Village Board Meeting

Village Board Meeting

The Village Board will be meeting in their regular capacity in the Village Hall Boardroom. The agenda can be accessed from our website's Agenda and Minutes Center, https://www.lemont.il.us/government/village-clerk/agendas-and-minutes-center.

Residents can attend the meeting in the Village Hall Boardroom, or view the board meeting live on the following channels:

- Comcast Cable Community TV – Channel 6
- AT&T U-verse Community TV – Channel 99
- YouTube – Village of Lemont - https://bit.ly/30QizNb

After the Meeting

Lemont residents and others can watch the meeting live as it streams or in archive on the Village's YouTube channel found at, https://bit.ly/30QizNb.

After the meeting, the recorded meeting will be published for viewing in the Village website's Agendas and Minutes Center at, https://www.lemont.il.us/government/village-clerk/agendas-and-minutes-center.

Replay of the meeting is also shown on our community TV channels, Comcast Cable Channel 6 and U-Verse Channel 99. Check the station for scheduled programs.

Public Comment

Residents and others have the ability to provide comments under the audience participation section of the agenda during the meeting. Those wishing to speak should come to the podium when called upon and clearly state your name when called upon for meeting minutes purposes. Each person gets three minutes to speak per our policy. If you wish to speak, please sign in on the provided sign-in sheet at the front of the room.

Village of Lemont

VILLAGE BOARD MEETING
February 9, 2026 – 6:30 PM
Village Hall - Village Board Room
418 Main Street, Lemont, IL 60439
AGENDA

Please view the agenda under "upcoming Events" for directions for public comment, registering for the meeting, and how to view the meeting.

I. Pledge of Allegiance

II. Roll Call

III. Consent Agenda

- III.A Approval of Minutes
- III.B Approval of Disbursements
- III.C A Resolution Authorizing the Execution of an Updated Intergovernmental Agreement with the Joliet (MANS) Metropolitan Area Narcotics Squad
- III.D A Resolution Authorizing a Reduction of a Letter of Credit for the Hoffman Resubdivision
- III.E An Ordinance amending Lemont Municipal Code Chapter 5.04.060, Alcoholic Beverages (Decreasing Number of Class A-3 Liquor Licenses - Next-Mex)
- III.F A Resolution Approving Professional Services Agreement Between HR Green, Inc. and the Village of Lemont, Illinois for IEPA Risk and Resilience Assessment and Emergency Response Plan Updates

IV. Mayor's Report

IV.A A Public Hearing for an Annexation Agreement for 13100 Main Street in Lemont, IL

IV.B A Public Hearing to Consider the Main & Maley Tax Increment Financing (TIF) Redevelopment Project Area

V. Clerk's Report

V.A An Ordinance Authorizing the Execution of an Annexation Agreement for the Property Commonly Known as 13100 Main Street

V.B An Ordinance Annexing Property Located at 13100 Main Street, Lemont, Illinois

V.C An Ordinance Rezoning 28.799 Acres of Property Located at 13100 Main Street in Lemont, IL

V.D An Ordinance Granting a Variation from Section 17.21.040 of the Unified Development Ordinance to Allow An Addition to the Building Utilizing Exterior Metal Panels Located at 16748 New Avenue in Lemont, IL (Natco Leasing)

VI. Village Attorney Report

VII. Village Administrator Report

VIII. Board Reports

IX. Staff Reports

X. Unfinished Business

XI. New Business

XII. Audience Participation

Public comment will be open during this section of the agenda to anyone wishing to address the Board and who has signed in prior to public comment beginning. 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.

XIII. Executive Session Discussion Under Chapter 5 ILCS

(1) Acquisition of Real Estate

(2) Pending, Probable, or Imminent Litigation

(3) Personnel
(4) Collective Bargaining
(5) Sale or Lease of Real Estate

XIV. Action on Closed Session Item(s)

XV. Motion to Adjourn

418 Main Street | Lemont, IL 60439

TO: Village Board Meeting
FROM: Janet Schatz, Finance
THROUGH:
SUBJECT: Approval of Minutes
DATE: February 9, 2026

SUMMARY/BACKGROUND

ANALYSIS

Consistency with Village Policy

STAFF RECOMMENDATION
Approval of Minutes

BOARD ACTION REQUESTED
Approval of Minutes

ATTACHMENTS
COW 1-26-2026.pdf
VB 1-26-26 Minutes.pdf

VILLAGE BOARD COMMITTEE OF THE WHOLE MEETING
7:00 PM – January 26, 2026
Village Hall - Village Board Room
418 Main Street, Lemont, IL 60439

AGENDA

I. **Roll Call**: Trustees present: Sam Forzley, Janelle Kittridge, Ken McClafferty, Ron Stapleton and Mayor Egofske. Kevin Shaughnessy and Rick Sniegowski; absent.
II. **Staff:** George Schafer, Jason Berry, Darshana Prakash, Chief LoCoco, Janet Schatz

III. Discussion Items

III.A Discussion of Case 2025-27 Natco Leasing Variation

Natco Leasing LLC (property owner/applicant), represented by owner Nancy Tiedt, has requested a variation to allow the use of metal exterior panels for an approximately 800 square-foot cold storage addition to an existing 20,145 square-foot industrial building located at 16748 New Avenue. The subject property is zoned M-2, General Manufacturing District and is occupied by Aggreko, a provider of mobile modular power, temperature control, and energy services. According to Aggreko's website, the Lemont facility supports industrial rental operations including generators, HVAC equipment, battery energy storage systems, and compressors. The proposed addition is intended to match the existing building, which is already constructed of metal panel materials, and will be located behind the building with no visibility from New Avenue. Section 17.21.040 of the Unified Development Ordinance (UDO) prohibits metal panels as an exterior building material in non-residential zoning districts. The applicant is requesting relief from this exterior material requirement to allow the addition to match the existing building.

Jason Berry said Natco would like metal sided panels for their addition. P&Z recommended this variance so exterior of all buildings will remain the same. No questions from board.

III.B Discussion of Case 2025-24 Lemont Fire Protection District Station 1

FGM Architects, on behalf of the Lemont Fire Protection District, is requesting annexation, rezoning to the Institutional (INT) District, and Special Use approval for a Preliminary Planned Unit Development (PUD) to allow construction of a new Fire Station No. 1 at the northeast corner of 127th Street and Walter Street. The 3.68-acre site consists of four parcels, two of which are currently located in unincorporated Cook County and will be annexed prior to rezoning. The proposal includes a modern, approximately 32,000-square-foot fire station with three apparatus bays oriented toward 127th Street, public parking areas along Walter Street, screened staff parking, and site circulation designed to safely

accommodate emergency vehicle movements. The building is designed with durable civic materials and a contemporary appearance. The following deviations from the Unified Development Ordinance (UDO) are requested within the PUD: Building height: 36.33' proposed vs. 35' max in INT; and Interim side yard setback: 17' while the existing home at 15723 127th Street remains; compliant 119' after removal; and EMC location: proposed along 127th Street, which is not listed as an allowed corridor; and EMC area: exceeds 33% of monument sign area; and 127th Street curb cut width: exceeds 35' to meet apparatus turning needs.

Mayor Egofske requested confirmation regarding the fire district referendum and asked the Fire Board to clarify how the approved funds will be spent. Fire suppression and zoning for the proposed new fire station on 127th Street are key concerns.

Jason Berry reported that Station One will be relocated from downtown Lemont to a 3.6-acre property at 127th Street and Walter. The site will be rezoned to institutional use with limited deviations. The Plan and Zoning Commission recommended approval of the rezoning with a 6–0 vote.

The Fire Chief explained that the fire district operates as its own taxing body, serving 26 square miles, including Lemont Township, the Village of Lemont, and the south side of Woodridge, covering approximately 32,000 residents. The district currently operates four fire stations in Lemont with more than 54+ employees and responded to 4,100 calls last year. Current response times exceed eight minutes in some cases due to poor station locations. The district's goal is a response time of six minutes or less.

FGMA Architects were hired in July 2023. The proposed new station will be 26,573 square feet. In January 2024, the district began the "Minutes Matter" planning process, which included seven team meetings, public open houses, an online outreach campaign, and door-to-door engagement. Three location options were evaluated, and relocation of Station One was determined to be the best option. The fire district expressed strong support for the 127th Street location. The referendum received 61 percent voter approval, all for capital improvements.

Construction planning began November 14, 2024. Bids are currently out. Construction is scheduled to begin this spring and is expected to take approximately 18 months. The total project budget is $46.1 million. The fire district received an S&P Global AA credit rating. Trustee Janelle Kittridge asked when the bonds would be paid off. The bonds will mature on December 20, 2046, at an interest rate of 4.1 percent. The downtown station will be ready to sell in approximately 2 years.

Jason Berry noted Cook County reviews will occur during the preliminary planned unit development process. A public hearing is anticipated in February 2026. The current

downtown fire station is zoned B-3 commercial. Plans include rezoning the existing station and additional property across New Avenue for future development.

Mayor Egofske thanked the fire board for working with the village board on future development opportunities. Trustee McClafferty expressed concerns regarding the proximity of fuel tanks to the building. The village board thanked the fire district for the presentation. Public hearings will be scheduled.

III.C Proposed Main & Maley TIF

SUMMARY/BACKGROUND The Village of Lemont is proposing the establishment of a new Tax Increment Financing (TIF) district generally located at the northeast corner of Main Street and Maley Road. The proposed Main & Maley TIF encompasses approximately 130.5 acres and consists primarily of industrial and vacant land, much of which has experienced long-term underinvestment, infrastructure deficiencies, and physical constraints that limit redevelopment potential. This area has historically developed in a fragmented and largely uncoordinated manner, much of it occurring prior to annexation into the Village and without the benefit of comprehensive municipal planning. As a result, the area contains aging industrial buildings, deteriorated site improvements, inadequate utilities, and recurring stormwater and flooding issues. These conditions have contributed to lagging equalized assessed valuation (EAV) and reduced competitiveness for modern industrial and business investment. To address these challenges, the Village engaged Ryan, LLC to evaluate the eligibility of the proposed Main & Maley area for TIF designation and to prepare a Redevelopment Plan and Eligibility Report. Based on this analysis, the area qualifies in part as a Conservation Area (improved parcels) and in part as a Blighted Vacant Area (vacant parcels), including certification of chronic flooding conditions by the Village's consulting engineer. The purpose of the proposed Main & Maley TIF is to create a long-term financial and planning framework to support infrastructure improvements, site preparation, environmental remediation, and coordinated redevelopment efforts that would not reasonably be expected to occur without the availability of TIF.

Jason Berry noted that the site is located on the east side of town near Route 83, an area that has already seen development and infrastructure upgrades, including the JB Hunt facility. The Mayor emphasized the importance of completing asphalt improvements, curb installation, and proper drainage. The Village does not want truck traffic routed through town; truck access will come from the east and exit to the east.

Any revenue generated through the TIF will be reinvested into infrastructure improvements. Questions were raised regarding whether TIF funds could assist with trail and canal area improvements. The public hearing will take place on February 9, 2026, with the item scheduled to be brought before the Village Board for a vote on February 23, 2026. Jason Berry encouraged residents to contact his office with any questions.

III.D Proposal to Purchase and Lease MWRD-Owned Parcels – Stephen Street Corridor

MWRD acquired 19 Stephen Street in 2013 for $260,000 and 11 Stephen Street in 2014 for $198,000. Both structures are no longer habitable and require demolition. In 2023, the Village appraised the combined 11 and 19 Stephen Street parcels at $190,000, based on their current vacant condition and likely redevelopment use. However, the property immediately adjacent at 17 Stephen Street, which also consists of two lots, was appraised in the same year at $260,000, providing a market justification for a higher valuation of 19 Stephen Street despite its dilapidated condition. Staff has proposed a purchase price of $165,700 for 19 Stephen Street. This figure represents the full recorded value of the property ($260,000), supported by appraisal data, less the demolition costs for both 19 and 11 Stephen Street (estimated at $94,300), which the Village would fully manage and fund. MWRD would retain ownership of 11 Stephen Street, and the Village would lease that site under an amended version of the existing HQRA lease agreement. George Schafer submitted the Village's formal offer letter to MWRD's law department on July 14, 2025. MWRD staff have indicated there were no objections from technical departments and that the matter may be presented to the MWRD Board for initial review.

A map was presented by the Metropolitan Water Reclamation District showing wastewater infrastructure serving Lemont. With the opening of Athens Park and the pedestrian bridge, several existing buildings will need to be demolished. Two of the properties will be leased to the Village on a long-term basis, and two properties the Village will purchase.

The leased properties cannot be developed due to an underground wastewater pipe. Trustee Forzley requested clarification regarding the lease terms for the two properties. There were no further questions from the board.

IV. Unfinished Business

V. New Business

VI. Audience Participation

Laura R. – tonight's meeting with the fire board present, was in violation since it was not posted 48 hours in advance by the Lemont Fire District. TIF districts are not good for the residents and taxes. Is the MWRD land full of toxic materials.
Dave W. – fire district does not answer the 911 calls, annex in the rest of High Road

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 8:15 p.m.

Minutes
VILLAGE BOARD MEETING
Village Hall – 418 Main Street
Monday, January 26, 2026
6:30 p.m.
The regular meeting of the Lemont Village Board was held on Monday, January 26, 2026
At 6:30 p.m.
with Mayor John Egofske presiding.

I) Pledge of Allegiance

II) Roll Call

Samuel Forzley, Janelle Kittridge, Ken McClafferty, Ronald Stapleton, Mayor John Egofske; present. Rick Sniegowski, Kevin Shaughnessy; absent.

III) Consent Agenda

III.A) Approval of Minutes

Cover Page

12-8-25 Minutes.pdf

COW 12-15-25.pdf

III.B) Approval of Disbursements

Cover Page

12-9-25 thru 12-22-25.pdf

12-23-25 thru 1-12-26.pdf

1-13-26 thru 1-26-26.pdf

III.C) An Ordinance O-01-26 Amending Lemont Municipal Code Chapter 5.04, Liquor Licenses (decreasing the number of Class D-1 Liquor Licenses, Aster Gardens)

Cover Page

Removing Class_ Liquor_License_Aster.pdf

III.D) An Ordinance O-02-26 authorizing the Village of Lemont, Cook, DuPage and Will counties, Illinois to borrow funds from the Public Water Supply Loan Program of the Illinois Environmental Protection Agency (Loan #2)

Cover Page

LOAN AGREEMENT AUTHORIZING ORDINANCE IEPA Loan #2.pdf

III.E) A Resolution R-01-26 authorizing the Village Administrator to execute the loan agreement #2 between the Village of Lemont and the Illinois Environmental Protection Agency (IEPA)

Cover Page

Resolution to authorize VA for IEPA loan #2.pdf

Motion by Samuel Forzley, seconded by Ken McClafferty, to approve the Consent Agenda

Roll Call: Samuel Forzley, Janelle Kittridge, Ken McClafferty, Ronald Stapleton; 4 ayes. ; 0 nays. Motion Carried.

IV) Mayor's Report

Mayor's Message – January 26, 2026

The Village of Lemont lost a dear friend to many. Tom Ballard, our Lemont Emergency Management Agency Director, passed away last Monday. His wake is being held this evening, with funeral services tomorrow at Markiewicz (Mar-ka-vich) Funeral Home. Tom meant so very much to so many in our community and in our state, and his passing leaves a tremendous void. While we mourn his loss, we also recognize the legacy he leaves behind. A legacy of extraordinary dedication, generosity and an unwavering commitment to others, which made him a pillar of our town. We will formally honor Tom at an upcoming Village Board meeting. He is a part of the story of our Village, and you can see it in the people he helped, the friendships he built, and the kindness he offered to so many. On behalf of the Village, we extend our deepest condolences to his family, friends, and all those who knew and loved him. Please join us in a moment of silence in Tom's memory.

Our 2025 Community Survey is open until February 1. We have been receiving a lot of responses and good feedback. Your input helps us improve services, programs and community initiatives. To participate, visit, Polco . U S slash Lemont, and create an account if you don't yet have one. (Polco.us/lemont)

Registration for the Quarryman Challenge is open! The Quarryman Challenge 5K & 10 Mile race will be held on May 9, beginning at 7:30 am. Sign up now for Early Bird pricing. Visit, quarryman challenge . com, to register.

This is the last full week to enjoy our Lighting Up Lemont holiday displays, so bundle up and take a walk or drive around the downtown. There may even be a few ice sculptures left standing from Ice Fest to see! We want to thank all our sponsors that were a part of Lighting Up Lemont and Ice & Lights Fest that helped bring more magic to the downtown. We especially want to thank our Public Works Department for setting up and maintaining the decorations, which now must be taken down. It's quite a job, and we do appreciate all the work you put into it to make the town look fantastic!

V) Clerk's Report

V.A A Resolution R-02-26 Approving Professional Services Agreement Between HR Green, Inc. and the Village of Lemont, Illinois for Village Wide Sanitary Sewer Flow Monitoring Design Engineering

Cover Page

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

Motion by Samuel Forzley, seconded by Janelle Kittridge, to approve.

Ralph Pukula noted this was discussed at the Dec. 15, 2025 COW. This monitoring is village wide to identify any infiltration, mandated by MWRD. This agreement is with HR Green not to exceed $149,250.00.

Roll Call: Samuel Forzley, Janelle Kittridge, Ken McClafferty, Ronald Stapleton; 4 ayes. ; 0 nays. Motion Carried.

V.B A Resolution R-03-26 Approving Master License Agreement with Delta Communications, LLC dba Clearwave Fiber for Fiber Broadband Installation

Cover Page

A Resolution Approving Master License Agreement with Delta Communications, LLC dba Clearwave Fiber for Fiber Broadband Installation.pdf

Motion by Ronald Stapleton, seconded by Ken McClafferty, to approve

George Schafer noted this was discussed at a previous COW Meeting in December. This will allow current cable companies to continue to operate with an option to add fiber

optic for local residents. This partnership will make a good collaboration with the work completed in an effective manner. A sales tax will be collected no matter which carrier is used within the Village. Mayor Egofske said this is another great option for all.

Roll Call: Samuel Forzley, Janelle Kittridge, Ken McClafferty, Ronald Stapleton; 4 ayes. ; 0 nays. Motion Carried.

V.C A Resolution R-04-26 Approving Professional Services Agreement Between HR Green, Inc. and the Village of Lemont, Illinois for Village Wide Fiber Installation Construction Observation and Plan Review Services

Cover Page

A Resolution Approving Professional Services Agreement Between HR Green, Inc. and the VIllage of Lemont, Illinois for Village Wide Fiber Installation Construction Observation and Plan Review Services.pdf

Motion by Ken McClafferty, seconded by Janelle Kittridge, to approve

Ralph Pukula said this agreement is with HR Green to assist the Village with the fiber optic plan review. This will cover observation, construction, installation and location of our utilities. Hours billed will be reimbursed by Clearwave Fiber. Trustee Forzley asked how long for the construction which will start in spring. Ralph noted it will be done in phases and will report back to the board once utilities have been discovered.

Roll Call: Samuel Forzley, Janelle Kittridge, Ken McClafferty, Ronald Stapleton; 4 ayes. ; 0 nays. Motion Carried.

VI) Village Attorney Report

Mike Stillman noted that there were some issues in Orland Park with Clearwave Fiber. This company solved the problem and worked closely with that Village with positive results.

VII) Village Administrator Report

VIII) Board Reports

Clerk Charlene Smollen mentioned that former board member, Ron Bromberek passed away last week and to keep his family in our thoughts and prayers.

IX) Staff Reports

X) Unfinished Business

XI) New Business

XII) Audience Participation

Laura - 97th Street carries 22K vehicles per day. Accident in January with lack of police giving direction nor assistance. Need more police in Lemont and Woodridge. No notice or alerts from the Village.
Dave - Tanker in ditch at 127 and High Road. 911 called but Lemont police were busy. Annex in High Road 100%.

XIII) Executive Session Discussion Under Chapter 5 ILCS

XIV) Action on Closed Session Item(s)

XV) Motion to Adjourn

Motion by Ronald Stapleton, seconded by Samuel Forzley, to Adjourn

Roll Call: Samuel Forzley, Janelle Kittridge, Ken McClafferty, Ronald Stapleton; 4 ayes. ; 0 nays. Motion Carried.

418 Main Street | Lemont, IL 60439

TO: Village Board Meeting
FROM: Darshana Prakash, Finance
THROUGH:
SUBJECT: Approval of Disbursements
DATE: February 9, 2026

SUMMARY/BACKGROUND

ANALYSIS

Consistency with Village Policy

STAFF RECOMMENDATION
Approval of Disbursements

BOARD ACTION REQUESTED
Approval of Disbursements

ATTACHMENTS
1-27 thru 2-9-26.pdf

Village of Lemont

Payment Register

From Payment Date: 1/27/2026 - To Payment Date: 2/9/2026

Number	Date	Status	Void Reason	Reconciled/ Voided Date	Source	Payee Name	Transaction Amount	Reconciled Amount	Difference
FM-Clearing - Accounts Payable									
Check									
26920	02/09/2026	Open			Accounts Payable	AIRGAS USA, LLC	$93.77		
	Invoice		Date	Description			Amount		
	5522140715		01/31/2026	welding tank rental			$93.77		
26921	02/09/2026	Open			Accounts Payable	Aleksandar Lazarevic	$710.55		
	Invoice		Date	Description			Amount		
	26-29-01 A.L		01/27/2026	2024 Property Tax Rebate			$710.55		
26922	02/09/2026	Open			Accounts Payable	BEVERLY SNOW & ICE INC.	$5,696.80		
	Invoice		Date	Description			Amount		
	83390		02/01/2026	225 Canal lot snow & ice service 2/26			$1,704.00		
	83391		02/01/2026	seasonal snow & ice services 2/26			$3,992.80		
26923	02/09/2026	Open			Accounts Payable	CHICAGO STOCKYARD KILTY BAND	$1,500.00		
	Invoice		Date	Description			Amount		
	2026-001		01/27/2026	St. Patricks Day Parade			$1,500.00		
26924	02/09/2026	Open			Accounts Payable	CHICAGO TRIBUNE MEDIA GROUP	$148.50		
	Invoice		Date	Description			Amount		
	130161129000		01/27/2026	PZC PUBLIC NOTICE			$148.50		
26925	02/09/2026	Open			Accounts Payable	CINTAS CORPORATION	$159.41		
	Invoice		Date	Description			Amount		
	5296766702		01/27/2026	Safety Supplies			$8.15		
	2026-00000353		01/27/2026	SAFETY SUPPLIES			$76.66		
	5311441702		01/27/2026	Cintas-418			$74.60		
26926	02/09/2026	Open			Accounts Payable	COMED	$10,905.48		
	Invoice		Date	Description			Amount		
	26-01-0135		01/09/2026	0135005000 - 12799 Marble St lift station			$233.14		
	26-01-1056		01/09/2026	1056633000 - street lights - 47 Stevens St			$94.57		
	26-01-9207		01/09/2026	9207333000 - 0 N New Ave 101 Main St			$647.84		
	26-01-1276		01/09/2026	1276772222 - 55 Stephen St Safety Village			$207.30		
	26-01-0372		01/08/2026	0372871222 - Main St lift station - Bell Rd, Main St			$258.32		
	26-01-4863		01/08/2026	4863382222 - 310 River Street			$2,065.32		
	26-01-1564		01/08/2026	1564676000 - street lights - 411 Singer Ave rear			$259.51		
	26-01-3410		01/08/2026	3410135000 - 322 Main St Village Greens			$110.88		
	26-01-6027		01/08/2026	6027474000 - charging station - 1001 Main St			$173.14		
	25-12-2567		01/06/2026	2567508000 - street lights - 0 Stephen St in alley off canal			$799.85		
	26-01-3475		01/22/2026	3475182116 - 12490 Derby Rd tower			$166.98		
	26-01-7570		01/15/2026	7570714000 - street lights - 0 12701 tre, 171			$49.35		
	26-01-3107		01/17/2026	3107511222 - street lights - 0 Rolling Meadow Dr 127th St			$5,691.45		
	26-01-6058		01/12/2026	6058324000 - street lights - 44 Stevens St			$147.83		
26927	02/09/2026	Open			Accounts Payable	CONSERV FS INC	$1,815.00		
	Invoice		Date	Description			Amount		
	6447433		01/16/2026	calcium chloride			$1,815.00		

Payment Register

From Payment Date: 1/27/2026 - To Payment Date: 2/9/2026

Number	Date	Status	Void Reason	Reconciled/ Voided Date	Source	Payee Name	Transaction Amount	Reconciled Amount	Difference
26928	02/09/2026	Open			Accounts Payable	COOK COUNTY TREASURER	$1,205.01		
	Invoice		Date	Description			Amount		
	2025-4		01/03/2026	25GM Traffic signal maintenance - County			$1,205.01		
26929	02/09/2026	Open			Accounts Payable	GORDON FLESCH COMPANY, INC.	$365.85		
	Invoice		Date	Description			Amount		
	IN15479084		01/27/2026	Copies 12.20-1.20			$356.30		
	IN15477685		01/27/2026	Copies 12.23-1.20			$9.55		
26930	02/09/2026	Open			Accounts Payable	GUARANTEED TECHNICAL SVCS & CONSULTING INC	$6,540.00		
	Invoice		Date	Description			Amount		
	2026-005		01/27/2026	Microsoft Entra License annual Pre Pay			$2,160.00		
	2026-001		01/27/2026	managed care+ IT support			$4,380.00		
26931	02/09/2026	Open			Accounts Payable	HELBLING, JIM	$4,250.00		
	Invoice		Date	Description			Amount		
	261701 JH		01/27/2026	1/7/26 WAGON RIDES FOR ICE & LIGHTS			$900.00		
	252612 JH		01/27/2026	WEEKEND LEMONT TRACTOR CLUB RIDES			$3,350.00		
26932	02/09/2026	Open			Accounts Payable	ILLINOIS STATE POLICE	$54.00		
	Invoice		Date	Description			Amount		
	20251201600		01/27/2026	Fingerprinting			$54.00		
26933	02/09/2026	Open			Accounts Payable	JULIE, INC.	$5,473.75		
	Invoice		Date	Description			Amount		
	2026-1010		01/06/2026	Julie locate tickets			$5,473.75		
26934	02/09/2026	Open			Accounts Payable	JX TRUCK CENTER - BOLINGBROOK	$900.60		
	Invoice		Date	Description			Amount		
	22383408P		02/02/2026	parts			$1,236.32		
	22384474P		01/27/2026	core return			($109.96)		
	22383555P		01/21/2026	parts return			($225.76)		
26935	02/09/2026	Open			Accounts Payable	KIMBALL MIDWEST	$886.66		
	Invoice		Date	Description			Amount		
	104139329		01/30/2026	supplies			$300.00		
	104125634		01/27/2026	supplies			$586.66		
26936	02/09/2026	Open			Accounts Payable	MENARDS	$823.32		
	Invoice		Date	Description			Amount		
	68947		01/27/2026	equipment antifreeze			$119.76		
	68744		01/22/2026	heater			$76.49		
	69006		01/28/2026	supplies			$627.07		
26937	02/09/2026	Open			Accounts Payable	Menzione, Ralph	$51.49		
	Invoice		Date	Description			Amount		
	5262108747938		01/27/2026	OFC. R Menzione-Reimburse			$51.49		
26938	02/09/2026	Open			Accounts Payable	MONROE TRUCK EQUIPMENT	$2,109.41		
	Invoice		Date	Description			Amount		
	348388		01/05/2026	parts			$386.33		
	348368		01/29/2026	parts			$1,723.08		

Payment Register

From Payment Date: 1/27/2026 - To Payment Date: 2/9/2026

Number	Date	Status	Void Reason	Reconciled/ Voided Date	Source	Payee Name	Transaction Amount	Reconciled Amount	Difference
26939	02/09/2026	Open			Accounts Payable	MORTON SALT, INC.	$42,673.87		
	Invoice		Date	Description		Amount			
	5403988605		01/16/2026	26GM road salt bulk state		$1,465.21			
	5403997714		01/21/2026	26GM road salt bulk state		$14,187.87			
	5404009623		01/26/2026	26GM road salt bulk state		$13,680.10			
	5404009622		01/26/2026	26GM road salt bulk state		$3,051.24			
	5404001143		01/22/2026	26GM road salt bulk state		$8,813.68			
	5404030914		02/03/2026	26GM road salt bulk state		$1,475.77			
26940	02/09/2026	Open			Accounts Payable	SAFETY KLEEN	$190.13		
	Invoice		Date	Description		Amount			
	99005595		01/24/2026	parts washer		$190.13			
26941	02/09/2026	Open			Accounts Payable	SOSIN, ARNOLD & SCHOENBECK LTD	$650.00		
	Invoice		Date	Description		Amount			
	4110		01/27/2026	ADJUDICATION		$650.00			
26942	02/09/2026	Open			Accounts Payable	Garcia, Joseph	$1,000.00		
	Invoice		Date	Description		Amount			
	NRES-22-6 C		01/29/2026	Bond Refund		$1,000.00			
26943	02/09/2026	Open			Accounts Payable	PIMA PROPERTY GROUP	$1,000.00		
	Invoice		Date	Description		Amount			
	ARES-24-39 C		01/29/2026	Outside Services		$1,000.00			
26944	02/09/2026	Open			Accounts Payable	Rokicka, Izabella	$1,000.00		
	Invoice		Date	Description		Amount			
	ACOM-25-38 C		01/29/2026	Outside Services		$1,000.00			
26945	02/09/2026	Open			Accounts Payable	Thomas Boyle	$1,000.00		
	Invoice		Date	Description		Amount			
	SWR-25-30 C		01/29/2026	Outside Services		$1,000.00			
26946	02/09/2026	Open			Accounts Payable	MGT IMAPCT SOLUTIONS, LLC	$5,400.00		
	Invoice		Date	Description		Amount			
	GHR1001344		01/27/2026	Salary Review		$5,400.00			
26947	02/09/2026	Open			Accounts Payable	ADVERTISING FLAG COMPANY, INC.	$148.58		
	Invoice		Date	Description		Amount			
	388607		01/20/2026	mourning flags		$148.58			
26948	02/09/2026	Open			Accounts Payable	MAURO SEWER CONSTRUCTION	$646,025.57		
	Invoice		Date	Description		Amount			
	2403645PE-1		01/12/2026	2025 water main improvements		$646,025.57			
Type Check Totals:					29 Transactions		$742,777.75		
EFT									
4671	02/09/2026	Open			Accounts Payable	1ST AYD CORPORATION	$1,206.33		
	Invoice		Date	Description		Amount			
	PSI843948		01/15/2026	supplies		$1,206.33			
4672	02/09/2026	Open			Accounts Payable	AVALON PETROLEUM COMPANY	$12,819.52		
	Invoice		Date	Description		Amount			
	010849		01/15/2026	1500 gallons regular		$3,717.00			
	010865		01/23/2026	1700 gallons regular		$4,242.52			

Payment Register

From Payment Date: 1/27/2026 - To Payment Date: 2/9/2026

Number	Date	Status	Void Reason	Reconciled/ Voided Date	Source	Payee Name	Transaction Amount	Reconciled Amount	Difference
	042061		01/20/2026	1500 gallons diesel			$4,860.00		
4673	02/09/2026	Open			Accounts Payable	BEECHEN & DILL HOMES INC	$1,000.00		
	Invoice		Date	Description			Amount		
	NRES-25-72 C		01/29/2026	12235 COPPER RIDGE DR			$1,000.00		
4674	02/09/2026	Open			Accounts Payable	BILLIG, PEGGY	$262.50		
	Invoice		Date	Description			Amount		
	0172		01/27/2026	PZC minutes			$262.50		
4675	02/09/2026	Open			Accounts Payable	CDW GOVERNMENT	$219.96		
	Invoice		Date	Description			Amount		
	AH6QN1D		01/27/2026	ADOBE-LoCoco+Gracia			$219.96		
4676	02/09/2026	Open			Accounts Payable	CIRCLE K STORES INC.	$329.00		
	Invoice		Date	Description			Amount		
	2176037		01/27/2026	Vehicle Washes			$329.00		
4677	02/09/2026	Open			Accounts Payable	EJ USA, INC	$1,070.08		
	Invoice		Date	Description			Amount		
	110260005044		01/27/2026	bbox parts			$34.96		
	110260005091		01/27/2026	clamps & sockets			$438.22		
	110260005828		01/30/2026	bboxes			$596.90		
4678	02/09/2026	Open			Accounts Payable	Ferguson Enterprises, LLC DBA Water Resources	$12,851.71		
	Invoice		Date	Description			Amount		
	0543619		01/19/2026	mrx warranty			$761.71		
	0544471		01/30/2026	water meters ARPA funds			$2,340.00		
	0544470		01/30/2026	water meters ARPA funds			$9,750.00		
4679	02/09/2026	Open			Accounts Payable	INTERGOVERNMENTAL RISK MANAGEMENT AGENCY	$4,944.48		
	Invoice		Date	Description			Amount		
	201		01/27/2026	IRMA			$4,944.48		
4680	02/09/2026	Open			Accounts Payable	JAMES MAILHIOT	$1,900.00		
	Invoice		Date	Description			Amount		
	16		01/27/2026	Health Inspection			$800.00		
	17		01/27/2026	Health Inspection 1/15;1/27;1/29/2026			$1,100.00		
4681	02/09/2026	Open			Accounts Payable	JOHNSON CONTROLS SECURITY SOLUTIONS	$1,028.00		
	Invoice		Date	Description			Amount		
	42067291		01/10/2026	alarm monitoring 2/1/26-4/30/26			$173.35		
	42067289		01/10/2026	alarm monitoring 2/1/26-4/30/26			$173.35		
	42067288		01/10/2026	alarm monitoring 2/1/26-4/30/26			$173.35		
	42067287		01/10/2026	alarm monitoring 2/1/26-4/30/26			$173.35		
	42067286		01/10/2026	alarm monitoring 2/1/26-4/30/26			$173.35		
	42067284		01/10/2026	alarm monitoring 2/1/26-4/30/26			$161.25		
4682	02/09/2026	Open			Accounts Payable	K-FIVE HODGKINS LLC	$2,080.00		
	Invoice		Date	Description			Amount		
	74589		01/12/2026	26GM cold patch			$2,080.00		

Payment Register

From Payment Date: 1/27/2026 - To Payment Date: 2/9/2026

Number	Date	Status	Void Reason	Reconciled/ Voided Date	Source	Payee Name	Transaction Amount	Reconciled Amount	Difference
4683	02/09/2026	Open			Accounts Payable	LINA EMBROIDERY	$61.50		
	Invoice		Date	Description			Amount		
	10295st c		01/27/2026	Star Patch- Kozak			$20.00		
	10294st c		01/27/2026	Jacket Star Matches-Camardo			$41.50		
4684	02/09/2026	Open			Accounts Payable	LYONS ELECTRIC CO	$735.00		
	Invoice		Date	Description			Amount		
	20282		01/31/2026	26GM traffic signal maintenance local			$735.00		
4685	02/09/2026	Open			Accounts Payable	METROPOLITAN INDUSTRIES INC	$990.00		
	Invoice		Date	Description			Amount		
	INV080461		01/15/2026	data connection fees			$990.00		
4686	02/09/2026	Open			Accounts Payable	MOTION & CONTROL ENTERPRISES LLC	$880.19		
	Invoice		Date	Description			Amount		
	g10294-002		01/27/2026	hoses			$142.74		
	g10294-001		01/27/2026	fittings			$16.36		
	g09562-001		01/22/2026	parts			$721.09		
4687	02/09/2026	Open			Accounts Payable	MUNICIPAL GIS PARTNERS, INC	$5,376.00		
	Invoice		Date	Description			Amount		
	8459		01/27/2026	GIS			$5,376.00		
4688	02/09/2026	Open			Accounts Payable	ODELSON, MURPHEY, FRAZIER & MCGRATH LTD	$2,560.00		
	Invoice		Date	Description			Amount		
	947		01/27/2026	Dec. 2025			$2,560.00		
4689	02/09/2026	Open			Accounts Payable	OFFICE REVOLUTION LLC	$1,005.00		
	Invoice		Date	Description			Amount		
	179321		01/27/2026	Office Furniture			$1,005.00		
4690	02/09/2026	Open			Accounts Payable	OPENGOV INC	$39,942.00		
	Invoice		Date	Description			Amount		
	INV24428		01/27/2026	Software for permitting+ licensing			$39,942.00		
4691	02/09/2026	Open			Accounts Payable	OVERDOORS OF ILLINOIS	$345.00		
	Invoice		Date	Description			Amount		
	4208401		01/23/2026	door 3 repair			$345.00		
4692	02/09/2026	Open			Accounts Payable	PACE ANALYTICAL SERVICES, LLC	$690.00		
	Invoice		Date	Description			Amount		
	267202804		01/30/2026	sample testing			$690.00		
4693	02/09/2026	Open			Accounts Payable	PARENT PETROLEUM INC	$858.53		
	Invoice		Date	Description			Amount		
	1794777		01/16/2026	kerosene			$858.53		
4694	02/09/2026	Open			Accounts Payable	PAYLOCITY CORPORATION	$769.33		
	Invoice		Date	Description			Amount		
	INV3404565		01/27/2026	January 2026			$769.33		
4695	02/09/2026	Open			Accounts Payable	QUINLAN SECURITY SYSTEMS	$1,025.22		
	Invoice		Date	Description			Amount		
	38333		02/01/2026	door access			$406.08		
	37833		11/01/2025	door access			$406.08		

Payment Register

From Payment Date: 1/27/2026 - To Payment Date: 2/9/2026

Number	Date	Status	Void Reason	Reconciled/ Voided Date	Source	Payee Name	Transaction Amount	Reconciled Amount	Difference
	38399		02/01/2026	door access		$213.06			
4696	02/09/2026	Open			Accounts Payable	RAINBOW PRINTING	$5,307.75		
	Invoice		Date	Description		Amount			
	223708		01/27/2026	Custodial Services January 2026		$5,307.75			
4697	02/09/2026	Open			Accounts Payable	RAY O'HERRON CO., INC.	$910.25		
	Invoice		Date	Description		Amount			
	2456092		01/27/2026	Sponge Rounds-Ammo		$899.99			
	2457197		01/27/2026	CAP BUTTONS-PAPPAS		$4.86			
	2457201		01/27/2026	CAP BUTTONS-KEANE		$5.40			
4698	02/09/2026	Open			Accounts Payable	RUSH TRUCK CENTERS	$473.40		
	Invoice		Date	Description		Amount			
	3044772017		01/22/2026	parts		$263.40			
	3044868685		01/31/2026	parts		$210.00			
4699	02/09/2026	Open			Accounts Payable	SEACOAST BUSINESS FUNDING & CROSSING GUARD	$1,470.48		
	Invoice		Date	Description		Amount			
	1894		01/27/2026	Crossing Guards OPER/Pub Safety SVCS-OTH		$1,470.48			
4700	02/09/2026	Open			Accounts Payable	SHIPLEY DESIGN GROUP, PLLC	$4,287.50		
	Invoice		Date	Description		Amount			
	1074		01/27/2026	Rail Engineering		$4,287.50			
4701	02/09/2026	Open			Accounts Payable	SOUTHWEST CENTRAL DISPATCH	$33,119.32		
	Invoice		Date	Description		Amount			
	26-27-01 SCD		01/27/2026	Feb. 2026		$33,119.32			
4702	02/09/2026	Open			Accounts Payable	SPARKLES ENTERTAINMENT, INC.	$800.00		
	Invoice		Date	Description		Amount			
	26017LL		01/27/2026	Ice&Lights Fest		$800.00			
4703	02/09/2026	Open			Accounts Payable	TATE, JAMIE, M	$12,436.00		
	Invoice		Date	Description		Amount			
	25-25		01/27/2026	11/24/2025-12/07/2025 planning services		$4,212.60			
	25-24		01/27/2026	11/10/2025-11/23/2025 planning services		$3,250.60			
	25-26		01/27/2026	12/08/2025-12/21/2025 planning services		$4,972.80			
4704	02/09/2026	Open			Accounts Payable	TERMINAL SUPPLY CO.	$1,266.86		
	Invoice		Date	Description		Amount			
	85517-00		01/27/2026	supplies		$1,266.86			
4705	02/09/2026	Open			Accounts Payable	TESKA ASSOCIATES, INC.	$1,230.00		
	Invoice		Date	Description		Amount			
	15881		01/27/2026	Downtown SSA		$1,230.00			
4706	02/09/2026	Open			Accounts Payable	UNDERGROUND PIPE SOLUTIONS	$3,200.00		
	Invoice		Date	Description		Amount			
	LEMONT01162026.2		01/16/2026	sewer jetting Oak		$1,600.00			
	LEMONT01162026.1		01/16/2026	jet lines at pond near shop		$1,600.00			
4707	02/09/2026	Open			Accounts Payable	UNIFIRST CORPORATION	$348.18		
	Invoice		Date	Description		Amount			
	1651185953		01/27/2026	1658751 - Village Hall carpet mats		$174.09			
	1651190849		01/27/2026	1658751 - Village Hall carpet mats		$174.09			

Payment Register

From Payment Date: 1/27/2026 - To Payment Date: 2/9/2026

Number	Date	Status	Void Reason	Reconciled/ Voided Date	Source	Payee Name	Transaction Amount	Reconciled Amount	Difference
4708	02/09/2026	Open			Accounts Payable	WEST SIDE TRACTOR SALES	$669.82		

Invoice	Date	Description	Amount
N80536	01/22/2026	supplies	$669.82

Number	Date	Status	Void Reason	Reconciled/ Voided Date	Source	Payee Name	Transaction Amount	Reconciled Amount	Difference
4709	02/09/2026	Open			Accounts Payable	WILLOWBROOK FORD INC	$658.25		

Invoice	Date	Description	Amount
6459271	01/21/2026	repair bd179	$658.25

Type EFT Totals:	39 Transactions	$161,127.16	

FM-Clearing - Accounts Payable Totals

Checks	Status	Count	Transaction Amount	Reconciled Amount
	Open	29	$742,777.75	$0.00
	Reconciled	0	$0.00	$0.00
	Voided	0	$0.00	$0.00
	Stopped	0	$0.00	$0.00
	Total	29	$742,777.75	$0.00

EFTs	Status	Count	Transaction Amount	Reconciled Amount
	Open	39	$161,127.16	$0.00
	Reconciled	0	$0.00	$0.00
	Voided	0	$0.00	$0.00
	Total	39	$161,127.16	$0.00

All	Status	Count	Transaction Amount	Reconciled Amount
	Open	68	$903,904.91	$0.00
	Reconciled	0	$0.00	$0.00
	Voided	0	$0.00	$0.00
	Stopped	0	$0.00	$0.00
	Total	68	$903,904.91	$0.00

Grand Totals:

Checks	Status	Count	Transaction Amount	Reconciled Amount
	Open	**29**	**$742,777.75**	**$0.00**
	Reconciled	**0**	**$0.00**	**$0.00**
	Voided	**0**	**$0.00**	**$0.00**
	Stopped	**0**	**$0.00**	**$0.00**
	Total	**29**	**$742,777.75**	**$0.00**

EFTs	Status	Count	Transaction Amount	Reconciled Amount
	Open	**39**	**$161,127.16**	**$0.00**
	Reconciled	**0**	**$0.00**	**$0.00**
	Voided	**0**	**$0.00**	**$0.00**
	Total	**39**	**$161,127.16**	**$0.00**

All	Status	Count	Transaction Amount	Reconciled Amount
	Open	**68**	**$903,904.91**	**$0.00**
	Reconciled	**0**	**$0.00**	**$0.00**
	Voided	**0**	**$0.00**	**$0.00**
	Stopped	**0**	**$0.00**	**$0.00**
	Total	**68**	**$903,904.91**	**$0.00**

Village of Lemont

Refunds in OpenGov

Building Permits/Contractor Licenses

February 2026

Date Paid	Permit #	Permit Type	Applicant Name	Amount	Refund Method
1/23/2026	ROOF 25-79	ROOFING PERMIT	DAVID HAMILL	$ 1,000.00	CREDIT CARD
2/4/2026	ACOM 25-39	COMMERCIAL ADDITION	KRISTIN ROCHA	$ 1,000.00	CREDIT CARD

Total Refunds $ 2,000.00

NOTE: These are refunds processed in the online permitting software, OpenGov.

418 Main Street | Lemont, IL 60439

TO: Village Board Meeting
FROM: Judy Radomski, Police Department
THROUGH:
SUBJECT: A Resolution Authorizing the Execution of an Updated Intergovernmental Agreement with the Joliet (MANS) Metropolitan Area Narcotics Squad
DATE: February 9, 2026

SUMMARY/BACKGROUND
The Lemont Police Department is currently a paying member of the Joliet Metropolitan Area Narcotics Squad (JMANS). JMANS is combining with the Will County Police Assistance Team (WCPAT), being hereafter referred to as JMANS. Both are multi-jurisdictional enforcement groups overseen by the Illinois State Police and a Policy Board comprised of the Police Chiefs from each jurisdiction. This updated intergovernmental agreement includes the local agencies formerly assigned to WCPAT.

ANALYSIS
The updated Village of Lemont Strategic Plan outlines Intergovernmental Cooperation as a strategic priority. The Village of Lemont recognizes the value of partnering with other state and local law enforcement agencies. As a member of this enforcement group, the Lemont Police Department will be able to collaborate with other agencies, develop intelligence data regarding criminal activity and be assisted in case development and investigations with specific emphasis on the trafficking of drugs, guns and humans.

Consistency with Village Policy

STAFF RECOMMENDATION
Staff recommends the Village of Lemont continue in an agreement with Joliet Metropolitan Area Narcotics Squad.

BOARD ACTION REQUESTED
Authorization to sign the Joliet Metropolitan Area Narcotics Squad Agreement.

ATTACHMENTS
Resolution.JolietMANS.02.09.2026.docx
JMANS Updated IGA 02.09.26.pdf

VILLAGE OF LEMONT

RESOLUTION NO. _____

A RESOLUTION AUTHORIZING THE EXECUTION OF AN UPDATED INTERGOVERNMENTAL AGREEMENT WITH THE JOLIET (MANS) METROPOLITAN AREA NARCOTICS SQUAD

ADOPTED BY THE
PRESIDENT AND BOARD OF TRUSTEES
OF THE VILLAGE OF LEMONT
THIS 9TH DAY OF FEBRUARY 2026

Published in pamphlet form by
authority of the President and Board of
Trustees of the Village of
Lemont, Counties of Cook, Will and DuPage,
Illinois on this 9TH day of February 2026

RESOLUTION NO. _____

A RESOLUTION AUTHORIZING THE EXECUTION OF AN UPDATED INTERGOVERNMENTAL AGREEMENT WITH THE JOLIET (MANS) METROPOLITAN AREA NARCOTICS SQUAD

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

WHEREAS, the Village recognizes the need for law enforcement services and resources upon which it may call upon in its time of need and is prepared to enter into an updated Intergovernmental Agreement for law enforcement services as further outlined on the attached as Exhibit A ("IGA"); and;

WHEREAS, the Mayor and Board of Trustees find that it is in the best interests of the Village to authorize the signing of the updated Joliet Metropolitan Area Narcotics Squad (MANS) - Intergovernmental Agreement;

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

SECTION ONE: The Mayor and Board of Trustees of the Village of Lemont hereby accepts, approves and authorizes the signing in its entirety, the updated Joliet Metropolitan Area Narcotics Squad (MANS) – Intergovernmental Agreement.

SECTION TWO: This Resolution shall be in full force and effect from and after its passage, approval and publication in pamphlet form as provided by law.

APPROVED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF LEMONT, COUNTIES OF COOK, WILL AND DUPAGE, ILLINOIS on this 9th DAY OF FEBRUARY 2026.

PRESIDENT AND VILLAGE BOARD MEMBERS:

	AYES:	NAYS:	ABSENT:	ABSTAIN
Samuel J. Forzley	_____	_____	_____	_____
Janelle Kittridge	_____	_____	_____	_____
Ken McClafferty	_____	_____	_____	_____
Kevin Shaughnessy	_____	_____	_____	_____
Rick Sniegowski	_____	_____	_____	_____
Ron Stapleton	_____	_____	_____	_____

_____

JOHN EGOFSKE, Village President

ATTEST:

_____

CHARLENE M. SMOLLEN, Village Clerk

EXHIBIT A

JOLIET METROPOLITAN AREA NARCOTICS SQUAD (MANS) UPDATED INTERGOVERNMENTAL AGREEMENT

Joliet Metropolitan Area Narcotics Squad
INTERGOVERNMENTAL AGREEMENT

The undersigned public agencies, charged with the duty of enforcing the law and protecting their citizens from illegal activity including the trafficking of narcotics, guns, and humans, agree to pool and integrate law enforcement resources. The Parties recognize that the jurisdiction and authority of each is limited and that such limitations are detrimental in combating crime within the designated counties and among the major municipalities within said counties. The parties further recognize that the most effective means to accomplish that duty is through the pooling of resources and joint exercise of respective authorities. Each Party enters into this Intergovernmental Agreement to provide citizens the most effective law enforcement protection against those who engage in actions detrimental to the public safety.

In consideration of the terms herein set forth and the mutual covenants and obligations of the Parties hereto, the undersigned agree to the following:

I. PARTIES

The parties to this agreement are: Bolingbrook Police Department, Crest Hill Police Department, Grundy County Sheriff's Office, Illinois State Police, Joliet Police Department, Lemont Police Department, Monee Police Department, Plainfield Police Department, Romeoville Police Department, Shorewood Police Department, and Will County Sheriff's Office

II. AUTHORITY

The Parties hereby enter into this Agreement pursuant to Article VII, Section 10, of the Constitution of the State of Illinois and the Intergovernmental Cooperation Act (5 ILCS 220/1) *et seq*., and the Intergovernmental Drug Laws Enforcement Act, 30 ILCS 715/1 *et seq*., (the "Act").

III. PURPOSE

The purpose of this agreement is to create a multi-jurisdictional authority to be known as Joliet Metropolitan Area Narcotics Squad (JMANS), hereinafter referred to as the Metropolitan Enforcement Group. The Agreement will set forth the rules, policies, and understanding between the departments. The Metropolitan Enforcement Group will direct its primary enforcement efforts in the following areas:

A. Covert and overt investigations concerning individuals engaged in illicit criminal activities with specific emphasis on trafficking of drugs, guns, and humans;

B. Development of intelligence data regarding criminal activity in the area;

C. Assist local agencies with case development for those investigations that are beyond capabilities of the requesting agency and/or those investigations that indicate a mid-level drug conspiracy or higher;

D. Dissemination of intelligence activities to the appropriate federal, state, and local law enforcement agencies;

E. Establishment of liaison with the State's Attorney's Offices and the United States Attorney's Office for legal advice and encouragement of vigorous prosecution of developed cases.

F. Limit its operations to enforcement of drug laws; enforcement of Sections 10-9, 24-1, 24-1.1, 24-1.2, 24-1.2-5, 24-1.5, 24-1.7, 24-1.8, 24-2.1, 24-2.2, 24-3, 24-3.1, 24-3.2, 24-3.3, 24-3.4, 24-3.5, 24-3.7, 24-3.8, 24-3.9, 24-3A, 24-3B, 24-4, and 24-5 of the Criminal Code of 2012; Sections 2, 3, 6.1, 14 of the Firearm Owners Identification Card Act; and the investigation of street gang related offenses.

IV. ORGANIZATION

A. Policy Board

The Parties agree that a Policy Board shall be established to ensure effective use of personnel in the enforcement of laws concerning drugs, trafficking in persons, involuntary servitude, Firearm Owners Identification Card Act, the investigation of street gang related offenses. The MEG Policy Board shall be composed of an elected official, or his designee, and the Chief Law Enforcement Officer, or his designee, from each participating unit of local government to oversee the operations of the MEG and make such reports to the Director of the State Police as that Department may require.

B. Operating Director

The Policy Board shall designate by majority vote, an Operating Director, who shall be responsible for the daily operation of the MEG. The Operating Director shall report and be accountable to the Director of ISP and the Policy Board.

C. Chairman and Fiscal Officer

The Policy Board shall designate by majority vote, a Chairman. The Policy Board shall also designate an elected official from a participating agency as a Fiscal or Financial Officer. The Fiscal Officer shall be the sole Fiscal Officer for the MEG, who shall receive and disburse grant funds for the MEG, but at no time shall s/he consider the contribution of manpower or personnel from the Illinois State Police as a basis for the 50 percent matching grant from the state for the total operating budget from JMANS. The Director of the Illinois State Police shall monitor JMANS and determine its eligibility to receive State funding.

V. DURATION

This agreement will be effective upon its execution by all the signed parties and will supersede any and all previous agreements. This agreement will be reviewed every year and renewed every two years or as otherwise needed.

VI. DUTIES OF THE ILLINOIS STATE POLICE

A. Monitor the operations of the MEG and determine the MEG's eligibility to receive State grants under the Act;

B. Coordinate the operations of all MEG units and establish reasonable rules and regulations;

C. Conduct investigations the Director deems necessary to carry out its duties under the Act;

D. Provide training in proactive enforcement techniques and covert investigative methods as well as continuing training as outlined in the Onboarding agreement;

E. Provide specialized equipment and/or communications devices; Subject to availability.

F. May provide facilities for storage of evidence obtained during MEG investigations and resources to dispose of said evidence upon authority of the appropriate prosecuting authority and/or within the guidelines as established by the Illinois State Police;

G. Appoint Metropolitan Enforcement Group officers as "Inspectors" of the Illinois State Police and the issuance of credentials pursuant to the authority in 20 ILCS 2620/4;

Any credentials, equipment and components assigned or issued by ISP to any officer must be surrendered to the ISP upon termination of the officer's affiliation with the Metropolitan Enforcement Group.

VII. DUTIES OF THE MEG POLICY BOARD

A. Oversee the operations of the MEG and make such reports to the ISP as the Director may require;

B. Designate a single appropriate elected official of a participating unit of local government to act as the financial officer of the MEG for all participating units of local government and to receive funds for the operation of the MEG.

C. Designate a Metropolitan Enforcement Group Operating Director who will:

1. Be responsible for the overall direction and supervision of the assigned work force;

2. Devise, implement, arrange and administer training for personnel assigned to the Metropolitan Enforcement Group;

3. Be responsible for the submission of grant proposals and monetary requests to the Illinois Criminal Justice Information Authority;

4. Be responsible for oversight of the Metropolitan Enforcement Group asset forfeiture program in accordance with ISP policy, as well as the approval of all expenditures of Metropolitan Enforcement Group funds acquired through State and Federal asset forfeitures and court fines and fees;

D. Designate a Metropolitan Enforcement Group Supervisor who will:

1. Act under the direction of the Metropolitan Enforcement Group Operating Director;

2. Be responsible for the daily operations of their assigned squad and the direct supervision of the assigned work force;

3. Develop, implement, and arrange/administer training for personnel assigned to their supervision;

4. Review, analyze, document and approve use of official advance funds in accordance with ISP reporting practices and directives;

5. Be responsible for overtime approval and assuring accurate procedures are being followed by Metropolitan Enforcement Group officers;

6. Be responsible for apprising the Metropolitan Enforcement Group \ Director of the unit's operations and assist in the formulation of activity reports;

7. Be responsible for other duties as prescribed by the Metropolitan Enforcement Group Director.

VIII. OTHER OPERATIONAL CONSIDERATIONS

A. Metropolitan Enforcement Group Members

1. If personnel are assigned, officers will be of full-time status from the ISP or local law enforcement agencies. Such officers shall, prior to appointment, pass an ISP background investigation. The officer shall not be subject to any current or pending disciplinary actions;

2. The officer will enter into an onboarding agreement with the Metropolitan Enforcement Group which will outline the expectations during the time as a Metropolitan Enforcement Group member. The officer will adhere to all aspects of the agreement during their time on the Metropolitan Enforcement Group;

3. Will adhere to all laws of the State of Illinois and the United States of America;

4. Will comply with their respective agency's policies and procedures as they apply to personnel issues, i.e. salary, overtime, vacation, holiday, and sick time, authorized weapons and vehicle usage;

5. Will agree to participate in the ISP random drug testing policy and to submit to an ISP sanctioned drug test upon request.

6. Report writing and case preparation procedures shall be utilized to document enforcement activities undertaken by the Metropolitan Enforcement Group.

7. All investigations should be deconflicted through the Illinois Statewide Terrorism and Intelligence Center.

8. The ISP Official Advance Funds policies will govern Metropolitan Enforcement Group operations if units chose to utilized Official Advanced Funds provided by ISP.

9. A copy of the directives expected to be followed will be given to the Metropolitan Enforcement Group officer with their onboarding information.

IX. MISCONDUCT

A. Misconduct by officers of the Metropolitan Enforcement Group shall include the following:

1. Commission of a criminal offense;

2. Neglect of duties;

3. Violation of Metropolitan Enforcement Group policies and/or rules of procedures;

4. Conduct which may tend to reflect unfavorably upon any of the parties to this agreement.

B. Upon receipt of a complaint from a law enforcement agency, a states attorney's office, or any other credible source alleging misconduct by a Metropolitan Enforcement Group officer, the following procedures will be initiated:

1. The Metropolitan Enforcement Group Director shall conduct a preliminary review of the allegations to verify the complaint and to determine the nature, scope, and need to conduct a follow up investigation;

2. In the event the allegations appear to be credible, the Metropolitan Enforcement Group Director will notify the Zone Commander and the chief executive of the officer's parent agency;

3. If the complaint is of a non-criminal nature, the Metropolitan Enforcement Group Director and chief executive of the officer's parent agency will determine who will conduct the investigation. If the complaint is verified, the parent agency will implement disciplinary action as deemed necessary;

4. If the complaint is of a criminal nature, the Metropolitan Enforcement Group Director and agency head shall require a criminal investigation be conducted by the ISP Division of Internal Investigation. The investigation will be forwarded to the respective States Attorney's office for decision on prosecution.

X. REPORTING

A. The Metropolitan Enforcement Group Director will immediately notify the respective departments if there are any issues concerning the assigned officer;

B. The Metropolitan Enforcement Group Director shall evaluate officers on a yearly basis; the evaluation tool will be determined by the Metropolitan Enforcement Group Director in agreement with the parent agency and retained as part of the Inspector's personnel file. The officer will stay on the unit if both parties agree the officer is performing their duties to the best of their ability and is proactively seeking new investigations, making arrests, and effectively impacting the community. If the MEG Director and parent agency determine the officer is no longer effective in the unit, the officer will be removed and reassigned as the parent agency sees fit;

C. The Metropolitan Enforcement Group Director will present statistics for investigations, arrests, seizures and search warrants for the assigned officer at each board meeting, which will convene at least quarterly or as directed by the unit board of Directors.

D. The Metropolitan Enforcement Group Director will submit statistics, table of organizations, budgets, and any additional information requested by the ISP immediately upon request.

XI. LIABILITY

A. The ISP and/or the State of Illinois shall provide representation and indemnification to the extent permitted by law to Metropolitan Enforcement Group officers in the event that any civil proceeding is commenced against such Metropolitan Enforcement Group officer alleging the deprivation of a civil or constitutional right arising out of any act or omission occurring within the scope of Metropolitan Enforcement Group activities provided that such actions were not the result of the officers intentional, willful, or wanton misconduct;

B. Each agency will accept liability, to the extent required by the Illinois Workers' Compensation Act (820 ILCS 305/1) for personal injuries occurring to its officers while engaged in Metropolitan Enforcement Group activities.

XII. TERMINATION/MODIFICATION OF AGREEMENT

A. Any party may withdraw from this agreement 30 days after providing written notice of withdrawal to all other parties. Withdrawal of any party will not affect the agreement with respect to the remaining parties. Any modification of this agreement requires written approval by all parties.

B. The Metropolitan Enforcement Group policy board may disband the operation of this Metropolitan Enforcement Group at any time by a majority vote where upon this agreement will be terminated. All Metropolitan Enforcement Group property obtained through grants from the Illinois Criminal Justice Information Authority shall be disposed of consistent with current property management or disposition guidelines issued by either the Authority's Office of Federal Assistance Programs or the Illinois Criminal Justice Information Authority.

C. At the time of termination, the active participating agencies will vote on the disbursement of the non-grant Metropolitan Enforcement Group assets and forfeited assets.

XII. REVIEW AND ACCEPTANCE VERIFICATION

I certify that I am the Chief Executive Officer for my agency or that I have the authority to represent said agency in the execution of the herein Interagency Agreement. I further certify that I have reviewed and accept the terms and conditions of said Interagency Agreement.

Name: _____
Signature: _____
Title: _____
Date: _____
Agency: _____

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Signature: _____
Title: _____
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Agency: _____

Name: _____
Signature: _____
Title: _____
Date: _____
Agency: _____

418 Main Street | Lemont, IL 60439

TO: Village Board Meeting
FROM: Jason Berry, Community Development
THROUGH:
SUBJECT: A Resolution Authorizing a Reduction of a Letter of Credit for the Hoffman Resubdivision
DATE: February 9, 2026

SUMMARY/BACKGROUND
The Hoffman Resubdivision is subject to a required Letter of Credit (LOC) to guarantee completion of public improvements in accordance with the Lemont Unified Development Ordinance. Hinsdale Bank and Trust issued Irrevocable Letter of Credit No. 2898909777 in the original amount of $66,671.25.

The developer has completed a portion of the required public improvements and submitted a request for a reduction in the LOC. The Village Engineer has reviewed the request, inspected the completed improvements, and concurs with the proposed reduction. The remaining LOC balance reflects outstanding restoration work and required security.

The subdivision is not eligible to transition to the two-year maintenance period at this time, as only one of the four proposed homes has been constructed.

ANALYSIS

Consistency with Village Policy

STAFF RECOMMENDATION
Approval of a resolution

BOARD ACTION REQUESTED
Motion to approve a resolution

ATTACHMENTS
A Resolution Authorizing a Reduction of a Letter of Credit for the Hoffman Resubdivision

VILLAGE OF LEMONT

RESOLUTION
NUMBER R-___-25

A RESOLUTION AUTHORIZING A REDUCTION OF A LETTER OF CREDIT FOR THE HOFFMAN RESUBDIVISION

JOHN EGOFSKE, Village President
CHARLENE M. SMOLLEN, Clerk

SAMUEL J. FORZLEY
JANELLE KITTRIDGE
KEN MCCLAFFERTY
KEVIN SHAUGHNESSY
RICK SNIEGOWSKI
RON STAPLETON
Trustees

Published in pamphlet form by authority of the Village President and Board of Trustees of the Village of Lemont on _____-_____-2025

RESOLUTION NO. R-___-24

A RESOLUTION AUTHORIZING A REDUCTION OF A LETTER OF CREDIT FOR THE HOFFMAN RESUBDIVISION

WHEREAS, pursuant to the Lemont Unified Development Ordinance of 2008 ("UDO"), an owner or developer of a subdivision is required to deposit certain security or evidence thereof with the Village of Lemont to guarantee the installation of public improvements; and

WHEREAS, in the matter of the Hoffman Resubdivision, Hinsdale Bank and Trust issued Irrevocable Letter of Credit No. 2898909777 in the original amount of $66,671.25, which was deposited with the Village of Lemont to guarantee completion of subdivision improvements; and

WHEREAS, Rich Hoffman, the developer of the Hoffman Resubdivision, has completed certain public improvements and has requested a reduction in the aforementioned letter of credit; and

WHEREAS, the Village Engineer has reviewed the request for a letter of credit reduction, has inspected the applicable improvements, and has found the completed improvements to have been satisfactorily installed, and has recommended a reduction of the letter of credit to a remaining balance of $9,380.55.

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

SECTION 1: RECITALS

That the above recitals and legislative findings are found to be true and correct and are hereby incorporated herein and made a part hereof, as if fully set forth in their entirety.

SECTION 2:

Irrevocable Letter of Credit No. 2898909777 issued by Hinsdale Bank and Trust is hereby reduced to a balance of $9,380.55.

APPROVED this _____ day of _____, 2025.

PASSED AND APPROVED BY THE VILLAGE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF LEMONT, COUNTIES OF COOK, WILL, AND DUPAGE, ILLINOIS, ON THIS _____ DAY OF _____, 2025.

VILLAGE PRESIDENT AND VILLAGE BOARD MEMBERS:

	AYES:	NAYS:	ABSENT:	ABSTAIN:
Samuel J. Forzley	_____	_____	_____	_____
Janelle Kittridge	_____	_____	_____	_____
Ken McClafferty	_____	_____	_____	_____
Kevin Shaughnessy	_____	_____	_____	_____
Rick Sniegowski	_____	_____	_____	_____
Ron Stapleton	_____	_____	_____	_____

Approved:

_____
John Egofske, Village President

Attest:

_____
Charlene M. Smollen, Village Clerk

418 Main Street | Lemont, IL 60439

TO: Village Board Meeting
FROM: Janet Schatz, Administration
THROUGH:
SUBJECT: An Ordinance amending Lemont Municipal Code Chapter 5.04.060, Alcoholic Beverages (Decreasing Number of Class A-3 Liquor Licenses - Next-Mex)
DATE: February 9, 2026

SUMMARY/BACKGROUND

ANALYSIS

Consistency with Village Policy

STAFF RECOMMENDATION
Approval of Ordinance

BOARD ACTION REQUESTED
Approval of Ordinance

ATTACHMENTS
Removing Class_A-3 Liquor_License_Next Mex.pdf

VILLAGE OF LEMONT
ORDINANCE NO. _____

AN ORDINANCE
AMENDING LEMONT MUNICIPAL CODE
CHAPTER 5.04, SECTION 5.04.060.B: ALCOHOLIC BEVERAGES
(Decreasing Number of Class A-3 Liquor Licenses, Next Mex)

ADOPTED BY THE
PRESIDENT AND THE BOARD OF TRUSTEES
OF THE VILLAGE OF LEMONT
THIS 9th DAY OF FEBRUARY, 2026

Published in pamphlet form by
Authority of the President and
Board of Trustees of the Village of
Lemont, Counties of Cook, Will and
DuPage, Illinois, this 9th day of February 2026

ORDINANCE NO._____

AN ORDINANCE
AMENDING LEMONT MUNICIPAL CODE
CHAPTER 5.04, SECTION 5.04.060.B: ALCOHOLIC BEVERAGES
(Decreasing Number of Class A-3 Liquor Licenses)

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

WHEREAS, Next-Mex, 319 Front Street, was operating with a Class A-3 Liquor License issued by the Village; and

WHEREAS, Next-Mex is now closed; and

WHEREAS, the President and Board of Trustees of the Village of Lemont desire to decrease the number of Class A-3 liquor licenses granted.

NOW, THEREFORE, BE IT ORDAINED BY THE PRESIDENT AND BOARD OF TRUSTEES of the Village of Lemont, Illinois:

SECTION 1: The above recitals are incorporated in this ordinance as is fully set forth.

SECTION 2: The number of Class A-3 liquor licenses, as set forth in the Lemont Municipal Code, Chapter 5, Section 5.04, Subsection 5.04.060.B is hereby amended to read as follow in the manner and form shown in strikethrough type below and inserting therein and therefore such new text in the manner and form and shown in underlined bold type below, so that said Section 5.04.060.B shall hereafter provide as follows:

5.04.060 Classes of Licenses, Number of Licenses and License Fees.

Class	Number of Licenses	License Fee
A-1	8	$2,200.00
A-2	1	$2,200.00
A-2-x	1	$2,200.00
A-3	**~~25~~ - 24**	$2,100.00
A-3-1	1	$200.00
A-4	2	$1,500.00
A-4G	2	$2000.00
A-4G+	1	$2200.00
A-5	1	$2,000.00
A-6	1	$1,500.00
A-7	1	$2,100.00
A-8	1	$1,500.00
A-9	1	$2,200.00
B-1	2	$1,100.00
B-2	As authorized by the Liquor Control Commissioner	$25.00
B-3	As authorized by the Liquor Control Commissioner	$25.00
C-1	9	$2,000.00
C-2	0	$1,500.00
C-3	1	$1,500.00
C-4	0	$1,500.00
C-5	3	$200.00
D-1	2	$250.00
E-1-x	1	$650.00
F	1	$250.00
G	1	$1500.00
H	1	$250

SECTION 3: This Ordinance shall be in full force and effect from and after its passage, approval and publication as provided by law.

SECTION 4: All Ordinances or parts of Ordinances in conflict herewith shall be and the same are hereby repealed.

SECTION 5: The Village Clerk of the Village of Lemont shall certify to the adoption of this Ordinance and cause the same to be published in pamphlet form.

PASSED AND APPROVED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF LEMONT, COUNTIES OF COOK, WILL, AND DUPAGE, ILLINOIS, ON THIS 9th DAY OF FEBRUARY, 2026

PRESIDENT AND VILLAGE BOARD MEMBERS:

	AYES:	NAYS:	ABSENT:	ABSTAIN:
Sam Forzley	_____	_____	_____	_____
Janelle Kittridge	_____	_____	_____	_____
Ken McClafferty	_____	_____	_____	_____
Kevin Shaughnessy	_____	_____	_____	_____
Rick Sniegowski	_____	_____	_____	_____
Ron Stapleton	_____	_____	_____	_____

_____

JOHN EGOFSKE
President

ATTEST:

_____

CHARLENE M. SMOLLEN
Village Clerk

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 IEPA Risk and Resilience Assessment and Emergency Response Plan Updates
DATE: February 9, 2026

SUMMARY/BACKGROUND
HR Green is assisting the Village with the IEPA mandated updates to the Risk and Resilience Assessment and Emergency Response Plan that were submitted and approved in 2021. Every 5 years, the Village will need to update both reports in order to comply with the IEPA's rules and regulations.

The project will follow the Risk Assessment Methodology detailed in AWWA J-100-10: Risk and Resilience Management of Water and Wastewater systems to complete the Risk and Resilience Assessment (RRA).

ANALYSIS
The IEPA Risk and Resilience Assessment and Emergency Response Plan updates are mandatory to be completed in 2026 and shall be funded out of the Public Works Water and Sewer Fund Operating Budget.

Consistency with Village Policy

STAFF RECOMMENDATION
Pass A Resolution Approving Professional Services Agreement Between HR Green, Inc. and the Village of Lemont, Illinois for IEPA Risk and Resilience Assessment and Emergency Response Plan Updates

BOARD ACTION REQUESTED
Pass A Resolution Approving Professional Services Agreement Between HR Green, Inc. and the Village of Lemont, Illinois for IEPA Risk and Resilience Assessment and Emergency Response Plan Updates

ATTACHMENTS
A Resolution Approving Professional Services Agreement Between HR Green, Inc. and Village of Lemont, Illinois for IEPA Risk and Resilience Assessment and Emergency Response Plan Updates.pdf

VILLAGE OF LEMONT

RESOLUTION
NUMBER R-___-26

A RESOLUTION APPROVING PROFESSIONAL SERVICES AGREEMENT BETWEEN HR GREEN, INC. AND THE VILLAGE OF LEMONT, ILLINOIS FOR IEPA RISK AND RESILIENCE ASSESSMENT AND EMERGENCY RESPONSE PLAN UPDATES

JOHN EGOFSKE, Village President
CHARLENE M. SMOLLEN, Clerk

SAMUEL J. FORZLEY
JANELLE KITTRIDGE
KEN MCCLAFFERTY
KEVIN SHAUGHNESSY
RICK SNIEGOWSKI
RON STAPLETON
Trustees

Published in pamphlet form by authority of the Village President and Board of Trustees of the Village of Lemont on __-__-2026

RESOLUTION NO. R-_____-26

A RESOLUTION APPROVING PROFESSIONAL SERVICES AGREEMENT BETWEEN HR GREEN, INC. AND THE VILLAGE OF LEMONT, ILLINOIS FOR IEPA RISK AND RESILIENCE ASSESSMENT AND EMERGENCY RESPONSE PLAN UPDATES

WHEREAS the Village of Lemont, Counties of Cook, Will, and DuPage, Illinois, ("the Village") is a municipality in the State of Illinois with full powers to enact Ordinances and adopt Resolutions for the benefits of the residents of the Village; and

WHEREAS, the Village and HR Green, Inc. wish to enter a professional services agreement for IEPA Risk and Resilience Assessment and Emergency Response Plan Updates as further outlined in the professional services agreement attached hereto as Exhibit A ("Agreement"); and

WHEREAS, the Mayor and Board of Trustees find that it is in the best interests of the Village to authorize the Agreement attached hereto as Exhibit A.

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

SECTION 1:

That the above recitals and legislative findings are found to be true and correct and are hereby incorporated herein and made a part hereof as if fully set forth in their entirety.

SECTION 2:

The Mayor and Board of Trustees of the Village of Lemont hereby approve the Agreement with HR Green, Inc. in substantially the same form as attached hereto as **Exhibit A**, subject to attorney review.

SECTION 3:

The Mayor and Clerk are hereby authorized, respectively, to execute the Agreement with HR Green, Inc.

SECTION 4:

This Resolution, and its parts, are declared to be severable and any section, subsection, sentence, clause, provision, or portion of this Resolution that is declared invalid such decision shall not affect the validity of any other portion of this Resolution, which shall remain in full force and effect.

SECTION 5:

All Resolutions and Ordinances in conflict herewith are hereby repealed to the extent of such conflict.

PASSED AND APPROVED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF LEMONT, COUNTIES OF COOK, WILL, AND DUPAGE, ILLINOIS, ON THIS _____ DAY OF _____ 2026.

PRESIDENT AND VILLAGE BOARD MEMBERS:

	AYES:	NAYES:	ABSENT:	ABSTAIN:
Samuel J. Forzley	_____	_____	_____	_____
Janelle Kittridge	_____	_____	_____	_____
Ken McClafferty	_____	_____	_____	_____
Kevin Shaughnessy	_____	_____	_____	_____
Rick Sniegowski	_____	_____	_____	_____
Ron Stapleton	_____	_____	_____	_____

_____

JOHN EGOFSKE
President

ATTEST:

_____

CHARLENE M. SMOLLEN
Village Clerk

Exhibit A

Professional Services Agreement for Risk and Resilience Assessment and Emergency Response Plan Updates

PROFESSIONAL SERVICES AGREEMENT

For

IEPA Risk and Resilience Assessment and Emergency Response Plan Updates

George Schafer
Village Administrator
Village of Lemont
418 Main Street
Lemont, IL 60439
Phone: 630-257-2532

Ravi S. Jayaraman, PE
Regional Manager
HR Green, Inc.
1391 Corporate Drive, Suite 203
McHenry, IL, 60050

HR Green Project Number - 2503690

February 2, 2026

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7.0 PROFESSIONAL SERVICES FEE

8.0 TERMS AND CONDITIONS

THIS **AGREEMENT** is between VILLAGE OF LEMONT (hereafter “CLIENT”) and HR GREEN, INC. (hereafter "COMPANY").

1.0 Project Understanding

1.1 General Understanding

The America’s Water Infrastructure Act of 2018 (AWIA) requires community water systems serving more than 3,300 people to conduct a Risk and Resilience Assessment (RRA) and prepare an Emergency Response plan (ERP). The communities have to submit a certification to the U.S. Environmental Protection Agency (U.S. EPA) for completing the RRA and ERP. The AWIA requires the water utilities to complete a review of the RRA and ERP documents every five years from the date of the initial submission. The RRA renewal needs to be completed, and certification submitted to U.S. EPA by June 30 2026, and the ERP renewal certification submitted by December 31, 2026.

The COMPANY had previously assisted the CLIENT with completing the RRA and ERP in 2021. The CLIENT is requesting COMPANY’s assistance with reviewing and updating the RRA and ERP to meet U.S. EPA requirements.

1.2 Design Criteria/Assumptions

- The project will follow the Risk Assessment Methodology detailed in AWWA J-100-10: Risk and Resilience Management of Water and Wastewater Systems to complete the Risk and Resilience Assessment (RRA).
- Design review workshops will be conducted with the CLIENT’s personnel, key individuals from the COMPANY’s project team and others as needed at critical milestones as identified in the following section.
- Update RRA using USEPA VSAT Web 3.0 Tool
- Complete EPA Water Cybersecurity Assessment Tool (WCAT)
- Update ERP using EPA’s current ERP Template

2.0 Scope of Services

The CLIENT agrees to employ COMPANY to perform the following services:

Task 1: Project Management and Meetings

Project Management:

- Project work plan including the schedule of deliverables and meetings.
- Outline participants, contacts, and communication procedures.
- Provide ongoing quality assurance and quality control. QA/QC includes using internal staff peer reviews ahead of deliverables.
- Provide ongoing project management including directing team, coordination of information and deliverables.

Project Meetings:

- Workshop Meeting (Virtual)

- COMPANY and CLIENT will have a workshop meeting to discuss whether the CLIENT agrees with the updated risk and resilience analysis and to collect necessary data. The workshop attendees will include no more than two COMPANY team members, and eight (8) hours planned for this workshop.

- Progress Meetings with the Client (Virtual)
  - Discuss results of the analysis and obtain CLIENT comments on draft reports

Task 2: Update Existing Risk and Resilience Assessment (RRA)

- Asset Characterization: The first step in the RRA is asset characterization. As part of the AWIA requirements, each utility must identify critical assets within the following ten asset categories:
  - Physical Barriers
  - Source water
  - Pipes and constructed conveyances, water collection, and intake
  - Pretreatment and treatment
  - Storage and distribution facilities
  - Electronic, computer, or other automated systems (including the security of such systems)
  - Monitoring practices
  - Financial infrastructure
  - The use, storage, or handling of chemicals
  - The operation and maintenance of the system

COMPANY will review the critical asset characterization from 2021 and update as required. COMPANY will assess the status update of the recommendations provided in the 2021 RRA Report and revise recommendations as necessary. COMPANY has budgeted 16 hours total for one site visit by two COMPANY team members to conduct site visits to the CLIENT's existing water system facilities – well sites, water treatment plants, storage facilitiesdocument the above-mentioned capital improvements completed by the CLIENT in the RRA Report.

- Threat Characterization: The second step is to perform threat characterization. As a guideline, EPA has identified threat categories for malevolent acts, natural hazards, and dependency/proximity threats. In 2021, each critical asset was assigned the most relevant and probable threats that may adversely affect CLIENT facilities.
  - Threats will be reviewed and updated based on the EPA's current threat categories.

- Vulnerability Analysis: The Vulnerability Analysis estimates the likelihood that each specific threat or hazard, given it occurs, will damage the asset while considering the utility's existing countermeasures. Vulnerability analysis involves an examination of existing security capabilities and structural components, as well as counter measures/mitigation measures and their effectiveness in reducing damages from threats and hazards.
  - The vulnerability analysis completed in 2021 will be reviewed and updated based on the EPA's current methodology.

- Threat Analysis: Threat analysis estimates the likelihood of malevolent attack, dependency/proximity hazard, or natural hazard based on several factors for threat likelihood.
  - Threat likelihood ranges will be updated based on EPA's current guidance documents.
  - The factors impacting threat likelihood will be reassessed based on current EPA guidance documents.

- Consequence Analysis: Consequence analysis is the identification and estimation of reasonable consequences generated by each specific threat-asset combination. Consequences that are quantified include utility financial consequences (asset replacement costs, remediation costs and revenue lost), regional economic consequences (regional economy impacts due to service outages), and public health impacts (injuries and fatalities).
  - Consequences will be recalculated using the VSAT Web 3.0 tool
  - COMPANY will update the 2021 consequence matrix, which will include the assumptions made to quantify consequences.

- Risk and Resilience Analysis: Once the above steps are completed, the risk and resilience analysis is conducted. The risk and resilience analysis will calculate a baseline risk for each asset/threat pair, quantified as a monetary value. Risk and Resilience analysis creates the foundation for selecting strategies and tactics to counter or mitigate disabling events by establishing priorities based on the levels of risk and resilience and the extent they can be improved. The VSAT Web 3.0 tool will be used to update the Risk and Resilience Analysis completed in 2021.

- Water Cyber Assessment
  - The EPA's Water Cyber Assessment Tool (WCAT) will be used to evaluate the cybersecurity practices at the water utility.

- Submit Draft RRA to CLIENT
  - COMPANY will submit draft RRA to CLIENT for review. A meeting will be held to discuss the results of the RRA and obtain CLIENT comments.

- Finalize RRA and Submittal of Certification to U.S. EPA
  - The CLIENT review comments on the draft RRA will be incorporated and final RRA will be submitted to CLIENT. CLIENT to submit certification to U.S. EPA per Agency guidelines that the RRA has been completed.

Task 3: ERP Updates

- Submit Draft ERP to CLIENT
  - COMPANY will update the existing ERP to account for changes that have occurred within the last 5 years (staff changes, water system changes, etc.) The ERP will also be updated to include guidelines from EPA's current ERP Template. A meeting will be held to discuss and obtain CLIENT review comments.
- Finalize ERP and Submittal of Certification to U.S. EPA

- The CLIENT's review comments on the draft ERP will be incorporated and final ERP will be submitted to CLIENT. CLIENT to submit certification to U.S. EPA per Agency guidelines that the ERP has been completed.

3.0 Deliverables and Schedules Included in this Agreement

Notice to Proceed:	TBD by OWNER
Workshop #1 for Risk and Resiliency Assessment (RRA)	6 Weeks after NTP
Submit draft RRA to the OWNER	10 Weeks after NTP
Meeting to discuss draft RRA	12 Weeks after NTP
Submit final RRA to the OWNER	14 Weeks after NTP
Draft ERP	20 Weeks after NTP
Final ERP:	24 Weeks after NTP

This schedule was prepared to include reasonable allowances for review and approval times required by the CLIENT and public authorities having jurisdiction over the project. This schedule shall be equitably adjusted as the project progresses, allowing for changes in the scope of the project requested by the CLIENT or for delays or other causes beyond the control of COMPANY.

4.0 Items not included in Agreement/Supplemental Services

The following items are not included as part of this agreement:

1. Develop cost estimates for critical asset replacement.
2. Countermeasure Analysis Assessment, which is considered optional by the EPA VSAT Web 3.0 tool is not included in the scope.

Supplemental services not included in the agreement can be provided by COMPANY under separate agreement, if desired.

5.0 Services by Others

N/A

6.0 Client Responsibilities

1. Access to CLIENT's facilities for data collection
2. Timely review of draft submittals
3. Provide personnel knowledgeable about operations and maintenance of facilities to be available for discussions, accompany COMPANY on site visits, and to answer questions.
4. Provide personnel knowledgeable about Village emergency response to be available for discussions, participate in workshops, and to answer questions, as needed.
5. Provide data on past construction costs for existing critical assets.
6. Submit RRA and certification to US EPA that the RRA has been completed.
7. Submit ERP and certification to US EPA that the ERP has been completed.

7.0 Professional Services Fee

7.1 Fees

The fee for services will be based on COMPANY standard hourly rates current at the time the Agreement is signed. These standard hourly rates are subject to change upon 30 days' written notice. Non-salary expenses directly attributable to the project such as: (i) living and traveling expenses of employees when away from the home office on business connected with the project; (ii) identifiable communication expenses; (iii) identifiable reproduction costs applicable to the work; and (iv) outside services will be charged in accordance with the rates current at the time the service is done.

7.2 Invoices

Invoices for COMPANY's services will be submitted, on a monthly basis. Invoices will be due and payable upon receipt in accordance with the Illinois Prompt Payment Act 50ILCS 505. If any invoice is not paid within these timelines, COMPANY may, without waiving any claim or right against the CLIENT, and without liability whatsoever to the CLIENT, suspend or terminate the performance of services.

7.3 Extra Services

Any service required but not included as part of this Agreement shall be considered extra services. Extra services will be billed on a Time and Material basis with prior approval of the CLIENT.

7.4 Exclusion

This fee does not include attendance at any meetings or public hearings other than those specifically listed in the Scope of Services. These service items are considered extra and are billed separately on an hourly basis.

7.5 Payment

The CLIENT AGREES to pay COMPANY on the following basis:

Per current Rate Schedule with a not-to-exceed fee of $29,730.00. The breakdown of fee between RRA and ERP is as follows:

Risk and Resilience Assessment (RRA)	$22,290.00
Emergency Response Plan (ERP)	$7,440.00
TOTAL NOT-TO-EXCEED FEE	**$29,730.00**

8.0 Terms and Conditions

This AGREEMENT is an addendum to and is considered part of the Master Agreement between CLIENT and COMPANY. All terms and conditions contained in that agreement apply to this Agreement.

This Agreement is approved and accepted by the CLIENT and COMPANY upon both parties signing and dating the Agreement. Services will not begin until COMPANY receives a signed agreement. COMPANY's services shall be limited to those expressly set forth in this Agreement and COMPANY shall have no other obligations or responsibilities for the Project except as agreed to in writing. The effective date of the Agreement shall be the last date entered below.

Sincerely,

HR GREEN, INC.

Ravi Jayaraman, PE

Approved by: Ravi Jayaraman

Printed/Typed Name: Ravi Jayaraman, PE

Title: Regional Manager/Principal Date: 2/2/2026

VILLAGE OF LEMONT, ILLINOIS

Accepted by: _____

Printed/Typed Name: George Schafer

Title: Village Administrator Date: _____

418 Main Street | Lemont, IL 60439

TO: Village Board Meeting
FROM: Jason Berry, Community Development
THROUGH: George Schafer, Village Administrator
SUBJECT: A Public Hearing for an Annexation Agreement for 13100 Main Street in Lemont, IL
DATE: February 9, 2026

SUMMARY/BACKGROUND

The petitioner, Jose Velez, is requesting annexation of property located at 13100 Main Street, Lemont, Illinois, along with an associated annexation agreement. The subject property is currently unincorporated and contiguous to the Village of Lemont. The annexation agreement establishes the terms under which the property would be incorporated into the Village, including zoning, development standards, and municipal services.

Concurrent with annexation, the property would be zoned M-2 General Manufacturing District, consistent with the intended industrial use of the site. The agreement also contemplates inclusion of the subject property within the Main & Maley Tax Increment Financing (TIF) District following annexation, subject to adoption of the necessary ordinances.

ANALYSIS

The proposed annexation would extend the Village's corporate limits in a logical and contiguous manner and bring the subject property under the Village's regulatory framework. Any future development of the site would be required to comply with the Village of Lemont Unified Development Ordinance, building codes, and applicable municipal standards, except as specifically addressed in the annexation agreement.

The annexation agreement does not approve a specific development plan at this time. Any future construction or site development would be subject to the Village's standard review and approval processes.

Consistency with Village Policy

Lemont 2030 Comprehensive Plan

STAFF RECOMMENDATION

Staff recommends that the Village Board open the public hearing for the proposed annexation agreement for 13100 Main Street.

BOARD ACTION REQUESTED

Open the public hearing.

ATTACHMENTS

An Annexation Agreement for the Property Commonly Known as 13100 Main Street, Lemont, Illinois

ANNEXATION AGREEMENT

THIS ANNEXATION AGREEMENT (hereinafter "***Agreement***") is made and entered into this _____ day of February 2026 ("***Effective Date***"), by and between the Village of Lemont, an Illinois municipal corporation located in Cook, DuPage, and Will Counties, Illinois (the "***Village***") and Jose Velez, an individual resident of Illinois ("***Owner***").

WITNESSETH

WHEREAS, the Owner is the owner of certain property located at 13100 Main Street, Lemont, Illinois 60439, PIN No.: 22-14-400-040, and 12294 Archer Avenue, Lemont, Illinois 60439, PIN No.: 22-14-400-029, which is more particularly described in **Exhibit A** attached hereto and made a part hereof (the "***Subject Property***"), which such property is subject to this Agreement; and

WHEREAS, the Subject Property constitutes an area that is contiguous to the Village and may be annexed to the Village as provided under the Illinois Municipal Code, 65 ILCS 5/7-1-1, *et seq.*; and

WHEREAS, a petition to annex the Subject Property has been filed to the Village by Owner in accordance with Illinois Municipal Code, 65 ILCS 5/7-1-8; and

WHEREAS, the parties hereto wish to enter into this Agreement with respect to the annexation of the Subject Property by the Village, and the zoning, development, and other related matters concerning the Subject Property, all pursuant to the provisions of Division 15.1 of Article Eleven of Chapter 65 of the Illinois Compiled Statutes (65 ILCS 5/11-15.1 *et seq.*), upon the terms and conditions contained in this Agreement; and

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

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

WHEREAS, the Village President and Village Clerk have been authorized to execute this Agreement.

AGREEMENT

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

1. Legal Conformance with Law. This Agreement is made pursuant to, and in accordance with, the provisions of the Lemont Municipal Code and applicable provisions of the Illinois Compiled Statutes and the Illinois Constitution.

2. Petition to Annex. The Owner has filed with the Village Clerk of the Village a duly executed petition, pursuant to and in accordance with the provisions of Section 5/7-1-8 of Chapter 65, Illinois Compiled Statutes, to annex the Subject Property into the Village.

3. Annexation. Within 30 days after the Effective Date of this Agreement, the Village hereby agrees to annex the Subject Property upon the terms and conditions of this Agreement, and the parties respectively agree to do all things necessary and appropriate to cause the Subject Property to be duly and validly annexed to the Village.

4. Rezoning. Concurrently with the annexation of the Subject Property to the Village, the Village hereby agrees to adopt the necessary ordinances to zone the Subject Property into the M-2 General Manufacturing District in conformance with the Village of Lemont Unified Development Ordinance ("***UDO***").

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

6. [*Intentionally Omitted*].

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

8. Utilities/Services and Public Improvements. The Village agrees to provide water service and sanitary and stormwater sewer service connections to the Subject Property upon receipt of a written request from the Owner therefor. The Owner understands that any connection to these Village utilities, public services and improvements shall be done in accordance with applicable Village engineering standards and the Municipal Code. All costs related to providing the said connections shall be the responsibility of the Village.

9. Easements and Utilities. The Owner agrees to grant to the Village all necessary easements for the extension, maintenance, replacement and repair of sanitary sewer, stormwater sewer, water, street, or other utilities, or for other improvements, subject to the provisions of the UDO, which may serve not only the Subject Property, but other property in the general area, if requested by the Village. All such easements to be granted shall name the Village and/or other appropriate entities designated by the Village as grantee thereunder. It shall be the responsibility

of the Owner to obtain all easements, both onsite and offsite, necessary to serve the Subject Property. All electricity, telephone, cable television and gas lines shall be installed underground at the Owner's expense, the location of which underground utilities shall be at the Owner's option, upon approval of the respective utility companies.

10. TIF District. The Village will include the Subject Property, and 13131 Main Street, Lemont, Illinois 60439, PIN, 22-14-400-028-0000 (currently annexed in the Village, and owned by Owner) in the Main & Maley Redevelopment Project Area (the "TIF District"), and the Owner has received the copies of the "Village of Lemont, Illinois Main & Maley Tax Increment Financing Redevelopment Plan and Project" draft dated November 25, 2025 and proposed timeline for the Village to approve the ordinance establishing the TIF District. Promptly, subsequent to the annexation of the Subject Property, the Village will pass ordinances pursuant to the provisions of the Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4-1, et seq. (the "TIF Act"), which will include the Subject Property within the TIF District, to which the Owner hereby consents, subject to the terms of this Agreement.

11. Fees and Taxes. The Village agrees not to impose any special service area, special assessment or other tax-increment financing district (other than the TIF District) on the Subject Property unless in its sole and absolute discretion, the Owner has granted its written consent to imposition of a special service area, special assessment or other tax-increment financing district.

12. Conflict in Regulations.

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

B. If during the term of this Agreement, any existing, amended, modified or new ordinances, codes or regulations of general applicability throughout the community to a land developer or subdivider affecting the installation of land improvements (streets, underground utilities, sidewalks, curbs and gutters) upon the Subject Property are amended or modified in any manner to impose additional requirements on the installation of land improvements within the Village that are more stringent or restrictive than those in effect as of the Effective Date of this Agreement or as provided by this Agreement, the burden of such additional requirements shall not apply to the Subject Property.

C. If, during the term of this Agreement, any existing, amended, modified or new ordinances, codes or regulations affecting the zoning, subdivision, development, construction of improvements, buildings or appurtenances or other regulatory ordinances regarding the public health, safety and welfare are amended or modified in any manner to impose less stringent or restrictive requirements on the development of, or construction upon, properties within the Village than those in effect as of the Effective Date of this Agreement or as provided by this Agreement, then the benefit of such less stringent or restrictive requirements shall inure to the benefit of the Owner, and anything to the contrary contained herein notwithstanding, the Owner may elect to proceed with respect to the development of, or construction upon, the Subject Property upon the less stringent or restrictive amendment or modification applicable generally to all properties within the Village.

13. Amendment of Annexation Agreement. This Agreement and any exhibits attached hereto may be amended pursuant to the provisions of the Lemont Village Code, UDO, and Illinois Municipal Code.

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

15. Term of Agreement. This Agreement shall be binding for a full term of twenty (20) years from the date of this Agreement. Absent good cause from either party, this Agreement shall renew for successive twenty-year periods. The zoning classification for the Subject Property established by this Agreement shall survive the expiration or termination of this Agreement unless changed in accordance with applicable law.

16. Recording. This Agreement shall be recorded by the Village Clerk in the Cook County Clerk's Recording Division at the expense of the Village.

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

18. Defend and Hold Harmless. The Village agrees to defend and hold the Owner harmless from any and all actions, causes of action, claims, litigation in law or chancery, attorney's fees, costs required to defend against efforts by anyone to set aside this annexation or the terms of this Agreement.

19. No Liability of Village Officials. No agreement or undertaking of the Village contained in this Agreement shall be deemed to be a personal covenant, agreement or undertaking of any officer, employee or agent of the Village and no officer, employee or agent of the Village shall be personally liable under this Agreement or be subject to any personal liability in connection with or arising out of the execution, delivery and performance or nonperformance of this Agreement.

20. Breach.

A. The Village agrees that it will have a continuing obligation to provide sewer service, water, other Village utilities, and police protection to the Subject Property even if the Owner fails to comply with all the terms, conditions and covenants contained in this Agreement. In the instance of a breach of this Agreement by the Owner, the Village's sole remedy will be to seek specific performance of this Agreement in a court of competent jurisdiction.

B. In the event of a breach of this Agreement by the Village, in addition to every other legal and equitable remedy available to the Owner, the Owner will have the absolute right to disconnect the Subject Property from the corporate boundaries of the Village.

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

22. Successors. This Agreement shall inure to the benefit of, and be binding upon, the successors in title of the Owner, and each of them, their respective successors, grantees, lessees, and assigns, and upon successor corporate authorities of the Village and successor municipalities. It is understood that this Agreement shall run with the land and, as such, shall be assignable to and binding upon subsequent grantees, lessees, and successors in interest of the Owner, and each of them, and, as such, this Agreement and all exhibits hereto shall be recorded with the Cook County Clerk's Recording Division.

[*Signature Page Follows*]

IN WITNESS WHEREOF, the Parties hereto have hereunder set their hands and seals as of the Effective Date.

VILLAGE OF LEMONT

_____
Mayor, Village of Lemont

Attest:

_____
Village Clerk

OWNER:

_____
Jose A. Velez

Date: _____

STATE OF ILLINOIS, County of _____ SS

I, the undersigned, a Notary Public in and for the said County, in the State aforesaid, DO HEREBY CERTIFY that _____ is personally known to me to be the same persons whose name is subscribed to the foregoing instrument as such _____ appeared before me this day in person and acknowledged that he signed and delivered the said instrument at his own free and voluntary act for the uses and purposes therein set forth.

GIVEN under my hand and Notary Seal this _____ day of _____ 2026.

Notary Public

ACKNOWLEDGEMENTS

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

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

Given under my hand and official seal this ___ day of February 2026

Commission expires _____

_____
Notary Public

EXHIBIT A

Legal Description of Subject Property

THE WEST HALF OF THE WEST HALF (EXCEPT THE NORTH 300 FEET THEREOF) OF THE SOUTHEAST QUARTER OF SECTION 14, TOWNSHIP 37 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTH OF THE SOUTH LINE OF MAIN STREET (SAG-LEMONT ROAD), IN COOK COUNTY, ILLINOIS.

CONTAINING 1,253,652 SQUARE FEET OR 28.799 ACRES MORE OR LESS.

418 Main Street | Lemont, IL 60439

TO: Village Board Meeting
FROM: Jason Berry, Community Development
THROUGH: George Schafer, Village Administrator
SUBJECT: A Public Hearing to Consider the Main & Maley Tax Increment Financing (TIF) Redevelopment Project Area
DATE: February 9, 2026

SUMMARY/BACKGROUND
In order to support economic development and reinvestment in an aging industrial area, the Village engaged Ryan, LLC to complete a redevelopment project and plan for a proposed Main & Maley Tax Increment Financing (TIF) District. The proposed district is generally located at the northeast corner of Main Street and Maley Road and consists primarily of industrial and vacant land.

A Joint Review Board meeting was held on January 7, 2026. Notice for the public hearing was published in the Daily Southtown on multiple dates in January 2026, and notices were mailed to taxpayers and interested parties in accordance with the Tax Increment Allocation Redevelopment Act.

ANALYSIS
An area qualifies for designation as a Tax Increment Financing district under the Tax Increment Allocation Redevelopment Act if it meets the statutory eligibility criteria. Ryan, LLC determined that the proposed Main & Maley TIF District qualifies in part as a Conservation Area and in part as a Blighted Vacant Area.

The improved portions of the proposed district meet the criteria for a Conservation Area by satisfying at least five (5) of the thirteen (13) qualifying factors, including:

- Deterioration
- Lack of Community Planning
- Inadequate Utilities
- Deleterious Land Use or Layout
- Lagging or Declining Equalized Assessed Value (EAV)

The vacant portions of the proposed district meet the criteria for a Blighted Vacant Area, including the presence of chronic flooding, which is a stand-alone qualifying factor under the Act.

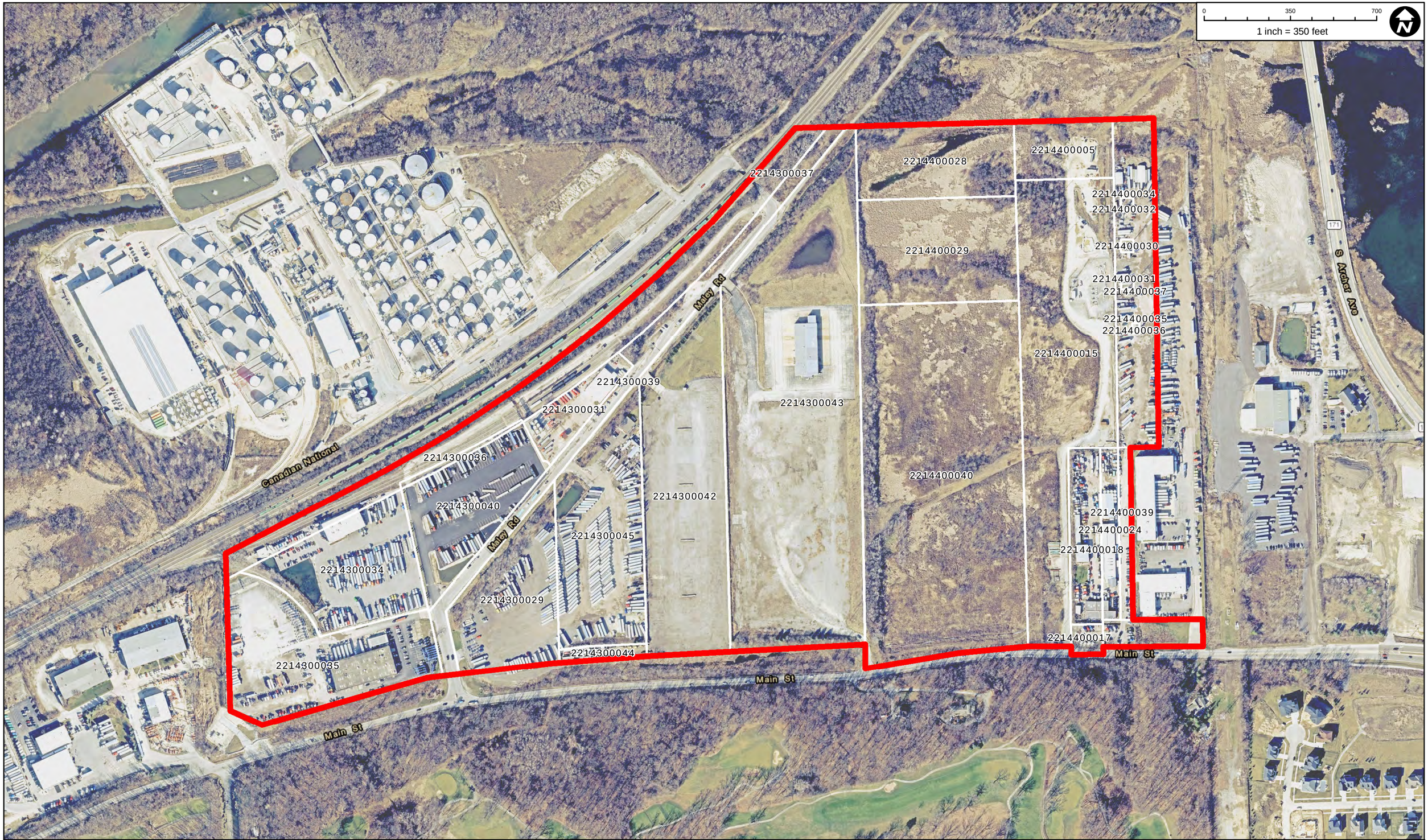
The creation of the Main & Maley TIF is consistent with the Village's 2022–2025 Strategic Plan, the Lemont 2030 Comprehensive Plan, and the Village's capital improvement planning efforts.

Consistency with Village Policy
Lemont 2030 Comprehensive Plan

STAFF RECOMMENDATION
Hold a public hearing for the proposed Main & Maley TIF Redevelopment Project Area.

BOARD ACTION REQUESTED
Motion to open the public hearing for the proposed Main & Maley TIF Redevelopment Project Area.

ATTACHMENTS
Proposed TIF Exhibit Parcel Map
Main & Maley Tax Increment Financing Redevelopment Plan



CHRISTOPHER B. BURKE Engineering, Ltd.
9575 W. Higgins Road, Suite 600,
Rosemont, Illinois 60018
(847)823-0500

CLIENT:

VILLAGE OF LEMONT

NO.	DATE	NATURE OF REVISION

DSGN.	KKOPIJA
DWN:	KEK
CHKD.	JMA
SCALE:	1:0
MODEL:	ArcGIS 10
PLOT DATE	10/30/2025
FILE NAME	250477_PROPOSED TIF EXHIBIT PARCEL MAP
PATH	N:\LEMONT\250477\GIS\Exhibits\250477_PROPOSED TIF EXHIBIT PARCEL MAP.mxd

TITLE:

PROPOSED TIF EXHIBIT PARCEL MAP

PROJ# 25-0477
DATE: 10/30/2025

EXH 2

Draft Dated 11.25.2025

VILLAGE OF LEMONT, ILLINOIS
MAIN & MALEY
TAX INCREMENT FINANCING
REDEVELOPMENT PLAN AND PROJECT

Jointly Prepared By:

Village of Lemont, Illinois

And

Ryan, LLC

VILLAGE OF
LEMONT

November, 2025

VILLAGE OF LEMONT, ILLINOIS
MAIN & MALEY
TAX INCREMENT FINANCING
REDEVELOPMENT PLAN AND PROJECT
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I. INTRODUCTION

The Village of Lemont, Illinois (the "Village") is a community located in Cook, DuPage and Will Counties, approximately 24 miles to the southwest of Chicago, Illinois. The Village is generally bounded by Woodridge and Darien to the North, Burr Ridge and Willow Springs to the Northeast, Hickory Hills, Palos Hills and Palos Park to the East, Orland Park to the Southeast, Homer Glen and Lockport to the South, Romeoville to the Southwest and Bolingbrook to the Northwest.

The Village was settled in the early 19th Century during the I&M Canal's construction and its central core (or "Downtown District") is one of the oldest in Northeastern Illinois. Following the completion of the canal the community developed and thrived as a center for the quarrying industry following the discovery of limestone deposits. Lemont's "Athens Marble" would come to face several notable regional buildings including Chicago's famed Water Tower.

The Village has an array of community assets that enhance its competitiveness. In particular, it has excellent transportation infrastructure, with connections to the Des Plaines River, the Illinois & Michigan (I&M) Canal and the Chicago Sanitary and Ship Canal. Interstate 355 (I-355) passes through the western portion of the Village and Interstate 55 (I-55) is located just to the north of the Village. The Village is located just eleven (11) miles from Chicago Midway International Airport, and eighteen (18) miles from Chicago O'Hare International Airport.

The Village proposes the designation of the Main & Maley Area (the "RPA" or the "TIF District") through the adoption of this Tax Increment Financing Redevelopment Plan (the "Redevelopment Plan" or "Plan") to promote the revitalization of strategic properties located within the Study Area. The successful revitalization of the proposed RPA would significantly assist the Village in achieving its policy goal of promoting economic development in general and the continued development of the area around the Chicago Sanitary and Ship Canal in particular.

Ryan LLC ("Ryan") has been retained by the Village of Lemont to conduct an analysis of the potential qualification and designation of the area as a new Tax Increment Financing ("TIF") District, and to assist the Village in drafting this TIF Redevelopment Plan.

The Village has two fundamental goals in pursuing the potential TIF District. The first is to promote redevelopment of an area that has been targeted for activity, and in doing so, promote new industrial uses throughout the Study Area to support the Village's industrial complex. The second goal is to further the Village's overall economic development program and thereby diversify its tax and employment bases.

TIF Plan Requirements. The Village is preparing this Plan as required by the Tax Increment Allocation Redevelopment Act, (the "Act") 65 ILCS 5/11-74.4-3, et.

seq., as amended. To establish a TIF district (also known as a Redevelopment Project Area ("RPA")), Illinois municipalities must adopt several documents, including a TIF Redevelopment Plan and Eligibility Report.

The Act enables Illinois municipalities to establish TIF districts, either to eliminate the presence of blight or to prevent its onset. The Act finds that municipal TIF authority serves a public interest in order to: "promote and protect the health, safety, morals, and welfare of the public, that blighted conditions need to be eradicated and conservation measures instituted, and that redevelopment of such areas be undertaken; that to remove and alleviate adverse conditions it is necessary to encourage private investment and restore and enhance the tax base of the taxing districts in such areas by the development or redevelopment of project areas" (65 ILCS 5/11-74.4-2(b)).

By definition, a TIF "Redevelopment Plan" means the comprehensive program of the municipality for development or redevelopment intended by the payment of redevelopment project costs to reduce or eliminate those conditions the existence of which qualify the redevelopment project area as a "blighted area," "conservation area" (or combination thereof), or "industrial park conservation area," and thereby to enhance the tax bases of the taxing districts which extend into the redevelopment project area as set forth in the Tax Increment Allocation Redevelopment Act.

The Proposed TIF District. The proposed RPA is located in the northwest corner of the Village and consists of primarily industrial uses. The RPA is a contiguous area of approximately one hundred and thirty (130.5) acres and generally bounded by the Metra Heritage Corridor rail tracks on the north, Main Street on the south, Parker Road as extended, and the Village boundary on the west, and certain parcels abutting the ComEd right of way on the east. The RPA is partially bifurcated by Maley Road. Adjacent rights of way are also included.

The Village's general economic development objectives are to enhance industrial opportunities within the proposed RPA. To achieve this overarching objective, the Village has proposed the following guidelines in its Lemont 2030 Comprehensive Plan (the "Comprehensive Plan," 2014) as discussed within Section III below.

Section IV of this report describes a number of redevelopment impediments facing the Village. These impediments are split between the "blighted vacant area" and the "conservation area." "Blighted vacant area" impediments include chronic flooding, lag in equalized assessed valuation, and adjacent deterioration. "Conservation area" impediments include deterioration, lag in equalized assessed valuation, inadequate utilities, deleterious land use or layout, and a lack of adequate planning. All of these factors reduce the competitiveness of the area.

On balance, the TIF area has the potential for redevelopment of certain underutilized properties. As such, the Village has identified a number of objectives for redevelopment, with tax increment financing acting as a tool to achieve them.

Please refer to Section III of this report for additional information about the goals, objectives and activities to support redevelopment.

The RPA would be suitable for new development if there is coordination of uses and redevelopment activity by the Village. Through this TIF Redevelopment Plan and as part of its comprehensive economic development planning, the Village intends to attract and encourage industrial uses for the underutilized sites located within the RPA. Through the establishment of the RPA, the Village would implement a program to redevelop key areas within the new TIF District and in so doing, it would revitalize the area and extend benefits to the entire community.

Rationale for Redevelopment Plan. The Village recognizes the need for a strategy to revitalize properties and promote development within the boundaries of the RPA. The needed private investment would only be possible if a new TIF district is adopted pursuant to the terms of the Act. Incremental property tax revenue generated by the revitalized projects will play a decisive role in encouraging private development in an area of the Village that is lacking such major development opportunities. Adverse site conditions and economic barriers that have discouraged intensive private investment in the past will continue to be eliminated. Ultimately, the implementation of the Plan will benefit both the Village and other affected taxing districts, by virtue of the expected stabilization and expansion of the tax base.

The Village has determined that the area as a whole would not be developed in a coordinated manner unless the adoption of the TIF Redevelopment Plan occurs. The Village, with the assistance of Ryan, has therefore prepared this Plan to use tax increment financing in order to address local needs and to meet redevelopment goals and objectives.

The adoption of this Plan makes possible the implementation of a comprehensive program for the economic redevelopment of the area. By means of public investment and land assembly, the RPA will become a more viable area that will attract private investment. The public investment and land assembly will lay the foundation for the redevelopment of the area with private capital. This in turn will set the stage for future development opportunities in the surrounding area.

The designation of the area as an RPA will allow the Village to pursue the following beneficial strategies:

- Providing infrastructure that supports subsequent redevelopment plans for the RPA;

- Improvements to targeted sites in preparation for redevelopment ("site prep");

- Remediation of adverse environmental conditions for both site and building elements located with the RPA;

- Entering into redevelopment agreements in order to redevelop property and/or to induce new development to locate within the RPA;

- Establishing a pattern of land-use activities that will increase efficiency and economic inter-relationships, especially as such uses complement adjacent current and/or future commercial and industrial opportunities and Village redevelopment projects within the RPA and/or surrounding area; and

- Enhancing area appearance through improvements to landscape, streetscape and signage.

Through this Plan, the Village will direct the coordination and assembly of the assets and investments of the private sector and establish a unified, cooperative public-private redevelopment effort. Several benefits are expected to accrue to the area: new and renovated businesses; new employment opportunities; and physical and aesthetic improvements. Ultimately, the implementation of the Plan will benefit (a) the Village, (b) the taxing districts serving the RPA, (c) residents and property owners within and/or adjacent to the RPA, and (d) existing and new businesses within the RPA.

Village Findings. The Village, through legislative actions as required by the Act, finds:

- That the RPA as a whole has not been subject to growth and development through investment by private enterprise;

- That in order to promote and protect the health, safety, and welfare of the public, certain conditions that have adversely affected redevelopment within the RPA need to be addressed, and that redevelopment of such areas must be undertaken;

- To alleviate the adverse conditions, it is necessary to encourage private investment and enhance the tax base of the taxing districts by the development or redevelopment of certain areas;

- That public/private partnerships are determined to be necessary in order to achieve development goals;

- That without the development focus and extended resources provided for under the Act and as set forth in this Plan, growth and redevelopment would not reasonably be expected to be achieved;

- That the use of incremental tax revenues derived from the tax rates of various taxing districts in the RPA for the payment of redevelopment project costs is of benefit to the taxing districts, because the taxing districts would not derive the

benefits of an increased assessment base without addressing the coordination of redevelopment; and

- That the TIF Redevelopment Plan conforms to the Lemont 2030 Comprehensive Plan (2014), as detailed in Section III of this report.

It is further found, and certified by the Village, in connection to the statutory process required for the adoption of this Plan, that (a) the RPA does not contain over seventy-five (75) inhabited residential units and (b) projected redevelopment of the RPA ***will not result*** in the displacement of ten (10) inhabited residential units or more. Therefore, *this Plan does not include a Housing Impact Study*.

The redevelopment activities that will take place within the RPA will produce benefits that are reasonably distributed throughout the RPA. Redevelopment of the RPA area is tenable only if a portion of the improvements and other costs are funded by TIF.

Pursuant to the Act, the RPA includes only those contiguous parcels of real property and improvements thereon substantially benefited by the redevelopment project. Also pursuant to the Act, the area in the aggregate is more than 1½ acres. A boundary map of the RPA is included in Appendix 2 of this Plan.

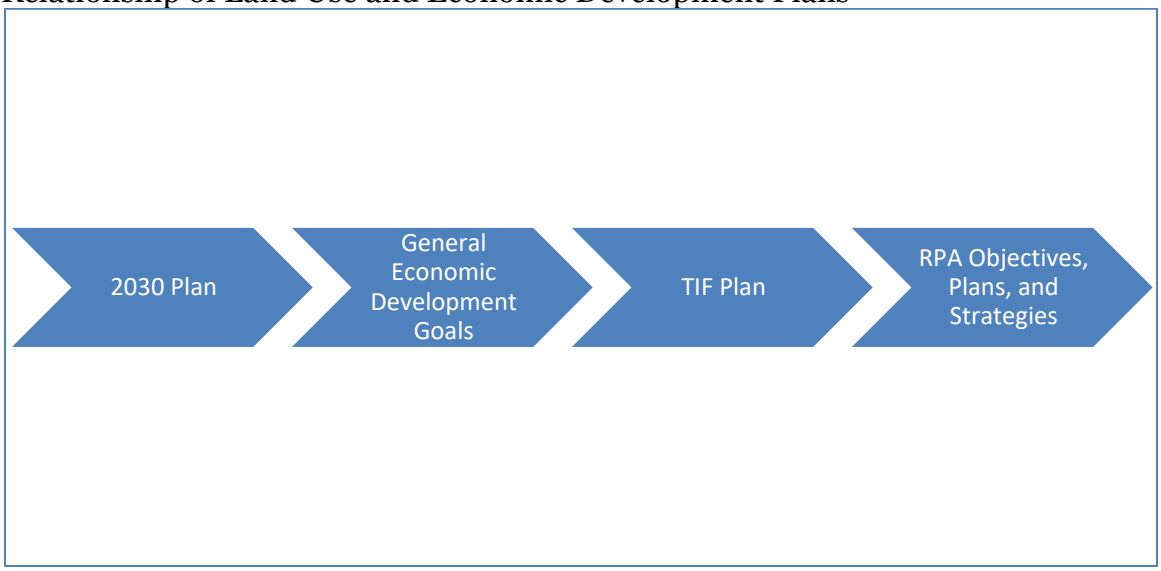
II. RPA LEGAL DESCRIPTION

The Redevelopment Project Area legal description is attached in Appendix 1.

III. RPA GOALS AND OBJECTIVES

The Village has established a number of economic development goals, objectives, and strategies which would determine the types of activities to be undertaken within the proposed Main & Maley TIF District. These efforts would conform to and promote the achievement of land use objectives in the Village's 2030 *Comprehensive Plan* (2014).

Exhibit 1
Relationship of Land Use and Economic Development Plans



As indicated in the exhibit above, the Village's primary planning document is the *Comprehensive Plan* (also referred to as the *2030 Plan*) which describes the overall vision for the Village and is the foundation for Village initiatives such as the proposed Main & Maley TIF District. This overarching planning document determines future land uses and influences all other Village planning efforts such as the TIF planning process.

General Economic Development Goals of the Village. Establishment of the proposed Main & Maley TIF supports the following Village-wide objectives.

- Restoring and strengthening the property tax base of the Village and overlapping tax districts;
- Creating new jobs and retaining existing jobs for Village and area residents;
- Providing for implementation of economic development and redevelopment strategies that benefits the Village and its residents;

- Providing public infrastructure improvements (and environmental remediation) within the Village to promote growth;

- Encouraging positive and feasible redevelopment of vacant properties and/or underutilized facilities;

- Coordinating all redevelopment within the Village in a comprehensive manner, avoiding land use conflicts and negative community impacts with attracted users; and

- Creating a cooperative partnership between the Village and other Lemont stakeholders.

Specific Objectives for the RPA. The general goals for economic development cited above would be supported by specific objectives, strategies and performance measures that would "drive" the redevelopment activities undertaken within the proposed RPA. RPA designation would allow the Village to pursue the following objectives:

- Assist in coordinating redevelopment activities within the RPA in order to provide a positive marketplace signal to private investors;

- Reduce, eliminate or prevent the onset of blight or other negative factors present within the area;

- Accomplish redevelopment over a reasonable time period;

- Provide for high quality development industrial land uses within the RPA;

- Create an attractive overall appearance for the area; and

- Further the goals and objectives of the *2030 Plan*.

This Plan clearly establishes the importance of the RPA. It also describes characteristics of the area which deter investment and prohibit the RPA from being fully utilized. Such characteristics include the presence of conditions that are hazardous to the public, presence of deteriorating improvements, and a lack of adequate planning have and continue to exist within the Study Area.

Exhibit 2 identifies certain *2030 Plan* goals that pertain to the proposed Main & Maley TIF District.

Exhibit 2
Comprehensive Plan Goals and Objectives for Village's 2030 Plan

Goal	Action
Develop Inviting Gateways into Lemont	• **The Village should enhance our gateways through streetscaping, signage, and other physical improvements.** • **Private development at gateways should reinforce the public improvements and further enhance the aesthetics of these important areas.**
Create Master Plans for Lemont's Economic Activity Centers	• **For those centers which are undeveloped, or require significant redevelopment to become a hub of economic activity, master development (or sub area) plans should be developed.** • **In addition to land use and design considerations, these plans should address infrastructure capacity and economic feasibility of any plan proposals.**
Annex Economic Activity Centers That are Not Already Within the Village	• **Many of the economic activity centers that are key to the Village's future economic growth are not currently within Village limits. Annexation of these areas is an important first step to add the necessary acreage for new commercial development.**
Maintain Existing Industrial Zoning with Very Limited Expansion	• **To retain this important component of our local economy, the Village should not reduce the amount of manufacturing zoned property.** • **The Village should seek to increase our total acreage of industrial land use through annexation when the areas of annexation that are adjacent to existing industrial/manufacturing areas and such zoning will not create a conflict with existing residential development.** • **Any new industrial development should comply with the Village's high standards for site design and aesthetics.**
Require New Developments to Meet a Connectivity Index	• **There are various ways to calculate a connectivity index, including: total number of street segments divided by total number of intersections; a ratio of intersections divided by intersections plus dead-ends; maximum block length; intersections per square mile; etc.** • **The Village should evaluate various indices and select one to use in evaluating new development proposals for consistency with the goals of this chapter.**
Require SSAs for Annexations, Where Appropriate	• **When such annexations occur, the roads within those subdivisions should be evaluated.** • **If the roads are in a poor state of repair, a special service area should be placed**

	on the annexing territory to fund the necessary improvements so as not to burden existing residents with the additional cost of improvements.
Continue to Require Developers to Mitigate Road Impacts	• **The Village should continue UDO requirements for traffic studies to ensure developers calculate traffic impacts of proposed developments on the existing roadway network.** • **The Village should continue to require those developers to pay for any road and/or right of way improvements needed because of the development's impacts.**
Continue to Require Right of Way Improvements When New Development Occurs	• **Continue the current UDO requirements that new development bring existing substandard right of way up to Village standards whenever a development contains or adjoins the substandard right of way.**
Establish and Maintain a Desired Level of Maintenance for All Local Roads	• **The Village recently adopted its first ever 3-year strategic plan and will soon adopt a 5-year capital improvement program. Contained within these documents will be a five year plan for local road maintenance.** • **These documents should provide the basis to establish a long-term minimum desired level of maintenance for all local roads.** • **Such level of service should be used to direct future capital planning efforts.**

Ultimately, the implementation of the Redevelopment Plan would contribute to the economic development of the area and provide new employment opportunities for Village residents.

The RPA-specific objectives would be fulfilled by the execution of certain strategies, including but not limited to the following:

- Facilitating the preparation of improved and vacant sites, by assisting any private developer(s) to assemble suitable sites for modern development needs;

- Coordinating site preparation to provide additional land for new development, as appropriate;

- Fostering the replacement, repair, and/or improvement of infrastructure, including (as needed) sidewalks, streets, curbs, gutters and underground water and sanitary systems to facilitate the construction of new development within the RPA;

- Facilitating the provision of adequate on- and off-street parking within the RPA; and/or

- Coordinating development in tandem with any transportation system upgrades to make the area more accessible.

IV. EVIDENCE OF THE LACK OF DEVELOPMENT AND GROWTH; FISCAL IMPACT ON TAXING DISTRICTS

Evidence of the Lack of Development and Growth within the RPA. As documented in Appendix 4 of this Plan, the RPA has suffered from the lack of development and would qualify, in part, as a "conservation area," and in part, as a "blighted vacant area." In past years, the area overall has not benefited from sustained private investment and/or development, instead suffering economic decline. Absent intervention by the Village, properties within the RPA would not be likely to gain in value.

The proposed RPA exhibits various conditions which, if not addressed by the Village, would eventually result in blight. Those conditions include structures and public improvements reflecting deterioration and obsolescence, as well as other deficiencies. These various conditions work to discourage private sector investment in business enterprises.

Assessment of Fiscal Impact on Affected Taxing Districts. It is anticipated that the implementation of this Plan will not have a negative financial impact on the affected taxing districts. Instead, action taken by the Village to stabilize and cause growth of its tax base through the implementation of this Plan will have a *positive impact* on the affected taxing districts by arresting the potential decline or lag in property values, as measured by assessed valuations (AV), through the future elimination of vacant and blighted properties. In short, the establishment of a TIF district would protect other taxing districts from the potential downside risk of falling equalized assessed valuation in the northeastern portion of the Village surrounding the I&M Canal and Chicago Sanitary and Ship Canal.

Should the Village achieve success in attracting private investment which results in the need for documented increased services from any taxing districts, the Village will consider the declaration of "surplus funds," as defined under the Act and pursuant to any executed intergovernmental agreement. Such funds which are neither expended nor obligated for TIF-related purposes can be used to assist affected taxing districts in paying the costs for increased services.

Any surplus Special Tax Allocation Funds (to the extent any surplus exists) will be shared in proportion to the various tax rates imposed by the taxing districts, including the Village. Any such sharing would be undertaken after all TIF-eligible costs – either expended or incurred as an obligation by the Village – have been duly accounted for through administration of the Special Tax Allocation Fund to be established by the Village as provided by the Act.

An exception to the tax-sharing provision relates to the Village's utilization of TIF funding to mitigate the impact of residential redevelopment upon school districts. In such cases, the Village will provide funds to offset the costs incurred by the eligible school districts in the manner prescribed by 65 ILCS Section 5/11-

74.4.3(q)(7.5) of the Act. It should be noted that new residential uses that generate new students are not expected as part of future redevelopment activities. (Refer to Section VI of this Report, which describes allowable TIF project costs.)

V. TIF QUALIFICATION FACTORS PRESENT IN THE RPA

Findings. The RPA was studied to determine its qualifications under the Tax Increment Allocation Redevelopment Act. It was determined that the area as a whole qualifies as a TIF district under the Act. Refer to the *TIF Eligibility Report*, attached as Appendix 4 in this Plan.

Eligibility Survey. Representatives of Ryan and Village staff evaluated the RPA from August 2025 to the date of the publication of this Plan. Analysis was aided by certain reports obtained from the Village, reports from Village engineering/planning staff, on-site due diligence, and other sources. In Ryan's evaluation, only information was recorded which would help assess the eligibility of the proposed area as a TIF District.

VI. REDEVELOPMENT PROJECT

Redevelopment Plan and Project Objectives. As indicated in Section III of this Report, the Village has established a planning process which guides economic development and land use activities throughout the Village. Consistent with the established planning process, the Village proposes to achieve economic development goals and objectives through the redevelopment of the Main & Maley TIF, pursuit of projects within the RPA, and the promotion of private investment via public financing techniques (including but not limited to tax increment financing).

The project-specific objectives envisioned for the Main & Maley TIF are as follows:

1) Implementing a plan that provides for the attraction of users and tenants to redevelop underutilized land and buildings that are available within the RPA.

2) Constructing public improvements which may include (if necessary):

- Street and sidewalk improvements (including new street construction and widening of current streets; any street widening would conform with Village standards for context-sensitive design);
- Utility improvements (including, but not limited to, water, stormwater management, and sanitary sewer projects consisting of construction and rehabilitation);
- Signalization, traffic control and lighting;
- Off-street parking and public parking facilities; and
- Landscaping, streetscaping, and beautification.

3) Entering into Redevelopment Agreements with developers for qualified redevelopment projects, including (but not limited to) the provision of an interest rate subsidy as allowed under the Act.

4) Providing for site preparation, clearance, environmental remediation, and demolition, including grading and excavation (any demolition activities would conform to Village criteria for allowing demolition) as needed.

5) Providing for the rehabilitation of structures in order to improve the occupancy and appearance of the property within the RPA.

6) Exploration and review of job training programs in coordination with any Village, federal, state, and county programs.

7) Entering into agreements for the development and/or construction of public facilities and infrastructure.

Redevelopment Activities. Pursuant to the project objectives cited above, the Village will implement a coordinated program of actions. These include, but are not limited to, land acquisition, land disposition, site preparation, clearance, demolition, provision of public infrastructure and related public improvements, construction of new public facilities, and rehabilitation of structures, if necessary. Such activities conform to the provision of the TIF Act that define the scope of permissible redevelopment activities.

Site Preparation, Clearance, Relocation and Demolition

Property within the RPA may be improved through the use of site clearance, excavation, environmental remediation or demolition prior to redevelopment. The land may also be graded and cleared prior to redevelopment. Relocation may also be required under the TIF Act; the Village would conform to the provisions of the Act.

Land Assembly and Disposition

Certain properties or interests in properties in the RPA may be acquired by purchase or the exercise of eminent domain. Properties owned by or acquired by the Village may be assembled and reconfigured into appropriate redevelopment sites. If necessary, the Village would facilitate private acquisition through reimbursement of acquisition and related costs as well as through the write-down of its acquisition costs. Such land may be held or disposed of by the Village on terms appropriate for public or private development, including the acquisition of land needed for construction of public improvements.

Public Improvements

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

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

Rehabilitation/Taxing District Capital Costs

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

The Village may construct or provide for the construction and reimbursement for new facilities to be owned or used by units of local government. The Village does not expect that locally designated landmarks or properties listed on or eligible for listing on the National Register of Historic Places (or properties significantly contributing to districts listed on the National Register of Historic Places) will be demolished or modified in connection with the Plan.

Interest Rate Write-Down

The Village may enter into agreements with for-profit or non-profit owners/developers whereby a portion of the interest cost for construction, renovation or rehabilitation projects are paid out of the Special Tax Allocation fund of the RPA, in accordance with the Act.

Job Training

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

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

School District Costs

The Village may provide for payment of school district costs as provided for in the Act relating to residential components assisted through TIF funding.

General Land Use Plan. As noted in Section I of this report, the proposed RPA currently contains primarily commercial and industrial uses.

Both existing and future land uses are shown in Appendix 3 attached hereto and made a part of this Plan. Appendix 3 shows existing and future land uses in the Redevelopment Project Area and includes M2 – General Manufacturing District, M3 – Heavy Manufacturing District, and R1 – Single Family Detached Residential District. Future land uses exclusively call for industrial use, and will conform to the Zoning Ordinance and the *Comprehensive Plan* (2014) as either may be amended from time to time.

Additional Design and Control Standards. The appropriate design standards (including any Planned Unit Developments) as set forth in the Village's Zoning Ordinance and/or *Comprehensive Plan* (2014) shall apply to the RPA.

Eligible Redevelopment Project Costs. Under the TIF statute, redevelopment project costs mean and include the sum total of all reasonable or necessary costs incurred or estimated to be incurred as well as any such costs incidental to the Plan. (Private investments, which supplement "Redevelopment Project Costs," are expected to substantially exceed such redevelopment project costs.) Eligible costs permitted by the Act and pertaining to this Plan include:

(1) *Professional Service Costs* – Costs of studies, surveys, development of plans, and specifications, implementation and administration of the redevelopment plan including but not limited to staff and professional service costs for architectural, engineering, legal, financial, planning or other services, provided however that no charges for professional services may be based on a percentage of the tax increment collected; except that on and after November 1, 1999 (the effective date of Public Act 91-478), no contracts for professional services, excluding architectural and engineering services, may be entered into if the terms of the contract extend beyond a period of 3 years. After consultation with the municipality, each tax increment consultant or advisor to a municipality that plans to designate or has designated a redevelopment project area shall inform the municipality in writing of any contracts that the consultant or advisor has entered into with entities or individuals that have received, or are receiving, payments financed by tax increment revenues produced by the redevelopment project area with respect to which the consultant or advisor has performed, or will be performing, service for the municipality. This requirement shall be satisfied by the consultant or advisor before the commencement of services for the municipality and thereafter whenever any other contracts with those individuals or entities are executed by the consultant or advisor;

- The cost of marketing sites within the redevelopment project area to prospective businesses, developers, and investors;

- Annual administrative costs shall *not* include general overhead or administrative costs of the municipality that would still have been incurred by the municipality if the municipality had not designated a redevelopment project area or approved a redevelopment plan;

- In addition, redevelopment project costs shall *not* include lobbying expenses;

(2) *Property Assembly Costs* – Costs including but not limited to acquisition of land and other property (real or personal) or rights or interests therein, demolition of buildings, site preparation, site improvements that serve as an engineered barrier addressing ground level or below ground

environmental contamination, including, but not limited to parking lots and other concrete or asphalt barriers, and the clearing and grading of land;

(3) *Improvements to Public or Private Buildings* – Costs of rehabilitation, reconstruction, repair, or remodeling of existing public or private buildings, fixtures, and leasehold improvements; and the cost of replacing an existing public building if pursuant to the implementation of a redevelopment project the existing public building is to be demolished to use the site for private investment or devoted to a different use requiring private investment;

(4) *Public Works* – Costs of the construction of public works or improvements, except that on and after November 1, 1999, redevelopment project costs shall not include the cost of constructing a new municipal public building principally used to provide offices, storage space, or conference facilities or vehicle storage, maintenance, or repair for administrative, public safety, or public works personnel and that is not intended to replace an existing public building as provided under paragraph (3) of subsection (q) of Section 11-74.4-3 unless either (i) the construction of the new municipal building implements a redevelopment project that was included in a redevelopment plan that was adopted by the municipality prior to November 1, 1999 or (ii) the municipality makes a reasonable determination in the redevelopment plan, supported by information that provides the basis for that determination, that the new municipal building is required to meet an increase in the need for public safety purposes anticipated to result from the implementation of the redevelopment plan;

(5) *Job Training* – Costs of job training and retraining projects, including the cost of "welfare to work" programs implemented by businesses located within the redevelopment project area;

(6) *Financing Costs* – Costs including but not limited to all necessary and incidental expenses related to the issuance of obligations and which may include payment of interest on any obligations issued hereunder including (a) interest accruing during the estimated period of construction of any redevelopment project for which such obligations are issued and for a period not exceeding 36 months thereafter and (b) reasonable reserves related thereto;

(7) *Capital Costs* – To the extent the municipality by written agreement accepts and approves the same, all or a portion of a taxing district's capital costs resulting from the redevelopment project necessarily incurred or to be incurred within a taxing district in furtherance of the objectives of the redevelopment plan and project;

(8) *School-Related Costs* – For redevelopment project areas designated (or redevelopment project areas amended to add or increase the number of tax-

increment-financing assisted housing units) on or after November 1, 1999, an elementary, secondary, or unit school district's increased costs attributable to assisted housing units located within the redevelopment project area for which the developer or redeveloper receives financial assistance through an agreement with the municipality or because the municipality incurs the cost of necessary infrastructure improvements within the boundaries of the assisted housing sites necessary for the completion of that housing as authorized by the Act, and which costs shall be paid by the municipality from the Special Tax Allocation Fund when the tax increment revenue is received as a result of the assisted housing units and shall be calculated annually;[1]

(9) *Relocation Costs* – To the extent that a municipality determines that relocation costs shall be paid or is required to make payment of relocation costs by federal or State law or in order to satisfy subparagraph (7) of subsection (n) of the Act;

(10) *Payment in lieu of taxes*;

(11) *Other Job Training* – Costs of job training, retraining, advanced vocational education or career education, including but not limited to courses in occupational, semi-technical or technical fields leading directly to employment, incurred by one or more taxing districts, provided that such costs (i) are related to the establishment and maintenance of additional job training, advanced vocational education or career education programs for

[1] The calculation is as follows: (A) for foundation districts, excluding any school district in a municipality with a population in excess of 1,000,000, by multiplying the district's increase in attendance resulting from the net increase in new students enrolled in that school district who reside in housing units within the redevelopment project area that have received financial assistance through an agreement with the municipality or because the municipality incurs the cost of necessary infrastructure improvements within the boundaries of the housing sites necessary for the completion of that housing as authorized by the Act since the designation of the redevelopment project area by the most recently available per capita tuition cost as defined in Section 10-20.12a of the School Code less any increase in general State aid as defined in Section 18-8.05 of the School Code attributable to these added new students subject to the following annual limitations: (i) for unit school districts with a district average 1995-96 Per Capita Tuition Charge of less than $5,900, no more than 25% of the total amount of property tax increment revenue produced by those housing units that have received tax increment finance assistance under the Act; (ii) for elementary school districts with a district average 1995-96 Per Capita Tuition Charge of less than $5,900, no more than 17% of the total amount of property tax increment revenue produced by those housing units that have received tax increment finance assistance under the Act; and (iii) for secondary school districts with a district average 1995-96 Per Capita Tuition Charge of less than $5,900, no more than 8% of the total amount of property tax increment revenue produced by those housing units that have received tax increment finance assistance under the Act. (B) For alternate method districts, flat grant districts, and foundation districts with a district average 1995-96 Per Capita Tuition Charge equal to or more than $5,900, excluding any school district with a population in excess of 1,000,000, by multiplying the district's increase in attendance resulting from the net increase in new students enrolled in that school district who reside in housing units within the redevelopment project area that have received financial assistance through an agreement with the municipality or because the municipality incurs the cost of necessary infrastructure improvements within the boundaries of the housing sites necessary for the completion of that housing as authorized by the Act since the designation of the redevelopment project area by the most recently available per capita tuition cost as defined in Section 10-20.12a of the School Code less any increase in general state aid as defined in Section 18-8.05 of the School Code attributable to these added new students subject to the following annual limitations: (i) for unit school districts, no more than 40% of the total amount of property tax increment revenue produced by those housing units that have received tax increment finance assistance under the Act; (ii) for elementary school districts, no more than 27% of the total amount of property tax increment revenue produced by those housing units that have received tax increment finance assistance under the Act; and (iii) for secondary school districts, no more than 13% of the total amount of property tax increment revenue produced by those housing units that have received tax increment finance assistance under the Act. (C) For any school district in a municipality with a population in excess of 1,000,000, additional provisions apply.

persons employed or to be employed by employers located in a redevelopment project area; and (ii) when incurred by a taxing district or taxing districts other than the municipality, are set forth in a written agreement by or among the municipality and the taxing district or taxing districts, which agreement describes the program to be undertaken, including but not limited to the number of employees to be trained, a description of the training and services to be provided, the number and type of positions available or to be available, itemized costs of the program and sources of funds to pay for the same, and the term of the agreement. Such costs include, specifically, the payment by community college districts of costs pursuant to Sections 3-37, 3-38, 3-40 and 3-40.1 of the Public Community College Act and by school districts of costs pursuant to Sections 10-22.20a and 10-23.3a of The School Code;

(12) *Developer Interest Cost* – Interest cost incurred by a redeveloper related to the construction, renovation or rehabilitation of a redevelopment project provided that:

(A) Such costs are to be paid directly from the special tax allocation fund established pursuant to the Act;

(B) Such payments in any one year may not exceed 30% of the annual interest costs incurred by the redeveloper with regard to the redevelopment project during that year;

(C) If there are not sufficient funds available in the special tax allocation fund to make the payment then the amounts so due shall accrue and be payable when sufficient funds are available in the special tax allocation fund;

(D) The total of such interest payments paid pursuant to the Act may not exceed 30% of the total (i) cost paid or incurred by the redeveloper for the redevelopment project plus (ii) redevelopment project costs excluding any property assembly costs and any relocation costs incurred by a municipality pursuant to the Act;

(E) The cost limits set forth in subparagraphs (B) and (D) of paragraph shall be modified for the financing of rehabilitated or new housing units for low-income households and very low-income households, as defined in Section 3 of the Illinois Affordable Housing Act. The percentage of 75% shall be substituted for 30% in subparagraphs (B) and (D);

(F) Instead of the eligible costs provided by subparagraphs (B) and (D), as modified by this subparagraph, and notwithstanding any other provisions of the Act to the contrary, the municipality may pay from tax increment revenues up to 50% of the cost of construction of new housing units to be occupied by low-income households and very low-income households as defined in Section 3 of the Illinois Affordable Housing Act. The cost of construction of those units may be derived from the proceeds of bonds issued by the municipality under the Act or other constitutional or statutory authority or from other sources of municipal revenue that may be reimbursed from tax increment revenues or the proceeds of bonds issued to finance the construction of that housing. The eligible costs provided under this subparagraph (F) shall be an eligible cost for

the construction, renovation, and rehabilitation of all low and very low-income housing units, as defined in Section 3 of the Illinois Affordable Housing Act, within the redevelopment project area. If the low and very low-income units are part of a residential redevelopment project that includes units not affordable to low and very low-income households, only the low and very low-income units shall be eligible for benefits under subparagraph (F).[2]

The TIF Act prohibits certain costs. Unless explicitly stated herein the cost of construction of new privately-owned buildings shall not be an eligible redevelopment project cost. In addition, the statute prohibits costs related to retail development that results in the closing of nearby facilities of the same retailers. Specifically, none of the redevelopment project costs enumerated in the Act shall be eligible redevelopment project costs if those costs would provide direct financial support to a retail entity initiating operations in the redevelopment project area while terminating operations at another Illinois location within 10 miles of the redevelopment project area but outside the boundaries of the redevelopment project area municipality.[3]

Projected Redevelopment Project Costs. Estimated project costs are shown in Exhibit 4 below. Adjustments to estimated line-item costs below are expected and may be made without amendment to the Redevelopment Plan. Each individual project cost will be reevaluated in light of the projected private development and resulting tax revenues as it is considered for public financing under the provisions of the Act.

Further, the projected cost of an individual line-item as set forth below is not intended to place a limit on the described line-item expenditure. Adjustments may be made in line-items, either increasing or decreasing line-item costs for redevelopment. The specific items listed below are not intended to preclude payment of other eligible redevelopment project costs in connection with the redevelopment of the RPA, provided the *total amount* of payment for eligible redevelopment project costs (the "Total Estimated TIF Budget" in Exhibit 4) shall not exceed the amount set forth below, as adjusted pursuant to the Act.

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[2] The standards for maintaining the occupancy by low-income households and very low-income households, as defined in Section 3 of the Illinois Affordable Housing Act, of those units constructed with eligible costs made available under the provisions of this subparagraph (F) of paragraph (11) shall be established by guidelines adopted by the municipality. The responsibility for annually documenting the initial occupancy of the units by low-income households and very low-income households, as defined in Section 3 of the Illinois Affordable Housing Act, shall be that of the then current owner of the property. For ownership units, the guidelines will provide, at a minimum, for a reasonable recapture of funds, or other appropriate methods designed to preserve the original affordability of the ownership units. For rental units, the guidelines will provide, at a minimum, for the affordability of rent to low and very low-income households. As units become available, they shall be rented to income-eligible tenants. The municipality may modify these guidelines from time to time; the guidelines, however, shall be in effect for as long as tax increment revenue is being used to pay for costs associated with the units or for the retirement of bonds issued to finance the units or for the life of the redevelopment project area, whichever is later.

[3] Termination means a closing of a retail operation that is directly related to the opening of the same operation or like retail entity owned or operated by more than 50% of the original ownership in a redevelopment project area, but it does not mean closing an operation for reasons beyond the control of the retail entity, as documented by the retail entity, subject to a reasonable finding by the municipality that the current location contained inadequate space, had become economically obsolete, or was no longer a viable location for the retailer or serviceman.

Exhibit 4
RPA Project Cost Estimates

Program Actions/Improvements	Estimated Costs
Land Acquisition, Assembly, and Relocation	$ 3,500,000
Site Preparation, Including Environmental Remediation, Demolition, and Site Grading	$ 2,750,000
Utility Improvements (Including Water, Storm, Sanitary Sewer, Service of Public Facilities, and Road Improvements)	$10,000,000
Rehabilitation of Existing Structures; Taxing District Capital Improvements	$ 4,500,000
Interest Costs Pursuant to the Act	$ 100,000
Professional Service Costs (Including Planning, Legal, Engineering, Administrative, Annual Reporting, and Marketing)	$ 1,000,000
Job Training	$ 100,000
TOTAL ESTIMATED TIF BUDGET	**$21,950,000**

Notes:
(1) All project cost estimates are in 2026 dollars. Costs may be adjusted for inflation per the TIF Act.
(2) In addition to the costs identified in the exhibit above, any bonds issued to finance a phase of the Project may include an amount sufficient to pay (a) customary and reasonable charges associated with the issuance of such obligations, (b) interest on such bonds, and (c) capitalized interest and reasonably required reserves.
(3) Adjustments to the estimated line-item costs above are expected. Adjustments may be made in line-items within the total, either increasing or decreasing line-items costs for redevelopment. Each individual project cost will be reevaluated in light of the projected private development and resulting tax revenues as it is considered for public financing under the provisions of the Act. The individual line-items set forth above are not intended to place an individual limit on the described expenditures – provided that the total amount of payments for eligible redevelopment project costs shall not exceed the "total estimated TIF budget" listed above.

As explained in the following sub-section, incremental property tax revenues from any contiguous RPA may be used to pay eligible costs for the Main & Maley TIF.

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

Redevelopment project costs as identified in Exhibit 4 specifically authorize those eligible costs set forth in the Act and do not address the preponderance of the costs to redevelop the area. The majority of development costs will be privately financed. TIF or other public sources are to be used, subject to approval by the Village Board, only to leverage and commit private redevelopment activity.

The incremental tax revenues which will be used to pay debt service on the municipal obligations (if any) and to directly pay redevelopment project costs shall be the incremental increase in property taxes. The property tax increment would be attributable to the increase in the equalized assessed value of each taxable lot, block, tract or parcel of real property in the RPA – over and above the initial equalized assessed value of each such lot, block, tract or parcel in the RPA in the 2024 tax year for the RPA.

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

Nature and Term of Obligations to Be Issued. The Village may issue obligations secured by the Special Tax Allocation Fund established for the Redevelopment Project Area pursuant to the Act or such other funds as are available to the Village by virtue of its power pursuant to the Illinois State Constitution.

Any and all obligations issued by the Village pursuant to this Plan and the Act shall be retired not more than twenty-three (23) years after the date of adoption of the ordinance approving the RPA, or as such a later time permitted pursuant to the Act and to the extent such obligations are reliant upon the collection of incremental property tax revenues from the completion of the twenty-3rd year of the TIF, with taxes collected in the twenty-fourth year. However, the final maturity date of any obligations issued pursuant to the Act may not be later than twenty (20) years from their respective date of issuance.

One or more series of obligations may be issued from time to time in order to implement this Plan. The total principal and interest payable in any year on all obligations shall not exceed the amount available in that year or projected to be available in that year. The total principal and interest may be payable from tax increment revenues (including tax increment revenues from current or future contiguous TIF Districts) and from bond sinking funds, capitalized interest, debt service reserve funds, and all other sources of funds as may be provided by ordinance.

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

Securities may be issued on either a taxable or tax-exempt basis, as general obligation or revenue bonds. Further, the securities may be offered on such terms as the Village may determine, with or without the following features: capitalized interest; deferred principal retirement; interest rate limits (except as limited by law); and redemption provisions. Additionally, such securities may be issued with either fixed rate or floating interest rates.

Most Recent Equalized Assessed Valuation for the RPA. The most recent equalized assessed valuation for the RPA is based on the 2023 EAV and is estimated to be approximately $11,132,519. It is anticipated the estimated base EAV for establishment of the RPA will be the 2024 EAV once available.

Anticipated Equalized Assessed Valuation for the RPA. Upon completion of the anticipated private development of the RPA over a twenty-three (23) year period, it is estimated that the EAV of the property within the RPA would increase to approximately $30 million to $40 million depending upon market conditions and the scope of the redevelopment projects.

VII. DESCRIPTION AND SCHEDULING OF REDEVELOPMENT PROJECT

Redevelopment Project. The Village will implement a strategy with full consideration given to the availability of both public and private funding. It is anticipated that a phased redevelopment will be undertaken.

The Redevelopment Project will begin as soon as the private entities have obtained financing approvals for appropriate projects and such uses conform to Village zoning and planning requirements, or if the Village undertakes redevelopment activities pursuant to this Plan. Depending upon the scope of the development as well as the actual uses, the following activities may be undertaken by the Village:

- Land Assembly and Relocation: Certain properties in the RPA may be acquired and assembled into an appropriate redevelopment site, with relocation costs undertaken as provided by the Act. If necessary, the Village would facilitate private acquisition through reimbursement or write-down of related costs, including without limitation the acquisition of land needed for construction of public improvements.

- Demolition and Site Preparation: The existing improvements located within the RPA may have to be reconfigured or prepared to accommodate new uses or expansion plans. Demolition of certain parcels may be necessary for future projects. Additionally, the redevelopment plan contemplates site preparation, or other requirements including environmental remediation necessary to prepare the site for desired redevelopment projects.

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

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

- Water, Sanitary Sewer, Storm Sewer and Other Utility Improvements: Certain utilities may be extended or re-routed to serve or accommodate the new development. Upgrading of existing utilities may be undertaken. The Village may also undertake the provision of necessary detention or retention ponds.

- Roadway/Street/Parking Improvements: The Village may widen and/or vacate existing roads. Certain secondary streets/roads may be extended or constructed. Related curb, gutter, and paving improvements could also be constructed as needed. Parking facilities may be constructed that would be available to the public. Utility services may also be provided or relocated in order to accommodate redevelopment activities.

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

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

- School District Costs: The payment of such costs may be provided pursuant to the requirements of the TIF Act.

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

- Professional Services: The Village may fund necessary planning, legal, engineering, administrative and financing costs during project implementation. The Village may reimburse itself from annual tax increment revenue if available.

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

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

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

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

personnel are aware of and carry out the obligation to maintain such a working environment, with specific attention to minority and/or female individuals.

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

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

VIII. PROVISIONS FOR AMENDING THE TIF PLAN AND PROJECT

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

APPENDIX 1

Legal Description of Project Area

Legal Description and PINS of Village of Lemont
Main & Maley Redevelopment Project Area

Commencing at the intersection of the north line of PIN 22-14-300-037 with the west line of the West ½ Southwest ¼ of Section 14, Township 37 North, Range 11, East of the Third Principal Meridian in Cook County, Illinois; thence northeasterly along the north line of PIN 22-14-300-037 to the north line of the East ½ of the Southwest ¼ of said Section 14; thence easterly to the east line of PIN 22-14-400-037; thence south to the south line of PIN 22-14-400-037; thence west to the east line of PIN 22-14-400-039; thence south to the south line of PIN 22-14-400-039; thence east to the east line of the West ½ of the Southeast ¼ of said Section 14; thence south to the south line of PIN 22-14-400-019; thence west to the east line of PIN 22-14-400-017; thence south to the south line of PIN 22-14-400-017; thence west along the south line of PIN 22-14-400-017 to the west line of PIN 22-14-400-017; thence north to the north line of Chicago-Joliet Road; thence westerly along the north line of Chicago-Joliet Road to the east line of PIN 22-14-300-021; thence north to the north line of PIN 22-14-300-021; thence westerly along the north line of PIN 22-14-300-021 to the east line of PIN 22-14-300-016; thence westerly along the north line of PIN 22-14-300-016 and PIN 22-14-300-020 to the west line of the West ½ Southwest ¼ of said Section 14; thence north along said west line of the West ½ Southwest ¼ of said Section 14, to the point of beginning, in Cook County, Illinois.

22-14-300-029-0000
22-14-300-031-0000
22-14-300-034-0000
22-14-300-035-0000
22-14-300-036-0000
22-14-300-037-0000
22-14-300-039-0000
22-14-300-040-0000
22-14-300-042-0000
22-14-300-043-0000
22-14-300-044-0000
22-14-300-045-0000
22-14-400-005-0000
22-14-400-015-0000
22-14-400-017-0000
22-14-400-018-0000
22-14-400-019-0000
22-14-400-024-0000
22-14-400-028-0000
22-14-400-029-0000
22-14-400-030-0000
22-14-400-031-0000
22-14-400-032-0000
22-14-400-034-0000
22-14-400-035-0000
22-14-400-036-0000
22-14-400-037-0000
22-14-400-039-0000
22-14-400-040-0000

APPENDIX 2

Boundary Map of RPA

2024 Tax Map
Page 2214E
37-11-14E

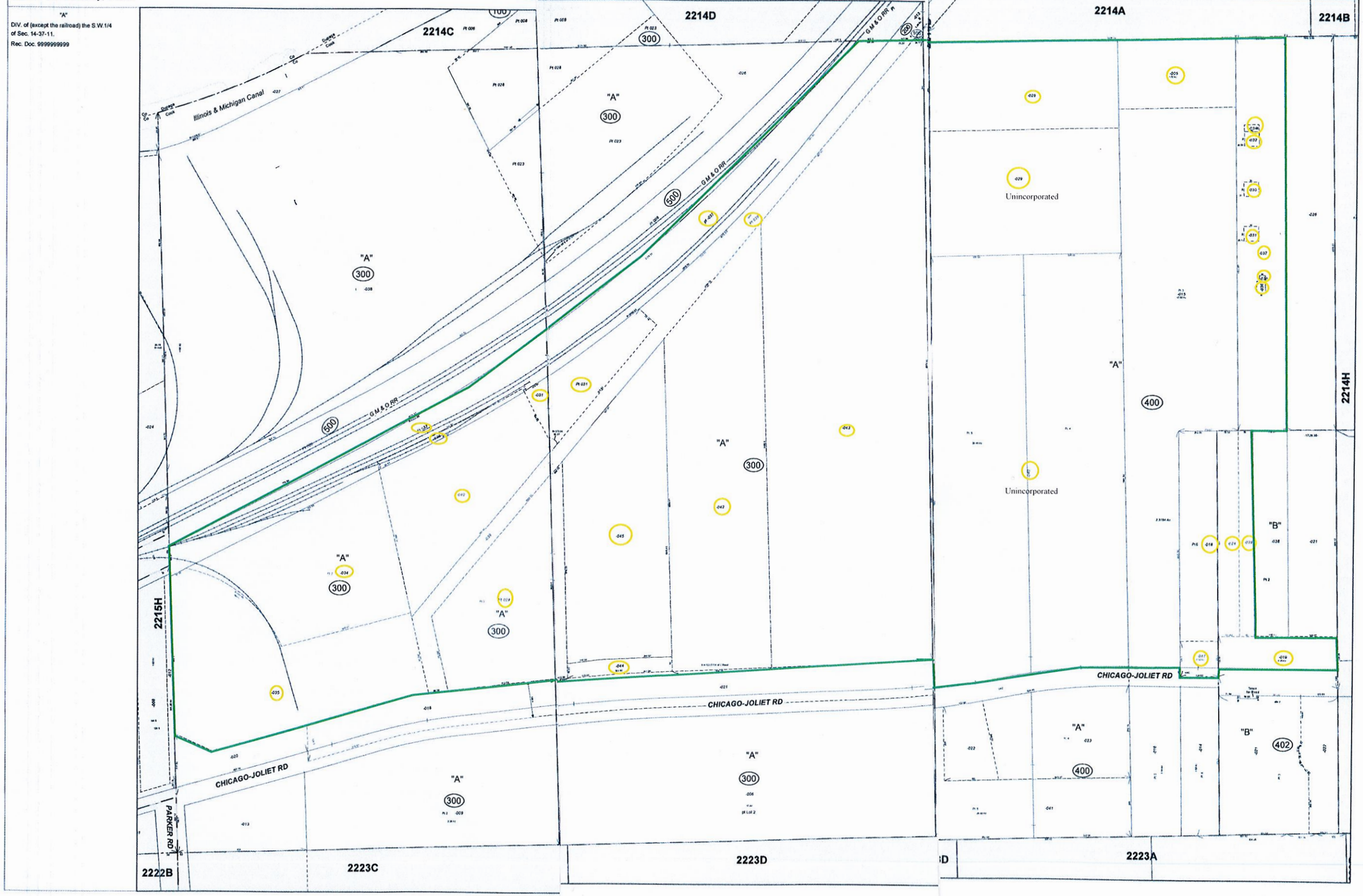
© 2024 Cook County, Illinois

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Rec. Doc. 9999999999

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LEMONT

Cook County, Illinois
E½ SW¼ Section 14 - 37 - 11
LEMONT

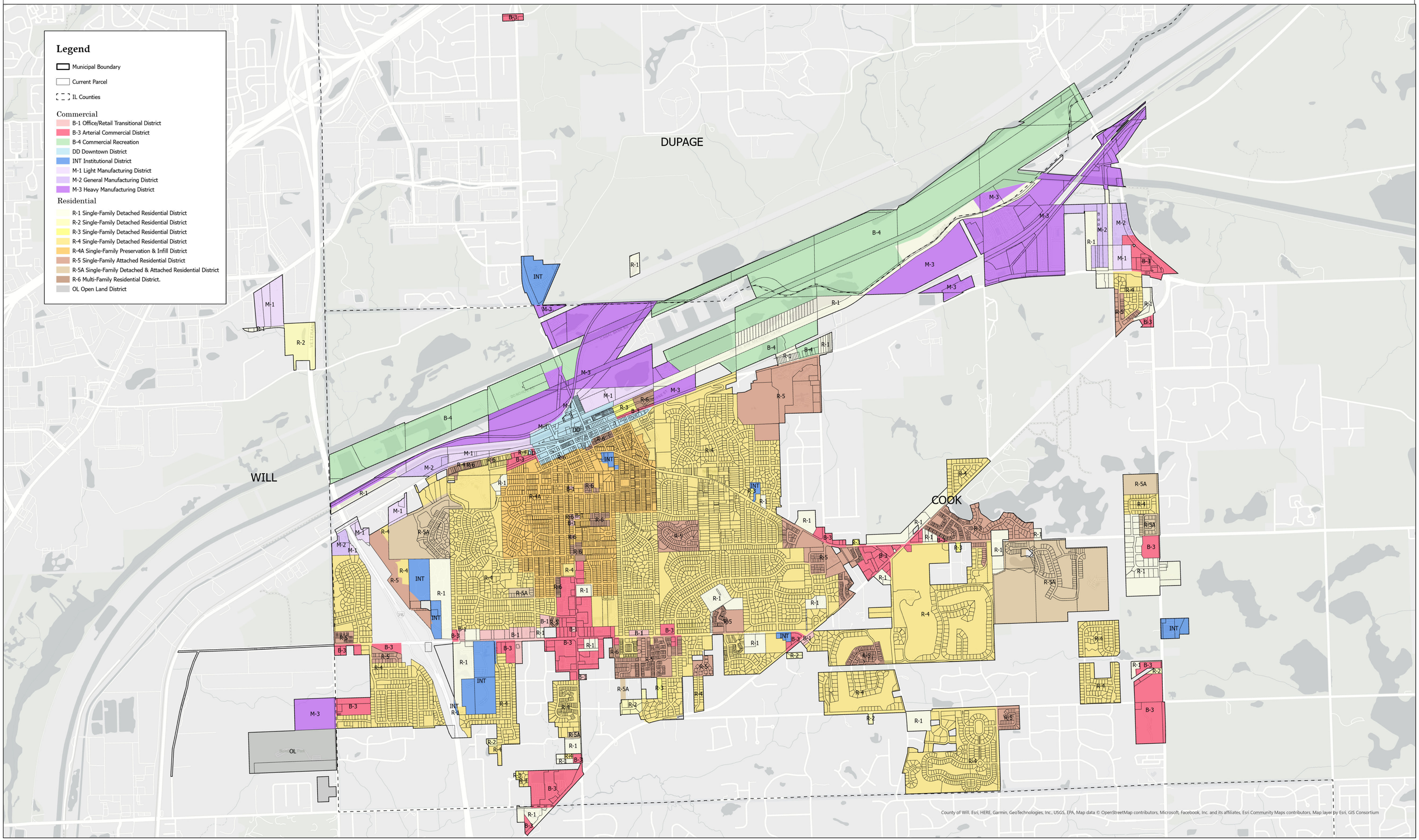
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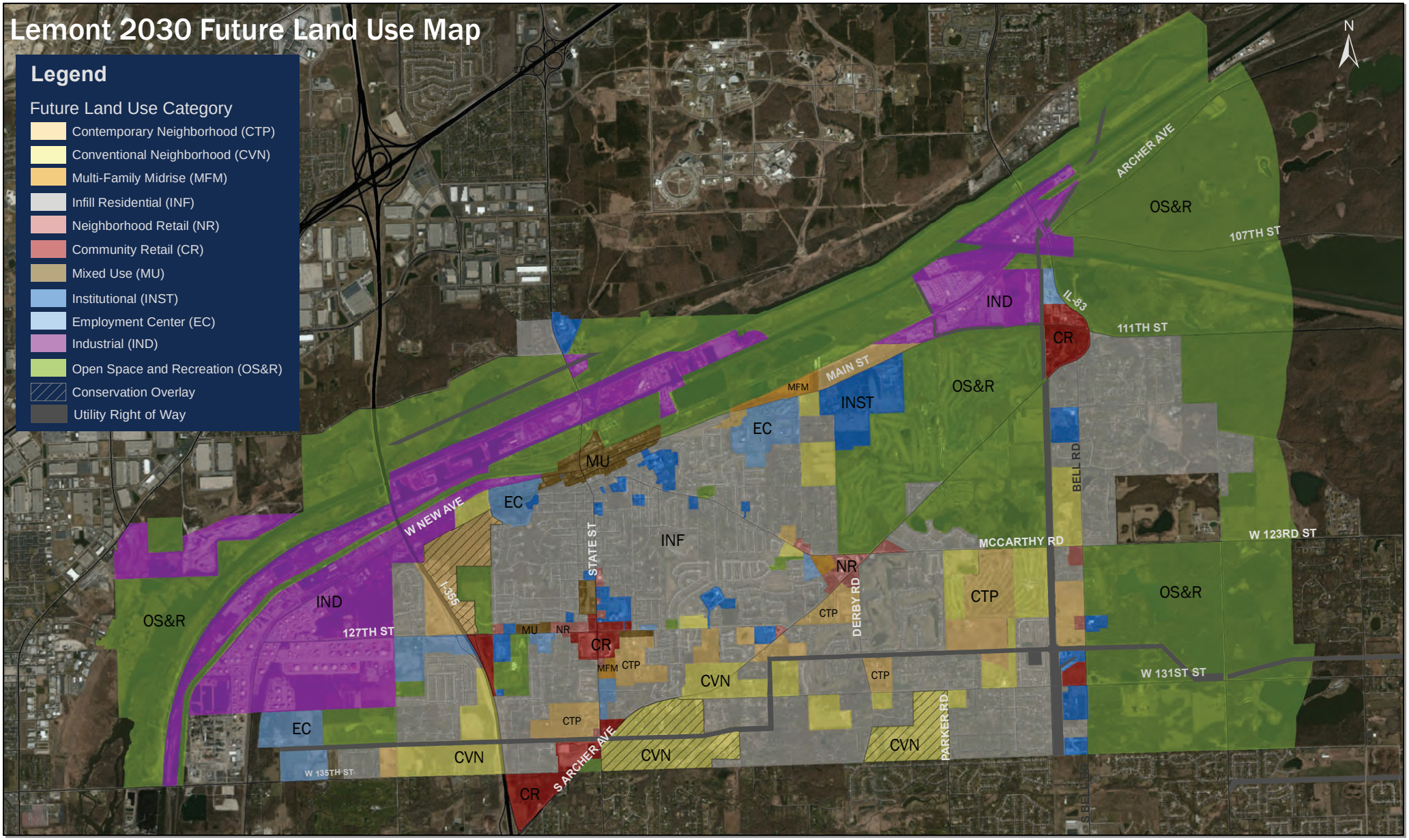


APPENDIX 3

Existing and Future Land Use Map of RPA

Village of Lemont
Official Zoning Map 2024
Reflecting Zoning Changes through 1/29/2025


Legend
Municipal Boundary
Current Parcel
IL Counties
Commercial
B-1 Office/Retail Transitional District
B-3 Arterial Commercial District
B-4 Commercial Recreation
DD Downtown District
INT Institutional District
M-1 Light Manufacturing District
M-2 General Manufacturing District
M-3 Heavy Manufacturing District
Residential
R-1 Single-Family Detached Residential District
R-2 Single-Family Detached Residential District
R-3 Single-Family Detached Residential District
R-4 Single-Family Detached Residential District
R-4A Single-Family Preservation & Infill District
R-5 Single-Family Attached Residential District
R-5A Single-Family Detached & Attached Residential District
R-6 Multi-Family Residential District.
OL Open Land District
DUPAGE
WILL
COOK
Sawmill Creek
Bull Creek
Bull Creek
Bull


Lemont 2030 Future Land Use Map
Legend
Future Land Use Category
Contemporary Neighborhood (CTP)
Conventional Neighborhood (CVN)
Multi-Family Midrise (MFM)
Infill Residential (INF)
Neighborhood Retail (NR)
Community Retail (CR)
Mixed Use (MU)
Institutional (INST)
Employment Center (EC)
Industrial (IND)
Open Space and Recreation (OS&R)
Conservation Overlay
Utility Right of Way
N
ARCHER AVE
107TH ST
IL-83
111TH ST
MAIN ST
W NEW AVE
STATE ST
I-355
127TH ST
MCCARTHY RD
BELL RD
W 123RD ST
DERBY RD
W 131ST ST
PARKER RD
W 135TH ST
S ARCHER AVE
S BELL
OS&R
IND
EC
MU
INST
INF
NR
CR
CTP
MFM
CVN

APPENDIX 4

TIF Eligibility Report

Prepared by Ryan, LLC

Draft Dated 11/25/2025

VILLAGE OF LEMONT
TIF QUALIFICATION REPORT
PROPOSED MAIN & MALEY
REDEVELOPMENT PROJECT AREA

A study to determine whether a portion of an area located in the Village of Lemont qualifies, in part, as a "conservation area" and, in part, as a "blighted vacant area" as set forth in the definitions of the Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4-3, et. seq., as amended.

Prepared For: Village of Lemont, Illinois

Prepared By: Ryan, LLC

November 2025

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III. THE PROPOSED RPA.....10

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V. QUALIFICATION OF RPA/FINDINGS OF ELIGIBILITY.....12

VI. SUMMARY OF FINDINGS AND OVERALL ASSESSMENT OF QUALIFICATION.....19

EXHIBIT 1: Legal Description

EXHIBIT 2: Boundary Map

EXHIBIT 3: Engineer Report - Chronic Flooding

EXECUTIVE SUMMARY

Ryan, LLC (Ryan) has been retained by the Village of Lemont (the "Village") to conduct an analysis of the potential qualification and designation of an area that would result in the establishment of the Village's proposed Main & Maley TIF District (the "TIF District"). The Village is pursuing the proposed TIF District as part of its overall strategy to promote the revitalization of key under-utilized properties located within the Village.

For purposes of this Report, Ryan has subdivided its qualification analysis of the proposed Main & Maley TIF District properties into two major classifications:

- *Improved land* – This classification is for all land within the proposed TIF District that is primarily occupied by structures and/or other improvements ("Improved Parcels"); and

- *Vacant land* – This classification is for all the land within the proposed TIF District that is primarily vacant ("Vacant Parcels").

Based upon the analysis completed to date, Ryan has reached the following conclusions regarding the potential qualification for the vacant land and the improved land within the proposed Main & Maley TIF District:

1) The Improved Parcels within the proposed TIF District, qualify as a "conservation area" under the Act. Overall, the improved land within the proposed TIF District has either declined, or is in danger of declining, toward a blighted condition. This condition prevents, or threatens to prevent, the economic and physical development or redevelopment of properties in a manner that the community considers essential to its overall economic health. In Ryan's view, the improved land portion of the proposed TIF District meets the requirements for designation as a conservation area under the Act.

2) The Vacant Parcels within the proposed TIF District qualify as a "blighted-vacant area" pursuant to the Act. Portions of the vacant land have never been developed, and other parcels have been vacated or abandoned. This vacant land has proven to lack economic viability for development due to certain adverse conditions. These adverse conditions prevent or threaten to prevent the development of these properties which the community deems essential to the health of the local economy. In Ryan's view, the vacant land portion of the proposed TIF District meets the requirements for designation as a blighted-vacant area under the Act.

3) The existence of all of the adverse conditions found within the proposed TIF District presents a serious barrier to the area's successful redevelopment because these factors negatively impact the likelihood of coordinated and substantial private sector investment in the proposed TIF District. Without use of the Village's land-use planning and economic development resources to mitigate such factors, potential redevelopment projects (along with other economic development efforts that require private sector investment) are not likely to be economically feasible.

4) Within the proposed TIF District, there are several potential redevelopment sites with potential to produce incremental property tax revenue. Such revenue, used in combination with

other Village resources for redevelopment incentives or public improvements, would help stimulate private investment and reinvestment in these sites and ultimately throughout the proposed TIF District.

5) Mitigation of the existing blighting conditions would improve the economic redevelopment potential of the proposed TIF District and promote private sector investment and development efforts, Ryan recommends that the Village proceed with the formal TIF designation process for the entire area.

The Ryan analysis of the proposed TIF District in conjunction with statutory criteria is outlined on the following pages.

This Study assumes that all properties in the Study Area will be annexed into the Village prior to adoption of all relevant TIF Ordinances.

I. INTRODUCTION AND BACKGROUND

The purpose of this Eligibility Report is to identify the criteria for establishing the Main & Maley Redevelopment Project Area ("RPA") by means of "conservation area" and "blighted area" qualification factors, as defined by the Tax Increment Allocation Redevelopment Act (the "Act") (65 ILCS 5/11-74.4-1, et seq.). The "conservation area" qualification factors refer to the improved portion of the RPA, and the "blighted area" qualification factors refer to the vacant portion of the RPA, both to be included in the Main & Maley Redevelopment Project Area.

The Act was established to assist Illinois municipalities "promote and protect the health, safety, morals, and welfare of the public, that blighted conditions need to be eradicated and conservation measures instituted, and that redevelopment of such areas be undertaken; that to remove and alleviate adverse conditions it is necessary to encourage private investment and restore and enhance the tax base of the taxing districts in such areas by the development or redevelopment of project areas" (65 ILCS 5/11-74.4-2(b).

In the context of planning for the proposed RPA within the boundaries legally described in Exhibit 1 and in the map attached hereto as Exhibit 2, the Village of Lemont has authorized the study of the RPA within the boundaries described in the map attached hereto in its entirety to determine whether it qualifies for consideration as a Tax Increment Financing District. Ryan has agreed to undertake the study of the RPA.

The RPA is partially bifurcated by Maley Road and is generally bounded by the Metra Heritage Corridor rail tracks on the north, Main Street on the south, Parker Road, as extended, and the Village boundary on the west, and certain parcels abutting the ComEd right of way on the east.

The qualification factors discussed within this Report qualify the improved portion of the RPA as a "conservation area" and the vacant portion of the RPA as a "blighted vacant area", as those terms are hereinafter defined pursuant to 65 ILCS 5/11-74.4-3 et. seq., as amended. The RPA consists of twenty-six (26) improved parcels and three (3) vacant parcels, for a total of twenty-nine (29) parcels.

The RPA as a whole demonstrates the need for site preparation, building rehabilitation, extensive storm management and other infrastructure improvements and application of modern community planning standards in order to encourage economic stabilization and private redevelopment activities in the RPA. The area also suffers from high vehicular traffic issues which also need improvement to both sustain and promote potential new commercial and industrial related developments. The Village believes that the TIF District designation is an essential part of its strategy to address these issues.

OBJECTIVES

Consistent with the Village's Comprehensive Plan (2014), the Village's redevelopment objective is to promote a mix of industrial and commercial redevelopment within the proposed TIF District. To achieve this objective, the Village has established the following guidelines that would apply to the proposed TIF District:

1. Encourage commercial and industrial development by facilitating the assembly, preparation and marketing of improved and vacant sites, and assisting private developers to assemble suitable sites for modern development needs;

2. Foster construction and improvement of infrastructure, as needed, including streets, curbs, gutters, detention-related improvements, storm management, water and sanitary systems, and public and private utilities in order to stabilize existing industrial areas and to facilitate the construction of new commercial and industrial development;

3. Assist in the site preparation of the RPA for commercial and industrial development including environmental remediation as needed;

4. Develop the area in relation to the traffic system for improved accessibility to the area; and

5. Coordinate development and redevelopment efforts with adjacent uses thus improving the surrounding environment.

Given the Village of Lemont's goals for its future development and growth, as well as the conditions briefly described above, the Village has made a determination that it is highly desirable to promote the redevelopment of the RPA. Without an implementation plan for redevelopment, the Village believes current properties within the RPA will remain underutilized. The Village intends to create and implement a redevelopment plan in order to increase tax revenues associated with the RPA and to increase the community's tax base.

The Village has determined that redevelopment takes place through the benefit and guidance of comprehensive economic planning by the Village. Through this coordinated effort, the area is expected to improve. Development barriers, inherent with current conditions which impede economic growth under existing market standards, will be addressed.

The Village has determined that redevelopment currently planned for the RPA may only be feasible with public financial assistance. The Village's utilization of a TIF District redevelopment plan is intended to help provide the assistance required to eliminate conditions detrimental to successful redevelopment of the area.

The implementation of TIF is intended to induce private redevelopment in the RPA, therefore creating higher real estate value that would otherwise potentially decline or stagnate without such investment, leading to increased property taxes compared to previous land-uses (or lack of uses). In this way, the existing tax base for all taxing districts is preserved and a portion of future increased taxes are pledged for attracting the needed private investment.

Because the Village will not consider the redevelopment of residential parcels that would dislocate 10 or more residential units within the proposed TIF district, the Village will not conduct a housing impact study pursuant to the TIF Act.

II. QUALIFICATION CRITERIA USED

With the assistance of Village staff, Ryan examined the RPA from beginning in August, 2025 to the date of this report, and reviewed data collected for the area to determine the presence or absence of appropriate qualifying factors listed in the Act. Based upon Ryan's evaluation of the data and parcels in the proposed TIF Project Area and analysis of each of the eligibility factors summarized in Section II, the following factors are presented to support qualification of the proposed TIF District in part (with respect to improved parcels in the RPA) as a "conservation area" and in part (with respect to certain vacant parcels in the RPA) as a "blighted vacant area." These factors are found to be clearly present and reasonably distributed throughout the TIF Project Area, as required under the TIF Act. The factors are summarized in the table below.

Sub-Areas Within Proposed RPA	Maximum Possible Factors Per Statute	Minimum Factors Needed to Qualify Per Statute	Qualifying Factors Present in Proposed TIF Area
Conservation Area	13	3	• Deterioration • Inadequate Utilities • Lag/Decline in EAV • Deleterious Layout • Lack of Community Planning
Blighted Vacant	Stand Alone: 6	Stand Alone: 1	• Chronic Flooding
Blighted Vacant	Combination: 6	Combination: 2	• Deterioration of Adjacent Structures • Lag/Decline in EAV

The Act sets out specific procedures, which must be adhered to in designating a redevelopment project area. By definition, a "Redevelopment Project Area" is: "an area designated by the municipality, which is not less in the aggregate than 1 ½ acres and with respect to which the municipality has made a finding that there exist conditions which cause the area to be classified as a blighted area or a conservation area, or a combination of both blighted area and conservation area."

Under the Act, "conservation area" is defined as "any improved area within the boundaries of a redevelopment project area located within the territorial limits of the municipality in which fifty percent (50%) or more of the structures in the area have an age of thirty-five (35) years or more. Such an area is not yet a blighted area, but because of a combination of three (3) or more of the following factors is detrimental to the public safety, health, morals or welfare and such an area may become a blighted area:

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

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

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

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

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

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

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

(H) Inadequate Utilities: Underground and overhead utilities such as storm sewers and storm drainage, sanitary sewers, water lines and gas, telephone and electrical services that are shown to be inadequate. Inadequate utilities are those that are: (i) of insufficient capacity to serve the uses in the redevelopment project

area; (ii) deteriorated, antiquated, and obsolete or in disrepair; or (iii) lacking within the redevelopment project area.

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

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

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

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

(M) The total equalized assessed value of the redevelopment project area has declined for three (3) of the last five (5) calendar years prior to the year in which the redevelopment project area is designated, or is increasing at an annual rate that is less than the balance of the municipality for three (3) of the last five (5) calendar years, for which information is available or increasing at an annual rate that is less than the Consumer Price Index for All Urban Consumers published by the United

States Department of Labor or successor agency for three (3) of the last five (5) calendar years prior to the year in which the redevelopment project area is designated.

Also under the Act, if "blighted vacant," the sound growth of the redevelopment project area is impaired by one of the following factors that (i) is present, with that presence documented, to a meaningful extent so that a municipality may reasonably find that the factor is clearly present within the intent of the Act and (ii) is reasonably distributed throughout the vacant part of the redevelopment project area to which it pertains:

(A) The area consists of one or more unused quarries, mines, or strip mine ponds.

(B) The area consists of unused railyards, rail tracks, or railroad rights-of-way.

(C) The area, prior to its designation, is subject to (i) chronic flooding that adversely impacts on real property in the area as certified by a registered professional engineer or appropriate regulatory agency or (ii) surface water that discharges from all or a part of the area and contributes to flooding within the same watershed, but only if the redevelopment project provides for facilities or improvements to contribute to the alleviation of all or part of the flooding.

(D) The area consists of an unused or illegal disposal site containing earth, stone, building debris, or similar materials that were removed from construction, demolition, excavation, or dredge sites.

(E) Prior to November 1, 1999, the area is not less than 50 nor more than 100 acres and 75% of which is vacant (notwithstanding that the area has been used for commercial agricultural purposes within 5 years prior to the designation of the redevelopment project area), and the area meets at least one of the factors itemized in paragraph (1) of this subsection, the area has been designated as a town or village center by ordinance or comprehensive plan adopted prior to January 1, 1982, and the area has not been developed for that designated purpose.

(F) The area qualified as a "blighted area" immediately prior to becoming vacant, unless there has been substantial private investment in the immediately surrounding area.

The improved portion of the RPA was examined as a "blighted area" by the definition of the Act. The detailed definition of a "blighted area" is located at the beginning of Section II.

Also under the act, if "blighted vacant," the sound growth of the redevelopment project area is impaired by a combination of 2 or more of the following factors, each of which is (i) present, with that presence documented, to a meaningful extent so that a municipality may reasonably find that the factor is clearly present within the intent of the Act and (ii) reasonably distributed throughout the vacant part of the redevelopment project area to which it pertains:

(A) Obsolete platting of vacant land that results in parcels of limited or narrow size or configurations of parcels of irregular size or shape that would be difficult to develop on a planned basis and in a manner compatible with contemporary standards and requirements, or platting that failed to create rights-of-ways for streets or alleys or that created inadequate right-of-way widths for streets, alleys, or other public rights-of-way or that omitted easements for public utilities.

(B) Diversity of ownership of parcels of vacant land sufficient in number to retard or impede the ability to assemble the land for development.

(C) Tax and special assessment delinquencies exist or the property has been the subject of tax sales under the Property Tax Code within the last 5 years.

(D) Deterioration of structures or site improvements in neighboring areas adjacent to the vacant land.

(E) The area has incurred Illinois Environmental Protection Agency (EPA) or United States EPA remediation costs for, or a study conducted by an independent consultant recognized as having expertise in environmental remediation has determined a need for, the clean-up of hazardous waste, hazardous substances, or underground storage tanks required by State or federal law, provided that the remediation costs constitute a material impediment to the development or redevelopment of the redevelopment project area.

(F) The total equalized assessed value of the proposed redevelopment project area has declined for 3 of the last 5 calendar years prior to the year in which the redevelopment project area is designated or is increasing at an annual rate that is less than the balance of the municipality for 3 of the last 5 calendar years for which information is available or is increasing at an annual rate that is less than the Consumer Price Index for All Urban Consumers published by the United States Department of Labor or successor agency for 3 of the last 5 calendar years prior to the year in which the redevelopment project area is designated.

THE PROPOSED RPA

The RPA is partially bifurcated by Maley Road and is generally bounded by the Metra Heritage Corridor rail tracks on the north, Main Street on the south, certain parcels north of Parker Road and the Village boundary on the west, and certain parcels abutting the ComEd right of way on the east. Adjacent rights-of-way are also included.

The improved portion of the RPA consists of twenty-six (26) tax parcels containing several commercial and industrial buildings and various site improvements. The blighted vacant portion of the RPA consists of three (3) tax parcels without structures.

III. METHODOLOGY OF EVALUATION

In evaluating the RPA's potential qualification as a TIF District, Ryan reviewed the area in its entirety and utilized the following methodology:

1) Site surveys of the RPA were undertaken by representatives from Ryan. Site surveys were completed for each tract of land (based upon tax maps), within the area.

2) Exterior evaluation of structures, noting such conditions as lack of community planning and deleterious layout and land-use was completed. Additionally, tax levy years 2018 through 2023 Equalized Assessed Valuation ("EAV") and Assessed Valuation ("AV") information from the Cook County Clerk's Office, tax parcel maps, site photographs, site data, local history (discussions with Village staff) and an evaluation of area-wide factors that have affected the area's development were evaluated (Refer to Section V.). Village redevelopment goals and objectives for the area were also reviewed with Village staff.

3) Existing site conditions were initially surveyed only in the context of checking, to the best and most reasonable extent available, whether TIF qualification factors (such as chronic flooding) exist in specific site conditions on the parcels. The area was studied taking into account available Village economic development planning reports, Village ordinances, EAV information from the Cook County Clerk's Office and Village records, tax parcel maps, site photos, site data, local history (discussions with Village staff and the Village engineers), and an evaluation of area-wide factors that have affected the area's development (Refer to Section V.).

4) The RPA was examined to assess the applicability of qualification factors for TIF designation under the Act.

IV. QUALIFICATION OF RPA/FINDINGS OF ELIGIBILITY

As a result of Ryan's evaluation of the RPA, and analysis of each of the eligibility factors summarized in Section II, it has been determined that the following factors are present to support qualification of the RPA in part as a "conservation area" and in part as a "blighted area."

IMPROVED AREA FACTORS – CONSERVATION AREA

A. Threshold Qualification

Age. Based upon site surveys and Cook County and Village data, 8 of the 12 structures in the improved portion of the RPA, or two thirds (66.7%) were found to be thirty-five (35) years of age or older.

B. Other Conservation Factors (must include three or more factors under the Act)

1) Lag in Equalized Assessed Value

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

The total Equalized Assessed Value ("EAV") of the improved portion of the RPA declined in three (3) of the past five (5) years. Additionally, the EAV of the improved portion of the RPA lagged behind the Consumer Price Index ("CPI") for three (3) of the last five (5) years.

	2023	2022	2021	2020	2019
RPA EAV	$10,782,208	$12,134,685	$11,095,616	$11,370,248	$7,686,007
Percentage of Change	**-11.1%**	9.4%	**-2.4%**	47.9%	**-21.6%**
Village EAV	$976,934,316	$716,584,154	$721,709,307	$733,660,196	$680,520,825
Less TIF RPA	$966,152,108	$704,449,469	$710,613,691	$762,289,948	$672,834,818
Percent Change	37.1%	-0.9%	-6.8%	13.3%	2.1%
CPI	**4.10%**	8.0%	**4.7%**	1.2%	**1.8%**

Source: Cook County Clerk's Office and US Bureau of Labor Statistics

2) Lack of Community Planning

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

Evidence of the area's lack of community planning can be seen in its lack of adequate roadways, gutters, sidewalks, curbs and overhead lights compared to today's modern planning standards. According to Village staff, certain roadways within the TIF District are in such poor conditions that they have limited capacity to safely handle traffic. In order for redevelopment to occur, adequate road access is required. In general, much of the piecemeal development that occurred took place in an unincorporated area that was not subject to a municipal planning process; logically, the area could not have developed according to a community or comprehensive plan.

3) Inadequate Utilities

Under the Act, inadequate utilities can be defined as underground and overhead utilities such as storm sewers, storm drainage, sanitary sewers, water lines and gas, telephone and electrical services that are shown to be inadequate. Inadequate utilities are those that are: of insufficient capacity to serve the uses in the RPA, deteriorated, antiquated, and obsolete or in disrepair or are lacking within the RPA.

According to Village staff, the utilities located in the Study Area are undersized and inadequately located to serve additional development. As the area continues to develop, new structures and uses will place additional strain on the already insufficient conditions and further limit capacity.

4) Deleterious Land-Use or Layout

Under the Act, deleterious Land-Use or Layout refers to "the existence of incompatible land-use relationships, buildings occupied by inappropriate mixed-uses or uses considered to be noxious, offensive or unsuitable for the surrounding area".

Deleterious land use or layout can be seen in the commercial, industrial, and other improvements within the proposed TIF District. These areas have been developed in a piecemeal fashion without the guidance of a plan for coordinated development. As noted earlier, this is because much of this piecemeal development took place in an unincorporated area that was not subject to a municipal planning process. This has been complicated by the inadvertent creation of mixed and uneven borders at unincorporated portions of Cook County to the south as portions of the unincorporated area were sporadically annexed into the Village over a long period of time. As described previously, the piecemeal development of the RPA is at least partly attributable to a lack of community planning going back over fifty years.

As a result of this fragmented development over a long period of time, the area's industrial uses lack sufficient road infrastructure for the volume of truck traffic that is present. Examples of this occur where access to the industrial areas is by way of the *private* Maley Road. Main Street to the east of Maley Road observes an average daily traffic count of 13,700 vehicles, according to IDOT. Truck drivers face challenges entering industrial properties from Main Street due to its narrow two-lane road configuration. This issue is exacerbated by the fact that the intersection of Main Street and Maley Road lacks signalization or adequate turning lanes. Additional redevelopment will require reconfiguring traffic management for the area.

In addition to these factors, planning guidelines for such components as landscape and streetscape treatments, buffering between uses, provision for adequate loading and unloading and sufficient parking were not addressed when certain of these industrial parcels were developed.

5) Deterioration

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

The RPA shows signs of deterioration of both site improvements and building structures. Various degrees of deterioration were identified throughout the area, ranging from minor to extremely severe. The below indicators of deterioration were found distributed throughout the RPA.

Surface Improvements:

Site improvements within the RPA were observed to possess the following signs of deterioration:

- Extensively cracked and crumbling asphalt pavement, along with potholes and other settlement in parking lot areas and driveways, requiring re-surfacing.
- Weed and vegetation growth in cracked pavement and/or loose pavement material in parking lot areas and driveways.
- Faded and cracked parking space striping and curb caution paint, requiring re-painting.
- Crumbling curb and gutter throughout parking areas and approaches, requiring removal and replacement.
- Cracked public and private service walks with weed growth.

Building Improvements:

Building deterioration was found to consist of cracked or damaged exterior building surfaces including masonry facades in need of tuckpointing, faded and peeling trim paint, deteriorated windows or doors or window/door frames, rusted metal service doors, rusted metal fencing, and damaged gutters or downspouts, for example.

VACANT BLIGHTED AREA

Vacant land within the RPA qualifies as a "blighted-vacant area" pursuant to the TIF Act. Currently, the vacant land lacks economic viability for development due to certain adverse conditions. As a result, it prevents or threatens to prevent the beneficial economic and physical development of properties the community deems essential to its overall economic health. In the opinion of Ryan, the subject vacant land meets the requirements for designation as a blighted-vacant area under the TIF Act.

VACANT BLIGHTED AREA - STAND ALONE FACTOR

Based upon Ryan's evaluation of certain parcels in the proposed RPA, Ryan has determined, based on assistance and analysis by Burke Engineering that a vacant portion of the RPA qualifies as "blighted vacant" pursuant to the TIF Act, due to the presence of the following factors being present.

1) ***Chronic Flooding.*** The vacant portions of the RPA were found to qualify under the TIF Act using a single stand-alone factor of Chronic Flooding. The TIF Act provides that if an area, prior to its designation, is subject to ["chronic flooding that adversely impacts on real property in the area as certified by a registered professional engineer or appropriate regulatory agency" and "the redevelopment project provides for facilities or improvements to contribute to the alleviation of all or part of the flooding," then a finding of chronic flooding can be made.]

   According to the memorandum supplied by Burke Engineering (Exhibit 3), "Portions of the parcels within the proposed TIF District meet the criterion of chronic flooding as indicated by either the presence of floodplain, wetland, and/or poor draining soils…" Additionally, Burke Engineering indicated that "Parcels cannot be developed without providing stormwater management, coordinating and permitting with the U.S. Army Corps of Engineers and MWRD (Cook County) for wetland impacts."

VACANT AREA FACTORS – BLIGHTED AREA

The vacant portion of the RPA is found to also qualify as a vacant "blighted area" under the Act, since certain qualifying factors were found to be present at the vacant tax parcels.

1) Deterioration of Structures or Site Improvements Adjacent to Vacant Land

As noted previously, the areas immediately adjacent to the vacant portion of the RPA showed signs of deterioration in both structures and site improvements. Various degrees of deterioration were identified throughout the adjacent area ranging from minor

to extremely severe. With respect to surface improvements, deterioration was found along roadways, driveways, and parking areas. These examples of deterioration were found distributed throughout the areas adjacent to the vacant portion of the RPA.

Also as noted previously, the following signs of site improvement deterioration within the RPA were observed:

- Extensively cracked and crumbling asphalt pavement, along with potholes and other settlement in parking lot areas and driveways, requiring re-surfacing.
- Weed and vegetation growth in cracked pavement and/or loose pavement material.
- Faded and cracked parking space striping and curb caution paint, requiring re-painting.
- Crumbling curb and gutter throughout parking areas and approaches, requiring removal and replacement.
- Cracked public walks with weed growth.

Again, building deterioration was found to consist of cracked or damaged exterior building surfaces including masonry facades in need of tuckpointing, faded and peeling trim paint, deteriorated windows or doors or window/door frames, rusted metal service doors, rusted metal fencing, and damaged gutters or downspouts, for example.

2) Lag in Equalized Assessed Value

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

The total Equalized Assessed Value ("EAV") for the vacant portion of the RPA lagged behind the Consumer Price Index ("CPI") for three (3) of the last five (5) years.

MAIN & MALEY TIF
VACANT PROPERTY EAV

	2023	2022	2021	2020	2019
Vacant RPA Area EAV	$350,311	$346,619	$348,722	$382,151	$63,508
Percentage of Change	1.1%	-0.6%	-8.7%	501.7%	3.2%
Village EAV	$976,934,316	$716,584,154	$721,709,307	$733,660,196	$680,520,825
Less TIF RPA	$976,584,005	$716,237,535	$721,360,585	$773,278,045	$680,457,317
Percent Change	36.3%	-0.7%	-6.7%	13.6%	1.7%
CPI	**4.10%**	**8.0%**	**4.7%**	1.2%	1.8%

V. SUMMARY OF FINDINGS AND OVERALL ASSESSMENT OF QUALIFICATION

The following is a summary of relevant qualification findings as it relates to the establishment of a TIF District by the Village:

1. The area is contiguous and is greater than 1½ acres in size.

2. Improved portions of the RPA qualify as a "conservation area". Vacant portions of the RPA qualify as a "blighted vacant area." Summaries of the qualification findings are outlined in Section V.

3. All property in the area would substantially benefit by the redevelopment project improvements.

4. The sound growth of taxing districts applicable to the area, including the Village, has been impaired by the factors found present in the area.

5. The area would not be subject to redevelopment without the investment of public funds, including property tax increments.

Conclusion

Based upon Ryan's evaluation of parcels in the proposed TIF Project Area and analysis of each of the eligibility factors summarized in Section II, Ryan finds that sufficient factors are present to support qualification of the proposed TIF District in part as a "conservation area" and in part as a "blighted vacant area." These factors are found to be clearly present and reasonably distributed throughout the TIF Project Area. In the judgement of Ryan, these findings provide the Village with sufficient justification to consider a formal process for adopting the RPA as the Main & Maley TIF District.

The area has not benefited from coordinated planning efforts by either the public or private sectors. There is a need to focus redevelopment efforts relating to business attraction as well as the coordination of redevelopment efforts for modern mixed-use redevelopment. These efforts will be important to the area's stability and growth and, therefore, an increase in its tax base.

The eligibility findings indicate that the area is in need of revitalization and guided growth to ensure that it will contribute to the long-term physical, economic, and social well- being of the Village. The factors discussed herein indicate the area has not been subject to sound growth and development through investment by private enterprise and is not likely to be developed but for the assistance of TIF.

EXHIBIT 1:

Legal Description

Legal Description and PINS of Village of Lemont
Main & Maley Redevelopment Project Area

Commencing at the intersection of the north line of PIN 22-14-300-037 with the west line of the West ½ Southwest ¼ of Section 14, Township 37 North, Range 11, East of the Third Principal Meridian in Cook County, Illinois; thence northeasterly along the north line of PIN 22-14-300-037 to the north line of the East ½ of the Southwest ¼ of said Section 14; thence easterly to the east line of PIN 22-14-400-037; thence south to the south line of PIN 22-14-400-037; thence west to the east line of PIN 22-14-400-039; thence south to the south line of PIN 22-14-400-039; thence east to the east line of the West ½ of the Southeast ¼ of said Section 14; thence south to the south line of PIN 22-14-400-019; thence west to the east line of PIN 22-14-400-017; thence south to the south line of PIN 22-14-400-017; thence west along the south line of PIN 22-14-400-017 to the west line of PIN 22-14-400-017; thence north to the north line of Chicago-Joliet Road; thence westerly along the north line of Chicago-Joliet Road to the east line of PIN 22-14-300-021; thence north to the north line of PIN 22-14-300-021; thence westerly along the north line of PIN 22-14-300-021 to the east line of PIN 22-14-300-016; thence westerly along the north line of PIN 22-14-300-016 and PIN 22-14-300-020 to the west line of the West ½ Southwest ¼ of said Section 14; thence north along said west line of the West ½ Southwest ¼ of said Section 14, to the point of beginning, in Cook County, Illinois.

22-14-300-029-0000
22-14-300-031-0000
22-14-300-034-0000
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22-14-300-037-0000
22-14-300-039-0000
22-14-300-040-0000
22-14-300-042-0000
22-14-300-043-0000
22-14-300-044-0000
22-14-300-045-0000
22-14-400-005-0000
22-14-400-015-0000
22-14-400-017-0000
22-14-400-018-0000
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22-14-400-024-0000
22-14-400-028-0000
22-14-400-029-0000
22-14-400-030-0000
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22-14-400-036-0000
22-14-400-037-0000
22-14-400-039-0000
22-14-400-040-0000

EXHIBIT 2:

Boundary Map

2024 Tax Map
Page 2214E
37-11-14E

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Rec. Doc. 9999999999

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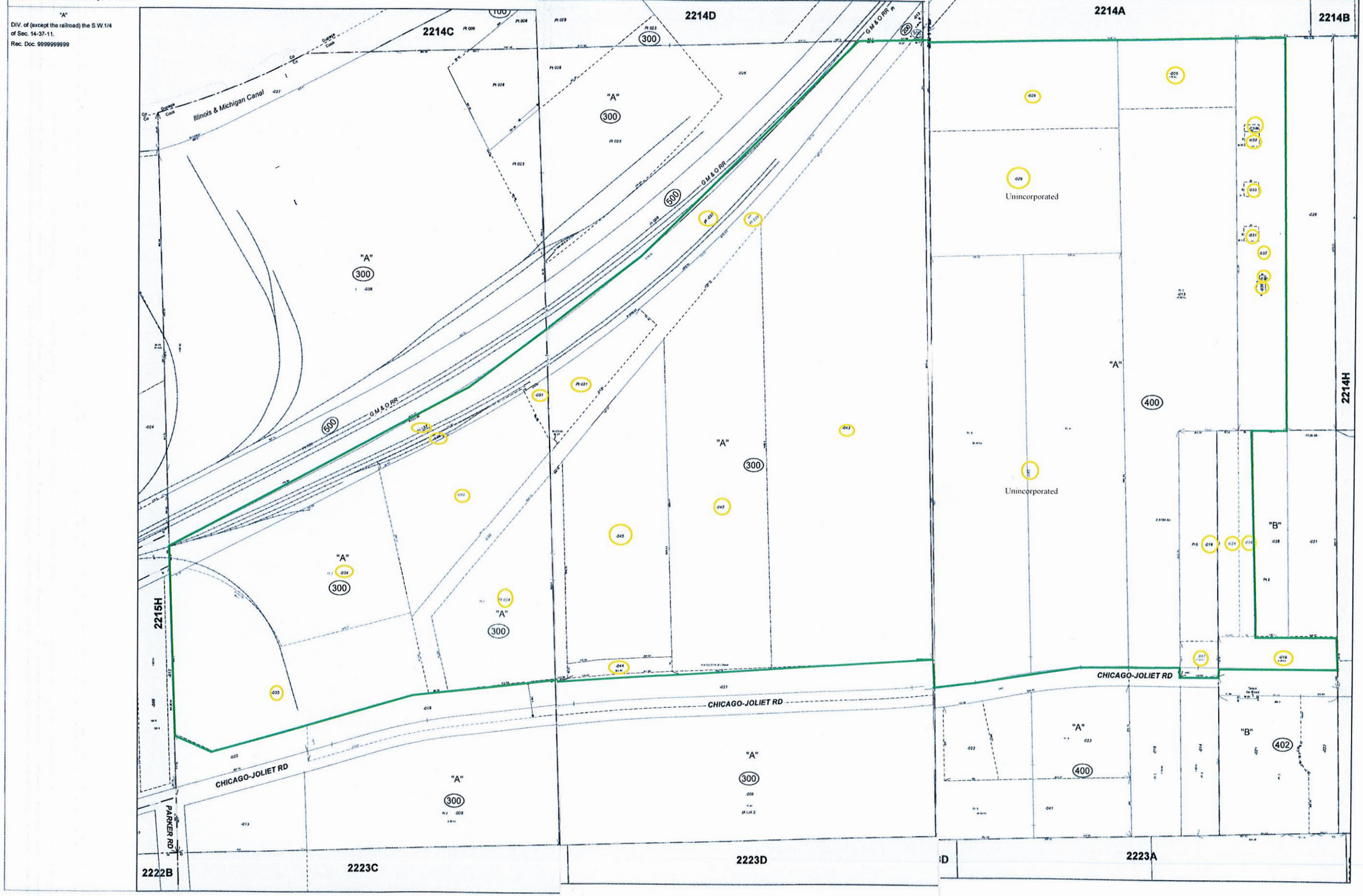


EXHIBIT 3:

Engineer Report – Chronic Flooding

MEMORANDUM

November 3, 2025

TO: Village of Lemont
418 Main Street
Lemont, IL 60439

ATTN: George Schafer, Village Administrator

FROM: Thomas T. Burke, Jr., PhD, PE
Jedd Anderson, PWS, CPESC

SUBJECT: Proposed TIF District at the Northeast Corner of Main and Maley
Village of Lemont, Will County, IL
(CBBEL Project No. 250477)

Introduction

Christopher B. Burke Engineering, Ltd. (CBBEL) prepared this memorandum at the request of the Village of Lemont (Village) to analyze 28 parcels proposed to be placed in a Tax Increment Finance District (TIF District). The 28 parcels are outlined in red on Exhibit 1. Exhibit 2 shows the 28 parcels with their Property Index Numbers (PINs). CBBEL was asked to determine the presence of chronic flooding by analyzing the stormwater, floodplain, and wetland issues within the proposed TIF District. Chronic Flooding is a certification as evaluated by the TIF Act.

The proposed TIF District contains 28 parcels with the following PINs:

- 2214300029
- 2214300031
- 2214300034
- 2214300035
- 2214300036
- 2214300037
- 2214300039
- 2214300040
- 2214300042
- 2214300043
- 2214300044
- 2214300045
- 2214400005
- 2214400015
- 2214400017
- 2214400018
- 2214400028
- 2214400029
- 2214400040
- 2214400024
- 2214400030
- 2214400031
- 2214400032
- 2214400034
- 2214400035
- 2214400036
- 2214400037
- 2214400039

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9575 W Higgins Road, Suite 600 Rosemont, Illinois 60018-4920 Tel (847) 823-0500 Fax (847) 823-0520

The parcel PINs were obtained from Cook County GIS data. Cook County no longer provides owner information on their interactive website. The following attached exhibits were used to assist in our review:

- Exhibit 1: Location Map
- Exhibit 2: Proposed TIF Exhibit Parcel Map
- Exhibit 3: National Wetland Inventory
- Exhibit 4: Soils Survey
- Exhibit 5: Hydrologic Atlas
- Exhibit 6: United States Geological Survey
- Exhibit 7: Flood Insurance Rate Map
- Exhibit 8: Approximate Wetland Delineation
- Exhibit 9: Cook County 1' Contours
- Exhibit 10: Cook County Watershed Map
- Exhibit 11: Tributary Overview from MWRD Calumet-Sag Channel DWP
- Exhibit 12: 100-Year Inundation Areas from MWRD Calumet-Sag Channel DWP

This memorandum is not intended to satisfy permitting or local ordinance requirements.

Property Description

The proposed TIF District (Exhibit 1) is comprised of 28 parcels totaling approximately 135.3 acres. The parcels were analyzed for stormwater, floodplain, and wetland issues, using the above referenced resource materials. The properties range from densely developed/paved to vacant parcels. Those parcels that are developed have commercial uses or are railroad property. There are no residential properties within the proposed TIF area.

Background Information

Floodplain

The Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM), Exhibit 7, was reviewed to determine if the site contains mapped floodplain. The FIRM map for this area, Panel 17031C0579J with an effective date of August 19, 2008, does not indicate mapped floodplain onsite.

We also reviewed the Metropolitan Water Reclamation District of Greater Chicago (MWRD) Detailed Watershed Plans (DWP). The MWRD DWP for the Cal-Sag Channel Watershed was completed in August 2009. The DWP did not identify inundation areas on the TIF parcels, as shown on Exhibit 11. The DWP identifies two ditches within the studied parcels. One ditch is located along the southeast side of Marley Road conveying runoff to the northeast. The other ditch extends from the side of Parcel 2214400040, conveying runoff generally in the north direction through Parcels 2214400029 and

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2214400028. The flow from both ditches is conveyed to the Cal-Sag Channel, as shown on Exhibit 10.

Wetlands and Waters of the United States

The potential for wetlands and waters of the United States was reviewed for the study area. To complete this review, we evaluated the National Wetlands Inventory (Exhibit 3), aerial photographs, FIRM and soils maps, and for PINs 2214400029 and 2214400040 we have a copy of a wetland delineation that was completed for those properties by Bollinger Environmental in October 2021. For those two PINs, more than 80% of the sites are wetland.

On the remaining parcels, we anticipate that wetland vegetation is located within drainage swales, ponds, and associated with the IMC. Beyond those topographic low features, the sites are not encumbered with wetland.

Waters of the United States may exist on sites within drainage swales that are unvegetated and tributary to the IMC or other tributary waterway in the watershed.

The National Wetland Inventory (NWI) (Exhibit 3) which is from 1983 shows significant areas of wetland on the parcels, and the mapping is clearly outdated and does not provide useful information.

Exhibit 8 provides an approximate wetland delineation based on review of available information. The approximate acreages of wetland on each parcel are listed in the table on Page 4 below.

Soils

The United States Department of Agriculture (USDA) National Resources Conservation Service (NRCS) soils map, Exhibit 4, was reviewed to determine soil types on the properties. Like the NWI, the mapping is outdated and does not consider the significant amount of development in the study area. Natural soils on site are generally shallow and located on bedrock which is near the ground surface. Only parcels 2214400028, 2214400029, and 2214400040 contain mostly undisturbed soils that have not been mass graded and filled in the past.

We are aware that a high-pressure gas main is located on 2214400040 that the landowner is working with the gas company to relocate the main closer to Main Street. The main currently crosses the site diagonally though a dense wetland area. The gas company approached the owner for permission to relocate the main. Therefore, soils in vicinity of the main have been disturbed, as have the soils adjacent to Main Street from past grading activity.

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Soil types mapped on remaining sites are shown on Exhibit 4, but again this information is outdated and the bulk of the properties have been mass graded and filled in the past and have no virgin soils on site. These sites have been filled significantly resulting in much of the areas being well above their original contour.

Drainage

Utilizing the topographic information available from the Cook County Parcel Viewer, the general drainage is from south to north. Many parcels appear to have positive drainage either to a pond or a ditch. The exceptions are parcels 2214400028, 2214400029, 2214400040 and the west side of 2214400015. There are large depressional areas on these parcels that do not appear to have overland drainage and will pond runoff during rain events.

Chronic Flooding Assessment

As part of the Tax Increment Allocation Redevelopment Act, there is consideration given to areas that experience "chronic flooding". This is further defined as an area that is "*subject to (i) chronic flooding that adversely impacts on real property in the area as certified by a registered professional engineer or appropriate regulatory agency or (ii) surface water discharges from all or a part of the area and contributes to flooding within the same watershed, but only if the redevelopment project provides for facilities or improvements to contribute to the alleviation of all or part of the flooding.*"

Portions of the parcels within the proposed TIF District meet the criterion of chronic flooding as indicated by either the presence of floodplain, wetland, and/or poor draining soils as summarized in the table below:

PIN	Parcel Area (Acres)	Percentage Wetland	Percentage Poor Soils
2214400005	2.2	21%	50%
2214400015	13.2	58%	60%
2214400028	3.9	88%	98%
2214400029	5.9	89%	95%
2214400040	21.6	87%	90%

The area for each PIN was obtained from the 2024 Cook County Historical Parcels, maintained by Cook County GIS with a modified date of 3/28/2025. The percentage of wetland was measured based on a desktop evaluation of available mapping resources overlaid on an aerial photo with PINs identified. The percentage of poor soils is based on the approximate wetland delineation, and a review of the available mapping.

Parcels cannot be developed without providing stormwater management, coordinating and permitting with the U.S. Army Corps of Engineers and MWRD (Cook County) for

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wetland impacts. The MWRD Watershed Management Ordinance (WMO), Sections 302, 603, 604, 605 and 606 specify the criteria for which developments must address wetland, riparian and buffer impacts. Article 5 of the WMO specifies the criteria for which developments require site runoff storage be provided, including depressional storage. If the existing release rate from the PINs shown in the table above is less than the allowable development release rate, additional storage is required to store development. Stormwater management facilities will need to be provided to make the parcels of the PINs listed in the table on Page 4, developable.

If you have any questions or comments, please contact us at (847) 823-0500.

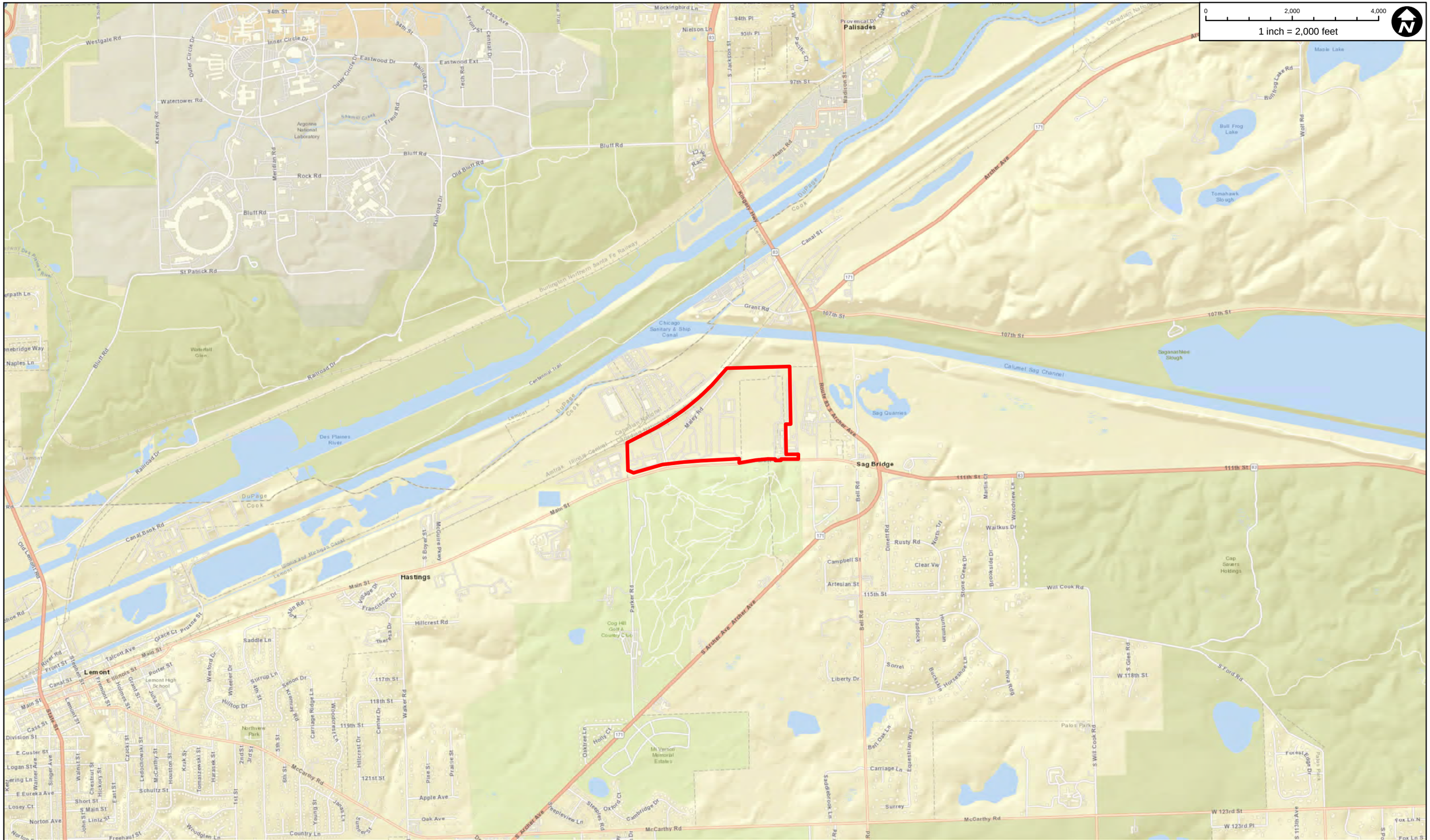
Sincerely,

Jedd M. Anderson, PWS, CPESC
Vice President

Thomas T. Burke, Jr., PhD, PE
Executive Vice President

TTB/JMA
N:\LEMONT\250477\Water\Docs\Lemont Proposed TIF Assessment 110325.docx

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Rosemont, Illinois 60018
(847)823-0500

CLIENT:

VILLAGE OF LEMONT

NO.	DATE	NATURE OF REVISION

DSGN.	KKOPIJA
DWN:	KEK
CHKD.	JMA
SCALE:	1:0
MODEL:	ArcGIS 10
PLOT DATE	10/30/2025
FILE NAME	250477_LOC
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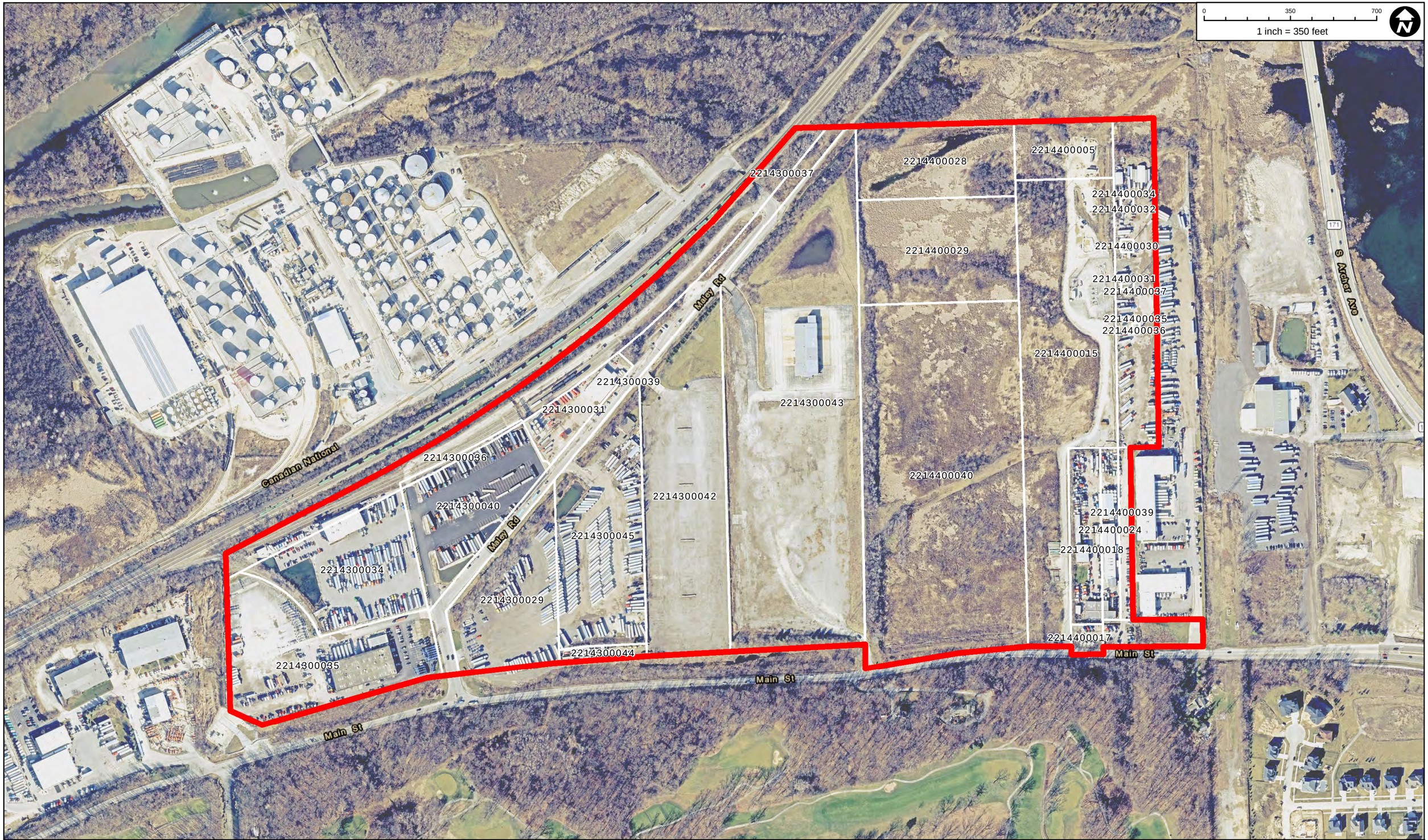
TITLE:

LOCATION MAP

PROJ# 25-0477

DATE: 10/30/2025

EXH 1



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(847)823-0500

CLIENT:

VILLAGE OF LEMONT

NO.	DATE	NATURE OF REVISION

DSGN.	KKOPIJA
DWN:	KEK
CHKD.	JMA
SCALE:	1:0
MODEL:	ArcGIS 10
PLOT DATE	10/30/2025
FILE NAME	250477_PROPOSED TIF EXHIBIT PARCEL MAP
PATH	N:\LEMONT\250477\GIS\Exhibits\250477_PROPOSED TIF EXHIBIT PARCEL MAP.mxd

TITLE:

PROPOSED TIF EXHIBIT PARCEL MAP

PROJ# 25-0477
DATE: 10/30/2025

EXH 2

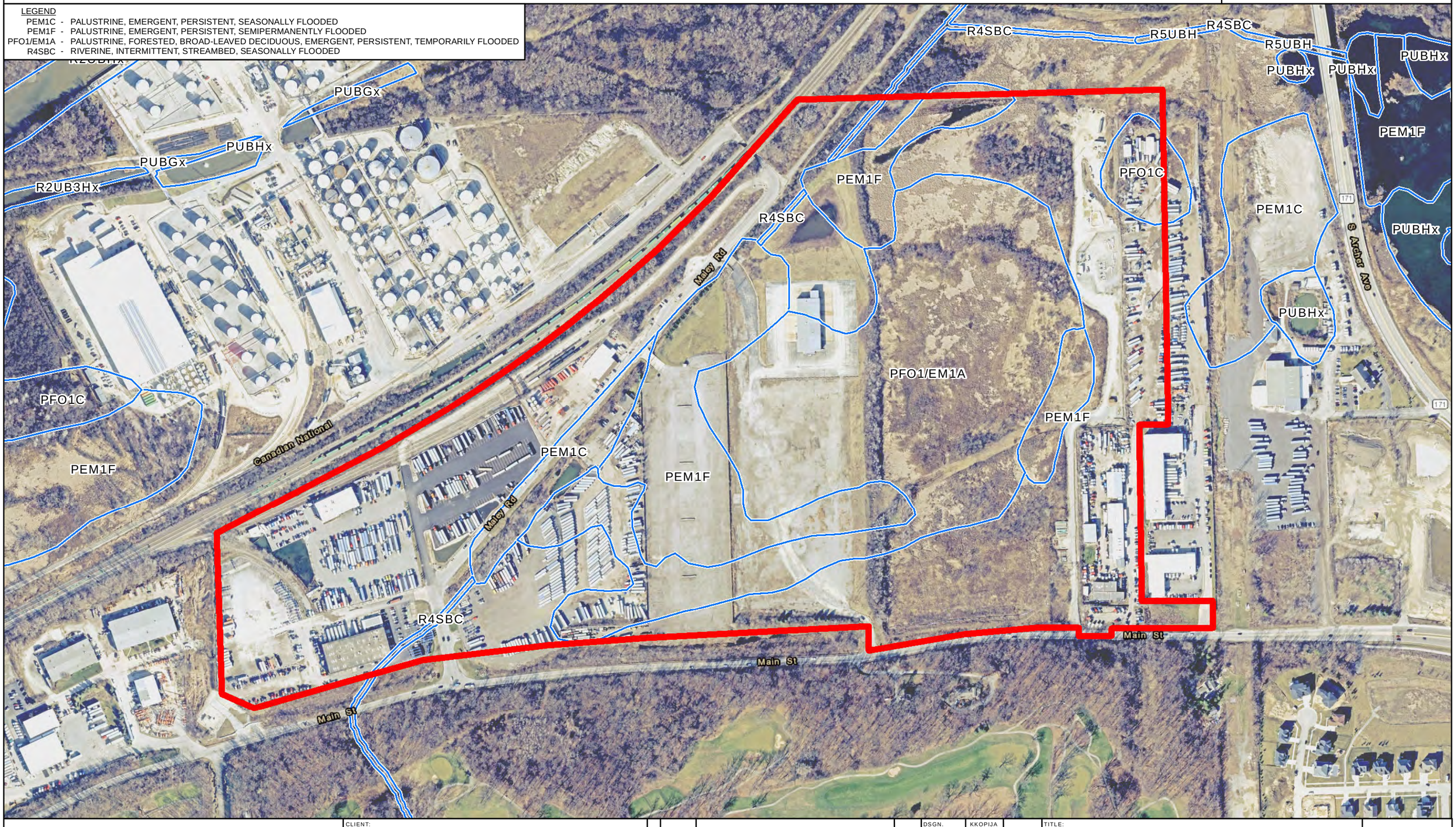
NOTE: TAKEN FROM THE NATIONAL WETLAND INVENTORY(NWI), SAG BRIDGE QUADRANGLE(1983)

0 350 700

1 inch = 350 feet

LEGEND

PEM1C - PALUSTRINE, EMERGENT, PERSISTENT, SEASONALLY FLOODED
PEM1F - PALUSTRINE, EMERGENT, PERSISTENT, SEMIPERMANENTLY FLOODED
PFO1/EM1A - PALUSTRINE, FORESTED, BROAD-LEAVED DECIDUOUS, EMERGENT, PERSISTENT, TEMPORARILY FLOODED
R4SBC - RIVERINE, INTERMITTENT, STREAMBED, SEASONALLY FLOODED



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VILLAGE OF LEMONT

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DSGN.	KKOPIJA
DWN:	KEK
CHKD.	JMA
SCALE:	1:0
MODEL:	ArcGIS 10
PLOT DATE	10/30/2025
FILE NAME	250477_NWI
PATH	N:\LEMONT\250477\GIS\Exhibits\250477_NWI.mxd

TITLE:

NATIONAL WETLAND INVENTORY

PROJ# 25-0477
DATE: 10/30/2025

EXH 3

NOTE: TAKEN FROM THE SOIL SURVEY OF COOK COUNTY, ILLINOIS(2019)

0 350 700

1 inch = 350 feet

LEGEND

530F - OZAUKEE SILT LOAM
696D2 - ZURICH SILT LOAM, ERODED
969E2 - CASCO-RODMAN COMPLEX, ERODED
969F - CASCO-RODMAN COMPLEX
1516A - FAXON SILTY CLAY LOAM, UNDRAINED, FREQUENTLY FLOODED, HYDRIC
3316A - ROMEO SILT LOAM, FREQUENTLY FLOODED

Poor Soils

Canadian National

Maley Rd

Main St

S Archer Ave

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NO.	DATE	NATURE OF REVISION

DSGN.	KKOPIJA
DWN:	KEK
CHKD.	JMA
SCALE:	1:0
MODEL:	ArcGIS 10
PLOT DATE	10/16/2025
FILE NAME	250477_SOILS
PATH	N:\LEMONT\250477\GIS\Exhibits\250477_SOILS.mxd

TITLE: SOIL SURVEY

PROJ# 25-0477

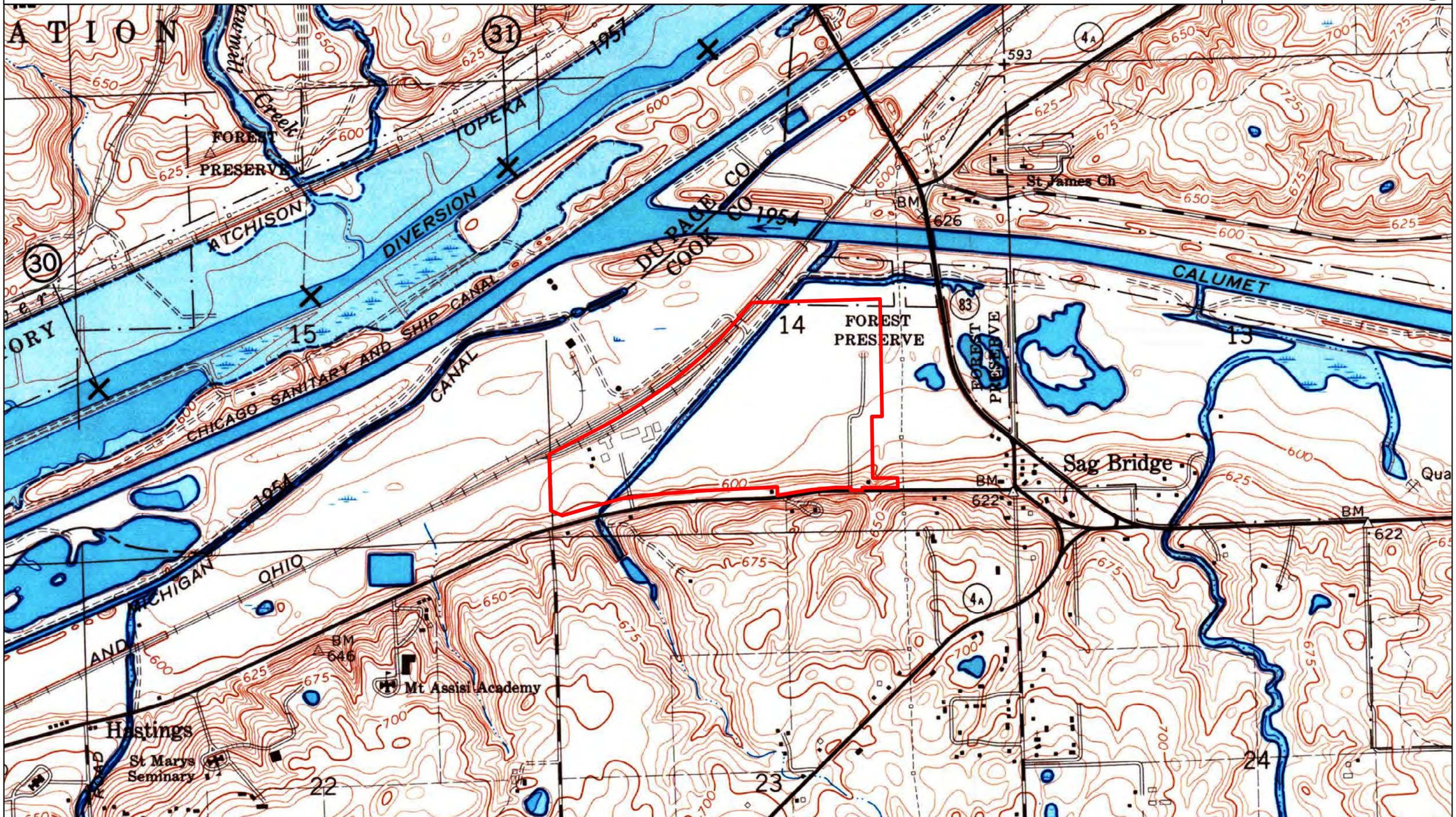
DATE: 10/16/2025

EXH 3

NOTE: TAKEN FROM THE HYDROLOGIC ATLAS(HA), SAG BRIDGE QUADRANGLE(1964)

0 1,000 2,000

1 inch = 1,000 feet



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CLIENT:

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DSGN.	KKOPIJA
DWN:	KEK
CHKD.	JMA
SCALE:	1:0
MODEL:	ArcGIS 10
PLOT DATE	10/30/2025
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PATH	N:\LEMONT\250477\GIS\Exhibits\250477_HA.mxd

TITLE:

HYDROLOGIC ATLAS

PROJ# 25-0477

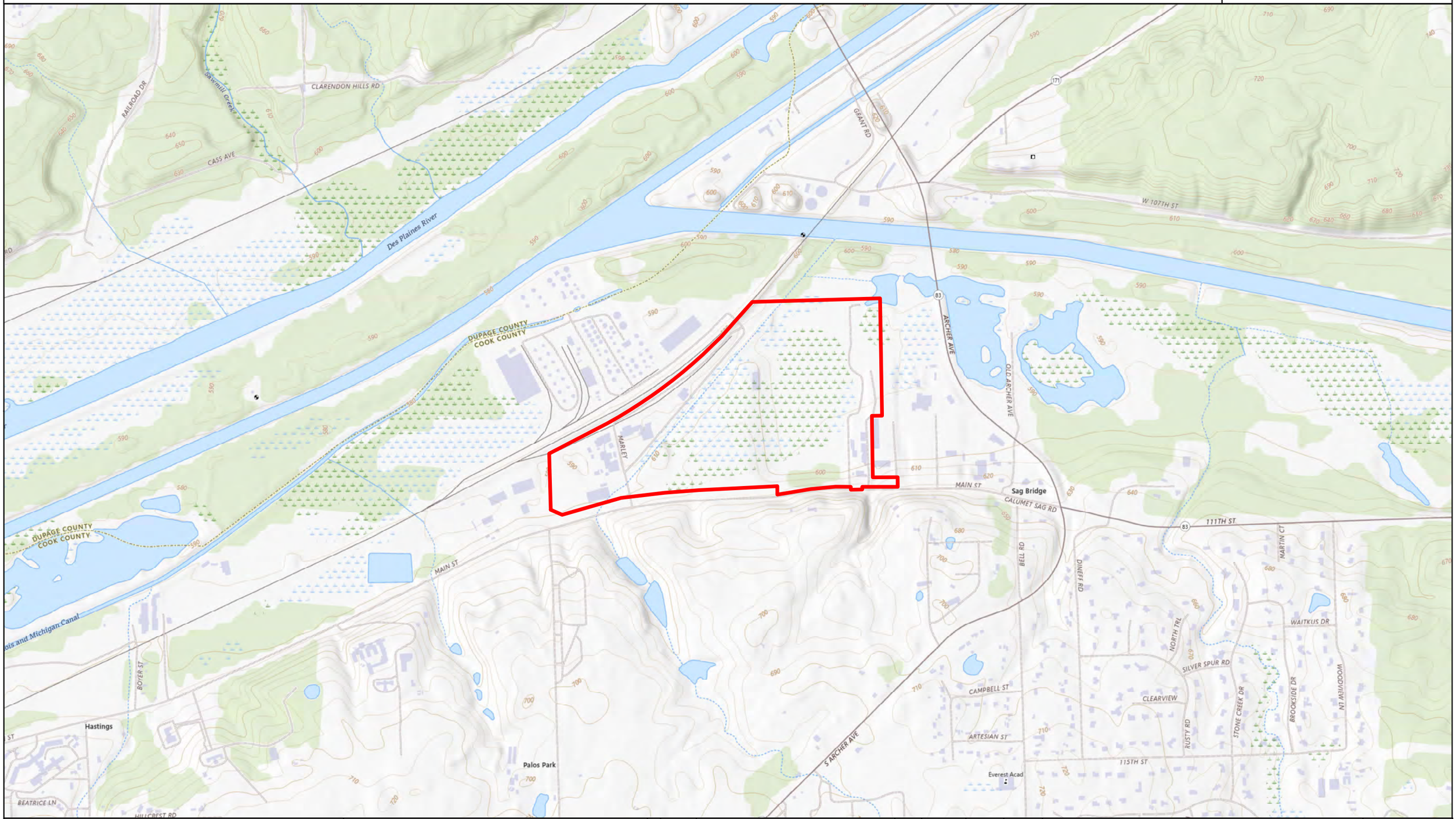
DATE: 10/30/2025

EXH 5

NOTE: TAKEN FROM THE UNITED STATES GEOLOGICAL SURVEY(USGS), SAG BRIDGE QUADRANGLE(2025)

0 1,000 2,000

1 inch = 1,000 feet



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VILLAGE OF LEMONT

NO.	DATE	NATURE OF REVISION

DSGN.	KKOPIJA
DWN:	KEK
CHKD.	JMA
SCALE:	1:0
MODEL:	ArcGIS 10
PLOT DATE	10/30/2025
FILE NAME	250477_USGS
PATH	N:\LEMONT\250477\GIS\Exhibits\250477_USGS.mxd

TITLE:

UNITED STATES GEOLOGICAL SURVEY

PROJ# 25-0477

DATE: 10/30/2025

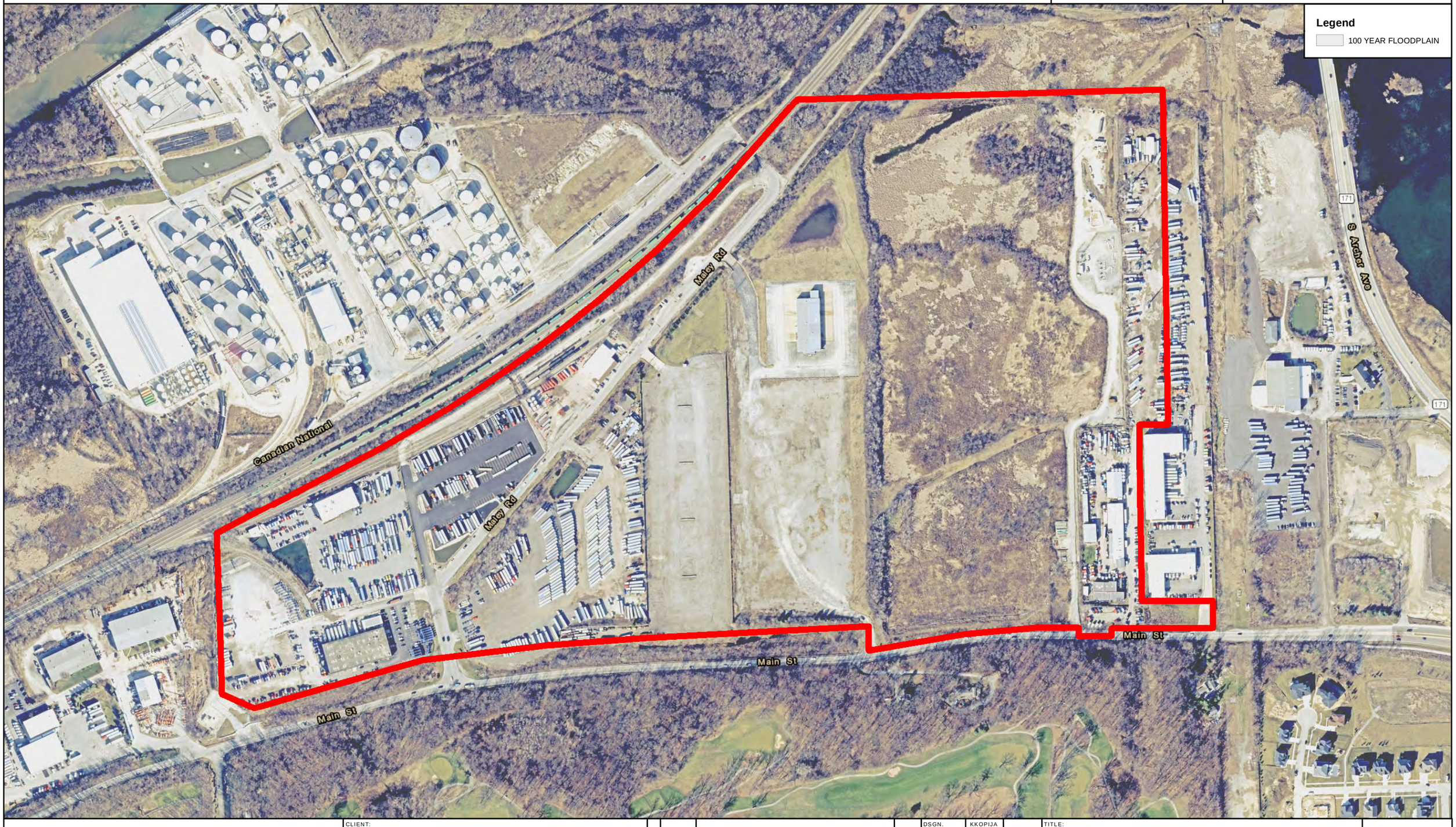
EXH 6

NOTE: TAKEN FROM THE FLOOD INSURANCE RATE MAP(FIRM), COOK COUNTY AND INCORPORATED AREAS, ILLINOIS, MAP NUMBER 17031C0579J, EFFECTIVE DATE: AUGUST 19, 2008

NO FLOODPLAIN MAPPED ON-SITE

0 350 700

1 inch = 350 feet



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DSGN.	KKOPIJA
DWN:	KEK
CHKD.	JMA
SCALE:	1:0
MODEL:	ArcGIS 10
PLOT DATE	10/30/2025

FILE NAME	250477_FIRM
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TITLE:

FLOOD INSURANCE RATE MAP

PROJ# 25-0477

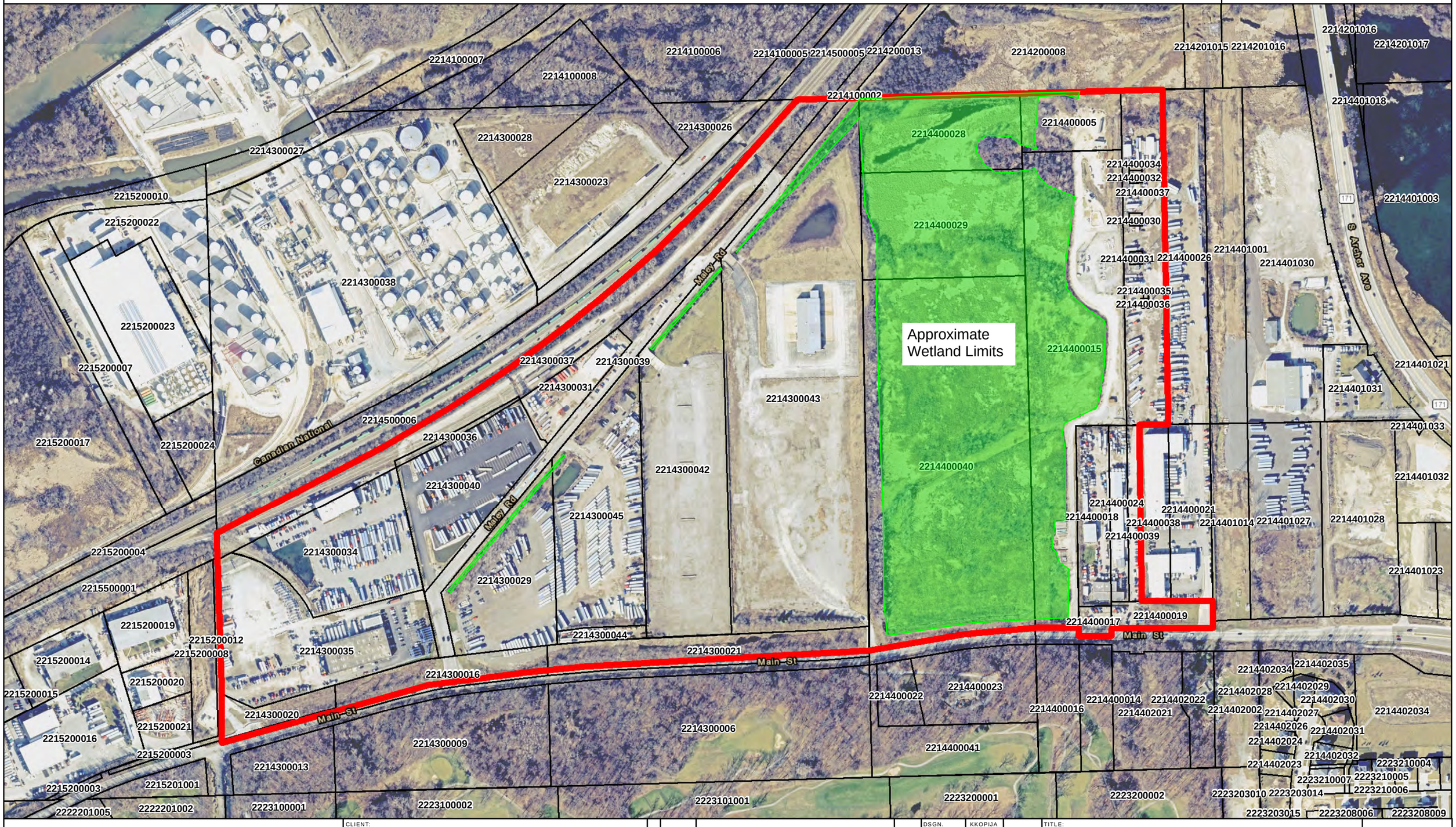
DATE: 10/30/2025

EXH 7

NOTE: AERIAL PHOTOGRAPH TAKEN FROM COOK COUNTY ORTHO(2024)

0 350 700

1 inch = 350 feet



CLIENT:				DSGN.	KKOPIJA
VILLAGE OF LEMONT				DWN:	KEK
				CHKD.	JMA
				SCALE:	1:0
NO.	DATE	NATURE OF REVISION		MODEL:	ArcGIS 10
				PLOT DATE	10/16/2025
FILE NAME	250477_AWD				
PATH	N:\LEMONT\250477\GIS\Exhibits\250477_AWD.mxd				

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TITLE:

APPROXIMATE WETLAND DELINEATION

PROJ# 25-0477

DATE: 10/16/2025

EXH 7

LEGEND

DRAINAGE PATTERN

0 350 700

1 inch = 350 feet

2214400028
2214400005
2214400034
2214400032
2214400037
2214400029
2214400030
2214400031
2214400035
2214400036
2214400015
2214400040
2214400024
2214400018
2214400039
2214400017
2214300037
2214300039
2214300031
2214300043
2214300036
2214300042
2214300040
2214300045
2214300034
2214300029
2214300044
2214300035
Maley Rd
Canadian National
S Archer Ave
171
Main St

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CLIENT:

VILLAGE OF LEMONT

NO.	DATE	NATURE OF REVISION

DSGN.	KKOPIJA
DWN:	KEK
CHKD.	JMA
SCALE:	1:0
MODEL:	ArcGIS 10
PLOT DATE	10/30/2025

FILE NAME	250477_CONTOURS
PATH	N:\LEMONT\250477\GIS\Exhibits\250477_CONTOURS.mxd

TITLE:

COOK COUNTY 1' CONTOURS

PROJ# 25-0477
DATE: 10/30/2025

EXH 9

Legend

- STUDY AREA
- COUNTY PARCELS

Watersheds

- Calumet-Sag Channel
- Des Plaines River
- Hickory Creek

0 2,500 5,000

1 inch = 2,500 feet

N

DES PLAINES RIVER

Des Plaines River Reach No. 1 (DPDP)

FLAG CREEK

DES PLAINES RIVER

Des Plaines River (DPDP)

CHICAGO SANITARY DRAINAGE AND SHIP CANAL

Chicago Sanitary Drainage and Ship Canal

Illinois and Michigan Canal

CALUMET-SAG CHANNEL

NP

CALUMET-SAG CHANNEL

CALUMET-SAG CHANNEL TRIBUTARY A

ILLINOIS AND MICHIGAN CANAL TRIBUTARY B

ILLINOIS AND MICHIGAN CANAL

ILLINOIS AND MICHIGAN CANAL TRIBUTARY B

SOUTH DUNDEE ROAD

HICKORY CREEK

HICKORY CREEK

HICKORY CREEK

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NO.	DATE	NATURE OF REVISION

DSGN.	KKOPIJA
DWN:	KEK
CHKD.	JMA
SCALE:	1:0
MODEL:	ArcGIS 10
PLOT DATE	10/31/2025
FILE NAME	250477_COOK COUNTY WATERSHED MAP
PATH	N:\LEMONT\250477\GIS\Exhibits\250477_COOK COUNTY WATERSHED MAP.mxd

TITLE: COOK COUNTY WATERSHED MAP

PROJ# 25-0477

DATE: 10/31/2025

EXH 10

IMCA-1
Increase culvert conveyance capacity

IMCA-1
Construct new outlet to Sanitary and Ship Canal

I&M Canal Subwatershed

I&M 3 Subwatershed

Cal-Sag 2 Subwatershed

I&M 2 Subwatershed

Cal-Sag 1 Subwatershed

Cal-Sag Trib A Subwatershed

Sanitary Ship Canal Subwatershed

Castle Bowl Subwatershed

I&M Trib B&C Subwatershed

VILLAGE OF LEMONT

I&M 1 Subwatershed

I&M Trib A Subwatershed

Tampier Slough Subwatershed

MPA48

MPA6

MPA47

LT1

LT4

LE1

LT3

Lemont Rd

Main St

Stephen St

New Ave

McCarthy Rd

127th St

State St

131st St

Bell Rd

107th St

LEGEND

Problem Type

Regional
- Bank Erosion
- Maintenance
- Overbank Flooding
- Pavement Flooding
- Ponding
- Storm Sewer Flow Restriction

Local
- Bank Erosion
- Maintenance
- Overbank Flooding
- Pavement Flooding
- Ponding
- Storm Sewer Flow Restriction

- Problem Area Identified Through Modeling
- Project Alternative Location
- Candidate Structure(s) for Floodproofing/Acquisition
- DWP 100-year Inundation Area
- Not Modeled in DWP

FEMA Floodplain
- Zone A, AH and AO
- Zone AE

- Calumet-Sag Channel Watershed Boundary
- Subwatershed Boundary
- River/Stream

Roadway
- Interstate
- US Highway
- Major Road
- Road
- Municipal Boundary
- Cook County Boundary

Figure 2.11.1

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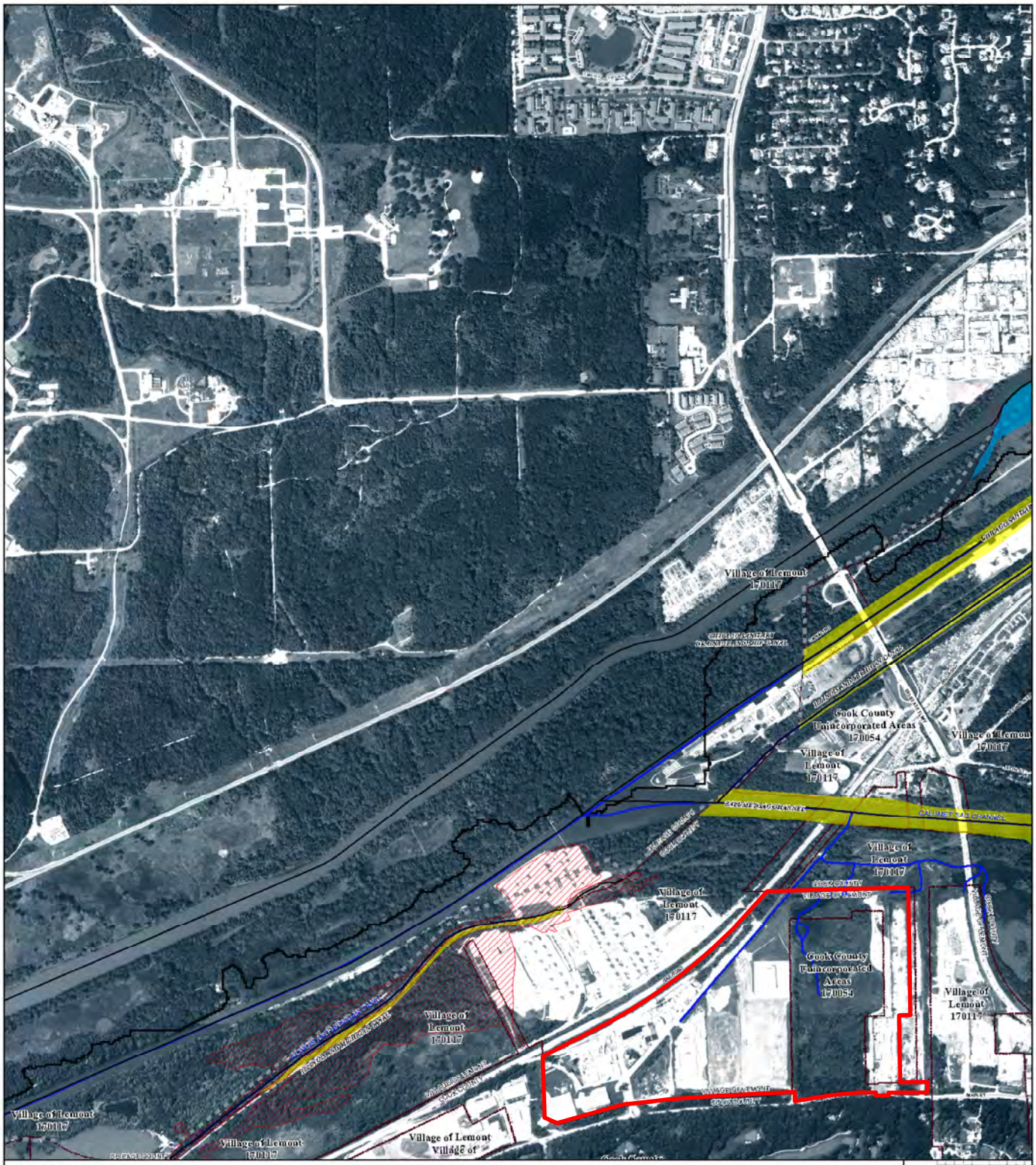
NO.	DATE	NATURE OF REVISION

DSGN.	KKOPIJA
DWN:	KEK
CHKD.	JMA
SCALE:	1:0
MODEL:	ArcGIS 10
PLOT DATE	10/31/2025
FILE NAME	EX 11 TRIBUTARY OVERVIEW
PATH	N:\LEMONT\250477\GIS\Exhibits\EX 11 TRIBUTARY OVERVIEW.mxd

TITLE: TRIBUTARY OVERVIEW FROM MWRD CALUMET-SAG CHANNEL DWP

PROJ# 25-0477
DATE: 10/31/2025

EXH 11


Village of Lemont 170117
Cook County Unincorporated Areas 170054
Village of Lemont 170117
Village of Lemont 170117
Village of Lemont 170117
Village of Lemont 170117
Cook County Unincorporated Areas 170054
Village of Lemont 170117
Village of Lemont 170117
Village of Lemont 170117
Village of Lemont 170117

418 Main Street | Lemont, IL 60439

TO: Village Board Meeting
FROM: Jason Berry, Community Development
THROUGH: George Schafer, Village Administrator
SUBJECT: An Ordinance Authorizing the Execution of an Annexation Agreement for the Property Commonly Known as 13100 Main Street
DATE: February 9, 2026

SUMMARY/BACKGROUND
The attached ordinance authorizes the execution of an annexation agreement for property commonly known as 13100 Main Street, Lemont, Illinois, owned by Jose Velez. The subject property is currently located in unincorporated Cook County and is contiguous to the Village of Lemont. The annexation agreement sets forth the terms and conditions under which the property will be annexed to the Village.

Upon annexation, the property will be zoned M-2 General Manufacturing District. The agreement does not approve a specific development proposal at this time. Any future development of the property shall comply with all applicable Village ordinances, including the Unified Development Ordinance (UDO), building codes, and permitting procedures in effect at the time of development.

The annexation agreement also contemplates inclusion of the subject property, along with adjacent property owned by the petitioner, within the Main & Maley Tax Increment Financing (TIF) District, subject to adoption of the required ordinances following annexation. The agreement will be recorded with the appropriate county recorder and will remain in effect for a term of twenty (20) years.

ANALYSIS
The annexation agreement follows the Village's standard annexation framework and establishes clear expectations regarding zoning, utility services, and future permitting. There are no immediate development approvals, variations, or deviations from Village policy associated with this action.

The Village can provide municipal services to the property in accordance with Village standards. Any future utility connections or site improvements will be subject to applicable engineering and permitting requirements.

CONSISTENCY WITH VILLAGE POLICY
The proposed annexation supports the Village's long-range planning objectives by promoting orderly growth, expanding the Village's industrial land base, and ensuring that future development occurs in accordance with Village regulations and standards.

Consistency with Village Policy

STAFF RECOMMENDATION

Staff recommends approval of the ordinance authorizing the execution of the annexation agreement for 13100 Main Street.

BOARD ACTION REQUESTED

Motion to approve an ordinance authorizing the execution of an annexation agreement for the property commonly known as 13100 Main Street.

ATTACHMENTS

An Ordinance Authorizing the Execution of an Annexation Agreement for the Property Commonly Known as 13100 Main Street

VILLAGE OF LEMONT

ORDINANCE
NUMBER O-_____-26

AN ORDINANCE AUTHORIZING THE EXECUTION OF AN ANNEXATION AGREEMENT FOR THE PROPERTY COMMONLY KNOWN AS 13100 MAIN STREET, LEMONT, ILLINOIS

JOHN EGOFSKE, Village President
CHARLENE M. SMOLLEN, Clerk

SAMUEL J. FORZLEY
JANELLE KITTRIDGE
KEN MCCLAFFERTY
KEVIN SHAUGHNESSY
RICK SNIEGOWSKI
RON STAPLETON
Trustees

Published in pamphlet form by authority of the Village President and Board of Trustees of the Village of Lemont on _____-_____-2026

ORDINANCE NO. O-_____-26

AN ORDINANCE AUTHORIZING THE EXECUTION OF AN ANNEXATION AGREEMENT FOR THE PROPERTY COMMONLY KNOWN AS 13100 MAIN STREET, LEMONT, ILLINOIS

WHEREAS, the Village of Lemont (the "Village") is an Illinois municipal corporation located in Cook, DuPage, and Will Counties, Illinois; and

WHEREAS, Jose Velez (the "Owner") is the owner of certain real property commonly known as 13100 Main Street, Lemont, Illinois, and legally described in Exhibit A attached hereto and made a part hereof (the "Subject Property"); and

WHEREAS, the Subject Property is contiguous to the corporate limits of the Village and is eligible for annexation pursuant to the Illinois Municipal Code, 65 ILCS 5/7-1-1 et seq.; and

WHEREAS, the Owner has filed a petition requesting annexation of the Subject Property into the corporate limits of the Village; and

WHEREAS, the Village and the Owner desire to enter into an annexation agreement pursuant to the provisions of Division 15.1 of Article 11 of the Illinois Municipal Code, 65 ILCS 5/11-15.1-1 et seq., setting forth the terms and conditions under which the Subject Property may be annexed, zoned, developed, and served by municipal utilities and services; and

WHEREAS, a proposed Annexation Agreement between the Village and the Owner has been prepared and presented to the Village Board; and

WHEREAS, the Village Board has determined that the execution of the Annexation Agreement is in the best interests of the Village and is consistent with the Village's long-range planning goals and policies.

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

Section 1: The foregoing recitals are hereby incorporated into and made a part of this Ordinance as though fully set forth herein.

Section 2: The Village President and Village Clerk are hereby authorized and directed to execute, on behalf of the Village, the Annexation Agreement between the Village of Lemont and Jose Velez for the Subject Property commonly known as 13100 Main Street, Lemont, Illinois, substantially in the form attached hereto as **Exhibit B**, subject to such non-substantive and minor modifications as may be approved by the Village Attorney.

Section 3: If any section, paragraph, clause or provision of this ordinance shall be held invalid, the invalidity thereof shall not affect any other provision of this ordinance.

Section 4: All ordinances, resolutions, motions or orders in conflict with this ordinance are hereby repealed to the extent of such conflict.

Section 5: Upon execution, the Annexation Agreement shall be recorded with the appropriate county recorder at the expense of the Village, in accordance with applicable law.

Section 6: This ordinance shall be in full force and effect upon its passage, approval and publication as provided by law.

ADOPTED AND APPROVED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF LEMONT, COUNTIES OF COOK, WILL, AND DUPAGE, ILLINOIS, ON THIS _____ DAY OF _____ 2026.

PRESIDENT AND VILLAGE BOARD MEMBERS:

	AYES:	NAYS:	ABSENT:	ABSTAIN:
Samuel J. Forzley	_____	_____	_____	_____
Janelle Kittridge	_____	_____	_____	_____
Ken McClafferty	_____	_____	_____	_____
Kevin Shaughnessy	_____	_____	_____	_____
Rick Sniegowski	_____	_____	_____	_____
Ron Stapleton	_____	_____	_____	_____

_____
John Egofske, Village President

Attest:

_____
Charlene M. Smollen, Village Clerk

EXHIBIT A – LEGAL DESCRIPTION

THE WEST HALF OF THE WEST HALF (EXCEPT THE NORTH 300 FEET THEREOF) OF THE SOUTHEAST QUARTER OF SECTION 14, TOWNSHIP 37 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTH OF THE SOUTH LINE OF MAIN STREET (SAG-LEMONT ROAD), IN COOK COUNTY, ILLINOIS.

PIN: 22-14-400-040-0000
Address: 13100 Main Street, Lemont, IL 60439

PIN: 22-14-400-029-0000
Address: 12294 Archer Avenue, Lemont, IL 60439

EXHIBIT B – ANNEXATION AGREEMENT

ANNEXATION AGREEMENT

THIS ANNEXATION AGREEMENT (hereinafter "***Agreement***") is made and entered into this _____ day of February 2026 ("***Effective Date***"), by and between the Village of Lemont, an Illinois municipal corporation located in Cook, DuPage, and Will Counties, Illinois (the "***Village***") and Jose Velez, an individual resident of Illinois ("***Owner***").

WITNESSETH

WHEREAS, the Owner is the owner of certain property located at 13100 Main Street, Lemont, Illinois 60439, PIN No.: 22-14-400-040, and 12294 Archer Avenue, Lemont, Illinois 60439, PIN No.: 22-14-400-029, which is more particularly described in **Exhibit A** attached hereto and made a part hereof (the "***Subject Property***"), which such property is subject to this Agreement; and

WHEREAS, the Subject Property constitutes an area that is contiguous to the Village and may be annexed to the Village as provided under the Illinois Municipal Code, 65 ILCS 5/7-1-1, *et seq.*; and

WHEREAS, a petition to annex the Subject Property has been filed to the Village by Owner in accordance with Illinois Municipal Code, 65 ILCS 5/7-1-8; and

WHEREAS, the parties hereto wish to enter into this Agreement with respect to the annexation of the Subject Property by the Village, and the zoning, development, and other related matters concerning the Subject Property, all pursuant to the provisions of Division 15.1 of Article Eleven of Chapter 65 of the Illinois Compiled Statutes (65 ILCS 5/11-15.1 *et seq.*), upon the terms and conditions contained in this Agreement; and

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

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

WHEREAS, the Village President and Village Clerk have been authorized to execute this Agreement.

AGREEMENT

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

1. Legal Conformance with Law. This Agreement is made pursuant to, and in accordance with, the provisions of the Lemont Municipal Code and applicable provisions of the Illinois Compiled Statutes and the Illinois Constitution.

2. Petition to Annex. The Owner has filed with the Village Clerk of the Village a duly executed petition, pursuant to and in accordance with the provisions of Section 5/7-1-8 of Chapter 65, Illinois Compiled Statutes, to annex the Subject Property into the Village.

3. Annexation. Within 30 days after the Effective Date of this Agreement, the Village hereby agrees to annex the Subject Property upon the terms and conditions of this Agreement, and the parties respectively agree to do all things necessary and appropriate to cause the Subject Property to be duly and validly annexed to the Village.

4. Rezoning. Concurrently with the annexation of the Subject Property to the Village, the Village hereby agrees to adopt the necessary ordinances to zone the Subject Property into the M-2 General Manufacturing District in conformance with the Village of Lemont Unified Development Ordinance ("***UDO***").

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

6. [*Intentionally Omitted*].

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

8. Utilities/Services and Public Improvements. The Village agrees to provide water service and sanitary and stormwater sewer service connections to the Subject Property upon receipt of a written request from the Owner therefor. The Owner understands that any connection to these Village utilities, public services and improvements shall be done in accordance with applicable Village engineering standards and the Municipal Code. All costs related to providing the said connections shall be the responsibility of the Village.

9. Easements and Utilities. The Owner agrees to grant to the Village all necessary easements for the extension, maintenance, replacement and repair of sanitary sewer, stormwater sewer, water, street, or other utilities, or for other improvements, subject to the provisions of the UDO, which may serve not only the Subject Property, but other property in the general area, if requested by the Village. All such easements to be granted shall name the Village and/or other appropriate entities designated by the Village as grantee thereunder. It shall be the responsibility

of the Owner to obtain all easements, both onsite and offsite, necessary to serve the Subject Property. All electricity, telephone, cable television and gas lines shall be installed underground at the Owner's expense, the location of which underground utilities shall be at the Owner's option, upon approval of the respective utility companies.

10. TIF District. The Village will include the Subject Property, and 13131 Main Street, Lemont, Illinois 60439, PIN, 22-14-400-028-0000 (currently annexed in the Village, and owned by Owner) in the Main & Maley Redevelopment Project Area (the "TIF District"), and the Owner has received the copies of the "Village of Lemont, Illinois Main & Maley Tax Increment Financing Redevelopment Plan and Project" draft dated November 25, 2025 and proposed timeline for the Village to approve the ordinance establishing the TIF District. Promptly, subsequent to the annexation of the Subject Property, the Village will pass ordinances pursuant to the provisions of the Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4-1, et seq. (the "TIF Act"), which will include the Subject Property within the TIF District, to which the Owner hereby consents, subject to the terms of this Agreement.

11. Fees and Taxes. The Village agrees not to impose any special service area, special assessment or other tax-increment financing district (other than the TIF District) on the Subject Property unless in its sole and absolute discretion, the Owner has granted its written consent to imposition of a special service area, special assessment or other tax-increment financing district.

12. Conflict in Regulations.

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

B. If during the term of this Agreement, any existing, amended, modified or new ordinances, codes or regulations of general applicability throughout the community to a land developer or subdivider affecting the installation of land improvements (streets, underground utilities, sidewalks, curbs and gutters) upon the Subject Property are amended or modified in any manner to impose additional requirements on the installation of land improvements within the Village that are more stringent or restrictive than those in effect as of the Effective Date of this Agreement or as provided by this Agreement, the burden of such additional requirements shall not apply to the Subject Property.

C. If, during the term of this Agreement, any existing, amended, modified or new ordinances, codes or regulations affecting the zoning, subdivision, development, construction of improvements, buildings or appurtenances or other regulatory ordinances regarding the public health, safety and welfare are amended or modified in any manner to impose less stringent or restrictive requirements on the development of, or construction upon, properties within the Village than those in effect as of the Effective Date of this Agreement or as provided by this Agreement, then the benefit of such less stringent or restrictive requirements shall inure to the benefit of the Owner, and anything to the contrary contained herein notwithstanding, the Owner may elect to proceed with respect to the development of, or construction upon, the Subject Property upon the less stringent or restrictive amendment or modification applicable generally to all properties within the Village.

13. Amendment of Annexation Agreement. This Agreement and any exhibits attached hereto may be amended pursuant to the provisions of the Lemont Village Code, UDO, and Illinois Municipal Code.

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

15. Term of Agreement. This Agreement shall be binding for a full term of twenty (20) years from the date of this Agreement. Absent good cause from either party, this Agreement shall renew for successive twenty-year periods. The zoning classification for the Subject Property established by this Agreement shall survive the expiration or termination of this Agreement unless changed in accordance with applicable law.

16. Recording. This Agreement shall be recorded by the Village Clerk in the Cook County Clerk's Recording Division at the expense of the Village.

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

18. Defend and Hold Harmless. The Village agrees to defend and hold the Owner harmless from any and all actions, causes of action, claims, litigation in law or chancery, attorney's fees, costs required to defend against efforts by anyone to set aside this annexation or the terms of this Agreement.

19. No Liability of Village Officials. No agreement or undertaking of the Village contained in this Agreement shall be deemed to be a personal covenant, agreement or undertaking of any officer, employee or agent of the Village and no officer, employee or agent of the Village shall be personally liable under this Agreement or be subject to any personal liability in connection with or arising out of the execution, delivery and performance or nonperformance of this Agreement.

20. Breach.

A. The Village agrees that it will have a continuing obligation to provide sewer service, water, other Village utilities, and police protection to the Subject Property even if the Owner fails to comply with all the terms, conditions and covenants contained in this Agreement. In the instance of a breach of this Agreement by the Owner, the Village's sole remedy will be to seek specific performance of this Agreement in a court of competent jurisdiction.

B. In the event of a breach of this Agreement by the Village, in addition to every other legal and equitable remedy available to the Owner, the Owner will have the absolute right to disconnect the Subject Property from the corporate boundaries of the Village.

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

22. Successors. This Agreement shall inure to the benefit of, and be binding upon, the successors in title of the Owner, and each of them, their respective successors, grantees, lessees, and assigns, and upon successor corporate authorities of the Village and successor municipalities. It is understood that this Agreement shall run with the land and, as such, shall be assignable to and binding upon subsequent grantees, lessees, and successors in interest of the Owner, and each of them, and, as such, this Agreement and all exhibits hereto shall be recorded with the Cook County Clerk's Recording Division.

[*Signature Page Follows*]

IN WITNESS WHEREOF, the Parties hereto have hereunder set their hands and seals as of the Effective Date.

VILLAGE OF LEMONT

_____
Mayor, Village of Lemont

Attest:

_____
Village Clerk

OWNER:

_____
Jose A. Velez

Date: _____

STATE OF ILLINOIS, County of _____ SS

I, the undersigned, a Notary Public in and for the said County, in the State aforesaid, DO HEREBY CERTIFY that _____ is personally known to me to be the same persons whose name is subscribed to the foregoing instrument as such _____ appeared before me this day in person and acknowledged that he signed and delivered the said instrument at his own free and voluntary act for the uses and purposes therein set forth.

GIVEN under my hand and Notary Seal this _____ day of _____ 2026.

Notary Public

ACKNOWLEDGEMENTS

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

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

Given under my hand and official seal this ___ day of February 2026

Commission expires _____

_____
Notary Public

EXHIBIT A

Legal Description of Subject Property

THE WEST HALF OF THE WEST HALF (EXCEPT THE NORTH 300 FEET THEREOF) OF THE SOUTHEAST QUARTER OF SECTION 14, TOWNSHIP 37 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTH OF THE SOUTH LINE OF MAIN STREET (SAG-LEMONT ROAD), IN COOK COUNTY, ILLINOIS.

CONTAINING 1,253,652 SQUARE FEET OR 28.799 ACRES MORE OR LESS.

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

CERTIFICATION

I, Charlene Smollen, do hereby certify that I am the duly qualified and elected Village Clerk of the Village of Lemont, Cook, DuPage and Will County, Illinois, and that as such Village Clerk I do have charge of and custody of the books and records of the Village of Lemont, Cook County, Illinois.

I do hereby further certify that the foregoing is a full, true and correct copy of Ordinance No. O-_____- 26 "AN ORDINANCE AUTHORIZING THE EXECUTION OF AN ANNEXATION AGREEMENT FOR THE PROPERTY COMMONLY KNOWN AS 13100 MAIN STREET, LEMONT, ILLINOIS" adopted and approved by the President and Board of Trustees of the Village of Lemont, Illinois on _____.

IN WITNESS WHEREOF, I have hereunto affixed my hand and the Corporate Seal of the Village of Lemont, Cook, DuPage and Will County, Illinois, this _____ day of _____ 2026.

_____
Charlene Smollen
Village Clerk
Village of Lemont
Cook County, Illinois

418 Main Street | Lemont, IL 60439

TO:	Village Board Meeting
FROM:	Jason Berry, Community Development
THROUGH:	George Schafer, Village Administrator
SUBJECT:	An Ordinance Annexing Property Located at 13100 Main Street, Lemont, Illinois
DATE:	February 9, 2026

SUMMARY/BACKGROUND

The attached ordinance finalizes the annexation of property located at 13100 Main Street, Lemont, Illinois, into the corporate limits of the Village of Lemont. This action follows approval of the annexation agreement ordinance and satisfies all statutory requirements for municipal annexation under Illinois law.

The subject property was previously located in unincorporated Cook County and is legally described in Exhibit A of the ordinance and depicted on the Plat of Annexation (Exhibit B). Upon annexation, the property will become subject to all applicable Village ordinances, codes, and regulations.

ANALYSIS

The annexation represents a logical extension of the Village's corporate boundaries and implements the terms of the approved annexation agreement. No development approvals are granted under this ordinance. Any future development will be reviewed in accordance with Village standards and procedures.

Consistency with Village Policy

Lemont 2030 Comprehensive Plan

STAFF RECOMMENDATION

Staff recommends approval of the attached ordinance.

BOARD ACTION REQUESTED

A motion to approve the attached ordinance.

ATTACHMENTS

An Ordinance Annexing Property Located at 13100 Main Street, Lemont, Illinois

VILLAGE OF LEMONT

ORDINANCE
NUMBER O-_____-26

AN ORDINANCE ANNEXING PROPERTY LOCATED AT 13100 MAIN STREET, LEMONT, ILLINOIS

JOHN EGOFSKE, Village President
CHARLENE M. SMOLLEN, Clerk

SAMUEL J. FORZLEY
JANELLE KITTRIDGE
KEN MCCLAFFERTY
KEVIN SHAUGHNESSY
RICK SNIEGOWSKI
RON STAPLETON
Trustees

Published in pamphlet form by authority of the Village President and Board of Trustees of the Village of Lemont on _____-_____-2026

ORDINANCE NO. O-_____-26

AN ORDINANCE ANNEXING PROPERTY LOCATED AT 13100 MAIN STREET, LEMONT, ILLINOIS

WHEREAS, the Village of Lemont (the "Village") is an Illinois municipal corporation located in Cook, DuPage, and Will Counties, Illinois; and

WHEREAS, Jose Velez (the "Owner") is the owner of certain real property commonly known as 13100 Main Street, Lemont, Illinois, and legally described in Exhibit A attached hereto and made a part hereof (the "Subject Property"); and

WHEREAS, the Subject Property is contiguous to the corporate limits of the Village and is eligible for annexation pursuant to the Illinois Municipal Code, 65 ILCS 5/7-1-1 et seq.; and

WHEREAS, the Owner has filed a petition requesting annexation of the Subject Property into the corporate limits of the Village; and

WHEREAS, the Village has adopted an ordinance authorizing the execution of an annexation agreement for the Subject Property pursuant to Division 15.1 of Article 11 of the Illinois Municipal Code, 65 ILCS 5/11-15.1-1 et seq.; and

WHEREAS, the Village Board has determined that the annexation of the Subject Property will serve the best interests of the Village and promote the orderly growth and development of the community.

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

Section 1: The foregoing recitals are hereby incorporated into and made a part of this Ordinance as though fully set forth herein.

Section 2: The Subject Property, as legally described in Exhibit A attached hereto and depicted on the Plat of Annexation attached as Exhibit B, is hereby annexed to and made a part of the corporate limits of the Village of Lemont.

Section 3: The Village Clerk is hereby directed to record this Ordinance, together with the Plat of Annexation, with the appropriate county recorder, in accordance with applicable law

Section 3: If any section, paragraph, clause or provision of this ordinance shall be held invalid, the invalidity thereof shall not affect any other provision of this ordinance.

Section 4: All ordinances, resolutions, motions or orders in conflict with this ordinance are hereby repealed to the extent of such conflict.

Section 5: This ordinance shall be in full force and effect upon its passage, approval and publication as provided by law.

ADOPTED AND APPROVED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF LEMONT, COUNTIES OF COOK, WILL, AND DUPAGE, ILLINOIS, ON THIS _____ DAY OF _____ 2026.

PRESIDENT AND VILLAGE BOARD MEMBERS:

	AYES:	NAYS:	ABSENT:	ABSTAIN:
Samuel J. Forzley	_____	_____	_____	_____
Janelle Kittridge	_____	_____	_____	_____
Ken McClafferty	_____	_____	_____	_____
Kevin Shaughnessy	_____	_____	_____	_____
Rick Sniegowski	_____	_____	_____	_____
Ron Stapleton	_____	_____	_____	_____

John Egofske, Village President

Attest:

Charlene M. Smollen, Village Clerk

EXHIBIT A – LEGAL DESCRIPTION

THE WEST HALF OF THE WEST HALF (EXCEPT THE NORTH 300 FEET THEREOF) OF THE SOUTHEAST QUARTER OF SECTION 14, TOWNSHIP 37 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTH OF THE SOUTH LINE OF MAIN STREET (SAG-LEMONT ROAD), IN COOK COUNTY, ILLINOIS.

PIN: 22-14-400-040-0000
Address: 13100 Main Street, Lemont, IL 60439

PIN: 22-14-400-029-0000
Address: 12294 Archer Avenue, Lemont, IL 60439

EXHIBIT B – PLAT OF ANNEXATION

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

CERTIFICATION

I, Charlene Smollen, do hereby certify that I am the duly qualified and elected Village Clerk of the Village of Lemont, Cook, DuPage and Will County, Illinois, and that as such Village Clerk I do have charge of and custody of the books and records of the Village of Lemont, Cook County, Illinois.

I do hereby further certify that the foregoing is a full, true and correct copy of Ordinance No. O-_____- 26 "AN ORDINANCE ANNEXING PROPERTY LOCATED AT 13100 MAIN STREET, LEMONT, ILLINOIS" adopted and approved by the President and Board of Trustees of the Village of Lemont, Illinois on _____.

IN WITNESS WHEREOF, I have hereunto affixed my hand and the Corporate Seal of the Village of Lemont, Cook, DuPage and Will County, Illinois, this _____ day of _____ 2026.

_____
Charlene Smollen
Village Clerk
Village of Lemont
Cook County, Illinois

418 Main Street | Lemont, IL 60439

TO: Village Board Meeting
FROM: Jason Berry, Community Development
THROUGH: George Schafer, Village Administrator
SUBJECT: An Ordinance Rezoning 28.799 Acres of Property Located at 13100 Main Street in Lemont, IL
DATE: February 9, 2026

SUMMARY/BACKGROUND

Jose Velez, the property owner, is requesting rezoning of approximately 28.799 acres of property located at 13100 Main Street, Lemont, Illinois, following annexation into the Village of Lemont. The requested zoning is M-2 General Manufacturing District, consistent with the terms of the annexation agreement approved by the Village Board.

No specific development plans are being requested or approved as part of the rezoning. Any future development of the property will be subject to full compliance with the Village of Lemont Unified Development Ordinance, building codes, and standard permitting and review procedures.

ANALYSIS

Comprehensive Plan

The proposed M-2 zoning is consistent with the Village's long-range planning objectives and reflects the existing and planned industrial character of the surrounding area.

Planning & Zoning Commission (PZC)

A public hearing was held before the Planning & Zoning Commission at its regular meeting on November 5, 2025, to consider the proposed rezoning. Following the public hearing, the Commission voted to recommend approval of the rezoning request.

Committee of the Whole (COW)

The proposed rezoning was reviewed and discussed by the Committee of the Whole prior to Village Board consideration.

Consistency with Village Policy

Lemont 2030 Comprehensive Plan

STAFF RECOMMENDATION

Approval of the attached ordinance.

BOARD ACTION REQUESTED

A motion to approve the attached ordinance.

ATTACHMENTS

An Ordinance Rezoning 28.799 Acres of Property Located at 13100 Main Street in Lemont, IL

VILLAGE OF LEMONT

ORDINANCE
NUMBER O-____-26

AN ORDINANCE REZONING 28.799 ACRES OF PROPERTY LOCATED AT 13100 MAIN STREET, LEMONT, ILLINOIS

JOHN EGOFSKE, Village President
CHARLENE M. SMOLLEN, Clerk

SAMUEL J. FORZLEY
JANELLE KITTRIDGE
KEN MCCLAFFERTY
KEVIN SHAUGHNESSY
RICK SNIEGOWSKI
RON STAPLETON
Trustees

Published in pamphlet form by authority of the Village President and Board of Trustees of the Village of Lemont on _____-_____-2026

ORDINANCE NO. O-_____-26

AN ORDINANCE REZONING 28.799 ACRES OF PROPERTY LOCATED AT 13100 MAIN STREET, LEMONT, ILLINOIS

WHEREAS, the Village of Lemont (the "Village") is an Illinois municipal corporation located in Cook, DuPage, and Will Counties, Illinois; and

WHEREAS, Jose Velez (the "Owner") is the owner of certain real property commonly known as 13100 Main Street, Lemont, Illinois, consisting of approximately 28.799 acres, and legally described in Exhibit A attached hereto and made a part hereof (the "Subject Property"); and

WHEREAS, the Subject Property has been annexed into the corporate limits of the Village of Lemont pursuant to an ordinance duly adopted by the President and Board of Trustees; and

WHEREAS, the Owner has requested that the Subject Property be zoned M-2 General Manufacturing District pursuant to the Village of Lemont Unified Development Ordinance; and

WHEREAS, a public hearing concerning the proposed rezoning was held before the Planning & Zoning Commission at its regular meeting on November 5, 2025, after due notice as required by law; and

WHEREAS, following the public hearing, the Planning & Zoning Commission voted to recommend approval of the proposed rezoning; and

WHEREAS, the proposed rezoning is consistent with the Village's long-range planning goals and policies and will promote the orderly growth and development of the Village.

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

Section 1: The foregoing recitals are hereby incorporated into and made a part of this Ordinance as though fully set forth herein.

Section 2: The Subject Property, legally described in Exhibit A attached hereto and made a part hereof, is hereby rezoned to the M-2 General Manufacturing District pursuant to the Village of Lemont Unified Development Ordinance.

Section 4: If any section, paragraph, clause, or provision of this Ordinance shall be held invalid, such invalidity shall not affect the validity of the remaining provisions of this Ordinance.

Section 5: All ordinances, resolutions, motions, or orders in conflict with this Ordinance are hereby repealed to the extent of such conflict.

Section 6: This Ordinance shall be in full force and effect upon its passage, approval, and publication as provided by law.

ADOPTED AND APPROVED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF LEMONT, COUNTIES OF COOK, WILL, AND DUPAGE, ILLINOIS, ON THIS _____ DAY OF _____ 2026.

PRESIDENT AND VILLAGE BOARD MEMBERS:

	AYES:	NAYS:	ABSENT:	ABSTAIN:
Samuel J. Forzley	_____	_____	_____	_____
Janelle Kittridge	_____	_____	_____	_____
Ken McClafferty	_____	_____	_____	_____
Kevin Shaughnessy	_____	_____	_____	_____
Rick Sniegowski	_____	_____	_____	_____
Ron Stapleton	_____	_____	_____	_____

John Egofske, Village President

Attest:

Charlene M. Smollen, Village Clerk

EXHIBIT A – LEGAL DESCRIPTION

THE WEST HALF OF THE WEST HALF (EXCEPT THE NORTH 300 FEET THEREOF) OF THE SOUTHEAST QUARTER OF SECTION 14, TOWNSHIP 37 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTH OF THE SOUTH LINE OF MAIN STREET (SAG-LEMONT ROAD), IN COOK COUNTY, ILLINOIS.

PIN: 22-14-400-040-0000
Address: 13100 Main Street, Lemont, IL 60439

PIN: 22-14-400-029-0000
Address: 12294 Archer Avenue, Lemont, IL 60439

418 Main Street | Lemont, IL 60439

TO:	Village Board Meeting
FROM:	Jamie Tate, Community Development
THROUGH:	Jason Berry, CEcD, AICP, Economic & Community Development Director
SUBJECT:	An Ordinance Granting a Variation from Section 17.21.040 of the Unified Development Ordinance to Allow An Addition to the Building Utilizing Exterior Metal Panels Located at 16748 New Avenue in Lemont, IL (Natco Leasing)
DATE:	February 9, 2026

SUMMARY/BACKGROUND

Natco Leasing LLC (property owner/applicant), has requested a variation to allow the use of metal exterior panels for a 800 square-foot cold storage addition to an existing 20,145 square-foot industrial building located at 16748 New Avenue. The subject property is zoned M-2, General Manufacturing District and is occupied by Aggreko. The addition is designed to match the existing metal building allowing a seamless integration, but requires a variation from UDO Section 17.21.040, prohibiting metal panels as exterior building materials in non-residential zoning districts.

ANALYSIS

Comprehensive Plan

The Lemont 2030 Comprehensive Plan identifies the subject site within the Industrial (IND) future land use designation.

Planning & Zoning Commission (PZC)

The PZC held a public hearing to discuss the matter on January 7, 2026. They voted (6-0) to recommend approval with conditions that are incorporated into the attached ordinance.

Committee of the Whole (COW)

The COW discussed the proposal at the meeting held on January 26, 2026.

Consistency with Village Policy

Lemont 2030 Comprehensive Plan

STAFF RECOMMENDATION

Staff recommends approval of the attached ordinance.

BOARD ACTION REQUESTED

A motion to approve the attached ordinance.

ATTACHMENTS

An Ordinance Granting a Variation from Section 17.21.040 of the Unified Development Ordinance to Allow an Addition to the Building Utilizing Exterior Metal Panels Located at 16748 New Avenue in Lemont, IL (Natco)

VILLAGE OF LEMONT

ORDINANCE NO. _____

AN ORDINANCE GRANTING A VARIATION FROM SECTION 17.21.040 OF THE UNIFIED DEVELOPMENT ORDINANCE TO ALLOW AN ADDITION TO THE BUILDING UTILIZING EXTERIOR METAL PANELS LOCATED AT 16748 NEW AVENUE IN LEMONT, IL

(Natco Leasing)

ADOPTED BY THE
PRESIDENT AND BOARD OF TRUSTEES
OF THE VILLAGE OF LEMONT
THIS 9th DAY OF FEBRUARY, 2026

Published in pamphlet form by
Authority of the President and
Board of Trustees of the Village of
Lemont, Counties of Cook, Will and
DuPage, Illinois, this 9th day of February, 2026.

ORDINANCE NO. _____

AN ORDINANCE GRANTING A VARIATION FROM SECTION 17.21.040 OF THE UNIFIED DEVELOPMENT ORDINANCE TO ALLOW AN ADDITION TO THE BUILDING UTILIZING EXTERIOR METAL PANELS LOCATED AT 16748 NEW AVENUE IN LEMONT, IL

(Natco Leasing)

WHEREAS, Natco Leasing LLC (hereinafter referred to as "the Petitioner") is the owner of the property at 16748 New Avenue in Lemont, IL (PIN# 22-30-101-040-0000) (hereinafter referred to as the "Subject Property"), legally described in Exhibit A; and

WHEREAS, Section 17.21.040 of the Unified Development Ordinance ("UDO") prohibits the use of metal exterior panels on building elevations; and

WHEREAS, the Petitioner applied pursuant to the provisions of the Lemont, Illinois Municipal Code, Title 17 Unified Development Ordinance ("UDO") seeking a variation from §17.21.040 to allow the use of exterior metal panels for a building addition in the M-2 zoning district, as depicted in Exhibit B; and

WHEREAS, the Planning and Zoning Commission of the Village of Lemont, Illinois conducted a public hearing on January 7, 2026 and voted 6-0 to recommend approval of the requested variation as conditioned in this ordinance; and

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

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

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

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

SECTION TWO: A variation from Section 17.21.040 of the UDO is hereby granted to permit the use of exterior metal panels for an 800 square-foot building addition on the property

located at 16748 New Avenue.

SECTION THREE: Conditions. The following conditions apply:

1. The addition shall be consistent with the plans provided in Exhibit B.
2. The metal panels used for the addition shall be consistent in material and color as the existing building.
3. All required building permits and approvals shall be obtained prior to construction.

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

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

EXHIBIT A

Legal Description

The legal description for PIN 22-30-101-040-0000 (16748 New Ave, Lemont, IL 60439) is:
Lot 4 in
Assessor's Subdivision o f part of the West 1/2 of the Northwest 1/4 o f Section 30, Township 3 8 North,
Range 12, East of the Third Principal Meridian, in Cook County, Illinois

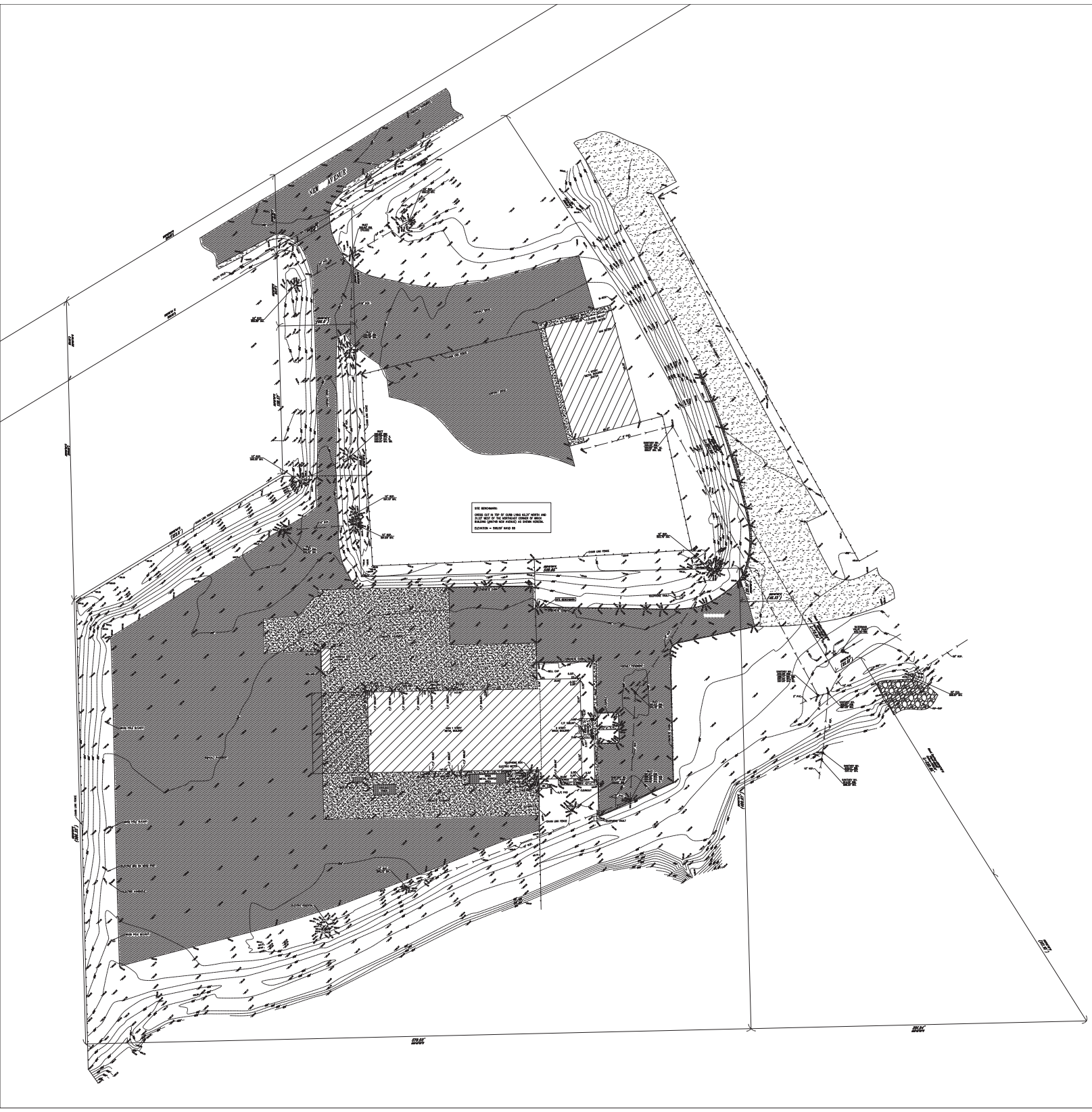

SITE BENCHMARK:
CHISEL CUT IN TOP OF CURB LYING EAST SOUTH AND
EAST OF THE NORTHEAST CORNER OF WOOD
BUILDING LOCATED NEAR ENTRANCE AT DUNDAS AVENUE.
ELEVATION = 0000.00' NAVD 88

EXHIBIT B

Addition Plans

COLD STORAGE BUILDING ADDITION for:

AGGREKO

16748 NEW AVENUE LEMONT, IL 60439

BUILDING INFORMATION:

USE GROUP CLASSIFICATION: S-1 (MODERATE HAZARD COLD STORAGE)

CONSTRUCTION TYPE: IIB

ACTUAL FLOOR AREA: 8000 S.F. (ADDITION)

ACTUAL BUILDING HEIGHT: 1-STORY, 17'-0"± ABOVE GRADE

OPEN PERIMETER DISTANCES:	OVERALL	OPEN
NORTH =	40'-0"	0'-0"
EAST =	20'-0"	20'-0"
SOUTH =	40'-0"	40'-0"
WEST =	20'-0"	20'-0"
TOTAL =	120'-0"	80'-0"

% OPEN PERIMETER = 80' / 120' x 100 = 67

% TABULAR AREA INCREASE = (67-25) x 30/30 = 42

AREA MODIFICATIONS:

% OF ALLOWABLE TABULAR AREA =	100%
% REDUCTION FOR HEIGHT =	0%
% INCREASE FOR OPEN PERIMETER =	42%
% INCREASE FOR AUTOMATIC SPRINKLERS =	0%
TOTAL =	142 / 100 = 1.42

ALLOWABLE FLOOR AREA PER FLOOR:
S-1 = 10,000 S. F.

ALLOWABLE BUILDING HEIGHT:
S-1 = 3-STORIES, 75'-0" ABOVE GRADE

INCREASED ALLOWABLE FLOOR AREA:
S-1 = NOT REQUIRED LESS THAN ALLOWABLE

OCCUPANT LOAD PER UNIT:	MAXIMUM	ACTUAL
S-1 = 500 S.F. / 300 S.F. / PERSON	2	2
	REQUIRED	ACTUAL
REQUIRED EXITS:	1	1

LENGTH OF EXIT ACCESS TRAVEL:	MAXIMUM	ACTUAL
S-1 =	200'	50'

MINIMUM EXIT DOOR WIDTH: 36 INCHES

FIRE RESISTANCE RATINGS FOR BUILDING ELEMENTS:	WALLS	DOORS
PRIMARY STRUCTURAL FRAME =	0 HOUR	-
EXTERIOR BEARING WALLS (GREATER THAN 30') =	0 HOUR	0 HOUR
INTERIOR BEARING WALLS =	0 HOUR	0 HOUR
NON-LOADING WALLS & PARTITIONS (INTERIOR & EXTERIOR) =	0 HOUR	0 HOUR
FLOOR CONSTRUCTION =	0 HOUR	-
ROOF CONSTRUCTION =	0 HOUR	-
FIRE WALLS =	3 HOUR	3 HOUR
FIRE BARRIERS =	3 HOUR	3 HOUR
SMOKE BARRIERS =	1 HOUR	1/3 HOUR
EXIT ACCESS CORRIDORS =	0 HOUR	0 HOUR

BUILDING CODES and GENERAL INFORMATION:

1. ALL WORK SHALL CONFORM TO DRAWINGS & SPECIFICATIONS, INTERNATIONAL BUILDING CODE (2021), IECC (2021), THE ILLINOIS ACCESSIBILITY CODE (2018), VILLAGE OF LEMONT BUILDING ORDINANCES AND ALL OTHER APPLICABLE STATE AND LOCAL CODES.
2. ALL PLUMBING WORK SHALL CONFORM TO THE ILLINOIS STATE PLUMBING CODE, 2014 EDITION WITH VILLAGE OF LEMONT AMENDMENTS.
3. ALL ELECTRICAL WORK SHALL CONFORM TO THE NATIONAL ELECTRICAL CODE (NEC 2020 EDITION) WITH VILLAGE OF LEMONT AMENDMENTS.
4. ALL HVAC WORK SHALL CONFORM TO THE INTERNATIONAL MECHANICAL AND FUEL GAS CODES (2021) WITH AMENDMENTS & SMACNA LOW PRESSURE DUCT CONSTRUCTION STANDARDS.
5. PLANS HAVE BEEN DRAWN IN COMPLIANCE WITH THE ADOPTED BUILDING CODES TO DATE.
6. NEW FIRE ALARM SYSTEM SHALL BE IN FULL COMPLIANCE WITH NFPA 72.

OWNER:

AGGREKO (GARY CAMPBELL)
16748 NEW AVENUE, LEMONT, IL 60439
312-965-5260 email: GaryCampbell@aggreko.com

PROJECT ARCHITECT:

GREGORY E. LYONS - ARCHITECT
635 TROTTER DRIVE, COAL CITY, ILLINOIS 60416
815-634-3400 815-210-8089 cell 815-364-0359 fax

STATEMENT OF COMPLIANCE:

I HAVE PREPARED, OR CAUSED TO BE PREPARED UNDER MY DIRECT SUPERVISION, THE ATTACHED PLANS AND SPECIFICATIONS AND STATE THAT, TO THE BEST OF MY KNOWLEDGE AND BELIEF AND TO THE EXTENT OF MY CONTRACTUAL OBLIGATION, THEY ARE IN COMPLIANCE WITH THE ENVIRONMENTAL BARRIERS ACT (410 ILCS25) AND THE ILLINOIS ACCESSIBILITY CODE, 71 ILL. ADM. CODE 400.

SIGNED: _____ ARCHITECT

ILLINOIS LICENSE NO.: 001-017808

DATE: 9-5-2025

STATE OF ILLINOIS GREGORY E. LYONS 001-017808 LICENSED ARCHITECT

LICENSE EXPIRES: 11/30/26

SIGNATURE: _____

DATE APPROVED: 9-5-2025

GENERAL NOTES:

1. ALL WORK SHALL CONFORM TO ALL LOCAL CODES & ORDINANCES.
2. CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS, CLEARANCES, ELEVATIONS, QUANTITIES AND UNDERGROUND UTILITIES PRIOR TO START OF CONSTRUCTION.
3. ALL SIGNAGE SHALL CONFORM TO IAC 400.310 (c) & (n) AND THE INTERNATIONAL BUILDING CODE.
4. ALL EXPOSED INSULATION SHALL HAVE A FLAME SPREAD RATING OF 25 OR LESS AND A SMOKE DEVELOPED RATING OF 450 OR LESS.
5. ALL PENETRATIONS THRU RATED ASSEMBLIES SHALL BE WITH 3M FIRE BARRIER SEALING SYSTEM.
6. THE DESIGN OF ALL WOOD STRUCTURAL MEMBERS AND CONNECTIONS ARE IN ACCORDANCE WITH DOC PS 20, AND STRUCTURAL PANELS ARE IN ACCORDANCE WITH DOC PS 1 OR PS 2. WOOD TRUSSES TO BE MANUFACTURED AS REQUIRED BY TPI 1.
7. ALL CONCRETE, WOOD, AND MASONRY CONSTRUCTION MUST COMPLY WITH THE APPLICABLE SEISMIC DESIGN REQUIREMENTS BASED ON THE SEISMIC DESIGN CATEGORY FOR THIS BUILDING AS PRESCRIBED IN SECTIONS 1910, 2106, AND 2308 OF THE INTERNATIONAL BUILDING CODE.
8. ALL GYPSUM BOARD MATERIAL AND ACCESSORIES SHALL CONFORM TO THE APPROPRIATE STANDARDS IN ACCORDANCE WITH TABLE 2506.2 LOCATED IN THE INTERNATIONAL BUILDING CODE.
9. PLACEMENT AND CURING OF CONCRETE DURING COLD AND HOT WEATHER CONDITIONS SHALL COMPLY WITH ACI 306R AND 306R.
10. PERFORM DEMOLITION WORK AS NECESSARY TO ACCOMPLISH THE WORK INCLUDING THE REMOVAL AND PROPER DISPOSAL OF ITEMS WHICH ARE NOT TO REMAIN IN USE, INCLUDING BUT NOT NECESSARILY LIMITED TO FLOORING MATERIALS, SUSPENDED CEILINGS, DOORS, FRAMES, CASEWORK, PLUMBING FIXTURES, LIGHT FIXTURES, PIPING, CONDUIT, WIRE, ETC.
11. DRAWINGS INDICATE THE GENERAL INTENT OF THE DEMOLITION WORK AND ARE FOR REFERENCE ONLY. THEY ARE NOT INTENDED TO BE THE SOLE SOURCE OF EXISTING CONDITIONS TO BE DEMOLISHED.
12. PROPERLY DISPOSE OF DEMOLISHED MATERIALS AND OTHER OBSTACLES AS REQUIRED FOR A COMPLETE AND PROPER INSTALLATION OF NEW WORK AND THE DISPOSAL OF MATERIALS INCIDENTAL TO THE WORK.
13. EXACT EXTENT OF DEMOLITION AS SHOWN ON THE DRAWINGS AND TO BE PERFORMED SHALL BE VERIFIED AT THE SITE. DETERMINE THE NATURE AND EXTENT OF DEMOLITION THAT WILL BE NECESSARY BY COMPARING THE DRAWINGS WITH EXISTING CONDITIONS. OPERATONS SHALL BE DONE IN A CAREFUL AND ORDERLY MANNER TO AVOID HAZARDS TO PERSONS AND PROPERTY. INTERFERENCE WITH THE WITH THE USE OF ADJACENT AREA AND INTERUPTIONS OF FREE PASSAGE TO AND FROM SUCH AREA.
14. CONTRACTOR SHALL VISIT THE SITE OF PROPOSED WORK AND FULLY ACQUAINT THEMSELVES WITH CONDITIONS RELATING TO THE CONSTRUCTION AND LABOR SO THAT THEY MAY FULLY UNDERSTAND THE FACILITIES DIFFICULTIES, AND RESTRICTIONS AFFECTING THE COMPLETION OF THE WORK.
15. ITEMS INDICATED AS EXISTING ARE TO REMAIN UNLESS NOTED OTHERWISE. RETORE ITEMS AND OR DAMAGED AREAS AT STAGING AREA, ETC. TO ORIGINAL FULLY CONDITION. COORDINATE STAGEING AREA LOCATION(S) WITH OWNER.
16. ITEMS INDICATED AS EXISTING ARE TO REMAIN UNLESS NOTED OTHERWISE. RETORE ITEMS AND OR DAMAGED AREAS AT STAGING AREA ETC. TO ORIGINAL FULLY CONDITION. COORDINATE STAGEING AREA LOCATION(S) WITH OWNER.
17. PATCH AND REPAIR EXISTING CONSTRUCTION AND NEWLY EXPOSED CONSTRUCTION AFFECTED BY THE WORK WITH MATERIALS CONSISTENT WITH EXISTING CONSTRUCTION WHETHER OR NOT PATCH MATERIAL IS INDICATED ON DRAWINGS. UNLESS NOTED OTHERWISE PROVIDE NECESSARY PREPARATORY WORK TO EXISTING CONSTRUCTION AFFECTED BY THE WORK TO RECEIVE NEW PROPER FINISHES. PROPERLY PAINT WALLS TO MATCH ADJACENT.
18. PROVIDE NEW PAINT FINISH AT EXISTING AREAS AFFECTED BY THE WORK AS INDICATED IN THE ROOM FINISH SCHEDULE AND AS NOTED ON THE DRAWINGS.
19. FIELD VERIFY ITEMS, CONDITIONS, QUANTITIES, ETC.
20. PROVIDE PREPARATION AS NECESSARY PRIOR TO PAINTING INCLUDING BUT NOT LIMITED TO PATCHING HOLES AND OTHER AREAS OF DAMAGE, SECURING LOOSE TRIM, CONDUITS AND ANY OTHER WALL OR CEILING HARDWARE ITEMS REQUIRING ATTENTION.
21. PRIOR TO PAINTING WORK, PROVIDE TSP CLEANING OF EXISTING SURFACES TO RECEIVE PAINT USING APPROVED METHODS OF CLEANING PER CHEMICAL MANUFACTURER'S RECOMMENDATIONS. PROTECT EXISTING ITEMS DURING CLEANING AND PAINTING.
22. PAINT NEW ITEMS AS INDICATED.
23. TYPE AND LOCATIONS OF FIRE EXTINGUISHERS SHALL BE IN ACCORDANCE WITH NFPA 10 AND THE 2021 INTERNATIONAL FIRE CODE, AND SHALL BE APPROVED BY THE LEMONT FIRE PROTECTION DISTRICT.
24. ALL HANDICAP REQUIREMENTS SHALL CONFORM TO THE ADA ACCESSIBILITY GUIDELINES, THE ILLINOIS ACCESSIBILITY CODE, AND INTERNATIONAL BUILDING CODE (CHAPTER 11).
25. ALL EXPOSED INSULATION SHALL HAVE A FLAME SPREAD RATING OF 25 OR LESS AND A SMOKE DEVELOPED RATING OF 450 OR LESS.
26. ALL INTERIOR FINISHES INCLUDING CARPETING, CEILING TILE, AND SAFETY CURTAIN SHALL HAVE A FLAME SPREAD RATING OF 25 OR LESS AND A SMOKE DEVELOPED RATING OF 450 OR LESS.
27. ALL GLAZING INSTALLED WITHIN DOORS, ADJACENT TO DOORS WHERE THE NEAREST VERTICAL EDGE OF GLAZING IS WITHIN A 24" ARC OF EITHER VERTICAL EDGE OF THE DOOR IN A CLOSED POSITION AND WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60 INCHES ABOVE THE WALKING SURFACE, IN WINDOWS WHERE THE PANE IS GREATER THAN 9 S.F., THE BOTTOM EDGE OF THE GLAZING IS LESS THAN 18" ABOVE THE FLOOR, THE TOP EDGE OF THE GLAZING IS GREATER THAN 36" ABOVE THE FLOOR AND ONE OR MORE WALKING SURFACES ARE WITHIN 36" OF THE GLAZING SHALL BE SAFETY GLAZED AND SHALL PASS THE TEST REQUIREMENTS OF CPSC 16 CFR, PART 1201.

DRAWING LIST

Number	Title
CS1.00	ARCHITECTURAL - COVER SHEET and GENERAL NOTES
GN1.00	ARCHITECTURAL - GENERAL NOTES
A1.00	ARCHITECTURAL - FLOOR PLAN
A2.00	ARCHITECTURAL - CROSS SECTION

PROJECT SITE



LOCATION MAP

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STATE OF ILLINOIS GREGORY E. LYONS 001-017808 LICENSED ARCHITECT

LICENSE EXPIRES: 11/30/26

SIGNATURE: _____

DATE APPROVED: 9/5/2025

PROPOSED COLD STORAGE BUILDING ADDITION for:
AGGREKO (Langeland Construction)
16748 NEW AVENUE, LEMONT, IL 60439

project no. 2559
date 9-1-2025
Issued for Permit

Cover Sheet

CS1.00

GENERAL STRUCTURAL NOTES

BUILDING CODES USED FOR DESIGN

1. INTERNATIONAL BUILDING CODE, 2018 EDITION

DESIGN LOADS

1. DESIGN LIVE LOADS:
   - PUBLIC AREAS, 1ST FLOOR CORRIDORS — 100 PSF
   - OFFICE AREAS — 50 PSF + 20 PSF*
   - STORAGE — 125 PSF
   - MECHANICAL — 125 PSF**
   - ROOFS — 20 PSF
2. ROOF SNOW:
   - GROUND SNOW LOAD — 25 PSF
   - FLAT-ROOF SNOW LOAD — 22 PSF***
   - SNOW EXPOSURE FACTOR — 1.0
   - SNOW IMPORTANCE FACTOR — 1.1
   - THERMAL FACTOR — 1.1
3. WIND:
   - BASIC WIND SPEED — 120 MPH
   - WIND IMPORTANCE FACTOR — 1.0
   - WIND EXPOSURE — C
   - INTERNAL PRESSURE COEFFICIENT — ±0.18
   - COMPONENTS & CLADDING — ANALYSIS PER ASCE 7-16 CH. 30
4. SEISMIC:
   - RISK CATEGORY — III
   - SEISMIC IMPORTANCE FACTOR, I_e — 1.25
   - S_a — 0.161
   - S_1 — 0.069
   - SITE CLASS — D-DEFAULT
   - S_{DS} — 0.141
   - S_{D1} — 0.119
   - SEISMIC DESIGN CATEGORY
   - DESIGN BASE SHEAR — SEE NJCOR DWGS
   - SEISMIC RESPONSE COEFFICIENT, C_S — 0.072 (PER NUCOR DWGS)
   - RESPONSE MODIFICATION COEFFICIENT, R — 3.0
   - ANAYSIS PROCEDURE — ELF

* PARTITION LOAD
** OR EQUIPMENT WEIGHT IF HEAVIER
*** PLUS DRIFTING AND/OR SLIDING SNOW

NEW CONSTRUCTION

1. THE CONTRACTOR SHALL FOLLOW WRITTEN DIMENSIONS ONLY. DO NOT SCALE DRAWINGS.
2. ALL DETAILS AND SECTIONS SHOWN ON THE DRAWINGS ARE INTENDED TO BE CONSTRUED TO APPLY AT ANY SIMILAR CONDITION ELSEWHERE ON THE JOB EXCEPT WHERE A DIFFERENT DETAIL OR SECTION IS SHOWN.
3. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND ELEVATIONS WITH THE ARCHITECTURAL DRAWINGS. WHERE DISCREPANCIES OCCUR, IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE ARCHITECT PRIOR TO CONSTRUCTION.
4. THE STEEL FRAMING COMPONENTS SHOWN RELY ON BUILDING COMPONENTS OTHER THAN STRUCTURAL STEEL FOR FINAL STRUCTURAL STABILITY (PREVIOUSLY REFERRED TO AS A NON-SELF-SUPPORTING STEEL FRAME BY THE AISC "CODE OF STANDARD PRACTICE"). THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN AND PROVISION OF ANY AND ALL TEMPORARY BRACING AND SHORING AGAINST WIND, ERECTION AND ALL CONSTRUCTION LOADS UNTIL ALL ELEMENTS, MEMBERS AND CONNECTIONS (FLOORS, ROOF, SHEAR WALLS, ETC.), AS SHOWN ON THE CONTRACT DOCUMENTS ARE COMPLETELY INSTALLED. THE STRUCTURAL MEMBERS SHOWN ON THE CONTRACT DOCUMENTS ARE DESIGNED FOR THE ANTICIPATED LOADS THAT THE STRUCTURE WILL BE SUBJECTED TO ONLY AFTER ALL STRUCTURAL ELEMENTS ARE IN PLACE AND FINAL CONNECTIONS ARE COMPLETE.
5. THE GENERAL CONTRACTOR SHALL VERIFY ALL OPENING SIZES, PAD SIZES AND LOCATIONS WITH THE RESPECTIVE CONTRACTORS.

EXCAVATION AND EARTHWORK

1. THE SOILS AND FOUNDATION ENGINEERING REPORT IS FOR INFORMATIONAL PURPOSES ONLY AND SHALL NOT BE CONSIDERED PART OF THE CONTRACT DOCUMENTS. FURTHERMORE, NO WARRANTY IS MADE BY THE OWNER WITH REGARD TO THE COMPLETENESS AND ACCURACY OF THE SUBSURFACE INVESTIGATION DATA, SOIL TEST DATA OR STATEMENTS AND INTERPRETATIONS GIVEN IN GEPTECHNICAL REPORT PREPARED BY CHAMLIN & ASSOCIATES ON 5-09-24
2. WATER LEVELS INDICATED ON THE BORING LOGS MAY BE SUBJECT TO SEASONAL AND/OR ANNUAL VARIATIONS. A DEWATERING SYSTEM OF SUFFICIENT CAPACITY SHALL BE INSTALLED AND OPERATED TO MAINTAIN THE CONSTRUCTION AREA FREE OF WATER AT ALL TIMES.
3. THE BEARING VALUE OF THE SOIL WAS DETERMINED BY FIELD EXPLORATION AND LABORATORY ANALYSIS. THE FOUNDATION DESIGN IS BASED ON THE FOLLOWING NET ALLOWABLE BEARING PRESSURE(S):
   - SPREAD FOOTINGS — 2500 PSF
   - WALL FOOTINGS — 2500 PSF
4. ALL FOOTING EXCAVATIONS SHALL BE INSPECTED, PRIOR TO CONCRETE PLACEMENT, BY A SOILS ENGINEER TO VERIFY SUITABLE BEARING MATERIAL OF CAPACITY AS SPECIFIED.
5. NOTIFY THE OWNER'S REPRESENTATIVE WHEN ADDITIONAL EXCAVATION IS REQUIRED TO REACH SUITABLE BEARING MATERIAL.
6. THE SOILS ENGINEER SHALL CERTIFY IN WRITING THAT ALL FOUNDATIONS WERE PLACED ON SOIL WITH THE BEARING VALUE AS SPECIFIED.
7. WITHIN THE EXCAVATION AREA OF THE FOUNDATIONS, ALL VEGETATION, TOPSOIL, PREVIOUSLY PLACED FILL AND UNSUITABLE SOILS SHALL BE REMOVED. ALL FOOTINGS SHALL BEAR ON VIRGIN SOIL OR PROPERLY PLACED AND COMPACTED ENGINEERED FILL.
8. FOUNDATION DESIGN DOES NOT ACCOUNT FOR WINTER CONSTRUCTION. ANY UNENCLOSED/UNHEATED SPACES SHALL BE ADEQUATELY PROTECTED AGAINST FROST DURING WINTER CONSTRUCTION BY CONTRACTOR.

BACKFILLING

1. BOTH SIDES OF FOUNDATION WALLS FOR SLAB-ON-GRADE CONSTRUCTION SHALL BE BACKFILLED SIMULTANEOUSLY SO AS TO PREVENT OVERTURNING OR LATERAL MOVEMENT OF WALLS.
2. FOUNDATIONS SHALL BE BACKFILLED AS SOON AS PRACTICABLE SO AS TO LIMIT THE EFFECTS OF WATER INFILTRATION AND FROST HEAVE.
3. UNLESS NOTED OTHERWISE, INTERIOR FOUNDATIONS WERE NOT DESIGNED TO BEAR AT ELEVATIONS REQUIRED TO PROTECT AGAINST FROST HEAVE. IF WINTER CONSTRUCTION IS ANTICIPATED, CONTRACTOR SHALL BE WHOLLY RESPONSIBLE FOR PROVIDING ADEQUATE MEASURES TO PROTECT AGAINST FROST HEAVE.

FOUNDATION/UNDERGROUND MECHANICAL COORDINATION

1. UNDERGROUND SEWER, WATER, GAS LINES, ETC. CROSSING CONTINUOUS WALL FOUNDATIONS SHALL NOT PASS THROUGH FOOTINGS. WHERE PIPE OCCURS ABOVE TOP OF FOOTING, SLEEVE THROUGH WALL. WHERE PIPE OCCURS IN FOOTING DEPTH, DROP TOP OF FOOTING SUCH THAT PIPE PASSES JUST ABOVE FOOTING. IF TOP OF PIPE IS LESS THAN 6" BELOW BOTTOM OF FOOTING, PROVIDE 1" COMPRESSIBLE FOAM INSULATION BELOW FOOTING FOR WIDTH OF TRENCH.

CONCRETE

1. ALL CONCRETE WORK INCLUDING FORMING, REINFORCING, MIXING, PLACING AND CURING SHALL BE IN ACCORDANCE WITH THE ACI MANUAL OF CONCRETE PRACTICE INCLUDING "BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE," ACI 318 AND "SPECIFICATIONS FOR STRUCTURAL CONCRETE," ACI 301.
2. CONTRACTOR SHALL SUBMIT CONCRETE MIX DESIGN. SUBMIT CONCRETE MIX DESIGN FOR EACH TYPE AND STRENGTH OF CONCRETE DETERMINED BY EITHER LABORATORY TRIAL MIX OR FIELD TEST DATA IN ACCORDANCE WITH ACI 211.1 AND ACI 301. SUBMIT MIX DESIGN AT LEAST 15 DAYS PRIOR TO FIRST POUR. ACQUIRE CEMENT FROM SAME SOURCE AND AGGREGATE FROM SAME SOURCE FOR ENTIRE PROJECT.
3. FOLLOW RECOMMENDATIONS OF ACI 305R WHEN CONCRETING DURING HOT WEATHER OR ACI 306R WHEN CONCRETING DURING COLD WEATHER.
4. ALL CONCRETE SHALL ATTAIN A MINIMUM ULTIMATE COMPRESSIVE STRENGTH AS SPECIFIED AT 28 DAYS. CONCRETE SHALL BE VIBRATED INTO FORMS WHILE PLACING, WITHOUT OVER-VIBRATING. REINFORCING SHALL BE PROTECTED BY CONCRETE OF THICKNESS AS FOLLOWS:

FOOTINGS	3"
PIERS	1 1/2" TO TIES
OTHER FOUNDATION	2" BOTH FACES
EXPOSED EXTERIOR CONCRETE	2"
GRADE BEAMS	2" SIDES, 3" BOTTOM
SLAB ON GRADE	1/3 FROM TOP

5. CONCRETE MATERIALS SHALL BE AS FOLLOWS:
   - CEMENT PER: ASTM C 150, NORMAL PORTLAND TYPE I OR PORTLAND LIMESTONE CEMENT (PLC) PER ASTM C595 TYPE IL EXCEPT AS NOTED. EXCEPTION: PLC IS NOT PERMITTED IN STATES WITH DEPARTMENTS OF TRANSPORTATION THAT HAVE NOT APPROVED THE USE OF PLC). FINE AND COARSE AGGREGATES PER ASTM C 33. FLY ASH CLASS C OR F PER ASTM C 618. WATER SHALL BE CLEAN AND NOT DETRIMENTAL TO CONCRETE. ADMIXTURES OTHER THAN AIR ENTRAINMENT AND WATER REDUCING ARE NOT PERMITTED WITHOUT APPROVAL BY THE ARCHITECT AND ENGINEER. AIR ENTRAINMENT ADMIXTURE SHALL BE PER ASTM C 260 AND WATER REDUCER SHALL BE TYPE A PER ASTM C 494.
6. CONCRETE MIX DESIGN:
   - CONCRETE FOR FOOTINGS AND FOUNDATIONS WALLS:
     - A. COMPRESSIVE STRENGTH, WHEN TESTED IN ACCORDANCE WITH ASTM C 39/C 39M AT 28 DAYS: 4000 PSI.
     - B. CONCRETE WEIGHT: NORMAL (145 LBS. PER CUBIC FOOT)
     - C. FLY ASH CONTENT: MAXIMUM 15 PERCENT OF CEMENTITIOUS MATERIALS BY WEIGHT.
     - D. CEMENT CONTENT: MINIMUM 611 LB PER CUBIC YARD.
     - E. WATER-CEMENT RATIO: MAXIMUM 55 PERCENT BY WEIGHT.
     - F. TOTAL AIR CONTENT: 3 PERCENTAGE, PLUS OR MINUS 1 PERCENTAGE, PER ASTM C 173.
     - G. MAXIMUM SLUMP: 3 INCHES, PLUS OR MINUS 1 INCH.
     - H. MAXIMUM AGGREGATE SIZE: 1 INCH.
     - I. WATER REDUCING AGENT REQUIRED.
   - CONCRETE FOR SLABS ON GRADE:
     - J. COMPRESSIVE STRENGTH, WHEN TESTED IN ACCORDANCE WITH ASTM C 39/C 39M AT 28 DAYS: 4000 PSI.
     - K. CONCRETE WEIGHT: NORMAL (145 LBS. PER CUBIC FOOT)
     - L. CEMENTITIOUS CONTENT: MAXIMUM 624 LB PER CUBIC YARD.
     - M. WATER-CEMENT RATIO: MAXIMUM 0.44 PERCENT BY WEIGHT.
     - N. TOTAL AIR CONTENT: MAXIMUM 3 PERCENT NATURALLY OCCURRING, PER ASTM C 173.
     - O. IF AIR ENTRAINMENT ADDED FOR WORKABILITY, WATER-CEMENT RATIO SHALL BE REDUCED TO 40 PERCENT BY WEIGHT.
     - P. FLY ASH CONTENT: MAXIMUM 15 PERCENT OF CEMENTITIOUS MATERIALS BY WEIGHT.
     - Q. MAXIMUM SLUMP: 3 INCHES PLUS OR MINUS 1 INCH.
     - R. MAXIMUM AGGREGATE SIZE: 1-1/2 INCH. COMBINED AGGREGATE SHALL BE WELL GRADED AND SHALL CONTAIN SIZES UP TO AND INCLUDING 1-1/2 INCH.
     - S. WATER REDUCING AGENT REQUIRED.
     - T. 4 LB/CY MACRO-FIBER REINFORCEMENT.
7. PLACING CONCRETE:
   - PLACE CONCRETE IN ACCORDANCE WITH ACI 304R. DO NOT ADD WATER TO CONCRETE DURING TRANSPORT, DELIVERY, AT PROJECT SITE, OR DURING PLACEMENT UNLESS APPROVED BY ARCHITECT. PLACE CONCRETE IN A CONTINUOUS OPERATION AND WITHOUT SEGREGATION. INSURE REINFORCEMENT, INSERTS, WATERSTOPS, EMBEDDED PARTS, AND FORMED CONSTRUCTION JOINT DEVICES WILL NOT BE DISTURBED DURING CONCRETE PLACEMENT. SEPARATE SLABS ON GRADE FROM VERTICAL SURFACES WITH JOINT FILLER. SLABS ON GRADE SHALL BE PLACED IN CONTINUOUS STRIPS AS PER ACI RECOMMENDATIONS. THE MAXIMUM POUR AREA SHALL NOT EXCEED 3600 SQUARE FEET. ALLOW 24 HOURS TO ELAPSE BETWEEN THE PLACEMENT OF ADJACENT STRIPS. POUR SLABS IN ALTERNATING STRIP PATTERN SO THAT NO TWO ADJOINING SLABS ARE POURED THE SAME DAY. MAINTAIN RECORDS OF CONCRETE PLACEMENT, RECORDING TIME, LOCATION, QUANTITY, AIR TEMPERATURE, AND TEST SAMPLES TAKEN. SAW CUT JOINTS WITHIN 24 HOURS AFTER PLACING. USE 3/16 INCH THICK BLADE. CUT INTO 1/4 DEPTH OF SLAB THICKNESS. IF NO SPACING OF JOINTS OR PATTERN IS SHOWN ON DRAWINGS, PLACE JOINTS AT A MAXIMUM SPACING OF 15 FEET IN EACH DIRECTION.
   - B. COORDINATE CONCRETE WORK WITH THAT OF OTHER TRADES TO ALLOW FOR SETTING OF SLEEVES, INSERTS, ETC.
   - B. ALL ANCHOR RODS SHALL BE IN PLACE PRIOR TO POURING OF CONCRETE.
10. CURING AND PROTECTION:
    - COMPLY WITH ACI RECOMMENDATIONS OF ACI 308 UNLESS EXCEEDED HEREIN. IMMEDIATELY AFTER PLACEMENT, PROTECT CONCRETE FROM PREMATURE DRYING, EXCESSIVELY HOT OR COLD TEMPERATURES, AND MECHANICAL INJURY.
    - CONCRETE SLAB CURING:
      - 1. WET CURE ALL CONCRETE SLABS FOR A MINIMUM OF 7 DAYS. COMPLETELY COVER CONCRETE WITH WATERPROOF, RETAINING COVER AND PROTECT AGAINST MOVEMENT. KEEP MOISTURE RETAINING COVER CONTINUOUSLY MOIST FOR FULL 7 DAY PERIOD. DO NOT PERMIT LOADING OR PARTIAL LOADING OF SLAB BY VEHICLE TRAFFIC OR MATERIAL PLACEMENT DURING THIS CURING PERIOD.
      - 2. IN NO CASE SHALL LIQUID CURING COMPOUND BE USED WHERE COMPOUND MAY BE ABSORBED INTO FLOOR FINISH MATERIALS.
11. FIELD QUALITY CONTROL:
    - AN INDEPENDENT TESTING AGENCY WILL PERFORM FIELD QUALITY CONTROL TESTS. PROVIDE ACCESS ON SOIL WITH THE BEARING VALUE AS SPECIFIED. COOPERATE WITH APPOINTED FIRM. CONTRACTOR MUST PROVIDE MINIMUM 48 HOURS NOTICE TO TESTING AGENCY AND ARCHITECT PRIOR TO ALL CONCRETE POURS. FOR EACH TEST, MOLD AND CURE 4 STANDARD CONCRETE TEST CYLINDERS. OBTAIN TEST SAMPLES FOR EVERY 50 CU YD OR LESS OF EACH CLASS OF CONCRETE PLACED. OBTAIN REPRESENTATIVE SAMPLES OF FRESH CONCRETE IN ACCORDANCE WITH ASTM C 172. PERFORM COMPRESSION STRENGTH TESTS PER ASTM C 39/C 39M. BREAK ONE CYLINDER AT 7 DAYS AND TWO CYLINDERS AT 28 DAYS. TAKE ONE ADDITIONAL TEST CYLINDER WHEN CONCRETE IS PLACED DURING COLD WEATHER ON JOB SITE UNDER SAME CONDITIONS AS CONCRETE IT REPRESENTS. RECORD AMBIENT TEMPERATURE AT TIME OF CONCRETE SAMPLING.
12. ALL EXTERIOR EXPOSED CONCRETE TO HAVE 6% PLUS 1% OR MINUS 1.5% ENTRAINED AIR.

PREFABRICATED METAL BUILDING

1. PREFABRICATED METAL BUILDINGS SHALL BE DESIGNED IN ACCORDANCE WITH THE METAL BUILDING MANUFACTURER'S ASSOCIATION "METAL BUILDINGS SYSTEMS MANUAL" AND THE AMERICAN INSTITUTE OF STEEL INSTITUTE'S "SPECIFICATION FOR THE DESIGN OF COLD FORMED STEEL STRUCTURAL MEMBERS."
2. PREFABRICATED METAL BUILDINGS SHALL CONSIST OF METAL ROOF PANELS, PURLINS, RIGID FRAMES OR ROOF BEAMS AND COLUMNS, AND WIND BRACING CAPABLE OF SUPPORTING THE LOADS SPECIFIED HEREIN AND AS SHOWN ON THE DRAWINGS.
3. SUBMIT COMPLETE MANUFACTURER'S LITERATURE AND TECHNICAL DATA REQUIRED FOR COMPLETE INSTALLATION OF THE PREFABRICATED METAL BUILDING. BUILDING INDICATE ANY DEVIATIONS FROM THE DRAWINGS AND SPECIFICATIONS.
4. SUBMIT SHOP DRAWINGS IN ACCORDANCE WITH THE SHOP DRAWING REQUIREMENTS HEREIN. SHOP DRAWINGS SHALL INCLUDE AS A MINIMUM:
   - A. FOUNDATION ANCHOR BOLT PLAN WITH ANCHOR BOLT AND BASE PLATE DETAILS FOR THIS PROJECT.
   - B. THE BUILDING ROOF PLAN SHOWING SIZES AND LOCATIONS OF ALL STRUCTURAL MEMBERS AND BRACING, INCLUDING STRUCTURAL SUPPORT FOR ROOF-FAN UNITS, HEATERS, PIPING, AND DUCT WORK.
   - C. DETAILED DRAWING OF THE RIGID FRAMES TOGETHER WITH THE BUILDING ELEVATIONS SHOWING SIZES AND LOCATIONS OF STRUCTURAL MEMBERS, BRACING, AND OPENINGS FOR WINDOWS AND DOORS.
5. SEE SPECIFICATION SECTION 13 34 19 FOR ADDITIONAL REQUIREMENTS.

JOINTS IN CONCRETE

1. CONSTRUCTION AND/OR CONTRACTION JOINTS SHALL BE MADE AS DETAILED ON THE DRAWINGS.
2. CONSTRUCTION AND/OR CONTRACTION JOINTS FOR SLAB-ON-GRADE CONSTRUCTION SHALL BE LOCATED ON COLUMN LINES.
3. MAXIMUM SPACING OF CONSTRUCTION AND/OR CONTRACTION JOINTS IN SLAB-ON-GRADE CONSTRUCTION SHALL BE 15'-0". JOINTS SHALL BE PLACED TO PRODUCE PANELS THAT ARE AS SQUARE AS POSSIBLE AND NEVER EXCEEDING A LENGTH TO WIDTH RATIO OF 1.5 TO 1.
4. CONSTRUCTION OR CONTRACTION JOINTS IN CONCRETE FOUNDATION WALLS SHALL BE SPACED NO FURTHER THAN 20'-0" APART.

REINFORCING STEEL

1. THE REINFORCING STEEL CONTRACTOR SHALL FABRICATE ALL REINFORCEMENT AND FURNISH ACCESSORIES, CHAIRS, SPACER BARS AND SUPPORTS NECESSARY TO SECURE THE REINFORCEMENT UNLESS SHOWN OTHERWISE ON THE PLANS AND/OR DETAILS.
2. REINFORCING STEEL SHALL BE ASTM A615, GRADE 60.
3. WELDED WIRE REINFORCING SHALL BE SUPPLIED IN FLAT SHEETS AND SHALL CONFORM TO ASTM A1064.
4. CONCRETE REINFORCEMENT SHALL BE PLACED ACCORDING TO CRSI "RECOMMENDED PRACTICE FOR PLACING REINFORCEMENT BARS."
5. ALL REINFORCEMENT SPLICES SHALL BE LAPPED 48 BAR DIAMETERS MINIMUM UNLESS OTHERWISE NOTED. PROVIDE CORNER BARS FOR ALL HORIZONTAL REINFORCEMENT AT CORNERS AND INTERSECTIONS.

BRICK TIES FOR MASONRY BACK-UP

1. THERE SHALL BE A MINIMUM OF ONE BRICK TIE FOR EVERY 1.77 SQUARE FEET OF WALL AREA. THESE SHALL BE SPACED AT A MAXIMUM OF 16 INCHES VERTICAL AND HORIZONTAL. TIES SHALL BE A MINIMUM OF 3/16" DIAMETER CORROSION RESISTANT WIRE. CORRUGATED GALVANIZED SHEET TIES ARE NOT ACCEPTABLE.

LINTEL NOTES

1. LOOSE LINTELS FOR NON-LOAD BEARING WALLS SHALL HAVE A MINIMUM END BEARING OF 8" AND SHALL BE THE FOLLOWING SIZES, UNLESS NOTED OTHERWISE (LINTEL SIZES GIVEN ARE FOR NEW MASONRY CONSTRUCTION ONLY; SPANS NOTED ARE CLEAR SPANS):
   - 6" WALLS:
     - UP TO 4'-0" SPAN — 2-L3 1/2"x2 1/2"x5/16" LLV
     - 4'-0" TO 6'-4" SPAN — 2-L3 1/2"x2 1/2"x3/8" LLV
   - TYPICAL WALLS (1-L FOR EACH 4" OF WALL THICKNESS):
     - UP TO 4'-0" SPAN — L3 1/2"x3 1/2"x5/16"
     - OVER 4'-0" TO 6'-0" — L5"x 3 1/2"x3/8" LLV
     - OVER 6'-0" TO 8'-0" — L6"x3 1/2"x3/8" LLV
     - OVER 8'-0" TO 10'-0" — L7"x3 1/2"x3/8" LLV
2. PLATES ON LINTELS SHALL BE SHOP WELDED TO MEMBER W/ 1/4"x2" FILLET WELDS AT 12" O.C. STAGGERED.
3. WELD TOGETHER ALL BACK-TO-BACK ANGLES.
4. CONTRACTOR SHALL COORDINATE ALL REQUIRED OPENINGS IN NON LOAD BEARING MASONRY WALLS WITH ARCHITECTURAL AND MECHANICAL DRAWINGS.

COLD-FORMED STEEL (CFS) FRAMING

1. ALL COLD-FORMED STEEL (CFS) SECTIONS SHALL BE DESIGNED IN ACCORDANCE WITH AMERICAN IRON AND STEEL INSTITUTE (AISI) "SPECIFICATION FOR THE DESIGN OF COLD-FORMED STEEL STRUCTURAL MEMBERS."
2. ALL COLD-FORMED STEEL FRAMING MEMBERS SHALL BE OF THE TYPE, SIZE AND GAUGE AS SHOWN ON THE PLANS, MIN 54 MIL.
3. ALL STUDS, JOISTS, AND ACCESSORIES SHALL BE FORMED FROM STEEL HAVING A G-60 ANG PAINTED COATING CONFORMING TO ASTM A924 UNLESS USED AS BACKUP FOR MASONRY OR LOCATED OUTSIDE OF THE WEATHER BARRIER. SEE NOTE 4.
4. ALL PAINTED 97, 68 AND 54 MIL MEMBERS SHALL MEET THE REQUIREMENTS OF ASTM A1011 WITH A MINIMUM YIELD OF 50,000 PSI. ALL GALVANIZED 97, 68, AND 54 MIL, 50000 PSI MEMBERS SHALL MEET THE REQUIREMENTS OF ASTM A653 WITH A MINIMUM YIELD OF 50,000 PSI
5. ALL PAINTED 43 AND 33 MIL MEMBERS SHALL MEET THE REQUIREMENTS OF ASTM A1003 WITH A MINIMUM YIELD OF 33000 PSI. ALL GALVANIZED 43 AND 33 MIL MEMBERS SHALL MEET THE REQUIREMENTS OF ASTM A653 WITH A MINIMUM YIELD OF 33,000 PSI.
6. WELDING, WHERE PERMITTED, IS TO BE DONE PER MANUFACTURER'S RECOMMENDATIONS ON ROD TYPE AND AMPERAGE. MINIMUM GAUGE FOR WELDING SHALL BE 54 MIL. WELDS WITHIN EXTERIOR FRAMING WALLS SHALL BE TOUCHED UP WITH ZINC RICH PRIMER.
7. ALL COLD-FORMED STEEL STUDS AND JOIST SHALL BE INSTALLED PER MANUFACTURER'S AND DELEGATED DESIGNERS RECOMMENDATIONS REGARDING MINIMUM INSTALLATION STANDARDS FOR BEARING, BRIDGING AND BRACING.
8. COLD-FORMED STEEL STUDS USED AS BACKUP FOR MASONRY SHALL BE OF A CONFIGURATION AND GAUGE (54 MIL. MIN) TO PROVIDE SUFFICIENT STIFFNESS AS CONTROLLED BY A MAXIMUM DEFLECTION OF L/600 UNDER FULL LATERAL LOAD. ALL STUDS AND ACCESSORIES USED AS BACKUP FOR MASONRY OR LOCATED OUTSIDE THE WEATHER BARRIER SHALL BE FORMED FROM STEEL HAVING A G-90 GALVANIZED COATING CONFORMING TO ASTM A653. FIELD WELDING SHALL NOT BE PERMITTED.
9. COLD-FORMED STEEL MEMBER DESIGNATIONS ARE PER THE STEEL STUDS MANUFACTURERS ASSOCIATION (SSMA). THE FOLLOWING IS AN EXAMPLE OF HOW TO READ SSMA'S DESIGNATIONS FOR STUDS, TRACK SIZES AND MIL THICKNESSES:



MEMBERS ARE DESIGNATED ON THIS DRAWING AS FOLLOWS:

33 MILS = 20 GA.	STUDS AND RAFTERS - 600S162 - 68
43 MILS = 18 GA.	D W THICKNESS
54 MILS = 16 GA.	S = STUD IN MILS
68 MILS = 14 GA.	TRACKS - 600T125 - 68
97 MILS = 12 GA.	D W THICKNESS IN MILS
	T = TRACK

ANGLES - 2 3 x 3 x 98 x 4 1/2
SIZE MILS LENGTH (INCHES)

125 = 1.25" = 1 1/4"	250 = 2.5" = 2 1/2"	550 = 5.5" = 5 1/2"
137 = 1.37" = 1 3/8"	300 = 3.0" = 3"	800 = 8.0" = 8"
162 = 1.62" = 1 5/8"	362 = 3.62" = 3 5/8"	725 = 7.25" = 7 1/4"
200 = 2.00" = 2"	400 = 4.0" = 4"	800 = 8.0" = 8"

MASONRY LINTEL NOTES

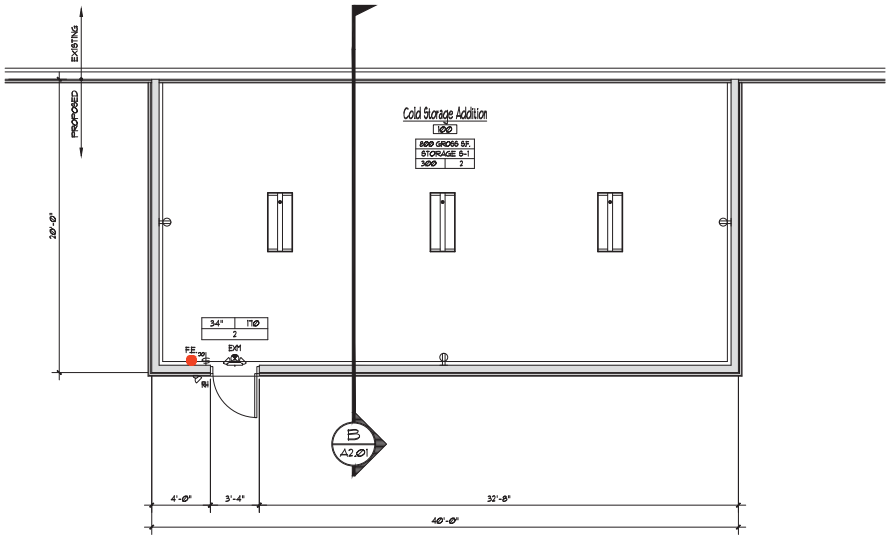
1. MASONRY LINTELS FOR NON-LOAD BEARING WALLS SHALL HAVE A MINIMUM END BEARING OF 8" AND SHALL BE THE FOLLOWING SIZES, UNLESS NOTED OTHERWISE (LINTEL SIZES GIVEN ARE FOR NEW MASONRY CONSTRUCTION ONLY; SPANS NOTED ARE CLEAR SPANS).
   - ML1 - UP TO 6'-0" SPAN — CONT 8" HIGH BOND BEAM W/ (2) #5 REBAR
   - ML2 - OVER 6'-0" TO 10'-0" — CONT 16" HIGH BOND BEAM W/ (2) #5 REBAR
2. PLATES ON LINTELS SHALL BE SHOP WELDED TO MEMBER W/ 1/4"x2" FILLET WELDS AT 12" O.C. STAGGERED.
3. CONTRACTOR SHALL COORDINATE ALL REQUIRED OPENINGS IN NON LOAD BEARING MASONRY WALLS WITH ARCHITECTURAL AND MECHANICAL DRAWINGS.

STRUCTURAL STEEL

1. FABRICATION AND ERECTION OF STRUCTURAL STEEL MEMBERS SHALL BE IN ACCORDANCE WITH THE AISC "CODE OF STANDARD PRACTICE FOR STEEL BUILDINGS AND BRIDGES" AS INDICATED IN THE FOURTEENTH EDITION OF THE "MANUAL OF STEEL CONSTRUCTION" FOR ALLOWABLE STRENGTH DESIGN UNLESS NOTED OTHERWISE.
2. ALL CONNECTIONS SHALL BE BOLTED OR WELDED AND SHALL BE DESIGNED FOR THE SERVICE-LOAD END REACTIONS INDICATED ON PLANS, OR IF NOT INDICATED, SHALL BE DESIGNED TO DEVELOP 60% OF THE ALLOWABLE UNIFORM LOAD TABULATED IN THE FOURTEENTH EDITION OF THE AISC "MANUAL OF STEEL CONSTRUCTION" FOR ALLOWABLE STRENGTH DESIGN, UNLESS NOTED OTHERWISE. NUMBER OF BOLTS MUST SATISFY MINIMUM. REQUIREMENTS AS FOLLOWS: 2 BOLTS PER CONNECTION FOR 8" AND 10" DEEP MEMBERS, 3 FOR 12" AND 14" DEEP MEMBERS, 4 FOR 16" AND 18" DEEP MEMBERS, 5 FOR 21" AND 24" DEEP MEMBERS, AND 6 FOR 27" AND DEEPER MEMBERS. PROVIDE SIGNED AND SEALED CALCULATIONS BY A PROFESSIONAL STRUCTURAL ENGINEER LICENSED IN THE STATE OF THE PROJECT FOR ALL STEEL CONNECTIONS.
3. ALL STRUCTURAL STEEL SHALL CONFORM TO THE FOLLOWING STANDARDS:
   - STEEL WIDE FLANGES — ASTM A992
   - STEEL ANGLES, CHANNELS AND PLATES — ASTM A36
   - STEEL PIPE — ASTM A53, GRADE B OR ASTM A501
   - STEEL TUBE — ASTM A500, GRADE C
4. ALL FILLER METAL USED IN WELDING SHALL BE 70 KSI YIELD, LOW-HYDROGEN.
5. ALL WELDING SHALL BE BY CERTIFIED WELDERS AND SHALL CONFORM TO THE "STRUCTURAL WELDING CODE", AWS D1.1 AND MEET AISC MINIMUM REQUIREMENTS FOR WELD SIZE.
6. FIELD CONNECTIONS ARE TO BE BOLTED AND INSTALLED IN ACCORDANCE WITH THE "SPECIFICATION FOR STRUCTURAL JOINTS USING HIGH STRENGTH BOLTS". USE MIN 3/4" DIAMETER HIGH STRENGTH BOLTS AND NUTS, ASTM F3125 A325-GR1 OR A490, UNLESS NOTED OTHERWISE. CONNECTIONS SHALL BE ST TYPE EXCEPT WHERE PT OR SC TYPE CONNECTIONS ARE SPECIFICALLY NOTED. WHERE SC TYPE CONNECTIONS ARE NOTED PROVIDED CLASS A FAYING SURFACES, WITH SLIP CHECKED AT SERVICE LEVEL.
7. STEEL COLUMN BASE PLATES SHALL BE SIZE SHOWN ON PLAN WITH 3/4" DIAMETER ANCHOR RODS OF LENGTH AS SHOWN AND 3/4" NON-METALLIC, NON-SHRINK GROUT FOR UNIFORM BEARING.
8. ALL PLATES USED IN BOLTED CONNECTIONS SHALL HAVE ROLLED OR GAS CUT EDGES.
9. ALL STRUCTURAL STEEL AND MISCELLANEOUS METALS SHALL BE PRIME PAINTED WITH ONE COAT OF FABRICATOR'S STANDARD RUST-INHIBITIVE PRIMER.
10. ADJUSTABLE MASONRY TIES SHALL BE FURNISHED AT 16" OC VERTICALLY AND 24" OC HORIZONTALLY ON ALL STEEL MEMBERS ENCASED IN OR ADJACENT TO MASONRY WALLS WHETHER OR NOT SUCH ANCHORS ARE SHOWN ON THE DRAWINGS. TIES SHALL BE CAPABLE OF TRANSMITTING FORCES PERPENDICULAR TO THE PLANE OF THE WALL.
11. LOOSE LINTELS AND STEEL LINTELS IN EXTERIOR WALLS ARE TO BE GALVANIZED.

REINFORCED MASONRY

1. ALL MASONRY SHALL CONFORM TO ACI 530, "BUILDING CODE REQUIREMENTS FOR CONCRETE MASONRY STRUCTURES" AND ACI 530.1 "SPECIFICATION FOR MASONRY STRUCTURES."
2. ALL LOAD BEARING ASTM C90 CONCRETE MASONRY UNITS SHALL HAVE A MINIMUM NET AREA COMPRESSIVE STRENGTH OF 1900 PSI OR PROVIDE F'm GREATER THAN OR EQUAL TO 2000 PSI BY THE PRISM STRENGTH TEST METHOD.
3. GROUT FOR VERTICALLY REINFORCED MASONRY WALLS AND BOND BEAMS SHALL CONSIST OF 1 PORTLAND CEMENT: 2 1/2 FINE AGGREGATE: 2 PEA GRAVEL. F'c = 2500 PSI @ 28 DAYS. GROUT SLUMP SHALL BE 8" 10".
4. ALL MASONRY WALLS SHALL HAVE HORIZONTAL JOINT REINFORCING CONSISTING OF TWO OR MORE GALVANIZED STANDARD WEIGHT 9 GA LONGITUDINAL WIRES CONNECTED BY CROSS WIRES FORMING A TRUSS OR LADDER CONFIGURATION. ALL REINFORCING SHALL BE LOCATED EVERY SECOND COURSE AND WITHIN 16" OF TOP AND BOTTOM OF WALL. PROVIDE ADDITIONAL HORIZONTAL JOINT REINFORCING ABOVE AND BELOW ALL OPENINGS, AND EXTEND 24" MINIMUM BEYOND SIDES OF OPENINGS.
5. SUPPLY VERTICAL REINFORCING IN MINIMUM 4'-0" PLUS 48 BAR DIAMETER LAP LENGTHS.
6. DOWELS SHALL MATCH SIZE AND NUMBER OF VERTICAL WALL REINFORCING UNLESS NOTED OTHERWISE. HOOK INTO FOUNDATION 1'-0" MIN. AND LAP 48 BAR DIAMETER WITH VERTICAL BARS.
7. WALL CONSTRUCTION LIFTS FOR REINFORCING BARS AND INSULATION FILL SHALL BE PER ACI 530.
8. TYPE "N" MORTAR REQUIRED FOR ALL WALLS UNLESS NOTED OTHERWISE.
9. SEE ARCHITECTURAL PLANS FOR LOCATION AND DETAIL OF CONTROL JOINTS AND EXPANSION JOINTS. MINIMUM WALLS SHALL HAVE THE FIRST VERTICAL BAR AND DOWEL WITHIN 8" OF JOINT ON EACH SIDE OF JOINT.
10. ALL STEEL BEAMS BEARING ON MASONRY WALLS SHALL HAVE 3 COURSES MINIMUM FILLED WITH GROUT DIRECTLY BELOW THE BEARING POINT EXCEPT AS NOTED ON PLAN.
11. BOND BEAMS OF OR SMALLER USE 1-#5 CONT., BOND BEAMS 8" OR LARGER USE

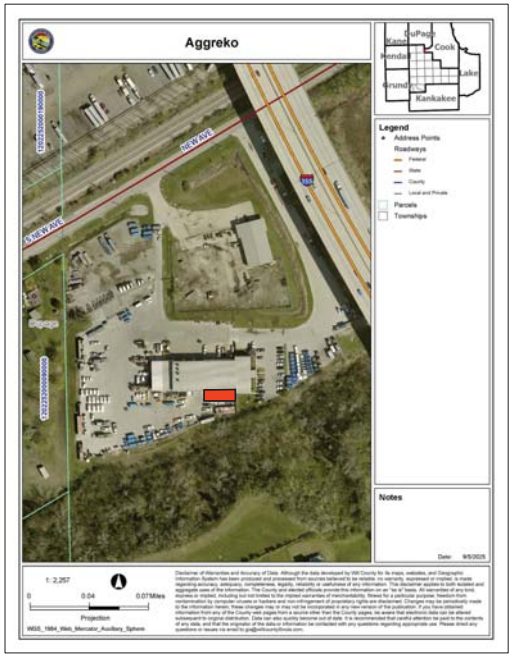


FLOOR PLAN

SCALE: 1/4"=1'-Ø"

Ø 5'-Ø" 10'-Ø" 20'-Ø"

NORTH
(VERIFY IN FIELD)



NOTES:

1. FOR GENERAL NOTES AND DRAWING LIST SEE DRAWING CS\Ø0.
2. ALL WORK SHALL CONFORM TO THE INTERNATIONAL BUILDING CODE (2Ø21) AND ALL LOCAL CODES AND ORDINANCES.
3. PROVIDE SOLID WOOD BLOCKING IN RESTROOM WALLS AS REQUIRED FOR ANCHORING GRAB BARS, LAVATORIES, TOILET ACCESSORIES, ETC. WHEN APPLICABLE.
4. ALL HANDICAP REQUIREMENTS SHALL CONFORM TO THE ADA ACCESSIBILITY GUIDELINES, THE ILLINOIS ACCESSIBILITY CODE AND IBC 2Ø18 (CHAPTER 11).
5. ALL SIGNAGE SHALL CONFIRM TO IAC 4ØØ.31Ø (J) AND IBC 2Ø18 (CHAPTER 11).
6. TYPE & LOCATION OF FIRE EXTINGUISHERS SHALL BE PER LEMONT FIRE PROTECTION DISTRICT AND IN ACCORDANCE WITH NFPA 1Ø AND THE IBC (2Ø21), AND SHALL BE APPROVED BY THE BUILDING OFFICIAL.
7. ALL EXPOSED INSULATION SHALL HAVE A FLAME SPREAD RATING OF 25 OR LESS AND A SMOKE DEVELOPED RATING OF 45Ø OR LESS.
8. ALL INTERIOR FINISHES INCLUDING CARPETING, CEILING TILE, AND FOLDING PARTITIONS SHALL HAVE A FLAME SPREAD RATING OF 25 OR LESS AND A SMOKE DEVELOPED RATING OF 45Ø OR LESS.
9. ALL PENETRATIONS THROUGH RATED ASSEMBLIES SHALL BE WITH 3M FIRE BARRIER SEALING SYSTEM.
10. ALL NEW FLOOR TILE IN CORRIDORS, AND OTHER MEANS OF EGRESS SURFACES SHALL HAVE A SLIP RESISTANT SURFACE.
11. ALL NEW CARPETING TO BE INSTALLED MUST PASS THE DOC FF-1 "PILL TEST".
12. ALL GLASS INSTALLED WITHIN THE MAIN ENTRANCE IS TO BE SAFETY GLAZED AND SHALL PASS THE TEST REQUIREMENTS OF CPSC 16 CFR, PART 12Ø3.

LEGEND:

- DENOTES EXISTING WALL TO REMAIN
- DENOTES EXISTING TO BE REMOVED
- DENOTES NEW WALL CONSTRUCTION
- DENOTES EXISTING DOOR TO REMAIN
- DENOTES DOOR TO BE REMOVED
- DENOTES NEW 36" x 84" DOOR AND FRAME

SPACE EGRESS INFORMATION
1ØØØ GROSS SF. — ROOM SIZE (NET OR GROSS IN SF.)
BUSINESS — OCCUPANCY TYPE
1Ø Ø 2Ø — TOTAL NUMBER OF OCCUPANTS
NET or GROSS SF. PER OCCUPANT

EXIT EGRESS INFORMATION
34" 11Ø — CLEAR OPENING (INCHES) / EGRESS CAPACITY (PEOPLE)
15Ø — ANTICIPATED EGRESS LOAD (PEOPLE)

- SINGLE POLE SWITCH WITH OCCUPANCY SENSOR (48" AFF.)
- DUPLEX RECEPTACLE (48" AFF. U.N.O.)
- EXIT — DENOTES COMBINATION EXIT / EMERGENCY LIGHT
- DENOTES HIGH BAY LED LIGHT FIXTURE

WALL TYPES:

1 — METAL SIDING OVER 7/8" HAT CHANNELS @ 2'-Ø" Ø.C. VERTICAL OVER 6" CMF STUDS (18 GA.) @ 16" O.C. (TAPCON CMF TRACK PLATE ANCHORS @ 32" O.C.)

DOOR, OPENING, FRAME, AND HARDWARE SCHEDULE

OPENING NO.	OUTSIDE	TO / FROM	INSIDE	DOOR or OPENING										FRAME						HARDWARE												LINTEL or HEADER	REMARKS
				HAND	SIZE WIDTH	SIZE HEIGHT	THICKNESS	TYPE	LABEL	GLASS	LOUVER	MATERIAL	TYPE	LABEL	MATERIAL	DETAIL HEAD	DETAIL JAMB	DETAIL SILL	HINGES	LOCKSET	LATCHSET	CYLINDER	PULL	PUSH	BOLTS	THRESHOLD	EXIT DEVICE	WALL BUMPER	CLOSER	WEATHERSTRIPPING		
1ØØ	●	F	1ØØ	RHR	3'-Ø"	7'-Ø"	1¾"	A	-	-	-	HM	a	-	HM	-	-	-	●	●						●			●	●	METAL STUD HEADER	-

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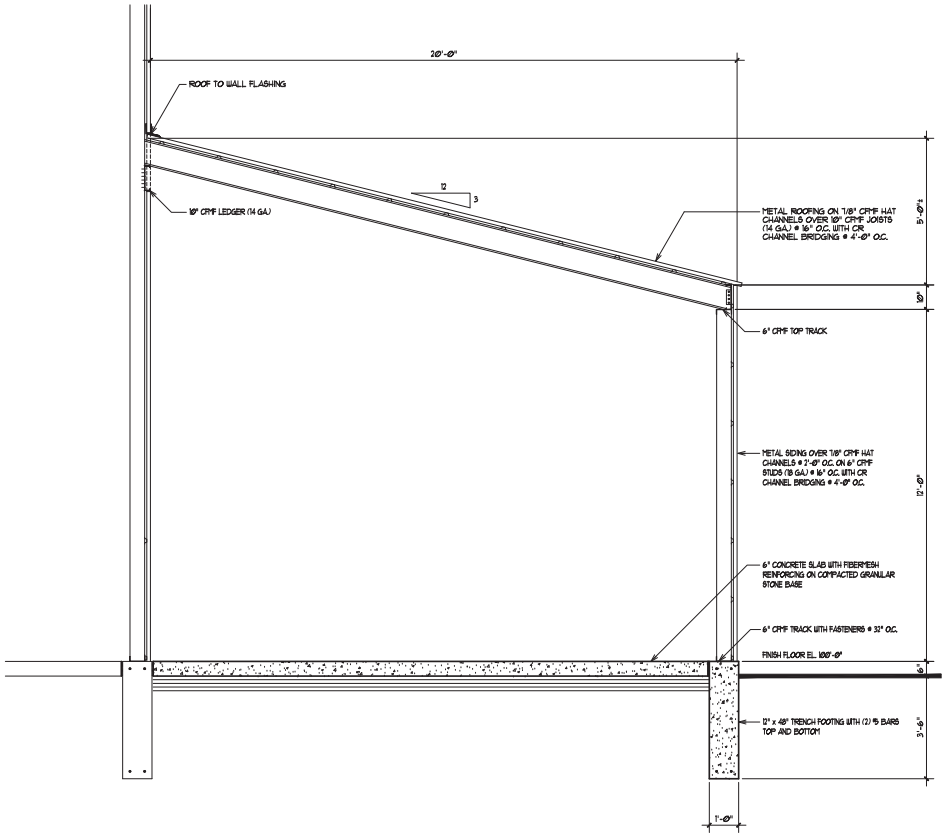
STATE OF ILLINOIS
GREGORY E LYONS
001-018108
LICENSED ARCHITECT
LICENSE EXPIRES: 11/30/26
SIGNATURE
DATE APPROVED: 9/5/2025

PROPOSED COLD STORAGE BUILDING ADDITION for:
AGGREKO (Langeland Construction)
16748 NEW AVENUE, LEMONT, IL 60439

project no. 2559
date 9-1-2025
Issued for Permits

Floor Plan and Schedules

A1.00



CROSS SECTION
SCALE: 1/2" = 1'-0"

A
A2.00

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AGGREKO (Langeland Construction)
16748 NEW AVENUE, LEMONT, IL 60439

project no. 2559
date 9-1-2025
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Cross Section

A2.00

EXHIBIT C

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

1. The Lemont 2030 Comprehensive Plan designates the future land use of the subject property as Industrial (IND).
2. The subject property is within the M-2, General Manufacturing District.
3. The requested variation adequately meets the standards for granting variations within the Unified Development Ordinance.
4. The proposed addition and materials are compatible with the existing building.