,000.00	$450,000.00	
Division: 001 Administration Totals:				$50,000.00	$450,000.00	
Division: 130 Community Relations						
Program: 0000 Non Program						
523.10 - Other Services Consulting				Amended Balance as of: 5/1/2026		$33,600.00
	11/23/2026	2027-00002756	FY27 Budget Amendment #2 - intrafund transfers	$0.00	$19,920.00	$13,680.00
				$0.00	$19,920.00	$13,680.00
Program: 0000 Non Program Totals:				$0.00	$19,920.00	
Division: 130 Community Relations Totals:				$0.00	$19,920.00	
Division: 470 General Engineering						
Program: 0000 Non Program						
523.50 - Other Services General Engineering				Amended Balance as of: 5/1/2026		$90,000.00
	05/01/2026	2027-00000313	Year End Soft Close	$17,089.00	$0.00	$107,089.00
				$17,089.00	$0.00	$107,089.00
Program: 0000 Non Program Totals:				$17,089.00	$0.00	
Division: 470 General Engineering Totals:				$17,089.00	$0.00	
Department: 10 Administration Totals:				$67,089.00	$469,920.00	

Budget Amendments Report

From Date: 5/1/2026 - To Date: 11/30/2026

Account	G/L Date	Journal	Description	Increases	Decreases	Amended Balance
Fund: 10 General Fund						
Department: 14 Legal						
Division: 140 Legal- Corporate						
Program: 0000 Non Program						
530.05 - Legal Corporate				Amended Balance as of: 5/1/2026		$210,000.00
	11/23/2026	2027-00002745	FY27 Budget Amendment #2	$100,000.00	$0.00	$310,000.00
				$100,000.00	$0.00	$310,000.00
Program: 0000 Non Program Totals:				$100,000.00	$0.00	
Division: 140 Legal- Corporate Totals:				$100,000.00	$0.00	
Department: 14 Legal Totals:				$100,000.00	$0.00	
Department: 15 Finance						
Division: 001 Administration						
Program: 0000 Non Program						
523.10 - Other Services Consulting				Amended Balance as of: 5/1/2026		$3,500.00
	05/01/2026	2027-00000313	Year End Soft Close	$12,356.00	$0.00	$15,856.00
				$12,356.00	$0.00	$15,856.00
Program: 0000 Non Program Totals:				$12,356.00	$0.00	
Division: 001 Administration Totals:				$12,356.00	$0.00	
Department: 15 Finance Totals:				$12,356.00	$0.00	
Department: 22 Emergency Management						
Division: 001 Administration						
Program: 0000 Non Program						
500.04 - Salaries Part-Time				Amended Balance as of: 5/1/2026		$25,189.32
	11/23/2026	2027-00002756	FY27 Budget Amendment #2 - intrafund transfers	$0.00	$25,000.00	$189.32
				$0.00	$25,000.00	$189.32
523.10 - Other Services Consulting				Amended Balance as of: 5/1/2026		$0.00
	11/23/2026	2027-00002745	FY27 Budget Amendment #2	$50,000.00	$0.00	$50,000.00
				$50,000.00	$0.00	$50,000.00
Program: 0000 Non Program Totals:				$50,000.00	$25,000.00	
Division: 001 Administration Totals:				$50,000.00	$25,000.00	

Village of Lemont

Budget Amendments Report

From Date: 5/1/2026 - To Date: 11/30/2026

Account	G/L Date	Journal	Description	Increases	Decreases	Amended Balance
Fund: 10 General Fund						
Department: 22 Emergency Management						
Division: 210 Operations						
Program: 0000 Non Program						
500.04 - Salaries Part-Time				Amended Balance as of: 5/1/2026		$0.00
	11/23/2026	2027-00002756	FY27 Budget Amendment #2 - intrafund transfers	$25,000.00	$0.00	$25,000.00
				$25,000.00	$0.00	$25,000.00
Program: 0000 Non Program Totals:				$25,000.00	$0.00	
Division: 210 Operations Totals:				$25,000.00	$0.00	
Department: 22 Emergency Management Totals:				$75,000.00	$25,000.00	
Department: 25 Public Works						
Division: 310 Streets Division						
Program: 0000 Non Program						
523.50 - Other Services General Engineering				Amended Balance as of: 5/1/2026		$65,000.00
	05/01/2026	2027-00000313	Year End Soft Close	$15,467.00	$0.00	$80,467.00
	11/23/2026	2027-00002745	FY27 Budget Amendment #2	$65,000.00	$0.00	$145,467.00
				$80,467.00	$0.00	$145,467.00
546.00 - Equipment Maintenance General				Amended Balance as of: 5/1/2026		$29,000.00
	05/01/2026	2027-00000313	Year End Soft Close	$13,142.00	$0.00	$42,142.00
				$13,142.00	$0.00	$42,142.00
548.05 - Streets & Alley Maintenance Services General				Amended Balance as of: 5/1/2026		$773,500.00
	05/01/2026	2027-00000313	Year End Soft Close	$11,019.00	$0.00	$784,519.00
				$11,019.00	$0.00	$784,519.00
548.10 - Streets & Alley Maintenance Services Dumping				Amended Balance as of: 5/1/2026		$7,000.00
	11/23/2026	2027-00002745	FY27 Budget Amendment #2	$35,000.00	$0.00	$42,000.00
				$35,000.00	$0.00	$42,000.00

Budget Amendments Report

From Date: 5/1/2026 - To Date: 11/30/2026

Account	G/L Date	Journal	Description	Increases	Decreases	Amended Balance
Fund: 10 General Fund						
Department: 25 Public Works						
Division: 310 Streets Division						
Program: 0000 Non Program						
568.00 - Streets & Alleys Maintenance Supplies General Supplies				Amended Balance as of: 5/1/2026		$178,600.00
	05/01/2026	2027-00000313	Year End Soft Close	$19,084.00	$0.00	$197,684.00
				$19,084.00	$0.00	$197,684.00
Program: 0000 Non Program Totals:				$158,712.00	$0.00	
Division: 310 Streets Division Totals:				$158,712.00	$0.00	
Department: 25 Public Works Totals:				$158,712.00	$0.00	
Department: 40 Engineering						
Division: 470 General Engineering						
Program: 0000 Non Program						
523.50 - Other Services General Engineering				Amended Balance as of: 5/1/2026		$0.00
	05/01/2026	2027-00000313	Year End Soft Close	$6,678.00	$0.00	$6,678.00
				$6,678.00	$0.00	$6,678.00
Program: 0000 Non Program Totals:				$6,678.00	$0.00	
Division: 470 General Engineering Totals:				$6,678.00	$0.00	
Department: 40 Engineering Totals:				$6,678.00	$0.00	
Department: 45 Community Development						
Division: 410 Planning Division						
Program: 0000 Non Program						
521.80 - Building & Planning Services Eng. Services-Zoning Entitlement				Amended Balance as of: 5/1/2026		$75,000.00
	05/01/2026	2027-00000313	Year End Soft Close	$43,382.00	$0.00	$118,382.00
				$43,382.00	$0.00	$118,382.00
Program: 0000 Non Program Totals:				$43,382.00	$0.00	
Division: 410 Planning Division Totals:				$43,382.00	$0.00	

Budget Amendments Report

From Date: 5/1/2026 - To Date: 11/30/2026

Account	G/L Date	Journal	Description	Increases	Decreases	Amended Balance
Fund: 10 General Fund						
Department: 45 Community Development						
Division: 440 Building Permits & Inspections						
Program: 0000 Non Program						
521.85 - Building & Planning Services Eng. Services-Site Development				Amended Balance as of: 5/1/2026		$75,000.00
	05/01/2026	2027-00000313	Year End Soft Close	$34,646.00	$0.00	$109,646.00
				$34,646.00	$0.00	$109,646.00
523.95 - Other Services Property Maintenance				Amended Balance as of: 5/1/2026		$0.00
	11/23/2026	2027-00002745	FY27 Budget Amendment #2	$50,000.00	$0.00	$50,000.00
				$50,000.00	$0.00	$50,000.00
524.20 - Subscription Services Organizational Memberships				Amended Balance as of: 5/1/2026		$600.00
	05/01/2026	2027-00000313	Year End Soft Close	$937.00	$0.00	$1,537.00
				$937.00	$0.00	$1,537.00
Program: 0000 Non Program Totals:				$85,583.00	$0.00	
Division: 440 Building Permits & Inspections Totals:				$85,583.00	$0.00	
Department: 45 Community Development Totals:				$128,965.00	$0.00	
Department: 50 Information Technology						
Division: 001 Administration						
Program: 0000 Non Program						
545.75 - Maintenance Contract Software				Amended Balance as of: 5/1/2026		$248,340.00
	11/23/2026	2027-00002756	FY27 Budget Amendment #2 - intrafund transfers	$19,920.00	$0.00	$268,260.00
				$19,920.00	$0.00	$268,260.00
Program: 0000 Non Program Totals:				$19,920.00	$0.00	
Division: 001 Administration Totals:				$19,920.00	$0.00	
Department: 50 Information Technology Totals:				$19,920.00	$0.00	
Fund Totals: General Fund				$2,042,520.00	$1,722,163.00	

Budget Amendments Report

From Date: 5/1/2026 - To Date: 11/30/2026

Account	G/L Date	Journal	Description	Increases	Decreases	Amended Balance
Fund: 24 Motor Fuel Tax Fund						
Department: 01 Revenues						
Division: 000 Non Division						
Program: 0000 Non Program						
420.25 - Shared Revenue Motor Fuel Tax				Amended Balance as of: 5/1/2026		$810,934.00
	11/23/2026	2027-00002756	FY27 Budget Amendment #2 - intrafund transfers	$150,000.00	$0.00	$960,934.00
				$150,000.00	$0.00	$960,934.00
490.00 - Reallocated Prior Year Funds Budget Carryover				Amended Balance as of: 5/1/2026		$777,066.00
	07/13/2026	2027-00001158	Budget Amendment #1	$255,546.00	$0.00	$1,032,612.00
	11/23/2026	2027-00002756	FY27 Budget Amendment #2 - intrafund transfers	$0.00	$150,000.00	$882,612.00
				$255,546.00	$150,000.00	$882,612.00
Program: 0000 Non Program Totals:				$405,546.00	$150,000.00	
Division: 000 Non Division Totals:				$405,546.00	$150,000.00	
Department: 01 Revenues Totals:				$405,546.00	$150,000.00	
Department: 25 Public Works						
Division: 310 Streets Division						
Program: 0000 Non Program						
582.00 - Streets & Alleys Maintenance Supplies General				Amended Balance as of: 5/1/2026		$220,000.00
	05/01/2026	2027-00000313	Year End Soft Close	$796.00	$0.00	$220,796.00
				$796.00	$0.00	$220,796.00
Program: 0000 Non Program Totals:				$796.00	$0.00	
Program: 3002 127th and Timberline Dr						
548.15 - Streets & Alley Maintenance Services Traffic Signals				Amended Balance as of: 5/1/2026		$25,000.00
	05/01/2026	2027-00000313	Year End Soft Close	$4,750.00	$0.00	$29,750.00
				$4,750.00	$0.00	$29,750.00
Program: 3002 127th and Timberline Dr Totals:				$4,750.00	$0.00	

Budget Amendments Report

From Date: 5/1/2026 - To Date: 11/30/2026

Account	G/L Date	Journal	Description	Increases	Decreases	Amended Balance
Fund: 24 Motor Fuel Tax Fund						
Department: 25 Public Works						
Division: 310 Streets Division						
Program: 5047 2013 Motor Fuel Tax						
582.00 - Streets & Alleys Maintenance Supplies General				Amended Balance as of: 5/1/2026		$1,400,000.00
	05/01/2026	2027-00000313	Year End Soft Close	$250,000.00	$0.00	$1,650,000.00
				$250,000.00	$0.00	$1,650,000.00
Program: 5047 2013 Motor Fuel Tax Totals:				$250,000.00	$0.00	
Division: 310 Streets Division Totals:				$255,546.00	$0.00	
Department: 25 Public Works Totals:				$255,546.00	$0.00	
Fund Totals: Motor Fuel Tax Fund				$661,092.00	$150,000.00	
Fund: 32 Canal TIF Fund						
Department: 01 Revenues						
Division: 000 Non Division						
Program: 0000 Non Program						
490.00 - Reallocated Prior Year Funds Budget Carryover				Amended Balance as of: 5/1/2026		$851,857.00
	07/13/2026	2027-00001158	Budget Amendment #1	$782,774.00	$0.00	$1,634,631.00
	11/23/2026	2027-00002745	FY27 Budget Amendment #2	$48,000.00	$0.00	$1,682,631.00
				$830,774.00	$0.00	$1,682,631.00
Program: 0000 Non Program Totals:				$830,774.00	$0.00	
Division: 000 Non Division Totals:				$830,774.00	$0.00	
Department: 01 Revenues Totals:				$830,774.00	$0.00	
Department: 40 Engineering						
Division: 470 General Engineering						
Program: 0000 Non Program						
523.50 - Other Services General Engineering				Amended Balance as of: 5/1/2026		$0.00
	05/01/2026	2027-00000313	Year End Soft Close	$22.00	$0.00	$22.00
				$22.00	$0.00	$22.00
Program: 0000 Non Program Totals:				$22.00	$0.00	
Division: 470 General Engineering Totals:				$22.00	$0.00	
Department: 40 Engineering Totals:				$22.00	$0.00	

Budget Amendments Report

From Date: 5/1/2026 - To Date: 11/30/2026

Account	G/L Date	Journal	Description	Increases	Decreases	Amended Balance
Fund: 32 Canal TIF Fund						
Department: 90 General Government						
Division: 500 Capital						
Program: 5000 General Capital Projects						
604.05 - Infrastructure Engineering				Amended Balance as of: 5/1/2026		$25,002.00
	05/01/2026	2027-00000313	Year End Soft Close	$37,602.00	$0.00	$62,604.00
	11/23/2026	2027-00002745	FY27 Budget Amendment #2	$48,000.00	$0.00	$110,604.00
				$85,602.00	$0.00	$110,604.00
604.10 - Infrastructure Construction				Amended Balance as of: 5/1/2026		$900,000.00
	05/01/2026	2027-00000313	Year End Soft Close	$745,150.00	$0.00	$1,645,150.00
				$745,150.00	$0.00	$1,645,150.00
Program: 5000 General Capital Projects Totals:				$830,752.00	$0.00	
Division: 500 Capital Totals:				$830,752.00	$0.00	
Department: 90 General Government Totals:				$830,752.00	$0.00	
Fund Totals: Canal TIF Fund				$1,661,548.00	$0.00	
Fund: 33 Transit-Oriented Dev TIF Fund						
Department: 01 Revenues						
Division: 001 Administration						
Program: 0000 Non Program						
490.00 - Reallocated Prior Year Funds Budget Carryover				Amended Balance as of: 5/1/2026		$427,700.00
	07/13/2026	2027-00001158	Budget Amendment #1	$13,233.00	$0.00	$440,933.00
				$13,233.00	$0.00	$440,933.00
Program: 0000 Non Program Totals:				$13,233.00	$0.00	
Division: 001 Administration Totals:				$13,233.00	$0.00	
Department: 01 Revenues Totals:				$13,233.00	$0.00	

Budget Amendments Report

From Date: 5/1/2026 - To Date: 11/30/2026

Account	G/L Date	Journal	Description	Increases	Decreases	Amended Balance
Fund: 33 Transit-Oriented Dev TIF Fund						
Department: 25 Public Works						
Division: 001 Administration						
Program: 0000 Non Program						
548.05 - Streets & Alley Maintenance Services General				Amended Balance as of: 5/1/2026		$0.00
	05/01/2026	2027-00000313	Year End Soft Close	$6,500.00	$0.00	$6,500.00
				$6,500.00	$0.00	$6,500.00
Program: 0000 Non Program Totals:				$6,500.00	$0.00	
Division: 001 Administration Totals:				$6,500.00	$0.00	
Department: 25 Public Works Totals:				$6,500.00	$0.00	
Department: 92 Public Works Capital						
Division: 500 Capital						
Program: 0000 Non Program						
604.05 - Infrastructure Engineering				Amended Balance as of: 5/1/2026		$77,000.00
	05/01/2026	2027-00000313	Year End Soft Close	$4,233.00	$0.00	$81,233.00
				$4,233.00	$0.00	$81,233.00
604.10 - Infrastructure Construction				Amended Balance as of: 5/1/2026		$385,000.00
	05/01/2026	2027-00000313	Year End Soft Close	$2,500.00	$0.00	$387,500.00
				$2,500.00	$0.00	$387,500.00
Program: 0000 Non Program Totals:				$6,733.00	$0.00	
Division: 500 Capital Totals:				$6,733.00	$0.00	
Department: 92 Public Works Capital Totals:				$6,733.00	$0.00	
Fund Totals: Transit-Oriented Dev TIF Fund				$26,466.00	$0.00	

Budget Amendments Report

From Date: 5/1/2026 - To Date: 11/30/2026

Account	G/L Date	Journal	Description	Increases	Decreases	Amended Balance
Fund: 35 I & M TIF Fund						
Department: 01 Revenues						
Division: 001 Administration						
Program: 0000 Non Program						
490.00 - Reallocated Prior Year Funds Budget Carryover				Amended Balance as of: 5/1/2026		$223,500.00
	07/13/2026	2027-00001158	Budget Amendment #1	$153,518.00	$0.00	$377,018.00
				$153,518.00	$0.00	$377,018.00
Program: 0000 Non Program Totals:				$153,518.00	$0.00	
Division: 001 Administration Totals:				$153,518.00	$0.00	
Department: 01 Revenues Totals:				$153,518.00	$0.00	
Department: 25 Public Works						
Division: 001 Administration						
Program: 0000 Non Program						
548.05 - Streets & Alley Maintenance Services General				Amended Balance as of: 5/1/2026		$0.00
	05/01/2026	2027-00000313	Year End Soft Close	$6,500.00	$0.00	$6,500.00
				$6,500.00	$0.00	$6,500.00
Program: 0000 Non Program Totals:				$6,500.00	$0.00	
Division: 001 Administration Totals:				$6,500.00	$0.00	
Department: 25 Public Works Totals:				$6,500.00	$0.00	
Department: 92 Public Works Capital						
Division: 500 Capital						
Program: 0000 Non Program						
604.05 - Infrastructure Engineering				Amended Balance as of: 5/1/2026		$140,000.00
	05/01/2026	2027-00000313	Year End Soft Close	$144,518.00	$0.00	$284,518.00
				$144,518.00	$0.00	$284,518.00

Budget Amendments Report

From Date: 5/1/2026 - To Date: 11/30/2026

Account	G/L Date	Journal	Description	Increases	Decreases	Amended Balance
Fund: 35 I & M TIF Fund						
Department: 92 Public Works Capital						
Division: 500 Capital						
Program: 0000 Non Program						
604.10 - Infrastructure Construction				Amended Balance as of: 5/1/2026		$180,000.00
	05/01/2026	2027-00000313	Year End Soft Close	$2,500.00	$0.00	$182,500.00
				$2,500.00	$0.00	$182,500.00
Program: 0000 Non Program Totals:				$147,018.00	$0.00	
Division: 500 Capital Totals:				$147,018.00	$0.00	
Department: 92 Public Works Capital Totals:				$147,018.00	$0.00	
Fund Totals: I & M TIF Fund				$307,036.00	$0.00	
Fund: 53 Infrastructure Fund						
Department: 01 Revenues						
Division: 000 Non Division						
Program: 0000 Non Program						
490.00 - Reallocated Prior Year Funds Budget Carryover				Amended Balance as of: 5/1/2026		$1,978,016.00
	07/13/2026	2027-00001158	Budget Amendment #1	$1,141,728.00	$0.00	$3,119,744.00
				$1,141,728.00	$0.00	$3,119,744.00
Program: 0000 Non Program Totals:				$1,141,728.00	$0.00	
Division: 000 Non Division Totals:				$1,141,728.00	$0.00	
Department: 01 Revenues Totals:				$1,141,728.00	$0.00	

Budget Amendments Report

From Date: 5/1/2026 - To Date: 11/30/2026

Account	G/L Date	Journal	Description	Increases	Decreases	Amended Balance
Fund: 53 Infrastructure Fund						
Department: 92 Public Works Capital						
Division: 500 Capital						
Program: 0000 Non Program						
604.05 - Infrastructure Engineering				Amended Balance as of: 5/1/2026		$1,123,016.00
	05/01/2026	2027-00000313	Year End Soft Close	$343,886.00	$0.00	$1,466,902.00
				$343,886.00	$0.00	$1,466,902.00
604.10 - Infrastructure Construction				Amended Balance as of: 5/1/2026		$4,295,000.00
	05/01/2026	2027-00000313	Year End Soft Close	$297,842.00	$0.00	$4,592,842.00
	05/01/2026	2027-00000587	Year End Soft Close	$500,000.00	$0.00	$5,092,842.00
				$797,842.00	$0.00	$5,092,842.00
Program: 0000 Non Program Totals:				$1,141,728.00	$0.00	
Division: 500 Capital Totals:				$1,141,728.00	$0.00	
Department: 92 Public Works Capital Totals:				$1,141,728.00	$0.00	
Fund Totals: Infrastructure Fund				$2,283,456.00	$0.00	
Fund: 54 ARPA Fund						
Department: 01 Revenues						
Division: 000 Non Division						
Program: 0000 Non Program						
445.05 - Grants Capital Project Grants				Amended Balance as of: 5/1/2026		$275,000.00
	11/23/2026	2027-00002745	FY27 Budget Amendment #2	$0.00	$39,000.00	$236,000.00
				$0.00	$39,000.00	$236,000.00
Program: 0000 Non Program Totals:				$0.00	$39,000.00	
Division: 000 Non Division Totals:				$0.00	$39,000.00	
Department: 01 Revenues Totals:				$0.00	$39,000.00	

Budget Amendments Report

From Date: 5/1/2026 - To Date: 11/30/2026

Account	G/L Date	Journal	Description	Increases	Decreases	Amended Balance
Fund: 54 ARPA Fund						
Department: 15 Finance						
Division: 950 interfund						
Program: 0000 Non Program						
900.70 - Interfund Transfer Out Water & Sewer Fund				Amended Balance as of: 5/1/2026		$275,000.00
	11/23/2026	2027-00002745	FY27 Budget Amendment #2	$0.00	$39,000.00	$236,000.00
				$0.00	$39,000.00	$236,000.00
Program: 0000 Non Program Totals:				$0.00	$39,000.00	
Division: 950 interfund Totals:				$0.00	$39,000.00	
Department: 15 Finance Totals:				$0.00	$39,000.00	
Fund Totals: ARPA Fund				$0.00	$78,000.00	
Fund: 55 Prop Maint & Cap Equip Fund						
Department: 00 Non Department						
Division: 000 Non Division						
Program: 0000 Non Program						
490.00 - Reallocated Prior Year Funds Budget Carryover				Amended Balance as of: 5/1/2026		$0.00
	07/13/2026	2027-00001158	Budget Amendment #1	$373,322.00	$0.00	$373,322.00
				$373,322.00	$0.00	$373,322.00
Program: 0000 Non Program Totals:				$373,322.00	$0.00	
Division: 000 Non Division Totals:				$373,322.00	$0.00	
Department: 00 Non Department Totals:				$373,322.00	$0.00	
Department: 25 Public Works						
Division: 500 Capital						
Program: 0000 Non Program						
608.05 - Capital Outlay Vehicles Capitalized Assets				Amended Balance as of: 5/1/2026		$300,000.00
	05/01/2026	2027-00000313	Year End Soft Close	$193,547.00	$0.00	$493,547.00
				$193,547.00	$0.00	$493,547.00
Program: 0000 Non Program Totals:				$193,547.00	$0.00	
Division: 500 Capital Totals:				$193,547.00	$0.00	
Department: 25 Public Works Totals:				$193,547.00	$0.00	

Budget Amendments Report

From Date: 5/1/2026 - To Date: 11/30/2026

Account	G/L Date	Journal	Description	Increases	Decreases	Amended Balance
Fund: 55 Prop Maint & Cap Equip Fund						
Department: 90 General Government						
Division: 500 Capital						
Program: 0000 Non Program						
610.05 - Capital Outlay Machinery & Equipment Capitalized Asset				Amended Balance as of: 5/1/2026		$0.00
	05/01/2026	2027-00000313	Year End Soft Close	$179,775.00	$0.00	$179,775.00
				$179,775.00	$0.00	$179,775.00
Program: 0000 Non Program Totals:				$179,775.00	$0.00	
Division: 500 Capital Totals:				$179,775.00	$0.00	
Department: 90 General Government Totals:				$179,775.00	$0.00	
Fund Totals: Prop Maint & Cap Equip Fund				$746,644.00	$0.00	
Fund: 70 Water & Sewer Fund						
Department: 00 Non Department						
Division: 000 Non Division						
Program: 0000 Non Program						
490.00 - Reallocated Prior Year Funds Budget Carryover				Amended Balance as of: 5/1/2026		$960,231.00
	07/13/2026	2027-00001158	Budget Amendment #1	$999,020.00	$0.00	$1,959,251.00
				$999,020.00	$0.00	$1,959,251.00
Program: 0000 Non Program Totals:				$999,020.00	$0.00	
Division: 000 Non Division Totals:				$999,020.00	$0.00	
Department: 00 Non Department Totals:				$999,020.00	$0.00	
Department: 40 Engineering						
Division: 470 General Engineering						
Program: 0000 Non Program						
523.50 - Other Services General Engineering				Amended Balance as of: 5/1/2026		$19,250.00
	05/01/2026	2027-00000313	Year End Soft Close	$7,688.00	$0.00	$26,938.00
				$7,688.00	$0.00	$26,938.00
Program: 0000 Non Program Totals:				$7,688.00	$0.00	
Division: 470 General Engineering Totals:				$7,688.00	$0.00	
Department: 40 Engineering Totals:				$7,688.00	$0.00	

Budget Amendments Report

From Date: 5/1/2026 - To Date: 11/30/2026

Account	G/L Date	Journal	Description	Increases	Decreases	Amended Balance
Fund: 70 Water & Sewer Fund						
Department: 70 Water						
Division: 001 Administration						
Program: 0000 Non Program						
523.10 - Other Services Consulting				Amended Balance as of: 5/1/2026		$15,000.00
	05/01/2026	2027-00000313	Year End Soft Close	$29,295.00	$0.00	$44,295.00
				$29,295.00	$0.00	$44,295.00
Program: 0000 Non Program Totals:				$29,295.00	$0.00	
Division: 001 Administration Totals:				$29,295.00	$0.00	
Division: 330 Facilities Management Division						
Program: 8021 Well #4						
545.05 - Maintenance Contract Equipment				Amended Balance as of: 5/1/2026		$16,900.00
	05/01/2026	2027-00000313	Year End Soft Close	$9,209.00	$0.00	$26,109.00
				$9,209.00	$0.00	$26,109.00
Program: 8021 Well #4 Totals:				$9,209.00	$0.00	
Division: 330 Facilities Management Division Totals:				$9,209.00	$0.00	
Department: 70 Water Totals:				$38,504.00	$0.00	
Department: 72 Sewer						
Division: 330 Facilities Management Division						
Program: 8007 Keepataw Trails Lift Station						
545.05 - Maintenance Contract Equipment				Amended Balance as of: 5/1/2026		$2,600.00
	05/01/2026	2027-00000313	Year End Soft Close	$2,760.00	$0.00	$5,360.00
				$2,760.00	$0.00	$5,360.00
Program: 8007 Keepataw Trails Lift Station Totals:				$2,760.00	$0.00	
Division: 330 Facilities Management Division Totals:				$2,760.00	$0.00	

Budget Amendments Report

From Date: 5/1/2026 - To Date: 11/30/2026

Account	G/L Date	Journal	Description	Increases	Decreases	Amended Balance
Fund: 70 Water & Sewer Fund						
Department: 72 Sewer						
Division: 370 Sanitary Sewer						
Program: 0000 Non Program						
523.50 - Other Services General Engineering				Amended Balance as of: 5/1/2026		$6,250.00
	05/01/2026	2027-00000313	Year End Soft Close	$3,981.00	$0.00	$10,231.00
				$3,981.00	$0.00	$10,231.00
553.00 - Maintenance Services Sewer System General				Amended Balance as of: 5/1/2026		$781,750.00
	05/01/2026	2027-00000313	Year End Soft Close	$175,070.00	$0.00	$956,820.00
				$175,070.00	$0.00	$956,820.00
Program: 0000 Non Program Totals:				$179,051.00	$0.00	
Division: 370 Sanitary Sewer Totals:				$179,051.00	$0.00	
Department: 72 Sewer Totals:				$181,811.00	$0.00	
Department: 93 Water & Sewer Capital						
Division: 500 Capital						
Program: 0000 Non Program						
604.05 - Infrastructure Engineering				Amended Balance as of: 5/1/2026		$347,200.00
	05/01/2026	2027-00000313	Year End Soft Close	$46,433.00	$0.00	$393,633.00
				$46,433.00	$0.00	$393,633.00
604.10 - Infrastructure Construction				Amended Balance as of: 5/1/2026		$2,565,000.00
	05/01/2026	2027-00000313	Year End Soft Close	$724,584.00	$0.00	$3,289,584.00
				$724,584.00	$0.00	$3,289,584.00
Program: 0000 Non Program Totals:				$771,017.00	$0.00	
Division: 500 Capital Totals:				$771,017.00	$0.00	
Department: 93 Water & Sewer Capital Totals:				$771,017.00	$0.00	
Fund Totals: Water & Sewer Fund				$1,998,040.00	$0.00	
Grand Totals:				$9,726,802.00	$1,950,163.00	

418 Main Street | Lemont, IL 60439

TO: Village Board Committee of the Whole Meeting
FROM: George Schafer, Administration
THROUGH:
SUBJECT: Village Wide Sanitary Sewer Flow Monitoring - Follow Up Discussion #2
DATE: November 16, 2026

SUMMARY/BACKGROUND
As a second follow up discussion on the topic, the Village Engineer is now ready to present preliminary analysis on the Village wide sanitary sewer evaluation project, as is being required by the Metropolitan Water Reclamation District of Greater Chicago (MWRD). Attached is the memo from the previous two committee meetings along with the new memo. There will also be a presentation deck available at the meeting and brief discussion to go over the preliminary analysis.

ANALYSIS

Consistency with Village Policy
5-Year Capital Improvement Plan (if applicable)

STAFF RECOMMENDATION
Discussion.

BOARD ACTION REQUESTED
Discussion

ATTACHMENTS
2503627 Agenda Memo.pdf
Resolution Approving Professional Services Agenda Item Jan 26, 2026.pdf
2503627 Agenda Memo - Report Presentation.pdf

VILLAGE OF LEMONT

418 Main Street | Lemont, IL

TO: Mayor John Egofske
Village Board of Trustees

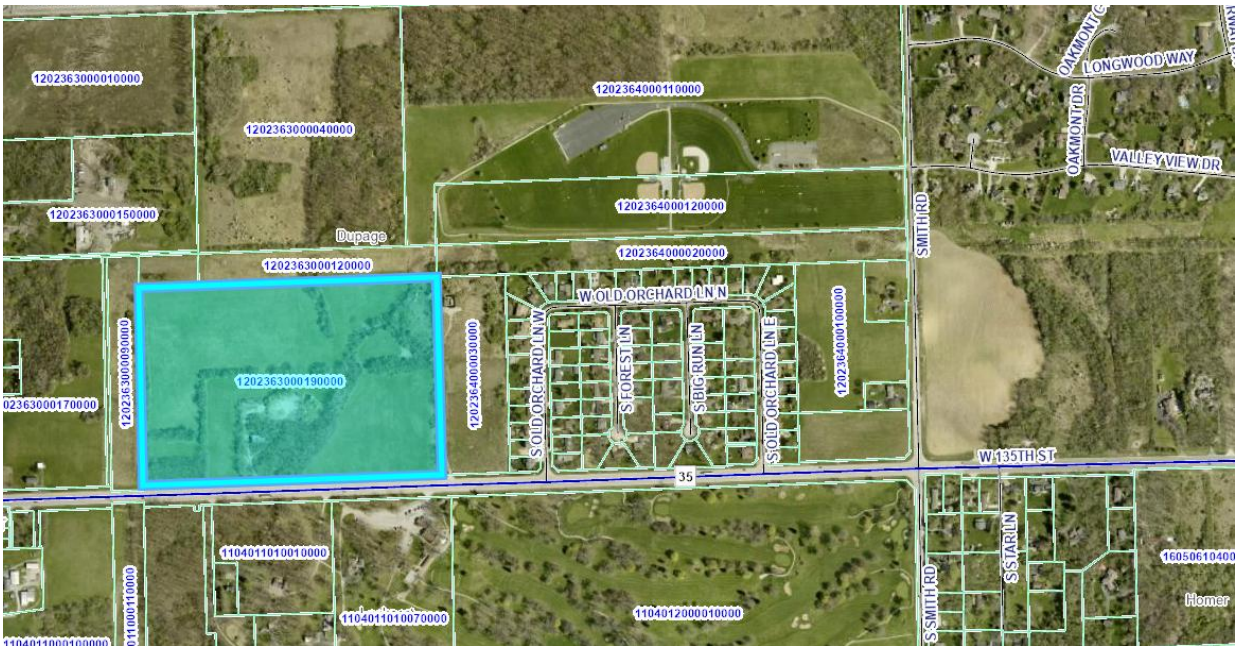
FROM: Ralph Pukula, Director of Public Works

SUBJECT: **Village Wide Sanitary Sewer Flow Monitoring**

DATE: January 7, 2026

BACKGROUND

HR Green is assisting the Village with a Village wide sanitary sewer flow monitoring program. This program has been mandated by the Metropolitan Water Reclamation District of Greater Chicago (MWRD) due to their inflow & infiltration (I&I) concerns with their plant located in the Village of Lemont. The flow monitoring is the first step in a multi-step process to make the improvements that MWRD is looking for. Somewhere midway through this multi-step process, MWRD told us that they would approve an Extraterritorial Service Inclusion (ESI) for the property with a PIN of 12-02-36-300-019-0000 (see Will County GIS snap below) for future development of the property.



This project is being added to the FY27 budget, but the selection of the sub-consultant needs to start ASAP so the meters can be set up for the monitoring period of April 1, 2026 – June 30, 2026.

Analysis

The Village Wide Sanitary Sewer Flow Monitoring is consistent with the Village's 5-year Capital Plan.

STAFF RECOMMENDATION
Pass Resolution authorizing Professional Services Agreement between HR Green, Inc. and the Village of Lemont for Village Wide Sanitary Sewer Flow Monitoring.

BOARD ACTION REQUESTED
Pass Resolution authorizing Professional Services Agreement between HR Green, Inc. and the Village of Lemont for Village Wide Sanitary Sewer Flow Monitoring.

ATTACHMENTS

- Resolution Approving Professional Services Agreement between HR Green, Inc. and the Village of Lemont, Illinois for Village Wide Sanitary Sewer Flow Monitoring

418 Main Street | Lemont, IL 60439

TO: Village Board Meeting
FROM: Ted Friedley, Public Works
THROUGH:
SUBJECT: A Resolution Approving Professional Services Agreement Between HR Green, Inc. and the Village of Lemont, Illinois for Village Wide Sanitary Sewer Flow Monitoring Design Engineering
DATE: January 26, 2026

SUMMARY/BACKGROUND
HR Green is assisting the Village with a Village wide sanitary sewer flow monitoring program. This program has been mandated by the Metropolitan Water Reclamation District of Greater Chicago (MWRD) due to their inflow and infiltration (I&I) concerns with their plant located in the Village of Lemont. The flow monitoring is the first step in a multi-step process to make the improvements that MWRD is looking for. Somewhere midway through this multi-step process, MWRD told us that they would approve an Extraterritorial Service Inclusion (ESI) for the property with a PIN of 12-02-36-300-019-0000 (included in GIS photo Exhibit B) for future development of the property.

ANALYSIS
This project is being added to the FY27 budget, but the selection of the sub-consultant needs to start ASAP so the meters can be set up for the monitoring period of April 1, 2026-June 30, 2026.

Consistency with Village Policy
5-Year Capital Improvement Plan (if applicable)

STAFF RECOMMENDATION
Pass A Resolution Approving Professional Services Agreement Between HR Green, Inc. and the Village of Lemont, Illinois for Village Wide Sanitary Sewer Flow Monitoring Design Engineering

BOARD ACTION REQUESTED
Pass A Resolution Approving Professional Services Agreement Between HR Green, Inc. and the Village of Lemont, Illinois for Village Wide Sanitary Sewer Flow Monitoring Design Engineering

ATTACHMENTS
A Resolution Approving Professional Services Agreement Between HR Green, Inc. and the Village of Lemont, Illinois for Village Wide Sanitary Sewer Flow Monitoring Design Engineering.pdf

TO: Mayor John Egofske
Village Board of Trustees

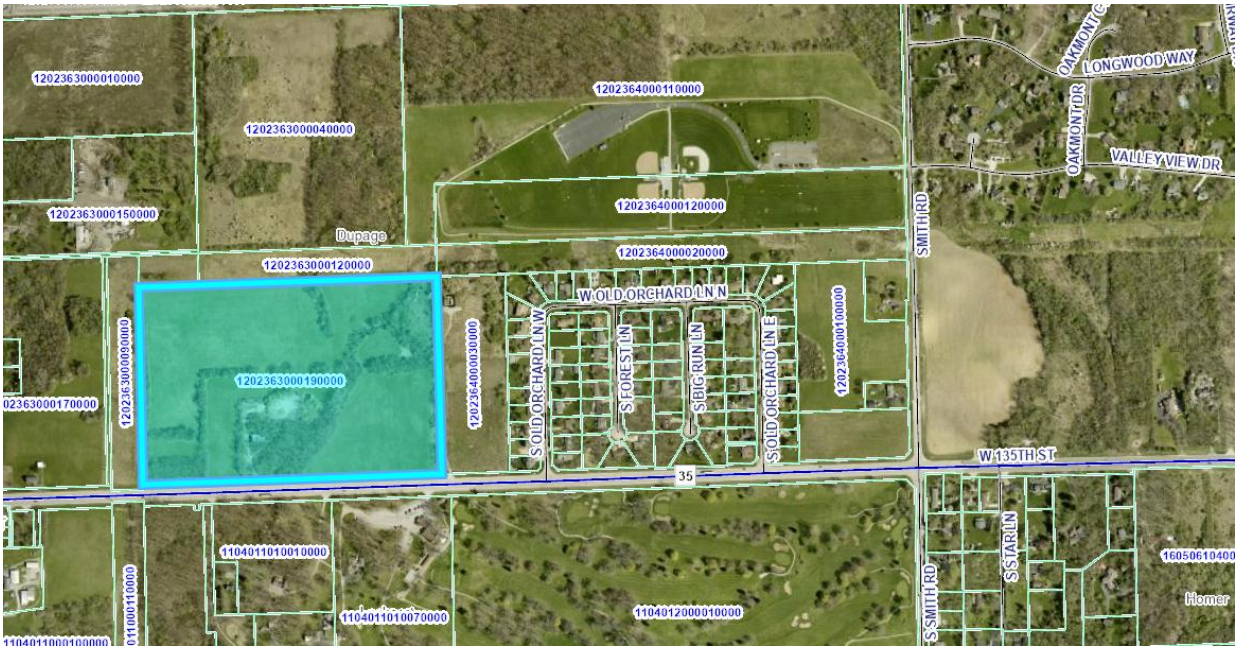
FROM: Ralph Pukula, Director of Public Works

SUBJECT: **Village Wide Sanitary Sewer Flow Monitoring Report**

DATE: November 12, 2026

BACKGROUND

HR Green is assisting the Village with a Village wide sanitary sewer flow monitoring program. As a reminder, this program has been mandated by the Metropolitan Water Reclamation District of Greater Chicago (MWRD) due to their inflow & infiltration (I&I) concerns with their plant located in the Village of Lemont. The flow monitoring and subsequent report is the first step in a multi-step process to make the improvements that MWRD is looking for. Somewhere midway through this multi-step process, MWRD told us that they would approve an Extraterritorial Service Inclusion (ESI) for the property with a PIN of 12-02-36-300-019-0000 (see Will County GIS snap below) for future development of the property.



Analysis

A draft of the report can be found with your agenda packet. As mentioned above, the flow monitoring and report is the 1st step of a multi-step process. The draft report still needs to be updated with some of the lift station data that was not presented to HR Green until last week. Once the final report is completed, the next steps will be as follows:

- Investigate high-priority areas of the Village (as shown in the draft report) further.
- Put together 10-year Capital Improvement Plan to make the necessary I&I improvements and submit to MWRD.
- After MWRD approval is acquired, implement the 10-year Capital Improvement Plan

STAFF RECOMMENDATION
Continue multi-step implementation of Village Wide I&I improvements with HR Green, Inc.

BOARD ACTION REQUESTED
Continue multi-step implementation of Village Wide I&I improvements with HR Green, Inc.

ATTACHMENTS

- Draft Report titled “Village Wide Sanitary Sewer Flow Monitoring” by HR Green, Inc.

418 Main Street | Lemont, IL 60439

TO: Village Board Committee of the Whole Meeting
FROM: George Schafer, Administration
THROUGH:
SUBJECT: Intergovernmental Cooperation Agreement Between the Village of Bedford Park and The Village of Lemont on Water System Planning
DATE: November 16, 2026

SUMMARY/BACKGROUND
Bedford Park is one of the many regional water suppliers in the Chicagoland area and has been exploring opportunities to expand and improve its water distribution services to additional neighboring communities. Lemont partnered with Bedford Park beginning a few years back via a federal grant to study the feasibility of expanding water service to the Lemont area and adjacent neighboring communities as part of an exploratory project. Officials from Bedford Park attended August 17, 2026 Committee of the Whole Meeting to give an overview and give status updates on the project. The next steps for the project, as discussed at the meeting is for the two communities to enter into an intergovernmental agreement to outline the engagement going forward so that the grant period can be closed out and future phases of exploration may commence. Staff and legal from the two communities have worked together on a draft agreement and it is ready for comment from committee of the whole.

ANALYSIS

Consistency with Village Policy
Lemont 2030 Comprehensive Plan

STAFF RECOMMENDATION
The item is being presented for discussion purposes only.

BOARD ACTION REQUESTED
The item is presented for discussion purposes only.

ATTACHMENTS
Draft Agreement Bedford Park Lemont IGA -Clean.pdf

INTERGOVERNMENTAL COOPERATION AGREEMENT BETWEEN THE VILLAGE OF BEDFORD PARK, COOK COUNTY, ILLINOIS AND THE VILLAGE OF LEMONT, DUPAGE, WILL, AND COOK COUNTY, ILLINOIS

This Intergovernmental Agreement ("**Agreement**") is entered into as of this _____ day of _____, 2026, by and between the Village of Bedford Park, an Illinois home rule municipal corporation, Cook County, Illinois ("Bedford Park") and the Village of Lemont, an Illinois non-home rule municipal corporation, DuPage, Will and Cook Counties, Illinois ("Lemont").

W I T N E S S E T H

WHEREAS, by law both Villages are units of government, and may exercise any power and perform any function pertaining to its government and affairs and has the power, authority and responsibility to promote and protect the health, safety, comfort, morals and welfare of residents of the Villages and, in furtherance thereto, among other things, to operate through its recreational, financing, police, employment, zoning and other powers, including regulation of land use and real estate development activities in the Village and the encouragement of economic development

WHEREAS, intergovernmental cooperation agreements to foster cooperation among governmental bodies are authorized and encouraged by Article VII of the 1970 Illinois Constitution (Article VII, Section 10) and the Illinois Intergovernmental Cooperation Act (5 ILCS 220/1 et seq.); and

WHEREAS, the Illinois Constitution of 1970 and the Intergovernmental Cooperation Act authorize units of local government to contract or otherwise associate among themselves to obtain or share services, to exercise, combine or transfer any power or function, in any manner not prohibited by law, to use their credit, revenues and other resources to pay costs and to service debt related to intergovernmental activities; and

WHEREAS, Bedford Park presently supplies Lake Michigan water to Illinois American Lake Water Company f/k/a Citizens Lake Water Company and other municipalities; and

WHEREAS, the officials of both Villages have had discussions regarding the possibility of Bedford Park selling water to Lemont; and

WHEREAS, Bedford Park has retained the Antero Group to study the feasibility of Bedford Park providing water to Lemont and other surrounding communities; and

WHEREAS, the purpose of this Agreement is solely to set out the parameters for discussion of any future Water Supply Agreement, and the terms and provisions set forth herein are not binding, except as provided in Section Seven.

NOW THEREFORE FOR GOOD AND VALUABLE CONSIDERATION, received, the sufficiency of which is hereby acknowledged, the Parties agree as follows:

Section One. Preambles. That the Preambles as set forth above are hereby incorporated herein.

Section Two. Objective. Both Bedford Park and Lemont are considering the sale of water from Bedford Park to Lemont and studies are underway relative to the matter. Such studies include the financial and engineering aspects of such an endeavor. If both Villages, each in its sole discretion, determine that a water pipeline should be installed from Bedford Park to Lemont, then the Parties may commence discussions pertaining to a Water Supply Agreement. Any Water Supply Agreement shall be subject to approval by the corporate authorities of each Village.

Section Three. Water Supply Agreement. The terms of any Water Supply Agreement ("Water Supply Agreement") would delineate the responsibilities of each Village from a finance and engineering standpoint. Furthermore, any Water Supply Agreement would be expected to address the following issues:

1. Average daily supply;
2. Point of delivery;
3. Service commencement date;

4. Design and construction of improvements;
5. Water rates and charges;
6. Allocation of capital, operating, and maintenance costs; and
7. Any Lake Michigan water allocation required from the Illinois Department of Natural Resources.

Section Four. Outreach. It is Bedford Park's intent to reach out to other communities to assess their interest in purchasing Lake Michigan water. If Bedford Park is successful in contracting with another community utilizing the same new pipeline servicing Lemont, that community would be expected to bear its pro rata share of the pipeline construction costs under its own agreement with Bedford Park. Nothing in this Section obligates Lemont to bear any share of pipeline construction costs, which shall be addressed, if at all, only in a Water Supply Agreement.

Section Five. Illinois American Lake Water Contract. Bedford Park is contracted to furnish Lake Michigan water to Illinois American Lake Water Company f/k/a Citizens Lake Water Company. Bedford Park is currently in discussions with the officials of Illinois American Lake Water Company relative to various issues and the potential sale of Lake Michigan water to Lemont has been brought up as a venture Bedford Park is exploring. The current Water Supply Purchase Agreement with Illinois American Lake Water Company may have to be amended to allow for the use of its pipeline. Bedford Park will keep Lemont informed of the status of the negotiations with Illinois American Lake Water Company.

Section Six. Additional Due Diligence Studies. Both Parties agree that further studies should proceed relative to this project. Any such studies shall be funded by Bedford Park, by federal or other grant funds, or by sources other than Lemont, unless Lemont's corporate authorities separately approve a contribution in writing. Bedford Park will consult with Lemont on the scope of any study affecting Lemont and will provide Lemont with copies of all studies, reports, and data prepared in connection with this Agreement. Lemont will reasonably cooperate by providing existing information about its water system that is reasonably available.

Section Seven. No Financial Obligation; Non-Exclusivity. Notwithstanding anything in this Agreement to the contrary: (a) Lemont shall have no obligation to pay or contribute to any cost of any study, design, engineering, construction, consultant, legal, or other expense

related to this Agreement or the project, unless and until such obligation is set out in a Water Supply Agreement or other written agreement approved by Lemont's corporate authorities; (b) nothing in this Agreement obligates Lemont to purchase water from Bedford Park, to enter into a Water Supply Agreement, or to refrain from obtaining water from any other source, including any water commission, municipality, private water utility, or Lemont's own wells; and (c) Lemont may at any time communicate or negotiate with any other water supplier, including Illinois American Lake Water Company, regarding the supply of water to Lemont. This Section is binding on the Parties and survives any termination of this Agreement.

Section Eight. Grant Funding. Lemont will reasonably cooperate with Bedford Park in applying for and administering federal, state, or other grant funding for the studies and project contemplated by this Agreement, including by providing letters of support and reasonably available information. Lemont shall not be required to provide any local match, guarantee, or other financial commitment in connection with any grant without the separate approval of its corporate authorities.

Section Nine. Termination. Either Party can terminate this Agreement by thirty (30) days advance written notice, without cost or liability to the other Party.

Section Ten. Notices. All notices with respect to this Agreement shall be made in writing and shall be deemed to have been given when the same has been deposited in the U.S. mail and sent first class mail or delivered personally to Lemont and Bedford Park at their respective addresses as follows:

Bedford Park	**Village of Bedford Park** **Attention: Office of the Mayor** **6701 South Archer** **Bedford Park, IL 60451**
Lemont	**Village of Lemont** **Office of the Mayor** **418 Main St** **Lemont, IL 60439** **With a copy to:** **Michael B. Stillman** **Ancel Glink, P.C.**

1979 N. Mill St., Suite 207
Naperville, IL 60563

Section Eleven. Illinois Law. This Agreement shall be deemed to be an Intergovernmental Agreement made under and shall be construed with and governed by the laws of the State of Illinois.

Section Twelve. Written Modification. This Agreement may not be changed, altered, modified, waived or terminated other than by an instrument in writing duly authorized and executed by both Parties.

Section Thirteen. Effective Date. This Agreement shall become effective upon its execution and delivery by both Parties.

Section Fourteen. Entire Agreement. This Agreement constitutes the entire agreement of the Parties on the subject matter hereof.

IN WITNESS WHEREOF, the **Village of Bedford Park** and **Village of Lemont**, the Parties thereto, have entered into and signed this Agreement by their respective officers.

Approved this _____ day of _____, 2026

VILLAGE OF BEDFORD PARK

_____

David R. Brady, Village President

ATTEST:

_____

Village Clerk

Village of Lemont

_____

John Egofske, Mayor

ATTEST:

_____

418 Main Street | Lemont, IL 60439

TO: Village Board Committee of the Whole Meeting
FROM: Jamie Tate, Community Development
THROUGH: Jason Berry, CEcD, AICP, Economic & Community Development Director
SUBJECT: Discussion of Case 2026-13 13726 McCarthy Road Variation
DATE: November 16, 2026

SUMMARY/BACKGROUND

The applicant and property owner, Laura Cepulyte, requests a variation from Section 17.12.030 of the Unified Development Ordinance (UDO) to permit a six-foot-high driveway gate within the front yard of the property at 13726 McCarthy Road, where a maximum height of four feet is permitted.

The approximately 1.11-acre property is zoned R-3 Single-Family Detached Residential District and is developed with a single-family residence. The property was annexed into the Village in 1998 and is surrounded by unincorporated residential properties to the east, west, and south, with the Village's R-5 residential district to the north (Steeples). The property retains a development pattern characteristic of the surrounding unincorporated residential area, with a relatively large lot, substantial building setback, long, curved driveway, and mature landscaping that provides significant screening along McCarthy Road.

The applicant proposes an 18-foot-wide ornamental steel swing gate with a solar-powered opener, located approximately 34 feet from the edge of McCarthy Road pavement. The proposed gate meets the UDO's minimum 20-foot street setback and open-design requirements. The requested variation is limited to the additional two feet of gate height.

According to the applicant, vehicles have mistakenly entered the private driveway, and a vehicle was previously stolen from the property. The proposed gate is intended to improve security and control access to the property.

ANALYSIS

Comprehensive Plan

The Lemont 2030 Comprehensive Plan designates the subject property as Infill Residential (INF). The requested variation relates to the height of a proposed driveway gate and does not involve a change in land use. As such, the request is generally outside the scope of the Comprehensive Plan.

Planning & Zoning Commission

The Planning and Zoning Commission (PZC) conducted a public hearing on November 4, 2026. During the hearing, the applicant explained that delivery vehicles have entered the driveway and turned around on the property's lawn. The applicant also indicated that the six-foot gate would better accommodate the property's landscaping and provide a barrier for the family's large dog. The applicant's engineer confirmed that the proposed gate would swing inward toward the property.

No members of the public spoke during the hearing. Following the public hearing, the PZC voted (4–0) to recommend approval of the requested variation, subject to five conditions:

1. The driveway gate shall not exceed six feet in height and shall be substantially consistent with the design submitted by the applicant.
2. The gate shall be decorative and open in design and shall not be replaced with a solid or opaque gate without further Village review.
3. The gate shall be located outside the public right-of-way and maintain the required setback from McCarthy Road.
4. The gate's operation and emergency access provisions shall be subject to applicable Village and Lemont Fire Protection District requirements.
5. All required permits shall be obtained prior to installation, and the improvements shall comply with all applicable UDO requirements not specifically modified by the approved variation.

Consistency with Village Policy
Lemont 2030 Comprehensive Plan

STAFF RECOMMENDATION
Staff recommends discussion of the attached item.

BOARD ACTION REQUESTED
A motion to discuss the item.

ATTACHMENTS
Proposed Gate Image
Proposed Gate Location
Case 2026-13 PZC Staff Report & Attachments
Draft November 4, 2026 PZC Meeting Minutes



30-Day Low Price











+2 more

Steel Dual Swing Driveway Gate - Kyiv Style

By ALEKO

Pro Price: $ Businesses Only

Enroll your business for FREE to save on select items.

Size: **72" H x 216" W x 3.5" D**

72" H x 144" W x 3.5" D | 72" H x 216" W x 3.5" D

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Get it Sat, Sep 5 - Fri, Sep 11 to 60608

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Learn more

Get **$40 OFF** your qualifying first order of $100+** with the Wayfair Credit Card! Offer ends 2/1/2027.

Apply Now

At a Glance

Dig Installation

Assembly Required

Description

About This Product

Feel more secure in your space with our top-rated double swing steel driveway gate. These sturdy security gates are crafted with modern details to lend a timeless look to any environment. Along with beauty and practicality, our driveway gates our also known for their durability and longevity. Each distinctive security gate is fully welded making them thicker, heavier, and overall sturdier than most

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68

CO-Z Solar Powered Dual Swing Gate Opener for 660lb Gates with 2 Remotes

Orion Motor Tech
(52421)
99.8% positiveSeller's other items Message

Was ~~US $499.99~~ (10% off) Price details

as low as $40.40/mo with Learn more

Condition: **New**

Sale ends in: **2h 1m**

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Buy It Now

Add to cart

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Additional service available

2-year protection plan from Allstate - **$22.99**

Breathe easy. Free shipping and returns.

People want this. 68 people are watching this.

Shipping, returns, and payments

Shipping: **Free 2-4 day delivery**

Get it between Sat, Aug 29 and Tue, Sep 1 to 60532. See details

Located in: Ontario, California, United States

Returns: 30 days returns. Seller pays for return shipping. See details

Payments:

*No Interest if paid in full in 6 months on $149+. Learn more

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eBay Money Back Guarantee
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18' wide solar operated swing gate

34 ft

21 ft

DRIVEWAY SLOPE 2.0%

DRIVEWAY SLOPE 1.39%

PROPOSED RESIDENCE
T.F. 726.00
L/O 721.50

GARAGE
T.F. 726.00

EXISTING RESIDENCE
T.F. 723.75

INV. 719.00

PROP 6" SAN SERVICE
56 LF @ ~~1.00%~~ 8.54% (SDR 26)

CLEANOUT

PROP SAN MH S-3
RIM 719.0
INV. 714.42

PROP WATER SERVICE
1 1/2" COPPER, TY K

PROP 6" SAN SERVICE
200 LF @ 1.00% (SDR 26)

INSTALL 870LF SILTFENCE

PROPOSED "B" BOX

PROP 8" SAN SEWER
148 LF @ ~~0.40%~~ (SDR 26)

10' SIDE YARD SETBACK

40' REAR YARD SETBACK

20' FRONT YARD SETBACK

294.65'

163.97'

103.52'

127.68'

59.05'

40.00'

10.00'

SCALE
(IN FEET)
0 30 60 90

EXIST R.O.W.

EDGE OF PAV'T

EXIST 12" WATER MAIN

MC CARTHY ROAD

BM #2
PK NAIL
ELEV. 72

EXIST 12" R
INV. 715.23

WITHIN M
2" BITUM
6" AGGRE

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? (AS MEASURED ON THE NORTH AND SOUTH
ORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL
THE RIGHTS OF THE PUBLIC IN THE NORTH

STAFF REPORT
TO: Planning & Zoning Commission
FROM: Jamie Tate, AICP, Consulting Planner
THRU: Jason Berry, CEcD, AICP, Economic & Community Development Director

CASE NUMBER & NAME
2026-13 13726 McCarthy Variation

APPLICANT & PROPERTY OWNER
Laura Cepulyte

DATE
November 4, 2026

PROPERTY ADDRESS/LOCATION
13726 McCarthy Road
PIN: 22-27-401-020-0000

BRIEF SUMMARY OF REQUEST

The applicant, Laura Cepulyte, requests a variation to permit a six-foot-high driveway gate in the front yard of the property at 13726 McCarthy Road, where the Unified Development Ordinance (UDO) permits a maximum height of four feet.

The approximately 1.11-acre property is zoned R-3 Single-Family Residential and is developed with a single-family residence. The property is bordered by unincorporated residential properties and features a substantial building setback and long, curved driveway accessed from McCarthy Road.

The applicant proposes an 18-foot-wide ornamental steel swing gate with a solar-powered opener, located approximately 34 feet from the edge of the roadway. According to the applicant, the gate is intended to improve security and prevent unauthorized vehicles from entering the property. The requested variation would allow the gate to exceed the permitted height by two feet.



MAP SOURCE: Lemont GIS, subject property highlighted in RED

EXISTING ZONING	EXISTING LAND USE	SURROUNDING ZONING & LAND USE	REQUESTED ACTION	SIZE OF PROPERTY
R-3, Single-Family Detached Residential District	Single-Family Residential home	**North**: Village of Lemont R-5, Attached Residential District / The Steeples Subdivision **South**: Unincorporated R-3 / Detached Single-Family homes **East**: Unincorporated R-3 / Detached Single-Family homes **West**: Unincorporated R-3 / Detached Single-Family homes	Variance to allow 6-foot gate in the front yard of a residential property	48,308 square-feet / 1.11-acres

PROPERTY HISTORY

The subject property was annexed into the Village of Lemont on April 27, 1998, pursuant to Ordinance O-40-98, commonly referred to as the Ottolino Property Annexation. The property was vacant at the time of annexation and consisted of a single parcel fronting McCarthy Road. The property is currently zoned R-3 Single-Family Detached Residential District and is developed with a single-family residence.

COMPATIBILITY with the COMPREHENSIVE PLAN	**COMPATIBILITY** with the UNIFIED DEVELOPMENT ORDINANCE
The subject property is within the Infill Residential (INF) future land use designation.	The proposed gate will meet the standards of the Unified Development Ordinance in exception to the requested variation.

ATTACHMENTS

1. Staff Analysis
2. Site Photographs
3. Variation Criteria Worksheet
4. Site plan
5. Gate Spec

Attachment 1 – Staff Analysis – 13726 McCarthy Road

Comprehensive Plan. The Lemont 2030 Comprehensive Plan identifies the subject property as Infill Residential (INF). Variation requests are generally outside the scope of the Comprehensive Plan.

General Analysis.

The subject property is approximately 1.11 acres and is developed with a single-family residence accessed by a long, curved driveway from McCarthy Road. Although located within the Village of Lemont, the property has a development pattern more characteristic of the surrounding unincorporated residential properties, with a relatively large lot, substantial building setback, and landscaped frontage.

The applicant proposes an 18-foot-wide, six-foot-high ornamental steel driveway gate at the existing driveway entrance. The gate would consist of two swinging panels with a geometric metal design and would operate using a solar-powered mechanism. According to the submitted site plan, the gate would be located approximately 34 feet from the edge of McCarthy Road pavement.

The applicant indicates that vehicles have mistakenly entered the private driveway and that a vehicle was previously stolen from the property. The proposed gate is intended to provide additional security and control access to the property.

Section 17.12.030 of the Unified Development Ordinance (UDO) permits decorative fences and walls in residential front yards, provided they do not exceed four feet in height, are located at least 20 feet from the edge of a public street, and are open in design. The proposed gate would meet the street setback and open-design requirements but would exceed the maximum permitted height by two feet. The following variation from the Unified Development Ordinance (UDO) is a part of this request:

Code Section	UDO Requirement	Proposal
§17.12.030 - Fences	Decorative fences and walls are permitted in the front and corner yards in an R district providing that: 1. Fence or wall height does not exceed four feet; 2. The fence is at least 20 feet from the edge of any public street; and 3. The fence is open in design.	A 6-foot-high open-design decorative driveway gate is proposed within the front yard.

STANDARDS FOR VARIATIONS

Per §17.04.150(D)(1) of the Unified Development Ordinance (UDO), the Planning & Zoning Commission shall consider the standards for granting a variation. Information provided by the applicant, along with the submitted plans and staff review, is summarized below in relation to the requested variation.

1. **Harmony with the General Purpose and Intent of the UDO**
   (§17.04.150(D)(1)(a))

   Section 17.12.030 permits decorative fences and gates within residential front yards subject to height, setback, and design limitations. The proposed gate would maintain an ornamental, partially open design and would be set back approximately 34 feet from the roadway. However, the proposed six-foot height exceeds the maximum permitted height of four feet. The PZC should consider whether the proposed height remains consistent with the intent of the front-yard fence regulations.

2. **Unique Circumstances and Practical Difficulties**
   (§17.04.150(D)(1)(b) and §17.04.150(D)(2)(a))

   The subject property differs from a typical residential lot within the Village due to its size, elongated configuration, substantial building setback, and long, curved driveway. The established landscaping along McCarthy Road, including mature trees and evergreen plantings, further distinguishes the property from more conventional residential development. The applicant identifies these characteristics, along with mistaken vehicle entries and a previous vehicle theft, as reasons for installing a driveway gate.

   While these circumstances provide context for the proposed improvement, they do not necessarily establish a practical difficulty associated with the four-foot height limitation. A decorative driveway gate could be installed within the permitted height. The PZC should consider whether the property's unique characteristics warrant the additional two feet of gate height.

3. **Conditions Not Generally Found on Other Properties in the Same Zoning District**
   (§17.04.150(D)(2)(b))

   The property's approximately 1.11-acre size, elongated configuration, and substantial building setback are not characteristic of many residential lots within the Village. The property is also bordered by unincorporated residential properties to the east, west, and south.

   Although these characteristics distinguish the property from more conventional residential development, their relationship to the requested increase in gate height should be considered when evaluating this standard.

4. **Hardship Not Self-Created**
(§17.04.150(D)(2)(c))

   The size, configuration, and existing driveway arrangement of the property are established site conditions. However, the requested height variation results from the applicant's selection of a six-foot gate rather than a gate meeting the permitted four-foot height. The PZC should consider whether the need for the additional height arises from existing property conditions or the applicant's preferred design.

5. **No Detriment to Adjacent Property or the Character of the Locality**
(§17.04.150(D)(1)(c) and §17.04.150(D)(2)(d))

   The proposed gate would be limited to the existing driveway entrance and would not establish a continuous six-foot-high fence along the property frontage. The ornamental metal design would allow partial visibility through the gate. As illustrated in the site photographs, mature trees and extensive landscaping along McCarthy Road provide substantial screening and establish a distinct residential entrance.

   The property's larger lot configuration, landscaped frontage, and surrounding residential development create a setting that differs from a typical subdivision lot within the Village. Given these existing conditions and the gate's proposed setback from the roadway, the additional height is not anticipated to substantially alter the character of the locality or adversely affect adjacent properties.

6. **Public Health, Safety, and Welfare**
(§17.04.150(D)(2)(e))

   The proposed gate would be set back approximately 34 feet from the edge of McCarthy Road pavement, providing space for vehicles to wait while the gate opens. The applicant indicates that the proposed location would allow vehicles to remain outside the traveled roadway.

   The gate's final placement, operation, emergency access provisions, and potential impacts on driveway circulation and visibility remain subject to applicable Village and Fire Protection District requirements.

CONCLUSIONS & RECOMMENDATIONS

The subject property has an atypical residential configuration due to its size, depth, substantial building setback, long driveway, and established landscaping along McCarthy Road. The applicant proposes a six-foot-high ornamental driveway gate to improve security and control access to the property.

The proposed gate would meet the UDO's decorative design and street setback requirements but would exceed the permitted front-yard height by two feet. The property's landscaped frontage and the proposed gate location would limit its visual impact on the surrounding area. However, the PZC should consider whether the property's unique physical characteristics establish a practical difficulty warranting relief from the four-foot height limitation.

Staff recommends that the Planning & Zoning Commission consider the requested variation based upon the applicable standards and analysis provided above. If the PZC determines that the standards for approval have been met, staff recommends that any approval be subject to the following conditions.

POTENTIAL CONDITIONS

1. The driveway gate shall not exceed six feet in height and shall be substantially consistent with the design submitted by the applicant.

2. The gate shall be decorative and open in design and shall not be replaced with a solid or opaque gate without further Village review.

3. The gate shall be located outside the public right-of-way and maintain the required setback from McCarthy Road.

4. The gate's operation and emergency access provisions shall be subject to applicable Village and Lemont Fire Protection District requirements.

5. All required permits shall be obtained prior to installation, and the improvements shall comply with all applicable UDO requirements not specifically modified by the approved variation.

Following the public hearing at the PZC, the recommendation is forwarded to the Committee of the Whole (COW), comprised of the Mayor and Village Trustees, to discuss the variation at a scheduled COW meeting.

Attachment 2 - Site Photographs



Figure 1: Front of property from McCarthy Road.



Figure 2: View from McCarthy heading west with subject property on the right.

Variation Criteria Worksheet

Unified Development Ordinance (UDO) Section 17.04.150.D.1 establishes the criteria that all applications for variations must meet. In addition, Section 17.04.150.D.2 of the Unified Development Ordinance requires that the Planning & Zoning Commission or Zoning Hearing Officer take the following conditions into consideration when determining whether a request qualifies for a variation. You may want to consider the following in your variation request:

- The particular physical surroundings, shape, or topographical condition of the specific property involved results in a particular hardship upon the owner, as distinguished from a mere inconvenience, if the strict letter of the regulations of the Unified Development Ordinance were fulfilled;
- The conditions upon which the petition for variation is based would not be applicable, generally, to other property within the same zoning classification;
- The alleged difficulty or hardship has not been created by any person presently having an interest in the property;
- The granting of the variation will not be detrimental to the public welfare or injurious to other property or improvements in the neighborhood in which the subject property is located; and
- The variation will not impair an adequate supply of light and air to adjacent properties, or substantially increase the congestion in the public streets, or increase the danger of fire, or endanger the public safety, or substantially diminish or impair property values within the neighborhood.

Please describe below how your variation request meets the criteria of UDO Section 17.04.150.D.1.

UDO Section 17.04.150.D.1.a - The variation is in harmony with the general purpose and intent of the Unified Development Ordinance*

The requested variation from a 4-foot to a 6-foot driveway gate remains consistent with the general purpose and intent of the Unified Development Ordinance. The proposed gate is an open, decorative residential feature intended to provide controlled access and security without creating a solid or continuous barrier along McCarthy Road.

The gate has also been positioned approximately 36 feet from the edge of pavement, providing sufficient space for approximately two passenger vehicles to pull completely off the roadway while the gate opens. The proposed location therefore maintains safe access and vehicle circulation while allowing the gate to serve its intended security function.

The requested two-foot increase is limited specifically to the driveway gate and represents a minor modification to the otherwise residential character and use of the property.

UDO Section 17.04.150.D.1.b - The plight of the owner is due to unique circumstances and thus strict enforcement of the Unified Development Ordinance would result in practical difficulties or impose exceptional hardships due to the special and unusual conditions that are not generally found on other properties in the same zoning district; and*

The subject property is an unusually large residential parcel that was incorporated into the Village and differs substantially from a typical residential lot within the zoning district. The residence is set approximately 100 feet back from McCarthy Road and is accessed by a long, curved driveway with an approximately 18-foot-wide entrance.

The property's direct frontage on McCarthy Road creates an additional access-control concern. Vehicles traveling on McCarthy Road have mistakenly entered the private driveway on multiple occasions, and a vehicle has previously been stolen from the property. Because of the residence's substantial setback and curved driveway, unauthorized vehicles can enter well into the property before reaching the residence.

These circumstances create a practical need for a clearly identifiable and effective controlled entrance. A 6-foot gate is more appropriately scaled to the unusually wide driveway entrance and provides a more effective security and access-control feature than the permitted 4-foot gate. The requested relief is limited specifically to the driveway gate and responds to conditions particular to this property.

UDO Section 17.04.150.D.1.c The variation will not alter the essential character of the locality and will not be a substantial detriment to adjacent property. *

The proposed 6-foot gate will not alter the essential residential character of the area or create a substantial detriment to adjacent properties. The gate will have an attractive, open-style residential design and will be located entirely within the subject property.

The driveway entrance is already heavily screened by mature landscaping, substantially limiting views of the gate from McCarthy Road and neighboring properties. The additional two feet of height will therefore have minimal visual impact and will complement the existing landscaped entrance.

The gate will not interfere with neighboring access, drainage, utilities, or the use and enjoyment of adjacent properties. The improvement is limited to the existing driveway entrance and will not create a continuous 6-foot-high fence or visual barrier along the property frontage.

18' wide solar operated swing gate

34 ft

21 ft

DRIVEWAY SLOPE 2.0%

DRIVEWAY SLOPE 1.39%

PROPOSED RESIDENCE
T.F. 726.00
L/O 721.50

GARAGE
T.F. 726.00

EXISTING RESIDENCE
T.F. 723.75

INV. 719.00

PROP 6" SAN SERVICE
56 LF @ ~~1.00%~~ 8.54% (SDR 26)

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1 1/2" COPPER, TY K

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200 LF @ 1.00% (SDR 26)

INSTALL 870LF SILTFENCE

PROPOSED "B" BOX

PROP 8" SAN SEWER
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40' REAR YARD SETBACK

20' FRONT YARD SETBACK

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59.05'

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(IN FEET)
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EDGE OF PAV'T

EXIST 12" WATER MAIN

MC CARTHY ROAD

BM #2
PK NAIL
ELEV. 72

EXIST 12" R
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6" AGGRE

? FEET) OF THE WEST 343.94 FEET OF THE
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ORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL
THE RIGHTS OF THE PUBLIC IN THE NORTH



30-Day Low Price











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Steel Dual Swing Driveway Gate - Kyiv Style

By ALEKO

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Apply Now

At a Glance

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Assembly Required

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About This Product

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Specifications

Return Policy

Detailed Cost:

Gate - $2,500 with tax and free shipping
Post - $250 6 bag mix and two sonotubes
Solar opener - $550 with tax and free shipping
No excavation cost, completed by owner
Restoration by owner

Total Cost $3,300

Want 10% off?

IN 16 CARTS

68

CO-Z Solar Powered Dual Swing Gate Opener for 660lb Gates with 2 Remotes

Orion Motor Tech
(52421)
99.8% positiveSeller's other items Message

US $449.99

Was ~~US $499.99~~ (10% off) Price details

as low as $40.40/mo with Learn more

Condition: **New**

Sale ends in: **2h 1m**

Quantity: 1 9 available **33 sold**

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Shipping, returns, and payments

Shipping: **Free 2-4 day delivery**

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Located in: Ontario, California, United States

Returns: 30 days returns. Seller pays for return shipping. See details

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Village of Lemont
Planning and Zoning Commission
Regular Meeting of November 4, 2026

A regular meeting of the Plan Commission for the Village of Lemont was held at 6:30 p.m. on Wednesday, November 4, 2026, in the second floor Board Room of the Village Hall, 418 Main Street, Lemont, Illinois.

I. CALL TO ORDER

A. Pledge of Allegiance

Chairman Studebaker called the meeting to order at 6:30 p.m. He then led the Pledge of Allegiance.

B. Verify Quorum

Upon roll call the following were:
Present: Cunningham, McGleam, Pawlak, Studebaker
Absent: O'Connor, Shumrak, Zolecki

Community Development Director Jason Berry, Consulting Planner Jamie Tate, Trustee Stapleton, and Village Attorney Richard Bruen were also present.

C. Approval of Minutes

Commissioner Cunningham made a motion, seconded by Commissioner McGleam to approve the minutes from the regular meeting of October 7, 2026, with no changes. A roll call vote was taken:
Ayes: Cunningham, McGleam, Pawlak, Studebaker
Nays: None
Motion passed

II. CHAIRMAN'S COMMENTS

Chairman Studebaker thanked everyone for coming and asked anyone who was planning on speaking this evening to please stand and raise his/her right hand. He then administered the oath.

III. PUBLIC HEARINGS

A. CASE 2026-13 – 13726 MCCARTHY VARIATION

Chairman Studebaker called for a motion to open the public hearing.

Commissioner McGleam made a motion, seconded by Commissioner Cunningham to open the public hearing for Case #2026-13. A roll call vote was taken:
Ayes: McGleam, Cunningham, Pawlak, Studebaker
Nays: None
Motion passed

Chairman Studebaker asked staff to provide an overview.

Staff Presentation

Jamie Tate, Consulting Planner, said the applicant and property owner are requesting a variation for a six-foot-high driveway gate in the front yard of the property. The property is located at 13726 McCarthy Road. The UDO permits a maximum of four feet in the front yard for any fence or gate. The approximate size of the property is 1.1 acres, and the existing zoning is an R-3 detached single-family residential district. The applicant is proposing an 18-foot-wide ornamental steel gate with solar-powered opener. It is located approximately 34 feet from the edge of the roadway. The code does require that it be at least 20 feet from the edge of the roadway, so it is exceeding the minimum requirement. According to the applicant, the gate is intended to improve security and prevent unauthorized vehicles from entering the property.

The property was annexed on April 27, 1998 and is surrounded by mostly unincorporated properties. In that area it is unincorporated Cook County R-3, which is a detached single-family residence district. To the north, across McCarthy Road, is the Village of Lemont R-5 with the Steeples Subdivision. Also in that area is R-4 single-family, but generally it is there are large lots detached single-family homes in the unincorporated district. The residence is currently accessed by a long curved driveway that is accessed from McCarthy Road. Although the property is within the Village of Lemont, the property has a development pattern more consistent with the unincorporated surrounding residential properties. It is a relatively large lot, with substantial building setbacks, and a pretty heavily landscaped frontage.

Mrs. Tate stated that, according to their site plan, the gate is approximately 34 feet from the edge of the roadway. They have indicated in the variation criteria that they submitted that vehicles have mistakenly entered their property on that private driveway. The applicant has also had a vehicle that was stolen from their property. They are hoping that the proposed gate would provide more security and control the access that they have to their property. Again, in the UDO for fences in the front yard, the maximum height is four feet. The fence must be decorative, open in design, and at least 20 feet from the edge of the street. The only deviation is for the maximum height. As far as the standards go, the property does differ from a typical residential lot that you might find in a subdivision within Lemont. It is due to the elongated configuration, the substantial building setbacks, and the long curved driveway. There is established landscaping, and they are hoping to improve the security of their home. The proposed gate would meet the decorative portion of the design and the setback requirement as well. If the Plan

Commission were to consider a recommendation for the requested variance, staff has provided a list of conditions. This would conclude staff's presentation.

Chairman Studebaker asked if the Commission had any questions for staff.

Commissioner Cunningham asked if the gate swings in or out.

Mrs. Tate said the applicant should be able to answer that question.

Chairman Studebaker stated there is a property on McCarthy that also requested a variance for gate height. He asked if staff knew the height for that variance request.

Mrs. Tate said they went through the same process. They did the variance for the height of the building, and there was an existing gate, but they were adding. She believes it was for six feet.

Chairman Studebaker asked for the applicant to come forward.

Applicant Presentation

Laura Cepulyte stated that, as mentioned, the main issue is the security. Cars from UPS and Amazon are entering their driveway and turning around in the grass. She does have kids and a big dog, so a higher gate would be a better fit for their property.

Aurimas Spucys, Morris Engineering, said he did prepare exhibits for the permit. He is available to answer any technical questions for the Commission.

Commissioner Cunningham asked if the double gate swings into the property.

Mr. Spucys stated it does swing into the property.

Commissioner Pawlak asked why they are choosing a six-foot fence rather than a four-foot fence.

Mrs. Cepulyte said it fits better with the landscaping and their property. They also have a very big dog, and the dog would be able to jump the four-foot fence.

Chairman Studebaker asked if there were any further questions from the Commission. None responded. He then asked if there was anyone in the audience who would like to speak regarding this public hearing.

Public Comment

None responded.

Chairman Studebaker called for a motion to close the public hearing.

Commissioner McGleam made a motion, seconded by Commissioner Pawlak to close the public hearing for Case 2026-13. A roll call vote was taken:
Ayes: McGleam, Pawlak, Cunningham, Studebaker
Nays: None
Motion passed

Plan Commission Discussion

Chairman Studebaker asked if there were any further questions or comments from the Commission. None responded. He then called for a motion for a recommendation.

Plan Commission Recommendation

Commissioner Cunningham made a motion, seconded by Commissioner Pawlak to recommend to the Mayor and Board of Trustees approval of the fence variation request for 13726 McCarthy Road with the following conditions:

1. The driveway gate shall not exceed six feet in height and shall be substantially consistent with the design submitted by the applicant.
2. The gate shall be decorative and open in design and shall not be replaced with a solid or opaque gate without further Village review.
3. The gate shall be located outside the public right-of-way and maintain the required setback from McCarthy Road.
4. The gate's operation and emergency access provisions shall be subject to applicable Village and Lemont Fire Protection District requirements.
5. All required permits shall be obtained prior to installation, and the improvements shall comply with all applicable UDO requirements not specifically modified by the approved variation.

A roll call vote was taken:
Ayes: Cunningham, Pawlak, McGleam, Studebaker
Nays: None
Motion passed

Commissioner McGleam made a motion, seconded by Commissioner Cunningham to authorize the Chairman to approve the Findings of Fact for Case 2026-13 as prepared by staff. A roll call vote was taken:
Ayes: McGleam, Cunningham, Pawlak, Studebaker
Nays: None
Motion passed

IV. ACTION ITEMS

None

V. GENERAL DISCUSSION

None

VI. AUDIENCE PARTICIPATION

None

VII. ADJOURNMENT

Chairman Studebaker called for a motion to adjourn the meeting.

Commissioner McGleam made a motion, seconded by Commissioner Pawlak to adjourn the meeting. A voice vote was taken:
Ayes: All
Nays: None
Motion passed

Minutes prepared by Peggy Billig

418 Main Street | Lemont, IL 60439

TO: Village Board Committee of the Whole Meeting
FROM: Jamie Tate, Community Development
THROUGH: Jason Berry, CEcD, AICP, Economic & Community Development Director
SUBJECT: Discussion of Case 2026-01 1010 State Rezoning & PUD (Revised Plan)
DATE: November 16, 2026

SUMMARY/BACKGROUND

SB Real Estate Management, Inc., represented by Architect Simon Batistich, is requesting approval of a rezoning from the R-4A Infill & Preservation Single-Family Residential District to the R-6 Multi-Family Residential District and approval of a Preliminary Planned Unit Development (PUD) for approximately 0.99 acres at 1010 State Street located at the southwest corner of State Street and Peiffer Avenue.

The proposal would redevelop the property with two 8-unit multi-family residential buildings containing a total of 16 dwelling units, replacing the existing single-family home. Associated improvements include surface and garage parking, internal circulation, landscaping, stormwater facilities, and common open space. A Preliminary PUD is requested to accommodate the proposed shared garage structure, which exceeds the size limitations for detached accessory structures in residential districts.

ANALYSIS

Comprehensive Plan

The Lemont 2030 Comprehensive Plan designates the subject property as Infill Residential (INF). This designation generally anticipates limited residential redevelopment, including construction on vacant lots or redevelopment of existing residential properties without significant increases in overall dwelling units. While the proposed multi-family development is not fully consistent with this designation, the property's location along State Street, adjacent to existing multi-family development and within an area of mixed residential densities, provides context for consideration of the requested rezoning.

Planning & Zoning Commission

The Planning and Zoning Commission (PZC) conducted a public hearing on April 8, 2026. Residents and Commissioners raised concerns regarding the proposed density, traffic, on-street parking, stormwater management, and compliance with PUD requirements. A motion to recommend approval of the rezoning and Preliminary PUD, subject to conditions, failed by a vote of 4-2.

Following the public hearing, the applicant submitted revised plans increasing on-site parking to 39 spaces, modifying the detached garage building, and incorporating additional open space amenities. These revisions were presented to the Committee of the Whole on June 15, 2026.

Committee of the Whole

The Committee of the Whole discussed the proposed development on June 15, 2026. Board

members raised concerns regarding residential density, traffic and vehicular access, and stormwater drainage. In particular, questions were raised regarding access from Peiffer Avenue and whether vehicular traffic could instead be directed onto State Street. The Board also requested that the applicant consider reducing the development to 12 units under R-6 zoning or pursuing an R-5 townhouse development with individual ownership. The full minutes from this meeting are provided in the attachments.

Revised Development Proposal
Following the June 15, 2026 Committee of the Whole discussion, the applicant submitted a revised site plan, received by the Village on October 8, 2026. The most significant modification eliminates vehicular access from Peiffer Avenue and provides a single entrance from State Street. The proposal continues to include 16 dwelling units within two 8-unit multi-family residential buildings. The applicant has not reduced the number of units or proposed an alternative townhouse development, as discussed during the previous COW meeting.

The revised site plan also modifies the parking configuration. The previous proposal included 39 parking spaces, consisting of 15 enclosed garage spaces and 24 surface parking spaces. The current plan provides 36 parking spaces, consisting of 16 enclosed garage spaces and 20 surface parking spaces, representing a reduction of three spaces. The revised parking supply equates to 2.25 spaces per dwelling unit (code requires 1.5 per dwelling unit).

The revised plan identifies approximately 15,790 square feet of green space, representing 36.4% of the property, and includes a pavilion as a common amenity. The garage building remains along the northern property line.

Consistency with Village Policy
Lemont 2030 Comprehensive Plan

STAFF RECOMMENDATION
Staff recommends discussion of the revised proposal.

BOARD ACTION REQUESTED
Discussion of the revised development proposal.

ATTACHMENTS
Revised Site Plan submitted October 8, 2026
COW Memo from June 15, 2026 Meeting
Minutes from June 15, 2026 COW Meeting

1010 State Street, Lemont, IL



GARAGE BUILDING

259.00'

Parking - 36 Spaces
(16 Garage, 20 Surface)

PAVILION

Trash
Enclosure

10

168.30'

239.00'

Peiffer Avenue

State Street

Site Plan

North

PROJECT SUMMARY TABLE

LOT AREA	43,390 S.F.
NO. OF UNITS	16 2-B.R. UNITS
LOT AREA PER UNIT	2,712.5.F.
PARKING PROVIDE	36 SPACES (2.25 PER UNIT)
LOT COVERAGE	
BUILDINGS	13,900 S.F.
PAVING	13,700 S.F.
GREEN SPACE	15,790 S.F. (36.4 %)

n. batistich, architects
MEADOWBROOK OFFICE CENTER
16W475 S. FRONTAGE RD., SUITE 201
BURR RIDGE, IL 60527 (630) 986-1773
IL. DESIGN FIRM LIC. NO. 184.004493

I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED BY ME OR UNDER MY SUPERVISION AND THAT THEY COMPLY TO THE BEST OF MY KNOWLEDGE AND BELIEF WITH THE REQUIREMENTS OF THE APPLICABLE BUILDING CODES

DO NOT SCALE DRAWINGS

CONTRACTOR SHALL VERIFY ALL PLAN AND DIMENSIONS AND CONDITIONS ON THE JOB AND SHALL NOTIFY THE ARCHITECT OF ANY DISCREPANCIES BEFORE PROCEEDING WITH WORK OR BE RESPONSIBLE FOR SAME.

DATE: 04 - 27 - 26
DRAWN BY:
SCALE:
APPROVED BY:

REVISIONS

PLAN No.
SHEET No.

Preliminary

1010 State Street, Lemont, IL

418 Main Street | Lemont, IL 60439

TO: Village Board Committee of the Whole Meeting
FROM: Jamie Tate, Community Development
THROUGH: Jason Berry, CEcD, AICP, Economic & Community Development Director
SUBJECT: Case 2026-01 1010 State Street
DATE: June 15, 2026

SUMMARY/BACKGROUND

SB Real Estate Management, Inc., represented by Architect Simon Batistich, is requesting approval of a rezoning from the R-4A Infill & Preservation Single-Family Residential District to the R-6 Multi-Family Residential District and approval of a Preliminary Planned Unit Development (PUD) for approximately 0.99 acres at 1010 State Street located at the southwest corner of State Street and Peiffer Avenue.

The proposal would redevelop the property with two 8-unit multi-family residential buildings containing a total of 16 dwelling units, demolishing the existing single-family home. Associated site improvements include surface parking, detached garage parking, internal circulation, landscaping, stormwater facilities, and common open space. The PUD request is required due to the proposed shared garage structures, which exceed the size limitations otherwise permitted for detached accessory structures in residential districts. Otherwise, the two multi-family buildings adhere to the lot and dimensional standards of the proposed R-6 district.

Following the Planning & Zoning Commission public hearing, the applicant submitted a revised site plan and updated engineering plans that increase on-site parking and incorporate additional open space amenities. The revised plans have not been fully reviewed by staff, the Village Engineer, or the Lemont Fire Protection District. Additional review is necessary to determine whether the revised parking layout complies with applicable UDO standards and provides adequate vehicular circulation and emergency access throughout the site.

ANALYSIS

Comprehensive Plan

The future land use designates the subject property as Infill Residential in the Lemont 2030 Comprehensive Plan. This designation applies to existing residential areas where redevelopment is expected to be limited, generally consisting of new construction on vacant lots or redevelopment of older home sites without significant increase in overall dwelling units. Additional analysis regarding the Comprehensive Plan goals, policies, and future land use designation can be found in the attached PZC Staff Memo, Analysis, and Attachments.

Planning & Zoning Commission

The Planning & Zoning Commission (PZC) conducted a public hearing on April 8, 2026. Staff presented the request and discussed the Comprehensive Plan, rezoning standards, Planned Unit Development requirements, and site design considerations. Staff noted that while the proposal is not fully consistent with the Comprehensive Plan's Infill Residential designation, the site is located on a busier street within a mixed-density residential area adjacent to existing multi-family development and may be appropriate for consideration due to its location

and configuration.

During the public hearing, neighboring residents expressed concerns regarding traffic, on-street parking, pedestrian and vehicular safety, stormwater management, school capacity, and the overall density of the proposed development. Several residents indicated that existing parking and traffic conditions along Pfeiffer Avenue and Singer Avenue are already problematic and could be exacerbated by additional residential units.

The PZC discussion focused on the proposed density, parking supply, garage design, open space compliance, and the absence of supporting materials. Commissioners expressed concerns regarding the completeness of the application and the ability to fully evaluate potential impacts of the development. As of the preparation of this memorandum, staff has not received a traffic study or traffic impact waiver request. The applicant has indicated that additional traffic information is forthcoming.

A motion to recommend approval of the rezoning and Preliminary Planned Unit Development, subject to conditions, failed by a vote of 4-2. As a result, the Planning & Zoning Commission forwarded the request to the Committee of the Whole (COW) without a recommendation for approval.

Changes Since the Planning & Zoning Commission Public Hearing
Following the Planning & Zoning Commission public hearing, the petitioner submitted revised plans that include a detached garage building along the northern property line. The garage building provides 15 enclosed parking spaces and is proposed to be constructed with brick elevations. The site plan has also been modified to accommodate the garage building and associated parking layout.

The petitioner has indicated that the revised parking design provides two parking spaces per dwelling unit, plus approximately one guest parking space per unit, for a total of 39 parking spaces. According to the petitioner, the additional parking is intended to accommodate residents and guests on-site and reduce the potential for overflow parking on adjacent streets.

The petitioner has also stated that, under the existing R-4A zoning district, the property could be developed with up to eight single-family homes, each containing up to four bedrooms and individual driveways. The petitioner contends that the proposed development provides sufficient on-site parking while minimizing potential traffic and parking impacts on surrounding properties.

Consistency with Village Policy
Lemont 2030 Comprehensive Plan

STAFF RECOMMENDATION
Staff recommends discussion of the proposal.

BOARD ACTION REQUESTED
A motion to discuss the proposal.

ATTACHMENTS
PZC Minutes Excerpt for Case 2026-01

PZC Staff Memo, Analysis & Attachments for Case 2026-01

Revised Preliminary Engineering Plans
Revised Site Plan & Garage Elevation
Architectural Plan and Floor Layout
Preliminary Landscape Plan

VILLAGE BOARD COMMITTEE OF THE WHOLE MEETING
6:30 PM – June 15, 2026
Village Hall - Village Board Room
418 Main Street, Lemont, IL 60439

AGENDA

I. Call to Order

II. Roll Call:

Trustees: Sam Forzley, Janelle Kittridge, Ken McClafferty, Ron Stapleton, Rick Sniegowski, Kevin Shaughnessy and Mayor Egofske.

Staff: George Schafer, Jason Berry, Chief LoCoco, Janet Schatz, Darshana Prakash.

III. Discussion Items

III. A FY26 Budget Amendment #3

As part of the FY2026 year-end process, staff is presenting Budget Amendment #3, the final budget amendment for FY2026. This amendment adjusts the budget to reflect unaudited actual revenues and expenditures through fiscal yearend, ensuring the budget accurately represents the Village's financial activity at the close of the fiscal year. Attachments: EXHIBIT A: Summary of Revenues and Expenditures by Fund Provides a summary of the original adopted budget, subsequent amendments, and the amended budget to date. EXHIBIT B: Budget Amendments Report Consolidates all three budget amendments for reference and audit purposes

Darshana explained this is a routine annual budget cleanup. The adjustments reflect projects that were not completed by April 30, with the associated revenues, including those related to the police pension fund, being carried over into the next fiscal year. Mayor Egofske noted these are timing-related adjustments only. The resolution will be presented for Board consideration at the next meeting.

III. B FY27 Budget Amendment #1

Since the adoption of the FY 2027 budget, an amendment to the budget is needed: a s part of the fiscal year-end closeout process, outstanding Purchase Orders (POs) from FY 2026 were rolled forward into FY 2027. These POs represent existing contractual commitments for goods and services, some of which have already been partially fulfilled. The carryforward of these obligations impacted the previously adopted FY 2027 budget and requires incorporation to reflect accurate financial planning. To ensure the amended budget remains balanced, transfers from fund balance reserves have been utilized to cover the additional appropriations resulting from the PO rollovers and the new projects. The following exhibits are attached for reference: Exhibit A: Summary & Detail of Revenues and Expenditures by Fund Exhibit B: List of Purchase Orders carried over into FY 2027.

Expenditures reflect the purchase orders rolled over. This will be on the agenda for a vote next board meeting.

III.C Case 2024-15 The Club (PUD Amendment)

The subject property is located at 46 Ed Bossert Drive and contains The Club, a recently approved indoor golf, restaurant, and bar destination operating within a historic industrial building. The Village Board approved Phase I of the Planned Unit Development (PUD) through Ordinance O-3-25 on January 27, 2025. The approved PUD authorized rehabilitation of the building into an indoor golf destination with a restaurant and bar, while anticipating future phased improvements to the site. Since approval, the property owner has completed substantial improvements, including installation of a water main and fire sprinkler system, construction of indoor golf simulator bays, completion of kitchen and bar facilities, façade enhancements, exterior repainting, and parking improvements. The applicant is requesting a Major Amendment to the approved PUD to authorize an outdoor dining and drinking area associated with the restaurant and bar use and to permit additional building signage, including a sign located above the front parapet wall.

Jason reported that The Club is requesting new signage facing the High Road Bridge. He noted that all requirements were met prior to occupancy. The proposed amendment also includes expanding the outdoor seating area by approximately 100 square feet to accommodate more than ten additional patrons. The Plan & Zoning Commission recommended approval of the amendment. Trustee Ron Stapleton stated that he would prefer to see the signage mounted on the building rather than above it. The Historic Preservation Commission will review the proposal at its meeting tomorrow evening.

III. D Case 2026-01 1010 State Street

SUMMARY/BACKGROUND SB Real Estate Management, Inc., represented by Architect Simon Batistich, is requesting approval of a rezoning from the R-4A Infill & Preservation Single-Family Residential District to the R-6 Multi-Family Residential District and approval of a Preliminary Planned Unit Development (PUD) for approximately 0.99 acres at 1010 State Street located at the southwest corner of State Street and Peiffer Avenue.

Following the Planning & Zoning Commission public hearing, the applicant submitted a revised site plan and updated engineering plans that increase on-site parking and incorporate additional open space amenities. The revised plans have not been fully reviewed by staff, the Village Engineer, or the Lemont Fire Protection District. Additional review is necessary to determine whether the revised parking layout complies with applicable UDO standards and provides adequate vehicular circulation and emergency access throughout the site.

The subject property is currently zoned R-4 Single-Family Residential. The petitioner is requesting rezoning to R-6 with a Planned Unit Development (PUD) to allow construction of a 16-unit residential development. The existing home on the property would be demolished and replaced with two residential buildings with attached garages. The proposed design includes an approximately five-foot change in roofline elevation, subject to final grading and site slope.

The Plan & Zoning Commission expressed concerns regarding on-street parking, density, and traffic. The Commission's motion to recommend approval of the rezoning and Planned Unit Development (PUD) failed.

It was noted that the existing home on State Street is occupied by a family of five. Trustee Shaughnessy commented that the property is in poor condition, citing the deteriorated roof and gutters, numerous vehicles on the property, and trash stored in front of the house. The property owner stated that the condition of the lawn has improved and indicated that he was uncertain about the tenants' personal circumstances. He noted that the water heater was recently replaced and acknowledged that the home requires repairs. He added that his goal is to improve the property and benefit the community, noting that he is a Lemont resident.

Trustee Stapleton expressed concern about constructing an additional fence along the lot line when one already exists. Trustee Sniegowski raised concerns regarding stormwater drainage. The project architect responded that the proposed grading and drainage plans have been engineered and meet all applicable requirements. It was also noted that the rental property would be managed by the owner. Jason explained that the nearby apartment buildings originally had on-street parking along State Street, but those parking spaces were eliminated when the roadway was widened. Mayor Egofske requested additional information regarding the project's development costs and asked whether the development would be considered upscale. Trustee Sniegowski stated that while he liked the overall design, he believed the location was too dense and presented traffic concerns. He also asked whether the exit sight line could be improved by directing traffic south and avoiding an entrance onto Pfeiffer Road.

Jason noted that the Village previously completed a zoning study of the State Street corridor from Illinois Street to Archer Avenue, which identified condominiums as a potential future land use. The Board requested that the petitioner consider reducing the proposal to 12 units with R-6 zoning or pursuing an R-5 townhouse development with individual ownership.

III. E Case 2026-02 Copper Ridge West

The applicant, Teton Development, LLC, is requesting approval of a rezoning, Preliminary Planned Unit Development (PUD), Preliminary Plat of Subdivision, and associated zoning deviations to allow development of the proposed Copper Ridge West subdivision on approximately 29 acres located east of Interstate 355 and north of 127th Street at 16453 Alba Street. The proposal includes a total of 82 dwelling units consisting of 19 single-family detached homes and 63 townhome units, together with public streets, stormwater facilities, open space, landscaping, and pedestrian connections. The proposed development would have an overall density of approximately 2.8 dwelling units per acre.

Jason Berry reported this property has been annexed into the Village since 2017 and is zoned R-4 and R-5. The site is designated for residential development with a Conservation Overlay District. He noted that roadway safety, drainage, and emergency access requirements will be addressed by the developer.

The petitioner stated the plans have been revised to improve the 29-acre development after considering public and Board feedback. Changes include a reduction in overall density while maintaining consistency with the Village's Comprehensive Plan as a multi-generational residential development. The revised site plan is expected to have less impact on the school district and incorporates additional buffering, berms, landscaping, mature tree preservation and replacement, overlook seating areas, and a small HOA-owned park.

The developer also outlined plans for pedestrian connections to Copper Ridge, Timberline, and surrounding neighborhoods in coordination with the Township. Improvements to Alba Street will include widening, lighting, curb and gutter installation, to be completed by Beechum & Dill. Single-family homes will feature quality masonry architecture on wider lots, while townhomes will include decks and walkout basements. Approximately five guest parking spaces will be provided for every two townhome buildings. The community is being designed to appeal to aging adults, although it is not proposed as a 55-and-over development.

The petitioner stated that the development is projected to generate approximately $1.4 million annually in school district property taxes while producing relatively few additional students based on demographic trends for similar developments.

Trustee Kittridge asked whether a bike path could be added if sidewalks are not constructed along Alba Street. The developer responded that either an asphalt or crushed limestone path will be considered. It was also confirmed that a homeowners association will be established with appropriate reserve funding and that Alba Street will ultimately become a Village-maintained roadway.

The Board emphasized the importance of reducing density in accordance with the recommendation of the Plan & Zoning Commission and expressed a desire to avoid delaying the project. Trustee McClafferty stated that he did not support restricting the development to residents age 55 and older. Trustee Kittridge also expressed concerns regarding on-street parking along Alba Street. Trustee Sniegowski asked whether final engineering plans had been submitted to the Metropolitan Water Reclamation District (MWRD) regarding stormwater retention. The developer responded that final engineering has not yet been submitted but stated that post-development stormwater runoff will not exceed existing conditions.

Questions were also raised regarding noise from Interstate 355. The developer indicated that noise mitigation will include written disclosures to homebuyers, dual-pane windows, and year-round landscape screening. Ralph Pukula stated that neither Public Works nor the Fire Department has identified concerns regarding truck access or emergency vehicle movement within the development.

The Village Board requested that the traffic study be made available for review. The traffic engineer explained that most trips generated by the development are expected to utilize Interstate 355. The study projects approximately 40 additional two-way vehicle trips during the morning peak hour and 49 to 50 additional trips during the evening peak hour. Existing traffic volumes and future background growth were included in the analysis. The study concluded that traffic signal queue lengths are expected to remain substantially unchanged and that the development will have minimal impact on

nearby intersections due to the anticipated demographic of future residents. The Board thanked the petitioner, staff, and residents for their participation in the discussion.

III. F Planned Unit Development (PUD) Amendment for Marbella of Lemont

Lotus Development has submitted a proposal to modify the approved first-floor commercial floor plan. The proposal would combine all of Tenant Space 2B, which faces the courtyard and elevated patio, with a portion of Tenant Space 2A at the southwest corner of the building, facing Canal Street, to create an approximately 3,000 square-foot tenant space. The proposed user for this space is a dental office. The remaining portion of Tenant Space 2A would be reconfigured into an approximately 2,200 square-foot commercial space along the south façade of the building facing Canal Street. Staff notes that the Village previously reviewed modifications to the approved first-floor commercial layout in 2024. At that time, Lotus Development sought approval to divide Tenant Space #3 into a Pilates/Yoga Studio and office space while converting the remainder of Tenant Space #3 and all of Tenant Space #4 into private resident amenities, including a fitness center and resident lounge. Following discussion by the Committee of the Whole and Village Board, those modifications were approved as a Minor PUD Amendment.

Jason Berry presented a request from Lotus Development to amend the approved commercial tenant layout to include a dental practice. Previously approved commercial space has been converted into a fitness center and resident lounge. The courtyard area has been divided into a Pilates studio and a construction office. Of the remaining commercial space, approximately 1,000 square feet is occupied by Bonita Bowl, while the balance remains vacant. Lotus Development is requesting approval to lease approximately 2,200 square feet to a dental office under a proposed 30-year lease.

Board members asked whether tenant improvements had been completed to attract a restaurant. Mr. Berry explained that the space remains in "white box" condition but noted that the existing ductwork could accommodate a future restaurant build-out. He stated that constructing a full commercial kitchen would cost approximately $600,000 and expressed his preference to recruit an established restaurant operator to Lemont.

The Board expressed its desire for Lotus Development to continue pursuing a restaurant tenant for the remaining commercial space.

III G. Ordinance for vending vape machines

The attached ordinance would amend Chapter 5.06 (Tobacco Dealers) of the Village Code to prohibit the sale of tobacco products, electronic cigarettes, and alternative nicotine products through vending machines within the Village. The ordinance adds a definition for "vending machine," establishes a prohibition on vending machine sales of these products, and maintains existing enforcement authority under Chapter 5.04 of the Village Code. Village legal counsel determined that the existing Tobacco Dealers chapter already incorporates Chapter 5.04 and grants the Local Liquor Control Commissioner

the same rights and powers over tobacco dealer permittees as liquor licensees, making additional enforcement language unnecessary.

Jason noted the Village is getting requests regarding vape vending machines in local establishments. Mike Stillman stated the Village currently has no nicotine vending machines. The board is in agreement to not permit vending machine sales within the Village.

IV. Unfinished Business

V. New Business

VI. Audience Participation
Dave W. – Adding Copper Ridge West will flood the downtown area even more. Streets are not wide enough. Parking is poor. Citgo is a big polluter which will discourage buyers.
Laura R. – photo's were presented to board. New Ave. flooded and directly north Cooper Ridge West. Lemont needs to collect impact fee's like Plainfield.
Mike S. – one concern from the Township is the parking for Copper Ridge West. Access is important. Sidewalk issues need to be resolved. The village and township need to merge and work with the developer.
Kathy – paths in Copper Ridge West. Township in the past does not maintain the paths. Treacherous during the winter. Goal should be to work on the open space land & work with the park district.
Jeanette – Open space water main going through the space. There is going to be impact. Would like a restoration plan for trees. Storm retention pond is over six feet, does not want a huge berm on the north side.
Melanie – Open lands committee. New development is going to impact the schools. Concerned with long term growth for the village and listen to concerns from residents.

VII. Executive Session Discussion Under Chapter 5 ILCS 120
(1) Acquisition of Real Estate
(2) Pending, Probable, or Imminent Litigation
(3) Personnel
(4) Collective Bargaining
(5) Sale or Lease of Real Estate

VII. Adjourn - The Committee of the Whole Meeting is adjourned at 9:15 p.m.