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
April 27, 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 Approving a Renewal of a Service Provider Contract With Municipal GIS Partners, Inc. for a Geographic Information System
- III.D A Resolution Approving an Agreement with Granicus
- III.E A Resolution Approving Voluntary Separation Agreement and Release forGerald Turrise
- III.F A Resolution Authorizing the Voluntary Employment Separation Incentive Program
- III.G Resolution to Approve a Retirement Healthcare Funding Plan

IV. Mayor's Report

V. Clerk's Report

V.A An Ordinance Granting Final Planned Unit Development (PUD) Approval for Lemont Fire Protection District Station 1 on 3.68 Acres Located at the Northeast Corner of Walter Street and 127th Street in Lemont, IL

V.B Ordinance Rezoning Approximately 3.74 Acres of Property at 12490 Derby Road and 12421 S. Archer Avenue to the Institutional (INT) Zoning District

V.C A Resolution Approving a Final Plat of Subdivision for 707 and 713 State Street in Lemont, IL (Bozych Resubdivision)

V.D A Resolution Approving Professional Services Agreement Between HR Green, Inc. and the Village of Lemont, Illinois for Parking Garage Phase 2 Construction Engineering

V.E A Resolution Approving Professional Services Agreement Between HR Green, Inc. and the Village of Lemont, Illinois for 2026 I & I Improvements Program Design and Construction Engineering

V.F A Resolution Approving Professional Services Agreement Between Gary R. Weber Associates, Inc. and the Village of Lemont, Illinois for 2026 Monitoring and Maintenance Services - Kettering Ponds

V.G A Resolution Approving Professional Services Agreement Between HR Green, Inc. and the Village of Lemont, Illinois for PW Annex Site Construction Engineering

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, Administration
THROUGH:
SUBJECT: Approval of Minutes
DATE: April 27, 2026

SUMMARY/BACKGROUND

ANALYSIS

Consistency with Village Policy

STAFF RECOMMENDATION
Approval of Minutes

BOARD ACTION REQUESTED
Approval of Minutes

ATTACHMENTS
VB Minutes 4-13-26.pdf

Minutes
VILLAGE BOARD MEETING
Village Hall – 418 Main Street
April 13, 2026
6:30 p.m.
The regular meeting of the Lemont Village Board was held on Monday, April 13, 2026 at 6:30 p.m. with Mayor John Egofske presiding.

I) Pledge of Allegiance

Motion to appoint Trustee Shaughnessy Acting Mayor Pro-tem.

Motion by Ken McClafferty, seconded by Janelle Kittridge, to approve Trustee Shaughnessy Acting Mayor Pro-tem.

Roll Call: Ronald Stapleton, Samuel Forzley, Janelle Kittridge, Ken McClafferty, Kevin Shaughnessy; 5 ayes. ; 0 nays. Motion Carried.

Motion to approve the Mayor to attend remotely.

Motion by Ken McClafferty, seconded by Janelle Kittridge, to approve Motion to approve the Mayor to attend remotely.

Roll Call: Ronald Stapleton, Samuel Forzley, Janelle Kittridge, Ken McClafferty, Kevin Shaughnessy; 5 ayes. ; 0 nays. Motion Carried.

II) Roll Call

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

III) Consent Agenda

III.A) Approval of Minutes

Cover Page

COW 3-16-26.pdf

VB Minutes 3-23-26.pdf

III.B) Approval of Disbursements

Cover Page

3-31 thru 4-13-26.pdf

III.C) A Resolution R-25-26 Approving the Update of the Illinois Emergency Management Mutual Aid System Agreement

Cover Page

Resolution.Update of the Illinois Emergency Management Mutual Aid System Agreement 04.13.26.pdf

Mutual Aid System Agreement 04.13.26.pdf

III.D) A Resolution R-26-26 for Maintenance Under the Illinois Highway Code 2026

Cover Page

A Resolution for Maintenance Under the Illinois Highway Code 2026.pdf

III.E) A Resolution R-27-26 Authorizing the Village Administrator to proceed with the Refunding of General Obligation Bond Series 2015A (Waterworks and Sewerage) and General Obligation Bond Series 2015B of the Village of Lemont, Cook, DuPage and Will Counties, Illinois subject to specified parameters

Cover Page

Resolution to authorize VA to refund bonds.pdf

Motion by Ken McClafferty, seconded by Ronald Stapleton, to approve the Consent Agenda.

Roll Call: Ronald Stapleton, Samuel Forzley, Janelle Kittridge, Ken McClafferty, Kevin Shaughnessy; 5 ayes. ; 0 nays. Motion Carried.

IV) **Mayor's Report**

Mayor’s Message – April 13, 2026

The long-awaited Grand Opening and Ribbon Cutting for Athens Park will be held on Saturday, April 25, from 10:00 a.m. to 1:00 p.m. Located on the north end of Stephen Street, the celebration will include live music, food, coffee and fun activities. Dog permits and pavilion rental applications will be available. For more information visit, Lemont Park District . org.

The Quarryman Challenge takes place on Saturday, May 9, through the streets of Lemont with a 10-Mile and 5K race. Prices will increase after May 4, so sign up today at, Quarryman Challenge . com. They are always in need of volunteers, and you can sign up to help as well.
Lemont Garden Club's annual Plant Sale will be on Saturday, May 9, from 9:00 a.m. – 12:00 p.m. The location has changed to Lemont Township Community Center at 16300 Alba Street. The sale includes perennials, bulbs, herbs, veggies, natives, crafts and more. The Lemont Garden Club helps to beautify our town with the proceeds they receive, so be sure to support them.
Senator John Curran and Representative Nichole La Ha will host a Recycling event on Saturday, May 9, from 9:00 a.m. – 12:00 p.m., at Bambrick Park. Bambrick Park is located at 1330 Smith Road in Lemont. For more information and acceptable items visit, senator curran . com.
With all these events taking place on the day of the Quarryman Challenge, with racers running through the streets of the town, please use extra caution when driving and allow extra time for your commute. There will be detours and street closures during the race, and Police Officers and other officials will divert traffic around the closures. The Quarryman Course Maps can be found at, Quarryman Challenge .
com forward slash course. Please view the maps so you are aware of the race routes.
On Sunday, May 17, The Forge: Lemont Quarries will hold a CARA Spring Trail Chase 10K from 8 am – 1:30 pm. Visit, Forge Parks . com, for more information and to register.
As always, visit our Village website event calendar for event listings at, Lemont . il . us. You can also visit the event calendar at, lemont downtown . com, for many events and happenings at businesses.

V) **Clerk's Report**

V.A A Resolution R-28-26 Approving Award of Contract 2026 MFT Resurfacing Project

Cover Page

A Resolution Approving Award of Contract 2026 MFT Resurfacing Project.pdf

Motion by Ken McClafferty, seconded by Samuel Forzley, to approve.

Ralph Pukula reported that six bids were received, with P.T. Ferro submitting the lowest bid at $972,988.77. He explained that roadways are evaluated annually, with priority given to those in the worst condition. Mayor Egofske added that the region's harsh winters contribute significantly to roadway deterioration and emphasized the importance of ongoing maintenance. He also thanked Ralph and his team for their work overseeing the resurfacing project.

Note: 127th Street is a Cook County road and is not maintained by the city.

Roll Call: Ronald Stapleton, Samuel Forzley, Janelle Kittridge, Ken McClafferty, Kevin Shaughnessy; 5 ayes. ; 0 nays. Motion Carried.

V.B A Resolution R-29-26 Approving Professional Services Agreement Between HR Green, Inc. and the Village of Lemont, Illinois for GIS Utility Surveying Attributes Phase I

Cover Page

A Resolution Approving Professional Services Agreement Between HR Green, Inc. and the Village of Lemont, Illinois for GIS Utility Surveying Attributes Phase I.pdf

Motion by Ronald Stapleton, seconded by Janelle Kittridge, to approve.

Ralph said this is Phase I for the GIS Utility Surveying which consist of updating the sizes, types and depths of the Village utilities.

Roll Call: Ronald Stapleton, Samuel Forzley, Janelle Kittridge, Ken McClafferty, Kevin Shaughnessy; 5 ayes. ; 0 nays. Motion Carried.

V.C A Resolution R-30-26 Approving Professional Services Agreement Between HR Green, Inc. and the Village of Lemont, Illinois for GIS Utility Surveying Horizontal Locating Phase II

Cover Page

A Resolution Approving Professional Services Agreement Between HR Green, Inc. and the Village of Lemont, Illinois for GIS Utility Surveying Horizontal Locating Phase II.pdf

Motion by Samuel Forzley, seconded by Ken McClafferty, to approve.

This is Phase II surveying the GIF Utilities horizontally. Total lump sum with HR Green will not exceed $50K.

Roll Call: Ronald Stapleton, Samuel Forzley, Janelle Kittridge, Ken McClafferty, Kevin Shaughnessy; 5 ayes. ; 0 nays. Motion Carried.

V.D A Resolution R-31-26 Approving Award of Contract Parking Garage Improvements Phase II

Cover Page

A Resolution Approving Award of Contract Parking Garage Improvements Phase II.pdf

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

The village received 8 bids for this contract. Staff recommend using the lowest bid by Berglund Construction for $138K.

Roll Call: Ronald Stapleton, Samuel Forzley, Janelle Kittridge, Ken McClafferty, Kevin Shaughnessy; 5 ayes. ; 0 nays. Motion Carried.

VI) Village Attorney Report

VII) Village Administrator Report

The village received an award for the finance department audit. George thanked Darshana for all her hard work. The Village is reaffirmed as a strong AA bond rating.

VIII) Board Reports

IX) Staff Reports

Chief LoCoco reported the police department conducted a training session on April 6 with the fire and 113A school district. LEMA has onboarded Mr. Garcia to the department. Blood hound training will continue monthly within the Village.
Ralph Pukula did ask that all residents slow down for construction crews as the weather warms up.

X) Unfinished Business

XI) New Business

XII) Audience Participation

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 meeting.

Roll Call: Ronald Stapleton, Samuel Forzley, Janelle Kittridge, Ken McClafferty, Kevin Shaughnessy; 5 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: April 27, 2026

SUMMARY/BACKGROUND

ANALYSIS

Consistency with Village Policy

STAFF RECOMMENDATION
Approval of Disbursements

BOARD ACTION REQUESTED
Approval of Disbursements

ATTACHMENTS
4-14 thru 4-27-26.pdf

Village of Lemont

Payment Register

From Payment Date: 4/14/2026 - To Payment Date: 4/27/2026

Number	Date	Status	Void Reason	Reconciled/ Voided Date	Source	Payee Name	Transaction Amount	Reconciled Amount	Difference
FM-Clearing - Accounts Payable									
Check									
27112	04/17/2026	Open			Utility Management Refund	SEDIVY, KEITH & TERA	$50.87		

Account Type	Account Number	Description	Transaction Date	Transaction Type
Single Family	102018-004	refund inactive balance	04/17/2026	Refund

27113	04/22/2026	Open			Accounts Payable	Connie's Restaurant	$560.91		

Invoice	Date	Description	Amount
3467756	04/20/2026	Biometric Screening Breakfast	$560.91

27114	04/27/2026	Open			Accounts Payable	A. BLOCK MARKETING, INC	$4,265.40		

Invoice	Date	Description	Amount
LO00125253	04/06/2026	mulch	$247.27
LO00125332	04/07/2026	mulch	$247.27
LO00125235	04/06/2026	mulch	$247.27
JA00026152	04/03/2026	mulch	$247.27
JA00026135	04/03/2026	mulch	$247.27
JA00026054	04/01/2026	mulch	$247.27
JA00025485	03/26/2026	mulch	$185.45
LO00124857	04/01/2026	mulch	$247.27
LO00124813	04/01/2026	mulch	$247.27
JA00026311	04/06/2026	mulch	$216.36
JA00026271	04/06/2026	mulch	$216.36
JA00025488	03/26/2026	mulch	$185.45
LO00124574	03/30/2026	mulch	$247.27
LO00125348	04/07/2026	mulch	$247.27
JA00025985	04/01/2026	mulch	$247.27
JA00026392	04/07/2026	mulch	$247.27
JA00027306	04/17/2026	mulch	$247.27
LO00125248	04/06/2026	mulch	$247.27

27115	04/27/2026	Open			Accounts Payable	AERO REMOVALS - TRISONS INC.	$435.00		

Invoice	Date	Description	Amount
112636Q	04/15/2026	Police Removal	$435.00

27116	04/27/2026	Open			Accounts Payable	AIRGAS USA, LLC	$1,322.72		

Invoice	Date	Description	Amount
9170662867	03/31/2026	regulators	$853.83
9170707403	04/01/2026	nitrogen	$375.12
5523484800	03/31/2026	welding tank rental	$93.77

27117	04/27/2026	Open			Accounts Payable	AT&T MOBILITY	$1,824.86		

Invoice	Date	Description	Amount
VIO022026	03/04/2026	plate readers 2/5/26-3/4/26	$912.43
VIO032026	04/04/2026	plate readers 3/5/26-4/4/26	$912.43

27118	04/27/2026	Open			Accounts Payable	AVDG LLC	$327.50		

Invoice	Date	Description	Amount
77122	04/15/2026	av control repair	$327.50

27119	04/27/2026	Open			Accounts Payable	CHICAGO PARTS & SOUND, LLC	$113.94		

Invoice	Date	Description	Amount
40V0124107	04/15/2026	batteries	$113.94

Payment Register

From Payment Date: 4/14/2026 - To Payment Date: 4/27/2026

Number	Date	Status	Void Reason	Reconciled/ Voided Date	Source	Payee Name	Transaction Amount	Reconciled Amount	Difference
27120	04/27/2026	Open			Accounts Payable	CINTAS CORPORATION	$8.15		
	Invoice		Date	Description			Amount		
	5328009205		04/15/2026	0010696710 - First Aid cabinet service - V.H.			$8.15		
27121	04/27/2026	Open			Accounts Payable	COMED	$16,665.12		
	Invoice		Date	Description			Amount		
	26-04-5960		04/08/2026	5960296035 - 1153 State St well #3			$6,118.44		
	26-04-4974		04/08/2026	497427300 - 1345 Acorn St lift station			$164.72		
	26-04-3596		04/08/2026	3596872222 - street lights - 451 Talcott			$24.43		
	26-04-9074		04/17/2026	9074779000 - street lights - Houston 1 N Schultz			$44.80		
	26-04-6058		04/09/2026	6058324000 - street lights - 44 Stephen St			$101.20		
	26-04-4007		04/07/2026	4007082222 - 13488 S. Archer Ave lift station			$232.40		
	26-04-8124		04/07/2026	8124072000 - 16742 Pasture Dr lift station			$168.08		
	26-04-1891		04/07/2026	1891962222 - street lights - KA Steel path			$45.88		
	26-04-4863		04/07/2026	4863382222 - 310 River Street			$1,678.60		
	26-04-9207		04/08/2026	9207333000 - 0 N New Ave 101 Main St			$498.04		
	26-04-1276		04/08/2026	1276772222 - 55 Stephen St Safety Village			$182.49		
	26-04-1056		04/08/2026	1056633000 - street lights - 47 Stevens St			$74.20		
	26-03-2567		04/06/2026	2567508000 - street lights - 0 Stephen St in alley off canal			$363.19		
	26-04-0135		04/08/2026	0135005000 - 12799 Marble St lift station			$141.01		
	26-04-3410		04/07/2026	3410135000 - 322 Main St Village Greens			$58.77		
	26-04-6027		04/07/2026	6027474000 - charging station 1001 Main St			$259.08		
	26-04-1564		04/07/2026	1564676000 - street lights - 411 Singer Ave rear			$225.09		
	26-04-0372		04/07/2026	0372871222 - Main St lift station - Bell Rd, Main St			$411.13		
	26-04-3107		04/17/2026	3107511222 - street lights - 0 Rolling Meadows Dr 127th St			$5,821.95		
	26-04-7570		04/15/2026	7570714000 - street lights - 0 12701 Tre, 171			$51.62		
27122	04/27/2026	Open			Accounts Payable	COMPASS MINERALS AMERICA	$11,833.12		
	Invoice		Date	Description			Amount		
	1650733		03/31/2026	softener salt well 3			$3,837.50		
	1650736		03/31/2026	softener salt well 3			$4,215.98		
	1654575		04/10/2026	softener salt well 4			$3,779.64		
27123	04/27/2026	Open			Accounts Payable	DUPAGE COUNTY ETSB, EMERGENCY TELEPHONE SYSTEM	$3,000.00		
	Invoice		Date	Description			Amount		
	26DEDIRS112		04/15/2026	6 RADIOS FOR LEMA			$3,000.00		
27124	04/27/2026	Open			Accounts Payable	FEDEX	$42.64		
	Invoice		Date	Description			Amount		
	9-192-30820		04/15/2026	LOC RETURNED			$42.64		
27125	04/27/2026	Open			Accounts Payable	GUARANTEED TECHNICAL SVCS & CONSULTING INC	$450.00		
	Invoice		Date	Description			Amount		
	2026-085		04/15/2026	3/26-4/3/26 I.T. Support			$450.00		
27126	04/27/2026	Open			Accounts Payable	ILLINOIS TOLLWAY	$2.85		
	Invoice		Date	Description			Amount		
	G125000011722		04/15/2026	COMMUNITY DEV. VEHICLE			$2.85		

Village of Lemont

Payment Register

From Payment Date: 4/14/2026 - To Payment Date: 4/27/2026

Number	Date	Status	Void Reason	Reconciled/ Voided Date	Source	Payee Name	Transaction Amount	Reconciled Amount	Difference
27127	04/27/2026	Open			Accounts Payable	KIMBALL MIDWEST	$490.90		
	Invoice		Date	Description			Amount		
	104383496		04/17/2026	safety supplies			$102.72		
	104348436		04/07/2026	supplies			$100.20		
	104347960		04/07/2026	safety supplies			$287.98		
27128	04/27/2026	Open			Accounts Payable	LEMONT FIRE PROTECTION DISTRICT	$2,700.00		
	Invoice		Date	Description			Amount		
	26-27-04 FPD		04/15/2026	JAN - MAR 2026 LAND CASH			$2,700.00		
27129	04/27/2026	Open			Accounts Payable	LEMONT HARDWARE LLC	$31.99		
	Invoice		Date	Description			Amount		
	327244		04/15/2026	Push Brooms			$31.99		
27130	04/27/2026	Open			Accounts Payable	LEMONT HIGH SCHOOL DIST 210	$23,409.28		
	Invoice		Date	Description			Amount		
	26-27-04 D2110		04/15/2026	JAN - MAR 2026 LAND CASH			$23,409.28		
27131	04/27/2026	Open			Accounts Payable	LEMONT PARK DISTRICT	$5,646.00		
	Invoice		Date	Description			Amount		
	26-27-04 PkD		04/15/2026	JAN - MAR 2026 LAND CASH			$5,646.00		
27132	04/27/2026	Open			Accounts Payable	LEMONT-BROMBEREK COMBINED SCHOOL DIST 113A	$46,990.09		
	Invoice		Date	Description			Amount		
	26-27-04 113A		04/15/2026	JAN - MAR 2026 LAND CASH			$46,990.09		
27133	04/27/2026	Open			Accounts Payable	Market on State	$22,105.75		
	Invoice		Date	Description			Amount		
	26-04-30 MOS		04/15/2026	NOV 2025 - JAN 2026 SALES TAX REBATE			$22,105.75		
27134	04/27/2026	Open			Accounts Payable	MENARDS	$128.91		
	Invoice		Date	Description			Amount		
	72161		04/16/2026	staples			$48.99		
	72134		04/15/2026	supplies			$79.92		
27135	04/27/2026	Open			Accounts Payable	OLDE ENGLISH GARDENS	$7,925.00		
	Invoice		Date	Description			Amount		
	1081		04/15/2026	Front Street landscape renovation			$4,975.00		
	1082		04/22/2026	Budnik plaza turf maintenance			$2,950.00		
27136	04/27/2026	Open			Accounts Payable	ROCKS, ETC., INC.	$2,904.15		
	Invoice		Date	Description			Amount		
	109698		04/08/2026	rock			$1,614.13		
	109945		04/15/2026	river rock			$1,290.02		
27137	04/27/2026	Open			Accounts Payable	Streicher's, Inc.	$3,297.00		
	Invoice		Date	Description			Amount		
	i1817797		04/15/2026	SWAT GEAR - SOLORIO/PEREZ			$1,113.00		
	i1820632		04/15/2026	SWAT GEAR - SOLORIO/PEREZ			$2,184.00		
27138	04/27/2026	Open			Accounts Payable	T-MOBILE, INC.	$350.00		
	Invoice		Date	Description			Amount		
	L2603250373		04/15/2026	CELL TOWER /AREA DUMP - MARCH 2026			$350.00		

Payment Register

From Payment Date: 4/14/2026 - To Payment Date: 4/27/2026

Number	Date	Status	Void Reason	Reconciled/ Voided Date	Source	Payee Name	Transaction Amount	Reconciled Amount	Difference
27139	04/27/2026	Open			Accounts Payable	TYLER TECHNOLOGIES INC	$2,800.00		
	Invoice		Date	Description		Amount			
	045-525054		04/15/2026	Consumption report by tiers and charges		$2,800.00			
27140	04/27/2026	Open			Accounts Payable	Uniforms Direct LLC	$548.00		
	Invoice		Date	Description		Amount			
	O1009072		04/15/2026	UNIFORMS/BUCZYNA		$548.00			
27141	04/27/2026	Open			Accounts Payable	VALLEY SECURE COMPANY, INC.	$950.00		
	Invoice		Date	Description		Amount			
	772		04/10/2026	cell lock repair		$950.00			
27142	04/27/2026	Open			Accounts Payable	VILLAGE OF HOMER GLEN	$9,447.43		
	Invoice		Date	Description		Amount			
	9447.43		04/15/2026	NOV 2025 - JAN 2026 SALES TAX REBATE		$9,447.43			
27143	04/27/2026	Open			Accounts Payable	WRIGHT MATERIALS, LLC	$200.00		
	Invoice		Date	Description		Amount			
	13247		03/31/2026	dirt		$200.00			
27144	04/27/2026	Open			Accounts Payable	BELGIO'S CATERING	$2,426.00		
	Invoice		Date	Description		Amount			
	1392655A		04/15/2026	MAYOR'S 2026 GOLF OUTING - BOX LUNCHES		$2,426.00			
27145	04/27/2026	Open			Accounts Payable	USSI RENTALS, INC.	$2,130.00		
	Invoice		Date	Description		Amount			
	7005397-IN		03/30/2026	truck rental		$2,130.00			
27146	04/27/2026	Open			Accounts Payable	ROY GARCIA - RFG CONSULTING	$600.00		
	Invoice		Date	Description		Amount			
	0010		04/15/2026	WORK PERFORMED 4/13-4/17/26		$600.00			
Type Check Totals:					35 Transactions		$175,983.58		
EFT									
4880	04/27/2026	Open			Accounts Payable	ANCEL, GLINK, P.C.	$24,394.30		
	Invoice		Date	Description		Amount			
	26-04-09 AG		04/15/2026	March 2026 Services		$24,394.30			
4881	04/27/2026	Open			Accounts Payable	AVALON PETROLEUM COMPANY	$5,566.54		
	Invoice		Date	Description		Amount			
	011257		04/09/2026	1520 gallons regular		$5,566.54			
4882	04/27/2026	Open			Accounts Payable	CDW GOVERNMENT	$519.68		
	Invoice		Date	Description		Amount			
	AI8RD8G		04/15/2026	Adobe Creative for J. Poellot & Adobe Acrobat for G. Karountzos		$519.68			
4883	04/27/2026	Open			Accounts Payable	CHICAGO TRIBUNE MEDIA GROUP	$396.77		
	Invoice		Date	Description		Amount			
	58075		04/15/2026	Public Notices/FY27 -2nd Public Hearings		$396.77			
4884	04/27/2026	Open			Accounts Payable	EJ USA, INC	$1,946.48		
	Invoice		Date	Description		Amount			
	110260025092		04/21/2026	repair clamps		$1,946.48			

Village of Lemont

Payment Register

From Payment Date: 4/14/2026 - To Payment Date: 4/27/2026

Number	Date	Status	Void Reason	Reconciled/ Voided Date	Source	Payee Name	Transaction Amount	Reconciled Amount	Difference
4885	04/27/2026	Open			Accounts Payable	Ferguson Enterprises, LLC DBA Water Resources	$9,555.00		

Invoice	Date	Description	Amount
0546677-1	04/16/2026	water meters ARPA funds	$7,995.00
0545955-1	04/16/2026	water meters	$1,560.00

Number	Date	Status	Void Reason	Reconciled/ Voided Date	Source	Payee Name	Transaction Amount	Reconciled Amount	Difference
4886	04/27/2026	Open			Accounts Payable	HARRINGTON INDUSTRIAL PLASTICS LLC	$6.35		

Invoice	Date	Description	Amount
023L1400	04/17/2026	fitting	$6.35

Number	Date	Status	Void Reason	Reconciled/ Voided Date	Source	Payee Name	Transaction Amount	Reconciled Amount	Difference
4887	04/27/2026	Open			Accounts Payable	HR GREEN, INC.	$155,293.41		

Invoice	Date	Description	Amount
200772	04/08/2026	Parking Garage Phase 2 Design Engineering	$9,233.50
200737	04/08/2026	Stephen Street Retaining Wall construction engineering2303238.01	$723.75
200749	04/08/2026	PW Annex storage barn preliminary design and coordination	$29.73
200750	04/08/2026	Archer Ave & Derby Rd PW Annex Salt Dome design & const eng	$2,250.00
200751	04/08/2026	FY25 Village WIde Detention Basin Maintenance 2303927	$1,530.00
200758	04/08/2026	Heritage Quarries I&M Canal Trail Amenity Improvement design eng	$6,000.00
200759	04/08/2026	FY26 water main improvements construction engineering	$5,678.15
20760	04/08/2026	FY27 water main improvement design engineering 2404045	$1,750.00
200762	04/08/2026	CSO Outfall 003 Hydrodynamic Separator Design Eng	$12,136.71
200767	04/08/2026	26GM Resurfacing design engineering	$52,500.00
200769	04/08/2026	MWRD sanitary sewer flow monitoring	$7,366.25
200770	04/08/2026	FY27 water main improvements CN Railroad Crossings Design Eng	$9,262.00
200356	04/08/2026	Lead Service Line Replacement Phase 2 design eng and bidding	$1,907.11
199630	04/08/2026	131st St & Derby Rd Traffic Signal Design Eng	$2,426.73
200777	04/17/2026	general engineering services 2/21/26-3/27/26	$22,571.81
200773	04/15/2026	2/21/26 - 3/27/26 Preliminary - Belmont Estates	$393.75
200774	04/15/2026	2/21-3/27/26 Civil Plan Check - IL Block Marketing Landscape	$3,957.76
200765	04/15/2026	2/21/26-3/27/26 Site Visit - Rolling Meadows Phase 4	$506.25
199621	04/15/2026	through 2/28/26 Civil Plan Check - Fire Protection District	$591.25
200755	04/15/2026	2/21/26-3/27/26 14447 131st St.	$458.75
200736	04/15/2026	2/21/26-3/27/26 Site Visit Rilly's lot	$368.01
200738	04/15/2026	2/21/26-3/27/26 Reilly's meadow	$1,293.75
200739	04/15/2026	2/21/26-3/27/26 Lomas	$112.50
200740	04/15/2026	2/21/26-3/27/26 Gleneagles PUD	$257.50
200741	04/15/2026	2/21/26-3/27/26 Copper Ridge PUD	$450.00
200743	04/15/2026	2/21/26-3/27/26 Montefiori	$393.75
200754	04/15/2026	2/21/26-3/27/26 13769 Main Street	$297.50
200756	04/15/2026	2/21/26-3/27/26 Hoffman Resubdivision	$185.00

Payment Register

From Payment Date: 4/14/2026 - To Payment Date: 4/27/2026

Number	Date	Status	Void Reason	Reconciled/ Voided Date	Source	Payee Name	Transaction Amount	Reconciled Amount	Difference
	200757		04/15/2026	2/21/26 3/27/26	Grand Prairie Water	$506.25			
	200764		04/15/2026	2/21/26-3/27/26	GIS Utility Survey	$5,000.00			
	200768		04/15/2026	Through 3/27/26	Copper Ridge West	$3,917.50			
	200752		04/15/2026	2/21/26-3/27/26	State Express 10800 Route 83	$1,238.15			
4888	04/27/2026	Open			Accounts Payable	K-FIVE HODGKINS LLC	$1,600.00		
	Invoice		Date	Description		Amount			
	74799		04/07/2026	26GM cold patch		$1,600.00			
4889	04/27/2026	Open			Accounts Payable	LEMONT PUBLIC LIBRARY DISTRICT	$4,256.46		
	Invoice		Date	Description		Amount			
	26-27-04 LIB		04/15/2026	JAN - MAR 2026 LAND CASH		$4,256.46			
4890	04/27/2026	Open			Accounts Payable	LENNY'S GAS N WASH ARCHER, LLC	$9,292.44		
	Invoice		Date	Description		Amount			
	26-04-30 LGW		04/15/2026	NOV 2025 - JAN 2026 SALES TAX REBATE		$9,292.44			
4891	04/27/2026	Open			Accounts Payable	LOUIS F. CAINKAR, LTD.	$962.50		
	Invoice		Date	Description		Amount			
	26-04-17 LC		04/15/2026	MEETING WITH DEVELOPER - 113 HOLMES		$962.50			
4892	04/27/2026	Open			Accounts Payable	METROPOLITAN INDUSTRIES INC	$3,455.00		
	Invoice		Date	Description		Amount			
	INV083414		04/17/2026	pump inspection		$2,465.00			
	INV083470		04/15/2026	data connection fees		$990.00			
4893	04/27/2026	Open			Accounts Payable	MOTOROLA SOLUTIONS INC	$9,240.00		
	Invoice		Date	Description		Amount			
	8282305149		04/15/2026	Apex 8000 Radio		$7,368.00			
	06175863		04/15/2026	ANNUAL SUBSCRIPTION - 6/2025-5/2026 ADJUSTMENT		$1,872.00			
4894	04/27/2026	Open			Accounts Payable	RAG'S ELECTRIC	$6,564.26		
	Invoice		Date	Description		Amount			
	1594		04/13/2026	replace street light Illinois & Holmes		$2,650.90			
	1597		04/21/2026	install street light 12852 Waterford		$2,991.30			
	1602		04/21/2026	sensor repair		$922.06			
4895	04/27/2026	Open			Accounts Payable	RAINBOW CLEANING SPECIALIST INC.,YORA CLEANING	$5,307.75		
	Invoice		Date	Description		Amount			
	223890		04/15/2026	APRIL 2026 CLEANING		$5,307.75			
4896	04/27/2026	Open			Accounts Payable	RAY O'HERRON CO., INC.	$18.26		
	Invoice		Date	Description		Amount			
	2470700		04/15/2026	SWAT GEAR - SOLORIO		$18.26			
4897	04/27/2026	Open			Accounts Payable	SEACOAST BUSINESS FUNDING & CROSSING GUARD	$846.64		
	Invoice		Date	Description		Amount			
	2105		04/15/2026	Crossing Guards 3/30-4/12/26		$846.64			
4898	04/27/2026	Open			Accounts Payable	SHOREWOOD HOME & AUTO, INC.	$1,135.96		
	Invoice		Date	Description		Amount			
	01-509242		04/13/2026	tools		$1,135.96			

Payment Register

From Payment Date: 4/14/2026 - To Payment Date: 4/27/2026

Number	Date	Status	Void Reason	Reconciled/ Voided Date	Source	Payee Name	Transaction Amount	Reconciled Amount	Difference
4899	04/27/2026	Open			Accounts Payable	TATE, JAMIE, M	$15,711.00		
	Invoice		Date	Description		Amount			
	26-04		04/15/2026	2/2-2/15 planning services		$4,368.40			
	26-05		04/15/2026	2/16-3/1 planning services		$3,871.60			
	26-06		04/15/2026	3/2-3/15 planning services		$4,093.00			
	26-07		04/15/2026	3/16-3/29 planning services		$3,378.00			
4900	04/27/2026	Open			Accounts Payable	TESKA ASSOCIATES, INC.	$1,810.00		
	Invoice		Date	Description		Amount			
	16136		04/15/2026	Billing through 3/31/26 - Lemont Downtown		$1,810.00			
4901	04/27/2026	Open			Accounts Payable	THIRD MILLENIUM ASSOCIATES INC	$605.01		
	Invoice		Date	Description		Amount			
	34294		04/15/2026	April UB & March Past Due		$605.01			
4902	04/27/2026	Open			Accounts Payable	UNIFIRST CORPORATION	$183.01		
	Invoice		Date	Description		Amount			
	1651219475		04/15/2026	1658751 - Village Hall carpet mats		$183.01			
4903	04/27/2026	Open			Accounts Payable	WENTWORTH TIRE SERVICE, INC.	$511.76		
	Invoice		Date	Description		Amount			
	40096280		03/31/2026	tires		$511.76			
4904	04/27/2026	Open			Accounts Payable	ZOOM VIDEO COMMUNICATIONS INC	$5,895.00		
	Invoice		Date	Description		Amount			
	INV349303575		04/15/2026	Zoom Subscription Annual Charge 4/26-4/27		$5,895.00			
4907	04/24/2026	Open			Accounts Payable	UNITED STATES POSTAL SERVICE	$310.06		
	Invoice		Date	Description		Amount			
	26-04-26 USPS		04/23/2026	April 2026 UB Late Notice Postage		$310.06			
4908	04/27/2026	Open			Accounts Payable	ILLINOIS MUNICIPAL RETIREMENT FUND	$49,143.64		
	Invoice		Date	Description		Amount			
	April 2026 IMRF		04/23/2026	April 2026 IMRF Contributions		$49,143.64			
Type EFT Totals:					27 Transactions		$314,527.28		

FM-Clearing - Accounts Payable Totals

Checks	Status	Count	Transaction Amount	Reconciled Amount
	Open	35	$175,983.58	$0.00
	Reconciled	0	$0.00	$0.00
	Voided	0	$0.00	$0.00
	Stopped	0	$0.00	$0.00
	Total	35	$175,983.58	$0.00

EFTs	Status	Count	Transaction Amount	Reconciled Amount
	Open	27	$314,527.28	$0.00
	Reconciled	0	$0.00	$0.00
	Voided	0	$0.00	$0.00
	Total	27	$314,527.28	$0.00

All	Status	Count	Transaction Amount	Reconciled Amount
	Open	62	$490,510.86	$0.00

Village of Lemont

Payment Register

From Payment Date: 4/14/2026 - To Payment Date: 4/27/2026

Number	Date	Status	Void Reason	Reconciled/ Voided Date	Source		Payee Name	Transaction Amount	Reconciled Amount	Difference
					Reconciled	0	$0.00		$0.00	
					Voided	0	$0.00		$0.00	
					Stopped	0	$0.00		$0.00	
					Total	62	$490,510.86		$0.00	

Grand Totals:

Checks	Status	Count	Transaction Amount	Reconciled Amount
	Open	**35**	**$175,983.58**	**$0.00**
	Reconciled	**0**	**$0.00**	**$0.00**
	Voided	**0**	**$0.00**	**$0.00**
	Stopped	**0**	**$0.00**	**$0.00**
	Total	**35**	**$175,983.58**	**$0.00**

EFTs	Status	Count	Transaction Amount	Reconciled Amount
	Open	**27**	**$314,527.28**	**$0.00**
	Reconciled	**0**	**$0.00**	**$0.00**
	Voided	**0**	**$0.00**	**$0.00**
	Total	**27**	**$314,527.28**	**$0.00**

All	Status	Count	Transaction Amount	Reconciled Amount
	Open	**62**	**$490,510.86**	**$0.00**
	Reconciled	**0**	**$0.00**	**$0.00**
	Voided	**0**	**$0.00**	**$0.00**
	Stopped	**0**	**$0.00**	**$0.00**
	Total	**62**	**$490,510.86**	**$0.00**

Village of Lemont

Refunds in OpenGov

Building Permits/Contractor Licenses

3/19/26 - 4/21/26

Date Paid	Permit #	Permit Type	Applicant Name	Amount	Refund Method
3/19/2026	ARES 25-21	RESIDENTIAL ADDITIONS/REMODELS	ZACHARY ZIELINSKI	$1,000.00	CREDIT CARD
3/19/2026	ARES 25-63	RESIDENTIAL ADDITIONS/REMODELS	GARY LICHLYTER	$1,000.00	CREDIT CARD
3/30/2026	SIDE 25-51	SIDING/BRICK VENEER/EIFS	COLLEEN FAHY	$1,000.00	CREDIT CARD
3/30/2026	ROOF 26-6	ROOF	MONICA ORTIZ	$1,000.00	CREDIT CARD
3/30/2026	FIBA 25-16	FINISHED BASEMENT	MATRIX HOME SOLUTIONS	$1,000.00	CREDIT CARD
3/30/2026	ARES 25-20	RESIDENTIAL ADDITIONS/REMODELS	WILLIAM LOUPAKOS	$1,000.00	CREDIT CARD
3/30/2026	PATI 25-69	PATIO	CARLOS MONTANO	$1,000.00	CREDIT CARD
3/30/2026	PATI 25-110	PATIO	JEREMY SINKUS	$1,000.00	CREDIT CARD
3/30/2026	FENC 26-3	FENCE	MARVIN RAMIREZ	$1,000.00	CREDIT CARD
3/30/2026	ROOF 25-217	ROOF	JAMES MILES	$1,000.00	CREDIT CARD
3/30/2026	SIDE 25-24	SIDING/BRICK VENEER/EIFS	STEVE PIWOWAR	$1,000.00	CREDIT CARD
3/30/2026	SIDE 25-24	SIDING/BRICK VENEER/EIFS	STEVE PIWOWAR	$125.00	CREDIT CARD
4/2/2026	IRRI 24-58	IRRIGATION	ROBERT KRUPSKE	$1,000.00	CREDIT CARD
4/21/2026	ACOM 25-40	COMMERCIAL ADDITIONS/REMODELS	THOMAS CASHMAN	$1,000.00	CREDIT CARD

Total Refunds **$13,125.00**

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

418 Main Street | Lemont, IL 60439

TO:	Village Board Meeting
FROM:	Jason Berry, Community Development
THROUGH:	George Schafer, Village Administrator
SUBJECT:	A Resolution Approving a Renewal of a Service Provider Contract With Municipal GIS Partners, Inc. for a Geographic Information System
DATE:	April 27, 2026

SUMMARY/BACKGROUND
Municipal GIS Partners (MGP) has provided web-based mapping services for the Village since 2022. The attached agreement is for their services in the upcoming fiscal year. The fee for the staffing allocation is $5,568.00 per month. The total contract value for the agreement period is $66,816.00.

ANALYSIS

Consistency with Village Policy

STAFF RECOMMENDATION
Approve the Resolution.

BOARD ACTION REQUESTED
Motion to Approve the Resolution.

ATTACHMENTS
A Resolution Approving a Renewal of a Service Provider Contract With Municipal GIS Partners, Inc. for a Geographic Information System

VILLAGE OF LEMONT

RESOLUTION
NUMBER R-___-26

A RESOLUTION APPROVING A RENEWAL OF A SERVICE PROVIDER CONTRACT WITH MUNICIPAL GIS PARTNERS, INC. FOR A GEOGRAPHIC INFORMATION SYSTEM (GIS SERVICES)

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 A RENEWAL OF A SERVICE PROVIDER CONTRACT WITH MUNICIPAL GIS PARTNERS, INC. FOR A GEOGRAPHIC INFORMATION SYSTEM (GIS SERVICES)

WHEREAS, the Village of Lemont, Counties of Cook, Will and DuPage, Illinois ("Village") is a municipality in the state of Illinois with full powers to enact ordinances and adopt resolutions for the benefit of the residents of the Village; and

WHEREAS, on April 14, 2025 the President and Board of Trustees adopted Resolution No. R-24-25 approving a contract with Municipal GIS Partners, Inc. said agreement having a term on one (1) year; and

WHEREAS, the Village desires to renew the agreement with Municipal GIS Partners, Inc. for continued geographic information system (GIS) services for the 2026–2027 agreement period; and

WHEREAS, the President and Board of Trustees have determined that the renewal of the contract is in the best interest of the Village and will serve a corporate purpose.

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

SECTION 1: The recitals set forth above are incorporated herein by reference and made a part hereof.

SECTION 2: Subject to the attorney review, renewal of the agreement with Municipal GIS Partners, Inc. is hereby approved and authorized in substantially the same form as Exhibit A attached hereto and incorporated herein by reference.

SECTION 3: The Village President or his designee is authorized to execute the Agreement.

SECTION 4: If any section, paragraph, clause or provision of this resolution shall be held invalid, the invalidity thereof shall not affect any of the other provisions of this resolution.

SECTION 5: All resolutions in conflict herewith are hereby repealed to the extent of such conflict.

SECTION 6: This resolution shall be in full force and effect from and after 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
Service Provider Contract (including Attachments 1 and 2)

GIS CONSORTIUM SERVICE PROVIDER CONTRACT

This contract (this "***Contract***") made and entered into this 1st day of May, 2026 (the "***Effective Date***"), by and between the Village of Lemont, an Illinois municipality (hereinafter referred to as the "***Client***"), and Municipal GIS Partners, Incorporated, 701 Lee Street, Suite 1020, Des Plaines, Illinois 60016 (hereinafter referred to as the "***Consultant***").

WHEREAS, the Consultant desires to provide professional staffing resource support services as more fully described herein (the "***Services***");

WHEREAS, the Client desires to engage the Consultant to provide the Services on the terms set forth herein; and

WHEREAS, the Consultant hereby represents itself to be in compliance with Illinois statutes relating to professional registration applicable to individuals performing the Services hereunder and has the necessary expertise and experience to furnish the Services upon the terms and conditions set forth herein.

NOW, THEREFORE, in consideration of the foregoing and of the promises hereinafter set forth, it is hereby agreed by and between the Client and the Consultant that:

SECTION 1
SCOPE OF SERVICES

1.1 Statement of Work. This Contract contains the basic terms and conditions that will govern the overall relationship between the Consultant and the Client. The Consultant will provide the Services described in the statement of work attached hereto as ***Attachment 1*** ("***Statement of Work***"), which shall become a part of and subject to this Contract.

1.2 Supplemental Statements of Work. Any additional services to be performed by the Consultant may be added to this Contract after the Effective Date by the mutual agreement of the parties, which agreement will be evidenced by mutual execution of a Supplemental Statement of Work which shall also be subject to the terms and conditions set forth in this Contract.

1.3 Additional Compensation. If the Consultant wishes to make a claim for additional compensation as a result of action taken by the Client, the Consultant shall give written notice of its claim within fifteen (15) days after occurrence of such action. Regardless of the decision of the Client Manager relative to a claim submitted by the Consultant, all work required under this Contract as determined by the Client Manager shall proceed without interruption.

1.4 Contract Governs. If there is a conflict between the terms of this Contract and the Statement of Work or any Supplemental Statement of Work, unless otherwise specified in such Statement of Work, the terms of this Contract shall supersede the conflicting provisions contained in such Statement of Work.

SECTION 2
PERFORMANCE OF WORK

2.1 All work hereunder shall be performed under the direction of the Client Manager or their designee (hereinafter referred to as the "***Client Manager***") in accordance with the terms set forth in this Contract and each relevant Statement of Work**.**

SECTION 3
RELATIONSHIP OF PARTIES

3.1 Independent Contractor. The Consultant shall at all times be an independent contractor, engaged by the Client to perform the Services. Nothing contained herein shall be construed to constitute a partnership, joint venture or agency relationship between the parties.

3.2 Consultant and Employees. Neither the Consultant nor any of its employees shall be considered to be employees of the Client for any reason, including but not limited to for purposes of workers' compensation law, Social Security, or any other applicable statute or regulation.

3.3 No Authority to Bind. Unless otherwise agreed to in writing, neither party hereto has the authority to bind the other to any third party or to otherwise act in any way as the representative of the other.

SECTION 4
PAYMENT TO THE CONSULTANT

4.1 Payment Terms. The Client agrees to pay the Consultant in accordance with the terms and amounts set forth in the applicable Statement of Work, provided that:

(a) The Consultant shall submit invoices in a format approved by the Client.

(b) The Consultant shall maintain records showing actual time devoted to each aspect of the Services performed and cost incurred. The Consultant shall permit the authorized representative of the Client to inspect and audit all data and records of the Consultant for work done under this Contract. The Consultant shall make these records available at reasonable times during this Contract period, and for a year after termination of this Contract.

(c) The service rates and projected utilization set forth in the applicable Statement of Work shall adjust each calendar year in accordance with the annual rates approved by the Board of Directors of GISC which shall be reflected in a Supplemental Statement of Work.

(d) Payments to the Consultant shall be made pursuant to the Illinois Local Government Prompt Payment Act (50 ILCS 505/1 et seq.).

(e) The Client is a tax-exempt Client and will provide Consultant with a copy of the Client's current sales tax exemption certificate. Consultant shall not charge the Client any tax incurred by the Consultant for these Services.

4.2 Service Rates. The fees and/or service rates set forth in the Statement of Work and Supplemental Statement of Work include all applicable federal, state, and local taxes of every kind and nature applicable to the Services as well as all taxes, contributions, and premiums for unemployment insurance, old age or retirement benefits, pensions, annuities, or similar benefits and all costs, royalties and fees arising from the use of, or the incorporation into, the Services, of patented or copyrighted equipment, materials, supplies, tools, appliances, devices, processes, or inventions. All claim or right to claim additional compensation by reason of the payment of any such tax, contribution, premium, costs, royalties, or fees is hereby waived and released by Consultant.

SECTION 5
TERM

5.1 Initial Term. Subject to earlier termination pursuant to the terms of this Contract, the initial term of this Contract shall commence on the Effective Date and remain in effect for one (1) year (the "***Initial Term***").

5.2 Renewal Terms. The Initial Term may be extended for successive one (1) year periods or for any other period as mutually agreed to in writing and set forth in a Supplemental Statement of Work executed by both parties (each, a "***Renewal Term***").

5.3 Status of this Contract. The expiration of the Initial Term or a Renewal Term shall not terminate or affect the obligations of the Parties to each other under any existing Statement of Work or Supplemental Statement of Work issued pursuant to this Contract, and such Statement of Work or Supplemental Statement of Work shall continue in full force and effect and shall continue to be governed by the terms of this Contract until the expiration or completion of such Statement of Work or Supplement Statement of Work or until such Statement of Work or Supplemental Statement of Work is itself terminated pursuant to this Contract.

SECTION 6
TERMINATION OF CONTRACT

6.1 Voluntary Termination. Notwithstanding any other provision hereof, (a) the Client may terminate this Contract, any Statement of Work, or any Supplemental Statement of Work during the Initial Term or any Renewal Term, with or without cause, at any time upon ninety (90) calendar days prior written notice to the Consultant.; (b) the Consultant may terminate this Contract, any Statement of Work, or any Supplemental Statement of Work, with or without cause, at any time upon one hundred eighty (180) calendar days prior written notice to the Client; or (c) following the expiration of the Term of this Agreement, and notwithstanding Section 5.3 of this Agreement, either Party may terminate any Statement of Work or any Supplemental Statement of Work, with or without cause, upon thirty (30) calendar days prior written notice to the other Party.

6.2 Termination for Breach. Either party may terminate this Contract upon written notice to the other party following a material breach of a material provision of this Contract by the other party if the breaching party does not cure such breach within fifteen (15) days of receipt of written notice of such breach from the non-breaching party.

6.3 Payment for Services Rendered. In the event that this Contract is terminated in accordance with this Section 6, the Consultant shall be paid for services actually performed and reimbursable expenses actually incurred.

6.4 Effect of Termination. Termination of any Statement of Work or Supplemental Statement of Work will have no effect on this Contract. Termination of this Contract will serve to immediately terminate all open Statements of Work and Supplemental Statements of Work, absent a written agreement between the parties otherwise. Termination or expiration of this Contract, any Statement of Work, or any Supplemental Statement of Work will not affect any right or obligation of a party that comes into effect before, upon, or after such termination or expiration, or otherwise survives such termination or expiration, which was incurred by such party prior to such termination or expiration.

SECTION 7
CONSULTANT PERSONNEL AND SUBCONTRACTORS

7.1 Adequate Staffing. The Consultant must assign and maintain during the term of this Contract and any renewal thereof, an adequate staff of competent employees, agents, or subcontractors ("***Consultant Personnel***") that is fully equipped, licensed as appropriate and qualified to perform the Services as required by the Statement of Work or Supplemental Statement of Work.

7.2 Availability of Personnel. The Consultant shall notify the Client as soon as practicable prior to terminating the employment of, reassigning, or receiving notice of the resignation of, any Consultant Personnel assigned to provide the Client with the Services. The Consultant shall have no claim for damages and shall not bill the Client for additional time and materials charges as the result of any portion of the Services which must be duplicated or redone due to such termination or for any delay or extension of the time of performance as a result of any such termination, reassigning, or resignation.

7.3 Use of Subcontractors. The Consultant's use of any subcontractor or subcontract to perform the Services shall not relieve the Consultant of full responsibility and liability for the provision, performance, and completion of the Services as required by this Contract. All Services performed under any subcontract shall be subject to all of the provisions of this Contract in the same manner as if performed by employees of the Consultant. Consultant shall be fully responsible and assumes liability for the acts and omissions of all subcontractors directly or indirectly employed by, or working at the direction of, the Consultant in the performance of the Services.

7.4 Removal of Personnel and Subcontractors. Client may, upon written notice to Consultant, request that any Consultant Personnel be removed or replaced. Consultant shall promptly endeavor to replace such Consultant Personnel and Client shall have no claim for damages for a delay or extension of the applicable Statement of Work as a result of any such removal or replacement.

7.5 Non-Solicitation of Consultant Employees. The Client agrees that during the term of this Contract and for a period of one (1) year thereafter, it shall not, directly or indirectly, through any other person, firm, corporation or other entity, solicit, induce, encourage or attempt to

induce or encourage any employee of the Consultant to terminate his or her employment with the Consultant or to breach any other obligation to the Consultant. The Client acknowledges that the aforementioned restrictive covenant contained in this Section is reasonable and properly required for the adequate protection of the Consultant's business.

SECTION 8
ACCOMMODATION OF CONSULTANT PERSONNEL; MUNICIPAL FACILITIES

8.1 Facilities, Equipment, and Records. The Client shall provide the Consultant with adequate and safe office space, furnishings, records, hardware, software and connectivity to fulfill the objectives of the GIS program including, without limitation, the following:

(a) Office space for the Consultant's Personnel. This space should effectively and securely house all required GIS systems, peripherals and support tools. This space must be available during normal business hours;

(b) Furnishings including adequate desk(s), shelving, and seating for the Consultant's Personnel;

(c) Hardware, software, peripherals, internet access, and network connectivity meeting current minimum technical standards, as determined by Consultant from time to time, to perform the program objectives efficiently; and

(d) Any Client data or record which is necessary for carrying out the work as outlined in the Contract, Statement of Work or Supplemental Statement of Work.

8.2 Backup and Recovery Systems. The Client shall be responsible for installing, operating and monitoring the backup and recovery systems for all the Client's GIS assets that permit the Consultant to continue Services within a reasonable period of time following a disaster or outage. The Consultant shall be responsible for installing, operating and monitoring the backup and recovery systems for all Consultant's assets that permit the Client to continue accessing the GISC Materials and Services within a reasonable period of time following a disaster or outage.

8.3 Right of Entry; Limited Access. Consultant's Personnel performing Services shall be permitted to enter upon the Client's property in connection with the performance of the Services, subject to those rules established by the Client. Consent to enter upon a Client's facility given by the Client shall not create, nor be deemed to imply, the creation of any additional responsibilities on the part of the Client. Consultant's Personnel shall have the right to use only those facilities of the Client that are necessary to perform the Services and shall have no right to access any other facilities of the Client.

8.4 Compliance with Law. The Client shall comply with all applicable local, state, and federal laws including those pertaining to safety, harassment, and discrimination.

SECTION 9
CONFIDENTIAL INFORMATION; INTELLECTUAL PROPERTY; FOIA

9.1 Client Materials. The Consultant acknowledges and agrees that all trademarks, service marks, logos, tradenames and images provided by or on behalf of the Client to the Consultant for use in performing the Services and the GIS database (including files created from the database) created by Consultant hereunder (the "***Client Materials***") are the sole and exclusive property of the Client. The Consultant acknowledges that this Contract is not a license to use the Client Materials except as needed to perform the Services hereunder.

9.2 Third-Party Materials. If applicable, to the extent the Consultant has agreed to obtain and/or license Third-Party Materials on behalf of Client, the Consultant shall obtain a license for Client to use the Third-Party Materials as part of the Services for the purpose specified in the applicable Statement of Work. "***Third-Party Materials***" shall include, but are not limited to, computer software, script or programming code or other materials owned by third parties and/or any software available from third parties, that is licensed by Consultant for the benefit of the Client.

9.3 Confidential Information. In the performance of this Contract, the Consultant may have access to or receive certain information in the possession of the Client that is not generally known to members of the public ("***Confidential Information***"). The Consultant acknowledges that Confidential Information includes, but is not limited to, proprietary information, copyrighted material, educational records, employee data, financial information, information relating to health records, resident account information, and other information of a personal nature. Consultant shall not use or disclose any Confidential Information without the prior written consent of the Client. Consultant will use appropriate administrative, technical and physical safeguards to prevent the improper use or disclosure of any Confidential Information received from or on behalf of the Client. Upon the expiration or termination of this Contract, Consultant shall promptly cease using and shall return or destroy (and certify in writing destruction of) all Confidential Information furnished by the Client along with all copies thereof in its possession including copies stored in any computer memory or storage medium. The term "Confidential Information" does not include information that (a) is or becomes generally available to the public other than as a result of a breach of this Contract by the Consultant; (b) was in the Consultant's or Consultant Personnel's possession on a non-confidential basis from any source other than the Client, which source, to the knowledge of the Consultant, is entitled to disclose such information without breach of any obligation of confidentiality; (c) is independently developed by the Consultant without the use of or reference to, in whole or in part, any Confidential Information; (d) required to be disclosed pursuant to a court order issued by a court having jurisdiction thereof (subject to Section 9.5); or (e) information subject to disclosure under FOIA (as defined below in Section 9.6). For avoidance of doubt, it is agreed that the GISC Materials shall not be considered Confidential Information.

9.4 Dissemination of Confidential Information. Unless directed by the Client, Consultant shall not disseminate any Confidential Information. If Consultant is presented with a request for documents by any administrative agency or with a subpoena *duces tecum* regarding any Confidential Information which may be in Consultant's possession as a result of Services provided under this Contract, unless prohibited by law, Consultant shall immediately give notice to the Client with the understanding that the Client shall have the opportunity to contest such process by any means available to it prior to submission of any documents to a court or other third

party. Consultant shall not be obligated to withhold delivery of documents beyond the time ordered by a court of law or administrative agency, unless the request for production or subpoena is quashed or withdrawn, or the time to produce is otherwise extended. Consultant shall cause its personnel, staff and subcontractors, if any, to undertake the same obligations regarding confidentiality and dissemination of information as agreed to by Consultant under this Contract.

9.5 Freedom of Information Act Requests. Within four (4) business days after the Client's Notice to the Consultant of the Client's receipt of a request made pursuant to the Illinois Freedom of Information Act (ILCS 140/1 et seq. – herein "FOIA"), the Consultant shall furnish all requested records in the Consultant's possession which are in any manner related to this Contract or the Consultant's performance of the Services, including but not limited to any documentation related to the Client and associated therewith. The Consultant shall not apply any costs or charge any fees to the Client or any other person, firm or corporation for its procurement and retrieval of such records in the Consultant's possession which are sought to be copied or reviewed in accordance with such FOIA request or requests. The Consultant shall defend, indemnify and hold harmless the Client including its several departments and including its officers and employees and shall pay all of the Consultant's Costs associated with such FOIA request or requests including Costs arising from the Consultant's failure or alleged failure to timely furnish such documentation and/or arising from the Consultant's failure or alleged failure otherwise to comply with the FOIA, whether or not associated with the Consultant's and/or the Client's defense of any litigation associated therewith. In addition, if the Consultant requests the Client to deny the FOIA request or any portion thereof by utilizing one or more of the lawful exemptions provided for in the FOIA, the Consultant shall pay all Costs in connection therewith. As used herein, "in the Consultant's possession" includes documents in the possession of any of the Consultant's officers, agents, employees and/or independent contractors; and "Costs" includes but is not limited to attorneys' fees, witness fees, filing fees and any and all other expenses — whether incurred by the Client or the Consultant.

9.6 News Releases. The Consultant may not issue any news releases without prior approval from the Client Manager nor will the Consultant make public proposals developed under this Contract without prior written approval from the Client Manager.

9.7 Survive Termination. The provisions of Section 9.1 and 9.4 through and including 9.8 shall survive the termination of this Contract.

SECTION 10
LIMITATION OF LIABILITY

10.1 THE REPRESENTATIONS SET FORTH IN THIS CONTRACT ARE EXCLUSIVE AND IN LIEU OF ALL OTHER REPRESENTATIONS AND WARRANTIES, EXPRESS OR IMPLIED, ARISING BY LAW OR OTHERWISE, INCLUDING BUT NOT LIMITED TO ANY FITNESS FOR A PARTICULAR PURPOSE OR ANY IMPLIED WARRANTIES ARISING FROM TRADE USAGE, COURSE OF DEALING OR COURSE OF PERFORMANCE. UNDER NO CIRCUMSTANCES SHALL EITHER THE CONSULTANT OR THE CLIENT BE LIABLE TO THE OTHER FOR ANY INDIRECT, CONSEQUENTIAL, SPECIAL OR INCIDENTAL DAMAGES, INCLUDING LOST SALES OR PROFITS, IN

CONNECTION WITH THIS CONTRACT, EVEN IF IT HAS BEEN ADVISED OF THE POSSIBILITY OF SUCH DAMAGES.

SECTION 11
CONSULTANT WARRANTY; INDEMNIFICATION; INSURANCE

11.1 Warranty of Services. The Consultant warrants that the Services shall be performed in accordance with industry standards of professional practice, care, and diligence practiced by recognized consulting firms in performing services of a similar nature in existence at the time of the Effective Date.

11.2 Indemnification. The Consultant shall indemnify and save harmless the Client and its officers, employees, and agents from and against any and all loss, liability and damages of whatever nature, including Workmen's Compensation claims by Consultant's employees, in any way resulting from or arising out of the intentional, willful and wanton, negligent and/or gross negligent actions or omissions of the Consultant, the Consultant's employees and agents.

11.3 Insurance. The Consultant must procure and maintain, for the duration of this Contract, insurance as provided in ***Attachment 2*** to this Contract.

11.4 No Personal Liability No official, director, officer, agent, or employee of any party shall be charged personally or held contractually liable by or to the other party under any term or provision of this Contract or because of its or their execution, approval or attempted execution of this Contract.

SECTION 12
GENERAL PROVISIONS

12.1 Equal Employment Opportunity Clause. In the event of the Consultant's non-compliance with the provisions of this Section 12.1 or the Illinois Human Rights Act, 775 ILCS 5/1-101, *et seq.*, as it may be amended from time to time, and any successor thereto (the "***Act***"), the Consultant may be declared ineligible for future contracts or subcontracts with the State of Illinois or any of its political subdivisions or municipal corporations, and this Contract may be cancelled or voided in whole or in part, and other sanctions or penalties may be imposed or remedies invoked as provided by statute or regulation. During the performance of this Contract, the Consultant agrees as follows:

(a) The Consultant will not discriminate against any employee or applicant for employment because of race, color, religion, sex, sexual orientation, marital status, order of protection status, national origin or ancestry, citizenship status, age, physical or mental disability unrelated to ability, military status or an unfavorable discharge from military service; and, further, the Consultant will examine all job classifications to determine if minority persons or women are underutilized and will take appropriate affirmative action to rectify any underutilization.

(b) That, if the Consultant hires additional employees in order to perform this Contract or any portion of this Contract, the Consultant will determine the availability (in accordance with 44 Ill. Admin. C. 750.5, *et seq.*, as it may be amended from time to time, and any successor thereto (the "***Applicable Regulations***")) of minorities and women in the areas from

which the Consultant may reasonably recruit and the Consultant will hire for each job classification for which employees are hired in a way that minorities and women are not underutilized.

(c) That, in all solicitations or advertisements for employees placed by the Consultant or on the Consultant's behalf, the Consultant will state that all applicants will be afforded equal opportunity without discrimination because of race, color, religion, sex, sexual orientation, marital status, order of protection status, national origin or ancestry, citizenship status, age, physical or mental disability unrelated to ability, military status or an unfavorable discharge from military service.

(d) That the Consultant will send to each labor organization or representative of workers with which the Consultant has or is bound by a collective bargaining or other agreement or understanding, a notice advising the labor organization or representative of the Consultant's obligations under the Act and the Applicable Regulations. If any labor organization or representative fails or refuses to cooperate with the Consultant in the Consultant's efforts to comply with the Act and the Applicable Regulations, the Consultant will promptly notify the Illinois Department of Human Rights (the "***Department***") and the Client and will recruit employees from other sources when necessary to fulfill its obligations under the Contract.

(e) That the Consultant will submit reports as required by the Applicable Regulations, furnish all relevant information as may from time to time be requested by the Department or the Client, and in all respects comply with the Act and the Applicable Regulations.

(f) That the Consultant will permit access to all relevant books, records, accounts and work sites by personnel of the Client and the Department for purposes of investigation to ascertain compliance with the Act and the Department's Rules and Regulations.

(g) That the Consultant will include verbatim or by reference the provisions of this Section 12.1 in every subcontract awarded under which any portion of the Contract obligations are undertaken or assumed, so that the provisions will be binding upon the subcontractor. In the same manner as with other provisions of this Contract, the Consultant will be liable for compliance with applicable provisions of this Section 12.1 by subcontractors; and further the Consultant will promptly notify the Client and the Department in the event any subcontractor fails or refuses to comply with the provisions. In addition, the Consultant will not utilize any subcontractor declared by the Illinois Human Rights Commission to be ineligible for contracts or subcontracts with the State of Illinois or any of its political subdivisions or municipal corporations.

12.2 No Collusion. The Consultant represents and certifies that the Consultant is not barred from contracting with a unit of state or local government as a result of (i) a delinquency in the payment of any tax administered by the Illinois Department of Revenue unless the Consultant is contesting, in accordance with the procedures established by the appropriate revenue act, its liability for the tax or the amount of the tax, as set forth in Section 11-42.1-1 et seq. of the Illinois Municipal Code, 65 ILCS 5/11-42.1-1 *et seq*.; or (ii) a violation of either Section 33E-3 or Section 33E-4 of Article 33E of the Criminal Code of 1961, 720 ILCS 5/33E-1 et *seq*.

12.3 Sexual Harassment Policy. The Consultant certifies that it has a written sexual harassment policy in full compliance with Section 2-105(A)(4) of the Illinois Human Rights Act, 775 ILCS 5/2-105(A)(4).

12.4 Compliance with Laws and Grants. Consultant shall give all notices, pay all fees, and take all other action that may be necessary to ensure that the Services are provided, performed, and completed in accordance with all required governmental permits, licenses, or other approvals and authorizations that may be required in connection with providing, performing, and completing the Services, and with all applicable statutes, ordinances, rules, and regulations, including without limitation the Fair Labor Standards Act; any statutes regarding qualification to do business; any statutes prohibiting discrimination because of, or requiring affirmative action based on, race, creed, color, national origin, age, sex, or other prohibited classification, including, without limitation, the Americans with Disabilities Act of 1990, 42 U.S.C. §§ 12101 et seq., and the Illinois Human Rights Act, 775 ILCS 5/1-101 et seq. Consultant shall also comply with all conditions of any federal, state, or local grant received by Client or Consultant with respect to this Contract or the Services.

12.5 Assignments and Successors. This Contract and each and every portion thereof shall be binding upon the successors and the assigns of the parties hereto; provided, however, that no assignment, delegation or subcontracting shall be made without the prior written consent of the Client.

12.6 Severability. The parties intend and agree that, if any paragraph, subparagraph, phrase, clause, or other provision of this Contract, or any portion thereof, shall be held to be void or otherwise unenforceable, all other portions of this Contract shall remain in full force and effect.

12.7 Third Party Beneficiary. No claim as a third party beneficiary under this Contract by any person, firm, or corporation other than the Consultant shall be made or be valid against the Client.

12.8 Waiver. No waiver of any provision of this Contract shall be deemed to or constitute a waiver of any other provision of this Contract (whether or not similar) nor shall any such waiver be deemed to or constitute a continuing waiver unless otherwise expressly provided in this Contract.

12.9 Governing Laws. This Contract shall be interpreted according to the internal laws, but not the conflict of laws rules, of the State of Illinois. Venue shall reside in Cook County, Illinois.

12.10 Headings. The headings of the several paragraphs of this Contract are inserted only as a matter of convenience and for reference and in no way are they intended to define, limit, or describe the scope of intent of any provision of this Contract, nor shall they be construed to affect in any manner the terms and provisions hereof or the interpretation or construction thereof.

12.11 Modification or Amendment. This Contract constitutes the entire Contract of the parties on the subject matter hereof and may not be changed, modified, discharged, or extended except by written amendment or Supplemental Statement of Work duly executed by the parties.

Each party agrees that no representations or warranties shall be binding upon the other party unless expressed in writing herein or in a duly executed amendment hereof.

12.12 Attachments. Attachments 1 and 2 are attached hereto, and by this reference incorporated in and made a part of this Contract. In the event of a conflict between any Attachment and the text of this Contract, the text of this Contract shall control.

12.13 Rights Cumulative. Unless expressly provided to the contrary in this Contract, each and every one of the rights, remedies, and benefits provided by this Contract shall be cumulative and shall not be exclusive of any other such rights, remedies, and benefits allowed by law.

12.14 Good Faith Negotiation**.** Before commencing any legal action, the parties agree to enter into good faith negotiations to resolve any controversy, claim, or dispute ("***Dispute***"). Such good faith negotiations shall commence promptly upon a party's receipt of notice of any Dispute from the other party and continue for a period of fourteen (14) days or any period of time as mutually agreed upon.

12.15 Notices. All notices, reports and documents required under this Contract shall be in writing (including prepaid overnight courier, electronic transmission or similar writing) and shall be given to such party at its address or e-mail address set forth below, or at such other address or e-mail address as such party may hereafter specify from time to time. Each such notice shall be effective (i) if given by first class mail or prepaid overnight courier, when received, or (ii) if sent to an e-mail address, upon the sender's receipt of an acknowledgment from the intended recipient (such as by the "return receipt requested" function, as available, return e-mail or other written acknowledgment).

If to Client: Village of Lemont
418 Main St
Lemont, IL, 60439
Attention: Jason Berry
E-mail: jberry@lemont.il.us

If to Consultant: Municipal GIS Partners, Incorporated
701 Lee Street, Suite 1020
Des Plaines, IL 60016
Attention: Thomas Thomey
E-mail: tthomey@mgpinc.com

12.16 Force Majeure. No party to this Contract shall be responsible or liable for, or deemed in breach hereof because of, any delay in the performance of its respective obligations under this Contract to the extent that such delay is due substantially to circumstances beyond the party's reasonable control and without the fault or negligence of the party experiencing such delay. Such circumstances may include, but are not limited to, any act of God, fire or other casualty, epidemic, quarantine, "stay home" or similar order, strike or labor dispute, embargo, war or violence, act of terrorism, or any law, order, proclamation, ordinance, demand, requirement, action or inaction of any national, state, provincial, local, or other government or governmental agency

(each, a "***Force Majeure***"). Upon the occurrence of a Force Majeure, the party experiencing the Force Majeure shall notify the other party in writing immediately following such Force Majeure, but in no case later than three (3) business days after such party becomes aware of the occurrence of the Force Majeure. The written notification shall provide a reasonably detailed explanation of the Force Majeure.

12.17 Counterpart Execution. This Contract, Statement of Work or any Supplemental Statement of Work may be executed in several counterparts, each of which, when executed, shall be deemed to be an original, but all of which together shall constitute one and the same instrument.

12.18 Tort Immunity Defenses. Nothing contained in the Contract is intended to constitute, and nothing in the Contract will constitute, a waiver of the rights, defenses, and immunities provided or available to the Client under the Local Governmental and Governmental Employees Tort Immunity Act, 745 ILCS 10 et seq. or any other applicable State law.

[**REMAINDER INTENTIONALLY LEFT BLANK; SIGNATURE PAGE FOLLOWS**]

IN WITNESS WHEREOF, the undersigned have placed their hands and seals hereto as of the date first above written.

ATTEST:

VILLAGE OF LEMONT

By: _____
Name: _____
Its: _____

By: _____
Name: _____
Its: _____

ATTEST:

CONSULTANT: MUNICIPAL GIS PARTNERS, INCORPORATED

By: _____
Name: Brian Dieker
Its: Business Operations Manager

By: _____
Name: Thomas A. Thomey
Its: President

Attachment 1

Statement of Work
to
Service Provider Contract

(see attached)

www.mgpinc.com

Attachment 1 – Statement of Work

To Service Provider Contract

General Purpose

The Consultant will manage, develop, operate, and maintain all or part of the Village of Lemont (the Client) GIS program, as directed by the Client. Additionally, the Consultant will identify opportunities for continued program development and enhancement.

Program Staffing

The Consultant provides all the requisite staffing and skillsets required to fulfill this project, including:

- Technical professionals supporting the Client's program needs
- Advanced technical support staff for analysis, system integration, and escalation
- Professional program managers for ensuring service levels

Direct Program Hours

Services related to the fulfillment of this project.

Team Access During Normal Working Hours

The Consultant typically works Monday through Friday 8:00AM to 5:00PM. The Client has direct access to the staff assigned to the Client. Alternatively, the Client can call the Consultant's general telephone number or submit an email to Consultant's service desk for service.

Emergency Event Support

The Consultant will support Client emergency events within a reasonable timeframe of notification and work to staff the event for its duration. These services are not limited to normal business hours.

The Included Services section below expands on the program staffing services included in this agreement.

Direct Program Hours

The direct program staffing allocation for the Client for this agreement period is:

Agreement Period: May 1, 2026, through April 30, 2027

Direct Program Hours: 384.00

Fees and Expenses

The fee for the direct program hours set forth above is $5,568.00 per month. The total contract value for the agreement period is $66,816.00. Such fee does not include taxes or any reimbursable out-of-pocket expenses that may be incurred by the Consultant.

Included Services

This section identifies the professional staffing, products and solutions, and business structures included in this service agreement. The Client is responsible for identifying and prioritizing the aspects of the services that are most important. The Consultant is responsible for implementing those priorities and communicating progress.

Program Management

The Consultant provides the required staffing and organization with the skills and expertise to manage, develop, and maintain the system per the Client's priorities which includes GISC shared infrastructure, platforms, products, and solutions. Services include:

1. Consulting and reporting with all Client departments
2. Project identification, management, and delivery
3. User training and onboarding
4. Resource management and scheduling

Data Management

The Consultant is responsible for the GIS and related data based on priorities as directed by the Municipality, including data creation, management, and delivery.

Primary Layers:

Addresses, parcels, buildings, streets, railroads, water utilities, sewer utilities, municipal boundary, zoning districts, planned unit developments, variances, TIF districts, special use permits, annexations, signs, trees, recreation areas, bike paths, water features, school districts, emergency response boundaries, refuse collection, and legislative districts.

Municipality Priority Layers

The Consultant's local government data model has over 260 standard layers. Included in this service is the identification, creation, and management of layers as directed by the Municipality.

Data Quality

One of the primary accountabilities of the Consultant is to ensure that Primary and Municipality Priority layers are of high-quality. Practices employed include:

1. Daily data quality reporting and alerting
2. Mistake proofing databases, processes, and productivity tools
3. Address Verification to identify discrepancies between Municipality ERP and department systems
4. Formation and support of key data stakeholder teams
5. Data management documentation for Municipality layers

Attachment 2

Insurance
to
Service Provider Contract

(see attached)

Attachment 2 - Insurance

To GIS Consortium Service Provider Contract

Consultant's Insurance

Consultant shall procure and maintain, for the duration of this Contract, insurance against claims for injuries to persons or damages to property, which may arise from or in connection with the performance of the work hereunder by the Consultant, its agents, representatives, employees or subcontractors.

A. Minimum Scope of Insurance: Coverage shall be at least as broad as:

1. Insurance Services Office Commercial General Liability occurrence form CG 0001 with the Municipality named as additional insured, on a form at least as broad as the ISO Additional Insured Endorsement CG 2010 and CG 2026.

2. Insurance Service Office Business Auto Liability coverage form number CA 0001, Symbol 01 "Any Auto" with the Municipality named as additional insured, on a form at least as broad as the ISO Additional Insured Endorsement.

3. Workers' Compensation as required by the Labor Code of the State of Illinois and Employers' Liability insurance (the policy shall include a 'waiver of subrogation').

B. Minimum Limits of Insurance: Consultant shall maintain limits no less than:

1. Commercial General Liability: $1,000,000 combined single limit per occurrence for bodily injury, personal injury and property damage. The general aggregate shall be twice the required occurrence limit. Minimum General Aggregate shall be no less than $2,000,000 or a project/contract specific aggregate of $1,000,000.

2. Business Automobile Liability: $1,000,000 combined single limit per accident for bodily injury and property damage.

3. Workers' Compensation and Employers' Liability: Workers' Compensation coverage with statutory limits and Employers' Liability limits of $500,000 per accident.

C. Deductibles and Self-Insured Retentions: Any deductibles or self-insured retentions must be declared to and approved by the Municipality. At the option of the Municipality, either: (1) the insurer shall reduce or eliminate such deductibles or self-insured retentions as it respects the Municipality, its officials, agents, employees and volunteers; or (2) the Consultant shall procure a bond guaranteeing payment of losses and related investigation, claim administration and defense expenses.

D. Other Insurance Provisions: The policies are to contain, or be endorsed to contain, the following provisions:

1. General Liability and Automobile Liability Coverages: The Municipality, its corporate authorities, officials, officers, agents, employees, and volunteers are to be covered as insureds as respects: liability arising out of activities performed by or on behalf of the Consultant; products and completed operations of the Consultant; premises owned, leased or used by the Consultant; or automobiles owned, leased, hired or borrowed by the Consultant. The coverage shall contain no special limitations on the scope of protection afforded to the Municipality, its officials, agents, employees and volunteers.

2. The Consultant's insurance coverage shall be primary as respects the Municipality, its corporate authorities, officials, officers, agents, employees, and volunteers. Any insurance or self-insurance maintained by the Municipality, its officials, agents, employees and volunteers shall be excess of Consultant's insurance and shall not contribute with it.

3. Any failure to comply with reporting provisions of the policies shall not affect coverage provided to the Municipality, its corporate authorities, officials, officers, agents, employees, and volunteers.

4. The Consultant's insurance shall contain a Severability of Interests/Cross Liability clause or language stating that Consultant's insurance shall apply separately to each insured against whom claim is made or suit is brought, except with respect to the limits of the insurer's liability.

5. If any commercial general liability insurance is being provided under an excess or umbrella liability policy that does not "follow form," then the Consultant shall be required to name the Municipality, its corporate authorities, officials, officers, agents, employees, and volunteers as additional insureds

6. All general liability coverages shall be provided on an occurrence policy form. Claims-made general liability policies will not be accepted.

7. The Consultant and all subcontractors hereby agree to waive any limitation as to the amount of contribution recoverable against them by the Municipality. This specifically includes any limitation imposed by any state statute, regulation, or case law including any Workers' Compensation Act provision that applies a limitation to the amount recoverable in contribution such as *Kotecki v. Cyclops Welding*. Consultant agrees to indemnify and defend the Municipality from and against all such loss, expense, damage or injury, including reasonable attorneys' fees, which the Municipality may sustain as a result of personal injury claims by Consultant's employees, except to the extent those claims arise as a result of the Municipality's own negligence.

E. All Coverages: Each insurance policy required by this paragraph shall be endorsed to state that coverage shall not be suspended, voided, cancelled, reduced in coverage or in limits except after thirty (30) days prior written notice by certified mail, return receipt requested, has been given to the Municipality.

F. Acceptability of Insurers: Insurance is to be placed with insurers with a Best's rating of no less than A-, VII and licensed to do business in the State of Illinois.

G. Verification of Coverage: Consultant shall furnish the Municipality with certificates of insurance naming the Municipality, its corporate authorities, officials, officers, agents, employees, and volunteers as additional insured's and with original endorsements, affecting coverage required herein. The certificates and endorsements for each insurance policy are to be signed by a person authorized by that insurer to bind coverage on its behalf. The certificates and endorsements are to be received and approved by the Municipality before any work commences. The Municipality reserves the right to request full certified copies of the insurance policies and endorsements.

418 Main Street | Lemont, IL 60439

TO: Village Board Meeting
FROM: Linda Molitor, Administration
THROUGH: George Schafer, Village Administrator
SUBJECT: A Resolution Approving an Agreement with Granicus
DATE: April 27, 2026

SUMMARY/BACKGROUND
The Village last implemented a new website design with Granicus in 2019. Since that time, accessibility standards and digital service requirements have evolved significantly. As a public entity, the Village is required to achieve WCAG 2.1 AA compliance by the recently extended date of April 2028 (previously April 2027).

Granicus, the Village's current website platform provider, now offers a suite of enhanced accessibility and compliance tools designed to support WCAG 2.1 AA remediation and long-term ADA alignment for websites. Proactively initiating a redesign now ensures the Village remains ahead of regulatory requirements while improving the digital experience for all residents.

ANALYSIS
Under the Granicus Proposal, the Village will transition to a unified Granicus Service Cloud platform and upgraded Live Cast Video system.

This transition replaces and consolidates several existing tools while significantly enhancing accessibility, efficiency, and long-term support. The pricing and terms outlined in the Proposal include the following:

- Page 2 – Terminating Subscriptions – These existing solutions shall transition into the Government Experience Service Cloud Essentials and GovMeetings Live Cast solution for meeting minutes and will cease upon implementation of the redesigned website.
- Page 3 – One-Time Fees – These solutions will be implemented during the redesign process and paid at completion of the redesign work. Detailed descriptions of each solution are provided on pages 6 - 11.
- Page 4 – New Subscription Fees – Includes the replacement or upgrades of solutions for the website and meeting minutes tools. The existing GovDelivery platform (Stay Informed) is included in the Service Cloud and includes an additional 50,000 SMS messages annually based on current usage. The Renewing Subscription Fees for our Peak Agenda Management system is a separate suite and remains unchanged.
- Page 5 – Future Year Pricing – Granicus has included all solution fees into one annual billing cycle to align with our fiscal calendar year beginning May 2027.

Consistency with Village Policy

STAFF RECOMMENDATION
Staff recommends approval of said Resolution.

BOARD ACTION REQUESTED
Motion to Approve said Resolution.

ATTACHMENTS
Resolution Approving an Agreement with Granicus with Exhibit A.pdf

VILLAGE OF LEMONT

RESOLUTION NO. _____

A RESOLUTION APPROVING AN AGREEMENT WITH GRANICUS

ADOPTED BY THE
PRESIDENT AND BOARD OF TRUSTEES
OF THE VILLAGE OF LEMONT
THIS 27th DAY OF APRIL 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 27TH day of April 2026

RESOLUTION NO. _____

A RESOLUTION APPROVING AN AGREEMENT WITH GRANICUS

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 benefit of the residents of the Village; and

WHEREAS, the Village is desirous to enter into an agreement with Granicus for a website redesign as further outlined in the 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 with Granicus.

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

SECTION 1: 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 the Board of Trustees of the Village of Lemont hereby approve the Agreement with Granicus in substantially the same form as attached hereto as Exhibit A. The Village Administrator is authorized to execute the Agreement subject to final changes made by the Village Attorney. Any applicable competitive bidding requirements are hereby waived.

SECTION 3: 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 4: 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 27th DAY OF APRIL 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

Granicus Proposal for Lemont, IL

Granicus Proposal for Lemont, IL

ORDER DETAILS

Prepared By: Valery Mendez
Phone:
Email: valery.mendez@granicus.com
Order #: Q-538736
Prepared On: 23 Apr 2026
Expires On: 30 Jun 2026

ORDER TERMS

Currency: USD
Payment Terms: Net 30 (Payments for subscriptions are due at the beginning of the period of performance.)

Period of Performance: 01 Jul 2026 - 30 Apr 2027

The subscription includes the following domain(s) and subdomain(s):
https://www.lemont.il.us/

PRICING SUMMARY

The pricing and terms within this Proposal are specific to the products and volumes contained within this Proposal.

Terminating Subscriptions		
Solution	**Quantity/Unit**	**Prior Annual Fee**
Communications Cloud	0 Each	$8,977.69
Government Transparency (No Streaming)	0 Each	$0.00
Government Transparency Suite	0 Each	$6,111.06
Granicus Encoding Appliance Software (GT)	0 Each	$1,903.75
govAccess - Maintenance, Hosting, & Licensing Fee - Core	0 Each	$6,812.63
	SUBTOTAL:	**$23,805.13**

Upon the signing of this Agreement, annual fees for the terminating subscription(s) shall cease. Any pre-paid fees for the terminating subscription(s) after the signing of this Agreement will be prorated from the signing of this Agreement to the end of the Client's then-current billing term, credited, and such credit applied to the annual fees for new subscriptions.

Client will continue to have access to and use the terminating solution until the new subscription(s) is/are deployed.

Upon the deployment of Client's new solution as determined at Granicus' sole discretion, Granicus shall remove access to the Client's terminating subscription(s).

One-Time Fees			
Solution	**Billing Frequency**	**Quantity/Unit**	**One-Time Fee**
Open Platform - Add On - Additional Agenda Template	Upon Delivery	4 Hours	$1,017.00
Government Experience Service Cloud Essentials - Set-up, Config, and Training	Upon Delivery	1 Each	$3,804.73
Web Experience - Enhanced Package	Upon Delivery	1 Each	$23,428.13
GovMeetings Live Cast SetUp and Config	Upon Delivery	1 Hours	$213.09
Granicus Live Cast Encoder – Hardware	Upon Delivery	1 Each	$3,729.02
Granicus Live Cast Encoder Setup and Configuration	Upon Delivery	1 Each	$932.25
US Shipping Charge C - Large Item	Upon Delivery	1 Each	$123.89
Open Platform - Setup and Configuration	Upon Delivery	1 Each	$0.00
Granicus Video LiveCast UPGRADE	Upon Delivery	2 Hours	$532.72
		SUBTOTAL:	**$33,780.83**

New Subscription Fees					
Solution	**Period of Performance**	**Billing Frequency**	**Quantity/ Unit**	**Annual Fee**	**Prorated Fee**
Government Experience Service Cloud Essentials *(Up to 10000 Unique Contacts)*	01 Jul 2026 - 30 Apr 2027	Annual	1 Each	$29,789.56	$24,824.63
GovMeetings Live Cast	01 Jul 2026 - 30 Apr 2027	Annual	1 Each	$5,552.53	$4,627.11
Live Automated Closed Captioning (English) Self-Managed	01 Jul 2026 - 30 Apr 2027	Annual	24 Hours	$1,440.00	$1,200.00
Open Platform Suite	01 Jul 2026 - 30 Apr 2027	Annual	1 Each	$0.00	$0.00
Granicus Live Cast Encoding Software	01 Jul 2026 - 30 Apr 2027	Annual	1 Each	$1,880.17	$1,566.81
Communications Cloud SMS Volume - 50000	01 May 2026 - 30 Apr 2027	Annual	1 Each	$1,833.33	$1,833.33
SUBTOTAL:				**$40,495.59**	**$34,051.88**

Renewing Subscription Fees					
Solution	**Period of Performance**	**Billing Frequency**	**Quantity/ Unit**	**Annual Fee**	**Prorated Fee**
Meeting Efficiency Suite	01 Jul 2026 - 30 Apr 2027	Annual	1 Each	$0.00	$0.00
Open Platform Suite	01 Jul 2026 - 30 Apr 2027	Annual	1 Each	$0.00	$0.00
Peak Agenda Management	01 Jul 2026 - 30 Apr 2027	Annual	1 Each	$8,376.53	$6,980.44
Open Platform Suite	01 Jul 2026 - 30 Apr 2027	Annual	1 Each	$0.00	$0.00
SUBTOTAL:				**$8,376.53**	**$6,980.44**

Communications Cloud Tier:
for up to 10,000 subscribers

FUTURE YEAR PRICING

Solution(s)	Period of Performance			
	01 May 2027 - 30 Apr 2028	01 May 2028 - 30 Apr 2029	01 May 2029 - 30 Apr 2030	01 May 2030 - 30 Apr 2031
Meeting Efficiency Suite	$0.00	$0.00	$0.00	$0.00
Open Platform Suite	$0.00	$0.00	$0.00	$0.00
Peak Agenda Management	$8,795.35	$9,235.12	$9,696.88	$10,181.72
Open Platform Suite	$0.00	$0.00	$0.00	$0.00
Government Experience Service Cloud Essentials *(Up to 10000 Unique Contacts)*	$31,279.03	$32,842.99	$34,485.13	$36,209.39
GovMeetings Live Cast	$5,830.16	$6,121.67	$6,427.75	$6,749.14
Live Automated Closed Captioning (English) Self-Managed	$1,512.00	$1,587.60	$1,666.98	$1,750.33
Open Platform Suite	$0.00	$0.00	$0.00	$0.00
Granicus Live Cast Encoding Software	$1,974.18	$2,072.89	$2,176.53	$2,285.36
Communications Cloud SMS Volume - 50000	$1,925.00	$2,021.25	$2,122.31	$2,228.42
SUBTOTAL:	**$51,315.72**	**$53,881.52**	**$56,575.58**	**$59,404.36**

PRODUCT UPDATES

FOR INFORMATION ON RECENT AND UPCOMING PRODUCT ENHANCEMENTS ACROSS THE GRANICUS PORTFOLIO, PLEASE REFER TO THE SEMIANNUAL UPDATE INFORMATION ON THIS WEBPAGE:
: HTTPS://GRANICUS.COM/SEMIANNUAL-UPDATES/

PRODUCT DESCRIPTIONS

Solution	Description
Meeting Efficiency Suite	Meeting Efficiency is a hybrid Software-as-a-Service (SaaS) and Hardware-as-a-Service (HaaS) solution that enables government organizations to simplify the in-meeting management and post-meeting minutes creation processes of the clerk's office. By leveraging this solution, the client will be able to streamline meeting data capture and minutes production, reducing staff efforts and decreasing time to get minutes published. During a meeting, use LiveManager to record roll calls, motions, votes, notes, and speakers, all indexed with video. Use the index points to quickly edit minutes, templates to format in Microsoft Word, and publish online with the click of a button. Meeting Efficiency includes: • Unlimited user accounts • Unlimited meeting bodies • Unlimited storage of minutes documents • Access to the LiveManager software application for recording information during meetings • Access to the Word Add-in software component for minutes formatting in MS Word if desired • Up to one (1) MS Word minutes template (additional templates can be purchased if needed)
Open Platform Suite	Open Platform is access to MediaManager, upload of archives, ability to post agendas/documents, and index of archives. These are able to be published and accessible through a searchable viewpage.
Peak Agenda Management	Peak Agenda Management is a Software-as-a-Service (SaaS) solution that enables government organizations to simplify the agenda management and minutes recording process of the clerk's office. Peak Agenda Management allows clerks to streamline the way they compile and produce agendas and record minutes for public meetings and includes: • Unlimited user accounts • Unlimited meeting bodies and meeting types • Access to up to one (1) Peak Agenda Management site

Solution	Description
Open Platform Suite	Open Platform is access to MediaManager, upload of archives, ability to post agendas/documents, and index of archives. These are able to be published and accessible through a searchable viewpage.
Open Platform - Add On - Additional Agenda Template	New HTML Agenda template for Media Manager.

Government Experience Service Cloud Essentials	The annual subscription edition is an outcome-focused solution that Increases online self-service, reduces calls, and drives more clicks to help constituents do business with you. Solution includes:
	• Strategic Capabilities
	  o Designated Experience Partner
	  o Extended LMS Training On-demand
	  o Access to Services Catalog
	  o Biannual CX Program Brief to Review Insights & Recommendations
	  o Online Help Articles and Access to govCommunity
	• Data Insights
	  o Community Satisfaction and Performance Monitoring
	  o Government Effectiveness Score
	  o Digital Experience Score
	  o Quality of Life Surveys
	  o In-app Reporting and Dashboards
	• Connected Technology
	  o Service Web Portal
	  o Forms and Workflows (up to 50)
	  ▪ Capabilities include: (1) Drag and drop form builder, (2) display logic, calculations, and payments, (3) insights dashboard and form analytics, (4) unlimited responses and ability 'to save and return', (5) data connections and API access, and (6) up to 10GB file uploads and 1,000 web API calls per hour
	  o Outbound Communications
	  ▪ Outreach mediums include unlimited email, up to 100k SMS/text messages, RSS feeds, and social media integration to connect with target audiences.

Solution	Description
	○ Ongoing security updates ○ Ongoing product updates and enhancements ○ Product accessibility maintained perpetually ○ 99.9% up-time guarantee ○ Technical Support Reporting (biannual) ○ Escalation & Care Process ○ Support Coverage & Response Time SLAs ▪ Severity Level 1: System unavailable – 1 hour ▪ Severity Level 2: Major system features unavailable, no user workaround – 4 hours ▪ Severity Level 3: Major system features unavailable, user workaround available – 12 hours ▪ Severity Level 4: Transactional issue, user workaround available - 24 hours A "Unique Contact" is an individual that provides either an email address, phone number, or both. Additional fees for exceeding contracted Unique Contact tier will automatically be applied in arrears and adjusted for go-forward use at subscription renewal. Overages above 1M unique contacts are billed in increments of 100,000 Unique Contacts. * SMS/text messages only available for US and UK customers.
Government Experience Service Cloud Essentials - Set-up, Config, and Training	The Service Cloud Essentials edition offers a user-centered solution built on industry best practices and proven pre-configured layouts that enhance the user experience through an established configuration and UX process. This implementation is ideal for organizations with smaller teams seeking a balanced blend of strategic capabilities, data insights, and government-specific technology, particularly those that may not have the resources for a more complex implementation process. This solution includes: • Stakeholder Kickoff and GXC Project Alignment • Program Management - Weekly / bi-weekly communication • Up to three (3) Email message templates • Development/Implementation/component configuration, including: • Forms and workflow • Community satisfaction and performance monitoring • Email and SMS communications

Solution	Description
	• Remote Training – Specific training agenda is flexible and includes up to 15 hours total delivered and up to 3-hour sessions across non-consecutive sessions • Recommended schedule by platform module: • Forms and workflow: Two (2) hours total – Up to 25 people • Customer satisfaction & performance monitoring: Ninety (90) minutes total – Up to ten (10) people • Email and SMS communications: Ninety (90) minutes total – Up to (10) people **International numbers are not supported. SMS/text messages not used in the period of performance will not carry over to the following year. Client must have explicit opt-in for all destinations sent to and adhere to all CTIA guidelines for the duration of its use. Wireless phone numbers can take 4-26 weeks to procure due to carrier provisioning. Carriers may enforce blackout period(s) and can enforce restrictions at any time during which they will not accept new applications and can delay provisioning or halt sending. Failure of carrier response will not result in any adjustment and failure to comply with regulations may result in suspension of phone number.*
Web Experience - Enhanced Package	The Enhanced package provides a citizen-focused website with a robust UX process. This package utilizes standard CMS functionality to create a modular homepage layout. It is recommended for organizations that have a small/medium website implementation team with the capacity to engage in a design process to feature their existing branding using proven design patterns for digital transformation. This package includes: • Professional Project Management • Weekly / bi-weekly communication • Basic UX Consultation, which may include one (1) or more of the following based on consultation with client: • One (1) site analytics report based on Google Analytics • One (1) homepage heatmap analytics visualization • One (1) internal stakeholder survey • One (1) Community survey export • One (1) modular homepage wireframe based on predefined building blocks • Information Architecture (IA) best practices review • One (1) Content Rationalization Package (basic)

Solution	Description
	• Best practices review, one (1) hour session • Site scrape loaded into AIM framework document • One (1) Visual Design Package • One (1) homepage design concept • Interior page sample • Mobile version sample • Up to three (3) rounds of design revisions • Up to two (2) CX features • choose from Granicus library • Development/CMS Implementation • Content Migration - up to one hundred (100) pages • QA & Accessibility Report • Remote Training • Delivered in three (3) non-consecutive sessions eight (8) hours total • Up to ten (10) people
GovMeetings Live Cast	govMeetings Live Cast provides the ability to manage public meetings from anywhere, on almost any device using cloud based software and a Granicus Live Cast encoder. It will stream public meetings in HD, allow users to live index items, record and publish minutes, and provide archive videos for on-demand viewing.
Live Automated Closed Captioning (English) Self-Managed	AI-powered captions for live meetings/events delivered using automated speech recognition (ASR). No encoder or hardware required. Captions appear during the event and are immediately available on the on-demand recording. Priced per hour and sold in annual blocks of hours. Overages will be billed annually at the same hourly rate. Note: Automatically-generated captions do not meet WCAG 2.2 accessibility requirements without additional review and editing to confirm accuracy. Granicus will provide training to customers on how to perform these actions during onboarding. • All Meetings will incur a one hour minimum. • Cancellations within 24 hrs. will be charged 1 hour minimum. • Recurring Caption hours not used in the period of performance will not carry over to the following year.
GovMeetings Live Cast SetUp and Config	Delivery address 418 Main Street Lemont, IL 60439

Solution	Description
	United States Shipping date: ASAP
Granicus Live Cast Encoder – Hardware	Granicus Live Cast encoder is the hardware appliance used convert the video feed for video streaming on the web. It also records the video and provides the MP4 file for archive playback.
Open Platform Suite	Open Platform is access to MediaManager, upload of archives, ability to post agendas/documents, and index of archives. These are able to be published and accessible through a searchable viewpage.
Granicus Live Cast Encoding Software	Granicus Live Cast Software will convert the video feed for video streaming on the web which will also record video and provides the MP4 file for archive playback. This SKU is per encoder. *Only used with the Live Cast encoder hardware and Live Cast solution.*
Granicus Live Cast Encoder Setup and Configuration	418 Main Street Lemont, IL 60439 United States Shipping date: ASAP
US Shipping Charge C - Large Item	US shipping of a large item
Open Platform - Setup and Configuration	Setup and configuration for Open Platform
Granicus Video LiveCast UPGRADE	Granicus Video LiveCast UPGRADE is training for clients upgrading from traditional LiveManager to LiveManager Web, which allows clients to have up to six (6) users participate in online sessions with a Granicus trainer.
Communications Cloud SMS Volume - 50000	Additional SMS/Text Messaging includes:Access to the selected volume of additional SMS/text messages per year from a unique standard toll-free number within the United States*Use of responsively designed sign-up pages that allow the public to subscribe to communication updates from various devices *International numbers are not supported. SMS/text messages not used in the period of performance will not carry over to the following year. Client must have explicit opt-in for all destinations sent to and adhere to all CTIA guidelines for the duration of its use.

GRANICUS ADVANCED NETWORK AND SUBSCRIBER INFORMATION

- **Granicus Communications Suite Subscriber Information.**
  - Data provided by the Client and contact information gathered through the Client's own web properties or activities will remain the property of the Client ('Direct Subscriber'), including any and all personally identifiable information (PII). Granicus will not release the data without the express written permission of the Client, unless required by law.
  - Granicus shall: (i) not disclose the Client's data except to any third parties as necessary to operate the Granicus Products and Services (provided that the Client hereby grants to Granicus a perpetual, non-cancelable, worldwide, non-exclusive license to utilize any data, on an anonymous or aggregate basis only, that arises from the use of the Granicus Products by the Client, whether disclosed on, subsequent to, or prior to the Effective Date, to improve the functionality of the Granicus Products and any other legitimate business purpose, including the right to sublicense such data to third parties, subject to all legal restrictions regarding the use and disclosure of such information).
- **Data obtained through the Granicus Advanced Network.**
  - Granicus offers a SaaS product, known as the Communications Cloud, that offers Direct Subscribers recommendations to subscribe to other Granicus Client's digital communication (the 'Advanced Network'). When a Direct Subscriber signs up through one of the recommendations of the Advanced Network, that subscriber is a 'Network Subscriber' to the agency it subscribed to through the Advanced Network.
  - Network Subscribers are available for use while the Client is under an active subscription with Granicus. Network Subscribers will not transfer to the Client upon termination of any Granicus Order, SOW, or Exhibit. The Client shall not use or transfer any of the Network Subscribers after termination of its Order, SOW, or Exhibit placed under this agreement. All information related to Network Subscribers must be destroyed by the Client within 15 calendar days of the Order, SOW, or Exhibit placed under this agreement terminating.
  - Opt-In. During the last 10 calendar days of the Client's subscription, the Client may send an opt-in email to Network Subscribers that shall include an explanation of the Client's relationship with Granicus terminating and that the Network Subscribers may visit the Client's website to subscribe to further updates from the Client in the future. Any Network Subscriber that does not opt-in will not be transferred with the subscriber list provided to the Client upon termination.

TERMS & CONDITIONS

- This quote, and all products and services delivered hereunder are governed by the terms located at https://granicus.com/legal/licensing, including any product-specific terms included therein (the "License Agreement"). If your organization and Granicus has entered into a separate agreement or is utilizing a contract vehicle for this transaction, the terms of the License Agreement are incorporated into such separate agreement or contract vehicle by reference, with any directly conflicting terms and conditions being resolved in favor of the separate agreement or contract vehicle to the extent applicable.
- If submitting a Purchase Order, please include the following language: The pricing, terms and conditions of quote Q-538736 dated 23 Apr 2026 are incorporated into this Purchase Order by reference and shall take precedence over any terms and conditions included in this Purchase Order.
- This quote is exclusive of applicable state, local, and federal taxes, which, if any, will be included in the invoice. It is the responsibility of Lemont, IL to provide applicable exemption certificate(s).
- Any lapse in payment may result in suspension of service and will require the payment of a setup fee to reinstate the subscription.

- Client will be invoiced for use of any product or service measured or capped by volume or amount of usage that exceeds the permitted amount set forth in this Quote at the same cost or rate set forth herein.

BILLING INFORMATION

Billing Contact:		**Purchase Order Required?**	[ ] - No [ ] - Yes
Billing Address:		**PO Number:** *If PO required*	
Billing Email:		**Billing Phone:**	

If submitting a Purchase Order, please include the following language:
The pricing, terms, and conditions of quote Q-538736 dated 23 Apr 2026 are incorporated into this Purchase Order by reference and shall take precedence over any terms and conditions included in this Purchase Order.

AGREEMENT AND ACCEPTANCE

By signing this document, the undersigned certifies they have authority to enter the agreement. The undersigned also understands the services and terms.

Lemont, IL	
Signature:	
Name:	
Title:	
Date:	

418 Main Street | Lemont, IL 60439

TO: Village Board Meeting
FROM: Stacy Patrianakos, Administration
THROUGH:
SUBJECT: A Resolution Approving Voluntary Separation Agreement and Release for Gerald Turrise
DATE: April 27, 2026

SUMMARY/BACKGROUND

ANALYSIS

Consistency with Village Policy

STAFF RECOMMENDATION
Staff recommends approval of the program which has provided a valuable employee benefit while saving costs in the long run.

BOARD ACTION REQUESTED
Approval of Resolution.

ATTACHMENTS
Turrise-Resolution 04272026.pdf
Turrise Vol Separation - Release Agmt 2026.pdf

VILLAGE OF LEMONT

RESOLUTION NO. _____

A Resolution Approving Voluntary Separation Agreement and Release

ADOPTED BY THE
PRESIDENT AND BOARD OF TRUSTEES
OF THE VILLAGE OF LEMONT
THIS 27th DAY OF APRIL 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 27TH day of April 2026.

RESOLUTION NO. ____

WHEREAS, The Village of Lemont, Counties of Cook, Will and DuPage, Illinois (the “Village"), acting by and through its Village President and Board of Trustees (the “Village Board”), is a municipal corporation operating pursuant to the Illinois Municipal Code; and

WHEREAS, the Village has adopted a Voluntary Employment Separation Program for certain employees; and

WHEREAS, the Village and Gerald Turrise desire to enter into a Voluntary Separation Agreement and Release, providing certain benefits to Gerald Turrise upon his resignation from service to the Village; and

NOW THEREFORE, BE IT RESOLVED BY THE VILLAGE BOARD OF TRUSTEES OF THE VILLAGE OF LEMONT, COOK, WILL & DU PAGE COUNTIES, ILLINOIS that:

SECTION ONE: The attached Voluntary Separation Agreement and Release between the Village of Lemont and Gerald Turrise, attached as Exhibit A, is hereby approved.

SECTION TWO: The Village Administrator is authorized to execute any other agreements and documentation as well as to take any other steps necessary to carry out this Resolution.

SECTION THREE: This Resolution shall be in full force and effect from and after its passage and approval 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 **27TH DAY OF APRIL 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

VOLUNTARY SEPARATION AGREEMENT AND RELEASE

THIS AGREEMENT is made on the **27th day of April 2026** by and between Gerald Turrise ("Employee") and the Village of Lemont ("Village"), sometimes referred to collectively as the "parties."

W I T N E S S E T H:

WHEREAS, Employee voluntarily has elected to participate in the Village's Voluntary Separation Program (the "VSP"); and

WHEREAS, because of Employee's election to participate in the VSP, the parties desire to terminate their employment relationship, resolve any and all matters relating to or arising out of Employee's employment by the Village, and avoid any disputes relating to or arising out of Employee's employment by the Village.

NOW, THEREFORE, in consideration of the promises and covenants set forth herein, and other good and valuable consideration, the receipt and sufficiency of which is acknowledged by the parties, the parties agree as follows:

SECTION 1. RESIGNATION

Pursuant to the mutual agreement of the parties, Employee desires to end his/her employment with the Village. Therefore, Employee voluntarily and irrevocably resigns as an Employee of the Village effective April 30, 2026. Employee has submitted his/her voluntary and unconditional resignation as an Employee of the Village, effective as of April 30, 2026. A copy of Employee's resignation letter is attached hereto as Exhibit A.

SECTION 2. ACCEPTANCE OF RESIGNATION

The Village hereby accepts the resignation of Employee effective April 30, 2026 in accordance with Section 1 of this Agreement.

SECTION 3. SEPARATION PAYMENT

A. Contingent upon and in consideration of Employee's submission of his/her written resignation as contemplated herein, and subject to the faithful performance of all other conditions of this Agreement, The Village shall pay to the Employee the sum of $34,756.28 less any applicable payroll taxes and deductions, which is equal to three (3) months of the employee's base pay in effect as of April 27, 2026. The Village assumes payment of the employee's health insurance premiums for the Village sponsored plan (and COBRA administration fee, if applicable) for six (6) months from separation at 100% of the total cost of the employee's health insurance premium in effect as of January 1, 2026. The employee is eligible to remain on the Village sponsored health insurance plan and have the Village pay 100% of the premiums for the employee's coverage in effect as of January 1, 2026 for six months from May 1, 2026 to October 31, 2026.These amounts represent a severance payment to which Employee is not otherwise entitled and which the Village is not otherwise obligated to make.

B. As of the effective date of Employee's resignation, the Village shall compensate Employee for accrued but unused leave in accordance with the Village's Personnel Policy Manual and the Village's Retirement Healthcare Funding Plan program. Specifically, the Employee shall receive payment for fifty percent (50%) of earned but unused vacation time, less applicable payroll taxes and deductions, and the remaining fifty percent (50%) shall be contributed to the Employee's Retirement Healthcare Funding Plan.

In addition, the Employee shall receive forty percent (40%) of accrued but unused sick leave, consistent with the Personnel Policy Manual. Of this amount, one-half (50%) shall be paid to the Employee, less applicable payroll taxes and deductions, and the remaining one-half (50%) shall be contributed to the Employee's Retirement Healthcare Funding Plan.

C. The total amount to be paid by the Village pursuant to paragraphs A and B shall be referred to as the "Separation Payment." The Separation Payment shall constitute the entire amount the Village shall pay to Employee and that Employee is owed and/or shall receive from the Village

relating to or arising out of Employee's employment by the Village, and specifically includes any amount owed to Employee for earned but unused vacation days and personal days.

SECTION 4. RETURN OF VILLAGE EQUIPMENT/CONFIDENTIALITY

Employee has returned any and all Village-owned or Village-provided equipment and materials made available to Employee during the course of his/her employment, including but not necessarily limited to any and all cellular telephones, computers, mobile electronic devices, automobiles, keys, security codes, records, documents, electronically stored data, handbooks, personnel manuals, and other similar items. Employee agrees that any confidential information learned by Employee during his/her employment shall not be disclosed and shall be kept confidential unless otherwise required to be disclosed by law.

SECTION 5. COOPERATION

Employee agrees that he/she will cooperate fully with the Village in connection with business or legal matters about which Employee had knowledge during the course of his/her employment with the Village.

SECTION 6. RELEASE AND DISCHARGE

A. Employee, his/her heirs, executors, administrators, agents, representatives, and assignees hereby release and forever discharge the Village, its Board members, individually and/or collectively, its officers, representatives, administrators, agents, employees, assignees, and successors from any and all claims, demands, actions or causes of action, including any and all costs, expenses, and attorneys' fees, arising out of or in any way connected with, directly or indirectly, the employment of Employee by the Village, or Employee's resignation from employment, or this Agreement, except for the implementation of its terms and conditions, whether arising under federal law, state or local law, the United States Constitution or the constitution of the State of Illinois.

B. Among the claims being released by Employee in this Agreement are claims under the *Age Discrimination in Employment Act of 1967*, as amended ("ADEA"), 29 U.S.C. Secs. 621-34. Pursuant to and in compliance with the *Older Workers Benefit Protection Act*, 29 U.S.C. Sec. 626(f), Employee acknowledges that:

i. He/She has read this Agreement and is entering into this Agreement knowingly, voluntarily, and with full knowledge of its terms and significance. Employee has not been coerced,

threatened, or intimidated into signing this Agreement;

ii. In addition to the waiver and release of all other possible claims, this Agreement results in the waiver and release by Employee of all age discrimination or retaliation claims arising under the *Age Discrimination in Employment Act*;

iii. In exchange for the waiver and release by Employee of all ADEA claims, Employee is receiving consideration in addition to anything of value to which he/she is already entitled;

iv. Employee is not waiving rights or claims that may arise after the date the waiver is executed;

v. Employee has been advised by this Agreement to consult with an attorney concerning this Agreement;

vi. Employee has been advised of his/her right to take forty-five (45) days to consider the terms of this Agreement before signing; and

vii. Employee is not otherwise entitled to the consideration described in Section 3. A.

C. Excluded from this release are any claims, which cannot be waived by law, including but not, limited to the right to participate in an investigation conducted by certain government agencies. Employee is waiving, however, his/her right to any monetary recovery should any agency (including, but not limited to, the *Equal Employment Opportunity Commission*) pursue any claims on his/her behalf.

D. Employee acknowledges that he/she has been informed that for a period of seven (7) calendar days after the date upon which he/she signs this Agreement, he/she may revoke it, and the Agreement shall not become effective or enforceable until this revocation period has expired. If Employee chooses to revoke the Agreement within the seven (7) calendar day period, he/she must mail a letter of revocation to the Village Administrator. Such a letter must be signed and postmarked no later than the seventh (7^{th}) calendar day after the date Employee signed this Agreement.

E. Employee acknowledges that he/she has received information showing the age and job title of all employees who have been approved for the VSP and the age and job titles for all employees who are eligible for the VSP. Employee acknowledges that the information was provided at the

same time this Agreement was presented and that Employee has had the opportunity to consider the information for as long as 45 days prior to executing this Agreement.

SECTION 7. NO REPRESENTATIONS OR WARRANTIES

Nothing in this Agreement shall constitute, nor shall it be interpreted as, a representation or warranty of any kind with respect to benefits available to Employee under the Illinois Municipal Retirement Fund ("IMRF"), the Police Pension Fund, or any other pension fund in which Employee may be a participant (the "Other Funds"), including but not limited to any early retirement options or benefits available through IMRF, the Police Pension Fund, Other Funds or the Village, or any penalties to which Employee may be subjected to by IMRF, Police Pension Fund, or Other Funds. The Village is not liable or responsible to Employee for any benefits, penalties or early retirement options from IMRF, Police Pension Fund, or Other Funds unless otherwise expressly stated herein.

SECTION 8. INURE TO BENEFIT / BINDING EFFECT OF AGREEMENT

This Agreement shall inure to the benefit of the Village and Employee, and shall bind the Village and Employee, their agents, representatives, heirs, assignees and successors.

SECTION 9. ADVICE OF COUNSEL

The parties have and each of them has relied upon the advice and representation of counsel, or had the opportunity to obtain such advice and representation, regarding the terms of this Agreement and the legal liabilities of the parties, if any.

SECTION 10. COMPLETE UNDERSTANDING

This Agreement sets forth all the promises, agreements, conditions and understandings between the parties relative to the subject matter hereof, and there are no promises, agreements, or undertakings, either oral or written, expressed or implied, between them other than as herein set forth. Any and all prior or contemporaneous understandings or agreements are merged herein and are superseded by the terms of this Agreement. The parties acknowledge and agree that the considerations exchanged herein do not constitute, and shall not be interpreted as, an admission of fault, wrongdoing, liability or deficiency of any kind on the part of either of them.

SECTION 11. AMENDMENT OF AGREEMENT

Except as otherwise provided, no subsequent alteration, amendment, change or addition to this Agreement shall be binding upon the parties hereto unless reduced to writing and duly authorized and signed by each of them.

SECTION 12. APPLICABLE LAW

The parties agree that this Agreement, the rights and obligations of the parties in this Agreement, and any disputes arising hereunder, shall be interpreted and enforced under and in accordance with Illinois law regardless of whether any party is, or subsequently becomes, a resident or domiciliary of any other state or country. Any litigation regarding this agreement shall be filed in the Circuit Court of Cook County, Illinois.

IN WITNESS WHEREOF, the parties have executed this Agreement on this 27th day of April, 2026.

EMPLOYEE NAME

By: Gerald Turrise
Employee

VILLAGE OF LEMONT

By: _____
Village Administrator

Attest: _____
Village Clerk

Exhibit A

I hereby voluntarily and irrevocably resign from my employment with the Village of Lemont effective April 30, 2026 pursuant to the Village's Voluntary Separation Program. Thank you for your attention to this matter.

Gerrald Turrise
Employee Name

Employee Signature

Date

418 Main Street | Lemont, IL 60439

TO: Village Board Meeting
FROM: Stacy Patrianakos, Administration
THROUGH:
SUBJECT: A Resolution Authorizing the Voluntary Employment Separation Incentive Program
DATE: April 27, 2026

SUMMARY/BACKGROUND

ANALYSIS

Consistency with Village Policy

STAFF RECOMMENDATION
Approval of Resolution

BOARD ACTION REQUESTED
Approval of Resolution

ATTACHMENTS
2026 VSP Program.pdf

RESOLUTION NO. R-_____-26

A RESOLUTION AUTHORIZING

THE VOLUNTARY EMPLOYMENT SEPARATION INCENTIVE PROGRAM
BE IT RESOLVED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF LEMONT, COOK, WILL AND DUPAGE COUNTIES, ILLINOIS, as follows:

WHEREAS, The Village of Lemont, Counties of Cook, Will and DuPage, Illinois
(the “Village"), acting by and through its Village President and Board of Trustees (the “Village Board”), is a municipal corporation operating pursuant to the Illinois Municipal Code; and

WHEREAS, the Village seeks costs savings by adopting the Voluntary Employment Separation Incentive Program for certain employees who have accumulated years of credible service; and

WHEREAS, the adoption of the Voluntary Employment Separation Incentive Program will provide the Village with a way to reduce payroll costs to meet the goal of cost savings for the Village; and

WHEREAS, the President and Village Board find that it is in the best interest of the Village and its residents to adopt a new early separation incentive program:

NOW THEREFORE, BE IT RESOLVED BY THE VILLAGE BOARD OF TRUSTEES OF THE VILLAGE OF LEMONT, COOK, WILL & DU PAGE COUNTIES, ILLINOIS that:

SECTION ONE: The foregoing recitals are hereby adopted and incorporated into and made a part of this Resolution as if fully set forth herein.

SECTION TWO: The Village Administrator is authorized to administer the Voluntary Employment Separation Incentive Program, attached hereto as Exhibit 1, and to execute any other agreements and documentation as well as to take any other steps necessary to carry out this Resolution.

SECTION THREE: This Resolution shall be in full force and effect from and after its passage and approval 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 **27TH DAY OF APRIL 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 1:

VILLAGE OF LEMONT
INTER -OFFICE MEMORANDUM

To:	Regular Full-Time Village Employees
From:	George Schafer, Village Administrator
Date:	March 13, 2026
Subject:	Voluntary Employment Separation Program

BACKGROUND

In 2022, the Village offered a Voluntary Separation Incentive Program to regular full-time employees as a way to provide a meaningful benefit to employees while also achieving long-term cost savings for the Village. Since that time, a number of employees have asked whether a similar opportunity might be offered again. I am pleased to report that the Village Board has approved offering the Voluntary Separation Incentive Program (VSIP) once more in 2026. While comparable programs were previously offered in 2018 and 2022, they are offered only periodically and should not be viewed as a recurring or guaranteed benefit. Employees who may be approaching retirement or considering a transition from Village service are strongly encouraged to carefully review this opportunity and determine whether participation may be advantageous for them. Programs of this type represent a significant benefit to eligible employees, and there is no assurance that the Village will offer a similar program again in the future. The following is the general outline of the Voluntary Employment Separation Program:

ELIGIBILITY

The Voluntary Employment Separation program is available to any non-bargaining unit current regular full-time employee that has completed with the Village of Lemont at least five (5) years of continuous full-time service by December 31, 2026, or at separation date, whichever is earlier. It is not mandatory that you immediately be eligible to receive a retirement pension under the Illinois Municipal Retirement Fund (IMRF) or the Police Pension Fund. It is only mandatory that you permanently separate from Village service. The Village, in its sole discretion, may consider arrangements that allow a participant to work on any basis after separation as a full-time employee, duly taking into consideration any requirements under the IMRF or Police Pension Fund.

AMOUNT OF VOLUNTARY EMPLOYMENT SEPARATION INCENTIVE

The amount of the Voluntary Employment Separation Incentive will be as follows:

(1) Payment by the Village of 100% of the total cost for six months of the employees' health insurance premium in effect as of May 1, 2026, and

(2) Lump sum payment to the employee of three months of the employee's base pay in effect as of May 1, 2026, or at separation date, whichever is higher.

No overtime, compensatory pay, specialty payments, stipends, or other compensation provided for in the Personnel Policy Manual, collective bargaining agreement, contract, or other Village documents will be included in the base pay calculation. The Village will withhold required deductions and taxes from the lump sum payment at time of payment.

The Village will pay 100% of the cost of the employee's health insurance premiums with no contribution from the employee for six months of coverage. The type (HMO, PPO, or HDHP) and level (single, single plus one, or family) of health insurance coverage in effect as of May 1, 2026, will be used to determine the cost of the coverage paid for by the Village at separation. The employee and eligible dependents may remain on the Village's health insurance plan (either as an IMRF or Police Pension Fund retiree or via COBRA coverage) for six months after separation of service. The Village will assume 100% of the cost of health insurance premiums (and the 2% COBRA administration fee, if applicable) for six months after separation. The Village will not continue to make any Village contributions to the employee's Health Savings Account, if applicable, after separation of service with the Village of Lemont.

APPLICATION PROCESS:

An eligible employee interested in this program must complete the attached application indicating your interest in this program. At this point in the process, your application is non-binding. The purpose of the application process is to formalize your interest in the program, allow the employee and the Village to engage in discussions regarding pension, insurance and other related issues, and to discuss the date you will separate from Village service. Once your application is received and these discussions have taken place, the Village will prepare a Separation Agreement that will include the amount of your incentive, your separation date, and a number of other legal conditions.

SEPARATION DATE:

The completed application must include a requested date that you would like to separate from service, which can be no later than December 31, 2026. Once your application is received, the Village will consider the date requested by the employee as well as the needs of the Department and the Village in order to minimize the disruption on Village operations and to maximize the amount of savings that are generated by this program. The final separation date will be determined in the sole discretion of the Village Administrator, and depending on the response to the program, the Village reserves the right to propose a separation date beyond the separation deadline.

APPLICATION DEADLINE:

Applications for the Voluntary Employment Separation Program must be submitted to Stacy Patrianakos, HR Manager, no later than April 15, 2026. As it is impossible to gauge the level of response to this program before formally accepting applications, the Village reserves the right to limit the number of Voluntary Employment Separation incentives given. The ultimate decision as to whether to separate from Village service is significant. An employee should carefully consider before submitting this application and/or accepting a separation incentive.

Village of Lemont Voluntary Employment Separation Program

Name	Department
Position Title	Hire Date

Requested Separation Date

By signing below, I acknowledge that this non-binding application is submitted in order to formally express my interest in the Village's Voluntary Employment Separation Program. I request that the Village of Lemont estimate the amount of the incentive and set a proposed separation date. I further acknowledge that the Village of Lemont reserves the right to propose a separation date that is in the best interests of the Village as well as limit the number of Voluntary Employment Separation Program applications accepted. **I understand that the decision as to whether my application is accepted or approved rests solely with the Village.**

Employee's Signature	Date
Department Head's Signature	Date

This application must be submitted to Stacy Patrianakos, Human Resources Manager, by April 15, 2026. Any applications received after this date will not be accepted.

418 Main Street | Lemont, IL 60439

TO: Village Board Meeting
FROM: Stacy Patrianakos, Administration
THROUGH:
SUBJECT: Resolution to Approve a Retirement Healthcare Funding Plan

DATE: April 27, 2026

SUMMARY/BACKGROUND
The proposed resolution adopts the NPPFA Retirement Healthcare Funding Plan to help the Village responsibly fund future retiree healthcare obligations for eligible employees. Participation provides a cost-effective, structured approach to long-term planning.

ANALYSIS

Consistency with Village Policy

STAFF RECOMMENDATION
Approval of Resolution

BOARD ACTION REQUESTED
Approval of Resolution

ATTACHMENTS
04272026 Resolution-115 Plan-525-43.2-Lemont (003).pdf
08-Retiree Death Benefits-115 Plan-525-85-Lemont.pdf
02-Specifications-115 Plan-525-44.2-Lemont.pdf

VILLAGE OF LEMONT

RESOLUTION NO. _____

Resolution Approving Participation in the NPPFA Retirement Healthcare Funding Plan for Eligible Employees

ADOPTED BY THE
PRESIDENT AND BOARD OF TRUSTEES
OF THE VILLAGE OF LEMONT
THIS 27th DAY OF APRIL 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 27TH day of April 2026.

VILLAGE OF LEMONT

Resolution Approving Participation in the NPPFA Retirement Healthcare Funding Plan for Eligible Employees

WHEREAS the Village of Lemont is a member of the National Public Pension Fund Association (NPPFA); and

WHEREAS NPPFA offers a Retirement Healthcare Funding Plan (RHF Plan) and Retiree Death Benefit Plan (RDB Plan) for participating employers; and

WHEREAS the Village desires to adopt these plans to provide retirement healthcare funding benefits for eligible employees, at this time;

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

SECTION ONE: The Village hereby adopts the NPPFA Retirement Healthcare Funding Plan and Retiree Death Benefit Plan for eligible employees, as may be amended from time to time.

SECTION TWO: The Village authorizes participation in the associated administrative and investment services necessary to implement the plans.

SECTION THREE: State Street Bank and Trust is hereby appointed as trustees for the plan.

SECTION FOUR: The Village Administrator (or designee) is authorized to act as program coordinator and to execute all necessary agreements and documents to implement and administer the plans.

ADOPTED AND APPROVED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF LEMONT, COUNTIES OF COOK, WILL, AND DUPAGE, ILLINOIS, ON THIS 27TH DAY OF APRIL 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

RETIREE DEATH BENEFITS PLAN

Village of Lemont

Retiree Healthcare Funding Trust & Plan

RETIREE DEATH BENEFITS PLAN

Table of Contents

Article I Preamble
- 1.01 Establishment of Plan
- 1.02 Purpose of Plan

Article II Definitions
- 2.01 "Beneficiary"
- 2.02 "Employer"
- 2.03 "Entry Date"
- 2.04 "Participant"
- 2.05 "Plan Administrator"
- 2.06 "Plan Year"
- 2.07 "Retiree"

Article Ill Eligibility
- 3.01 General Requirements

Article IV Amount of Benefits
- 4.01 Annual Benefits Provided by the Plan
- 4.02 Cost of Coverage

Article V Payment of Benefits
- 5.01 Eligibility for Benefits
- 5.02 Claims for Benefits

Article VI Plan Administration
- 6.01 Allocation of Authority
- 6.02 Provision for Third-Party Plan Service Providers
- 6.03 Several Fiduciary Liability
- 6.04 Compensation of Plan Administrator
- 6.05 Bonding
- 6.06 Payment of Administrative Expenses
- 6.07 Timeliness of Payments

Article VII Claims Procedure
- 7.01 Procedure if Benefits are Denied Under the Plan
- 7.02 Requirement for Written Notice of Claim Denial
- 7.03 Right to Request Hearing on Benefit Denial
- 7.04 Disposition of Disputed Claims
- 7.05 Preservation of Other Remedies

Table of Contents (continued)

Article VIII Amendment or Termination of Plan

8.01 Permanency
8.02 Employer's Right to Amend
8.03 Employer's Right to Terminate

Article IX General Provisions

9.01 No Employment Rights Conferred
9.02 Nonalienation of Benefits
9.03 Mental or Physical Incompetency
9.04 Inability to Locate Payee
9.05 Requirement of Proper Forms
9.06 Source of Payments
9.07 Tax Effects
9.08 Multiple Functions
9.09 Gender and Number
9.10 Headings
9.11 Applicable Laws
9.12 Severability

RETIREE DEATH BENEFITS PLAN

ARTICLE I

Preamble

THIS INSTRUMENT made and published by the Village of Lemont (hereinafter called "Employer") on the _____, 202___, creates the Village of Lemont Retiree Death Benefits Plan, as follows:

1.01 Establishment of Plan

The Employer named above hereby establishes a Retiree Death Benefits Plan as of the ____ day of _____, 202___.

1.02 Purpose of Plan

This Plan has been established to pay to the Beneficiaries of the deceased eligible Retirees of the Employer a death benefit amount equal to the Employer "special reversion" amount paid to the Employer pursuant to the Name of Employer Retiree Healthcare Funding Plan, and Name of Employer Retiree Healthcare Funding Plan 115 Trust Agreement.

ARTICLE II

Definitions

The following words and phrases as used herein shall have the following meanings, unless a different meaning is plainly required by the context:

2.01 "Beneficiary" means the person or persons who have been designated to receive the Retiree's death benefit payable pursuant to Section 4.01. A Retiree may designate any person or persons (who may be designated contingently or successively and who may be an entity other than a natural person) as his Beneficiary or Beneficiaries to whom the Retiree's death benefit is paid. Each Beneficiary designation shall be in the form prescribed by the Plan Administrator and will be effective only when filed with the Plan Administrator during the Retiree's lifetime. Each Beneficiary designation filed with the Plan Administrator will cancel all Beneficiary designations previously filed with the Plan Administrator. If any Retiree fails to properly designate a Beneficiary in the manner provided above, or if the Beneficiary designated by the Retiree dies before the Retiree, the default Beneficiary(ies) shall be the Retiree's heirs at law as if the Retiree died in intestate as an Illinois resident.

2.02 "Employer" means the unit of state or local government creating this Plan, or any affiliate or successor thereof that likewise adopts this Plan.

2.03 "Entry Date" means the first day the Participant meets the eligibility requirements of Article III as of such Date.

2.04 "Participant" means any Retiree who has met the eligibility requirements set forth in Article III.

2.05 "Plan Administrator" means the Employer or other person appointed by the Employer who has the authority and responsibility to manage and direct the operation and administration of the Plan.

2.06 "Plan Year" means the annual accounting period of the Plan, which begins on the _____ day of 202___, and ends on the ____ day of _____, 202___, with respect to the first Plan Year, and thereafter as long as this Plan remains in effect, the period that begins on January 1st, and ends on December 31st.

2.07 "Retiree" means any individual who, while in the service of the Employer, was considered to be in a legal employer-employee relationship with the Employer for federal withholding tax purposes, and who was part of the classification of employees designated as covered by the Name of Employer Retiree Healthcare Funding Plan.

ARTICLE Ill

Eligibility

Each Retiree who meets the eligibility requirements outlined in the Name of Employer Retiree Healthcare Funding Plan shall be eligible to participate in this Plan.

ARTICLE IV

Amount of Benefits

4.01 Death Benefit Provided by the Plan

Each Participant's Beneficiary(ies) shall be entitled to a payment upon the death of the Participant in the amount of the account balance of the Participant in the Name of Employer Retiree Healthcare Funding Plan that is forfeited to the Employer pursuant to the terms of the Name of Employer Retiree Healthcare Funding Plan "special forfeiture provision."

4.02 Cost of Coverage

The expense of providing the benefits set out in Section 4.01 shall be contributed solely from the "special forfeiture" amounts actually paid to the Employer with respect to the Retiree pursuant to the Name of Employer Retiree Healthcare Funding Plan.

ARTICLE V

Payment of Benefits

5.01 Eligibility for Benefits

(a) Each Participant in the Plan shall be entitled to a death benefit hereunder on or after the Entry Date of his or her participation (and after the effective date of the Plan), subject to the limitations contained in this Article V.

(b) In order to be eligible for benefits, the Participant must separate from service or separate from service and meet the benefit eligibility criteria outlined in the Name of Employer Retiree Healthcare Funding Plan Adoption Agreement and must be a participant in the Name of Employer Retiree Healthcare Funding Plan prior to his date of death.

5.02 Claims for Benefits

No benefit shall be paid hereunder unless a Beneficiary has first submitted a written claim for benefits to the Plan Administrator on a form specified by the Plan Administrator, and pursuant to the procedures set out in Article VI, below. Upon receipt of a properly documented claim, the Plan Administrator shall pay the Beneficiary the benefits provided under this Plan as soon as is administratively feasible.

ARTICLE VI

Plan Administration

6.01 Allocation of Authority

The Employer shall control and manage the operation and Administration of the Plan. The Employer shall have the exclusive right to interpret the Plan and to decide all matters arising thereunder, including the right to remedy possible ambiguities, inconsistencies, or omissions. All determinations of the Employer with respect to any matter hereunder shall be conclusive and binding on all persons.

Without limiting the generality of the foregoing, the Employer shall have the following powers and duties:

To decide on questions concerning the Plan and the eligibility of any Employee to participate in the Plan, in accordance with the provisions of the Plan;

To determine the amount of benefits that shall be payable to any person in accordance with the provisions of the Plan; to inform the Plan Administrator, as appropriate, of the amount of such benefits; and to provide a full and fair review to any Participant whose claim for benefits has been denied in whole or in part; and

To designate other persons to carry out any duty or power which would otherwise be a fiduciary responsibility of the Plan Administrator, under the terms of the Plan.

To require any person to furnish such reasonable information as it may request for the purpose of the proper administration of the Plan as a condition to receiving any benefits under the Plan;

To make and enforce such rules and regulations and prescribe the use of such forms as he shall deem necessary for the efficient administration of the Plan.

6.02 Provision for Third-Party Plan Service Providers

The Plan Administrator, subject to approval of the Employer, may employ the services of such persons as it may deem necessary or desirable in connection with operation of the Plan. The Plan Administrator, the Employer (and any person to whom it may delegate any duty or power in connection with the administration of the Plan), and all persons connected therewith may rely upon all tables, valuations, certificates, reports and opinions furnished by any duly appointed actuary, accountant, (including

Employees who are actuaries or accountants), consultant, third party administration service provider, legal counsel, or other specialist, and they shall be fully protected in respect to any action taken or permitted in good faith in reliance thereon. All actions so taken or permitted shall be conclusive and binding as to all persons.

6.03 Several Fiduciary Liability

To the extent permitted by law, neither the Plan Administrator nor any other person shall incur any liability for any acts or for failure to act except for his own willful misconduct or willful breach of this Plan.

6.04 Compensation of Plan Administrator

Unless otherwise agreed to by the Employer, the Plan Administrator shall serve without compensation for services rendered in such capacity, but all reasonable expenses incurred in the performance of his duties shall be paid by the Employer.

6.05 Bonding

Unless otherwise determined by the Employer, or unless required by any Federal or State law, the Plan Administrator shall not be required to give any bond or other security in any jurisdiction in connection with the administration of this Plan.

6.06 Payment of Administrative Expenses

All reasonable expenses incurred in administering the Plan, including but not limited to administrative fees and expenses owing to any third party administrative service provider, actuary, consultant, accountant, attorney, specialist, or other person or organization that may be employed by the Plan Administrator in connection with the administration thereof, shall be paid by the Employer.

6.07 Timeliness of Payment for Benefits

Payment for Benefits shall be made as soon as administratively feasible after the required forms and documentation have been received by the Plan Administrator.

ARTICLE VII

Claims Procedure

7.01 Procedure if Benefits are Denied Under the Plan

Any Beneficiary, or his duly authorized representative may file a claim for a plan benefit to which the claimant believes that he is entitled. Such a claim must be in writing on a form provided by the Plan Administrator and delivered to the Plan Administrator, in person or by mail, postage paid. Within thirty (30) days after receipt of such claim, the Plan Administrator shall send to the claimant, by mail, postage prepaid, notice of the granting or denying, in whole or in part, of such claim, unless special circumstances require an extension of time for processing the claim. In no event may the extension exceed forty-five (45) days from the end of the initial period. If such extension is necessary, the claimant will be given a written notice to this effect prior to the expiration of the initial 30-day period. If such extension is necessary due to a failure of the Beneficiary to submit the information necessary to decide the claim, the notice of extension shall describe the required information and the claimant shall be afforded at least

forty-five (45) days from receipt of the notice within which to provide such information. The Plan Administrator shall have full discretion to deny or grant a claim in whole or in part. If notice of the denial of a claim is not furnished in accordance with this Section, the claim shall be deemed denied and the claimant shall be permitted to exercise his right to review pursuant to Sections 7.03 and 7.04.

7.02 Requirement for Written Notice of Claim Denial

The Plan Administrator shall provide, to every claimant who is denied a claim for benefits, written notice setting forth in a manner calculated to be understood by the claimant:

(a) The specific reason or reasons for the denial;

(b) Specific reference to pertinent Plan provisions on which the denial is based;

(c) A description of any additional material of information necessary for the claimant to perfect the claim and an explanation of why such material is necessary, and

(d) An explanation of the Plan's claim review procedure.

7.03 Right to Request Hearing on Benefit Denial

Within one-hundred eighty (180) days after the receipt by the claimant of written notification of the denial (in whole or in part) of his claim, the claimant or his duly authorized representative, upon written application to the Plan Administrator, in person or by certified mail, postage prepaid, may request a review of such denial, may review pertinent documents, and may submit issues and comments in writing.

7.04 Disposition of Disputed Claims

Upon its receipt of notice of a request for review, the Plan Administrator shall make a prompt decision on the review. The decision on review shall be written in a manner calculated to be understood by the claimant and shall include specific reasons for the decision and specific references to the pertinent plan provisions on which the decision is based. The decision on review shall be made not later than sixty (60) days after the Plan Administrator's receipt of a request for a review, unless special circumstances require an extension of time for processing, in which case a decision shall be rendered not later than one hundred-twenty (120) days after receipt of a request for review. If an extension is necessary, the claimant shall be given written notice of the extension prior to the expiration of the initial sixty (60) day period. If notice of the decision on the review is not furnished in accordance with this Section, the claim shall be deemed denied and the claimant shall be permitted to exercise his right to legal remedy pursuant to Section 7.05.

7.05 Preservation of Other Remedies

After exhaustion of the claims procedures provided under this Plan, nothing shall prevent any person from pursuing any other legal or equitable remedy otherwise available.

ARTICLE VIII

Amendment or Termination of Plan

8.01 Permanency

While the Employer fully expects that this Plan will continue indefinitely, due to unforeseen, future business contingencies, permanency of the Plan will be subject to the Employer's right to amend or terminate the Plan, as provided in Sections 8.02 and 8.03, below.

8.02 Employer's Right to Amend

The Employer reserves the right to amend the Plan at any time and from time-to-time, and retroactively if deemed necessary or appropriate to meet the requirements of the Code, or any similar provisions of subsequent revenue or other laws, or the rules and regulations in effect under any of such laws or to conform with governmental regulations or other policies, to modify or amend in whole or in part any or all of the provisions of the Plan.

8.03 Employer's Right to Terminate

The Employer reserves the right to discontinue or terminate the Plan at any time without prejudice.

ARTICLE IX

General Provisions

9.01 No Employment Rights Conferred

Neither this Plan nor any action taken with respect to it shall confer upon any person the right to be continued in the employment of the Employer.

9.02 Nonalienation of Benefits

No benefit under the Plan shall be subject in any manner to anticipation, alienation, sale, transfer, assignment, pledge, encumbrance or charge, and any attempt to do so shall be void. No benefit under the Plan shall in any manner be liable for or subject to the debts, contracts, liabilities, engagements or torts of any person . If any person entitled to benefits under the Plan becomes bankrupt or attempts to anticipate, alienate, sell, transfer, assign, pledge, encumber or charge any benefit under the Plan, or if any attempt is made to subject any such benefit to the debts, contracts, liabilities, engagements or torts of the person entitled to any such benefit, except as specifically provided in the Plan, then such benefit shall cease and terminate in the discretion of the Plan Administrator, and he may hold or apply the same or any part thereof to the benefit of any dependent of such person, in such manner and proportion as he may deem proper.

9.03 Mental or Physical Incompetency

If the Plan Administrator determines that any person entitled to payments under the Plan is incompetent by reason of physical or mental disability, he may cause all payments thereafter becoming due to such person to be made to any other person for his benefit, without responsibility to follow the application of

amounts so paid. Payments made pursuant to this Section shall completely discharge the Plan Administrator and the Employer.

9.04 Inability to Locate Payee

If the Plan Administrator is unable to make payment to any Beneficiary or other person to whom a payment is due under the Plan because he cannot ascertain the identity or whereabouts of such Beneficiary or other person after reasonable effort have been made to identify or locate such person (including a notice of the payment so due mailed to the last known address of such Beneficiary or other person as shown on the records of the Employer), such payment and all subsequent payments otherwise due to such Beneficiary or other person shall be escheated under the laws of the State of the last known address of the Participant or other persons eligible for benefits.

9.05 Requirement of Proper Forms

All communications in connection with the Plan made by a Participant or Beneficiary shall become effective only when duly executed on forms provided by and filed with the Plan Administrator.

9.06 Source of Payments

The amounts actually forfeited to the Employer with respect to an individual Participant pursuant to the Name of Employer Retiree Healthcare Funding Plan and the Name of Employer Retiree Healthcare Funding Plan 115 Trust Agreement shall be the sole source of benefits under the Plan. No Participant or Beneficiary shall have any right to, or interest in, any assets of the Employer, except as provided from time to time under the Plan, and then only to the extent of the benefits payable under the Plan to such Beneficiary.

9.07 Tax Effects

Neither the Employer nor the Plan Administrator makes any warranty or other representation as to whether any payments received by a Beneficiary hereunder will be treated as includible in gross income for federal or state income tax purposes.

9.08 Multiple Functions

Any person or group of persons may serve in more than one fiduciary capacity with respect to the Plan.

9.09 Gender and Number

Masculine pronouns include the feminine as well as the neuter gender, and the singular shall include the plural, unless indicated otherwise by the context.

9.10 Headings

The Article and Section headings contained herein are for convenience of reference only, and shall not be construed as defining or limiting the matter contained thereunder.

9.11 Applicable Laws

The provisions of the Plan shall be construed, administered and enforced according to the laws of the State of Illinois.

9.12 Severability

Should any part of this Plan subsequently be invalidated by a court of competent jurisdiction, the remainder thereof shall be given effect to the maximum extent possible.

IN WITNESS WHEREOF, we have executed this Plan Agreement the date and year first written above.

EMPLOYER:

By:_____ Title:_____
Signature of Authorized Official

ATTEST (if applicable)

By:_____ Title:_____
Signature of Attestor

525-85

SPECIFICATIONS
OF YOUR
RETIREE HEALTHCARE FUNDING PLAN

VILLAGE OF LEMONT

Effective: _____

VILLAGE OF LEMONT

RETIREE HEALTHCARE FUNDING PLAN

SPECIFICATIONS

TABLE OF CONTENTS

1. SPONSORING ENTITY IDENTIFICATION 1

2. PLAN AND TRUST IDENTIFICATION 1

3. DEFINITIONS.....1

4. ELIGIBILITY REQUIREMENTS 2

5. CONTRIBUTIONS AND ACCOUNTS 2

6. MEDICAL BENEFITS.....2

7. EARNED BENEFITS AND FORFEITURES 3

VILLAGE OF LEMONT
RETIREE HEALTHCARE FUNDING PLAN

SPECIFICATIONS

The undersigned hereby adopts the Village of Lemont Retiree Healthcare Funding Plan ("Plan") and the Village of Lemont Retiree Healthcare Funding Trust ("Trust") for the benefit of Eligible Employees, their Dependents and Beneficiaries under the provisions of these specifications. The definitions set forth in the Plan and Trust shall apply herein unless the context requires otherwise**.**

1. SPONSORING ENTITY IDENTIFICATION

Name and Address: Village of Lemont
418 Main Street
Lemont, IL 60439

(a) Contact Person: Stacy Patrianakos

Phone No.: 630-257-1550

Email: spatrianakos@lemont.il.us

(b) Form of Business: Local Government

(c) Tax Identification No.: 36-6005968

2. PLAN AND TRUST IDENTIFICATION

(a) Name of Plan: **VILLAGE OF LEMONT RETIREE HEALTHCARE FUNDING PLAN**
(b) Name of Trust: **VILLAGE OF LEMONT RETIREE HEALTHCARE FUNDING TRUST**
(c) Collectively Bargained Plan:

3. DEFINITIONS

(a) **Plan Administrator**. The Plan Administrator of the Plan shall be **Babbitt Municipalities Inc**.

(b) **Effective Date**. The Effective Date of the Plan is _____.

(c) **Compensation.** Compensation (as defined in the Plan) shall be determined on the basis of the calendar year.

(d) **Separation of Service**. Any separation of service including furlough or application of FMLA.

(e) **Plan Year**. **The Plan Year shall be the 12-month period commencing on January 1 and ending on December 31.**

(f) **Coverage Period**. The period for which Participant elections, if applicable, are valid under this Plan shall be the calendar year.

4. ELIGIBILITY REQUIREMENTS

(a) **Covered Group Requirement**. **Entry Date**. To the extent participation is authorized under a collective bargaining agreement or policy adopted by the Board of Trustees of the VILLAGE OF LEMONT, an employee becomes eligible to participate beginning on the later of the date such employee meets the following conditions: (i) he or she is an employee of the VILLAGE OF LEMONT, (ii) he or she has completed his or her probationary period, and (iii) her or she is enrolled for retirement benefits under the Pension Fund pursuant to Article 4 of the Illinois Pension Code or the Illinois Municipal Retirement Fund pursuant to Article 7 of the Illinois Pension Code unless such enrollment is not otherwise required under the collective bargaining agreement or adopted policy.

5. CONTRIBUTIONS

Contributions. Contributions shall be made in accordance with the current collective bargaining agreement between the VILLAGE OF LEMONT and any UNION NAME or otherwise provided in a policy adopted by the Board of Trustees of the VILLAGE OF LEMONT.

6. MEDICAL BENEFITS

A Participant may be eligible to be reimbursed for the payment of medical benefits (as specified in the Plan) or for the purchase of insurance made available under the Plan.

(a) Following retirement, a Participant may, as specified in writing by the Trustee, be eligible to be reimbursed for the following benefits as permitted by applicable law:

Premiums

- Medicare Part B coverage (or other Medicare premiums)
- Medicare-supplement ("Medigap") insurance
- COBRA continuation coverage
- Other health insurance approved by the Administrator, including any post-retirement medical plan sponsored by the Sponsoring Entity
- Dental coverage
- Vision care coverage
- Prescription drug coverage

- Qualified long-term care insurance

As permitted by the Plan and applicable law, reimbursement of out-of-pocket medical expenses such as deductibles, co-pays, prescription drugs, eyeglasses, dental work, hearing aids, etc.

7. EARNED BENEFITS AND FORFEITURES

(a) **Earning of Benefit Rights**. Benefits shall be earned pursuant to written rules established by the Trustee.

SPONSORING ENTITY

These Specifications and the corresponding provisions of the Plan and Trust documents are approved and adopted by the Sponsoring Entity on _____, 20____.

Signature: _____

Title: _____

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 Final Planned Unit Development (PUD) Approval for Lemont Fire Protection District Station 1 on 3.68 Acres Located at the Northeast Corner of Walter Street and 127th Street in Lemont, IL
DATE: April 27, 2026

SUMMARY/BACKGROUND

The Lemont Fire Protection District, represented by FGM Architects, has applied for a Final Planned Unit Development (PUD) for a new Station 1 located on 3.68-acres at the northeast corner of Walter Street and 127th Street. The Preliminary PUD was approved by the Village Board on March 9, 2026 as O-23-26 and the Final PUD request represents the last step in formalizing the previously reviewed and approved development plan.

ANALYSIS

Planning & Zoning Commission (PZC)

The PZC reviewed the Final Planned Unit Development application and documents at the meeting held on April 8, 2026 and recommended unanimously (6-0) for approval.

Committee of the Whole (COW)

The Final PUD was presented and discussed at the COW meeting held on April 20, 2026.

Consistency with Village Policy

Lemont 2030 Comprehensive Plan

STAFF RECOMMENDATION

Staff recommends approval of attached ordinance.

BOARD ACTION REQUESTED

Motion to approve attached ordinance.

ATTACHMENTS

An Ordinance Granting Final Planned Unit Development (PUD) Approval for Lemont Fire Protection District Station 1 on 3.68 Acres at Northeast Corner of Walter and 127th Street in Lemont Il

VILLAGE OF LEMONT

ORDINANCE
NUMBER O-___-26

AN ORDINANCE GRANTING FINAL PLANNED UNIT DEVELOPMENT (PUD) APPROVAL FOR LEMONT FIRE PROTECTION DISTRICT STATION 1 ON 3.68 ACRES LOCATED AT THE NORTHEAST CORNER OF WALTER STREET AND 127th STREET IN LEMONT, ILLINOIS

(LFPD Station 1)

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 4-___2026

ORDINANCE NO. O-_____-26

AN ORDINANCE GRANTING FINAL PLANNED UNIT DEVELOPMENT (PUD) APPROVAL FOR LEMONT FIRE PROTECTION DISTRICT STATION 1 ON 3.68 ACRES LOCATED AT THE NORTHEAST CORNER OF WALTER STREET AND 127th STREET IN LEMONT, ILLINOIS

(LFPD Station 1)

WHEREAS, Jacob McLaughlin of FGM Architects (the "Petitioner"), is acting on behalf of the owner of the property covering approximately 3.68-acres on 4 parcels located at 15783, 15747, and 15723 127th Street (PINS# 22-29-309-004-0000; 22-29-309-005-0000, 22-29-309-006-0000 and 22-29-309-007-0000), legally described in Exhibit A (hereinafter referred to as the "Subject Property"); and

WHEREAS, the Petitioner applied under the provisions of the Lemont, Illinois Municipal Code, Title 17 Unified Development Ordinance ("UDO") seeking approval of a Preliminary Planned Unit Development, (hereinafter referred to as "LFPD Station 1 Preliminary PUD") for development of the subject property; and

WHEREAS, said application was reviewed in accordance with the Lemont Unified Development Ordinance of 2008 (Chapter 17 of the Lemont, Illinois Municipal Code) (hereinafter referred to as "UDO") and approved by the Village Board of Trustees on March 9, 2026 as Ordinance No. O-23-26, granting Preliminary PUD approval for Lemont Fire Protection District Station 1; and

WHEREAS, the Petitioner has submitted a Final Planned Unit Development Application on March 11, 2026 for Lemont Fire Protection District (LFPD) Station 1 (hereinafter referred to as "LFPD Station 1 Final PUD") with associated documents attached as Exhibits to this ordinance:

1. Final Engineering Plans for Lemont FPD New Fire Station 1, prepared by FGM Architects Inc., with Eriksson Engineering Associates, Ltd. dated April 13, 2026, attached hereto and incorporated herein as Exhibit B.

2. Site Photometric Plan, prepared by FGM Architects Inc., dated April 13, 2026, attached hereto and incorporated herein as Exhibit C .

3. Final Landscaping Plans, prepared by FGM Architects Inc., dated April 13, 2026, attached hereto and incorporated herein as Exhibit D.

4. Final Architectural Plans, prepared by FGM Architects Inc., dated April 13, 2026, attached hereto and incorporated herein as Exhibit E.

WHEREAS, the Planning & Zoning Commission (PZC) discussed and reviewed this matter at the PZC meeting held on April 8, 2026, finding the Final documents to be in substantial compliance with the approved PUD Preliminary Plans; and

WHEREAS, The Planning & Zoning Commission voted 6-0 at that meeting to recommend approval of the Final Planned Unit Development for LFPD Station 1.

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

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

SECTION TWO: Approval. The Final PUD plans and documents listed in this Ordinance are hereby approved in substantially the form presented, subject to the conditions set forth below.

SECTION THREE: Conditions. The approvals granted herein are subject to the following conditions:

1. **General Conditions**. Unless otherwise approved by the Village Board, the Subject Property shall be developed and maintained in accordance with all applicable Village Codes, the Preliminary PUD (Ordinance No. O-23-26), and the approved Final PUD plans, any subsequent modifications approved in accordance with the Unified Development Ordinance and exhibits attached hereto.
2. **Changes to Approved Plans.** Any changes to the approved Final PUD plans shall be subject to Section 17.08.090 of the Lemont Unified Development Ordinance, as amended.

SECTION FOUR: **Publication**. The Village Clerk is hereby directed to publish this Ordinance in pamphlet form in accordance with Illinois Compiled Statutes.

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

SECTION SIX: Effective Date. This Ordinance shall be in full force and effect from and after its passage, approval and publication 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 20 .

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

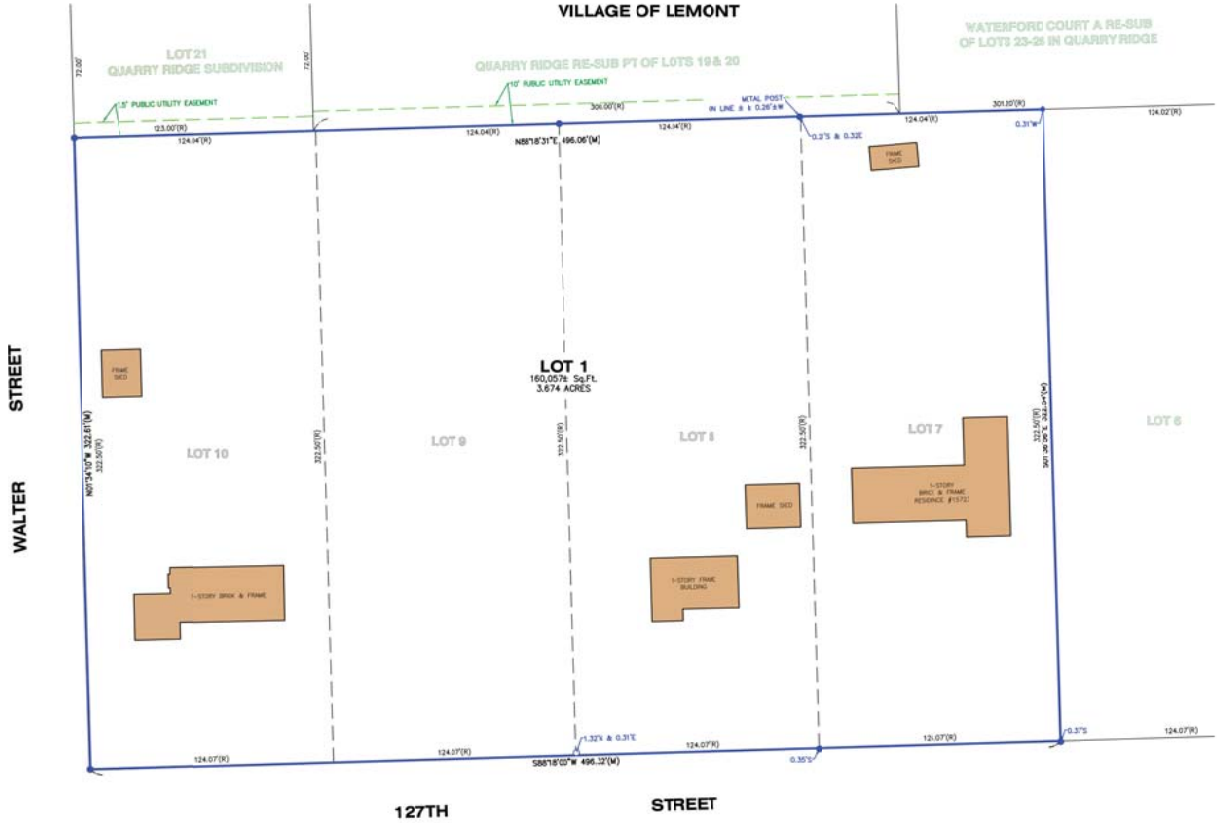
Vanderstappen Land Surveying, Inc.
www.vandersvc.com
136 N. Madison St.
Woodstock, Illinois 60098
ph. 815-337-8310 fax815-337-8314
"Always faithful to the property line"

FINAL PLAT OF SUBDIVISION
LEMONT FIRE PROTECTION DISTRICT STATION #1

BEING A RESUBDIVISION OF LOTS 7, 8, 9 & 10 IN LEMONT HIGHLANDS SUBDIVISION OF PART OF SECTIONS 29, TOWNSHIP 37 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, COOK COUNTY, ILLINOIS.

ZONED R-1

VILLAGE OF LEMONT



OWNER'S CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I/We _____, do hereby certify that I am/We are the owner(s) of the property described in the caption to the plat hereon drawn and as such owner(s), I/we have caused said property to be surveyed and consolidated as hereon shown, as my/our own free and voluntary act and deed.

I/We hereby dedicate for public use the lands shown on this plat, including but not limited to, thoroughfares, streets, alleys, walkways and public services; grant the telephone, gas, electric and any other public or private utility easements as stated and shown on this plat.

I/We further certify that there are no unpaid deferred installments of outstanding unpaid special assessments affecting the land described and shown on this consolidation plat or, if any of said installments are not paid, then such installments have been divided in accordance with the consolidation and approved by the court which confirmed the special assessment and the proper collector or any such special assessment has so certified such division on the face of the subdivision plat.

Dated this _____ day of _____, 20___ A.D.

By: _____
Owner

NOTARY CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, _____, a Notary Public in and for said County, in the State aforesaid, do hereby certify that _____, personally known to me to be the same person(s) whose name(s) (is/are) subscribed to the foregoing instrument as such _____, appeared before me this day in person and acknowledged that he/she/they signed the said instrument as his/her/their own free and voluntary act for the uses and purposes therein set forth.

Given under my hand and notarial seal this _____ day of _____, 20___ A.D.,

at _____, Illinois.

_____
Notary Public

SCHOOL DISTRICT CERTIFICATE

STATE OF ILLINOIS)
) S.S.
COUNTY OF COOK)

This is to certify that to the best of my/our knowledge, I/we the undersigned as _____ of the property which will be known as _____ is located within the boundaries of:

Elementary School District: 113A
High School District: 210
Junior College District 525

in Cook County, Illinois

Dated this _____day of _____, 20___ A.D.

By: _____

SCHOOL DISTRICT NOTARY CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, _____, a Notary Public in and for said County in the State aforesaid, do hereby certify that _____, personally known to me to be the same person(s) whose name(s) (is/are) subscribed to the foregoing instrument as such _____, appeared before me this day in person and acknowledged that he/she/they signed the said instrument as his/her/their own free and voluntary act for the uses and purposes therein set forth.

Given under my hand and notarial seal, this _____ day of _____, 20___ A.D.,

at _____, Illinois.

_____
Notary Public

To the best of our knowledge and belief, the drainage of surface waters will not be changed by the construction of such consolidation or any part thereof, or that if such surface water drainage will be changed, reasonable provision has been made for collection and diversion of such surface waters into public areas or drains which the subdivider has a right to use, and that such surface waters will be planned for in accordance with generally accepted engineering practices so as to reduce the likelihood of damage to the adjoining property because of the construction of the consolidation.

Dated this _____ day of _____, 20___ A.D.

By: _____

COOK COUNTY HIGHWAY CERTIFICATE

The following certificate relates to the Cook County Department of transportation and Highways entrance permit number_____

STATE OF ILLINOIS)
) S.S.
COUNTY OF COOK)

This plat has been approved by the Cook County Department of Transportation and Highways with respect to roadway access pursuant to 765 ILCS 205/2. However, a Highway Permit conforming to the standards of Cook County Department of Transportation and Highways is required by the owner of the property for this access

_____day of _____, 20___ A.D.

_____
Superintendent of Transportation and Highways
Cook County, Illinois

VILLAGE ENGINEER'S CERTIFICATE

STATE OF ILLINOIS)

COUNTY OF COOK)

I, _____, Village Engineer of the Village of Lemont, Cook, Will and DuPage Counties Illinois, hereby certify that the land improvements in this consolidation as shown by the plans and specifications therefor, meet the minimum requirements of said Village and have been approved by all public authorities having jurisdiction thereof.

Dated this _____ day of _____, 20___ A.D.

_____
Village Engineer

VILLAGE TREASURER'S CERTIFICATE

STATE OF ILLINOIS)

COUNTY OF COOK)

I, _____, Village Treasurer of the Village of Lemont Cook, Will, and DuPage Counties, Illinois, do hereby certify that there are no delinquent or unpaid current or forfeited special assessments, or any deferred installments of any outstanding unpaid special assessments which have not been divided in accordance with the proposed subdivision approved by the Court that confirmed the special assessment.

Dated at Lemont_____ County Illinois, this _____ day of _____, 20___ A.D.

_____
Village Treasurer

PRESIDENT & BOARD OF TRUSTIES CERTIFICATE

STATE OF ILLINOIS)

COUNTY OF COOK)

Approved and accepted by the President and Board of Trustees of the Village of Lemont, Cook County, Illinois at a Public Meeting held:

This _____ day of _____, 20___ A.D.

By: _____
President

Attest: _____
Village Clerk

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS)
) S.S.
COUNTY OF COOK)

We, Vanderstappen Land Surveying Inc., have surveyed and resubdivided the property as described and shown by the annexed plat, which is a correct representation of said survey and subdivision. All distances are shown in feet and decimals thereof, curves are arc definition unless otherwise noted.

Legal Description: Lots 7, 8, 9 and 10 in Lemont Highlands Subdivision of the South 372.5' feet of the East Half of the Southwest Quarter of Section 29, Township 37 North, Range 11, East of the Third Principal Meridian according to the Plat of said Subdivision filed for record on March 18, 1949, as Document No. 1451396A, in Cook County, Illinois.

I further certify, that all at corners and point of changes in alignment as shown have been found or will be staked with 5/8" iron bars as required by the Plat Act (Illinois Revised Statutes 765ILCS 205/1).

I further certify, that the above described property is located in Zone "X" areas determined to be outside the 0.2% chance of annual flooding as identified by the Federal Emergency Management Agency, Flood Insurance Rate Map Community Panel No. 17031C0567J, dated August 19, 2008, and that this Plat of Consolidation lies within the municipality of the Village of Lemont, Illinois.

Given under my hand and seal this 9th. day of June, 2025.

_____
Illinois Registered Professional Land Survey No.
Vanderstappen Land Surveying, Inc
Design Firm #184-002791

LEGEND	
✖	FOUND CROSS
●	FOUND IRON BAR
○	FOUND IRON PIPE
⊠	FOUND MONUMENT
(M)	MEASURED
(R)	RECORD

30' 0' 30' 60'
SCALE: 1" = 30'

CLIENT: ERIKSSON ENGINEERING ASSOCIATES, LTD
DRAWN BY: TPS CHECKED BY: APG
SCALE: 1"=30' SEC. 29 T. 37 R. 11 E.
BASIS OF BEARING: IL EAST ZONE NAD83 (2011)
P.I.N.: 22-29-301-004; -005; -006
JOB NO.: 250115-1 I.D. FPS
FIELDWORK COMP: N/A BK. ___ PG. ___
ALL DISTANCES SHOWN IN FEET AND DECIMAL PARTS THEREOF CORRECTED TO 68° F. REF: _____

REVISIONS			
NO.	DATE	DESCRIPTION	BY
1	1/28/25	ADDED LOT 7 TO SUBDIVISION	SES

LEMONT FIRE PROTECTION DISTRICT STATION #1 — SHEET NO 1 OF 1

I:\PLATS\2025\001-019\250115_P-250115\250115-FPS.dwg-Layout1-11/26/2025 3:54 PM

EXHIBIT B

Final Engineering Plans by FGMA with Eriksson Engineering Associates

LEMONT FPD
NEW FIRE STATION 1

WALTER ST & 127TH ST
LEMONT, ILLINOIS 60069



SITE LOCATION MAP (N.T.S.)

Contact the Metropolitan Water Reclamation District of Greater Chicago 2 days before starting work.

P (708) 588-4055
E WMOJobStart@mwrd.org

INDEX OF SHEETS

C0.0	Civil Engineering Cover Sheet
C0.1	Site Notes & Legends
C1.0	Site Demolition Plan
C2.0	Site Geometry Plan
C3.0	Site Utility Plan
C4.0	Grading And Paving Plan
C5.0	Site Erosion And Sediment Control Plan
C6.0	Site Work Details
C6.1	Site Work Details
C6.2	Site Work Details
C6.3	Site Work Details
C6.4	Site Work Details
CXR	Operations And Maintenance Plan
L1.0	Lancscape Plan
L2.0	Landscape Details
L3.0	Tree Preservation Plan

SURVEY PROVIDED BY:

Plat of Survey Provided By Vanderstappen Land Surveying, Inc. For Eriksson Engineering Associates, LTD. on 03-11-2025. Job No. 250118

PROJECT BENCHMARKS

1. Project Benchmark
   National Geodetic Survey Designation "H 140"
   Elevation 580.84 NAVD88
2. Site Bench Mark – Shown On C1.0
   Top Of Well In SW Corner Of Property
   Elevation 748.24 NAVD88

J.U.L.I.E.

Note: The exact location of all utilities shall be verified by the contractor prior to construction activities. For utility locations call: J.U.L.I.E. 1 (800) 892-0123

DRAINAGE STATEMENT

My Design Will Not Result In Stormwater Runoff Adversely Impacting Adjacent And Downstream Properties By Increasing Flood Elevations Or Decreasing Flood Conveyance Capacity.

Signed: _____
SEAL ILLINOIS REGISTRATION NO: 062-046570
Date: 11/25/2025

ACCESSIBILITY 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 ILCS 25) And The Illinois Accessibility Code (71 Ill. Adm. Code 400).

Signed: _____
SEAL ILLINOIS REGISTRATION NO: 062-046570
Date: 11/25/2025

fgma
FGMARCHITECTS
FGM Architects Inc.
1 Westbrook Corporate Center
Suite 1000
Westchester, Illinois 60154
630.574.8300 OFFICE
630.574.7070 FAX
ILLINOIS PROFESSIONAL DESIGN FIRM #184.005255

CIVIL
ERIKSSON ENGINEERING ASSOCIATES, LTD.
125 S GOTHO DR 37, SUITE 335
CHICAGO, IL 60661
312.466.0551 (O)
IL STATE CERTIFICATE OF AUTHORITY NO. 062-046570

LANDSCAPE
ERIKSSON ENGINEERING ASSOCIATES, LTD.
125 S GOTHO DR 37, SUITE 335
CHICAGO, IL 60661
312.466.0551 (O)
IL STATE CERTIFICATE OF AUTHORITY NO. 117-001586

STRUCTURAL
MCCLUSKEY ENGINEERING CORPORATION
1807 HIGH GROVE LANE
NAPERVILLE, IL 60540
630.778.1300 (O)
IL STATE CERTIFICATE OF AUTHORITY NO. 184-005014

M.E.P.
WT GROUP
2675 PRATUM AVE
HOFFMAN ESTATES, IL ZIP
224.293.6303 (O) 224.293.6494(F)
IL STATE CERTIFICATE OF AUTHORITY NO. 184-004826

NO	DATE	ISSUANCE DESCRIPTION
	04/13/2026	ISSUED FOR CONSTRUCTION
1	04/13/2026	PR-01

LEMONT FIRE STATION 1
LEMONT FIRE PROTECTION DISTRICT
NE CORNER OF WALTER STREET & 127TH STREET
LEMONT, IL 60439

CIVIL ENGINEERING COVER SHEET

SHEET NO. **C0.0**

JOB NO. 23-3857.02

© 2026 FGM Architects Inc.

4/21/2026 1:53:35 PM
\\EEA-NAS\Projects\25034 - FGM - Lemont Fire Station 1\Drawings\Lemont Fire Station 1 Site Plan.dwg
Copyright 2024 FGM ARCHITECTS INC.

GENERAL NOTES

1. *The Location of Existing Underground Utilities, Such As Watermains, Sewers, Gas Lines, Etc., As Shown On The Plans, Has Been Determined From The Best Available Information and Is Given For The Convenience of The Contractor. However, The Owner and The Engineer Do Not Assume Responsibility In The Event That During Construction, Utilities Other Than Those Shown May Be Encountered, and That The Actual Location of Those Which Are Shown May Be Different From The Location As Shown On The Drawings. Contact Engineer Immediately If Surface and/or Subsurface Features Are Different Than Shown On The Drawings.*
2. *Notify The Engineer Without Delay of Any Discrepancies Between the Drawings and Existing Field Conditions.*
3. *Contractor Shall Provide Private Utility Locating Services for the Project Area.*
4. *Notify The Owner, Engineer and The Village of Lemont A Minimum of 48 Hours In Advance of Performing Any Work.*
5. *All Areas, On or Off Site, Disturbed During Construction Operations and Not Part of the Work As Shown Hereon Shall Be Restored To Additional Condition to the Satisfaction of the Owner or Its Additional Consultants at No Cost. It is Incumbent Upon Contractor to Show That Damaged Areas Were Not Disturbed By Construction Operations.*
6. *These Drawings Assume That The Contractor Will Utilize An Electronic Drawing File (DWG) to Stake All Site Improvements Accordingly. Contractor Shall Re-Establish Horizontal Control. Horizontal Control Points Not Provided.*
7. *No Person May Utilize The Information Contained Within These Drawings Without Written Approval From Eriksson Engineering Associates, Ltd.*
8. *The Engineer is Furnishing These Drawings For Construction Purposes As A Convenience To The Owner, Architect, Surveyor, or Contractor. Prior To The Use Of These Drawings For Construction Purposes, The User Of This Media Shall Verify All Dimensions And Locations Of Buildings With The Foundation Drawings And Architectural Site Plan, and Coordinate All Dimensions and Locations of All Site Items. If Conflicts Exist The User Of This Information Shall Contact The Engineer Immediately.*
9. *Provide An As-built Survey Prepared By A Licensed Professional Land Surveyor in Accordance With The Authorities Having Jurisdiction Which Shall Include As a Minimum All Detention Basins and Best Management Practices. Actual Survey Shall Include Invert Elevations, Structure Locations, Basin Rim and Invert Elevations, Final Detention Volume Calculations For The Basin(s), Watermain and Valve and Appurtenance Locations. Provide Photograph Of Restrictor Plate(s) Including Ruler Across Opening For Verification Of Restrictor Diameter.*
10. *The Illinois Department Of Transportation Standard Specifications For Road And Bridge Construction, Latest Edition, And All Addenda Thereto, Shall Govern The Earthwork And Paving Work Under This Contract Unless Noted Otherwise.*

DEMOLITION NOTES

1. *All Signs to Be Removed Shall Be Salvaged and Stored In the Owner's Facility for Future Use as Applicable.*
2. *Keep All Village Streets Free and Clear of Construction Related Dirt/Dust/Debris.*
3. *Coordinate Existing Utility Removal with Local Authorities and Utility Companies Having Jurisdiction.*
4. *Coordinate Removal of Overhead Wires And Utility Poles With Authorities Having Jurisdiction And Respective Utility Providers.*
5. *All Sawcutting Shall be Full Depth to Provide a Clean Edge to Match New Construction. Match Existing Elevations at Points of Connection for New and Existing Pavement, Curb, Sidewalks, etc. All Sawcut Locations Shown Are Approximate and May Be Field Adjusted to Accommodate Conditions, Joints, Material Type, etc. Remove Minimum Amount Necessary for Installation of Proposed Improvements.*
6. *Provide and Maintain All Necessary Traffic Control and Safety Measures Required During Demolition and Construction Operations Within or Near the Public Roadway.*
7. *All Light Poles to Be Removed From Private Property Shall Be Removed In Their Entirety, Including Base and All Appurtenances. Coordinate Abandonment of Electrical Lines With Electrical Engineer and Owner Prior to Demolition.*
8. *Perform Tree Pruning In All Locations Where Proposed Pavement And/Or Utility Installation Encroach Within The Existing Drip Line Of Trees To Remain. All Trenching Within The Drip Line Of Existing Trees To Remain Shall Be Done Radially Away From Trunk If Roots In Excess Of 1" Diameter Are Exposed. Trenches Must Be Cut To Provide Clean Root Pruning Cuts To Undamaged Tissue. Trenching To Obtain Approval Of The Architect Prior To Operations For A Variance From This Procedure.*
9. *Coordinate Tree Removal with Landscape Architect. All Trees To Be Removed Shall Be Removed In Their Entirety and Stumps Shall Be Ground to Proposed Subgrade. Use As Mulch for Proposed Landscaping Where Applicable and Acceptable to Architect.*
10. *Provide Tree Protection Fencing Prior To Construction Operations. Maintain Throughout Construction.*
11. *All Septic Systems Shall Be Abandoned Or Removed. Abandoned Tanks Shall Be Completely Filled With Granular Material Or They Shall Be Removed. Connections To The New Sanitary System Shall Be Made Upstream Of The Septic Tank.*

GEOMETRY NOTES

1. *All Dimensions Contained Herein Reference Back Of Curb, Face Of Building Wall, Edge Of Pavement, Edge Of Structure And Outside Face Of Building Foundation Unless Otherwise Noted.*
2. *All Pavement Striping Shall Be 4" Wide Yellow Paint Per Specifications, Two Coats for Later Paints. All Cross Hatch Striping Shall Be 45° At 2'-0" Centers.*
3. *All Accessible Parking Signs (R7-8) Must Be Placed at the Center of the Space and Within 5 Feet of the Space.*
4. *Refer to Architectural Drawings for Exact Locations of All Buildings.*
5. *Refer to Architectural Drawings for Locations and Details of All Permanent Site Fencing.*
6. *Traffic Sign Posts Shall Be Breakaway Green U-Channel Posts, 2-lb/ft, 11 Gauge Steel, Embedded 42" Minimum Into Ground.*

UTILITY NOTES

1. *This Project Is Located In A Separate Sewer Area.*
2. *Utility Service Lines as Shown Hereon are Approximate. Coordinate The Exact Locations With The Plumbing Drawings. Coordinate The Locations With The Plumbing Contractor and/or the Owner's Construction Representative Prior to Installation of Any New Utilities.*
3. *Refer to Plumbing Drawings for Continuation of All Utilities Within 5 Feet of Building Face.*
4. *Field Verify Invert & Locations of Existing Utility Mains Prior to Installing Any On-Site Utilities or Structures. All Elevations and Inverts Referencing Said Utility Shall Be Field Verified Prior To Installation of Any New Structures Or Utilities, and Adjustments Shall Be Made as Necessary. Contact Engineer Prior to Installation If Discrepancy Exists With These Drawings.*
5. *Coordinate the Relocation Of Any Utilities Encountered And Replacement Of Any Utilities Damaged Within Influence Zone Of New Construction. Contact Engineer If The Existing Utilities Vary Appreciably From The Plans.*
6. *All Water Main and Services Shall Be Installed at a Minimum Depth of 5.5' From Top of Finished Ground Elevation to Top of Main.*
7. *Protection Of Water Supplies Shall Be As Described in Section 370.360 Of The Illinois Recommended Standards For Sewage Works Or Section 41-2.01 Of The Standard Specifications For Water and Sewer Main Construction in Illinois, Latest Edition.*
8. *Clean Out All Existing and Proposed Storm Inlets and Catch Basins at the Completion of Construction.*
9. *Provide Adequate Coupling Device and/or Oversized Concrete Flared-End Section to Accommodate HDPE Storm Sewer.*
10. *The "Standard Specifications for Water and Sewer Main Construction in Illinois", Current Edition Shall Govern Work Where Applicable.*
11. *Adjust Frame Elevations Of All Structures Located Within The Limits Of The Project To Match Proposed Elevations. Add Or Remove Adjusting Rings As Necessary And Install New Mortar At Rings And Frame. Install New Chimney Seals On Any Sanitary Structures Being Adjusted.*
12. *Obtain As-Built Information For All Pipes, In Accordance With As-Built Document Requirements, Prior To The Installation Of Any Inlet Hoods Or Trash Racks.*

STRUCTURE NOTES

1. *All Catch Basins to Be Installed In Paved Areas Shall Have Neenah R2504-D Frame & Grate or Approved Equal.*
2. *All Catch Basins to Be Installed In Landscaped Areas Shall Have Neenah R2504-D Frame & Grate or Approved Equal. For Curve Sections Install a Minimum of 4" Hazardous Materials For Topsoil Recessed. For Flat Slab Tops Install the Following Minimum Height of Grade Rings:*
   - *4" Diameter Structure= 4"*
   - *5" Diameter Structure= 6"*
   - *6" Diameter Structure= 8"*
3. *All Catch Basins to Be Installed Along Curb and Gutter (B-6.12) Shall Have Neenah R3281-A Frame & Grate or Approved Equal.*
4. *All Catch Basins to Be Installed Along Depressed Curb and Gutter (Det B-6.12) Shall Have East Jordan Iron Works 5120 Catch Basin Inlet Frame and Grate, or Approved Equal.*
5. *Where Structures are Shown Along the Curbline, Unless Specifically Stated Otherwise, It is Intended That the Frame of the Structure is To Fall Within the Flowline Of The Gutter or at the Pavement Edge Where No Gutter Exists.*
6. *All Manholes Shall Have Neenah R1713-B Frame & Closed Lid or Approved Equal, with "Storm" or "Sanitary" Imprinted as Appropriate.*
7. *For All Structures Indicated to be Adjusted, Remove and Install Adjusting Rings, Cone Section, Barrel Sections, or Flat Slab Top as Necessary.*
8. *All Flared End Sections 12" and Larger Shall Include an IDOT Standard Trash Guard.*
9. *All Flared End Sections Shall Be Concrete.*
10. *All Sanitary Manholes Shall Include a Chimney Seal.*

GRADING NOTES

1. *The Grading and Construction of Proposed Improvements Shall Be Done In A Manner Which Will Allow For Positive Drainage, and Not Cause Ponding of Stormwater on the Surface of Proposed Improvements.*
2. *All Landscaped Areas Disturbed By Construction Shall Be Respread With 6 Inches (Min.) to 12 Inches (Max.) Topsoil and Hydroseeded Unless Noted Otherwise On The Landscape Drawings.*
3. *Refer to Architectural Drawings for Locations and Patterns Of Expansion and Control Joints In Concrete Pavement and Sidewalks.*
4. *Accessible Parking Spaces and Loading Spaces Shall Be Sloped at Maximum 2.0% In Any Direction. Maximum Sidewalk Cross Slopes Shall Be 2.0%. Maximum Longitudinal Sidewalk Slope Shall Be 4.9%. Contact Engineer If Conflicts Exist.*
5. *Adjust Frame Elevations Of All Structures Located Within The Limits Of The Project To Match Proposed Elevations. Add Or Remove Adjusting Rings As Necessary And Install New Mortar At Rings And Frame. Install New Chimney Seals On Any Sanitary Structures Being Adjusted*
6. *Conditions May Require Contractor to Excavate Clay Borrow Pit In Order to Produce Suitable Fill Material for Building Pad Preparation & Site Paving. Borrow Pit Shall Not Be Located In Proposed Hardscape Areas. Contractor Shall Backfill Borrow Pit to Meet Proposed Grades, or Existing Grades in Otherwise Undisturbed Areas, and May Use Topsoil and Unsuitable Material to Backfill. Review Soil Studies Prior to Excavation.*

INTENDED SEQUENCE OF MAJOR SEDIMENT AND EROSION CONTROL MEASURES

1. *Install Stabilized Construction Entrance*
2. *Install All Driveway and Sidewalk Perimeter Controls Before Commencement of Any Ground Disturbing Activity.*
3. *Do Not Disturb An Area Until It Is Necessary For Construction To Proceed.*
4. *Cover and Stabilize Disturbed Areas As Soon As Possible. When Practical, Time Construction Activities To Limit Impact From Seasonal Climate Changes or Weather Events.*
5. *Construct Sedimentation Basins and Structures.*
6. *Perform Grading Operations and Installation of Site Infrastructure and Pavement.*
7. *Install Permanent Seeding and Plantings.*
8. *Remove Accumulated Sediment From Basins and Along Silt Fence.*
9. *Construction of Infiltration Measures Shall Take Place Following Stabilization of Upstream Drainage Areas.*
11. *Remove Temporary Sediment and Erosion Control Measures Following Final Stabilization of All Disturbed Areas.*

SOIL EROSION & SEDIMENTATION CONTROL NOTES

1. *Illinois Urban Manual Shall Govern All Soil Erosion and Sediment Control, and Related Work.*
2. *Contractor Shall Be Responsible for Compliance With IEPA NPDES and ILR10 Permit Requirements for Project.*
3. *Soil Disturbance Shall Be Conducted In Such a Manner as To Minimize Erosion. Soil Stabilization Measures Shall Consider the Time of Year, Site Conditions, and the Use of Temporary or Permanent Measures.*
4. *Soil Erosion and Sediment Control Features Shall Be Constructed Prior to the Commencement of Upland Disturbance.*
5. *Temporary Soil Stabilization Shall Be Applied to Topsoil Stockpiles and Disturbed Areas, Where Construction Activity Will Not Occur For A Period of More Than 14 Calendar Days. Temporary Measures Shall Be Applied Within 7 Calendar Days of the End of Active Hydrologic Disturbance. The Sediment Control Measures Shall Be Maintained On A Continuing Basis Until The Site Is Permanently Stabilized And All Inspections Are Complete. Permanent Stabilization Shall Be Completed Within 14 Days after Completion of Final Grading of Soil.*
6. *All Temporary And Permanent Erosion Control Measures Shall Be Removed Within 30 Days After Final Site Stabilization Is Achieved Or After The Temporary Measures Are No Longer Needed. Trapped Sediment And Other Disturbed Soil Areas Shall Be Permanently Stabilized.*
7. *Final Site Stabilization is Defined By The EPA General Permit As Meaning That All Soil Disturbing Activities At The Site Have Been Completed, And That A Uniform Perennial Vegetative Cover With A Density Of 70 Percent Of The Cover For Unpaved Areas Not Covered By Permanent Structures Has Been Established Or Equivalent Permanent Stabilization Measures (Such As The Use of Riprap, Gabions, Or Geotextiles) Have Been Employed.*
8. *All Storm Sewer Structures That Are, Or Will Be, Functioning During Construction Shall Be Protected, Filtered, Or Otherwise Treated To Remove Sediment. The General Contractor Shall Use "Catch-All" Inlet Protectors (or equal) and Filter Wattles Around The Grate In Landscaped Areas And "Catch-All" Inlet Protectors (or equal) In Paved Areas To Prevent Sediment.*
9. *All Temporary And Permanent Sediment And Erosion Control Measures Must Be Maintained, Repaired, And Inspected In Conformance With All Applicable IEPA-NPDES Phase II Requirements.*
10. *Following The Termination Of Construction Activities And Issuance Of The Required "Notice Of Termination", The Permittees Must Keep A Copy Of The Storm Water Pollution Prevention Plan, Inspection Reports, And Records Of All The Data Used To Complete The Notice Of Intent For A Period Of At Least Three Years Following Final Stabilization.*
11. *Install And Maintain Silt Fence At The Perimeter Of The Construction Zone And Wetland Areas And As Shown On The Plans. Maintain Silt Fence Throughout Construction Until Vegetation Has Been Fully Established.*
12. *Contractor Shall Provide Qualified Soil Erosion and Sediment Control Inspector Services in Accordance with NPDES and Governmental Requirements. Inspections Shall Occur Every Seven Calendar Days Or Within 24 Hours of a 0.5" or Greater Rainfall Event. Engineer Shall Be Copied on Inspection Logs.*
13. *The Erosion Control Measures Indicated On The Drawings Are The Minimum Requirements. Additional Measures May Be Required As Directed By The Qualified Soil and Erosion Sediment and Control Inspector Or Governing Agency.*
14. *Unless Otherwise Indicated on the Drawings, Stabilize All Disturbed Ground Areas Where Slopes are 6:1 or Flatter In Accordance With American Green Blanket SC150BN Erosion Control Blanket, or Approved Equal.*
15. *Repair Damaged Or Unstable Sections of 4" Hazardous Materials If They Occur In Accordance with IEPA NPDES Requirements.*
16. *All Concrete Washout Shall Conform To the "Temporary Concrete Washout Facility" Standards (Code 954) of the Illinois Urban Manual, Latest Edition.*
17. *If Necessary, The SWPPP Shall Be Modified To Meet Shall Be Prohibited Without Prior Approval From The Municipality Or MWRD. The Effective Period Of the IEPA NPDES General Permit No ILR10 and Local and County Permits.*
18. *Dewatering of Excavations Shall be Performed in a Manner Such as Through the use of Filter Bags or Polymer Treated Dewatering Swales, so as to Not Discharge Sediment Laden Water into Storm Sewer Tributary to Open Water.*
19. *Minimum 4" Topsoil And Salt-Tolerant Sod Is Required For Final Site Restoration.*

MWRDGC SESC NOTES

F. *Erosion And Sediment Control*

1. *The Contractor Shall Install The Erosion And Sediment Control Devices As Shown On The Approved Erosion And Sediment Control Plan.*
2. *Erosion And Sediment Control Practices Shall Be Functional Prior To Hydrologic Disturbance Of The Site.*
3. *All Design Criteria, Specifications, And Installation Of Erosion And Sediment Control Practices Shall Be In Accordance With The Illinois Urban Manual.*
4. *A Copy Of The Approved Erosion And Sediment Control Plan Shall Be Maintained On The Site At All Times.*
5. *Inspections And Documentation Shall Be Performed, At A Minimum:*
   (a) Upon Completion Of Initial Erosion And Sediment Control Measures, Prior To Any Soil Disturbance.
   (b) Once Every Seven (7) Calendar Days And Within 24 Hours Of The End Of A Storm Event With Greater Than 0.5 Inch Of Rainfall Or Liquid Equivalent Precipitation.
6. *Soil Disturbance Shall Be Conducted In Such A Manner As To Minimize Erosion. If Stripping, Clearing, Grading, Or Landscaping Are To Be Done In Phases, The Co-Permittee Shall Plan For Appropriate Soil Erosion And Sediment Control Measures.*
7. *A Stabilized Mat Of Crushed Stone Meeting The Standards Of The Illinois Urban Manual Shall Be Installed Any Time Heavy Traffic Will Be Leaving Or Leaving A Construction Site. Sediment Or Soil Reaching An Improved Public Thoroughfare Or Storm Sewer System Shall Be Removed By Shoveling Or Street Cleaning As Accumulations Warrant And Transported To A Controlled Sediment Disposal Area.*
8. *Concrete Washout Facilities Shall Be Constructed In Accordance With The Illinois Urban Manual Practice For Concrete Washout Area Prior To Any On Site Concrete Placement.*
9. *Mortar Washout Facilities Shall Be Constructed In Addition To Concrete Washout Facilities For Any Brick And Mortar Building Envelope Construction Activities.*
10. *Temporary Diversions Shall Be Constructed As Necessary To Direct Run-Off Around Disturbed Areas Or Steep Slopes During Construction. Temporary Or Permanent Sediment Basin(s) Facilities Shall Be Used As Temporary Sediment Basins.*
11. *Disturbed Areas Of The Site Where Construction Activities Have Temporarily Or Permanently Ceased Shall Be Stabilized With Temporary Or Permanent Measures Within Seven (7) Days.*
12. *All Flood Protection Areas And Volume Control Facilities Shall, At A Minimum, Be Protected With A Silt Fence (Or Equivalent).*
13. *Volume Control Facilities Shall Not Be Constructed Until All Of The Contributing Drainage Area Has Been Stabilized.*
14. *Soil Stockpiles Shall, At A Minimum, Be Protected With Perimeter Sediment Barriers. Stockpiles Located In Flood Protection Areas Or Critical Areas Or Their Buffers.*
15. *Certain Embankment Side Slopes Shall Be Stabilized With Appropriate Erosion Control Blanket.*
16. *Storm Sewers That Are Or Will Be Functioning During Construction Shall Be Protected From Sediment With Inlet Control Measures.*
17. *The Contractor Shall Either Remove Or Replace Any Existing Drain Tiles And Incorporate Them Into The Drainage Plan For The Development. Drain Tiles Cannot Be Tributary To A Sanitary Or Combined Sewer. Drain Tiles Allowed In Combined Sewer Area For Green Infrastructure Practices.*
18. *If Dewatering Services Are Used, Adjoining Properties And Discharge Locations Shall Be Protected From Erosion And Sedimentation. Dewatering Systems Shall Be Inspected Per Erosion And Sedimentation Control Plan. Inspector Must Be Present At The Commencement Of Dewatering Activities.*
19. *The Contractor Shall Be Responsible For Trench Dewatering And Excavation For The Installation Of Sanitary Sewers, Storm Sewers, Watermains As Well As Their Services And Other Appurtenances. Trench Dewatering Shall Be Pitch Controlled Temporary Ditch/Perforated Pipe Into Filter Bag Prior To Connection To Tributary Storm Sewers, Sanitary Sewers, Or Storm Sewers Tributary To Combined Sewers In Combined Sewer Areas. Construction Of New Facilities Of This Type Is Prohibited And All Existing Drain Tiles And Perforated Pipes Encountered Within The Project Area Shall Be Plugged Or Removed, And Shall Not Be Connected To Combined Sewers, Sanitary Sewers, Or Storm Sewers Tributary To Combined Sewers.*
20. *A Backflow Preventer Is Required For All Detention Basins Tributary To Combined Sewers. On-Site Private Property Owner Shall Be Responsible For Installation And Any Necessary Maintenances Shall Be Performed To Ensure Functionality. In The Event Of A Sewer Surcharge Into An Open Detention Basin Tributary To Combined Sewers, The Permittee Shall Ensure That Clean Up And Wash Out Of Sewage Takes Place Within 48 Hours Of The Storm Event.*

MWRD RECORDING & MAINTENANCE NOTES

The Owner Of This Development, With Facilities As Shown On This Exhibit (Exhibit K), Shall Assume Responsibility For The Following Perpetual Maintenance Activities:

1. *General*
   Regular Inspections And Routine Maintenance Of General Areas Shall Be Performed On A Monthly Or As-Needed Basis. Specific Items Of Concern Include:
   - *Litter And Debris Shall Be Controlled*
   - *Landscaped Areas Shall Be Maintained With Regular Mowing And Restored With Appropriate Seeding / Vegetation As Necessary*
   - *Accumulated Sediment Shall Be Disposed Of Properly, Along With Any Wastes Generated During Maintenance Operations*
   - *Riprap Areas Shall Be Repaired With The Addition Of New Riprap, As Necessary, Of Similar Size And Shape*
   - *Roads Shall Be Swept, Vacuumed And/Or Washed On A Regular Basis*
2. *Stormwater Management Facilities*
   All Components Of The Stormwater Management Facilities Shall Be Checked Monthly Between March And November And Maintained As Necessary To Ensure Proper Performance. It Is Critical That All Inflows And Outflows To The Detention Facility Are Clean And Performing As Designed. In Addition, The Design Volume Of The Detention Facility Shall Also Be Maintained. Inspections For The Following Specific Items Should Be Conducted Monthly Between March And November:

Side Slopes/Embankment/Emergency Overflow Structure
- *Inspect Embankments For Settlement And Erosion*
- *Remove Woody Growth From The Embankment*
- *Any Repairs Are To Be Registered Professional Engineer For Design Resolution*
- *Seed And Sod Any Eroded Areas*
- *Signs Of Piping (Leakage) Or Seepage, Repair*
- *Stabilize Emergency Overflow Structure If Erosion Observed*
- *Remove Obstructions Blocking Emergency Overflow Spillway*

Vegetated Areas
- *Regular Mowing To Control Vegetation, No Cutting Of Native Vegetation*
- *Need For Planting, Reseeding, Or Sodding, Supplement Alternative Native Vegetation If A Significant Portion Has Not Been Established (50% Of The Surface Area). Reseed With Alternative Grass Species If Original Grass Cover Has Not Been Successfully Established.*
- *Evidence Of Grazing, Motorbikes Or Other Vehicles, Repair*
- *Check For Invasive Vegetation, Remove Where Possible*
- *All Vegetation Must Be Maintained Per The Approved Planting Plan*

Outlet Control Structure
- *Inspect Restrictor And Remove Debris If Clogged Or Discharge Reduced*
- *Remove Accumulated Sediment At Outlet*
- *Remove And Broaden Any Outlet, Repair And Reseed*
- *Any Ice Damage To Outlet Of Pipe, Repair If Necessary*
- *Condition Of Trash Racks, Remove Debris*
- *Outlet Pipe Conditions Of Downstream*

Access For Maintenance Equipment
- *Remove Any Obstructions Placed In Maintenance Easements*

Safety Features
- *Access Controls To Hazardous Areas*
- *Fences*
- *Loose Or Damaged Posts*
- *Loose Or Broken Wires*
- *Condition Of Gates*
- *Signs*

Detention Volume
- *Inspect All Stormwater Detention Facilities To Ensure That The Constructed Volume For Detention Is Maintained. No Sediment, Topsoil, Or Other Dumping Into The Facility Shall Be Allowed. Specific Locations In The Storage Management System Design To Accumulate Sediment Shall Be Cleaned Out As Necessary To Prevent Sediment From Reaching The Invert Of Any Gravity Outlet Pipe.*

3. *Volume Control Facility*
   Routine Inspections And Maintenance Of Volume Control Facilities Shall Be Performed By The Owner On A Yearly Or As-Needed Basis. Specific Items Include:
   - *Facility Shall Be Inspected Yearly Using The Monitoring Well To Verify The System Is Functioning Properly.*
   - *Surface Of Permeable Pavement Shall Be Cleaned With Low-Pressure Power Washer.*
   - *Accumulated Sediment From The Surface Shall Be Vacuumed Out And Disposed Of Properly.*
   - *Appropriate Signage Shall Be Repaired If Damaged Or Illegible.*

4. *Stormwater Collection System*
   The Owner Shall Perform Monthly Inspections Of All Components Of The Stormwater Collection System. The Monthly Inspection Shall Occur Between March And November And Include The Following Specific Areas Of Concern:

Storm Inlets/Manholes
- *Remove Accumulated Leaves And Other Debris From Grates*
- *Inspect Covers/Lids For As-Needed Repair*
- *Remove Accumulated Sediment From Manhole Bottom When 50% Of Sump Is Filled*

Storm Sewers/Culverts
- *Visually Inspect Pipes By Removing Manhole Lids, Make Repairs As Necessary*
- *Storm Sewers And Culverts Shall Be Checked For Situation Deposits In Inlets, Outlets, And Within The Conduits; Clean Out As Necessary*
- *Restore Riprap As Suitable If Erosion Observed*
- *Replant And Reseed Any Eroded Areas*

Overland Flow Routes (Ditches/Swales)
- *Annual Visual Inspection Shall Be Performed That Verify The Design Capacity Of The Overland Flow Routes Is Maintained. The Slope And Cross-Sectional Area Of The Ditch/Swale Shall Be Verified During This Inspection.*
- *Remove Any Obstructions That Have Been Placed In The Drainage Path*
- *Seed And Sod Any Eroded Areas*
- *Replant And Reseed Any Eroded Areas*
- *Repair Any Damaged Areas As Necessary*
- *Regular Mowing To Provide Positive Drainage As Necessary*
- *Regular Mowing To Control Vegetation*

5. *Vegetated Areas*
   - *Need For Planting, Seeding, Or Sodding. Supplement Alternative Native Vegetation If A Significant Portion Has Not Established (50% Of The Surface Area After Second Growing Season). Reseed With Alternative Native Grass Species If Original Grass Cover Has Not Successfully Established.*
   - *Evidence Of Grazing, Motorbikes, Or Other Vehicles, Repair*
   - *Check For Invasive Vegetation, Remove When Possible.*
   - *Regular Mowing To Control Vegetation*
   - *Remove Accumulated Trash And Debris. Unsuk.*
   - *Dead Or Damaged Non-Native Grass Areas, Repair With Seeding With Native Species And Seeding With Mulch.*
   - *Compensatory Storage Area Shall Be Reseeded With Appropriate Vegetation According To The Approved Planting Plan.*

6. *Qualified Sewer Construction*
   - *Perform Manhole Inspections Once Every Five Years, Make Repairs As Necessary.*
   - *Perform Sewer Inspections Once Every Five Years, Make Repairs As Necessary.*
   - *Perform Regular Cleaning So That Each Sewer Segment Is Cleaned Once Every 5 Years.*
   - *Remove Any Obstructions Placed In Maintenance Easements That May Impede Maintenance Equipment Access.*

LEGEND

EXISTING	PROPOSED
Manhole	
Drainage Structure	
Drainage Structure	
Area Drain	
Clean Out	
Flared End Section	
Storm Sewer	
Sanitary Sewer	
Combined Sewer	
Water Main	W
Gas Line	G
Overhead Wires	OH
Electrical Cable (Buried)	E
Telephone Line	T
Fire Hydrant	
Valve Vault	
Buffalo Box	
Downspout	DS
Bollard	BOL
Gas Valve	
Gas Meter	
Electric Meter	
Electric Manhole	
Hand Hole	
Light Pole	
Light Pole w/ Mast Arm	
Utility Pole	
Telephone Pedestal	
Telephone Manhole	
Sign	
Fence	
Accessible Parking Stall	
Curb & Gutter	
Depressed Curb	
Curb Elevation	C 782.50
Gutter Elevation	G 782.00
Pavement Elevation	P 783.25
Sidewalk Elevation	W 782.10
Ground Elevation	784.0
Top of Retaining Wall Elevation	T/W 785.20
Swale	
Contour Line	781
Deciduous Tree	
Coniferous Tree	
Brushline	
Tree Protection Fencing at Drip Line	

DEMOLITION LEGEND

- Utility Line Removal
- Bituminous Pavement Removal (Full Depth)
- Concrete Pavement Removal (Full Depth)
- Gravel Removal (Full Depth)
- Pavement Sawcut
- Curb & Gutter Removal
- Structure Removal
- Tree Removal

PAVING & SURFACE LEGEND

- Asphalt Pavement Section
  1 1/2" Hot Mix Asphalt,Mix D, IL-9.5, N50
  2 1/2" Hot Mix Asphalt, IL-19.0, N50
  Prime Coat (0.25 gal/sq yd)
  8" Aggregate Base Course, Type B, Crushed, CA-6
  Non-Woven Geotextile Fabric, 5 oz/sy
- Concrete Driveway Section
  8" Portland Cement Concrete
  Curing and Sealing Compound
  6"x6" W2.9xW2.9 Welded Wire Fabric
  6" Aggregate Base Course, Type B, Crushed
- Concrete Driveway Section W/ Radiant Heat Snowmelt System
  8" Portland Cement Concrete
  Curing and Sealing Compound
  Radiant Heat Snowmelt System (By Others)
  6"x6" W2.9xW2.9 Welded Wire Fabric
  6" Aggregate Base Course, Type B, Crushed
- Concrete Sidewalk Section
  5" Portland Cement Concrete
  Curing and Sealing Compound
  6"x6" W1.4xW1.4 Welded Wire Fabric
  2" Aggregate Base Course, Type B, Crushed
- Gravel Lot Section
  12" CA-6 Aggregate
- Stormwater Overland Flow Path
- Ridge Line/High Point

SOIL EROSION & SEDIMENTATION CONTROL LEGEND

- Silt Fence
- Double-Row Silt Fence
- Erosion Control Blanket
  North American Green DS75
  Or Approved Equal
- Catch-All, Park Chop Sedguard (or equal) Paved or Existing Stabilized Areas
- Erosion Ext (Temporary Silt Barrier Paved Areas — Location by Contractor Dependent on Construction Sequencing/Phasing)

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NO	DATE	ISSUANCE DESCRIPTION
	04/13/2026	ISSUED FOR CONSTRUCTION
1	04/13/2026	PR-01

LEMONT FIRE STATION 1
LEMONT FIRE PROTECTION DISTRICT
NE CORNER OF WALTER STREET & 127TH STREET
LEMONT, IL 60439

SITE NOTES AND LEGENDS

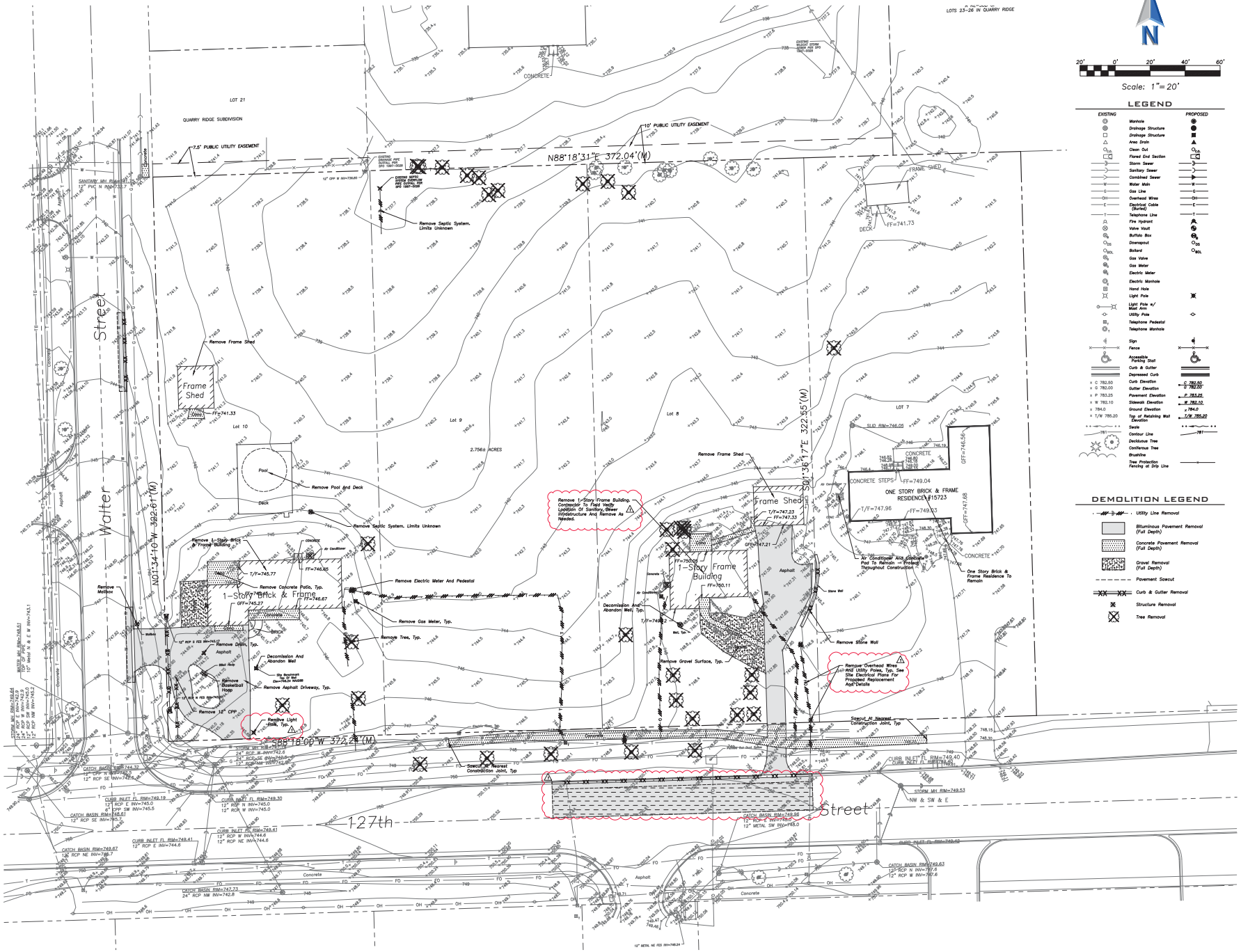
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LEMONT FIRE STATION 1
LEMONT FIRE PROTECTION DISTRICT
NE CORNER OF WALTER STREET & 127TH STREET
LEMONT, IL 60439

SITE DEMOLITION PLAN

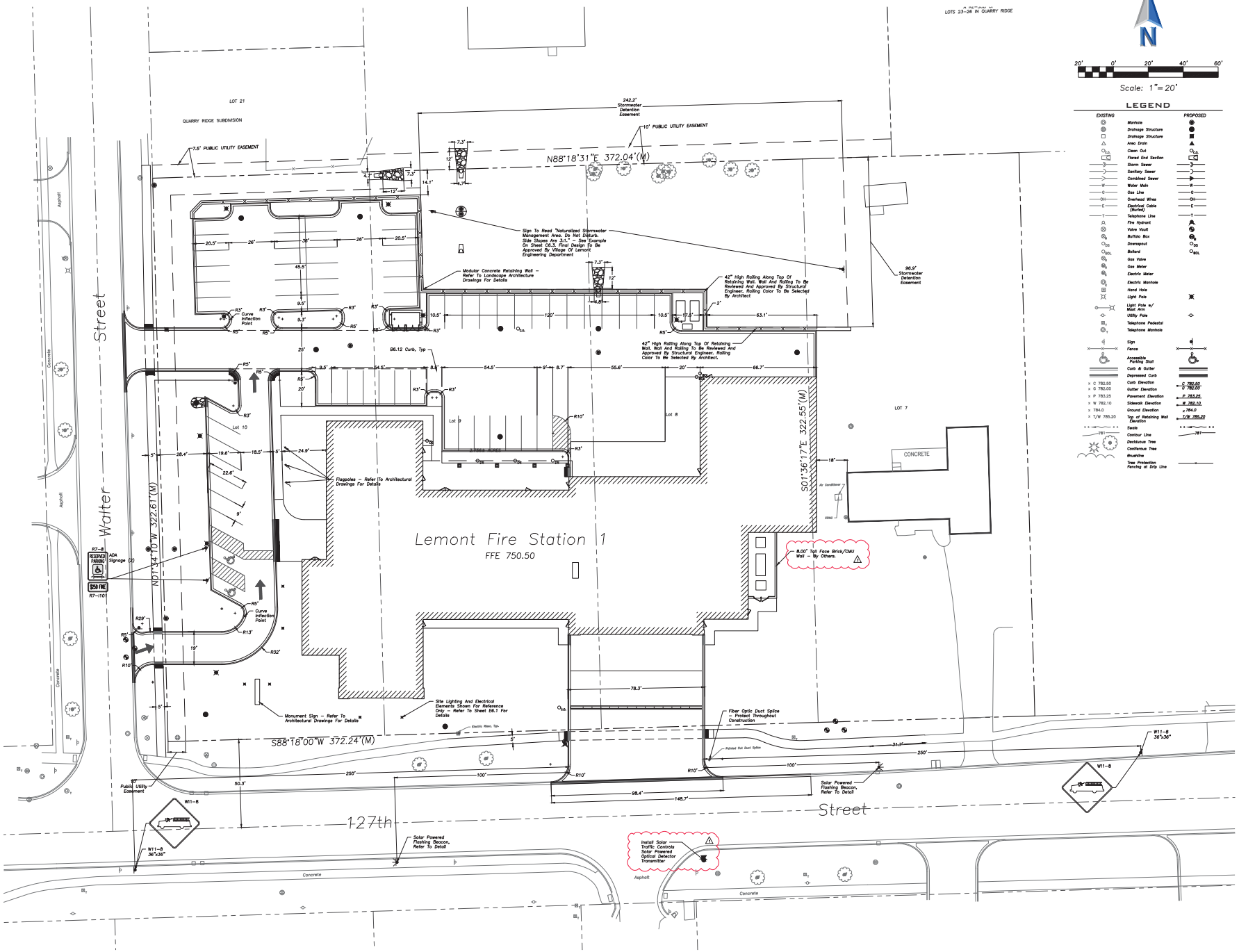
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LEMONT FIRE STATION 1
LEMONT FIRE PROTECTION DISTRICT
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LEMONT, IL 60439

SITE GEOMETRY PLAN

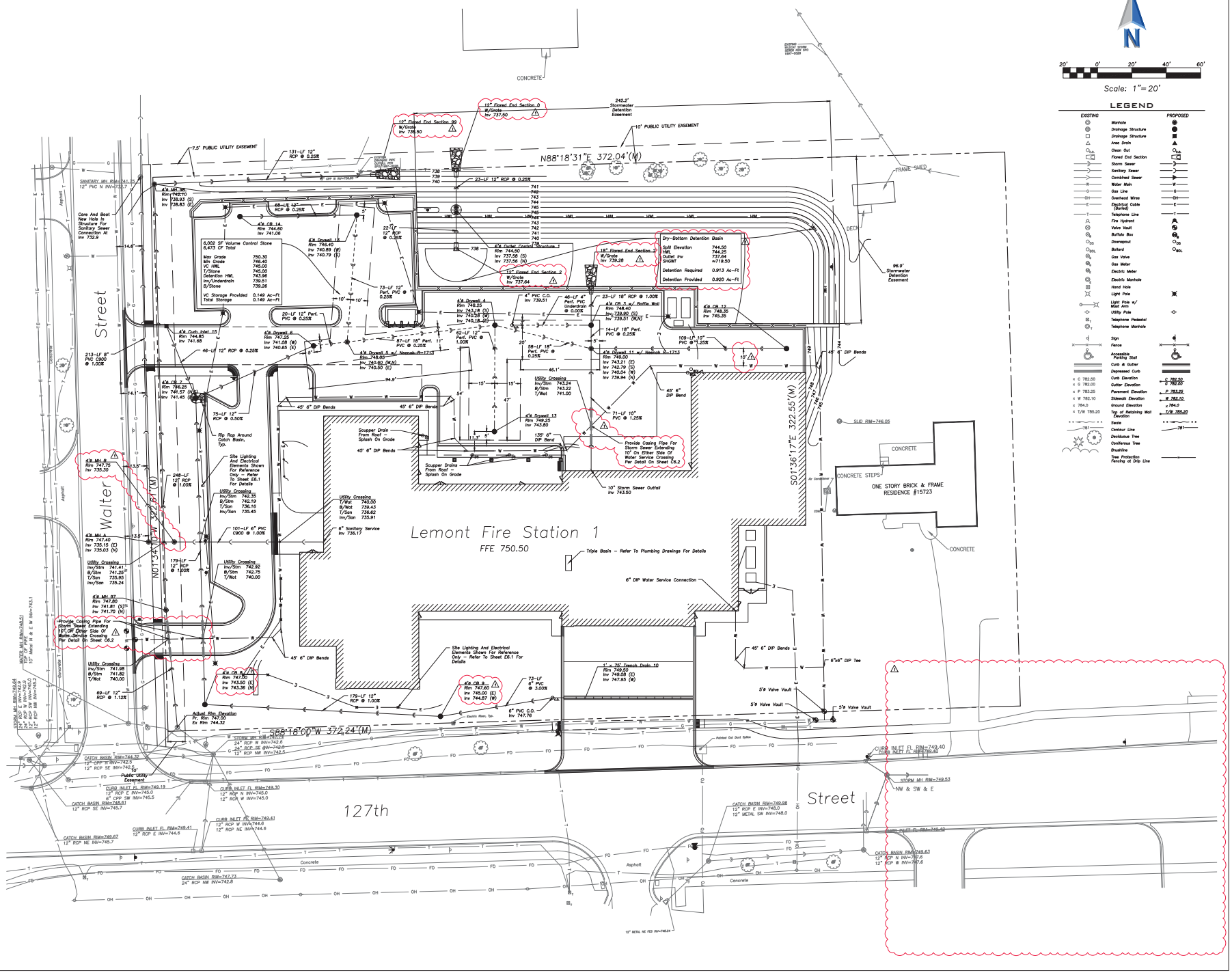
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LEMONT FIRE STATION 1
LEMONT FIRE PROTECTION DISTRICT
NE CORNER OF WALTER STREET & 127TH STREET
LEMONT, IL 60439

SITE UTILITY PLAN

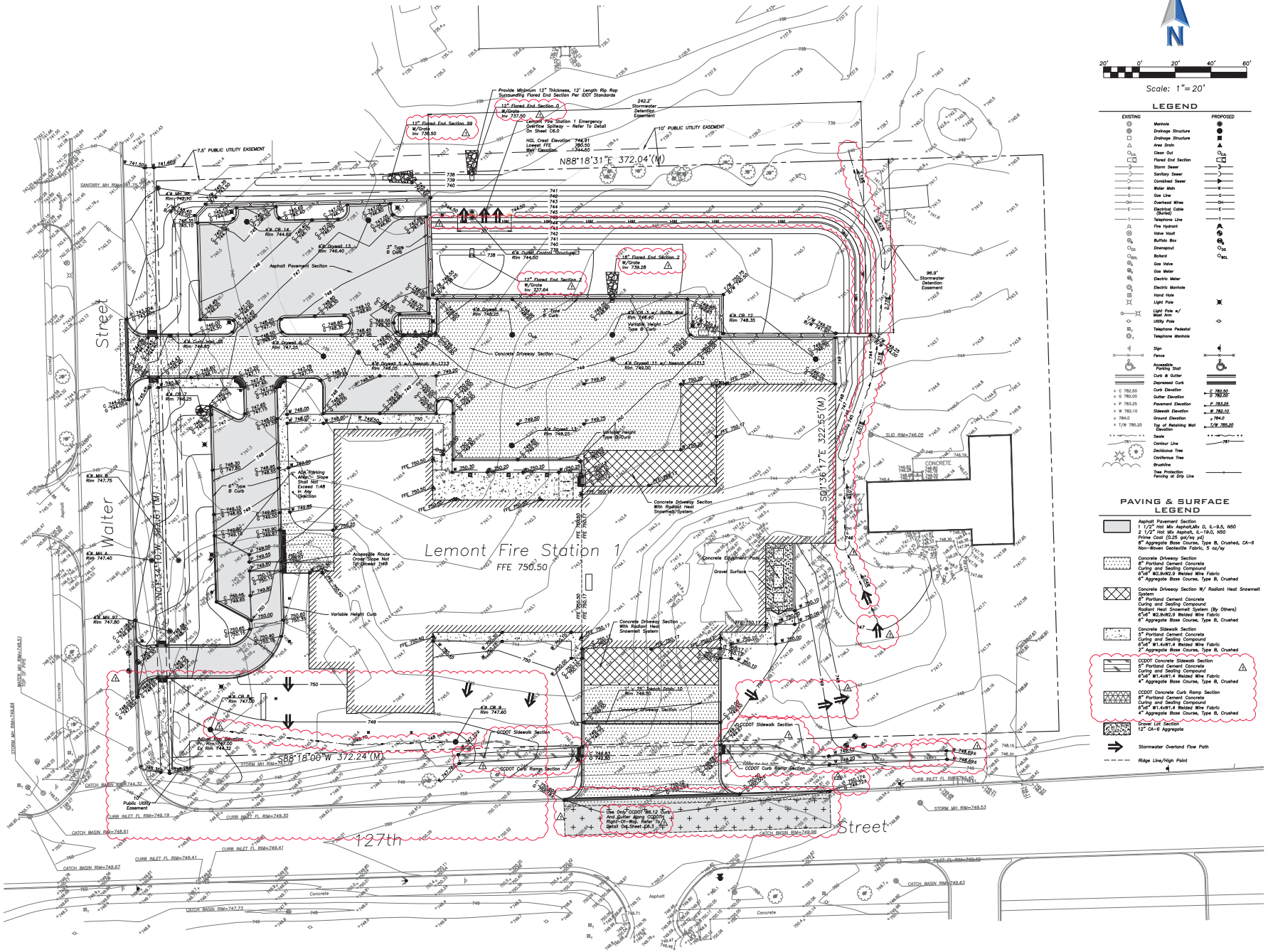
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LEMONT FIRE STATION 1
LEMONT FIRE PROTECTION DISTRICT
NE CORNER OF WALTER STREET & 127TH STREET
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GRADING AND PAVING PLAN

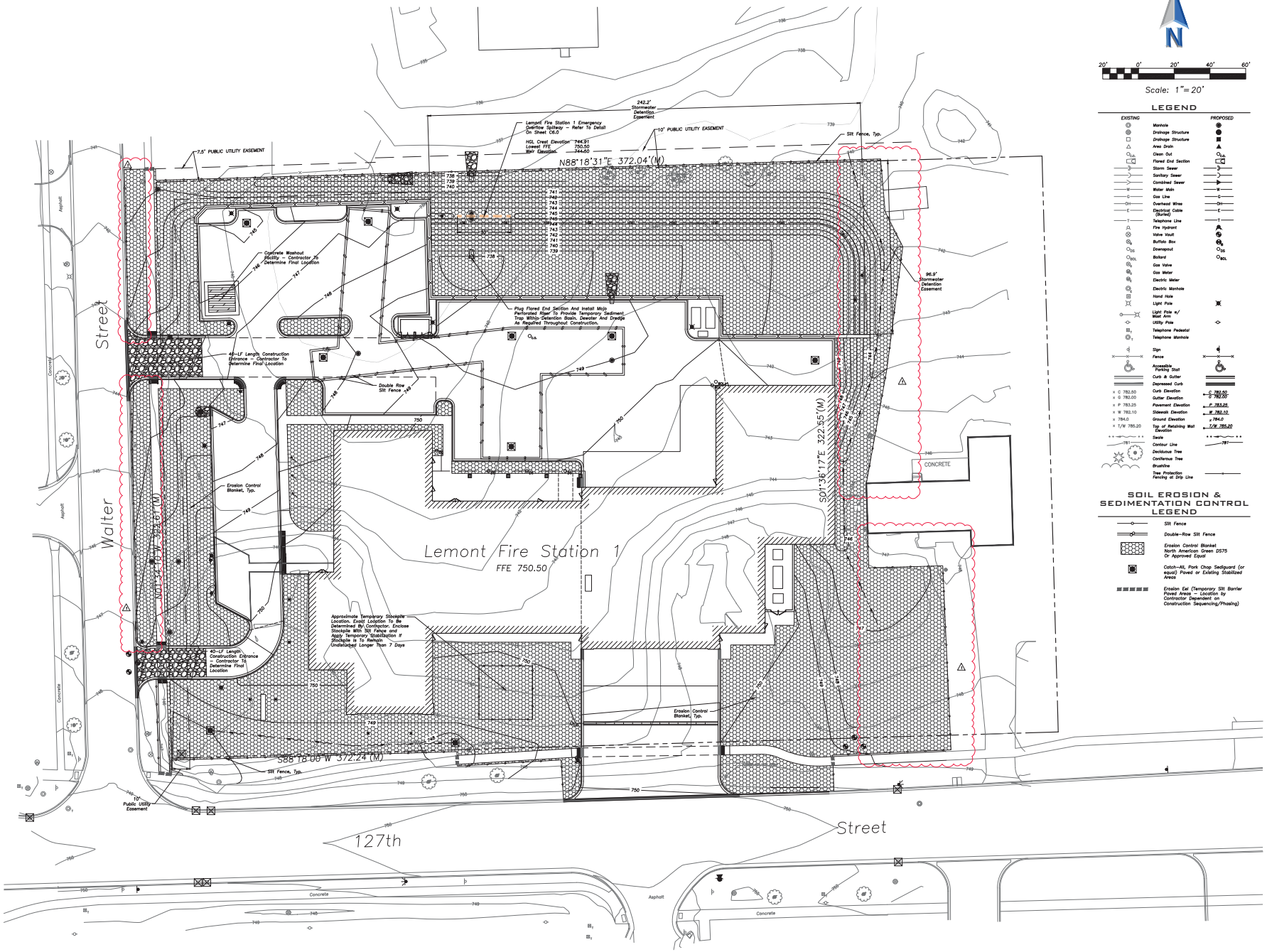
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Scale: 1" = 20'

LEGEND

EXISTING	PROPOSED
Manhole	
Drainage Structure	
Drainage Structure	
Area Drain	
Clean Out	
Flared End Section	
Storm Sewer	
Sanitary Sewer	
Combined Sewer	
Water Main	
Gas Line	
Overhead Wires	
Electrical Cable (Buried)	
Telephone Line	
Fire Hydrant	
Valve Vault	
Buffalo Box	
Downspout	
Bollard	
Gas Valve	
Gas Meter	
Electric Meter	
Electric Manhole	
Hand Hole	
Light Pole	
Light Pole w/ Mast Arm	
Utility Pole	
Telephone Pedestal	
Telephone Manhole	
Sign	
Fence	
Accessible Parking Stall	
Curb & Gutter	
Depressed Curb	
x C 782.50 — Curb Elevation	C 782.50
x G 782.00 — Gutter Elevation	G 782.00
x P 783.25 — Pavement Elevation	P 783.25
x W 782.10 — Sidewalk Elevation	W 782.10
x 784.0 — Ground Elevation	784.0
x T/W 785.20 — Top of Retaining Wall Elevation	T/W 785.20
Swale	
Contour Line	
Deciduous Tree	
Coniferous Tree	
Brushline	
Tree Protection Fencing at Drip Line	

SOIL EROSION & SEDIMENTATION CONTROL LEGEND

- Silt Fence
- Double-Row Silt Fence
- Erosion Control Blanket North American Green D575 Or Approved Equal
- Catch-All, Pork Chop Sediguard (or equal) Paved or Existing Stabilized Areas
- Erosion Eel (Temporary Silt Barrier Paved Areas – Location by Contractor Dependent on Construction Sequencing/Phasing)

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LEMONT FIRE STATION 1
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LEMONT, IL 60439

SITE EROSION AND SEDIMENT CONTROL PLAN

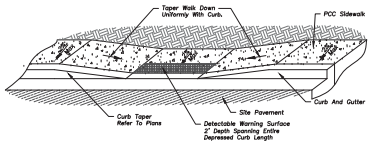
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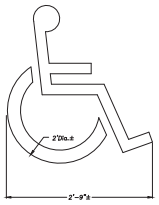
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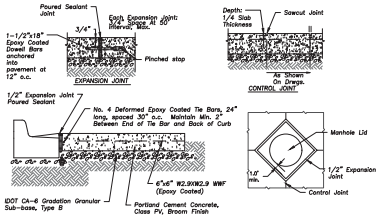


DEPRESSED ACCESSIBLE LANDING DETAIL

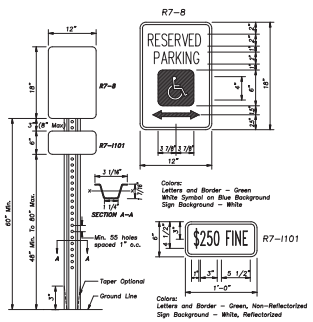


Note: All Paint Shall Be 4" Wide Yellow Lines (Typ.)

ACCESSIBLE PARKING STALL PAVEMENT MARKING

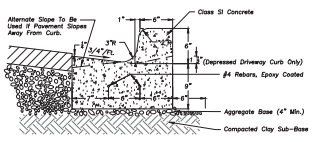


CONCRETE PAVEMENT DETAILS



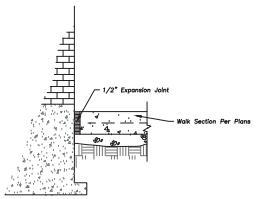
Notes: Dimensions Shown For Cross Sections Are Minimum.
All Holes Are 3/8"ø. Minimum Section Modulus About The X-X Axis Of The Post Shall Be 0.223 in.
For Posts In Which Holes Are Punched Or Drilled For More Than Half Their Length, The Section Modulus Shall Be Computed For The Net Section.
3'-6" Post Bury Depth.
Post Shall Weigh 2.00 Lb/ft Length.
One In 8 Accessible Parking Spaces Must Be Van Accessible, Minimum Of One, Van Accessible Spaces Have The Same Requirement Except They Must Also Have 96" Of Clear Vertical Space.

ACCESSIBLE PARKING SIGN

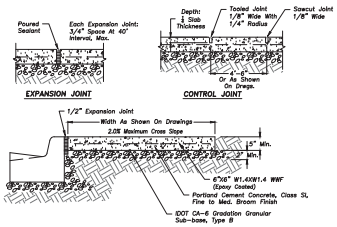


Notes:
1. A 1" Expansion Joint Shall Be Installed At All Points of Curvature For Short Radius (Under 25 ft.) Curves. Maximum Expansion Joint Spacing is 50'. Expansion Joints Shall Consist Of Premolded Bituminous Expansion Joint Filler Conforming To The Curb And Gutter Cross Section And Shall Be Provided With One 1 1/4"ø 18" Long, Coated Smooth Dowel Bar. The Dowel Bar Shall Be Fitted With A Cap With A Pinched Stop Which Provides A Minimum Of 1" Of Expansion.
2. Maximum Contraction (Control) Joint Spacing Shall Be 20'.

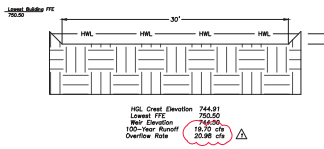
B-6.12 CURB & GUTTER



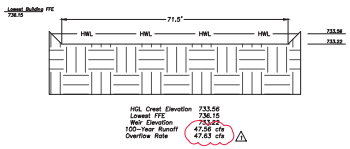
WALK ADJACENT TO BUILDING



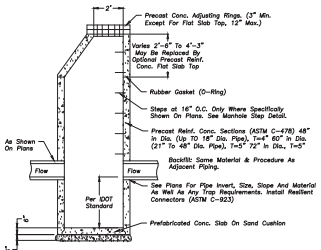
PORTLAND CEMENT CONC. SIDEWALK



SITE EMERGENCY OVERFLOW SPILLWAY

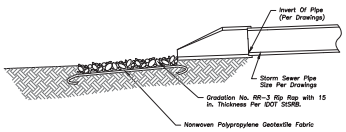


DOWNSTREAM SITE EMERGENCY OVERFLOW SPILLWAY

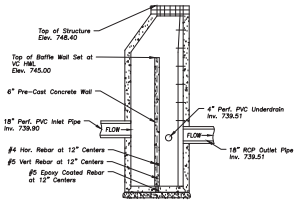


CATCH BASIN

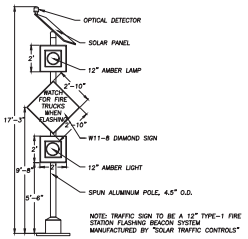
Notes:
1. Contractor shall provide adequate coupling device and/or oversize the end section to accommodate HDPE storm sewer size specified in drawings.



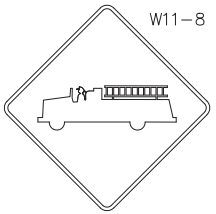
RIP RAP AT FLARED END SECTION



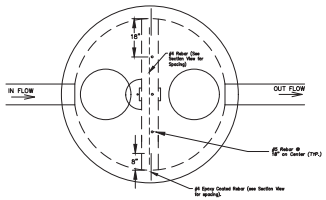
CB-3 – BAFFLE WALL



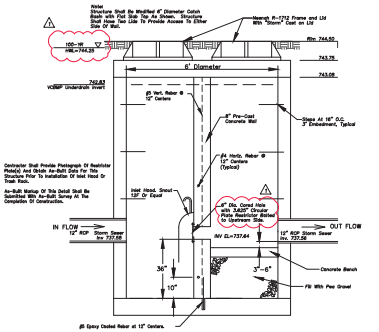
BEACON SIGN

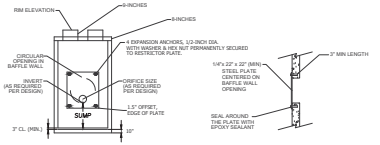


MUTCD SIGN W11-8



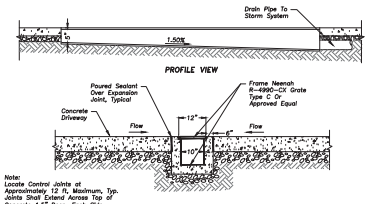
PLAN VIEW
NOT TO SCALE



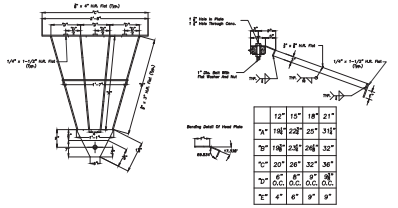


NOTES:
1. STRUCTURE AND BAFFLE WALL FABRICATED USING REINFORCED PORTLAND CEMENT CONCRETE.
2. RESTRICTORS LESS THAN 4" IN DIAMETER PROVIDE HOODSINOUT OR WIRE MESH
3. BAFFLE WALL PERMANENTLY INSTALLED AS PRECAST OR CAST-IN-PLACE
4. PIPE TO STRUCTURE CONNECTIONS SHALL BE ASTM C923 IN COMBINED SEWER AREAS.
5. CAUTION: 1/4-INCH STEEL PLATE DIMENSIONS TO BEST FIT PROPOSED STRUCTURE.
6. ANCHOR EMBEDMENT SHALL BE 3-INCHES MINIMUM.
7. SEE STRUCTURAL PLANS FOR REINFORCEMENT DETAILS.

OUTLET CONTROL STRUCTURE 1



TRENCH DRAIN SECTION



	12"	15"	18"	21"
"A"	19"	22"	25"	31"
"B"	19"	25"	26"	32"
"C"	20"	26"	32"	36"
"D"	6" O.C.	6" O.C.	9" O.C.	9" O.C.
"E"	4"	6"	9"	9"

Concrete Flared End Section Grate (12"–21")

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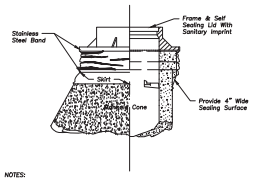
SITE WORK DETAILS

SHEET NO. **C6.0**

JOB NO. 23-3857.02

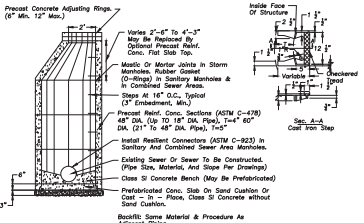
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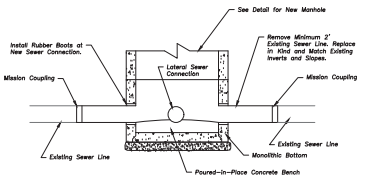


NOTES:
1. Chimney Seals shall be installed on all Sanitary Sewerage System Manholes.
2. "CRETEX" External Seals are required. Other products or other design solutions shall require the approval of the Village Engineer.
3. Chimney Seals shall be installed in accordance with the manufacturer's instructions.

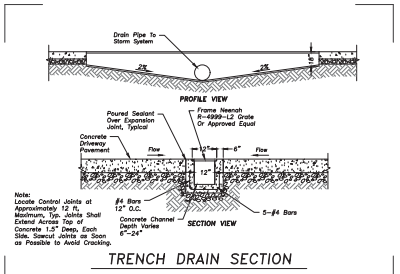
SANITARY MANHOLE CHIMNEY SEAL



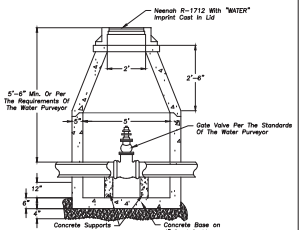
MANHOLE – 48"–60" DIA.



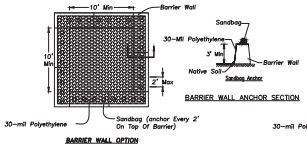
NEW MANHOLE ON EXISTING SEWER LINE



TRENCH DRAIN SECTION

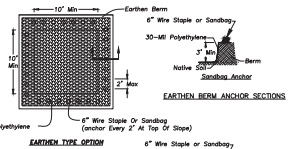


WATER VALVE VAULT



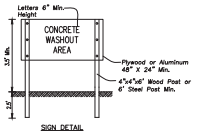
BARRIER WALL ANCHOR SECTION

BARRIER WALL OPTION

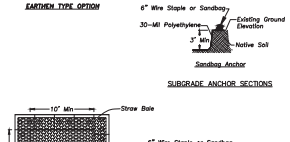


EARTHEN BERM ANCHOR SECTIONS

EARTHEN TYPE OPTION

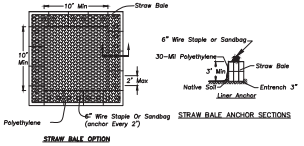


SIGN DETAIL



SUBGRADE ANCHOR SECTIONS

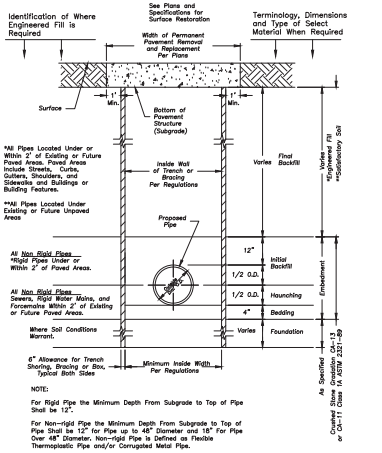
NOTES:
1. Maintaining temporary concrete washout facilities shall include removing and disposing of hardened concrete and/or slurry and returning the facilities to a functional condition.
2. Facility shall be cleaned or reconstructed in a new area once washout becomes two–thirds full.
3. Each straw bale is to be staked in place using (2) 2"x2"x4' wooden stakes.



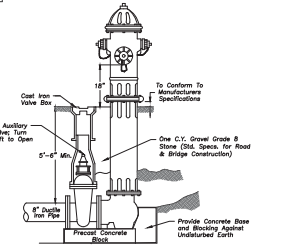
STRAW BALE ANCHOR SECTIONS

STRAW BALE OPTION

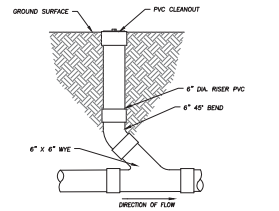
CONCRETE WASHOUT FACILITY



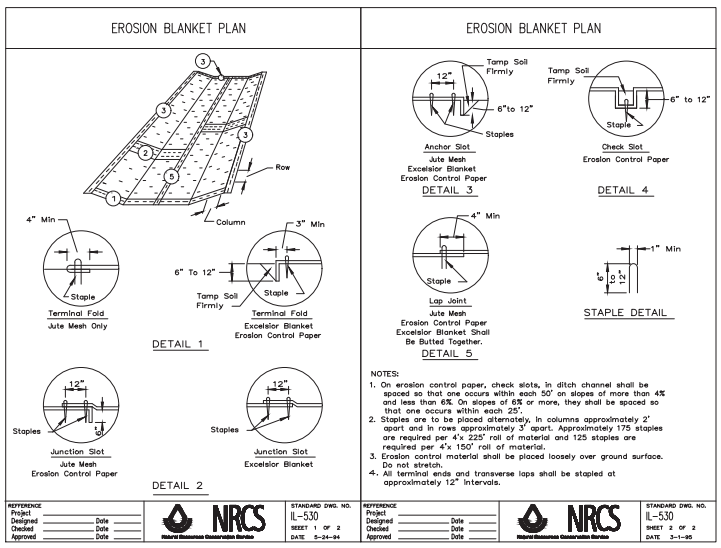
STORM SEWER AND WATER TRENCH SECTION



HYDRANT INSTALLATION



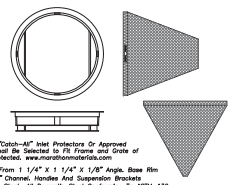
PVC CLEANOUT



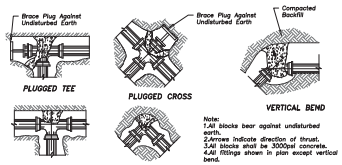
NOTES:
1. On erosion control paper, check slots, in ditch channel shall be spaced so that one occurs within each 50' on slopes of more than 4% and less than 6%. On slopes of 6% or more, they shall be spaced so that one occurs within each 25'.
2. Staples are to be placed alternately, in columns approximately 2' apart and in rows approximately 3' apart. Approximately 175 staples are required per 4'x 225' roll of material and 125 staples are required per 4'x 150' roll of material.
3. Erosion control material shall be placed loosely over ground surface. Do not stretch.
4. All terminal ends and transverse laps shall be stapled at approximately 12" intervals.

REFFERENCE			STANDARD DWG. NO.
Project		NRCS Natural Resources Conservation Service	IL-530
Designed ____ Date ____			SHEET 1 OF 2
Checked ____ Date ____			DATE 5-24-94
Approved ____ Date ____			

REFFERENCE			STANDARD DWG. NO.
Project		NRCS Natural Resources Conservation Service	IL-530
Designed ____ Date ____			SHEET 2 OF 2
Checked ____ Date ____			DATE 3-1-95
Approved ____ Date ____			



INLET PROTECTORS – SEDIMENT BAG



THRUST BLOCKING

GENERAL NOTES

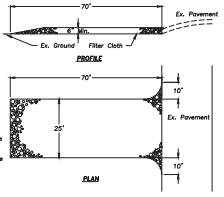
STONE SIZE – Use IDOT gradation CA–1 aggregate stone.

MAINTENANCE – The entrance shall be maintained in a condition which will prevent tracking or flowing of sediment onto public rights–of–way. This may require periodic top dressing with additional stone as conditions demand and repair and/or clean–out of any measures used to trap sediment. All sediment spilled, dropped, washed, or tracked onto public rights–of–way must be removed immediately.

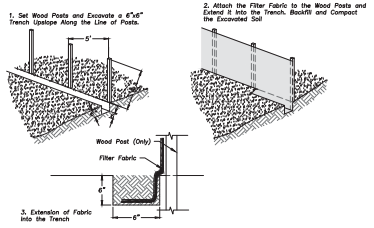
FILTER CLOTH – Will be placed over the entire area prior to placing stone. Conform to Illinois Urban Manual Section 5b2, Type I, II, or IV.

WASHING – Wheels shall be cleaned to remove sediment prior to entrance onto public rights–of–way. When washing is required it shall be done on an area stabilized with stone and which drains into an approved sediment trapping device.

Periodic inspection and needed maintenance shall be provided after each rain.



STABILIZED CONSTRUCTION ENTRANCE
NOT TO SCALE



SILT FENCE CONSTRUCTION (AASHTO 288–00)

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NO.	DATE	ISSUANCE DESCRIPTION
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1	04/13/2026	PR-01

LEMONT FIRE STATION 1
LEMONT FIRE PROTECTION DISTRICT
NE CORNER OF WALTER STREET & 127TH STREET
LEMONT, IL 60439

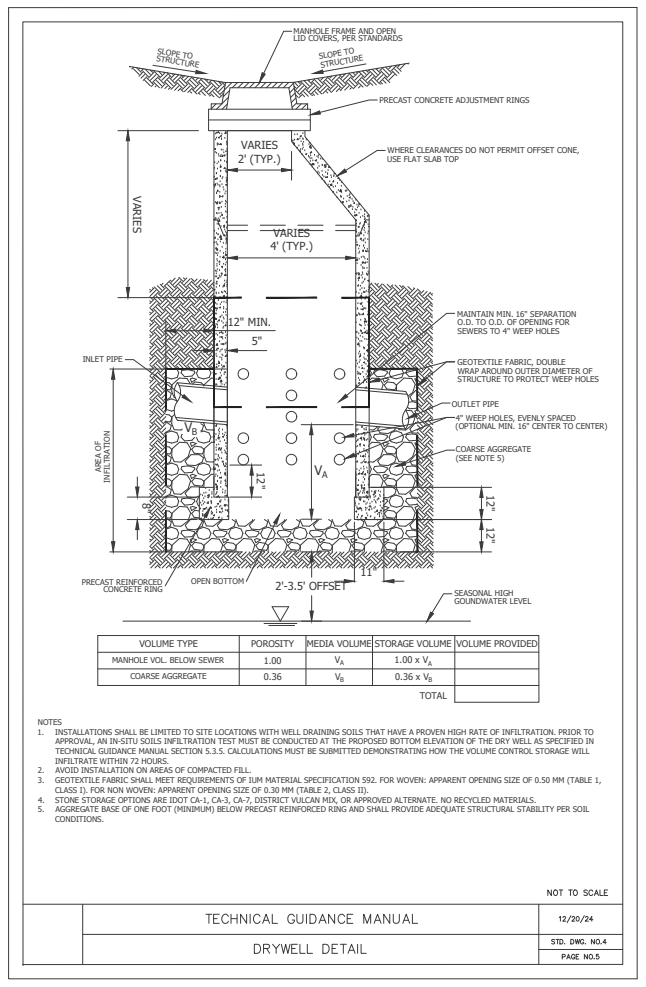
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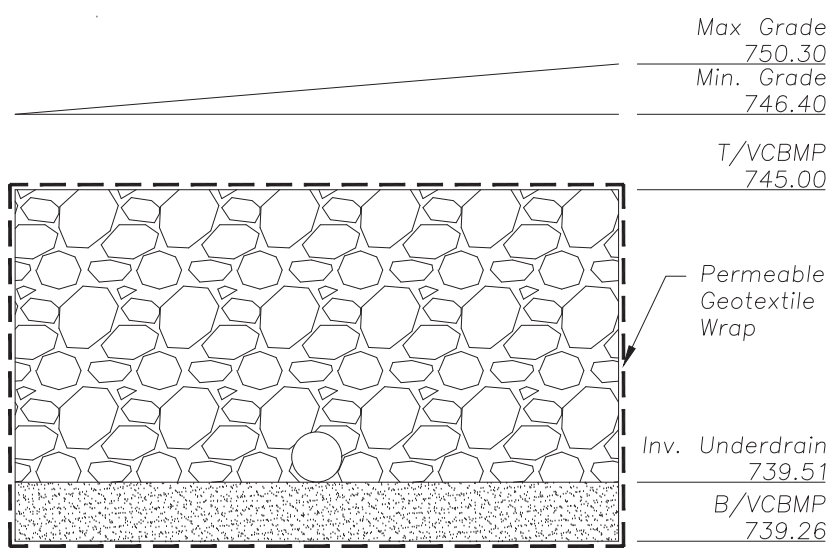
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JOB NO. 23-3857.02

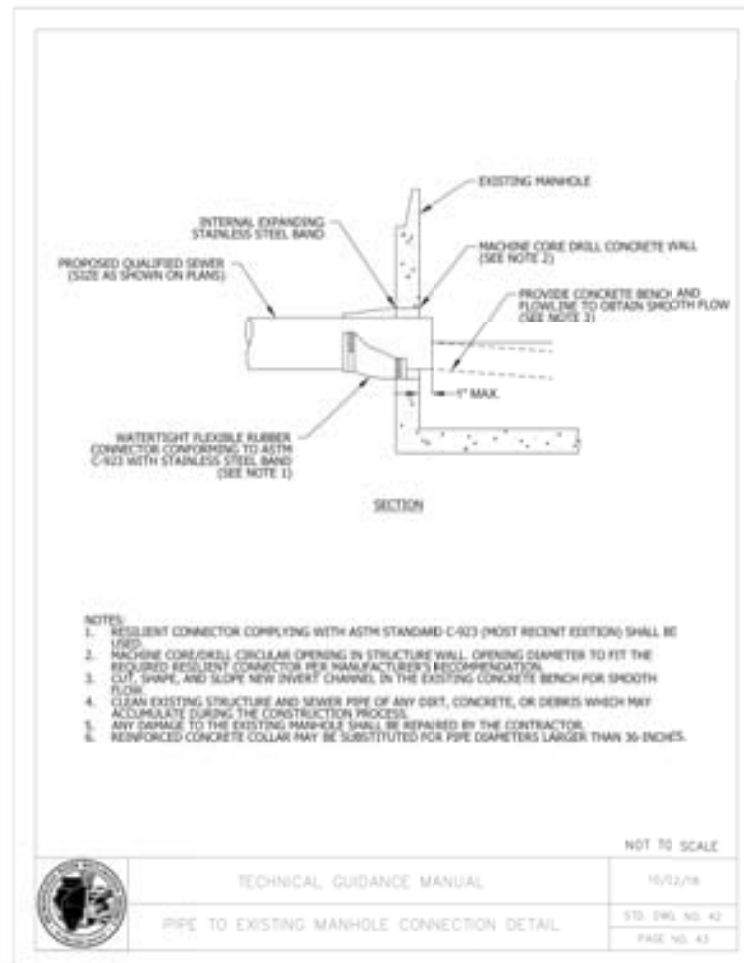
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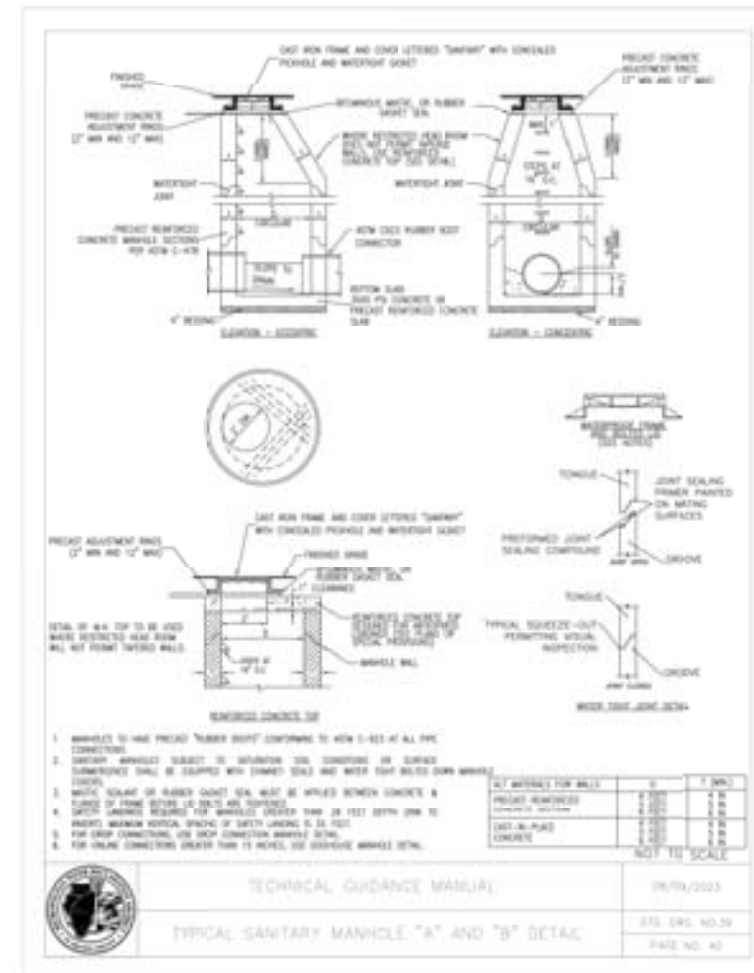
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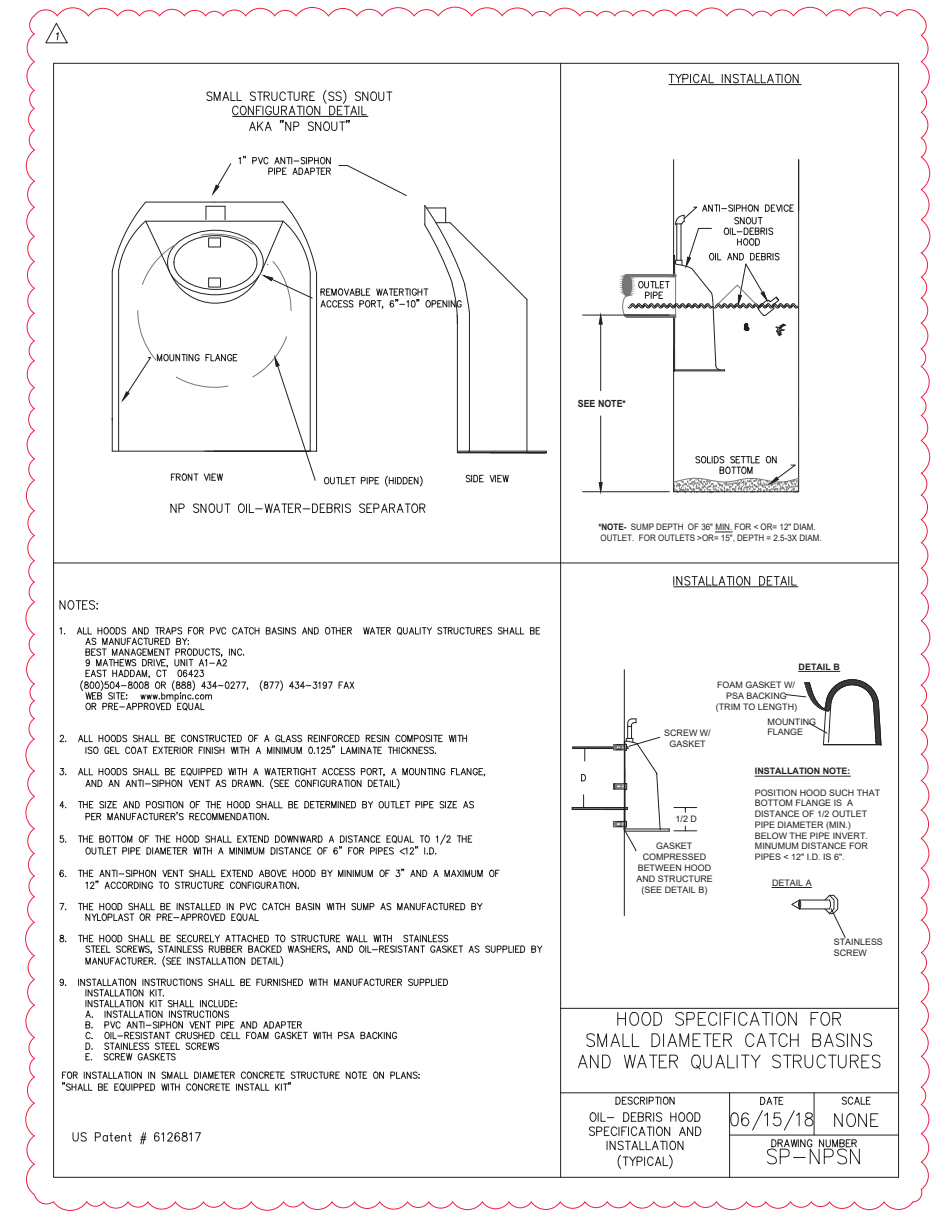


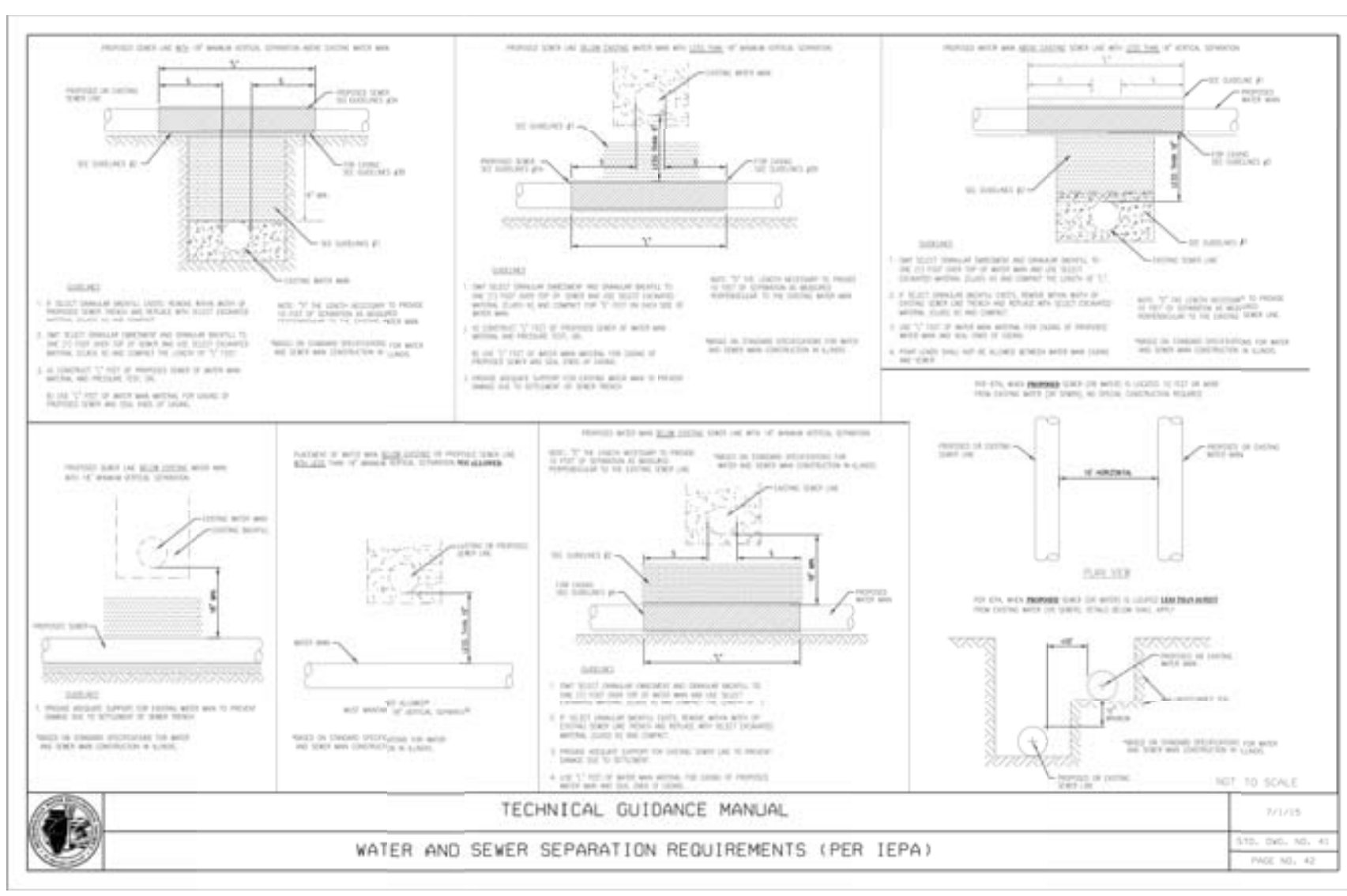


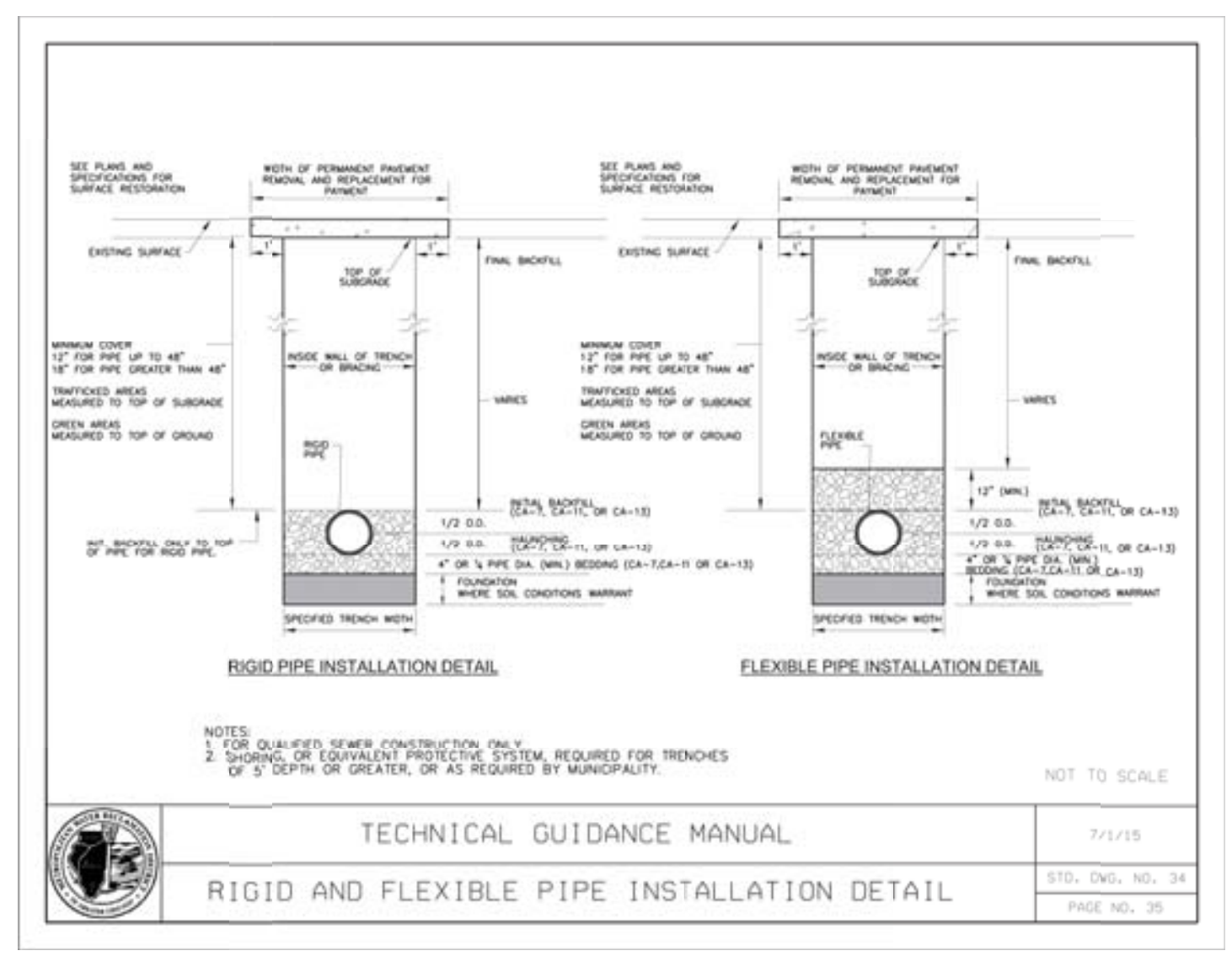
VOLUME CONTROL FACILITY
SAMPLE SECTION











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ISSUANCE		
NO	DATE	DESCRIPTION
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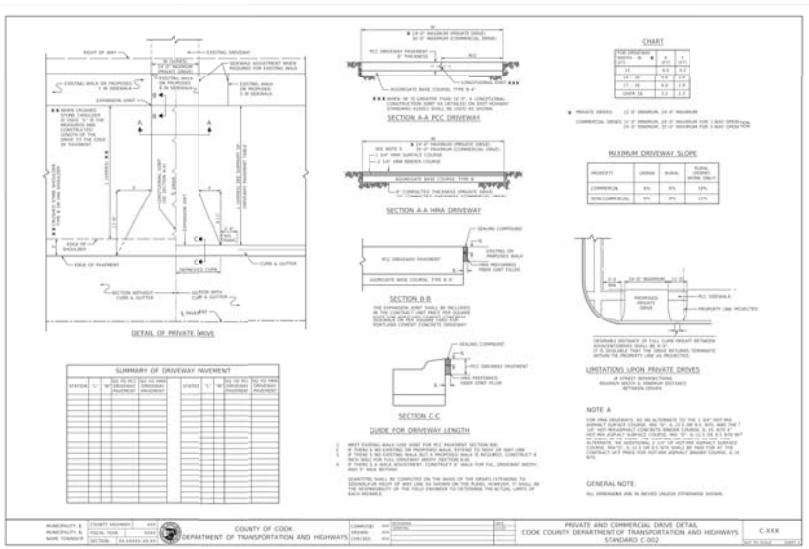
LEMONT FIRE STATION 1
LEMONT FIRE PROTECTION DISTRICT
NE CORNER OF WALTER STREET & 127TH STREET
LEMONT, IL 60439

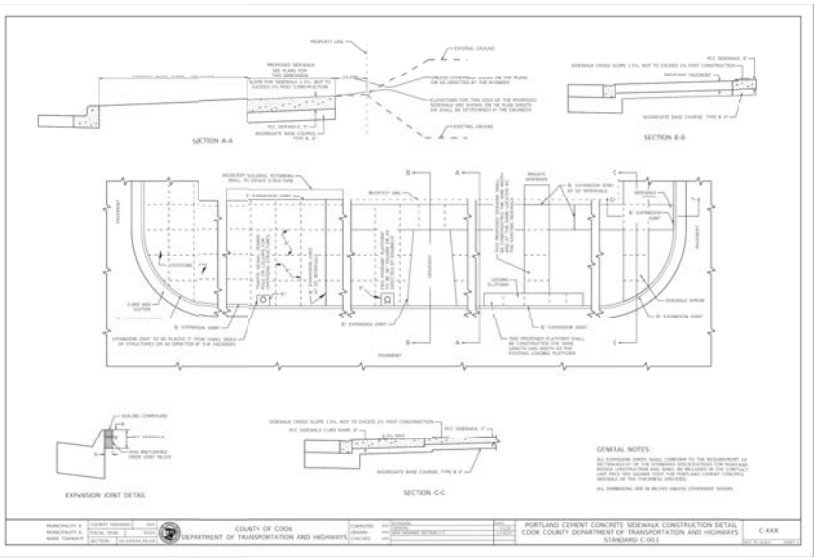
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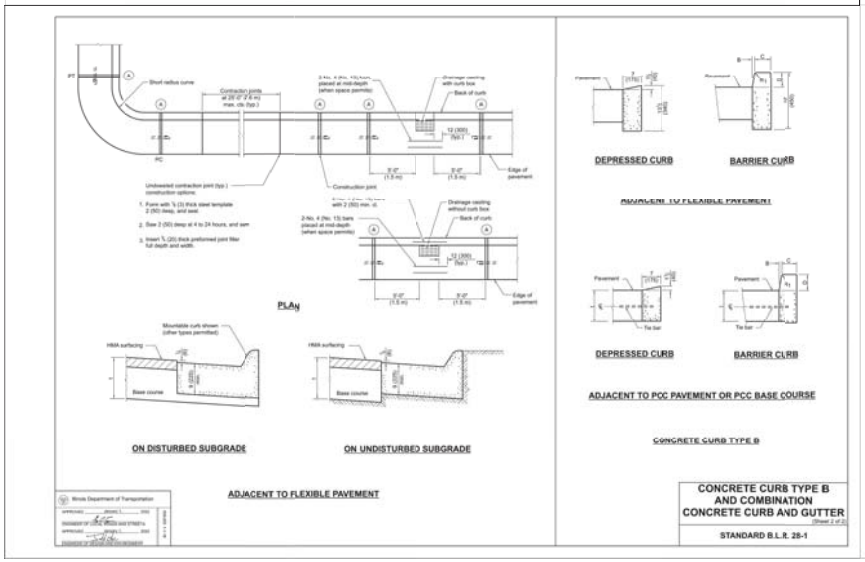
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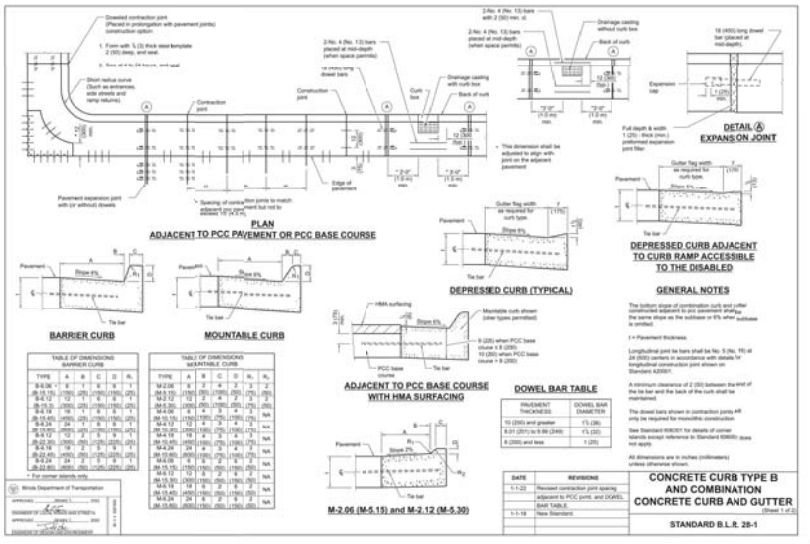
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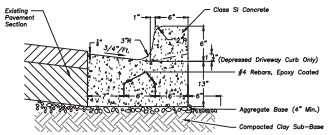
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Notes:

1. A 1" Expansion Joint Shall Be Installed At All Points of Curvature For Short Radius (Under 25 ft) Curves. Maximum Expansion Joint Spacing Is 50'. Expansion Joints Shall Be Constructed With 1" Thick Preformed Expansion Joint Filler Conforming To The Curb And Gutter Cross Section And Shall Be Provided With One, 1"x1"x 18" Long, Coated Smooth Dowel Bar. The Dowel Bar Shall Be Fitted With A Cap With A Pinched Stop Which Provides A Minimum Of 1" Of Expansion.
2. Maximum Contraction (Control) Joint Spacing Shall Be 20'.

CCDOT B-6.12 CURB & GUTTER

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SITE WORK DETAILS

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These Details Are Shown For Informational And Bidding Purposes Only And Do Not Represent An Element Designed By Eriksson Engineering Associates, ltd. Contractor Shall Coordinate Construction, Installation And Testing With The Manufacturer And Their Representatives.

"Wireless" Traffic Control Solutions

Solar-powered Optical Detector Transmitter (ODTX) for Fire Stations

System Configurations
- Tomar STROBECOM-compatible configuration
- OPTICOM-compatible configuration
- A-type pole mount
- Band mount option

Benefits
- Solar power, a free energy source, eliminates need for utility hook-up
- Cost effective, affordable prices to fit your budget
- Low installation and operating costs
- Virtually no maintenance
- Quick to deploy in most locations
- High level of integration minimizes installation time
- Increases public safety
- No power drop; no trenching; no boring; no sweat
- Designed specifically for user's application site**

* We need your project's location, load and duty cycle. Insure that your system is properly designed with a Sizing Report-the basis of your warranty-call STC or visit our Web site; click on Provide Your Requirements. Fax or email completed form to STC.

Applications

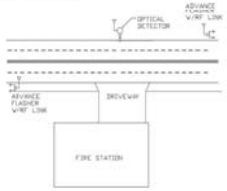
Placed at the end or across the street from a fire station driveway, this unit alleviates the need to press any buttons to transmit a signal to advance flashers. Fire truck drivers simply turn on their optical emitters and the Optical Detector Transmitter (ODTX) radios down the street to activate the advance warning beacon systems. The ODTX can easily be integrated into





continued on next page

systems using either Type 1 or Type 2 warning beacon systems from STC. Systems are self-contained and will function for years with little or no maintenance. In most cases, the only maintenance required may be to replace the battery every 5 - 7 years.



Solar Power: a free source of energy

Our solar-powered systems are designed for quick and easy installation in the field. STC's careful front-end engineering minimizes your installation costs and provides years of trouble-free operation. The standard solar power system includes the solar array, system enclosure with all the necessary electronics, color-coded wiring harnesses, sealed batteries and full documentation. DC LED lamp kits can also be purchased. These include the LED beacon, lamp housing, and mounting hardware.

STC Systems are Cost Effective:

Our 24-hour solar flasher systems allow you to stretch your budget to obtain the traffic safety devices you need at affordable prices. Most systems are equivalent to the cost of obtaining an AC power drop. Battery life for these systems is typically three to six years: less expensive than grid electricity for the same period of time.

Solar Traffic Controls (STC) provides solar-powered traffic control systems for city, state and federal DOTs; police, firefighting and public works departments; facility maintenance and plant safety industries. Our primary products are solar-powered flashing beacon systems used for school zones and 24-hour applications. We also supply specialized flasher systems using environmental sensors and custom communications packages to control the flashing beacon systems. Our product spectrum also includes wireless power systems for ITS, EMS and HAR. STC's products and services are sold through a network of regional distributors who offer technical support for your project.

For more information: Solar Traffic Controls, LLC • 1930 E. Third St, Suite 21 • Tempe, AZ 85281-2929 USA
Tel: 480.449.0222 • fax: 480.449.9367 • info@solar-traffic-controls.com • www.solar-traffic-controls.com

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SOLAR POWERED OPTICAL TRANSMITTER

"Wireless" Traffic Control Solutions

Solar Flashing Beacon Systems for Fire Stations

System Configurations
- Radio activated
- Optical sensor activated (optional)
- Single Pole or Mast Arm installation
- Single or dual lamp fixtures

Features
- Maintenance-free, sealed batteries
- Power-saving DC LED lamps
- License-free radio link
- User programmable run time
- Fully self-contained systems

Benefits
- Complete documentation package included
- Solar power - a free energy source eliminates need for utility hook-up
- Cost effective, affordable prices to fit your budget
- Low installation and operating costs
- Virtually no maintenance
- Quick to deploy in most locations
- High level of integration minimizes installation time
- Increases public safety
- No power drop; no trenching; no boring; no sweat
- Designed specifically for user's application site*

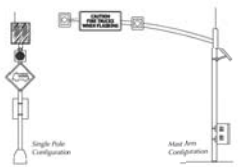


Mast arm installation in advance of fire station with highly-visible warning sign and LED flashers.

*We need your project's location, load and duty cycle. Insure that your system is properly designed with a Sizing Report - the basis of your warranty - call STC or visit our website; click on Provide Your Requirements. Fax or email completed form to STC.

continued on next page

Applications
- Fire Stations
- Emergency Medical Stations



Solar Power: a free source of energy

Our solar-powered systems are designed for quick and easy installation in the field. STC's careful front-end engineering minimizes your installation costs and provides years of trouble-free operation. The standard solar power system includes the solar array, system enclosure with all the necessary electronics, color-coded wiring harnesses, sealed batteries and full documentation. DC LED lamp kits can also be purchased. These include the LED beacon, lamp housing, and mounting hardware.

STC Systems are Cost Effective:

Our 24-hour solar flasher systems allow you to stretch your budget to obtain the traffic safety devices you need at affordable prices. Most systems are equivalent to the cost of obtaining an AC power drop. Battery life for these systems is typically three to six years: less expensive than grid electricity for the same period of time.

Solar Traffic Controls (STC) provides solar-powered traffic control systems for city, state and federal DOTs; police, firefighting and public works departments; facility maintenance and plant safety industries. Our primary products are solar-powered flashing beacon systems used for school zones and 24-hour applications. We also supply specialized flasher systems using environmental sensors and custom communications packages to control the flashing beacon systems. Our product spectrum also includes wireless power systems for ITS, EMS and HAR. STC's products and services are sold through a network of regional distributors who offer technical support for your project.

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SOLAR FLASHING BEACON SYSTEM

"Wireless" Traffic Control Solutions

Optical Repeater System

System Configurations
- Tomar STROBECOM® compatible configuration
- OPTICOM® compatible configuration
- A-pole type mount
- Band mount option



Features
- Sealed battery
- Self-contained system
- Standard optical detector assembly
- LED confirmation amp for approaching vehicle
- Standard optical emitter package (12VDC)



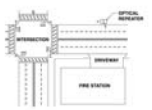
Benefits
- Solar power, a free energy source, eliminates need for utility hook-up
- Quick and affordable to deploy
- Improves intersection response for emergency vehicles
- Decreases line-of-sight issues for emergency vehicles
- Operates for years with minimal or no maintenance
- Complete documentation package included
- Designed specifically for user's application site*

Applications

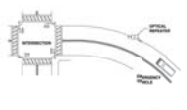
Optical preemption systems require line-of-sight and optical pathway for proper operation. This is not always the case on curved roads or when fire stations are located near intersections. STC offers a variety of system packages to overcome these obstacles in the illustrations that follow. All systems are self-contained and provide years of reliable operation.

*We need your project's location, load and duty cycle. Insure that your system is properly designed with a Sizing Report - the basis of your warranty - call STC or visit our website; click on Provide Your Requirements. Fax or email completed form to STC.

continued on next page



***Proximity to intersection:** Adding an STC optical repeater across from the driveway begins the preemption as soon as the bay door is up and the emergency vehicle starts its emitter.*



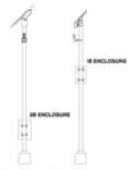
***Line-of-sight issue on curve:** preemption relies on line-of-sight for proper operation. Using a repeater in the curve allows an earlier response time to the approaching emergency vehicle.*

Solar Power: a free source of energy

Our solar-powered systems are designed for quick and easy installation in the field. STC's careful front-end engineering minimizes your installation costs and provides years of trouble-free operation. The standard solar power system includes the solar array, system enclosure with all the necessary electronics, color-coded wiring harnesses, sealed batteries and full documentation. DC LED lamp kits can also be purchased. These include the LED beacon, lamp housing, and mounting hardware.

STC Systems are Cost Effective:

Our 24-hour solar flasher systems allow you to stretch your budget to obtain the traffic safety devices you need at affordable prices. Most systems are equivalent to the cost of obtaining an AC power drop. Battery life for these systems is typically three to six years: less expensive than grid electricity for the same period of time.



Two pole assembly configurations

Solar Traffic Controls (STC) provides solar-powered traffic control systems for city, state and federal DOTs; police, firefighting and public works departments; facility maintenance and plant safety industries. Our primary products are solar-powered flashing beacon systems used for school zones and 24-hour applications. We also supply specialized flasher systems using environmental sensors and custom communications packages to control the flashing beacon systems. Our product spectrum also includes wireless power systems for ITS, EMS and HAR. STC's products and services are sold through a network of regional distributors who offer technical support for your project.

For more information: Solar Traffic Controls, LLC • 1930 E. Third St, Suite 21 • Tempe, AZ 85281-2929 USA
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OPTICAL REPEATER SYSTEM

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LEMONT, IL 60439

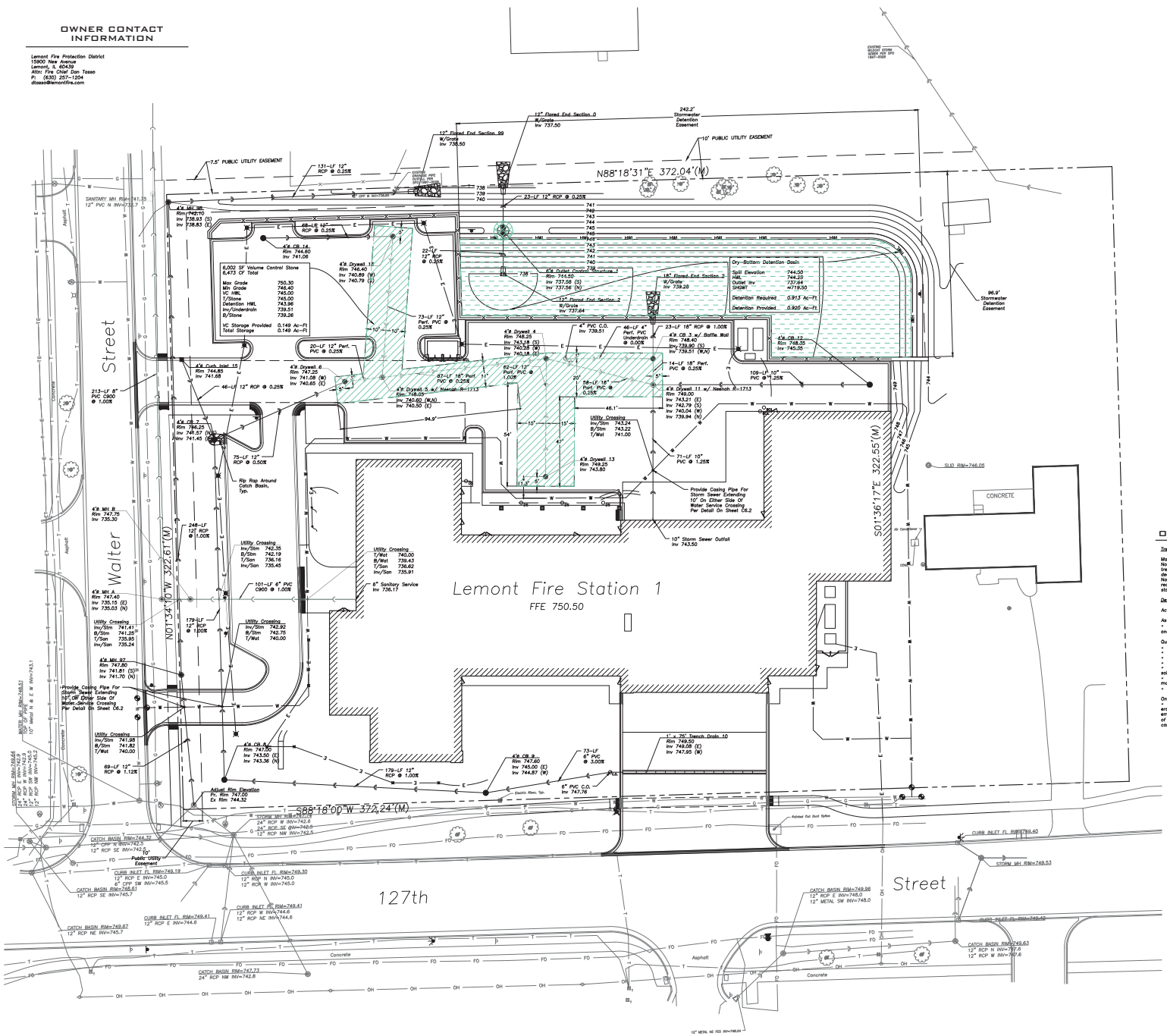
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LEGEND

EXISTING	PROPOSED
Manhole	
Drainage Structure	
Drainage Structure	
Area Drain	
Clean Out	
Flared End Section	
Storm Sewer	
Sanitary Sewer	
Combined Sewer	
Water Main	
Gas Line	
Overhead Wires	
Electrical Cable (Buried)	
Telephone Line	
Fire Hydrant	
Valve Vault	
Buffalo Box	
Downspout	
Bollard	
Gas Valve	
Gas Meter	
Electric Meter	
Electric Manhole	
Hand Hole	
Light Pole	
Light Pole w/ Mast Arm	
Utility Pole	
Telephone Pedestal	
Telephone Manhole	
Sign	
Fence	
Accessible Parking Stall	
Curb & Gutter	
Depressed Curb	
x C 782.50 Curb Elevation	x C 782.50
x G 782.00 Gutter Elevation	x G 782.00
x P 783.25 Pavement Elevation	x P 783.25
x W 782.10 Sidewalk Elevation	x W 782.10
x 784.0 Ground Elevation	x 784.0
x T/W 785.20 Top of Retaining Wall Elevation	x T/W 785.20
Swale	
Contour Line	
Deciduous Tree	
Coniferous Tree	
Brushline	
Tree Protection Fencing at Drip Line	

POST-CONSTRUCTION OPERATION AND MAINTENANCE

Trees

Maintenance Guidelines:
No special maintenance is required for natural landscaping or stormwater trees other than pruning and trimming in late fall or winter to remove dead wood and excess growth to maintain an open and healthy canopy. Native landscaping planting may be managed similar to the recommendations for bioinfiltration facilities. Trees counted as a stormwater management BMP that do not survive should be replaced.

Detention Basins

Activity Schedule:

As needed
- Sediment should be removed from the basin as needed (at least once every 5 to 10 years)

Quarterly
- Inspect inlet pipe(s) and outlet control structure for clogging
- After every storm greater than one inch
- Remove any accumulated debris
- Remove invasive plants
- Grassed areas also require periodic prudent fertilizing, dethatching and soil conditioning
- Trees, shrubs, and other vegetative cover will require periodic maintenance such as fertilizing, pruning, and pest control
- Mow / trim detention basin vegetation

Once per year
- Inspect detention basin, potential problems include: subsidence, erosion, cracking or tree growth on the embankment; damage to the emergency spillway; sediment accumulation around the outlet; inadequacy of the inlet/outlet channel erosion control measures; changes in the condition of the pilot channel; and erosion within the basin and banks.

OPERATIONS & MAINTENANCE LEGEND

- Outlet Control Structure
- Volume Control Facility
- Detention Facility
- Qualified Sanitary Sewer Construction
- Qualified Storm Sewer Construction

OPERATION AND MAINTENANCE NOTES

O&M Plan procedures and practices must be reviewed and assessed annually.

Access routes including roadways and sidewalks shall be inspected annually and maintained as needed.

Drainage structures and flow restrictors must be inspected and cleaned semi-annually.

Volume control BMPs shall be inspected semi-annually and after significant rainfall events exceeding 1.5 inches.

The Owner shall keep an updated log book documenting the performance of the required O&M activities for perpetuity. Log books must be produced upon the request of a City Inspector.

Vegetation shall be maintained on a regular basis.

Pest control measures shall be implemented to address insects and rodents.

Signage and fencing shall be installed and maintained where necessary to protect property and the public.

Underground vaults must include design measures to facilitate cleaning and maintenance. Confined space safety procedures must be followed.

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LEMONT FIRE PROTECTION DISTRICT
NE CORNER OF WALTER STREET & 127TH STREET
LEMONT, IL 60439

OPERATIONS & MAINTENANCE PLAN

SHEET NO. **CXR**

JOB NO. 23-3857.02

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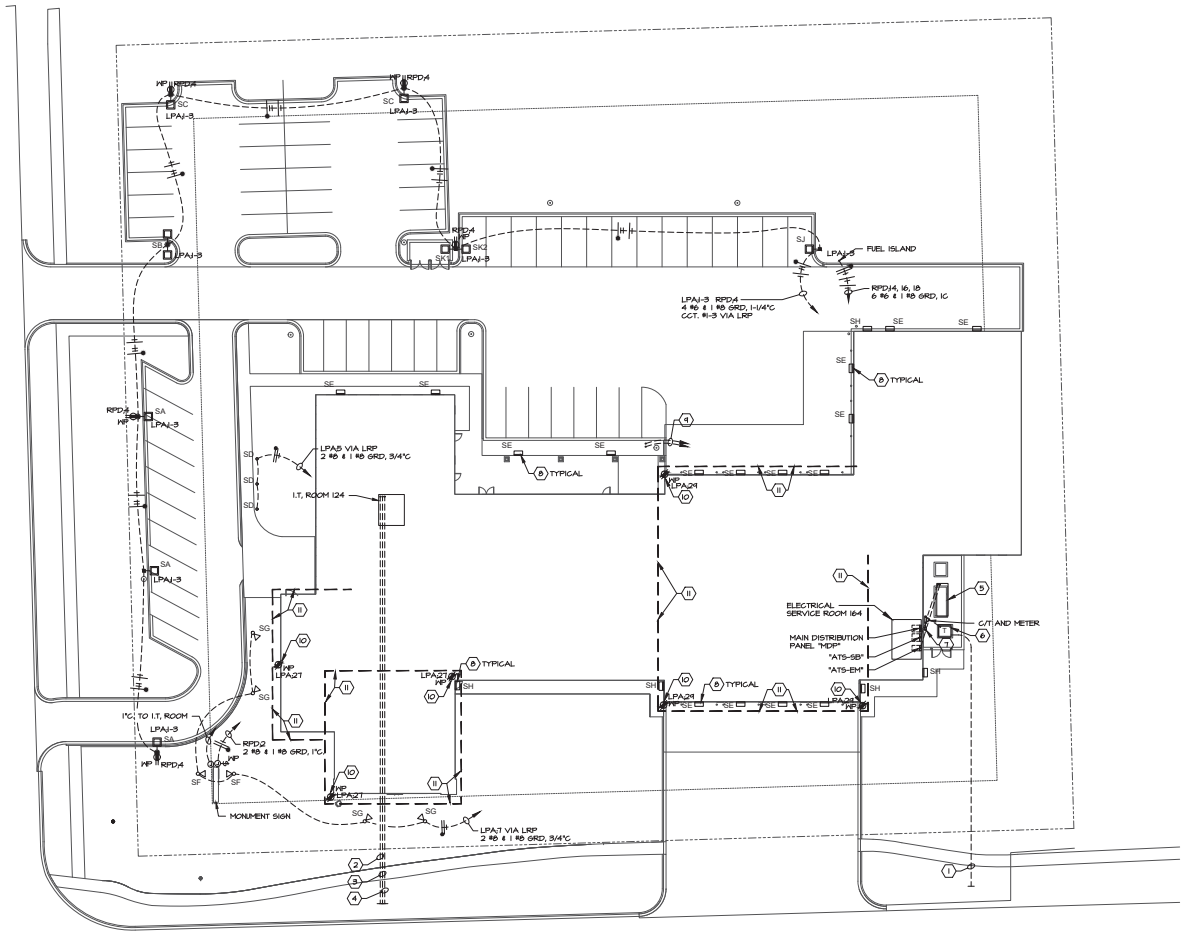
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EXHIBIT C
Final Photometric Plans

DRAWING KEYED NOTES

1. TWO (2) 4" SCHEDULE 40 PVC CONDUIT FOR UTILITY COMPANY PRIMARY CABLING WITH PULL CORD. PROVIDE 90 DEGREE LONG RADIUS ELBOWS. COORDINATE FINAL LOCATION AND REQUIREMENTS WITH ELECTRIC UTILITY COMPANY. TOTAL BENDS SHALL NOT EXCEED 270 DEGREES.
2. ONE (1) 4" SCHEDULE 40 PVC CONDUIT FOR INCOMING TELEPHONE SERVICE WITH PULL CORD. PROVIDE 90 DEGREE LONG RADIUS ELBOWS. COORDINATE FINAL LOCATION AND REQUIREMENTS WITH PROVIDER. TOTAL BENDS SHALL NOT EXCEED 270 DEGREES.
3. ONE (1) 2" SCHEDULE 40 PVC CONDUIT FOR INCOMING CABLE TV SERVICE WITH PULL CORD. PROVIDE 90 DEGREE LONG RADIUS ELBOWS. COORDINATE FINAL LOCATION AND REQUIREMENTS WITH PROVIDER. TOTAL BENDS SHALL NOT EXCEED 270 DEGREES.
4. ONE (1) 2" SCHEDULE 40 PVC CONDUIT FOR VILLAGE FIBER OPTIC SERVICE WITH PULL CORD. PROVIDE 90 DEGREE LONG RADIUS ELBOWS. COORDINATE FINAL LOCATION AND REQUIREMENTS WITH VILLAGE NETWORK ENGINEER. TOTAL BENDS SHALL NOT EXCEED 270 DEGREES.
5. GENERATOR, SEE RISER DIAGRAM SHEET E5.1 FOR ADDITIONAL ELECTRICAL INSTALLATION INFORMATION.
6. ELECTRIC UTILITY COMPANY PAD MOUNTED TRANSFORMER. SEE RISER DIAGRAM SHEET E5.1 FOR ADDITIONAL ELECTRICAL INSTALLATION INFORMATION.
7. MANUAL TRANSFER SWITCH "MTS"
8. REFER TO LIGHTING PLAN ON DRAWING E2.1 FOR CIRCUITING OF WALL MOUNTED TYPE "F20" FIXTURES.
9. ROUTE (2) 1-1/4" EMPTY CONDUIT FROM THIS LOCATION BACK TO MAIN ELECTRIC ROOM FOR FUTURE EV CHARGING STATIONS. CAP AND FLAG CONDUIT END. VERIFY EXACT TERMINATION POINTS WITH OWNER PRIOR TO INSTALLATION.
10. RECEPTACLE MOUNTED IN SOFFIT FOR CONNECTION OF SOFFIT MOUNTED ACCENT LIGHTING CONTROL UNIT.
11. SOFFIT MOUNTED ACCENT LIGHTING AS MANUFACTURED BY OELO MUNICIPAL LIGHTING SOLUTIONS. COORDINATE EXACT LENGTHS REQUIRED WITH ARCHITECTURAL PLANS. LIGHTING SHALL BE SUPPLIED WITH ALL NECESSARY MOUNTING HARDWARE, CONTROL UNITS, WIRING, SPLICES, CONNECTORS, CORNERS, COVERS, CLIPS, ETC. FOR A COMPLETE INSTALLATION.



1 **ELECTRICAL SITE PLAN**
1" = 20'-0"

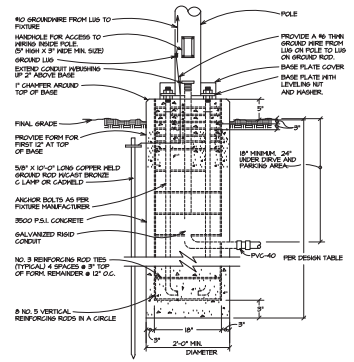
SITE LIGHTING FIXTURE SCHEDULE

TYPE	DESCRIPTION & FEATURES	LAMPS QTY.	LAMPS TYPE	MOUNTING CLG./POLE-TYPE	VOLT	SPECIFIED MANUFACTURER AND CATALOG NUMBER
SA	SINGLE HEAD LED POLE LIGHT WITH	1	125W LED	20' POLE	208V	LITHONIA #DSXI-LED-P5-40K-80CRI-
	TYPE IV MEDIUM DISTRIBUTION		16354 LUMENS	ON BASE		T4M-MVOLT-SPA-DDBXD WITH #565-
	---		4000K			20-4G-DM19AS-FDLXY-DDBXD POLE
SB	DOUBLE HEAD LED POLE LIGHT WITH	2	125W LED	20' POLE	208V	LITHONIA #DSXI-LED-P5-40K-80CRI-
	TYPE IV MEDIUM DISTRIBUTION		16354 LUMENS	ON BASE		T4M-MVOLT-SPA-DDBXD WITH #565-
	---		4000K			20-4G-DM19AS-FDLXY-DDBXD POLE
SC	SINGLE HEAD LED POLE LIGHT WITH	1	125W LED	20' POLE	208V	LITHONIA #DSXI-LED-P5-40K-80CRI-
	TYPE II MEDIUM DISTRIBUTION AND		16354 LUMENS	ON BASE		T2M-MVOLT-SPA-HS-DDBXD WITH #565-
	HOUSE SIDE SHIELD		4000K			20-4G-DM19AS-FDLXY-DDBXD POLE
SD	INTERNAL 354 12V REVOLVING,	1	LED	TOP OF POLE	120V/	AMERICAN BEACON INTERNAL
	NON-FOULING FLAG POLE BEACON		500 LUMENS		12V	HALYARD #ABM2-30FS-SAT OR
	---		3000K			EQUAL
SE	EXTERIOR WALL PACK	1	98.3W LED	WALL	120	B26A 24 352 K35 BLK
	-		10523 LUMENS 3500K			---

SF	516N SPOT LIGHT	1	16W LED	GROUND	120V	B26A T1680
	---		687 LUMENS			---
	---		---			---
SG	516N SPOT LIGHT	1	16W LED	GROUND	120V	B26A T1682 50055
	---		1182 LUMENS			---
	---		---			---
SH	EXTERIOR WALL PACK	1	50.4W LED	WALL	120	B26A 22 456 K35 BLK
	-		4844 LUMENS 3500K			---

SJ	SINGLE HEAD LED POLE LIGHT WITH	1	125W LED	20' POLE	208V	LITHONIA #DSXI-LED-P5-40K-80CRI-
	FORWARD THROW MEDIUM		16354 LUMENS	ON BASE		TFTM-MVOLT-SPA-HS-DDBXD WITH #565-
	DISTRIBUTION		4000K			20-4G-DM19AS-FDLXY-DDBXD POLE
SK						
SK1	SINGLE HEAD LED POLE LIGHT WITH	1	125W LED	20' POLE	208V	LITHONIA #DSXI-LED-P5-40K-80CRI-
	TYPE IV MEDIUM DISTRIBUTION (ON		16354 LUMENS	ON BASE		T4M-MVOLT-SPA-DDBXD WITH #565-
	POLE MITE SK2)		4000K			20-4G-DM19AS-FDLXY-DDBXD POLE
SK2	SINGLE HEAD LED POLE LIGHT WITH	1	125W LED	20' POLE	208V	LITHONIA #DSXI-LED-P5-40K-80CRI-
	FORWARD THROW MEDIUM		16354 LUMENS	ON BASE		TFTM-MVOLT-SPA-HS-DDBXD WITH #565-
	DISTRIBUTION (ON POLE MITE SK1)		4000K			20-4G-DM19AS-FDLXY-DDBXD POLE

1. PROVIDE ALL ADDITIONAL HARDWARE FOR FIXTURE MOUNTING AS REQUIRED AT NO EXTRA COST.
2. ALL WIRE WITHIN (3) THREE INCHES OF BALLASTS SHALL BE RATED A MINIMUM OF 90°C.
3. THE FIXTURE SCHEDULE DOES NOT NECESSARILY LIST ALL ACCESSORIES AND HARDWARE NECESSARY FOR THE COMPLETION OF INSTALLATION. IT IS THE CONTRACTOR'S RESPONSIBILITY TO PROPERLY DETERMINE AND PROVIDE CORRECT COMPONENTS, ACCESSORIES, AND HARDWARE AS REQUIRED FOR THE INSTALLATION.
4. CONTRACTOR SHALL COORDINATE WITH ARCHITECTURAL DRAWINGS FOR EXACT LIGHTING FIXTURE LOCATION.
5. THIS CONTRACTOR SHALL PROVIDE POINT-BY-POINT LIGHTING CALCULATIONS FOR ANY SUBSTITUTED LIGHTING FIXTURES, POINT-BY-POINT CALCULATIONS SHALL BE PROVIDED WITH SHOP DRAWINGS AND BE CALCULATED BY THE MANUFACTURER OF THE LIGHTING FIXTURE FOR THE AREAS BEING SERVED. CALCULATIONS AND SHOP DRAWINGS SHALL BE SUBMITTED TO ENGINEER FOR REVIEW A MINIMUM OF SEVEN (7) DAYS PRIOR TO BID DATE IN ORDER TO BE CONSIDERED.



DETAIL - POLE BASE
SCALE: NONE

TYPE OF SOIL		DESIGN DEPTH OF FOUNDATION (IN FEET)
DESCRIPTIONS	STANDARDS	20'-0" POLE
1. SOFT CLAY	QU=0.25-0.5 TSF	14.0
2. MED. STIFF CLAY	QU=0.5-1.0 TSF	9.5
3. STIFF CLAY	QU=1.0-2.0 TSF	7.5

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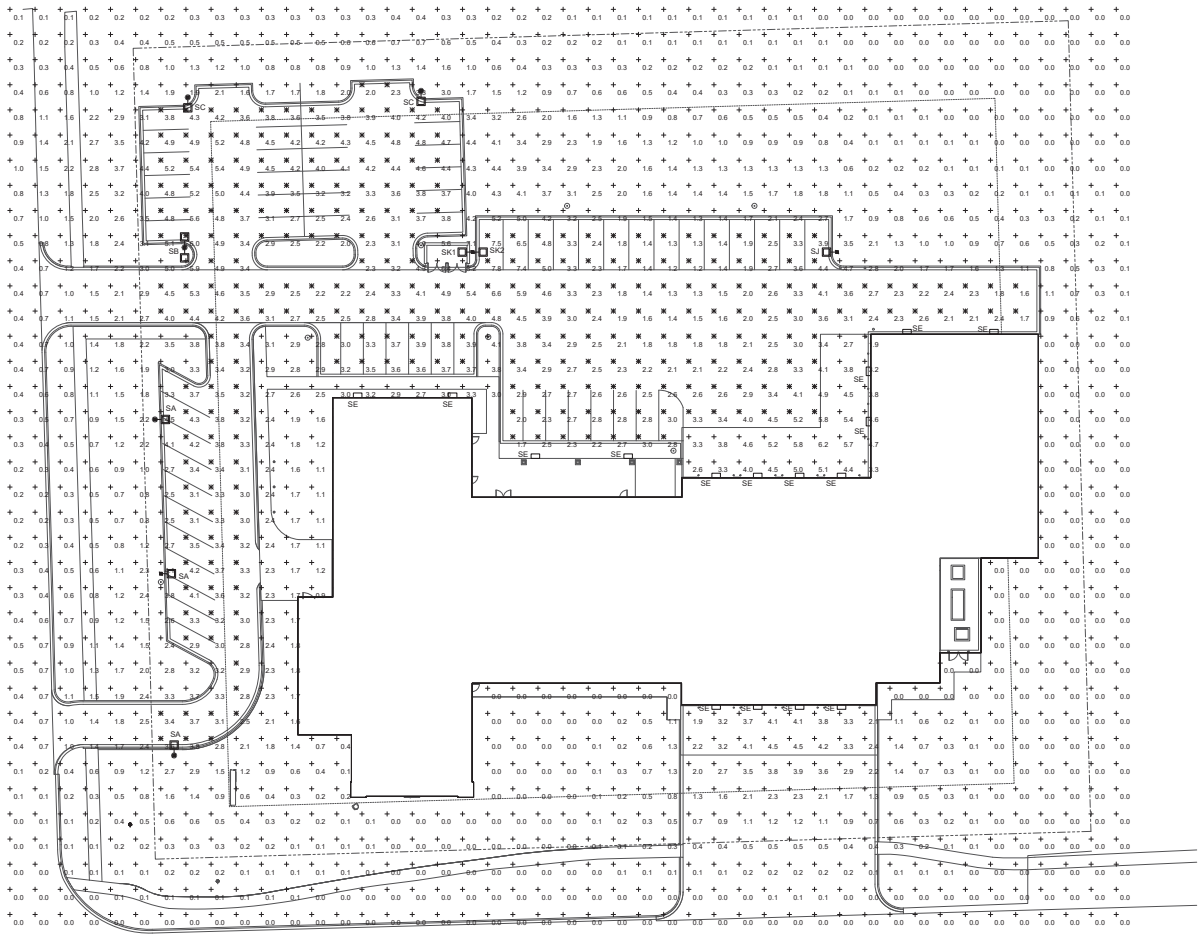
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ELECTRICAL SITE PLAN, DETAILS AND NOTES

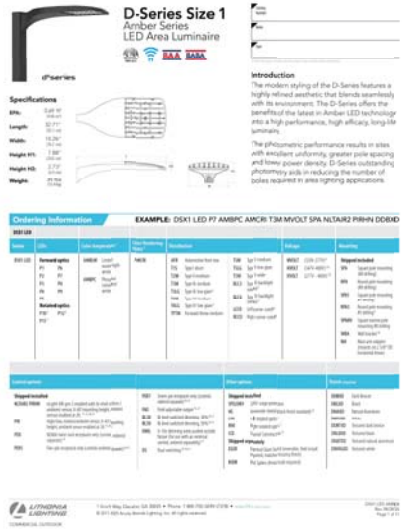
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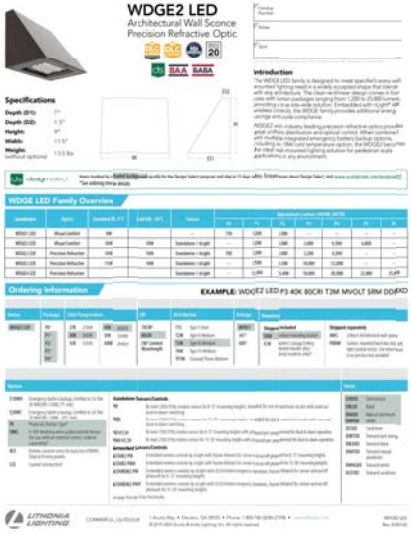
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1 ELECTRICAL SITE PHOTOMETRIC PLAN
SCALE: 1" = 20'-0"





NOTES:
1. CALCULATION POINT WORK PLANE: GRADE LEVEL
2. FIXTURE MOUNTING HEIGHT: REFER TO FIXTURE LABELS NOTED ON PLAN
3. CALCULATIONS PROVIDED BY KSA ARE NOT A GUARANTEE OF PERFORMANCE. ACTUAL LIGHT LEVELS MAY VARY.**

Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Complete Site	+	0.8 fc	8.2 fc	0.0 fc	N/A	N/A
Parking & Drive Area	X	3.3 fc	7.8 fc	1.2 fc	6.5:1	2.8:1

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ELECTRICAL SITE PHOTOMETRIC PLAN

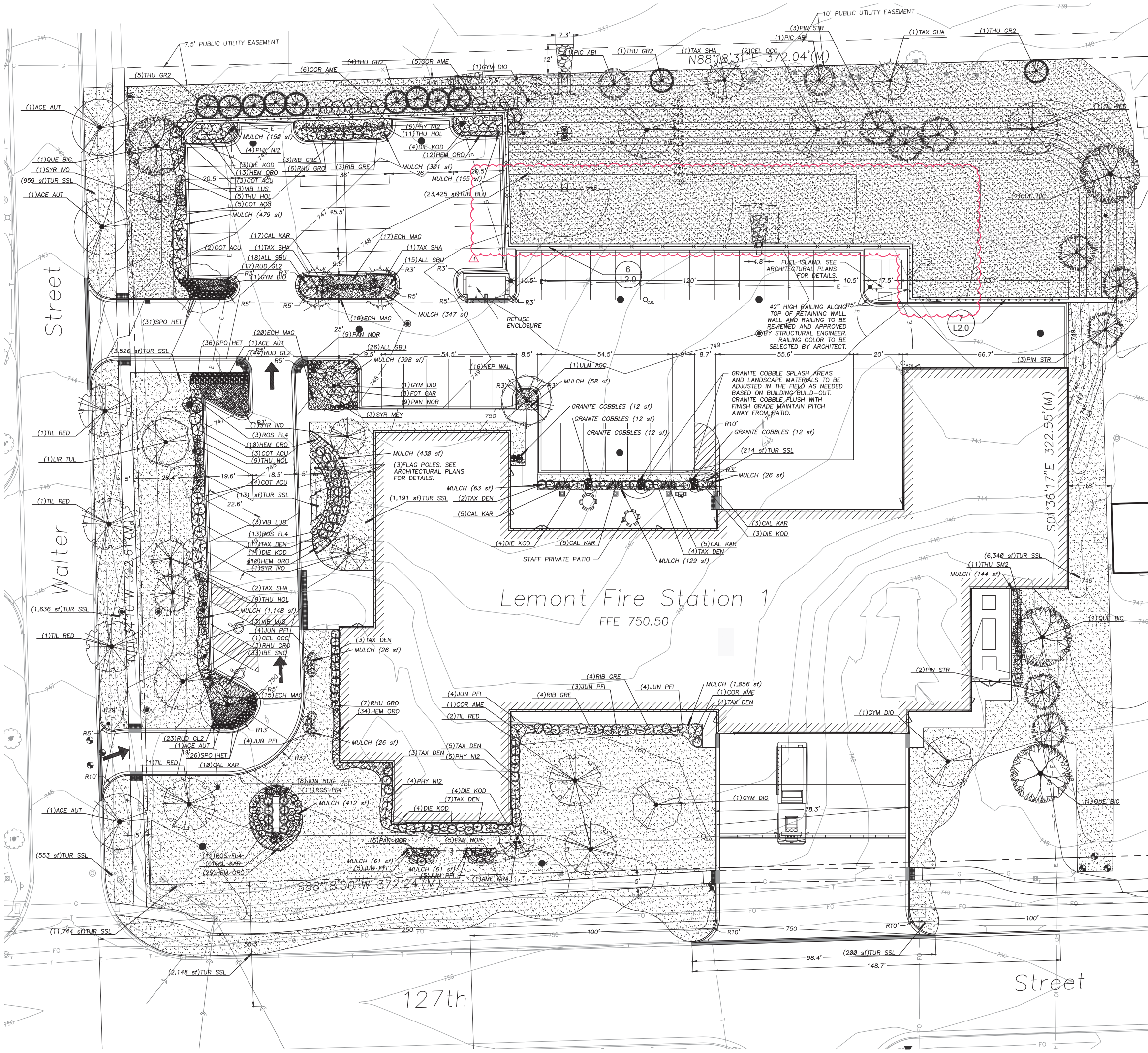
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EXHIBIT D

Final Landscaping Plans



N

20' 0' 20' 40' 60'

Scale: 1"= 20'

PLANT SCHEDULE

CODE	BOTANICAL / COMMON NAME	COND	SIZE	QTY
CANOPY TREES				
ACE AUT	ACER RUBRUM 'AUTUMN FLAME' / AUTUMN FLAME MAPLE	B & B	2.5"CAL	5
CEL OCC	CELTIS OCCIDENTALIS / COMMON HACKBERRY	B & B	2.5"CAL	3
GYM DIO	GYMNOCLADUS DIOICA 'ESPRESSO' / KENTUCKY COFFEETREE	B & B	2.5"CAL	5
LIR TUL	LIRIODENDRON TULIPIFERA / TULIP POPLAR	B & B	2.5"CAL	1
QUE BIC	QUERCUS BICOLOR / SWAMP WHITE OAK	B & B	2.5"CAL	4
TAX SHA	TAXODIUM DISTICHUM 'SHAWNEE BRAVE' TM / BALD CYPRESS	B & B	2.5"CAL	6
TIL RED	TILIA AMERICANA 'REDMOND' / REDMOND AMERICAN LINDEN	B & B	2.5"CAL	7
ULM ACC	ULMUS X 'ACCOLADE' / ACCOLADE ELM	B & B	2.5"CAL	1
EVERGREEN TREES				
PIC ABI	PICEA ABIES / NORWAY SPRUCE	B & B	6' HT.	2
PIN STR	PINUS STROBUS / WHITE PINE	B & B	6' HT.	8
THU GR2	THUJA STANDISHII X PLICATA 'GREEN GIANT' / GREEN GIANT ARBORVITAE	B & B	6' HT.	11
UNDERSTORY TREES				
AME GRA	AMELANCHIER X GRANDIFLORA 'AUTUMN BRILLIANCE' / AUTUMN BRILLIANCE APPLE SERVICEBERRY	B & B	8' CLUMP	1
SYR IVO	SYRINGA RETICULATA 'IVORY SILK' / IVORY SILK JAPANESE TREE LILAC	B & B	2.5"CAL	3

CODE	BOTANICAL / COMMON NAME	COND.	SIZE	QTY
DECIDUOUS SHRUBS				
COR AME	CORYLUS AMERICANA / AMERICAN HAZELNUT	CONT.	36" HT.	13
COT ACU	COTONEASTER ACUTIFOLIUS / PEKING COTONEASTER	B & B	36" HT.	17
DIE KOD	DIERVILLA X 'G2X88544' / KODIAK® ORANGE DIERVILLA	CONT.	30" HT.	33
FOT GAR	FOTHERGILLA GARDENII / DWARF FOTHERGILLA	B & B	30" HT.	8
PHY NI2	PHYSOCARPUS OPULIFOLIUS / NINEBARK	B & B	30" HT.	18
RHU GRO	RHUS AROMATICA 'GRO-LOW' / GRO-LOW FRAGRANT SUMAC	B & B	24" SPREAD	16
RIB GRE	RIBES ALPINUM 'GREEN MOUND' / GREEN MOUND ALPINE CURRANT	B & B	30" HT.	14
ROS FL4	ROSA X 'FLOWER CARPET PINK' / ROSE	CONT.	24" HT.	38
SYR MEY	SYRINGA MEYERI 'PALIBIN' / DWARF KOREAN LILAC	B & B	30" HT.	3
VIB LUS	VIBURNUM DENTATUM 'CHICAGO LUSTER' / CHICAGO LUSTER ARROWWOOD	B & B	36" HT.	9
EVERGREEN SHRUBS				
JUN PFI	JUNIPERUS CHINENSIS 'KALLAYS COMPACT' / KALLAY COMPACT PFITZER JUNIPER	B & B	24" SPREAD	29
JUN HUG	JUNIPERUS HORIZONTALIS 'HUGHES' / HUGHES JUNIPER	B & B	24" SPREAD.	8
TAX DEN	TAXUS X MEDIA 'DENSIFORMIS' / DENSE YEW	B & B	36" HT.	36
THU HOL	THUJA OCCIDENTALIS 'HOLMSTRUP' / HOLMSTRUP ARBORVITAE	B & B	36" HT.	34
THU SM2	THUJA OCCIDENTALIS 'SMARAGD' / EMERALD GREEN ARBORVITAE	B & B	5' HT.	11
GRASSES				
CAL KAR	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER' / FEATHER REED GRASS	CONT.	#1	51
PAN NOR	PANICUM VIRGATUM 'NORTH WIND' / NORTHWIND SWITCH GRASS	CONT.	#1	28
SPO HET	SPOROBOLUS HETEROLEPIS / PRAIRIE DROPSEED	CONT.	#1	93

CODE	BOTANICAL / COMMON NAME	COND	SIZE	QTY
PERENNIALS				
ALL SBU	ALLIUM X 'SUMMER BEAUTY' / SUMMER BEAUTY ORNAMENTAL ONION	CONT.	#1	59
ECH MAG	ECHINACEA PURPUREA 'MAGNUS' / MAGNUS PURPLE CONEFLOWER	CONT.	#1	71
HEM ORO	HEMEROCALLIS X 'STELLA DE ORO' / STELLA DE ORO DAYLILY	CONT.	#1	104
IBE SNO	IBERIS SEMPERVIRENS 'SNOWFLAKE' / SNOWFLAKE EVERGREEN CANDYTUFT	CONT.	#1	33
NEP WAL	NEPETA X FAASSENII 'WALKERS LOW' / WALKERS LOW CATMINT	CONT.	#1	16
RUD GL2	RUDBECKIA FULGIDA 'GLODSTRUM' / BLACK-EYED SUSAN	CONT.	#1	84
TURF GRASS				
TUR SSL	TURF SEED CLASS 1A / CLASS 1A TURF GRASS	SEED	SEED	~~28,642 SF~~
TUR BLU	TURF SOD BLUEGRASS / KENTUCKY BLUEGRASS	ROLLED	SOD	23,425 SF

SITE MATERIALS SCHEDULE

MULCH	5,470 SF
GRANITE COBBLES	48 SF

LANDSCAPE NOTES:

1. PLANT QUANTITIES SHOWN IN THE PLANT SCHEDULE ARE FOR CONVENIENCE ONLY. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING AND INSTALLING ALL MATERIALS SHOWN ON THE PLAN AND SHOULD NOT RELY ON THE PLANT SCHEDULE FOR DETERMINING QUANTITIES.
2. ALL PLANT MATERIALS SHALL BE NURSERY GROWN STOCK AND SHALL BE FREE FROM ANY DEFORMITIES, DISEASES OR INSECT DAMAGE. ANY MATERIALS WITH DAMAGED OR CROOKED/DISFIGURED LEADERS, BARK ABRASION, SUNSCALD, INSECT DAMAGE, ETC. ARE NOT ACCEPTABLE AND WILL BE REJECTED. TREES WITH MULTIPLE LEADERS WILL BE REJECTED UNLESS CALLED OUT IN THE PLANT SCHEDULE AS MULTI-STEM. NO PRUNING TO BE DONE AT THE TIME OF INSTALLATION EXCEPT FOR DEAD OR BROKEN LIMBS.
3. ALL LANDSCAPE IMPROVEMENTS SHALL MEET MUNICIPALITY REQUIREMENTS AND GUIDELINES, WHICH SHALL BE VERIFIED BY MUNICIPAL AUTHORITIES.
4. ALL PLANTING OPERATIONS SHALL BE COMPLETED IN ACCORDANCE WITH STANDARD HORTICULTURAL PRACTICES. THIS MAY INCLUDE, BUT NOT BE LIMITED TO, PROPER PLANTING BED AND TREE PIT PREPARATION, PLANTING MIX, PRUNING, STAKING AND GUYING, WRAPPING, SPRAYING, FERTILIZATION, PLANTING AND ADEQUATE MAINTENANCE OF MATERIALS DURING CONSTRUCTION ACTIVITIES.
5. ALL PLANT MATERIALS SHALL BE INSPECTED AND APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION. ANY MATERIALS INSTALLED WITHOUT APPROVAL MAY BE REJECTED.
6. THE CONTRACTOR SHALL GUARANTEE PLANT MATERIALS FOR A PERIOD OF ONE YEAR FROM DATE OF ACCEPTANCE BY OWNER. THE CONTRACTOR SHALL OUTLINE PROPER MAINTENANCE PROCEDURES TO THE OWNER AT THE TIME OF ACCEPTANCE. DURING THE GUARANTEE PERIOD, DEAD OR DISEASED MATERIALS SHALL BE REPLACED AT NO COST TO THE OWNER. AT THE END OF THE GUARANTEE PERIOD THE CONTRACTOR SHALL OBTAIN FINAL ACCEPTANCE FROM THE OWNER.
7. ANY EXISTING TREES TO BE RETAINED SHALL BE PROTECTED FROM SOIL COMPACTION AND OTHER DAMAGES THAT MAY OCCUR DURING CONSTRUCTION ACTIVITIES BY ERECTING FENCING AROUND SUCH MATERIALS AT A DISTANCE OF 8.5' FROM THE TRUNK.
8. ALL GRASS, CLUMPS, OTHER VEGETATION, DEBRIS, STONES, ETC.. SHALL BE RAKED OR OTHERWISE REMOVED FROM PLANTING AND LAWN AREAS PRIOR TO INITIATION OF INSTALLATION PROCEDURES.
9. THE CONTRACTOR SHALL VERIFY THE LOCATIONS OF ALL UNDERGROUND UTILITIES PRIOR TO INITIATING PLANTING OPERATIONS. THE CONTRACTOR SHALL REPAIR/ REPLACE AND UTILITY, PAVING, CURBING, ETC.. WHICH IS DAMAGED DURING PLANTING OPERATIONS.
10. SIZE AND GRADING STANDARDS OF PLANT MATERIALS SHALL CONFORM TO THE LATEST EDITION OF ANSI Z60.1, AMERICAN STANDARDS FOR NURSERY STOCK, BY THE AMERICAN NURSERY & LANDSCAPE ASSOCIATION.
11. REFER TO PLAT OF SURVEY FOR LEGAL DESCRIPTION, BOUNDARY DIMENSIONS AND EXISTING CONDITIONS.
12. ALL PLANT MATERIAL ON THIS PLANTING PLAN REPRESENTS THE INTENTION AND INTENSITY OF THE PROPOSED LANDSCAPE MATERIAL. THE EXACT SPECIES AND LOCATIONS MAY VARY IN THE FIELD DO TO MODIFICATIONS IN THE SITE IMPROVEMENTS AND THE AVAILABILITY OF PLANT MATERIAL AT THE TIME OF INSTALLATION. ANY SUCH CHANGES MUST FIRST BE APPROVED BY THE OWNER AND THE CITY IN WRITING PRIOR TO ANY SUCH SUBSTITUTIONS BEING MADE.
13. ALL PLANT MATERIAL SHALL BE PLANTED WITH A MINIMUM OF SIX INCHES OF ORGANIC SOIL AND MULCHED WITH A SHREDDED BARK MATERIAL TO A MINIMUM 3" DEPTH.
14. ALL BEDS SHALL BE EDGED, HAVE WEED PREEMERGENTS APPLIED AT THE RECOMMENDED RATE.
15. ALL PARKWAYS SHALL HAVE LAWN ESTABLISHED WITH SOD AS GROUNDCOVER, UNLESS OTHERWISE NOTED.
16. ALL LAWN AREAS ON THIS PLAN SHALL BE GRADED SMOOTH AND TOPPED WITH AT LEAST 4" OF TOPSOIL. ALL LAWN AREAS TO BE ESTABLISHED USING SOD UNLESS OTHERWISE NOTED.
17. THIS LANDSCAPE PLAN ASSUMES THE SITE WILL BE PREPARED WITH TOP SOIL SUITABLE FOR THE ESTABLISHMENT OF THE LANDSCAPE MATERIAL PRESENTED ON THIS PLAN. IF ADDITIONAL TOP SOIL IS REQUIRED IT IS UP TO THE LANDSCAPE CONTRACTOR ON THE PROJECT TO PROVIDE, SPREAD AND PREPARE THE SITE AS NEEDED FOR THE IMPLEMENTATION OF THIS LANDSCAPE PLAN.
18. CONTRACTORS MUST VERIFY ALL QUANTITIES AND OBTAIN ALL PROPER PERMITS AND LICENSES FROM THE PROPER AUTHORITIES.
19.
20. ALL MATERIAL MUST MEET INDUSTRY STANDARDS AND THE LANDSCAPE ARCHITECT HAS THE RIGHT TO REFUSE ANY POOR MATERIAL OR WORKMANSHIP.
21. LANDSCAPE ARCHITECT IS NOT RESPONSIBLE FOR UNSEEN SITE CONDITIONS.
22. ALL PLANTINGS SHALL BE SPACED EQUAL DISTANT, BACK FILLED WITH AMENDED SOIL IN A HOLE TWICE THE ROOTBALL DIAMETER, WATERED, FERTILIZED, PRUNED, AND HAVE ALL TAGS AND ROPES REMOVED.
23. LAWN AND BED AREAS SHALL BE ROTOTILLED, RAKED OF CLUMPS AND DEBRIS.
24. REMOVE ALL DEAD AND DISEASED PLANT MATERIAL FROM SITE AND DISPOSE OF PROPERLY.
25. PLANTS TO BE PLANTED SO THAT ROOT FLARE IS AT THE GRADE OF THE AREA WHERE PLANTED. NO PRUNING TO BE DONE AT THE TIME OF INSTALLATION EXCEPT TO REMOVE DEAD OR BROKEN LIMBS.
26. THE IRRIGATION/LANDSCAPE CONTRACTOR SHALL DESIGN AND BUILD A NEW IRRIGATION SYSTEM FOR LANDSCAPE BEDS AS INDICATED ON THE LANDSCAPE PLANS. THE IRRIGATION SYSTEM SHALL BE DESIGNED WITH LOW EMITTING SPRAYS AND ROTORS. CONTRACTOR IS RESPONSIBLE FOR PROVIDING A SHOP DRAWING. THESE PLANS SHALL BE APPROVED BY THE OWNER OR OWNERS REPRESENTATIVE PRIOR TO ORDER/INSTALLATION.
27. ALL MATERIALS SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS. NOTIFY LANDSCAPE ARCHITECT PRIOR TO BIDDING IN THE EVENT OF CONFLICTS BETWEEN THE MANUFACTURER'S RECOMMENDATIONS AND THE PLANS, DETAILS, SPECIFICATIONS, NOTES, OR SITE FEATURES.
28. ALL ELECTRICAL MATERIALS SHALL BE UL LISTED, ALL MATERIALS AND METHODS SHALL CONFORM WITH ALL APPLICABLE REQUIREMENTS OF THE UNIFORM PLUMBING CODE AND NATIONAL ELECTRICAL CODE.
29. LOW VOLTAGE CONTROL WIRES SHALL BE #L4-L AWG/UF WHITE FOR COMMON WIRE AND #L4-L AWG/UF RED FOR LEAD WIRES. A SEPARATE #L4-L AWG/UF YELLOW 'SPARE' WIRE SHALL BE INSTALLED FOR EACH CONTROLLER AND SHALL LOOP INTO THE VALVE BOX OF EACH VALVE OPERATED BY THAT CONTROLLER. EACH CONTROLLER SHALL HAVE ITS OWN INDEPENDENT COMMON WIRE.
30. ALL ABOVE-GROUND PARTS OF THIS WORK SHALL BE INSTALLED SO THAT THEY STAND NO LESS THAN 30 INCHES ABOVE THE FINISH GRADE AND WILL NOT BE A TRIP HAZARD. ALL TUBES AND PIPES SHALL BE INSTALLED BELOW FINISH GRADE. ALL SPRINKLERS & BUBBLERS SHALL BE POP-UP STYLE WITH SPRING RETRACTION AND INSTALLED FLUSH WITH FINISH SOIL GRADE (NOT TOP OF MULCH).
31. CONTRACTOR SHALL CHECK THE STATIC WATER PRESSURE BEFORE DESIGNING THE SYSTEM. REFER TO PROJECT MECHANICAL CONSULTANTS FOR SPECIFIC CONTACT.
32. CONTRACTOR SHALL FILL AND COMPACT EXCAVATIONS SO THAT THEY ARE FLUSH WITH SURROUNDING GRADES AND WILL NOT SETTLE.
33. NO WATER SHALL DRAIN ONTO OR ACROSS WALKS, CURBS, OR PAVED AREAS. INSTALL ANTI-DRAIN CHECK VALVES AT ALL HEADS WHERE DRAINAGE OCCURS AS PART OF THIS WORK.
34. ADJUST HEADS TO MINIMIZE SPRAY OUTSIDE OF PLANTERS. ABSOLUTELY NO WATER SHALL SPRAY OR DRAIN ONTO, OR ACROSS; SIDEWALKS, STAIRS OR STEPS. PROGRAM CONTROLLERS FOR MULTIPLE STARTS TO PREVENT RUN-OFF.
35. PIPE MAY BE SHOWN IN PAVED AREAS FOR CLARITY ON PLANS. ALL PIPE SHALL BE INSTALLED IN PLANTERS OR SLEEVED. NO TEES OR ELLS SHALL BE INSTALLED UNDER PAVED AREAS. NO PVC PIPE SHALL BE INSTALLED ABOVE THE FINISH GRADE UNLESS OTHERWISE NOTED.
36. CONTROLLERS SHALL NOT BE INSTALLED WITHIN 5'0" OF ANY ELECTRICAL EQUIPMENT WITH MAGNETIC RELAYS OR MOTORS.
37. IF A LANDSCAPE MAINTENANCE PERIOD IS SPECIFIED AS PART OF THIS WORK THE IRRIGATION SYSTEM SHALL BE CHECKED WEEKLY AND THE CONTROLLER RUN TIMES ADJUSTED WEEKLY DURING THE MAINTENANCE PERIOD. DO NOT OVER-WATER NEW PLANTINGS.
38. INSTALL RAINBIRD WIRELESS RAIN SENSOR ON INSIDE OF ROOF PARAPET WALL, OR APPROVED EQUAL.
39. IT IS THE LANDSCAPE CONTRACTOR'S RESPONSIBILITY TO DETERMINE WATER APPLICATION RATES AND TIMER CYCLING.
40. 40. THE LANDSCAPE CONTRACTOR / IRRIGATION CONTRACTOR SHALL PROVIDE COMPLETE AS BUILT DRAWINGS OF IRRIGATION SYSTEM AS INSTALLED. CONTRACTOR SHALL PROVIDE HARD AND DIGITAL COPIES, PREFERABLY IN AUTOCAD DWG FORMAT, TO THE OWNER UPON COMPLETION OF WORK.

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EEA – P:\25034 – FGM – Lemont Fire Station 1\Drawings\Lemont Fire Station 1 Landscape Plan.dwg
Plotted: 4/21/26 @ 4:03pm By: sgregory

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STATE OF ILLINOIS – STEVEN S. GREGORY – 157-000882 – LICENSED LANDSCAPE ARCHITECT

Expiration: 08/31/2027

ISSUANCE		
	DATE	DESCRIPTION
	04/13/2026	ISSUED FOR CONSTRUCTION
1	04/13/2026	PR-01

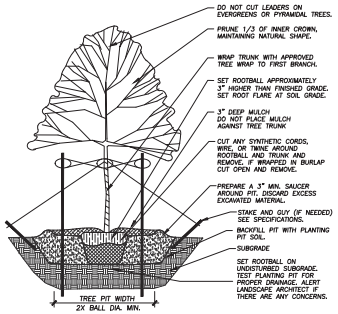
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LEMONT FIRE PROTECTION DISTRICT
NE CORNER OF WALTER STREET & 127TH STREET,
LEMONT, ILLINOIS 60439

ISSUED FOR CONSTRUCTION PR-01

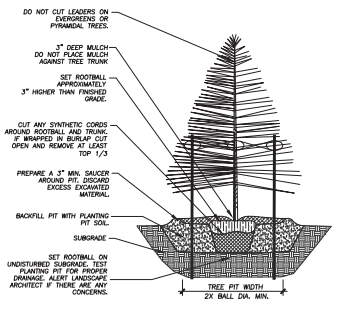
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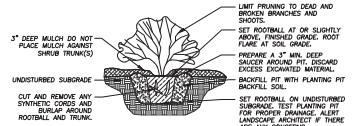
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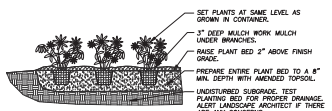
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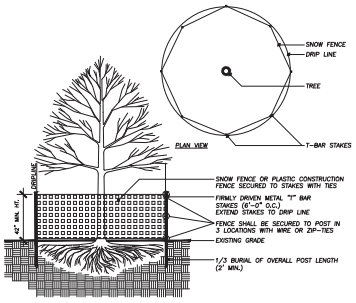
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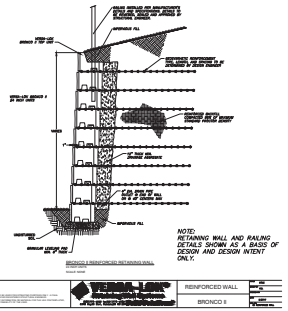
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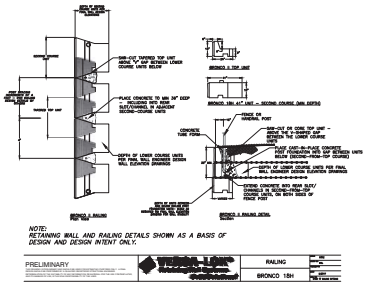
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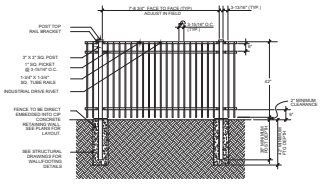
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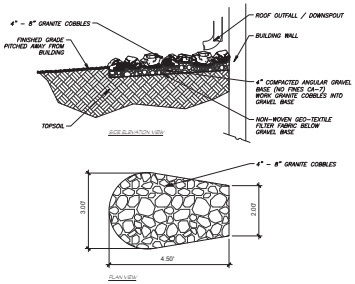
6 REINFORCED MODULAR RETAINING WALL
Not To Scale 0422-20



7 MODULAR CONCRETE WALL WITH RAILING
Not To Scale



8 42" ORNAMENTAL METAL FENCE (EMBEDDED)
Not To Scale 323119-103



9 GRANITE COBBLE DOWNSPOUT OUTFALL
Not To Scale 329302-25

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	ISSUANCE	
	DATE	DESCRIPTION
1	04/13/2026	ISSUED FOR CONSTRUCTION
	04/13/2026	PR-01

LEMONT FIRE STATION 1
LEMONT FIRE PROTECTION DISTRICT
NE CORNER OF WALTER STREET & 127TH STREET,
LEMONT, ILLINOIS 60439

ISSUED FOR CONSTRUCTION

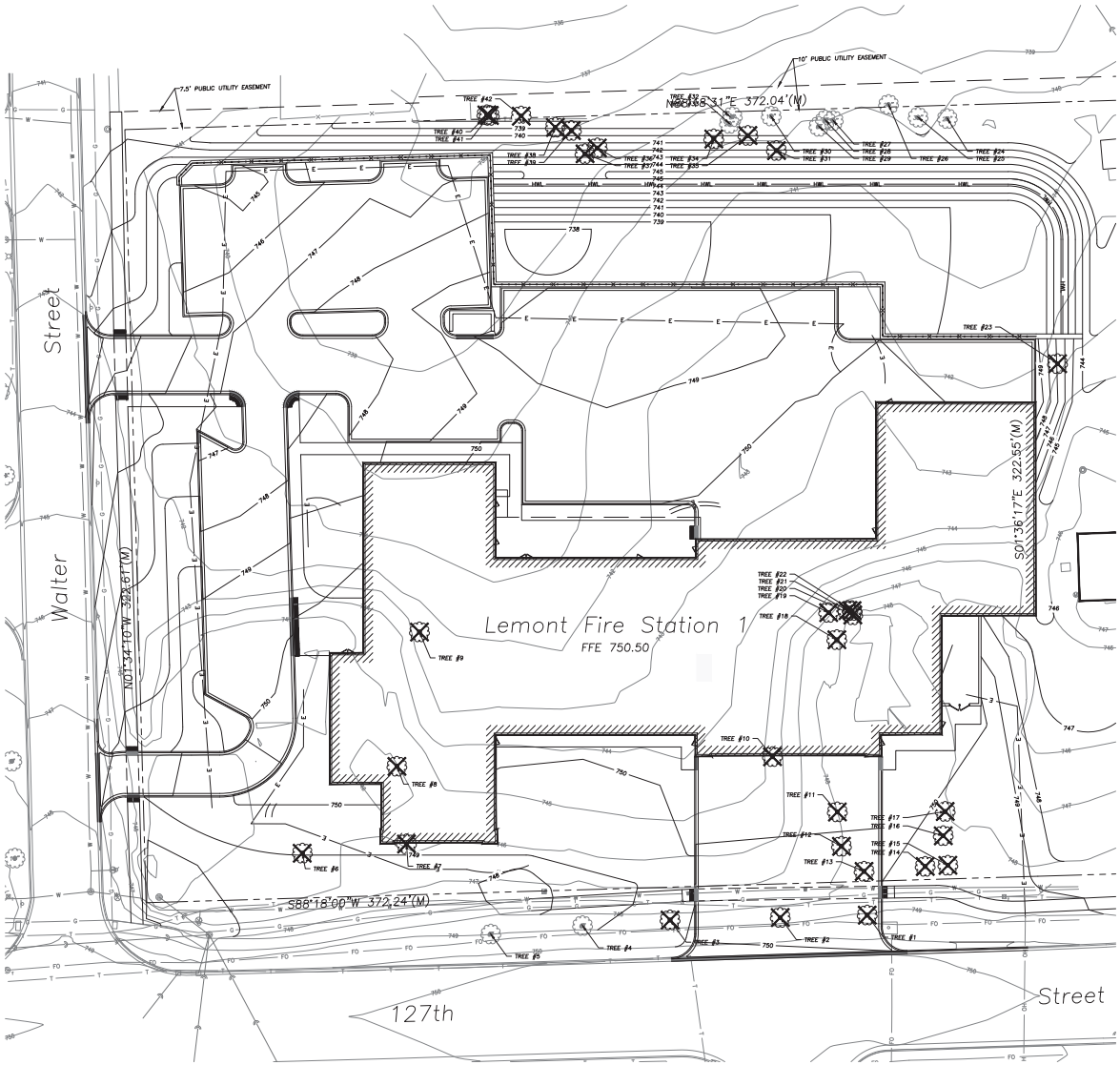
LANDSCAPE DETAILS

SHEET NO.
L2.0

JOB NO. 23-3857.02

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Revised: 4/13/2026 @ 1:17 pm By: dreber



Scale: 1"= 20'

EXISTING TREE INVENTORY:

TREE #	BOTANICAL NAME	COMMON NAME	TREE SIZE	CONDITION	COMMENTS
1	Gleditsia triacanthos inermis	Thornless Honey Locust	10" Cal.	Good	Parkway Tree
2	Gleditsia triacanthos inermis	Thornless Honey Locust	8" Cal.	Good	Parkway Tree
3	Gleditsia triacanthos inermis	Thornless Honey Locust	10" Cal.	Good	Parkway Tree
4	Ulmus x hybrid	Hybrid Elm	6" Cal.	Good	Parkway Tree
5	Ulmus x hybrid	Hybrid Elm	6" Cal.	Good	Parkway Tree
6	Acer saccharinum	Silver Maple	24" Cal.	Good	
7	Acer saccharinum	Silver Maple	36" Cal.	Fair	Lot of dead wood
8	Acer saccharinum	Silver Maple	30" Cal.	Fair	Lot of dead wood
9	Acer saccharinum	Silver Maple	60" Cal.	Good	Some dead wood
10	Ulmus pumila	Siberian Elm	36" Cal.	Good	
11	Picea abies	Norway Spruce	18" Cal.	Good	Limbed up
12	Picea pungens	Blue Spruce	18" Cal.	Good	
13	Spruce	Spruce	12" Cal.	Dead	
14	Spruce	Spruce	12" Cal.	Dead	
15	Picea pungens	Blue Spruce	18" Cal.	Fair	Limbed up
16	Picea pungens	Blue Spruce	21" Cal.	Fair	Limbed up
17	Picea abies	Norway Spruce	15" Cal.	Fair	Limbed up
18	Ulmus americana	American Elm	6" Cal.	Poor	Growing out of foundation
19	Pyrus calleryana	Callery Pear	6" Cal.	Fair	Crowded amungst debris
20	Fraxinus pennsylvanica	Green Ash	10" Cal.	Fair	Crowded amungst debris
21	Acer negundo	Boxelder	6" Cal.	Fair	Crowded amungst debris
22	Acer negundo	Boxelder	6" Cal.	Fair	Crowded amungst debris
23	Picea pungens	Blue Spruce	12" Cal.	Fair	Off site
24	Ulmus pumila	Siberian Elm	24" Cal.	Poor	Overgrown crowded
25	Ulmus pumila	Siberian Elm	12" Cal.	Fair	Crowded amungst debris
26	Morus alba	Mulberry	20" Cal.	Good	
27	Ulmus pumila	Siberian Elm	30" Cal.	Poor	Lot of dead wood
28	Ulmus pumila	Siberian Elm	6" Cal.	Poor	tree 27,28,29 all same tree
29	Ulmus pumila	Siberian Elm	6" Cal.	Poor	
30	Ulmus pumila	Siberian Elm	16" Cal.	Poor	Lot of dead wood
31	Morus alba	Mulberry	8" Cal.	Good	
32	Ulmus pumila	Siberian Elm	8" Cal.	Fair	Overgrown crowded
33	Ulmus pumila	Siberian Elm	24" Cal.	Fair	
34	Rhamnus cathartica	Buckthorn	8" Cal.	Good	
35	Rhamnus cathartica	Buckthorn	8" Cal.	Good	
36	Rhamnus cathartica	Buckthorn	8" Cal.	Good	
37	Rhamnus cathartica	Buckthorn	8" Cal.	Good	
38	Juglans nigra	Black Walnut	8" Cal.	Good	
39	Juglans nigra	Black Walnut	18" Cal.	Good	
40	Juglans nigra	Black Walnut	8" Cal.	Good	
41	Juglans nigra	Black Walnut	6" Cal.	Good	
42	Populus deltoides	Cottonwood	42" Cal.	Good	

TREE PRESERVATION NOTES:

1. *ANY EXISTING TREES TO BE RETAINED SHALL BE PROTECTED FROM SOIL COMPACTION AND OTHER DAMAGES THAT MAY OCCUR DURING CONSTRUCTION ACTIVITIES BY ERECTING FENCING AROUND SUCH MATERIALS AT THE DRIP LINE OF THE PROTECTED TREE.*
2. *THE CONTRACTOR SHALL VERIFY THE LOCATIONS OF ALL UNDERGROUND UTILITIES PRIOR TO INITIATING PLANTING OPERATIONS. THE CONTRACTOR SHALL REPAIR/ REPLACE AND UTILITY, PAVING, CURBING, ETC.. WHICH IS DAMAGED DURING PLANTING AND TREE REMOVAL OPERATIONS.*
3. *REFER TO PLAT OF SURVEY FOR LEGAL DESCRIPTION, BOUNDARY DIMENSIONS AND EXISTING CONDITIONS.*
4. *CONTRACTORS MUST VERIFY ALL QUANTITIES AND OBTAIN ALL PROPER PERMITS AND LICENSES FROM THE PROPER AUTHORITIES.*
5. *LANDSCAPE ARCHITECT IS NOT RESPONSIBLE FOR UNSEEN SITE CONDITIONS.*
6. *REMOVE ALL DEAD AND DISEASED PLANT MATERIAL FROM SITE AND DISPOSE OF PROPERLY.*
7. *PRUNE AND FERTILIZE ALL EXISTING VEGETATION TO REMAIN ON SITE.*
8. *TREE SYMBOL SHOWN WITHOUT NOTATION AND WITHOUT AN "X" INDICATE EXISTING TREE TO REMAIN.*
9. *TREE SYMBOL WITH NOTATION AND AN "X" INDICATES EXISTING TREE TO BE REMOVED.*
10. *THE FOLLOWING PRESERVATION TECHNIQUES SHALL BE EMPLOYED:*
    - i. *ALL GRADING AND CONSTRUCTION EQUIPMENT SHALL BE FORBIDDEN FROM ENCROACHING WITHIN THE DRIP LINE OF A TREE.*
    - ii. *CRUSHED LIMESTONE, HYDROCARBONS AND OTHER MATERIALS DETRIMENTAL TO TREES SHALL NOT BE DUMPED WITHIN THE DRIP LINE OF ANY TREE NOR AT ANY HIGHER LOCATION WHERE DRAINAGE TOWARD THE TREE COULD CONCEIVABLY AFFECT THE HEALTH OF THE TREE.*
    - iii. *SNOW FENCING SHALL BE TEMPORARILY INSTALLED AT THE PERIPHERY OF THE TREE'S DRIP LINE.*
    - iv. *NO GRADE CHANGES SHALL BE ALLOWED UNDER DRIP LINE OF ANY TREES LOCATED ON THE TREE SURVEY.*

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	ISSUANCE	
	DATE	DESCRIPTION
	04/13/2026	ISSUED FOR CONSTRUCTION
1	04/13/2026	PR-01

LEMONT FIRE STATION 1
LEMONT FIRE PROTECTION DISTRICT
16417 WALTER STREET, LEMONT, ILLINOIS 60439
MACLEOD DRIVE & 127TH STREET,
LEMONT, ILLINOIS 60439

ISSUED FOR CONSTRUCTION

TREE PRESERVATION PLAN

SHEET NO.
L3.0

JOB NO. 23-3857.02
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EEA — P:\25\034 — Lemont Fire Station 1\Drawings\Lemont Fire Station 1 Landscape Plan.dwg
Revised: 4/13/2026 @ 1:17 pm By: dreiter

EXHIBIT E
Final Architectural Plans

PROJECT:

LEMONT FIRE STATION 1

NE CORNER OF WALTER STREET & 127TH STREET, LEMONT, IL 60439

OWNER:

LEMONT FIRE PROTECTION DISTRICT

15900 NEW AVENUE, LEMONT, IL 60439

ISSUANCE:

ISSUED FOR CONSTRUCTION - APRIL 13, 2026

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FGM Architects
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SIGNATURE:
DATE SIGNED: 04/13/2026

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SIGNATURE:
DATE SIGNED:

LANDSCAPE
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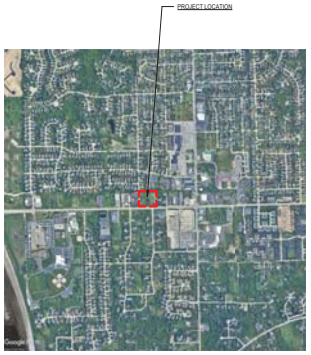
EXPIRES: 08/31/2027
SIGNATURE:
DATE SIGNED: 04/10/2026

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EXPIRES: 11/30/2026
SIGNATURE:
DATE SIGNED: 04/09/2026

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SIGNATURE:
DATE SIGNED: 04/09/2026



1 **VICINITY MAP**
NOT TO SCALE



2 **LOCATION MAP**
NOT TO SCALE

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NO	DATE	ISSUANCE DESCRIPTION
	04/13/2026	ISSUED FOR CONSTRUCTION
1	04/13/2026	PR-01

LEMONT FIRE STATION 1
LEMONT FIRE PROTECTION DISTRICT
NE CORNER OF WALTER STREET & 127TH STREET
LEMONT, ILLINOIS 60439

ISSUED FOR CONSTRUCTION

COVER SHEET

SHEET NO.
G0.0

JOB NO. 23-3857.02

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GRAPHIC AND MATERIAL SYMBOLS

MATCH LINE

NORTH ARROW

TRUE NORTH DIRECTION (WHEN INDICATED)

COLUMN LINE TAG

COLUMN NUMBER/LETTER

SPECIAL COLUMN SYMBOL

ELEVATION DATUM TARGET

DETAIL TAG

DETAIL IDENTIFICATION

DETAIL TITLE

1 DETAIL 1 1/2"=1'-0"

DRAWING SCALE

DOOR TAG

DOOR NUMBER

CEILING TAGS
REFER TO RCP LEGEND

CEILING TYPE AND FINISH

CEILING HEIGHT AFF

EXISTING CEILING HEIGHT AFF
VERIFY IN FIELD

SHEET KEYED NOTE

SHEET KEYED NOTE NUMBER

REVISION TAG

REVISION NUMBER

CLOUD AROUND REVISION

ROOM IDENTIFICATION TAG

ROOM NAME

ROOM NUMBER

EGRESS TAGS - ROOM

ROOM NAME

ROOM NUMBER

ROOM AREA

CALCULATED MAX. OCCUPANCY OF ROOM

ACTUAL MAX. OCCUPANCY OF ROOM

ROOM NAME

ROOM NUMBER

ROOM AREA

MAX. OCCUPANCY OF ROOM

EGRESS TAGS - DOORS/STAIRS

EGRESS CAPACITY PROVIDED

DOOR OR STAIR NUMBER

CLEAR EGRESS WIDTH PROVIDED

CLEAR EGRESS WIDTH REQ'D

EGRESS CAPACITY REQ'D

PATH OF TRAVEL TAG

TRAVEL DISTANCE

APPROXIMATE TRAVEL TIME (WHERE APPLIES)

PARTITION TYPE TAGS

PARTITION TYPE REFERENCE

PARTITION SPECIAL CONDITIONS - SEE LEGEND

LEADER

WALL ASSEMBLY TAG

OPENING TAGS
WINDOW TAGS (W), STOREFRONT TAGS (SF), CURTAIN WALL TAGS (CW), LOUVER TAGS (L)

TAG NUMBER

ROOM FINISH TAG
(FINISH PLANS ONLY)

ROOM NAME

ROOM NUMBER

FLOOR FINISH MATL

BASE FINISH MATL

WALL FINISH (WHERE NON-TYPICAL)

REMARKS (OPTIONAL)
REFER TO LEGEND

WALL FINISH TAG

FINISH EXTENTS IDENTIFIER

WALL FINISH IDENTIFIER

CASEWORK CODE TAG

REFER TO CASEWORK SHEETS FOR CODE IDENTIFIERS

EQUIPMENT TAG

FURNITURE TAG
(FURNITURE PLANS ONLY)

MISCELLANEOUS TAGS

PLANTING TAG

PLANT QUANTITY

PLANT TYPE

SPACING

PLANT SIZE

WINDOW TREATMENT TAG

SIGNAGE TAG

SIGN NUMBER

SIGN TYPE

ROOFING TAGS
(ROOF PLANS ONLY)

ROOF AREA OR REGION

ROOF ASSEMBLY TYPE

ROOF ASSEMBLY TYPE

TAGS & ANNOTATIONS

BUILDING SECTION TAG

SECTION IDENTIFICATION

SHEET WHERE SECTION IS DRAWN

WALL SECTION TAG

SECTION IDENTIFICATION

SHEET WHERE SECTION IS DRAWN

DETAIL SECTION TAG

DETAIL IDENTIFICATION

SHEET WHERE DETAIL IS DRAWN

ELEVATION TAG

ELEVATION(S) TAG

ELEVATION IDENTIFICATION

SHEET WHERE ELEVATION IS DRAWN

DETAIL TAG

DETAIL IDENTIFICATION

SHEET WHERE DETAIL IS DRAWN

AREA DETAIL REFERENCES

VIEW SYMBOLS

TAGS & ANNOTATIONS

MATERIAL SYMBOLS

ALUMINUM

BRICK

CEMENTITIOUS BOARD

CONCRETE

CONCRETE MASONRY UNIT

EARTH (ORIGINAL)

EXISTING CONSTRUCTION TO BE REMOVED

GRAVEL OR CRUSHED STONE

GROUT, SAND, EIFS FINISH COAT, OR CEMENT PLASTER

GYPSUM BOARD

INSULATION - BATT

INSULATION - RIGID

INSULATION - SPRAY APPLIED

PLYWOOD

EXTERIOR SHEATHING BOARD

STEEL

STONE

WOOD (BLOCKING)

WOOD (FINISH)

WOOD (ROUGH)

THIS LEGEND IS A GENERIC REPRESENTATION OF MATERIALS SHOWN IN CROSS SECTION AND IS INTENDED FOR GRAPHIC CLARITY ONLY. IT DOES NOT REPRESENT SPECIFIC PRODUCTS, BRANDS, OR OTHERWISE INDICATE PERFORMANCE REQUIREMENTS.

ABBREVIATIONS

&	AND	DWG	DRAWING	JT	JOINT	SC	SEALED CONCRETE
∠	ANGLE	E.P.	ELECTRICAL PANEL	KW	KILOWATT	SCHED	SCHEDULE
@	AT	EA	EACH	LAM	LAMINATE	SCT	STATIC CONDUCTIVE TILE
℄	CENTER LINE	EF	EPOXY FLOOR COATING	LAV	LAVATORY	SDC	DECORATIVE SEALED CONCRETE
∅	DIAMETER OR ROUND	EIFS	EXTERIOR INSULATION AND FINISH SYSTEMS	LF	LIGHT FIXTURE	SDT	STATIC DISSIPATIVE TILE
#	POUND OR NUMBER			LL	LIVE LOAD	SECT	SECTION
ACT	ACOUSTICAL CEILING	EJ	EXPANSION JOINT	LN	LINOLEUM FLOORING	SF	SQUARE FEET
ADA	ACCESSIBLE	ELEC	ELECTRICAL	LP	LOW POINT	SHT	SHEET
ADJ	ADJACENT	ELEV	ELEVATION	LT	LIGHT	SIM	SIMILAR
AFF	ABOVE FINISH FLOOR	ENCL	ENCLOSURE	LVT	LUXURY VINYL TILE OR PLANK	SPEC	SPECIFICATION
AL	ALUMINUM	EQ	EQUAL	MATL	MATERIAL	SQ	SQUARE
APPROX	APPROXIMATELY	EQUIP	EQUIPMENT	MAX	MAXIMUM	SS	STAINLESS STEEL
ARCH	ARCHITECTURAL	ERF	EPOXY RESINOUS FLOORING SYSTEM	MB	MARKER BOARD	SSC	SEALED + STAINED CONCRETE
AWP	ACOUSTICAL WALL PANEL	ERFB	EPOXY RESINOUS FLOORING BASE	MECH	MECHANICAL	SSF	SOLID SURFACE OR SIMULATED STONE MATERIAL
B/	BOTTOM OF	EWC	ELECTRIC WATER COOLER	MFR	MANUFACTURER	ST	STONE
BD	BOARD	EX	EXISTING	MH	MANHOLE	STN	STAIN
BITUM	BITUMINOUS	EXP	EXPOSED CONSTRUCTION	MIN	MINIMUM	ST.N.	STAIR NOSING
BL	BLINDS	EXT	EXTERIOR	MISC	MISCELLANEOUS	STB	STONE BASE
BLDG	BUILDING	F.F.	FACTORY FINISH	MO	MASONRY OPENING	STD	STANDARD
BLKG	BLOCKING	FA	FIRE ALARM	MTD	MOUNTED	STL	STEEL
BR	BRICK	FD	FLOOR DRAIN	MTL	METAL	SUSP	SUSPENDED
BRZ	BRONZE	FDN	FOUNDATION	MTLB	METAL WALL BASE	SYM	SYMMETRICAL
CAB	CABINET	FE	FIRE EXTINGUISHER	MTLC	METAL CEILING PANELS	T&G	TONGUE AND GROOVE
CB	CHALK BOARD	FEC	FIRE EXTINGUISHER CABINET	NIC	NOT IN CONTRACT	T.S.	TUBE STEEL
CEM	CEMETTIOUS	FF	FINISH FLOOR	NO	NUMBER	T/	TOP OF
CG	CORNER GUARD	FHC	FIRE HOSE CABINET	NOM	NOMINAL	TB	TACK BOARD
CI	CAST IRON	FHVC	FIRE HOSE VALVE CABINET	NTS	NOT TO SCALE	TC	TRAFFIC COATING
CJ	CONTROL JOINT	FIN	FINISH	OC	ON CENTER	THRES	THRESHOLD
CL	CLOSET	FLR	FLOOR	OD	OUTSIDE DIAMETER	TP	TOILET PARTITIONS
CLG	CEILING	FLUOR	FLUORESCENT	OH	OVERHEAD	TR	TREAD
CLR	CLEAR	FRP	FIBERGLASS REINFORCED POLYESTER	OPNG	OPENING	TW	TACTILE WARNING
CMU	CONCRETE MASONRY UNIT	FS	FLOOR SINK	OPP	OPPOSITE	TYP	TYPICAL
COL	COLUMN	FSR	FLAME SPREAD RATING	P.L.	PROPERTY LINE	TZ	TERRAZZO FLOOR
CONC	CONCRETE	FT	FOOT OR FEET	PB	PARTICLE BOARD	TZB	TERRAZZO BASE
CONSTR	CONSTRUCTION	FTG	FOOTING	PC	PRECAST	TZST	TERRAZZO STAIR TREAD
CONT	CONTINUOUS	GA	GUAGE	PERP.	PERPENDICULAR	UNO	UNLESS NOTED OTHERWISE
CONTR	CONTRACTOR	GALV	GALVANIZED STEEL	PHL	PHENOLIC LAMINATE MATERIAL	V.I.F.	VERIFY IN FIELD
CORR	CORRIDOR	GB	GYPSUM BOARD	PL	PLASTIC LAMINATE	VCT	VINYL COMPOSITION TILE
CPT	CARPET	GBMU	GLAZED BLOCK MASRONY UNIT	PLAS	PLASTER	VDB	VISUAL DISPLAY BOARD
CT	CERAMIC OR PORCELIN TILE	GFMU	GROUND FACE MASONRY UNIT	PLMB	PLUMBING	VERT	VERTICAL
CTB	CERAMIC TILE BASE	GFT	GLASS FLOOR TILE	PLWD	PLYWOOD	VT	VINYL TILE
CUH	CABINET UNIT HEATER	GL	GLAZING	PR	PAIR	VWC	VINYL WALL COVERING
D.L.	DEAD LOAD	GND	GROUND	PT	PAINT	W.C.	WATER CLOSET
DBL	DOUBLE	HB	HOSE BIBB	QTY	QUANTITY	W.P.	WORKING POINT
DCPH	DETENTION CEILING PLANKS (HIGH SECURITY CEILING - JAIL)	HDWD	HARDWOOD	QTZ	QUARTZ TILE	W/	WITH
DERF	DETENTION EPOXY RESINOUS FLOORING	HDWR	HARDWARE	R	RISER	W/O	WITHOUT
DET	DETAIL	HM	HOLLOW METAL	RAD	RADIUS	WC	WALL COVERING
DF	DRINKING FOUNTAIN	HORIZ	HORIZONTAL	RB	RESILIENT BASE	WCPT	WALKOFF CARPET
DFC	DECORATIVE FILM	HP	HIGH POINT	RCB	RESILIENT COVE BASE	WD	WOOD
DIA	DIAMETER	HPC	HIGH PERFORMANCE COATING	RCP	REFLECTED CEILING PLAN	WDB	WOOD BASE
DIM	DIMENSION	HT	HEIGHT	RD	ROOF DRAIN	WDC	WOOD CEILING PANELS
DN	DOWN	I.D.	INSIDE DIAMETER	REC	RECESSED	WDF	WOOD FLOORING
DO	DOOR OPENING	ILCS	LUMINOUS CEILING SYSTEM	REINF	REINFORCED	WDSF	SPORTS FLOORING - WOOD
DP	DRAPERY OR SHEAR	IN	INCH	REQ	REQUIRED	WF	WINDOW FILM
DPC	DECORATIVE PLASTER COATING	INSUL	INSULATION	RF	RESILIENT FLOORING	WP	WALL PROTECTION
DR	DOOR	INT	INTERIOR	RM	ROOM	WSC	WOOD SOLID CORE
DS	DOWNSPOUT	INV	INVERT	RO	ROUGH OPENING	WT	WEIGHT
DSM	DECORATIVE SURFACE MATERIAL	JAN	JANITOR	RS	ROLLER SHADE	WWP	WOOD WALL PANEL
DSPL	DETENTION CEILING PANELS (LOW SECURITY CEILING - BOOKING)	JC	JANITOR CLOSET	RSB	RESILIENT STRAIGHT BASE	XTR	EXISTING TO REMAIN
				RSF	RESILIENT SPORTS FLOORING	YD	YARD

GENERAL ARCHITECTURAL NOTES

GENERAL ARCHITECTURAL NOTES

A. FIRE RESISTANCE COMPLIANCE

A.01 SEE CODE COMPLIANCE PLANS IN A-SERIES FOR DETAILED CODE COMPLIANCE REQUIREMENTS.

A.02 OPENINGS IN THE FLOOR SLABS, INCLUDING SPACES BETWEEN CONDUITS, PIPING, ETC (EXCEPT WHEN COMPLETELY ENCLOSED WITHIN FIRE RATED CONSTRUCTION), SHALL BE SEALED OFF WITH APPROVED FIRE RATED PENETRATION SEALANT SYSTEMS TO MAINTAIN FIRE RATING CONTINUITY OF THE FLOOR CONSTRUCTION.

A.03 FIRE-RESISTIVE (LABELED) DOORS SHALL HAVE THE APPROPRIATE UL RATING AGENCY LABEL ACCEPTABLE TO GOVERNMENT AUTHORITIES AFFIXED TO BOTH DOOR AND FRAME.

A.04 FIRE RATING INDICATION ON A WALL SHALL MEAN THE ENTIRE LENGTH AND HEIGHT OF WALL IS TO BE FIRE RATED.

A.05 ALL PIPING DUCTS, ETC THAT PENETRATE FLOOR SLABS SHALL BE INSTALLED IN A MANNER THAT WILL PRESERVE THE FIRE-RESISTIVE AND STRUCTURAL INTEGRITY.

A.06 ALL RATINGS ARE TO COMPLY WITH UNDERWRITERS LABORATORIES (UL) TEST RATINGS.

A.07 ALL RECESSED CABINETS, PANELS, BOXES LOCATED IN FIRE-RATED WALLS SHALL BE INSTALLED AS TO MAINTAIN THE FIRE-RATED CONSTRUCTION. PROVIDE ADDITIONAL FRAMING, DRYWALL OR BLOCK AS REQUIRED TO MAINTAIN RATING.

B. DIMENSIONING

B.01 PARTITIONS ARE DIMENSIONED TO THE FINISH FACE OF THE WALL UNLESS NOTED OTHERWISE.

B.02 ALL DIMENSIONS SHALL BE VERIFIED IN THE FIELD AND COORDINATED WITH THE WORK OF ALL TRADES PRIOR TO PROCEEDING WITH THE WORK. NOTIFY ARCHITECT OF DESCREPANCIES.

B.03 DOOR OPENINGS ARE GENERALLY DIMENSIONED TO THE JAMB OPENING. DOOR OPENINGS THAT ARE NOT DIMENSIONALLY LOCATED ARE TO BE POSITIONED WITH THE HINGED JAMB 4" AWAY FROM AN ADJACENT WALL OR COLUMN AS SHOWN ON THE PLANS AND/OR DETERMINED BY THE DETAILS.

C. INSULATION/ AIR BARRIER/ VAPOR BARRIER

C.01 INTENT IS TO PROVIDE CONTINUOUS INSULATION, AIR BARRIER AND VAPOR BARRIER BETWEEN ALL EXTERIOR AND INTERIOR HEATED SPACES. CONTRACTOR TO MAINTAIN TO GREATEST LEVEL POSSIBLE.

D. MECHANICAL AND ELECTRICAL AREAS

D.01 ALL WALLS BETWEEN MECHANICAL OR ELECTRICAL SPACES AND OCCUPIED SPACES SHALL BE ACOUSTICALLY ISOLATED FROM THE OCCUPIED SPACES AND SHALL MAINTAIN A MINIMUM STC RATING OF 52. (U.N.O.)

D.02 PROVIDE BASES AND HOUSEKEEPING PADS FOR ALL ELECTRICAL AND MECHANICAL REQUIRING BASES AND PADS. COORDINATE ALL EQUIPMENT BASE AND HOUSEKEEPING PADS WITH MECHANICAL, PLUMBING AND ELECTRICAL CONTRACTORS. INSTALL THE PADS BENEATH THE FULL PROJECTED AREA OF EQUIPMENT. UNLESS OTHERWISE NOTED, ALL HOUSEKEEPING CONCRETE PADS ARE TO BE 4" (INCHES) HIGH MINIMUM. PROVIDE ONE LAYER OF WWF 6X6/W4.0 X W4.0 WELDED WIRE FABRIC MINIMUM.

D.03 REFER TO MECHANICAL AND ELECTRICAL CONTRACTOR'S DRAWINGS AND MANUFACTURER'S TEMPLATE DRAWINGS FOR ALL MECHANICAL AND ELECTRICAL EQUIPMENT SUPPORTS. BOLT SETTING TEMPLATES, ISOLATIONS, SPRING ISOLATION, ETC., REQUIRED, WHETHER OR NOT SHOWN ON DRAWINGS.

D.04 UNLESS NOTED TO BE EXPOSED, ALL MECHANICAL AND ELECTRICAL DISTRIBUTION SYSTEMS TO BE CONCEALED IN CHASES, WALLS, CEILING SPACES ETC.

E. EXTERIOR WALL

E.01 ALL DETAILS ARE TO BE COORDINATED WITH THE STRUCTURAL DRAWINGS.

E.02 ALL SILLS, WINDOW HEADS, AND SHELF ANGLES SHALL HAVE FLASHING EXTENDED TO THE OUTSIDE OF THE WALL.

E.03 EXTEND SCHEDULED WATERPROOFING AT EXTERIOR FOUNDATION WALLS FROM BOTTOM OF FOOTINGS TO GRADE AND TERMINATE AS INDICATED IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS.

F. MISCELLANEOUS NOTES

F.01 WHERE DISCREPANCIES EXIST BETWEEN THE DRAWINGS OF THE VARIOUS TRADES. CONSULT THE ARCHITECT BEFORE PROCEEDING WITH WORK.

F.02 ALL DISSIMILAR METALS SHALL BE EFFECTIVELY ISOLATED FROM EACH OTHER TO AVOID GALVANIC REACTION.

F.03 THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY AND ALL DAMAGE DURING CONSTRUCTION. THE CONTRACTOR WILL REPAIR AND/OR REPLACE ALL DAMAGED MATERIALS TO NEW CONDITION.

F.04 ALL REFUSE AND DEBRIS SHALL BE REMOVED FROM THE SITE AND LEGALLY DISPOSED OF BY THE CONTRACTOR.

F.05 PROVIDE ACCESS PANELS AS REQUIRED BY APPLICABLE CODES AND AS REQUIRED FOR ACCESS OR MAINTENANCE OF MECHANICAL AND ELECTRICAL EQUIPMENT INCLUDING JUNCTION BOXES. ALL ACCESS PANELS LOCATIONS SHALL BE REVIEWED WITH THE ARCHITECT PRIOR TO PROCEEDING.

GENERAL NOTES

1. DO NOT SCALE THE DRAWINGS. THE DRAWINGS ARE NOT NECESSARILY TO SCALE. THE CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AT THE JOB SITE PRIOR TO THE START OF CONSTRUCTION. IF DISCREPANCIES ARE FOUND, THE ARCHITECT SHALL BE NOTIFIED FOR CLARIFICATION BEFORE COMMENCING THE WORK. EXPLICIT DIMENSIONS SHALL HAVE PRECEDENCE OVER SCALE.
2. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE APPLICABLE CODES.
3. THE OWNER WILL NOT ACCEPT REQUESTS FOR ADDITIONAL COSTS FOR WORK CONDITIONS WHICH CAN BE REASONABLY ASCERTAINED FROM THE DRAWINGS AND SPECIFICATIONS.
4. ASBESTOS-CONTAINING MATERIALS, LEAD-CONTAINING PAINT OR OTHER INDUSTRY RECOGNIZED HAZARDOUS MATERIALS OR TOXIC SUBSTANCES SHALL NOT BE USED ON THIS PROJECT.
5. SUBCONTRACTORS FOR EACH TRADE ARE ADVISED THAT INFORMATION PERTINENT TO THEIR WORK MAY OCCUR IN OTHER PORTIONS OF THE CONTRACT DOCUMENTS. REFER TO CIVIL, STRUCTURAL, MECHANICAL, ELECTRICAL, FIRE PROTECTION AND PLUMBING DRAWINGS FOR ADDITIONAL GENERAL NOTES, ABBREVIATIONS AND SYMBOLS. ALL NOTES ARE TO BE REVIEWED AND APPLIED TO RELATED BUILDING COMPONENTS. NOTES APPEAR ON VARIOUS SHEETS FOR DIFFERENT SYSTEMS AND MATERIALS. SHEETS ARE TO BE REVIEWED AND NOTES ON ANY ONE SHEET ARE TO BE APPLIED IN RELATED DRAWINGS AND DETAILS.
6. THE STRUCTURAL, MECHANICAL, ELECTRICAL, CIVIL, FIRE PROTECTION AND PLUMBING DRAWINGS ARE OF EQUAL IMPORTANCE WITH THE ARCHITECTURAL DRAWINGS IN DEFINING THE WORK OF THE CONTRACT DOCUMENTS. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO CHECK WITH THE ARCHITECTURAL DRAWINGS BEFORE THE INSTALLATION OF CIVIL, STRUCTURAL, MECHANICAL, ELECTRICAL, FIRE PROTECTION AND PLUMBING WORK. SHOULD THERE BE A DISCREPANCY BETWEEN THE ARCHITECTURAL DRAWINGS AND THE ENGINEERING DRAWINGS THAT WOULD CAUSE AN AWKWARD OR IMPROPER INSTALLATION, IT SHALL BE BROUGHT TO THE ARCHITECT'S ATTENTION FOR CLARIFICATION PRIOR TO INSTALLATION OF SAID WORK. ANY WORK INSTALLED IN CONFLICT WITH THE ARCHITECTURAL DRAWINGS SHALL BE CORRECTED BY THE CONTRACTOR.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE ACCURATE PLACEMENT OF BUILDINGS ON THE SITE.

INDEX OF DRAWINGS

SHEET NUMBER	SHEET NAME
GENERAL	
G0.0	COVER SHEET
G0.1	ARCHITECTURAL SYMBOLS, ABBREVIATIONS & GENERAL NOTES
G1.1	CODE COMPLIANCE PLAN - FIRST FLOOR
G1.2	CODE COMPLIANCE PLAN - MEZZANINE
G1.3	CODE COMPLIANCE PLAN -STORM SHELTER
G1.4	COMCHECK
G2.0	MOUNTING HEIGHTS AND STANDARD DETAILS
G2.1	MOUNTING HEIGHTS AND STANDARD DETAILS
G2.2	WALL PENETRATION DETAILS
CIVIL	
C0.0	CIVIL ENGINEERING COVER SHEET
C0.1	SITE NOTES AND LEGENDS
C1.0	SITE DEMOLITION PLAN
C2.0	SITE GEOMETRY PLAN
C3.0	SITE UTILITY PLAN
C4.0	SITE GRADING AND PAVING PLAN
C5.0	SITE EROSION AND SEDIMENT CONTROL PLAN
C6.0	SITE WORK DETAILS
C6.1	SITE WORK DETAILS
C8.2	SITE WORK DETAILS
LANDSCAPE	
L1.0	LANDSCAPE PLAN
L2.0	LANDSCAPE DETAILS
L3.0	TREE PRESERVATION PLAN
ARCHITECTURAL DEMO	
AD0.1	ARCHITECTURAL SITE DEMO PLAN - PHASE 1
AD0.2	CONSTRUCTION STAGING SITE PLAN - PHASE 1
SITE	
A0.1	ARCHITECTURAL SITE PLAN
A0.2	ENLARGED SITE PLANS
A0.3	SITE DETAILS
ARCHITECTURAL	
A1.0	OVERALL FLOOR PLAN
A1.1A	NOTATION PLAN - FIRST FLOOR WEST
A1.1B	NOTATION PLAN - FIRST FLOOR EAST
A1.1C	NOTATION PLAN - MEZZANINE
A1.2A	DIMENSION PLAN - FIRST FLOOR WEST
A1.2B	DIMENSION PLAN - FIRST FLOOR EAST
A1.2C	DIMENSION PLAN - MEZZANINE
A1.3A	SLAB PLAN - OVERALL
A1.3B	SLAB PLAN - MEZZANINE
A1.4	ROOF PLAN
A1.5A	REFLECTED CEILING PLAN - WEST
A1.5B	REFLECTED CEILING PLAN - EAST
A1.5C	REFLECTED CEILING PLAN - MEZZANINE
A1.6A	FINISH PLAN - WEST
A1.6B	FINISH PLAN - EAST
A1.6C	FINISH PLAN - MEZZANINE
A1.7A	SIGNAGE PLAN - WEST
A1.7B	SIGNAGE PLAN - EAST
A1.7C	SIGNAGE PLAN - MEZZANINE
A1.8A	FURNITURE AND EQUIPMENT PLAN - WEST
A1.8B	FURNITURE AND EQUIPMENT PLAN - EAST
A1.8C	FURNITURE AND EQUIPMENT PLAN - MEZZANINE
A1.9	FINISH SCHEDULE AND DETAILS
A2.0	EXTERIOR ELEVATIONS
A2.1	EXTERIOR ELEVATIONS ENLARGED
A3.0	BUILDING SECTIONS
A3.1	WALL SYSTEMS
A3.2	WALL SYSTEMS
A3.3	WALL SYSTEMS
A3.4	WALL SYSTEMS
A3.5	WALL SYSTEMS
A3.6	WALL SYSTEMS
A3.7	WALL SYSTEMS
A3.8	WALL SYSTEMS
A3.9	WALL SYSTEMS
A3.10	EXTERIOR WALL DETAILS
A3.11	VERTICAL CIRCULATION
A3.12	VERTICAL CIRCULATION DETAILS
A4.0	ENLARGED PLANS AND INTERIOR ELEVATIONS
A4.1	ENLARGED PLANS AND INTERIOR ELEVATIONS
A4.2	ENLARGED PLANS AND INTERIOR ELEVATIONS
A4.3	INTERIOR ELEVATIONS
A4.4	INTERIOR ELEVATIONS
A4.5	INTERIOR ELEVATIONS
A4.6	INTERIOR ELEVATIONS
A4.7	INTERIOR ELEVATIONS
A5.0	DOOR SCHEDULE & DOOR DETAILS
A6.1	DOOR DETAILS
A6.2	DOOR DETAILS
A6.3	STOREFRONT ELEVATIONS
A6.4	STOREFRONT ELEVATIONS
A6.5	STOREFRONT DETAILS
A6.0	PARTITION TYPES
A6.1	PARTITION TYPES
A6.2	ROOF DETAILS
A6.3	ROOF DETAILS
A6.4	ROOF DETAILS
A6.5	CEILING DETAILS
A6.6	INTERIOR DETAILS
A6.7	INTERIOR DETAILS
A6.8	LOCKER TYPES AND INTERIOR DETAILS
A6.9	SIGNAGE DETAILS
A6.10	SIGNAGE DETAILS
STRUCT	
S0.0	GENERAL STRUCTURAL NOTES
S0.0A	GENERAL STRUCTURAL NOTES & SCHEDULES
S1.0	OVERALL FOUNDATION PLAN
S1.1A	FOUNDATION PLAN - WEST
S1.1B	FOUNDATION PLAN - EAST
S1.2B	MEZZANINE FRAMING PLAN
S1.3	OVERALL ROOF FRAMING PLAN
S1.3A	ROOF FRAMING PLAN - WEST
S1.3B	ROOF FRAMING PLAN - EAST
S1.3C	PARTIAL ROOF FRAMING PLANS
S2.1	FOUNDATION SECTIONS & DETAILS
S2.2	FOUNDATION SECTIONS & DETAILS
S2.3	FOUNDATION SECTIONS & DETAILS
S3.1	MEZZANINE FRAMING SECTIONS & DETAILS
S3.2	STORM SHELTER SECTIONS & DETAILS
S4.1	ROOF FRAMING SECTIONS & DETAILS
S4.2	ROOF FRAMING SECTIONS & DETAILS
S4.3	ROOF FRAMING SECTIONS & DETAILS
S5.1	SCHEDULES & TYPICAL DETAILS
S5.2	SCHEDULES & TYPICAL DETAILS
S5.3	SCHEDULES & TYPICAL DETAILS
S5.4	SCHEDULES & TYPICAL DETAILS
S5.5	SCHEDULES & TYPICAL DETAILS
PLUMB	
P1.0A	PARTIAL UNDERGROUND PLUMBING PLAN - WEST
P1.0B	PARTIAL UNDERGROUND PLUMBING PLAN - EAST
P1.1A	PARTIAL FIRST FLOOR PLUMBING PLAN - WEST
P1.1B	PARTIAL FIRST FLOOR PLUMBING PLAN - EAST
P1.2	MEZZANINE PLUMBING PLAN
P1.3A	PARTIAL ROOF PLUMBING PLAN - WEST
P1.3B	PARTIAL ROOF PLUMBING PLAN - EAST
P2.1	PLUMBING SYMBOLS, NOTES, SPECIFICATIONS, SCHEDULES, & DETAILS
P2.2	WASTE & VENT PIPING DIAGRAMS
P2.3	WASTE & VENT PIPING DIAGRAMS
P2.4	WATER PIPING DIAGRAMS
P2.5	WATER PIPING DIAGRAMS

INDEX OF DRAWINGS

SHEET NUMBER	SHEET NAME
MECH	
M1.1A	MECHANICAL HVAC PLAN - WEST
M1.1B	MECHANICAL HVAC PLAN - EAST
M1.2A	MECHANICAL PIPING PLANS - WEST
M1.2B	MECHANICAL PIPING PLANS - EAST
M1.3	MECHANICAL MEZZANINE PLAN
M1.4A	MECHANICAL ROOF PLAN - WEST
M1.4B	MECHANICAL ROOF PLAN - EAST
M2.1	MECHANICAL SPECIFICATIONS, NOTES AND SCHEDULES
M2.2	MECHANICAL SPECIFICATIONS, NOTES AND SCHEDULES
M3.1	MECHANICAL DETAILS
M3.2	MECHANICAL DETAILS
ELECT	
E1.1A	ELECTRICAL POWER PLAN - FIRST FLOOR AREA A
E1.1B	ELECTRICAL POWER PLAN - FIRST FLOOR AREA B
E1.2	ELECTRICAL POWER PLAN - MEZZANINE
E1.3A	ELECTRICAL POWER PLAN - ROOF AREA A
E1.3B	ELECTRICAL POWER PLAN - ROOF AREA B
E2.1A	ELECTRICAL LIGHTING PLAN - FIRST FLOOR AREA A
E2.1B	ELECTRICAL LIGHTING PLAN - FIRST FLOOR AREA B
E2.2	ELECTRICAL LIGHTING PLAN - MEZZANINE
E3.1A	ELECTRICAL FIRE ALARM PLAN - FIRST FLOOR AREA A
E3.1B	ELECTRICAL FIRE ALARM PLAN - FIRST FLOOR AREA B
E3.2	ELECTRICAL FIRE ALARM PLAN - MEZZANINE
E4.1A	ELECTRICAL ALERTING PLAN - FIRST FLOOR AREA A
E4.1B	ELECTRICAL ALERTING PLAN - FIRST FLOOR AREA B
E4.2	ELECTRICAL ALERTING PLAN - MEZZANINE
E5.1	ELECTRICAL RISER DIAGRAM AND PANEL SCHEDULES
E5.2	ELECTRICAL PANEL SCHEDULES
E5.3	ELECTRICAL DETAILS AND NOTES
E6.1	ELECTRICAL SITE PLAN, DETAILS, AND NOTES
E6.2	ELECTRICAL SITE PHOTOMETRIC PLAN

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M.E.P.
WT GROUP
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HOFFMAN ESTATES, IL 60192
224.293.6333 (O) 224.293.6443 (F)
IL STATE CERTIFICATE OF AUTHORITY NO: 062-036656

NO.	DATE	DESCRIPTION
	04/15/2026	ISSUED FOR CONSTRUCTION

LEMONT FIRE STATION 1
LEMONT FIRE PROTECTION DISTRICT
NE CORNER OF WALTER STREET & 127TH STREET
LEMONT, ILLINOIS 60439

ISSUED FOR CONSTRUCTION

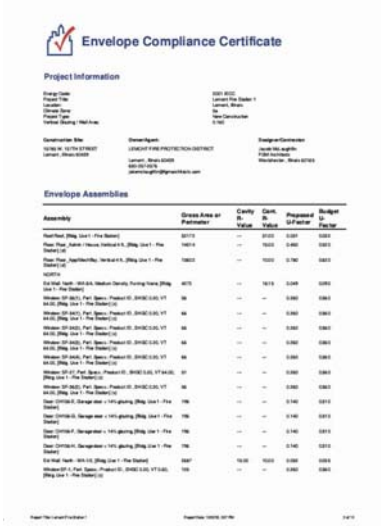
ARCHITECTURAL SYMBOLS, ABBREVIATIONS & GENERAL NOTES

SHEET NO.
G0.1

JOB NO. 23-3857.02

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Envelope Compliance Certificate

Project Information

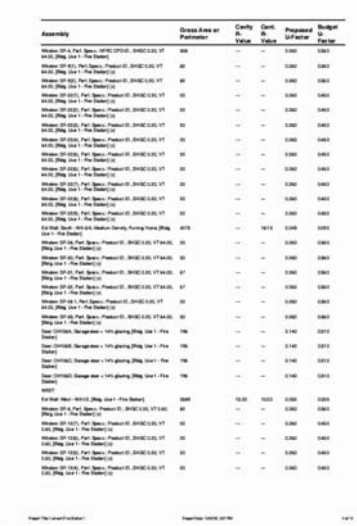
Energy Code:	2021 IECC		
Project Title:	Lemont Fire Station 1		
Location:	Lemont, Illinois		
Climate Zone:	5a		
Project Type:	New Construction		
Heated Glazing / Wall Area:	0.160		
Construction Site:	Owner/Agent:	Designer/Contractor:	
15246 W. 127TH STREET Lemont, Illinois 60439	LEMONT FIRE PROTECTION DISTRICT 630-257-1676 jdennis@lfpd.net	Jacob McLaughlin FGM Architects Westchester, Illinois 60154	

Envelope Assemblies

Assembly	Gross Area or Perimeter	Cavity R-Value	Cont. R-Value	Proposed U-Factor	Budget U-Factor
Roof Roof, [Bldg. Use 1 - Fire Station]	32173	--	31.00	0.031	0.033
Floor, Floor_Kahrl / House, Vertical 4 ft., [Bldg. Use 1 - Fire Station] (a)	14614	--	15.00	0.060	0.063
Floor, Floor_AppWestWay, Vertical 4 ft., [Bldg. Use 1 - Fire Station] (a)	10603	--	15.00	0.790	0.833
NORTH					
Ext Wall, North - WI-NA, Medium Density, Furring Name, [Bldg. Use 1 - Fire Station]	4073	--	19.19	0.049	0.053
Window SF-36(1), Part. Spec., Product ID., SHGC 0.00, VT 0.00, [Bldg. Use 1 - Fire Station] (a)	56	--	--	0.260	0.263
Window SF-34(2), Part. Spec., Product ID., SHGC 0.00, VT 0.00, [Bldg. Use 1 - Fire Station] (a)	66	--	--	0.260	0.263
Window SF-34(3), Part. Spec., Product ID., SHGC 0.00, VT 0.00, [Bldg. Use 1 - Fire Station] (a)	66	--	--	0.260	0.263
Window SF-34(4), Part. Spec., Product ID., SHGC 0.00, VT 0.00, [Bldg. Use 1 - Fire Station] (a)	66	--	--	0.260	0.263
Window SF-36(5), Part. Spec., Product ID., SHGC 0.00, VT 0.00, [Bldg. Use 1 - Fire Station] (a)	56	--	--	0.260	0.263
Door CH108-E, Garage door + 14% glazing, [Bldg. Use 1 - Fire Station]	196	--	--	0.140	0.313
Door CH108-S, Garage door + 14% glazing, [Bldg. Use 1 - Fire Station]	196	--	--	0.140	0.313
Door CH108-F, Garage door + 14% glazing, [Bldg. Use 1 - Fire Station]	196	--	--	0.140	0.313
Door CH108-H, Garage door + 14% glazing, [Bldg. Use 1 - Fire Station]	196	--	--	0.140	0.313
Ext Wall, North - WA-10, [Bldg. Use 1 - Fire Station]	3687	19.00	10.00	0.050	0.053
Window SF-1, Part. Spec., Product ID., SHGC 0.00, VT 0.00, [Bldg. Use 1 - Fire Station] (a)	105	--	--	0.260	0.263



Assembly	Gross Area or Perimeter	Cavity R-Value	Cont. R-Value	Proposed U-Factor	Budget U-Factor
Window SF-11, Part. Spec., Product ID., SHGC 0.00, VT 0.00, [Bldg. Use 1 - Fire Station] (a)	196	--	--	0.260	0.263
Window SF-15, Part. Spec., Product ID., SHGC 0.00, VT 0.00, [Bldg. Use 1 - Fire Station] (a)	378	--	--	0.260	0.263
Window SF-30, Part. Spec., Product ID., SHGC 0.00, VT 0.00, [Bldg. Use 1 - Fire Station] (a)	196	--	--	0.260	0.263
Window SF-13(1), Part. Spec., Product ID., SHGC 0.00, VT 0.00, [Bldg. Use 1 - Fire Station] (a)	33	--	--	0.260	0.263
Window SF-13(2), Part. Spec., Product ID., SHGC 0.00, VT 0.00, [Bldg. Use 1 - Fire Station] (a)	33	--	--	0.260	0.263
Window SF-13(3), Part. Spec., Product ID., SHGC 0.00, VT 0.00, [Bldg. Use 1 - Fire Station] (a)	33	--	--	0.260	0.263
Window SF-13(4), Part. Spec., Product ID., SHGC 0.00, VT 0.00, [Bldg. Use 1 - Fire Station] (a)	33	--	--	0.260	0.263
Window SF-13(5), Part. Spec., Product ID., SHGC 0.00, VT 0.00, [Bldg. Use 1 - Fire Station] (a)	33	--	--	0.260	0.263
Window SF-13(6), Part. Spec., Product ID., SHGC 0.00, VT 0.00, [Bldg. Use 1 - Fire Station] (a)	33	--	--	0.260	0.263
Door SF-12(A), Part. Spec., Product ID., SHGC 0.00, VT 0.00, [Bldg. Use 1 - Fire Station] (a)	77	--	--	0.260	0.263
Door SF-12(B), Part. Spec., Product ID., SHGC 0.00, VT 0.00, [Bldg. Use 1 - Fire Station] (a)	63	--	--	0.260	0.263
Door SF-12(C), Part. Spec., Product ID., SHGC 0.00, VT 0.00, [Bldg. Use 1 - Fire Station] (a)	57	--	--	0.260	0.263
EAST					
Ext Wall, East - WA-10, [Bldg. Use 1 - Fire Station]	1670	19.00	10.00	0.050	0.053
Window SF-16, Part. Spec., Product ID., SHGC 0.00, VT 0.00, [Bldg. Use 1 - Fire Station] (a)	66	--	--	0.260	0.263
Window SF-15, Part. Spec., Product ID., SHGC 0.00, VT 0.00, [Bldg. Use 1 - Fire Station] (a)	33	--	--	0.260	0.263
Window SF-13(1), Part. Spec., Product ID., SHGC 0.00, VT 0.00, [Bldg. Use 1 - Fire Station] (a)	33	--	--	0.260	0.263
Window SF-13(2), Part. Spec., Product ID., SHGC 0.00, VT 0.00, [Bldg. Use 1 - Fire Station] (a)	33	--	--	0.260	0.263
Window SF-13(3), Part. Spec., Product ID., SHGC 0.00, VT 0.00, [Bldg. Use 1 - Fire Station] (a)	33	--	--	0.260	0.263
Window SF-13(4), Part. Spec., Product ID., SHGC 0.00, VT 0.00, [Bldg. Use 1 - Fire Station] (a)	33	--	--	0.260	0.263
Window SF-13(5), Part. Spec., Product ID., SHGC 0.00, VT 0.00, [Bldg. Use 1 - Fire Station] (a)	33	--	--	0.260	0.263
Window SF-13(6), Part. Spec., Product ID., SHGC 0.00, VT 0.00, [Bldg. Use 1 - Fire Station] (a)	33	--	--	0.260	0.263
Door SF-12(A), Part. Spec., Product ID., SHGC 0.00, VT 0.00, [Bldg. Use 1 - Fire Station] (a)	77	--	--	0.260	0.263
Door SF-12(B), Part. Spec., Product ID., SHGC 0.00, VT 0.00, [Bldg. Use 1 - Fire Station] (a)	63	--	--	0.260	0.263
Door SF-12(C), Part. Spec., Product ID., SHGC 0.00, VT 0.00, [Bldg. Use 1 - Fire Station] (a)	57	--	--	0.260	0.263
Ext Wall, East - WA-NA, Medium Density, Furring Name, [Bldg. Use 1 - Fire Station]	4073	--	19.19	0.049	0.053
Window SF-16, Part. Spec., Product ID., SHGC 0.00, VT 0.00, [Bldg. Use 1 - Fire Station] (a)	66	--	--	0.260	0.263
Window SF-15, Part. Spec., Product ID., SHGC 0.00, VT 0.00, [Bldg. Use 1 - Fire Station] (a)	33	--	--	0.260	0.263
Window SF-13(1), Part. Spec., Product ID., SHGC 0.00, VT 0.00, [Bldg. Use 1 - Fire Station] (a)	33	--	--	0.260	0.263
Window SF-13(2), Part. Spec., Product ID., SHGC 0.00, VT 0.00, [Bldg. Use 1 - Fire Station] (a)	33	--	--	0.260	0.263
Window SF-13(3), Part. Spec., Product ID., SHGC 0.00, VT 0.00, [Bldg. Use 1 - Fire Station] (a)	33	--	--	0.260	0.263
Window SF-13(4), Part. Spec., Product ID., SHGC 0.00, VT 0.00, [Bldg. Use 1 - Fire Station] (a)	33	--	--	0.260	0.263
Window SF-13(5), Part. Spec., Product ID., SHGC 0.00, VT 0.00, [Bldg. Use 1 - Fire Station] (a)	33	--	--	0.260	0.263
Window SF-13(6), Part. Spec., Product ID., SHGC 0.00, VT 0.00, [Bldg. Use 1 - Fire Station] (a)	33	--	--	0.260	0.263
Door SF-12(A), Part. Spec., Product ID., SHGC 0.00, VT 0.00, [Bldg. Use 1 - Fire Station] (a)	77	--	--	0.260	0.263
Door SF-12(B), Part. Spec., Product ID., SHGC 0.00, VT 0.00, [Bldg. Use 1 - Fire Station] (a)	63	--	--	0.260	0.263
Door SF-12(C), Part. Spec., Product ID., SHGC 0.00, VT 0.00, [Bldg. Use 1 - Fire Station] (a)	57	--	--	0.260	0.263
SOUTH					
Ext Wall, South - WA-10, [Bldg. Use 1 - Fire Station]	3686	19.00	10.00	0.050	0.053



Assembly	Gross Area or Perimeter	Cavity R-Value	Cont. R-Value	Proposed U-Factor	Budget U-Factor
Window SF-4, Part. Spec., NFRC CPD-ID., SHGC 0.00, VT 0.00, [Bldg. Use 1 - Fire Station] (a)	168	--	--	0.260	0.263
Window SF-5(1), Part. Spec., Product ID., SHGC 0.00, VT 0.00, [Bldg. Use 1 - Fire Station] (a)	80	--	--	0.260	0.263
Window SF-5(2), Part. Spec., Product ID., SHGC 0.00, VT 0.00, [Bldg. Use 1 - Fire Station] (a)	80	--	--	0.260	0.263
Window SF-20(1), Part. Spec., Product ID., SHGC 0.00, VT 0.00, [Bldg. Use 1 - Fire Station] (a)	33	--	--	0.260	0.263
Window SF-20(2), Part. Spec., Product ID., SHGC 0.00, VT 0.00, [Bldg. Use 1 - Fire Station] (a)	33	--	--	0.260	0.263
Window SF-20(3), Part. Spec., Product ID., SHGC 0.00, VT 0.00, [Bldg. Use 1 - Fire Station] (a)	33	--	--	0.260	0.263
Window SF-20(4), Part. Spec., Product ID., SHGC 0.00, VT 0.00, [Bldg. Use 1 - Fire Station] (a)	33	--	--	0.260	0.263
Window SF-20(5), Part. Spec., Product ID., SHGC 0.00, VT 0.00, [Bldg. Use 1 - Fire Station] (a)	33	--	--	0.260	0.263
Door SF-12(A), Part. Spec., Product ID., SHGC 0.00, VT 0.00, [Bldg. Use 1 - Fire Station] (a)	77	--	--	0.260	0.263
Door SF-12(B), Part. Spec., Product ID., SHGC 0.00, VT 0.00, [Bldg. Use 1 - Fire Station] (a)	63	--	--	0.260	0.263
Door SF-12(C), Part. Spec., Product ID., SHGC 0.00, VT 0.00, [Bldg. Use 1 - Fire Station] (a)	57	--	--	0.260	0.263
Ext Wall, South - WA-NA, Medium Density, Furring Name, [Bldg. Use 1 - Fire Station]	4073	--	19.19	0.049	0.053
Window SF-16, Part. Spec., Product ID., SHGC 0.00, VT 0.00, [Bldg. Use 1 - Fire Station] (a)	66	--	--	0.260	0.263
Window SF-15, Part. Spec., Product ID., SHGC 0.00, VT 0.00, [Bldg. Use 1 - Fire Station] (a)	33	--	--	0.260	0.263
Window SF-13(1), Part. Spec., Product ID., SHGC 0.00, VT 0.00, [Bldg. Use 1 - Fire Station] (a)	33	--	--	0.260	0.263
Window SF-13(2), Part. Spec., Product ID., SHGC 0.00, VT 0.00, [Bldg. Use 1 - Fire Station] (a)	33	--	--	0.260	0.263
Window SF-13(3), Part. Spec., Product ID., SHGC 0.00, VT 0.00, [Bldg. Use 1 - Fire Station] (a)	33	--	--	0.260	0.263
Window SF-13(4), Part. Spec., Product ID., SHGC 0.00, VT 0.00, [Bldg. Use 1 - Fire Station] (a)	33	--	--	0.260	0.263
Window SF-13(5), Part. Spec., Product ID., SHGC 0.00, VT 0.00, [Bldg. Use 1 - Fire Station] (a)	33	--	--	0.260	0.263
Window SF-13(6), Part. Spec., Product ID., SHGC 0.00, VT 0.00, [Bldg. Use 1 - Fire Station] (a)	33	--	--	0.260	0.263
Door SF-12(A), Part. Spec., Product ID., SHGC 0.00, VT 0.00, [Bldg. Use 1 - Fire Station] (a)	77	--	--	0.260	0.263
Door SF-12(B), Part. Spec., Product ID., SHGC 0.00, VT 0.00, [Bldg. Use 1 - Fire Station] (a)	63	--	--	0.260	0.263
Door SF-12(C), Part. Spec., Product ID., SHGC 0.00, VT 0.00, [Bldg. Use 1 - Fire Station] (a)	57	--	--	0.260	0.263



Assembly	Gross Area or Perimeter	Cavity R-Value	Cont. R-Value	Proposed U-Factor	Budget U-Factor
Window SF-12(2), Part. Spec., Product ID., SHGC 0.00, VT 0.00, [Bldg. Use 1 - Fire Station] (a)	33	--	--	0.260	0.263
Window SF-12(2), Part. Spec., Product ID., SHGC 0.00, VT 0.00, [Bldg. Use 1 - Fire Station] (a)	33	--	--	0.260	0.263
Window SF-12(7), Part. Spec., Product ID., SHGC 0.00, VT 0.00, [Bldg. Use 1 - Fire Station] (a)	33	--	--	0.260	0.263
Window SF-9, Part. Spec., Product ID., SHGC 0.00, VT 0.00, [Bldg. Use 1 - Fire Station] (a)	357	--	--	0.260	0.263
Window SF-7, Part. Spec., Product ID., SHGC 0.00, VT 0.00, [Bldg. Use 1 - Fire Station] (a)	42	--	--	0.260	0.263
Ext Wall, West - WA-NA, Medium Density, Furring Name, [Bldg. Use 1 - Fire Station]	3687	--	19.19	0.049	0.053
Window SF-08, Part. Spec., Product ID., SHGC 0.00, VT 0.00, [Bldg. Use 1 - Fire Station] (a)	33	--	--	0.260	0.263
Window SF-07, Part. Spec., Product ID., SHGC 0.00, VT 0.00, [Bldg. Use 1 - Fire Station] (a)	33	--	--	0.260	0.263
Window SF-06(1), Part. Spec., Product ID., SHGC 0.00, VT 0.00, [Bldg. Use 1 - Fire Station] (a)	66	--	--	0.260	0.263
Window SF-06(2), Part. Spec., Product ID., SHGC 0.00, VT 0.00, [Bldg. Use 1 - Fire Station] (a)	57	--	--	0.260	0.263
Window SF-06(3), Part. Spec., Product ID., SHGC 0.00, VT 0.00, [Bldg. Use 1 - Fire Station] (a)	57	--	--	0.260	0.263
Window SF-06(4), Part. Spec., Product ID., SHGC 0.00, VT 0.00, [Bldg. Use 1 - Fire Station] (a)	57	--	--	0.260	0.263
Door Door_SF-16(A), Part. Spec., Product ID., SHGC 0.00, VT 0.00, [Bldg. Use 1 - Fire Station] (a)	84	--	--	0.260	0.263
Door CH108-E, Garage door + 14% glazing, [Bldg. Use 1 - Fire Station]	196	--	--	0.140	0.313
Door CH108-S, Garage door + 14% glazing, [Bldg. Use 1 - Fire Station]	196	--	--	0.140	0.313

(a) Budget U-factors are used for software baseline calculations (Chk 7, and are not code requirements.
(b) Other components require supporting documentation for proposed U-factors
(c) Fenestration product performance must be certified in accordance with NFRC and requires supporting documentation.
(d) See On-Skylight-percent and budget U-factors shown in table are IP factors.

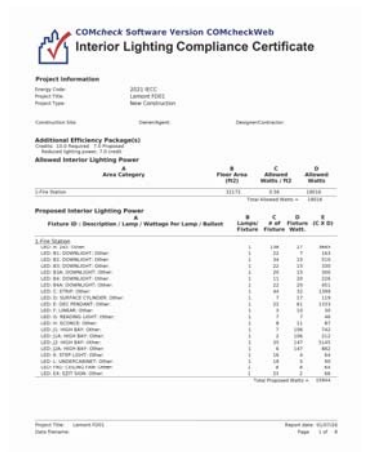
Envelope PASSES: Design 1% better than code

Envelope Compliance Statement

Compliance Statement: The proposed envelope design represented in this document is consistent with the building plans, specifications, and other calculations submitted with this permit application. The proposed envelope system has been designed to meet the 2021 IECC requirements in COMcheck Version COMcheckWeb and is compliant with any applicable mandatory requirements listed in the Inspection Checklist.

Jacob McLaughlin, AIA — 12/15/2025

Name - Title — Signature — Date



COMcheck Software Version COMcheckWeb
Interior Lighting Compliance Certificate

Project Information

Energy Code:	2021 IECC		
Project Title:	Lemont FD01		
Project Type:	New Construction		
Construction Site:	Owner/Agent:	Designer/Contractor:	

Additional Efficiency Package(s)

Credits: 10.0 Required 7.0 Proposed
Reduced lighting power: 7.0 credit

Allowed Interior Lighting Power

A Area Category	B Floor Area (ft2)	C Allowed Watts / ft2	D Allowed Watts
1-Fire Station	33171	0.56	18618
		Total Allowed Watts =	18618

Proposed Interior Lighting Power

A Fixture ID : Description / Lamp / Wattage Per Lamp / Ballast	B Lamps / Fixture	C # of Fixture	D Fixture Watt.	E (B X D)
1-Fire Station				
LED: H. JAIL: Other:	1	198	17	3366
LED: B1. DOWNLIGHT: Other:	1	22	9	198
LED: B2. DOWNLIGHT: Other:	1	34	15	510
LED: B3. DOWNLIGHT: Other:	1	22	15	330
LED: B3A. DOWNLIGHT: Other:	1	26	15	390
LED: B4. DOWNLIGHT: Other:	1	11	20	220
LED: B4A. DOWNLIGHT: Other:	1	33	20	651
LED: C. WALL PACK: Other:	1	12	29	348
LED: D. SURFACE CYLINDER: Other:	1	7	17	119
LED: E. DEC PENDANT: Other:	1	33	31	1023
LED: F. LINEAR: Other:	1	3	10	30
LED: G. READING LIGHT: Other:	1	7	7	49
LED: H. SCONCE: Other:	1	8	11	87
LED: J1. HIGH BAY: Other:	1	7	106	742
LED: J1A. HIGH BAY: Other:	1	2	106	212
LED: J2. HIGH BAY: Other:	1	35	147	5145
LED: J2A. HIGH BAY: Other:	1	6	147	882
LED: K. STEP LIGHT: Other:	1	16	6	96
LED: L. UNDER CABINET: Other:	1	18	4	72
LED: PSC. CEILING FAN: Other:	1	4	4	16
LED: EX. EZIT SIGN: Other:	1	33	2	66
		Total Proposed Watts =		13944



Interior Lighting PASSES: Design 12% better than code

Interior Lighting Compliance Statement

Compliance Statement: The proposed interior lighting design represented in this document is consistent with the building plans, specifications, and other calculations submitted with this permit application. The proposed interior lighting systems have been designed to meet the 2021 IECC requirements in COMcheck Version COMcheckWeb and to comply with any applicable mandatory requirements listed in the Inspection Checklist.

Mark Ventrelli — 01/07/2026

Name - Title — Signature — Date



COMcheck Software Version COMcheckWeb
Exterior Lighting Compliance Certificate

Project Information

Energy Code:	2021 IECC		
Project Title:	Lemont FD01		
Project Type:	New Construction		
Exterior Lighting Zone	2 Residential mixed use area (LZ2)		
Construction Site:	Owner/Agent:	Designer/Contractor:	

Allowed Exterior Lighting Power

A Area/Surface Category	B Quantity	C Allowed Watts /	D Trradable Wattage	E Allowed Watts (B X C)
Parking area	36710 ft2	0.09	Yes	3303
		Total Tradable Watts (a) =		3303
		Total Allowed Watts =		3303
		Total Allowed Supplemental Watts (b) =		400

(a) Wattage tradeoffs are only allowed between tradable areas/surfaces.
(b) A supplemental allowance equal to 400 watts may be applied toward compliance of both non-tradable and tradable areas/surfaces.

Proposed Exterior Lighting Power

A Fixture ID : Description / Lamp / Wattage Per Lamp / Ballast	B Lamps / Fixture	C # of Fixture	D Fixture Watt.	E (C X D)
Parking area (36710 ft2): Tradable Wattage				
LED: B2. CANOPY ONLY: Other:	1	20	15	300
LED: S6. SINGLE POLE: Other:	1	14	125	1750
LED: SD. FLAGPOLE: Other:	1	1	200	200
LED: SE. WALL PAK: Other:	1	10	67	564
		Total Tradable Proposed Watts =		2814

Exterior Lighting PASSES: Design 16% better than code

Exterior Lighting Compliance Statement

Compliance Statement: The proposed exterior lighting design represented in this document is consistent with the building plans, specifications, and other calculations submitted with this permit application. The proposed exterior lighting systems have been designed to meet the 2021 IECC requirements in COMcheck Version COMcheckWeb and to comply with any applicable mandatory requirements listed in the Inspection Checklist.

Mark Ventrelli — 01/07/2026

Name - Title — Signature — Date



COMcheck Software Version COMcheckWeb
Mechanical Compliance Certificate

Project Information

Energy Code:	2021 IECC		
Project Title:	M2500049 - Lemont Fire Stations - Lemont, IL - Station 1		
Location:	Lemont, Illinois		
Climate Zone:	5a		
Project Type:	New Construction		
Construction Site:	Owner/Agent:	Designer/Contractor:	
Walter Street & 127th Street Lemont, Illinois 60439	Lemont Fire Protection District	Nathan Cornell WT Group AEC 2300 Center Drive, M13 Hoffman Estates, Illinois 60192 224.293.6333 ncornell@wtgroup.com	

Additional Efficiency Package(s)

Credits: 10.0 Required 3.0 Proposed

Mechanical Systems List

Quantity/System Type & Description

2 RTU-1,2 (Single Zone):
Heating: 1 each - Central Furnace, Gas, Capacity = 250 kBtu/h
Proposed Efficiency = 81.00% Et, Required Efficiency = 81.00 % Et
Cooling: 1 each - Single Package DX Unit, Capacity = 90 kBtu/h, Air-Cooled Condenser, Air Economizer
Proposed Part Load Efficiency = 12.80 EER, Required Efficiency = 12.80 EER
Proposed Part Load Efficiency = 14.00 IEER, Required Part Load Efficiency = 14.00 IEER
Fan System: FAN SYSTEM 1 – Compliance (Motor nameplate HP and fan efficiency method) - Passes

Fans:
FAN-1 Supply, Constant Volume, 6000 CFM, 3.0 motor nameplate hp, 67.00 fan energy index

3 RTU-3,4 (Single Zone):
Heating: 1 each - Central Furnace, Gas, Capacity = 120 kBtu/h
Proposed Efficiency = 80.00% Et, Required Efficiency = 80.00 % Et, or 80% AFUE
Cooling: 1 each - Single Package DX Unit, Capacity = 60 kBtu/h, Air-Cooled Condenser, Air Economizer
Proposed Part Load Efficiency = 13.00 EER, Required Part Load Efficiency = 13.00 EER
Proposed Part Load Efficiency = 13.00 IEER, Required Part Load Efficiency = 14.00 IEER
Fan System: FAN SYSTEM 2 – Compliance (Motor nameplate HP and fan efficiency method) - Passes

Fans:
FAN-2 Supply, Constant Volume, 3000 CFM, 3.0 motor nameplate hp, 67.00 fan energy index

4 RTU-5 (Single Zone):
Heating: 1 each - Central Furnace, Gas, Capacity = 400 kBtu/h
Proposed Efficiency = 81.00% Et, Required Efficiency = 81.00 % Et
Cooling: 1 each - Single Package DX Unit, Capacity = 240 kBtu/h, Air-Cooled Condenser, Air Economizer
Proposed Part Load Efficiency = 11.80 EER, Required Part Load Efficiency = 11.80 EER
Proposed Part Load Efficiency = 12.50 IEER, Required Part Load Efficiency = 13.00 IEER
Fan System: FAN SYSTEM 3 – Compliance (Motor nameplate HP and fan efficiency method) - Passes

Fans:
FAN-3 Supply, Constant Volume, 8000 CFM, 3.0 motor nameplate hp, 67.00 fan energy index

5 AHU-1 (Single Zone):
Heating: 1 each - Central Furnace, Electric, Capacity = 43 kBtu/h
No minimum efficiency requirement applies
Cooling: 1 each - Split System, Capacity = 43 kBtu/h, Air-Cooled Condenser, Unknown Economizer
Proposed Efficiency = 16.00 SEER2, Required Efficiency = 13.40 SEER2
Proposed Part Load Efficiency = 0.0, , Required Part Load Efficiency = 0.00



Quantity/System Type & Description

Fan System: FAN SYSTEM 4 – Compliance (Motor nameplate HP and fan efficiency method) - Passes

Fans:
FAN-4 Supply, Constant Volume, 1400 CFM, 1.0 motor nameplate hp, 67.00 fan energy index

5 HVAC System (Single Zone):
Heating: 1 each - Central Furnace, Electric, Capacity = 23 kBtu/h
No minimum efficiency requirement applies
Cooling: 1 each - Split System, Capacity = 23 kBtu/h, Air-Cooled Condenser, Unknown Economizer
Proposed Efficiency = 16.00 SEER2, Required Efficiency = 13.40 SEER2
Proposed Part Load Efficiency = 0.0, , Required Part Load Efficiency = 0.00
Fan System: FAN SYSTEM 5 – Compliance (Motor nameplate HP and fan efficiency method) - Passes

Fans:
FAN-5 Supply, Constant Volume, 600 CFM, 1.9 motor nameplate hp, 67.00 fan energy index

Mechanical Compliance Statement

Compliance Statement: The proposed mechanical design represented in this document is consistent with bid building plans, specifications, and other calculations submitted with this permit application. The proposed mechanical systems have been designed to meet the 2021 IECC requirements in COMcheck Version COMcheckWeb and to comply with any applicable mandatory requirements listed in the Inspection Checklist.

Mark Ventrelli — 12/17/2025

Name - Title — Signature — Date

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NO. 042-004406

NO.	DATE	ISSUANCE DESCRIPTION
	04/15/2026	ISSUED FOR CONSTRUCTION

LEMONT FIRE STATION 1
LEMONT FIRE PROTECTION DISTRICT
NE CORNER OF WALTER STREET & 127TH STREET
LEMONT, ILLINOIS 60439

ISSUED FOR CONSTRUCTION

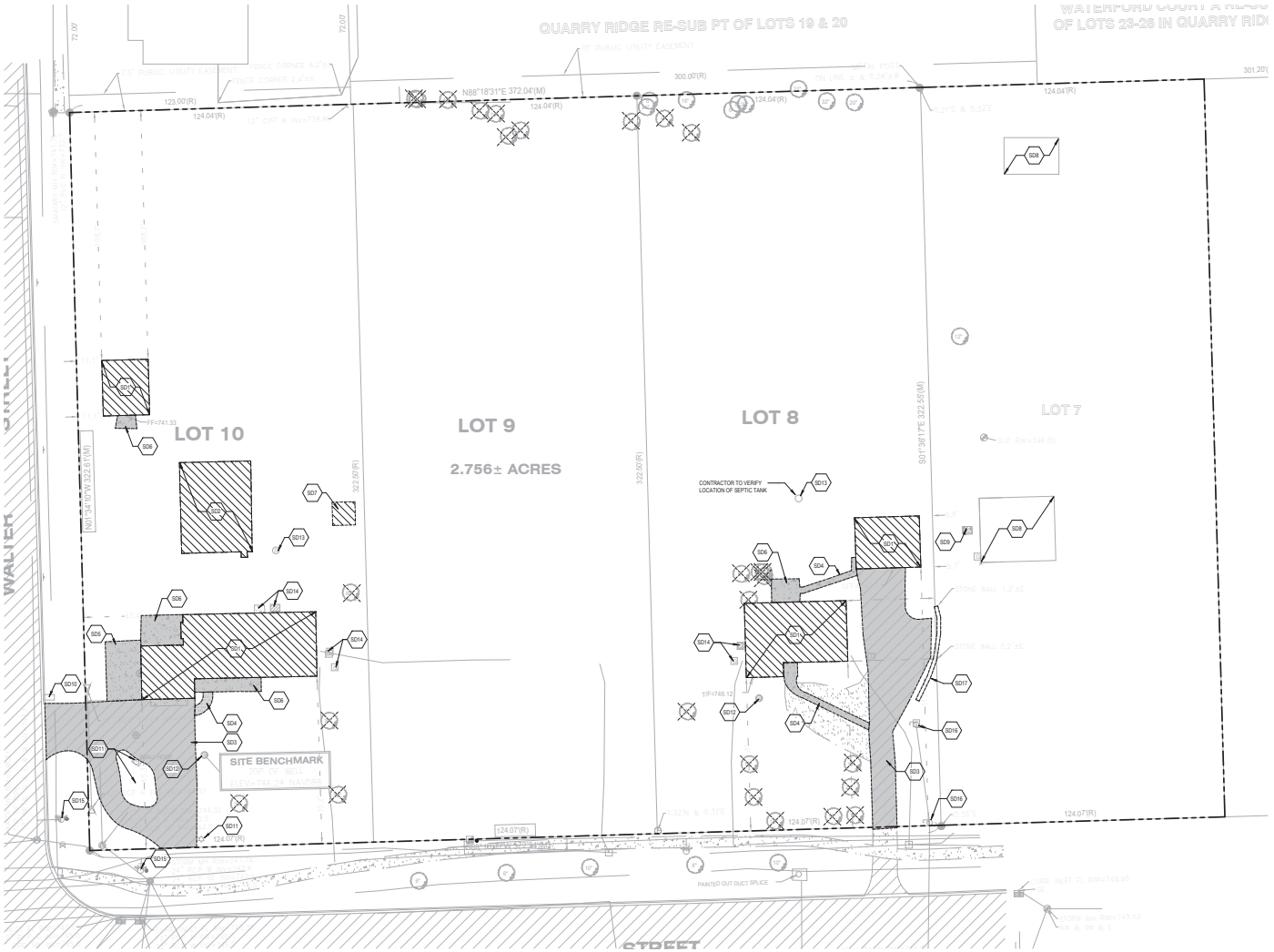
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JOB NO. 23-3857.02

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1 ARCHITECTURAL DEMOLITION SITE PLAN
1" = 20'-0"

GENERAL SITE DEMOLITION NOTES

1. REFER TO G-SERIES SHEETS FOR TYPICAL ABBREVIATIONS, SYMBOLS & TAGS.
2. VERIFY LOCATION AND CONDITION OF WALLS, CEILINGS, FLOORS, EQUIPMENT, FIXTURES AND ALL INCIDENTAL ACCESSORIES, PRIOR TO DEMOLITION. REPORT DISCREPANCIES BETWEEN THE CONSTRUCTION DOCUMENTS AND EXISTING CONDITION TO THE ARCHITECT/ENGINEER.
3. DO NOT BLOCK EXITS AND EXIT PASSAGE WAYS. MAINTAIN EXITS AS INDICATED, AND IF NOT INDICATED, MAINTAIN AT LEAST TWO EXITS OUT OF ALL AREAS IN ACCORDANCE WITH LOCAL JURISDICTION, AT ALL TIMES DURING DEMOLITION.
4. PRIOR TO ANY DEMOLITION OPERATION, SHORE AND PROTECT ADJACENT BUILDING AREA SO AS TO MAINTAIN THE STRUCTURAL INTEGRITY AND STABILITY OF THE PORTIONS OF THE BUILDING TO REMAIN.
5. PROTECT ADJACENT SURFACES TO REMAIN. REPAIR DAMAGED SURFACES SCHEDULED TO REMAIN USING MATERIALS AND METHODS TO MATCH EXISTING CONSTRUCTION.
6. REMOVE ALL WALLS AND PARTITIONS SCHEDULED TO BE REMOVED INCLUDING ALL INCIDENTAL ACCESSORIES THEREIN, INCLUDING BUT NOT LIMITED TO ELECTRICAL MECHANICAL AND PLUMBING APPURTENANCES AND ALL CONDUIT, WIRING AND PIPING.
7. REMOVE CONDUIT, WIRING AND PIPING NOT SCHEDULED TO BE RE-ROUTED, TO NEAREST POINT CONCEALED BEHIND CONSTRUCTION TO REMAIN, AND CAP ENDS.
8. REMOVE ALL DEBRIS FROM SITE ON A DAILY BASIS AND DISPOSE OF LEGALLY
9. DASHED LINES INDICATE MATERIAL TO BE REMOVED. REMOVE CONSTRUCTION UP TO DEFINED LIMITS. REFER TO SHEET KEY NOTES FOR SPECIFIC INFORMATION.
10. IF REQUIRED, OWNER'S ABATEMENT CONTRACTOR TO PERFORM ASBESTOS ABATEMENT OR OTHER HAZARDOUS OR TOXIC SUBSTANCE REMOVAL WORK INDICATED, IN ACCORDANCE WITH SPECIFICATIONS AND WITH AUTHORITIES HAVING JURISDICTION, PRIOR TO STARTING GENERAL DEMOLITION ACTIVITIES.
11. FOR DETAILED CIVIL DEMOLITION NOTES, REFER TO CIVIL DRAWINGS.
12. FOR DETAILED MECHANICAL DEMOLITION NOTES, REFER TO MECHANICAL DRAWINGS.
13. FOR DETAILED PLUMBING AND FIRE PROTECTION DEMOLITION NOTES, REFER TO PLUMBING AND FIRE PROTECTION DRAWINGS.
14. FOR DETAILED ELECTRICAL DEMOLITION NOTES, REFER TO ELECTRICAL DRAWINGS.

SITE DEMO PLAN KEYED NOTES	
TAG	DESCRIPTION
SD1	DEMOLISH BUILDING IN ITS ENTIRETY, INCLUDE FOUNDATIONS/FOOTINGS, UTILITIES, AND BASEMENTS IF APPLICABLE.
SD2	DEMOLISH ABOVE GROUND POOL AND DECK FRAMING IN ITS ENTIRETY. INCLUDE FOUNDATIONS/FOOTINGS, UTILITIES, AND ALL POOL EQUIPMENT.
SD3	DEMOLISH EXISTING ASPHALT PAVEMENT IN ITS ENTIRETY
SD4	DEMO EXISTING BRIVE PAVER SIDEWALK IN ITS ENTIRETY.
SD5	DEMO EXISTING GRAVEL PAD IN ITS ENTIRETY.
SD6	DEMO EXISTING CONCRETE PAD IN ITS ENTIRETY.
SD7	DEMOLISH PLAY STRUCTURE IN ITS ENTIRETY
SD8	EXISTING STRUCTURE TO REMAIN. PROVIDE SAFETY GUARDS AND SCREENING DURING DEMOLITION AND CONSTRUCTION.
SD9	EXISTING MECHANICAL UNIT TO REMAIN. PROVIDE SAFETY GUARDS AND SCREENING DURING DEMOLITION AND CONSTRUCTION.
SD10	DEMO EXISTING MAIL BOX IN ITS ENTIRETY.
SD11	DEMO BASKETBALL HOOP, FLAG POLE, AND LIGHT POLE IN THIER ENTIRETY.
SD12	EXISTING WATER WELL IS TO BE DECOMMISSIONED PER AHJ REQUIREMENTS. CAP AND SEAL END. PROVIDE FIELD MARKER FOR LOCATING DURING NEXT PROJECT CONSTRUCTION PHASE.
SD13	EXISTING SEPTIC TANK HAS BEEN DECOMMISSIONED. CONTRACTOR TO REMOVE TANK SYSTEM IN ITS ENTIRETY. DISPOSE OF SYSTEM AS OUTLINED BY AHJ
SD14	DEMO ALL EXISTING HVAC, ELECTRICAL, NATURAL GAS, AND FIBER EQUIPMENT ASSOCIATED WITH BUILDING. CONTRACTOR TO COORDINATE WITH UTILITY COMPANYS FOR DISCONNECT
SD15	EXISTING FIRE HYDRANT TO REMAIN AND BE PROTECTED DURING CONSTRUCTION.
SD16	EXISTING POWER POLE. CONTRACTOR TO COORDINATE WITH UTILITY COMPANY THE DEMOLISHING AND PHASING OF NEW CONSTRUCTION.
SD17	DEMOLISH LANDSCAPE BLOCK WALL IN ITS ENTIRETY.

DEMOLITION SITE PLAN LEGEND

- PROPERTY LINE
- SETBACK LINE
- INDICATES FOOTPRINT OF DEMOLISHED STRUCTURE
- INDICATES FOOTPRINT OF DEMOLISHED GRADE SURFACING
- INDICATES TREE TO BE REMOVED REFER TO LANDSCAPE SERIES TO VERIFY ALL TREES TO BE DEMOLISHED OR PRESERVED DURING CONSTRUCTION

LEGEND - DEMOLITION SITE PLAN
1" = 20'-0"

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ISSUANCE		
NO.	DATE	DESCRIPTION
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LEMONT FIRE STATION 1
LEMONT FIRE PROTECTION DISTRICT
NE CORNER OF WALTER STREET & 127TH STREET
LEMONT, ILLINOIS 60439

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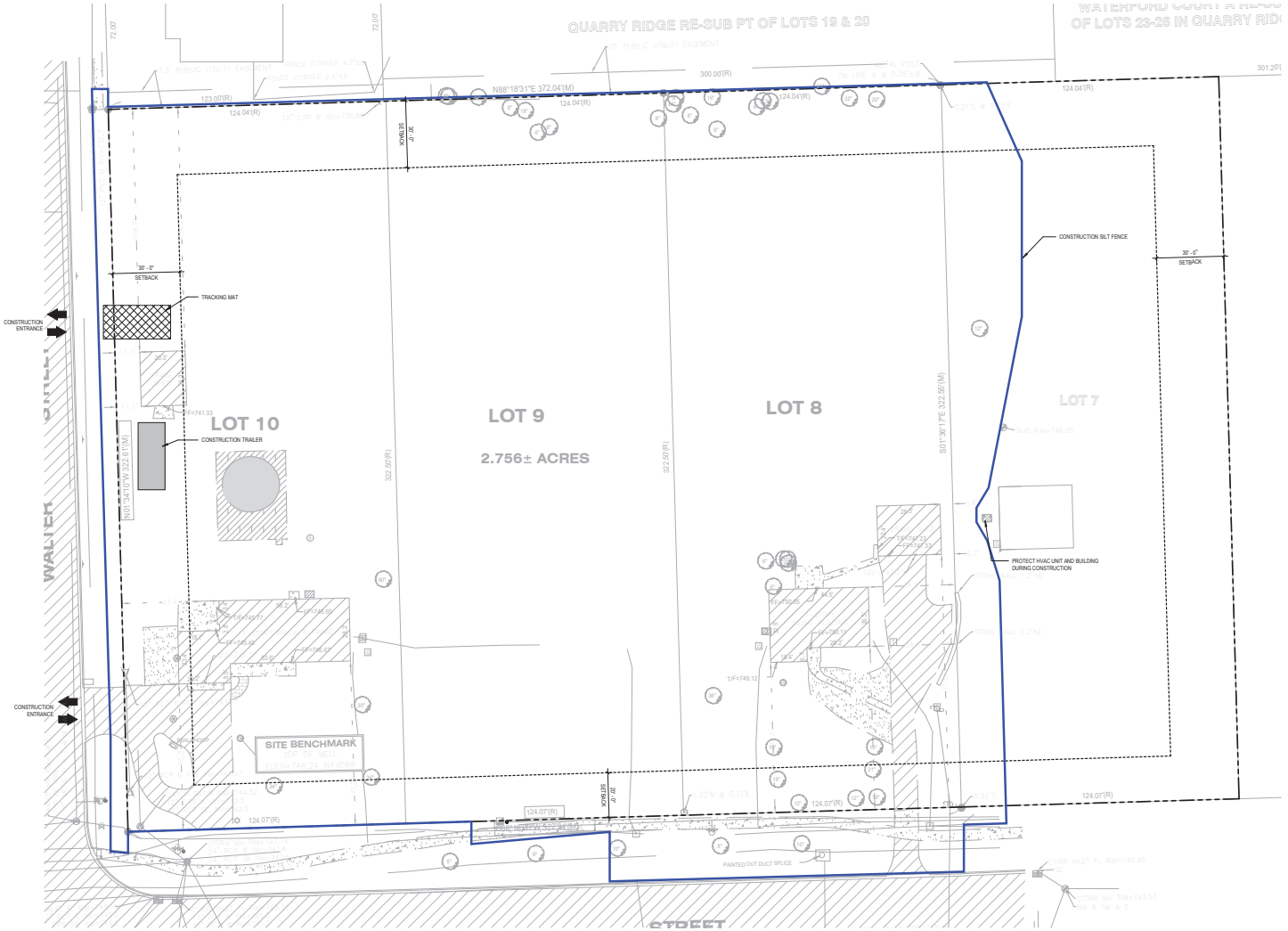
ARCHITECTURAL SITE DEMO PLAN - PHASE 1

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1 CONSTRUCTION STAGING SITE PLAN

1" = 20'-0"

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IL STATE CERTIFICATE OF AUTHORITY
NO: 062-036656

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LEMONT FIRE PROTECTION DISTRICT
NE CORNER OF WALTER STREET & 127TH STREET
LEMONT, ILLINOIS 60439

ISSUED FOR CONSTRUCTION

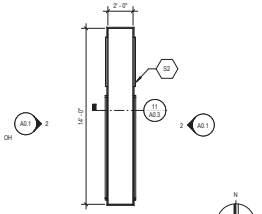
CONSTRUCTION STAGING SITE PLAN - PHASE 1

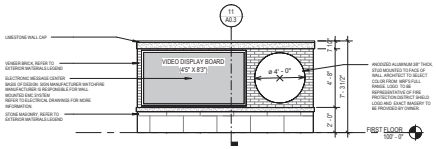
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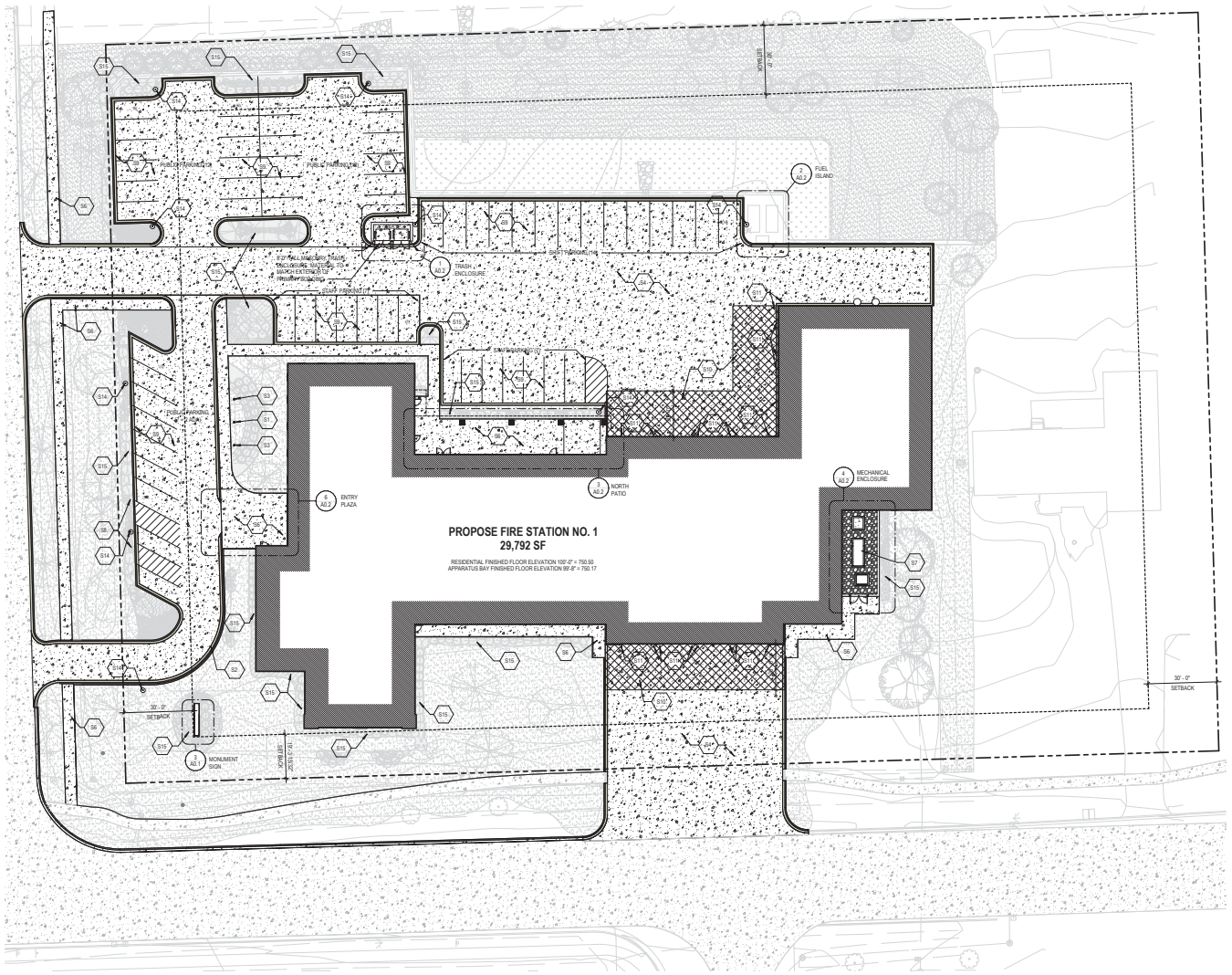




BOTH SIDES OF MONUMENT SIGN WILL HAVE VOB AND EMBLEM

3 ENLARGED PLAN - SIGN
1/4" = 1'-0"

2 MONUMENT SIGN - ELEVATION
1/4" = 1'-0"



1 ARCHITECTURAL SITE PLAN
1" = 20'-0"

GENERAL SITE PLAN NOTES

1. REFER TO G-SERIES SHEETS FOR TYPICAL ABBREVIATIONS, SYMBOLS & TAGS.
2. REFER TO CIVIL AND LANDSCAPE DRAWINGS FOR ADDITIONAL INFORMATION.
3. EXPOSED FERROUS METALS ARE TO BE PAINTED, U.N.O.
4. PROVIDE GALVANIC SEPARATION BETWEEN DIFFERENT METAL TYPES, TYP.
5. NOTE ANY DISCREPANCIES BETWEEN CIVIL AND ARCHITECTURAL DRAWINGS WITH REGARDS TO SCORING PATTERNS AND CONTROL JOINTS IN PAVING AND CONCRETE FLATWORK AND NOTIFY ARCHITECT PRIOR TO PROCEEDING.
6. COORDINATE SITE LIGHTING WITH ELECTRICAL DRAWINGS.
7. SEE LANDSCAPE DRAWINGS FOR TREE LOCATIONS.
8. FOR DETAILED CIVIL NOTES, REFER TO CIVIL DRAWINGS.

SITE PLAN KEYED NOTES

TAG	DESCRIPTION
S1	40'-0" FLAG POLE WITH CONCRETE FOUNDATION. SEE DETAILS ON A0.3 FOR ADDITIONAL INFORMATION. REFER TO ELECTRICAL DRAWINGS FOR ADDITIONAL INFORMATION.
S2	NEW MONUMENT SIGN WITH VISUAL DISPLAY BOARD. BASIS OF DESIGN: WATCHFIRE. REFER TO ELECTRICAL DRAWINGS FOR MORE INFORMATION.
S3	30'-0" FLAG POLE WITH CONCRETE FOUNDATION. SEE DETAILS ON A0.3 FOR ADDITIONAL INFORMATION. REFER TO ELECTRICAL DRAWINGS FOR SPECIFICATIONS AND ADDITIONAL INFORMATION.
S4	NEW CONCRETE DRIVEWAY. SEE CIVIL DRAWINGS FOR MORE INFORMATION.
S6	NEW CONCRETE SIDEWALK. SEE CIVIL DRAWINGS FOR MORE INFORMATION.
S7	NATURAL GAS GENERATOR. BASIS OF DESIGN: GENERAC INDUSTRIAL POWER SG175, LEVEL 2 SOUND ATTENTION. PROVIDE 4" CONCRETE PAD. SEE CIVIL, MECHANICAL, AND ELECTRICAL SERIES FOR MORE INFORMATION.
S8	ACCESSIBLE PARKING SIGN. REFER TO CIVIL DRAWINGS FOR MORE INFORMATION.
S9	PROVIDE PARKING LOT STRIPING, TYPICAL. SEE CIVIL DRAWINGS FOR ADDITIONAL INFORMATION.
S10	RADIANT HEAT SNOWMELT IN APRON SLAB. REFER TO MECHANICAL DRAWINGS FOR ADDITIONAL INFORMATION.
S11	9" GALVANIZED STEEL PIPE BOLLARD. FILL BOLLARD WITH CONCRETE. COVER BOLLARD WITH PLASTIC BOLLARD COVER. REFER TO DETAIL ON A0.3.
S12	FUEL ISLAND. DELICATED DESIGN. PROVIDE 2 ABOVE GROUND TANKS: (1) 100 GALLON DEF, (1) 2,200 GALLON GAS, (1) 2,200 GALLON DIESEL. REFER TO CIVIL DRAWINGS FOR CONCRETE PAD INFORMATION. REFER TO ELECTRICAL SERIES FOR ADDITIONAL INFORMATION.
S13	9" SURFACE MOUNTED BOLLARDS.
S14	NEW LIGHT POLE. SEE ELECTRICAL DRAWINGS AND SPECIFICATIONS FOR MORE INFORMATION.
S15	MULCH BED WITH PLANTINGS. REFRER TO LANDSCAPE DRAWINGS FOR ADDITIONAL INFORMATION.
S17	FROST FOUNDATION WALLS. REFER TO STRUCTURAL DRAWINGS FOR MORE INFORMATION.

SITE PLAN LEGEND

- BUILDING FOOTPRINT
- CONCRETE, REFER TO CIVIL DRAWINGS
- CONCRETE SIDEWALK, REFER TO CIVIL DRAWINGS
- ASPHALT PAVEMENT, REFER TO CIVIL DRAWINGS
- GRAVEL, REFER TO CIVIL DRAWINGS
- LANDSCAPE BED, REFER TO LANDSCAPE DRAWINGS
- SNOWMELT SYSTEM, REFER TO CIVIL DRAWINGS FOR ADDITIONAL INFORMATION
- PROPERTY LINE
- SETBACK LINE
- ROOF OVERHANG LINE
- TREE, REFER TO LANDSCAPE SERIES TO VERIFY ALL TREES TO BE DEMOLISHED OR PRESERVED DURING CONSTRUCTION
- SHRUB
- BOLLARD
- UTILITY POLE
- STREET LIGHT
- DUMPSTER

PARKING COUNT

	STANDARD	ADA
TOTAL PROVIDED:	59	2

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IL STATE CERTIFICATE OF AUTHORITY NO: 062-036506

ISSUANCE		
NO.	DATE	DESCRIPTION
	04/13/2026	ISSUED FOR CONSTRUCTION

LEMONT FIRE STATION 1
LEMONT FIRE PROTECTION DISTRICT
NE CORNER OF WALTER STREET & 127TH STREET
LEMONT, ILLINOIS 60439

ISSUED FOR CONSTRUCTION

ARCHITECTURAL SITE PLAN

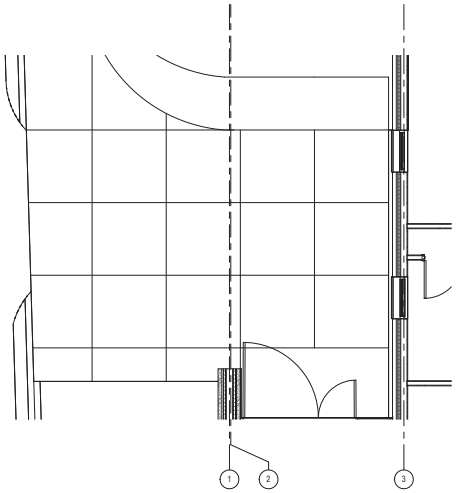
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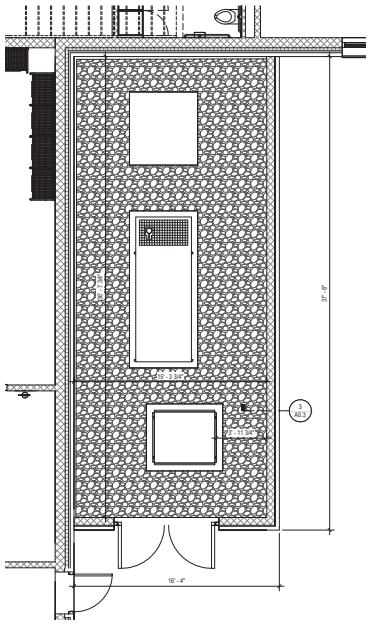
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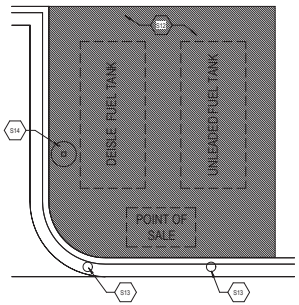
SITE PLAN KEYED NOTES	
TAG	DESCRIPTION
S1	40'-0" FLAG POLE WITH CONCRETE FOUNDATION. SEE DETAILS ON A0.3 FOR ADDITIONAL INFORMATION. REFER TO ELECTRICAL DRAWINGS FOR ADDITIONAL INFORMATION.
S2	NEW MONUMENT SIGN WITH VISUAL DISPLAY BOARD. BASIS OF DESIGN: WATCHFIRE. REFER TO ELECTRICAL DRAWINGS FOR MORE INFORMATION.
S3	30'-0" FLAG POLE WITH CONCRETE FOUNDATION. SEE DETAILS ON A0.3 FOR ADDITIONAL INFORMATION. REFER TO ELECTRICAL DRAWINGS FOR SPECIFICATIONS AND ADDITIONAL INFORMATION.
S4	NEW CONCRETE DRIVEWAY. SEE CIVIL DRAWINGS FOR MORE INFORMATION.
S6	NEW CONCRETE SIDEWALK. SEE CIVIL DRAWINGS FOR MORE INFORMATION.
S7	NATURAL GAS GENERATOR. BASIS OF DESIGN: GENERAC INDUSTRIAL POWER SG175, LEVEL 2 SOUND ATTENTION. PROVIDE 4" CONCRETE PAD. SEE CIVIL, MECHANICAL, AND ELECTRICAL SERIES FOR MORE INFORMATION.
S8	ACCESSIBLE PARKING SIGN. REFER TO CIVIL DRAWINGS FOR MORE INFORMATION.
S9	PROVIDE PARKING LOT STRIPING, TYPICAL. SEE CIVIL DRAWINGS FOR ADDITIONAL INFORMATION.
S10	RADIANT HEAT SNOWMELT IN APRON SLAB. REFER TO MECHANICAL DRAWINGS FOR ADDITIONAL INFORMATION.
S11	9" GALVANIZED STEEL PIPE BOLLARD. FILL BOLLARD WITH CONCRETE. COVER BOLLARD WITH PLASTIC BOLLARD COVER. REFER TO DETAIL ON A0.3.
S12	FUEL ISLAND. DELICATED DESIGN. PROVIDE 2 ABOVE GROUND TANKS. (1) 100 GALLON DEF, (1) 2,200 GALLON GAS, (1) 2,200 GALLON DIESEL. REFER TO CIVIL DRAWINGS FOR CONCRETE PAD INFORMATION. REFER TO ELECTRICAL SERIES FOR ADDITIONAL INFORMATION.
S13	6" SURFACE MOUNTED BOLLARDS.
S14	NEW LIGHT POLE. SEE ELECTRICAL DRAWINGS AND SPECIFICATIONS FOR MORE INFORMATION.
S15	MULCH BED WITH PLANTINGS. REFERE TO LANDSCAPE DRAWINGS FOR ADDITIONAL INFORMATION.
S17	FROST FOUNDATION WALLS. REFER TO STRUCTURAL DRAWINGS FOR MORE INFORMATION.



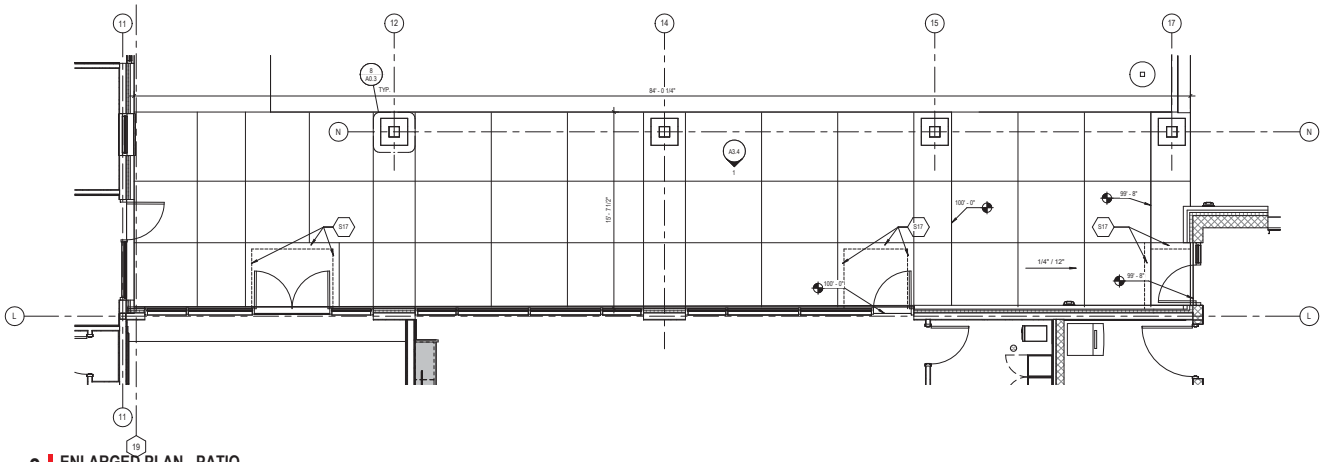
6 ENLAGED PLAN - ENTRY
1/4" = 1'-0"



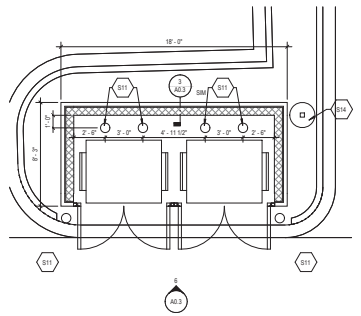
4 ENLARGED PLAN - GENERATOR ENCLOSURE
1/4" = 1'-0"



2 ENLARGED PLAN - FUEL ISLAND
1/4" = 1'-0"



3 ENLARGED PLAN - PATIO
1/4" = 1'-0"



1 ENLARGED PLAN - TRASH ENCLOSURE
1/4" = 1'-0"

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ISSUANCE		
NO.	DATE	DESCRIPTION
	04/15/2026	ISSUED FOR CONSTRUCTION

LEMONT FIRE STATION 1
LEMONT FIRE PROTECTION DISTRICT
NE CORNER OF WALTER STREET & 127TH STREET
LEMONT, ILLINOIS 60439

ISSUED FOR CONSTRUCTION

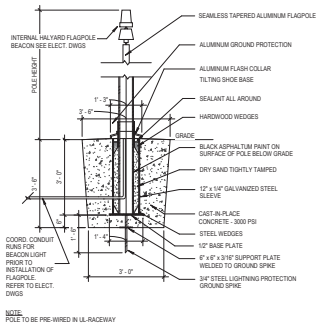
ENLARGED SITE PLANS

SHEET NO.
A0.2

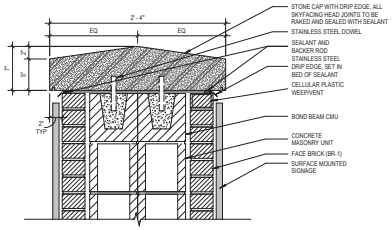
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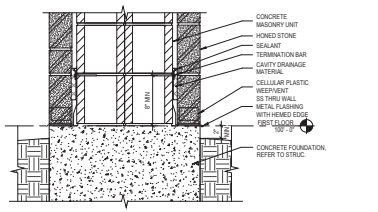
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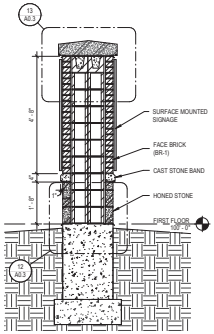
14 FLAG POLE DETAIL
1/2" = 1'-0"



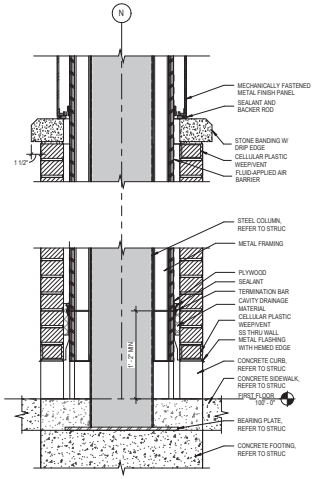
13 SECTION DETAIL - MONUMENT SIGN TOP
1 1/2" = 1'-0"



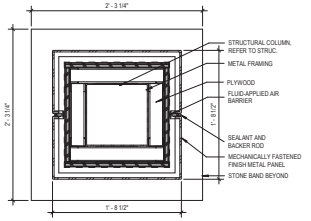
12 SECTION DETAIL - MONUMENT SIGN BASE
1 1/2" = 1'-0"



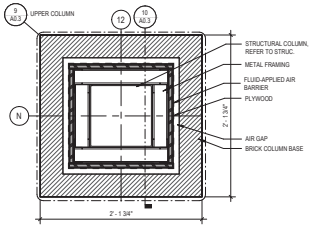
11 SECTION DETAIL - MONUMENT SIGN
1/2" = 1'-0"



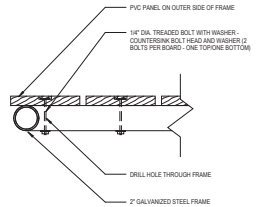
10 SECTION DETAIL - PATIO COLUMN
1 1/2" = 1'-0"



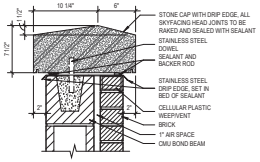
9 PLAN DETAIL - PATIO COLUMN TOP
1 1/2" = 1'-0"



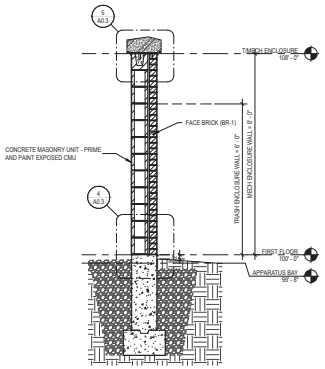
8 SITE DETAIL_PATIO COLUMN BOTTOM
1 1/2" = 1'-0"



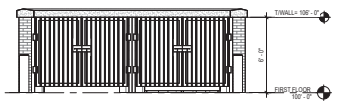
7 SITE DETAIL_GATE DTL. 1
3" = 1'-0"



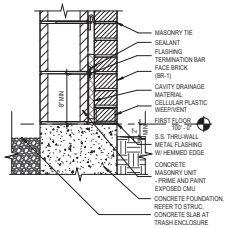
5 STONE CAP DETAIL
1 1/2" = 1'-0"



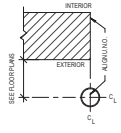
3 SITE DETAIL - MECH ENCLOSURE WALL SECTION
1/2" = 1'-0"



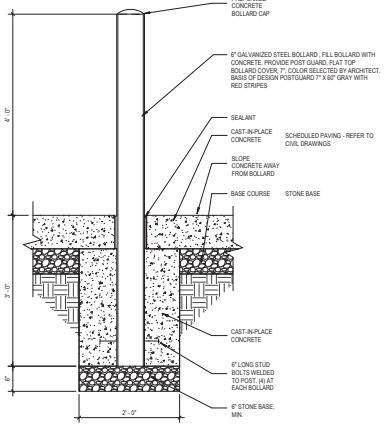
6 ELEVATION SOUTH_TRASH ENCLOSURE
1/4" = 1'-0"



4 WALL BASE DETAIL
1 1/2" = 1'-0"



2 PIPE BOLLARD PLAN
3/4" = 1'-0"



1 PIPE BOLLARD DETAIL
1" = 1'-0"

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NE CORNER OF WALTER STREET & 127TH STREET
LEMONT, ILLINOIS 60439

ISSUED FOR CONSTRUCTION

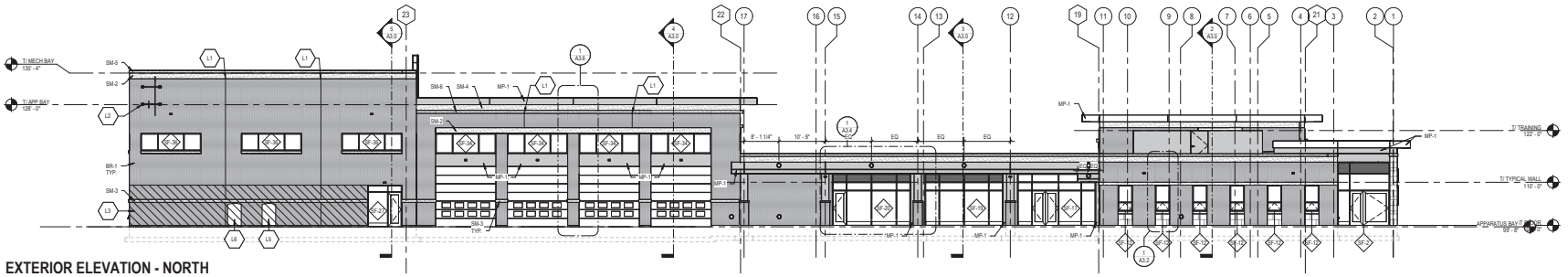
SITE DETAILS

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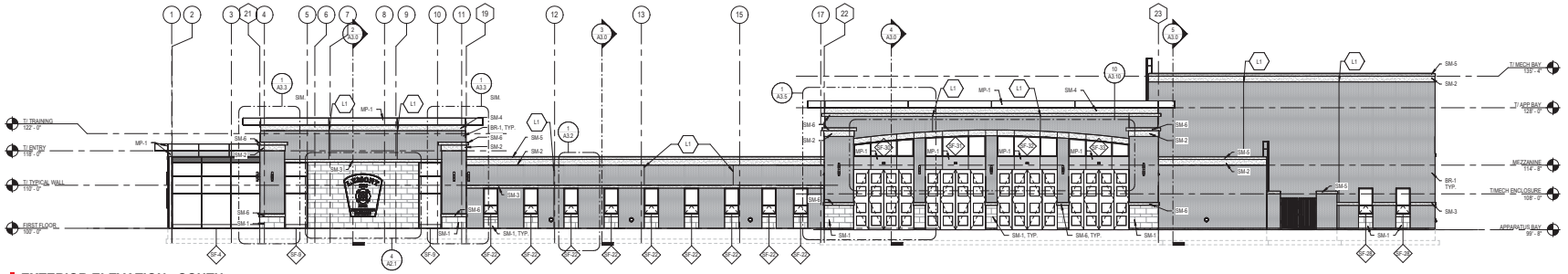
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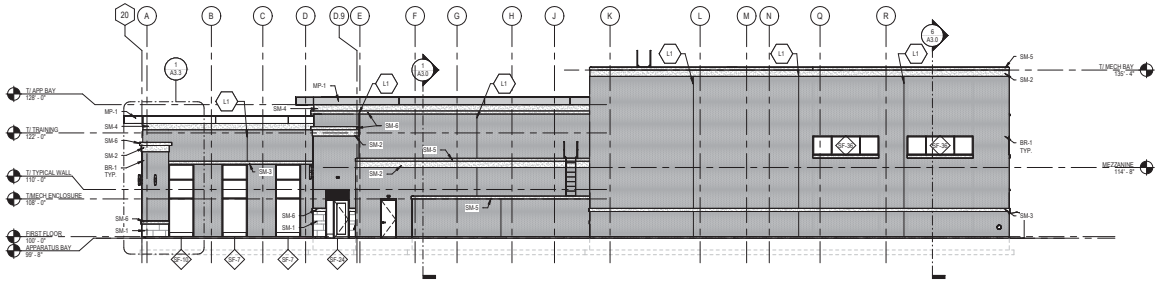
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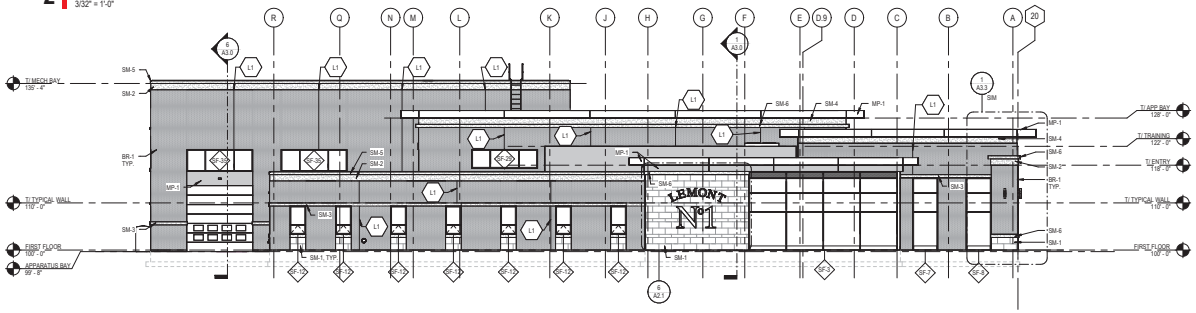
4 EXTERIOR ELEVATION - NORTH
3/32" = 1'-0"



3 EXTERIOR ELEVATION - SOUTH
3/32" = 1'-0"



2 EXTERIOR ELEVATION - EAST
3/32" = 1'-0"



1 EXTERIOR ELEVATION - WEST
3/32" = 1'-0"

EXTERIOR ELEVATIONS KEYED NOTES	
TAG	DESCRIPTION
L1	CONTROL JOINT
L2	ANTENNA MOUNTING BRACKETS. REFER TO DETAIL ON SHEET A6.3
L3	SEAL BRICK AND STONE IN SHADED AREA WITH EXTERIOR PAINT, PT-1, AS LISTED IN EXTERIOR MATERIALS LEGEND. FOLLOW MANUFACTURER SPECIFICATIONS AND INSTALLATION GUIDELINES.
L4	BRICK LEDGE AND FLASHING. REFER TO STRUCTURAL AND ROOF DETAILS
L5	250 GALLON USED OIL TANK ON EXTERIOR SIDE WITH SUCTION PUMP FROM INTERIOR. COORDINATE FINAL LOCATION WITH ARCHITECT AND OWNERS. SEAL PENETRATION.
L6	250 GALLON ANTIFREEZE TANK ON EXTERIOR SIDE WITH SUCTION PUMP FROM INTERIOR. COORDINATE FINAL LOCATION WITH ARCHITECT AND OWNERS. SEAL PENETRATION.

EXTERIOR MATERIALS LEGEND

MASONRY VENEER BRICK (DESIGN BASIS)
BR-1 FACE BRICK
MFR.: GLEN GERY
SIZE: MODULAR (3 5/8"W x 2 1/4"H x 7 5/8"L)
COLOR: NAPA VALLEY SMOOTH
USE: AS BLDG. BRICK VENEER AS INDICATED

STONE MASONRY (ROUGH CUT)
SM-1 BLOCK UNITS
MFR.: SILVERDALE QUALITY STONE
STYLE: ???
SIZE: DIMENSIONAL HEIGHTS (SAWED TOP AND BOTTOM W. SPLIT ENDS)
COLOR: LEMONT STATION 1 BLEND
USE: AS BLDG. STONE MASONRY AS INDICATED

STONE MASONRY (HONED)
SM-2
MFR.: SILVERDALE QUALITY STONE
STYLE: ???
SIZE: (3 5/8"W x 1'-4"H) LENGTH VARIES, SEE ELEVATIONS
COLOR: LEMONT STATION 1 BLEND
USE: STONE BANDING AS INDICATED

STONE MASONRY (HONED)
SM-3
MFR.: SILVERDALE QUALITY STONE
STYLE: ???
SIZE: (3 5/8"W x 8"H) LENGTH VARIES, SEE ELEVATIONS
COLOR: LEMONT STATION 1 BLEND
USE: STONE BANDING AS INDICATED

STONE MASONRY (HONED)
SM-4
MFR.: SILVERDALE QUALITY STONE
STYLE: ???
SIZE: (3 5/8"W x 1'-5"H) LENGTH VARIES, SEE ELEVATIONS
COLOR: LEMONT STATION 1 BLEND
USE: STONE BANDING AS INDICATED

STONE MASONRY (HONED)
SM-5
MFR.: SILVERDALE QUALITY STONE
STYLE: ???
SIZE: (WIDTH VARIES REFER TO DETAILS x 8"H) LENGTH VARIES, SEE ELEVATIONS
COLOR: LEMONT STATION 1 BLEND
USE: STONE COPING AS INDICATED

STONE MASONRY (HONED)
SM-6
MFR.: SILVERDALE QUALITY STONE
STYLE: ???
SIZE: (5"W x 8"H) LENGTH VARIES, SEE ELEVATIONS
COLOR: LEMONT STATION 1 BLEND
USE: STONE COPING AS INDICATED

METAL COMPOSITE WALL PANEL (DESIGN BASIS)
ABBREV. AS SHOWN
MP-1 METAL PANEL TO BE:
MFR.: REYNOBOND
STYLE: 4MM FR
PAINT SYSTEM: COLORWELD 500
PAINT FINISH: SUNSHINE GRAY
SIZES: ## PANELS (LENGTH), ## NOMINAL PANEL WIDTH
TEXTURE: SMOOTH

EXTERIOR PAINT
PT-1 EXTERIOR PAINT TO BE:
MFR.: PROSOCO
TYPE: BLOK-GUARD & GRAFFITI CONTROL WB 15
COLOR: TO BE SELECTED BY ARCHITECT
LOCATIONS: REFER TO ELEVATION

NOTE:
MORTAR COLOR FOR BRICK AND STONE TO BE SM100-GRAY

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LEMONT FIRE PROTECTION DISTRICT
NE CORNER OF WALTER STREET & 127TH STREET
LEMONT, ILLINOIS 60439

ISSUED FOR CONSTRUCTION

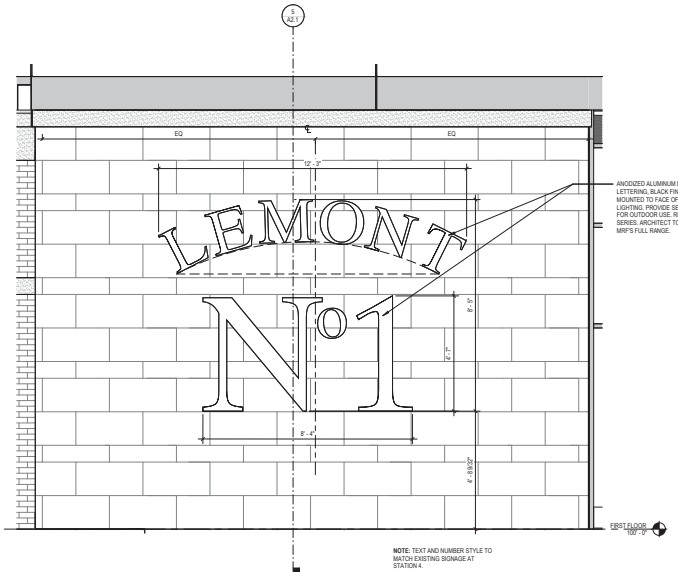
EXTERIOR ELEVATIONS

SHEET NO.
A2.0

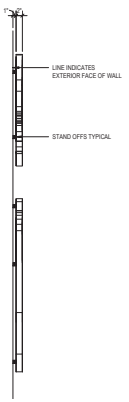
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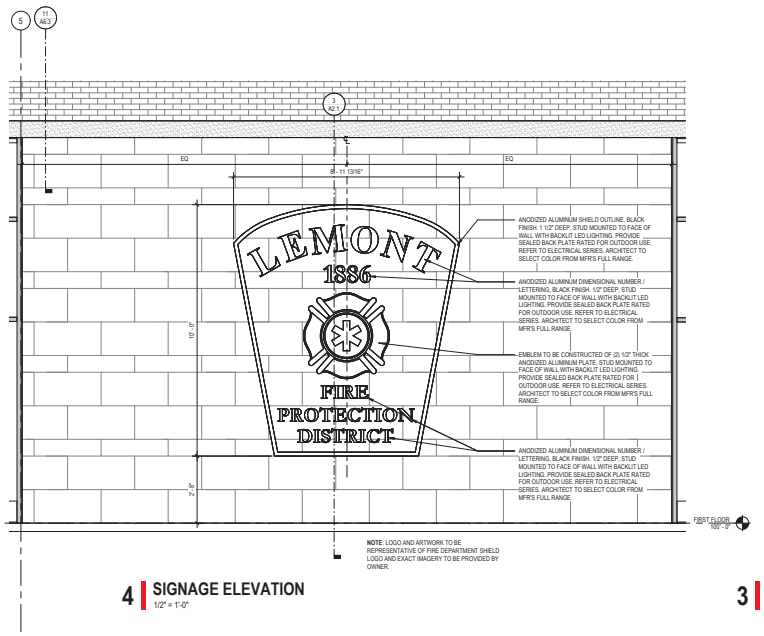
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6 SIGNAGE ELEVATION
1/2" = 1'-0"

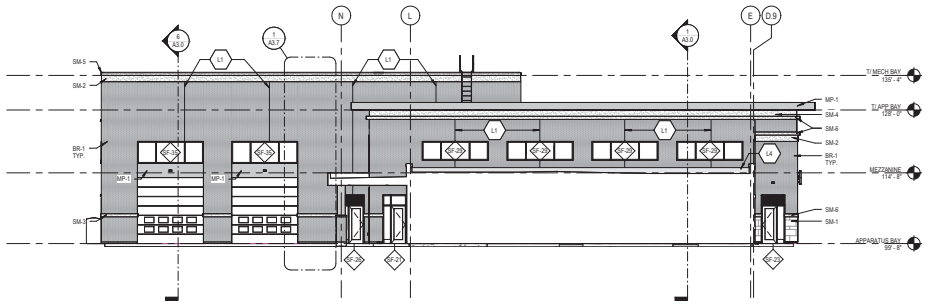


5 SIGNAGE SECTION
3/4" = 1'-0"

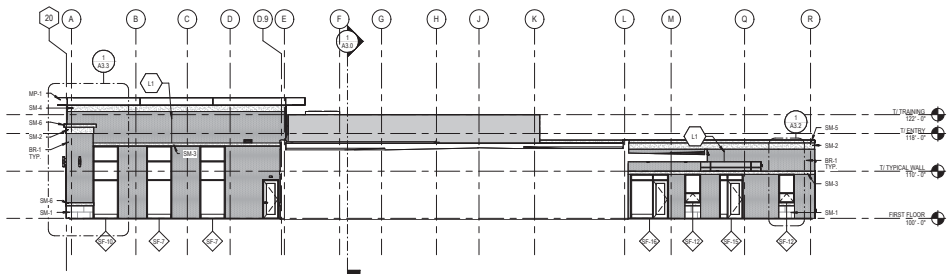


4 SIGNAGE ELEVATION
1/2" = 1'-0"

3 SIGNAGE SECTION
3/4" = 1'-0"



2 EXTERIOR ELEVATION - WEST
3/32" = 1'-0"



1 EXTERIOR ELEVATION - EAST
3/32" = 1'-0"

EXTERIOR ELEVATIONS KEYED NOTES

TAG	DESCRIPTION
L1	CONTROL JOINT
L2	ANTENNA MOUNTING BRACKETS. REFER TO DETAIL ON SHEET A6.3
L3	SEAL BRICK AND STONE IN SHADED AREA WITH EXTERIOR PAINT, PT-1, AS LISTED IN EXTERIOR MATERIALS LEGEND. FOLLOW MANUFACTURER SPECIFICATIONS AND INSTALLATION GUIDELINES.
L4	BRICK LEDGE AND FLASHING. REFER TO STRUCTURAL AND ROOF DETAILS
L5	250 GALLON USED OIL TANK ON EXTERIOR SIDE WITH SUCTION PUMP FROM INTERIOR. COORDINATE FINAL LOCATION WITH ARCHITECT AND OWNERS. SEAL PENETRATION.
L6	250 GALLON ANTIFREEZE TANK ON EXTERIOR SIDE WITH SUCTION PUMP FROM INTERIOR. COORDINATE FINAL LOCATION WITH ARCHITECT AND OWNERS. SEAL PENETRATION.

EXTERIOR MATERIALS LEGEND

MASONRY VENEER BRICK (DESIGN BASIS)
BR-1 FACE BRICK
MFR.: GLEN GERY
SIZE: MODULAR (3 5/8"W x 2 1/4"H x 7 5/8"L)
COLOR: NAPA VALLEY SMOOTH
USE: AS BLDG. BRICK VENEER AS INDICATED

STONE MASONRY (ROUGH CUT)
SM-1 BLOCK UNITS
MFR.: SILVERDALE QUALITY STONE
STYLE: ???
SIZE: DIMENSIONAL HEIGHTS (SAWED TOP AND BOTTOM W. SPLIT ENDS)
COLOR: LEMONT STATION 1 BLEND
USE: AS BLDG. STONE MASONRY AS INDICATED

STONE MASONRY (HONED)
SM-2
MFR.: SILVERDALE QUALITY STONE
STYLE: ???
SIZE: (3 5/8"W x 1'-4"H) LENGTH VARIES, SEE ELEVATIONS
COLOR: LEMONT STATION 1 BLEND
USE: STONE BANDING AS INDICATED

STONE MASONRY (HONED)
SM-3
MFR.: SILVERDALE QUALITY STONE
STYLE: ???
SIZE: (3 5/8"W x 8"H) LENGTH VARIES, SEE ELEVATIONS
COLOR: LEMONT STATION 1 BLEND
USE: STONE BANDING AS INDICATED

STONE MASONRY (HONED)
SM-4
MFR.: SILVERDALE QUALITY STONE
STYLE: ???
SIZE: (3 5/8"W x 1'-5"H) LENGTH VARIES, SEE ELEVATIONS
COLOR: LEMONT STATION 1 BLEND
USE: STONE BANDING AS INDICATED

STONE MASONRY (HONED)
SM-5
MFR.: SILVERDALE QUALITY STONE
STYLE: ???
SIZE: (WIDTH VARIES REFER TO DETAILS x 8"H) LENGTH VARIES, SEE ELEVATIONS
COLOR: LEMONT STATION 1 BLEND
USE: STONE COPING AS INDICATED

STONE MASONRY (HONED)
SM-6
MFR.: SILVERDALE QUALITY STONE
STYLE: ???
SIZE: (5"W x 8"H) LENGTH VARIES, SEE ELEVATIONS
COLOR: LEMONT STATION 1 BLEND
USE: STONE COPING AS INDICATED

METAL COMPOSITE WALL PANEL (DESIGN BASIS)
ABBREV. AS SHOWN
MP-1 METAL PANEL TO BE:
MFR.: REYNOBOND
STYLE: 4MM FR
PAINT SYSTEM: COLORWELD 500
PAINT FINISH: SUNSHINE GRAY
SIZES: ## PANELS (LENGTH), ## NOMINAL PANEL WIDTH
TEXTURE: SMOOTH

EXTERIOR PAINT
PT-1 EXTERIOR PAINT TO BE:
MFR.: PROSOCO
TYPE: BLOK-GUARD & GRAFFITI CONTROL WB 15
COLOR: TO BE SELECTED BY ARCHITECT
LOCATIONS: REFER TO ELEVATION

NOTE:
MORTAR COLOR FOR BRICK AND STONE TO BE SM100-GRAY

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NE CORNER OF WALTER STREET & 127TH STREET
LEMONT, ILLINOIS 60439

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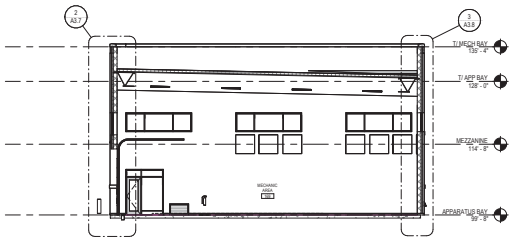
EXTERIOR ELEVATIONS ENLARGED

SHEET NO.
A2.1

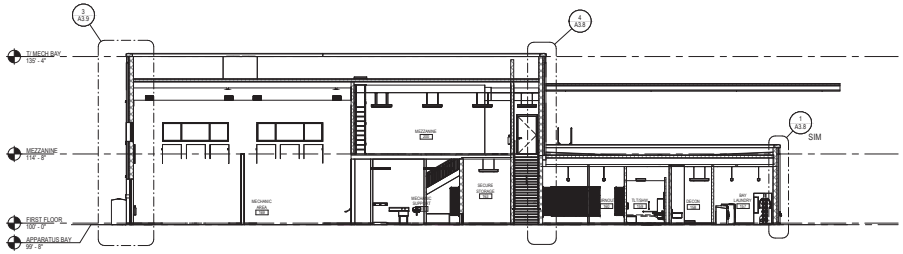
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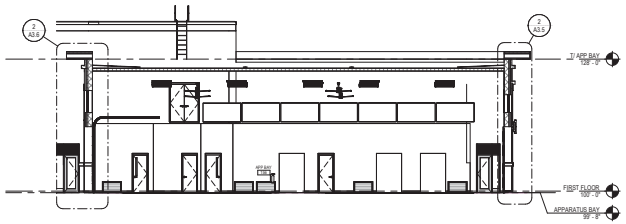
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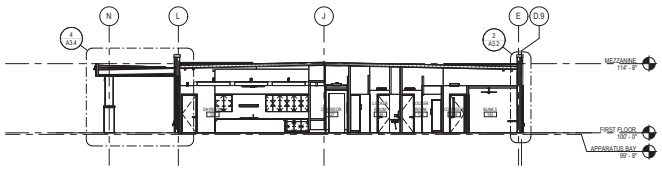
6 BUILDING SECTION
3/32" = 1'-0"



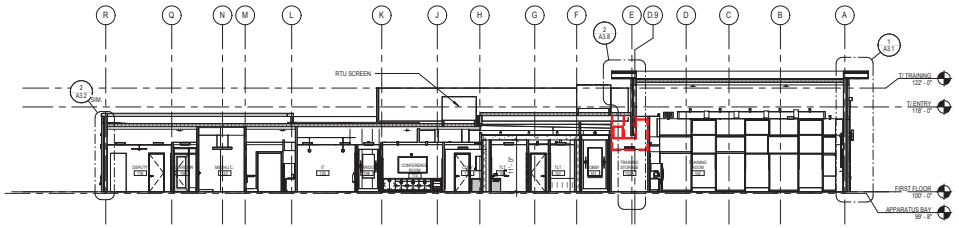
5 BUILDING SECTION
3/32" = 1'-0"



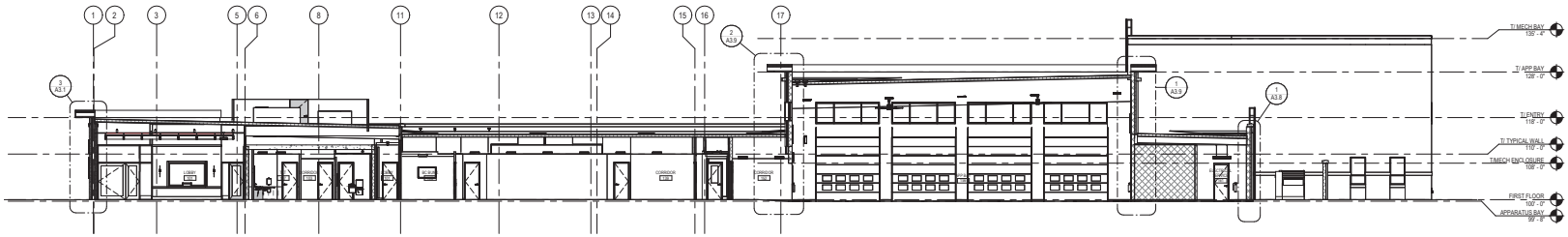
4 BUILDING SECTION
3/32" = 1'-0"



3 BUILDING SECTION
3/32" = 1'-0"



2 BUILDING SECTION
3/32" = 1'-0"



1 BUILDING SECTION
3/32" = 1'-0"

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NE CORNER OF WALTER STREET & 127TH STREET
LEMONT, ILLINOIS 60439

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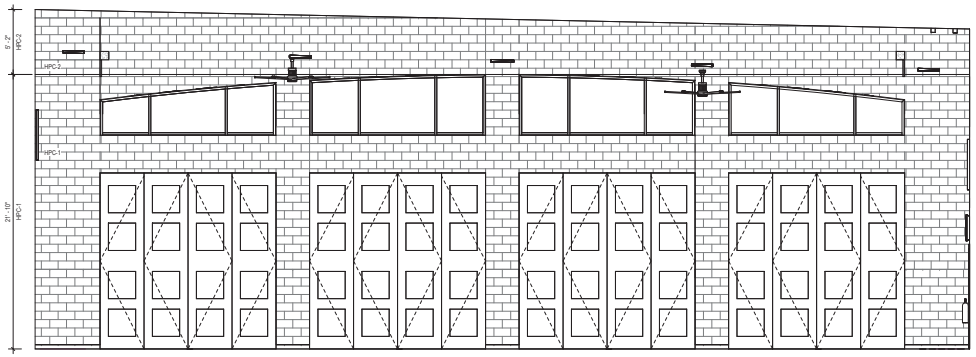
BUILDING SECTIONS

SHEET NO.
A3.0

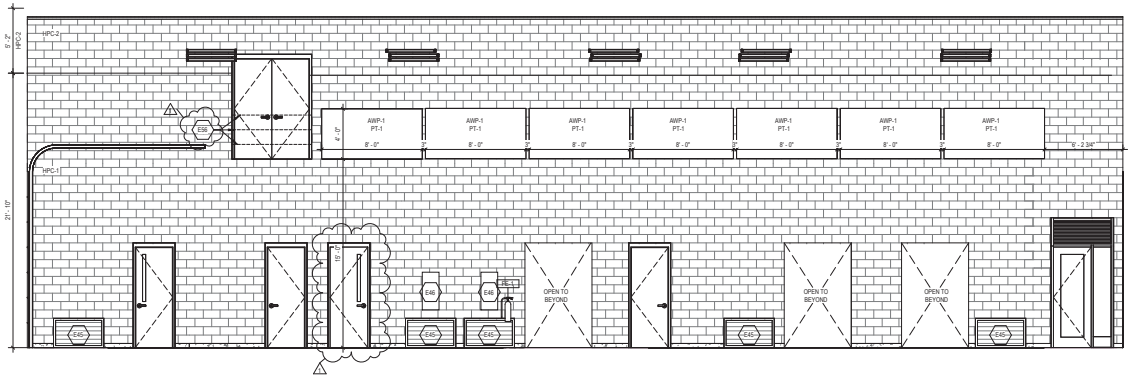
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3 APP BAY 156 - SOUTH
1/4" = 1'-0"



2 APP BAY 156 - EAST
1/4" = 1'-0"



1 APP BAY 156 - NORTH
1/4" = 1'-0"

INTERIOR ELEVATON KEYED NOTES

TAG	DESCRIPTION
E45	RADIANT HEAT MANIFOLD, LOCKABLE. SEE MECHANICAL AND STRUCTURAL FOR ADDITIONAL INFORMATION.
E46	EQUIPMENT/CONTROL PANEL. SEE MECHANICAL SHEETS FOR ADDITIONAL INFORMATION.
E56	PROVIDE FALL PROTECTION AS SHOWN IN DETAIL T2/AS.2

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1	04/13/2026	PR-01

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NE CORNER OF WALTER STREET & 127TH STREET
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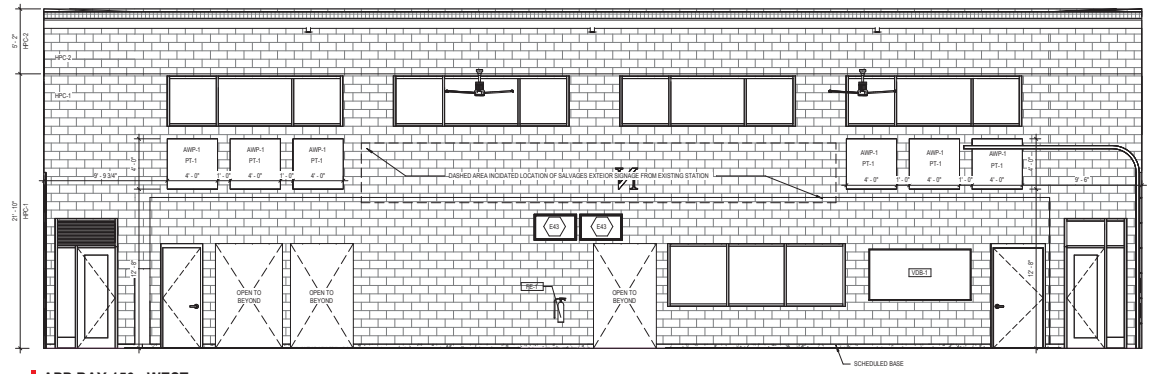
INTERIOR ELEVATIONS

SHEET NO.
A4.6

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5 APP BAY 156 - WEST
1/4" = 1'-0"

VISUAL DISPLAY BOARD SCHEDULE

TAG	DESCRIPTION
VDB-1	SKYLINE DESIGN - DEFINE GLASSBOARDS 8'-0" W X 4'-0"H, STANDARD WHITE FINISH, ACCESSORIES INCLUDED
VDB-2	SKYLINE DESIGN - DEFINE GLASSBOARDS 6'-0" W X 4'-0"H, STANDARD WHITE FINISH, ACCESSORIES INCLUDED

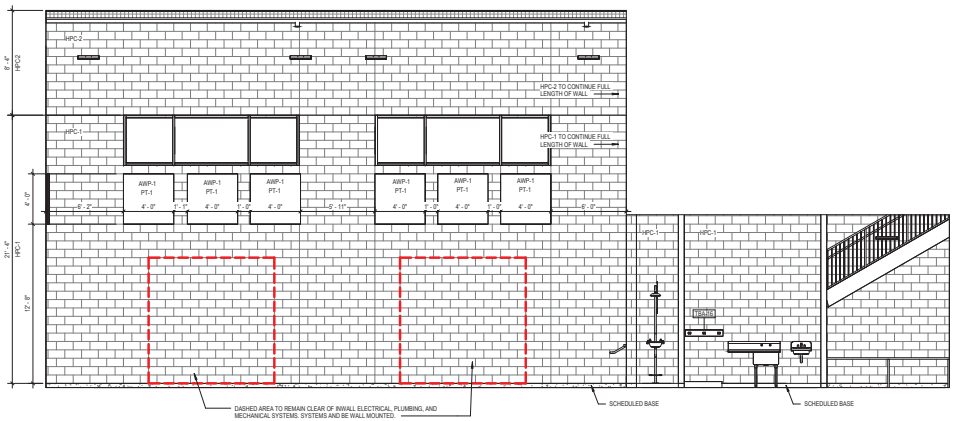
VISUAL DISPLAY BOARD
12" = 1'-0"

GENERAL CASEWORK NOTES

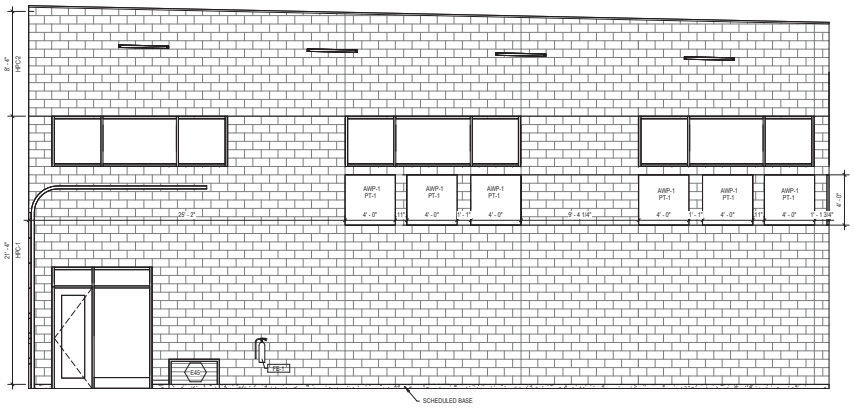
1. REFER TO G-SERIES SHEETS FOR TYPICAL ABBREVIATIONS, SYMBOLS & TAGS.
2. COORDINATE LOCATIONS OF GROMMETS WITH OWNER PRIOR TO CUTTING INTO COUNTER, UNLESS NOTED OTHERWISE.
3. THE CASEWORK CODE SYMBOLS ARE SHOWN ON THE FLOOR PLANS OR ELEVATIONS.
4. FIELD VERIFY ALL DIMENSIONS PRIOR TO FABRICATION.
5. VERIFY ALL LOCATIONS, MOUNTING HEIGHTS AND CLEARANCES. NOTIFY ARCHITECT OF DISCREPANCIES PRIOR TO FABRICATION.
6. COORDINATE WORK WITH OTHER TRADES INTERFACING WITH CASEWORK AND MILLWORK, INCLUDING PLUMBING, MECHANICAL AND ELECTRICAL SYSTEMS.
7. PROVIDE ALL REQUIRED AND NECESSARY BACKING, STRUCTURAL SUPPORT AND ANCHORS. COORDINATE ANY WALL REINFORCEMENT WITH PROPER TRADE PRIOR TO WALL CONSTRUCTION.
8. PROVIDE END UNITS WITH EXPOSED SIDES FINISHED TO MATCH OTHER EXPOSED FINISHES ON ADJACENT UNITS.
9. PROVIDE ALL FILLERS, SCRIBES, TRIMS, FINISHED ENDS, FINISHED BACKS, WORK SURFACES, BACKSPLASHES, AND CUTOUTS REQUIRED FOR FINISHED INSTALLATION.
10. PROVIDE SHELVES WITH FINISHED SURFACES ON ALL SIDES.
11. PROVIDE ADJUSTABLE SHELVES WITH 4 SUPPORTS EACH MINIMUM.
12. PROVIDE BACKSPLASH, COUNTERTOP, CONTINUOUS SHELVING AND CABINET FLOOR BASE WHICH RUN CONTINUOUS ACROSS MODULES. MINIMIZE EXPOSED JOINTS IN ALL CONTINUOUS SURFACES.
13. COORDINATE SINK WHERE SHOWN IN PLAN OR ELEVATIONS. PROVIDE FALSE DRAWER FRONTS WHERE REQUIRED TO MATCH ADJACENT CASE PROFILE. PROVIDE REQUIRED SUPPORT FOR SINKS.
14. PROVIDE BACKSPLASH BEHIND THE ENTIRE LENGTH OF COUNTERTOPS AND ALONG THE SIDE WHERE IT MEETS THE WALL.

GENERAL CASEWORK NOTES
12" = 1'-0"

INTERIOR ELEVATON KEYED NOTES	
TAG	DESCRIPTION
EX3	SURFACE MOUNTED WALL MONITOR
ES5	PLASMA CUT MANIFOLD - COORDINATE MECHANICAL AND STRUCTURAL FOR ADDITIONAL INFORMATION
ES6	PROVIDE FALL PROTECTION AS SHOWN IN DETAIL T2/AS.2



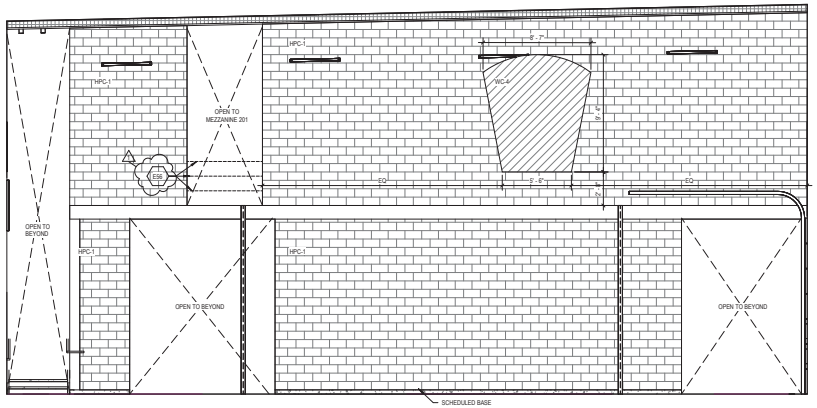
4 MECH BAY 169 - EAST
1/4" = 1'-0"



3 MECH BAY 169 - NORTH
1/4" = 1'-0"



2 MECH BAY 169 - WEST
1/4" = 1'-0"



1 MECH BAY 169 - SOUTH
1/4" = 1'-0"

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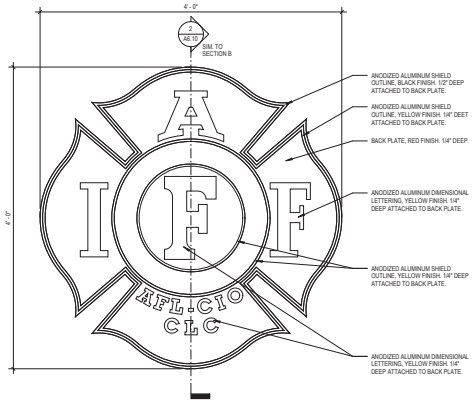
INTERIOR ELEVATIONS

SHEET NO.
A4.7

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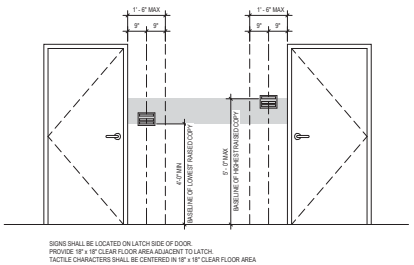
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5 LEMONT PATCH SIGNAGE DETAIL

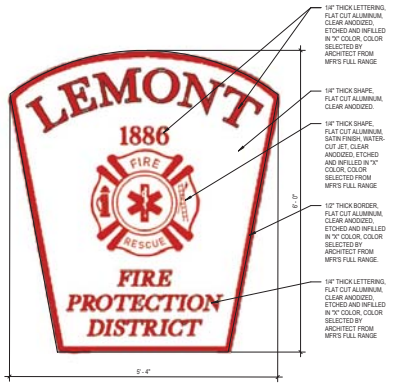
1 1/2" = 1'-0"



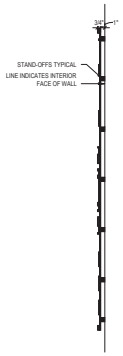
SIGNS SHALL BE LOCATED ON LATCH SIDE OF DOOR.
PROVIDE 18" x 18" CLEAR FLOOR AREA ADJACENT TO LATCH.
TACTILE CHARACTERS SHALL BE CENTERED IN 18" x 18" CLEAR FLOOR AREA

3 INTERIOR SIGNAGE MOUNTING HEIGHT

1/2" = 1'-0"



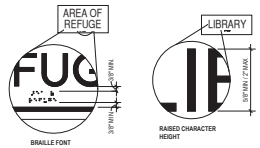
A TYPICAL VIEW



B TYPICAL VIEW

2 LEMONT PATCH SIGNAGE DETAIL

1" = 1'-0"



BRAILLE FONT

RAISED CHARACTER HEIGHT

BRAILLE FONT:
REFER TO THE GOVERNING ACCESSIBLE DESIGN CODE FOR SPECIFIC REQUIREMENTS OF BRAILLE FONT.

1. BRAILLE SHALL BE CONTRACTED (GRADE 2)
2. POSITION: BRAILLE SHALL BE POSITIONED BELOW THE CORRESPONDING TEXT. IF TEXT IS MULTI-LINED, BRAILLE SHALL BE PLACED BELOW THE ENTIRE TEXT. BRAILLE SHALL BE SEPARATED 3/8" MIN FROM ANY OTHER TACTILE CHARACTERS AND 3/8" MIN FROM RAISED BORDERS AND DECORATIVE ELEMENTS.

RAISED CHARACTERS:
REFER TO THE GOVERNING ACCESSIBLE DESIGN CODE FOR SPECIFIC REQUIREMENTS OF RAISED CHARACTERS.

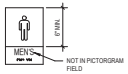
1. DEPTH: RAISED CHARACTERS SHALL BE 1/32" MIN. ABOVE THEIR BACKGROUND.
2. CASE: ALL CHARACTERS SHALL BE UPPERCASE
3. STYLE: CHARACTERS SHALL BE SANS SERIF. CHARACTERS SHALL NOT BE ITALIC, OBLIQUE, SCRIPT, HIGHLY DECORATIVE, OR OF OTHER UNUSUAL FORMS.
4. CHARACTER PROPORTIONS: CHARACTERS SHALL BE SELECTED FROM FONTS WHERE THE WIDTH OF THE UPPECASE LETTER "O" IS 55% MIN AND 110% MAX OF THE HEIGHT OF THE UPPERCASE LETTER "I"
5. STROKE THICKNESS: STROCK THICKNESS OF THE UPPERCASE LETTER "I" SHALL BE 15% MAX OF THE HEIGHT OF THE CHARACTER.
6. CHARACTER SPACING: SPACING SHALL BE MEASURED BETWEEN THE TWO CLOSEST POINTS OF ADJACENT RAISED CHARACTERS WITHIN A MESSAGE, EXCLUDING WORD SPACES. WHERE CHARACTERS HAVE RECTANGULAR CROSS SECTIONS, SPACING BETWEEN INDIVIDUAL RAISED CHARACTERS SHALL BE 1/8" MIN AND 4 TIMES THE RAISED CHARACTER STROKE WIDTH MAX. WHERE CHARACTERS HAVE OTHER CROSS SECTIONS, SPACING BETWEEN INDIVIDUAL RAISED CHARACTERS SHALL BE 1/16" MIN AND 4 TIMES THE RAISED CHARACTER STROKE WIDTH MAX AT THE BASE OF THE CROSS SECTIONS, AND 1/8" MIN AND 4 TIMES THE RAISED CHARACTER STROKE WIDTH MAX AT THE TOP OF THE CROSS SECTIONS. CHARACTERS SHALL BE SEPARATED FROM RAISED BORDERS AND DECORATIVE ELEMENTS 3/8" MIN.
7. LINE SPACING: SPACING BETWEEN THE BASELINES OF SEPARATE LINES OF RAISED CHARACTERS WITHIN A MESSAGE SHALL BE 135% MIN AND 170% MAX OF THE RAISED CHARACTER HEIGHT.

VISUAL CHARACTERS:
REFER TO THE GOVERNING ACCESSIBLE DESIGN CODE FOR SPECIFIC REQUIREMENTS OF VISUAL CHARACTERS.

1. FINISH AND CONTRAST: CHARACTERS AND THEIR BACKGROUND SHALL HAVE A NON-GLARE FINISH. CHARACTERS SHALL CONTRAST WITH THEIR BACKGROUND WITH EITHER LIGHT CHARACTERS ON A DARK BACKGAROUND OR DARK CHARACTERS ON A LIGHT BACKGROUND.
2. CASE: CHARACTERS SHALL BE UPPERCASE OR LOWERCASE OR A COMBINATION OF BOTH.
3. STYLE: CHARACTERS SHALL BE CONVENTIONAL IN FORM. CHARACTERS SHALL NOT BE ITALIC, OBLIQUE, SCRIPT, HIGHLY DECORATIVE, OR OF OTHER UNUSUAL FORMS.
4. CHARACTER PROPORTIONS: CHARACTERS SHALL BE SELECTED FROM FONTS WHERE THE WIDTH OF THE UPPERCSE LETTER "O" IS 55% MIN AND 110% MAX OF THE HEIGHT OF THE UPPERCASE LETTER "I".
5. CHARACTER HEIGHT: MIN CHARACTER HEIGHT SHALL COMPLY WITH TABLE703.5.5. VIEWEING DISTANCE SHALL BE MEASURED AS THE HORIZONTAL DISTANCE BETWEEN THE CHARACTER AND AN OBSTRUCTION PREVENTING FURTHER APPROACH TOWARDS THE SIGN. CHARACTER HEIGHT SHALL BE BASED ON THE UPPERCASE LETTER "I".
6. HEIGHT FROM FINISH FLOOR OR GROUND: VISUAL CHARACTERS SHALL BE 40" MIN ABOVE THE FINISH FLOOR OR GROUND.
7. STROKE THICKNESS: STROKE THICKNESS OF THE UPPERCASE LETTER "I" SHALL BE 10% MIN AND 30% MAX OF THE HEIGHT OF THE CHARACTER.
8. CHARACTER SPACING: CHARACTER SPACING SHALL BE MEASURED BETWEEN THE TWO CLOSEST POINTS OF ADJACENT CHARACTERS, EXCLUDING WORD SPACES. SPACING BETWEN INDIVIDUAL CHARACTERS SHALL BE 10% MIN AND 35% MAX OF THE CHARACTER HEIGHT.
9. LINE SPACING: SPACING BETWEEN THE BASELINES OF SPEARATE LINES OF CHARACTERS WITHIN A MESSAGE SHALL BE 135% MIN AND 170% MAX OF THE CHARACTER HEIGHT.

PICTOGRAM FIELDS:
REFER TO THE GOVERNING ACCESSIBLE DESIGN CODE FOR SPECIFIC REQUIREMENTS OF PICTOGRAM FIELDS.

1. FINISH AND CONTRAST: PICTOGRAMS AND THEIR BACKGROUND SHALL HAVE A NON-GLARE FINISH. PICTOGRAMS SHALL CONTRAST WITH THEIR BACKGROUND WITH EITHER LIGHT PICTOGRAM ON A DARK BACKGAROUND OR DARK PICTOGRAM ON A LIGHT BACKGROUND.
2. TEXT DESCRIPTORS: PICTOGRAMS SHALL HAVE TEXT DESCRIPTORS DIRECT BELOW THE PICTOGRAM FIELD



4 SIGNAGE CHARACTERS

1 1/2" = 1'-0"



NOTE:
SIGNAGE TO BE LOCATED ABOVE ACOUSTICAL CEILING GRID WHEREVER POSSIBLE
REFER TO G-SERIES FOR EXTENT OF FIRE & SMOKE BARRIER LOCATIONS

1 FIRE AND / OR SMOKE BARRIER SIGN

3" = 1'-0"

GENERAL SIGNAGE NOTES

1. REFER TO MOUNTING HEIGHTS SHEET FOR TYPICAL SIGNAGE MOUNTING HEIGHTS
2. REFER TO A6.8 FOR SIGNAGE TYPES
3. MATERIAL TO BE ACRYLIC PANEL WITH HIGH PRESSURE LAMINATE FACE, RAISED COPY AND PICTOGRAMS WITH GRAD 2 BARILLE
4. ALL SYMBOLS AND LETTERS TO BE TACTILE
5. G.C.C.M. TO VERIFY COLORS WITH OWNER PRIOR TO ORDERING
6. BACKGROUND COLOR TO BE SELECTED BY ARCHITECT AND OWNER
7. ALL SYMBOL AND TEXT COLORS TO BE SELECTED BY ARCHITECT AND OWNER
8. PROVIDE BACKER PANEL FOR ALL PLASTIC LAMINATE PANEL SIGNAGE APPLIED TO GLASS
9. CONCEALED MOUNTING
10. PER ICB 1013.4, A TACTILE SIGN STATING "EXIT" AND COMPLYING WITH ICC a117.1 SHALL BE PROVIDED ADJACENT TO EACH DOOR TO AN AREA OF REFUGE, AN EXTERIOR AREA FOR ASSISTED RESCUE, AN EXIT STAIRWAY, AN EXIT RAMP, AN EXIT PASSAGEWAY, AND THE EXIT DISCHARGE.
11. SIGNAGE CONTRACTOR SHALL VERIFY ALL PROVIDED SIGNAGE MEETS REQUIREMENTS OF THE FOLLOWING ACCESSIBILITY CODES:
    - ADA 2010
    - IAC 2018 (ILLINOIS)
    - ICC A117.1 (IBC)
12. SIGNAGE DETAILS THIS SHEET ARE INTENDED TO CONVEY DESIGN INTENT ONLY AND MAY NOT REPRESENT EXACT ACCESSIBILITY CODE REQUIREMENTS INCLUDING BUT NOT LIMITED TO: FONT TYPES AND FONT HEIGHT REQUIREMENTS, BRAILLE STANDARDS, EXACT GRAPHIC DEPICTIONS, RAISED GRAPHIC SIZES AND REQUIRED PLACEMENT ON THE SIGNAGE, ETC.
13. SIGNAGE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING FINAL SIGNAGE PACKAGE WITH OWNER DURING SUBMITTAL PHASES. FINAL COORDINATION SHALL INCLUDE BUT IS NOT LIMITED TO: SIGNAGE LOCATIONS, ROOM NAMES AND NUMBERS, STYLES, COLORS, GRAPHICS, ETC.

fgma
FGMAARCHITECTS
FGM Architects
1 Westbrook Corporate Center
Suite 1000
Westchester, Illinois 60154
630.574.8300 OFFICE
ILLINOIS PROFESSIONAL DESIGN FIRM #184.000350

CIVIL
ERIKSSON ENGINEERING ASSOCIATES, LTD.
130 S JEFFERSON ST, SUITE 325,
CHICAGO, IL 60661
312.466.0551 (O)
IL STATE CERTIFICATE OF AUTHORITY NO. 062-0363

LANDSCAPE
ERIKSSON ENGINEERING ASSOCIATES, LTD.
130 S JEFFERSON ST, SUITE 325,
CHICAGO, IL 60661
312.466.0551 (O)
IL STATE CERTIFICATE OF AUTHORITY NO. 127-001586

STRUCTURAL
MCCLUSKEY ENGINEERING CORPORATION
1307 HIGH GROVE LANE
NAPERVILLE, IL 60563
630.355.0055 (O)
IL STATE CERTIFICATE OF AUTHORITY NO. 184-005056

M.E.P.
WT GROUP
2675 PRATUM AVENUE
HOFFMAN ESTATES, IL 60192
224.293.6303 (O) 224.293.6843 (F)
IL STATE CERTIFICATE OF AUTHORITY NO. 062-034656

ISSUANCE		
NO.	DATE	DESCRIPTION
	04/15/2026	ISSUED FOR CONSTRUCTION

LEMONT FIRE STATION 1
LEMONT FIRE PROTECTION DISTRICT
NE CORNER OF WALTER STREET & 127TH STREET
LEMONT, ILLINOIS 60439

ISSUED FOR CONSTRUCTION

SIGNAGE DETAILS

SHEET NO.
A6.10

JOB NO. 23-3857.02

© 2026 FGM Architects

4/15/2026 11:08:43 AM
Autodesk Docs://Lemont FPD Hosts/23-3857.02_LemontFPD_Station1_2024_CA.rvt
Copyright 2026 FGM ARCHITECTS

418 Main Street | Lemont, IL 60439

TO: Village Board Meeting
FROM: Jason Berry, Community Development
THROUGH: George Schafer, Village Administrator
SUBJECT: Ordinance Rezoning Approximately 3.74 Acres of Property at 12490 Derby Road and 12421 S. Archer Avenue to the Institutional (INT) Zoning District
DATE: April 27, 2026

SUMMARY/BACKGROUND

The Village of Lemont is requesting approval to rezone approximately 3.74 acres of Village-owned property located at 12490 Derby Road and 12421 S. Archer Avenue from the R-1 Single-Family Residential District to the INT Institutional District. The property was purchased and later annexed in 2021 and is currently improved with a water tower and salt storage facility, with additional public works improvements planned.

ANALYSIS

This rezoning is an administrative alignment of zoning with the property's existing and planned municipal uses. The current R-1 designation does not reflect the site's function or suitability for residential use. The INT district is intended to accommodate governmental and public service uses and provides the appropriate zoning framework moving forward.

Given Village ownership, existing infrastructure, and the site's essential public service function, the rezoning supports operational efficiency and the continued delivery of core services, such as road maintenance and utilities.

The Planning & Zoning Commission held a public hearing on April 8, 2026, and recommended approval of the request.

Consistency with Village Policy

STAFF RECOMMENDATION

Approval of the ordinance rezoning the subject property to the INT Institutional District.

BOARD ACTION REQUESTED

Motion to approve the Ordinance rezoning 12490 Derby Road and 12421 S. Archer Avenue to the INT Institutional District.

ATTACHMENTS

Ordinance Rezoning Approximately 3.74 Acres of Property at 12490 Derby Road and 12421 S. Archer Avenue to the Institutional (INT) Zoning District

VILLAGE OF LEMONT

ORDINANCE
NUMBER O-____-26

AN ORDINANCE REZONING APPROXIMATELY 3.74 ACRES OF PROPERTY LOCATED AT 12490 DERBY ROAD AND 12421 SOUTH ARCHER AVENUE, LEMONT, ILLINOIS TO THE INSTITUTIONAL (INT) ZONING DISTRICT

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 APPROXIMATELY 3.74 ACRES OF PROPERTY LOCATED AT 12490 DERBY ROAD AND 12421 SOUTH ARCHER AVENUE, LEMONT, ILLINOIS TO THE INSTITUTIONAL (INT) ZONING DISTRICT

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

WHEREAS, the Village of Lemont is the owner of certain real property commonly known as 12490 Derby Road and 12421 South Archer Avenue, Lemont, Illinois, consisting of approximately 3.74 acres, and legally described in Exhibit A attached hereto and made a part hereof (the "Subject Property"); and

WHEREAS, the Subject Property was annexed into the corporate limits of the Village of Lemont pursuant to Ordinance O-53-21; and

WHEREAS, the Village has requested that the Subject Property be rezoned from the R-1 Single-Family Residential District to the Institutional (INT) Zoning 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 April 8, 2026, 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 will align the zoning classification with the existing and planned municipal use of the property and will promote the public health, safety, and welfare 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 Institutional (INT) Zoning District pursuant to the Village of Lemont Unified Development Ordinance.

Section 3: 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 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.

[INTENTIONALLY LEFT BLANK]

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

PARCEL 1:

THAT PART OF LOT 15 IN COUNTY CLERK'S DIVISION OF SECTION 27, TOWNSHIP 37 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: BEGINNING AT A POINT IN THE EAST LINE OF SAID LOT 15 WHICH IS 43.76 FEET NORTH OF THE SOUTHEAST CORNER OF SAID LOT 15; THENCE WEST ALONG A LINE WHICH IS 43.76 FEET NORTH OF AND PARALLEL TO THE SOUTH LINE OF SAID LOT 15 A DISTANCE OF 264 FEET MORE OR LESS TO A POINT WHICH IS 489.20 FEET EAST OF THE WEST LINE OF SAID LOT 15; THENCE NORTH PARALLEL TO THE EAST LINE OF SAID LOT 15 A DISTANCE OF 185.40 FEET MORE OR LESS TO A LINE WHICH RUNS FROM A POINT IN THE EAST LINE OF SAID LOT 15, 188.33 FEET NORTH OF THE SOUTHEAST CORNER OF SAID LOT 15 TO A POINT IN THE NORTHWESTERLY LINE OF SAID LOT 15 WHICH IS 145.96 FEET NORTHEASTERLY (MEASURED ON THE NORTHWESTERLY LINE OF SAID LOT 15) OF THE NORTHWEST CORNER OF SAID LOT 15; THENCE SOUTHEASTERLY ALONG SAID LINE A DISTANCE OF 267.12 FEET MORE OR LESS TO A POINT IN THE EAST LINE OF SAID LOT 15 WHICH IS 188.33 FEET NORTH OF THE SOUTHEAST CORNER OF SAID LOT 15; THENCE SOUTH ALONG THE EAST LINE OF SAID LOT 15 A DISTANCE OF 144.57 FEET TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THAT PART OF LOT 15 IN COUNTY CLERK'S DIVISION OF SECTION 27, TOWNSHIP 37 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN LYING NORTHEASTERLY OF A LINE BETWEEN A POINT THAT IS 489.20 FEET EAST OF THE WEST LINE AND 43.6 FEET NORTH OF AND PARALLEL TO THE SOUTH LINE OF SAID LOT 15 AND A POINT IN THE NORTHWESTERLY LINE OF SAID LOT 15 THAT IS 270.55 FEET (AS MEASURED ALONG SAID NORTHWESTERLY LINE) NORTHEASTERLY OF THE NORTHWEST CORNER AND SOUTHWESTERLY OF A LINE BETWEEN A POINT IN THE EAST LINE OF SAID LOT 15 THAT IS 274.71 FEET (AS MEASURED ALONG THE EAST LINE) NORTH OF THE SOUTHEAST CORNER OF SAID LOT 15 AND A POINT IN THE NORTHWESTERLY LINE OF SAID LOT 15 THAT IS 402.80 FEET (AS MEASURED ALONG SAID NORTHWESTERLY LINE) SOUTHWESTERLY OF THE NORTHEAST CORNER; EXCEPTING THEREFROM THE FOLLOWING DESCRIBED PROPERTY: BEGINNING AT A POINT IN THE EAST LINE OF SAID LOT 15 WHICH IS 43.76 FEET NORTH OF THE SOUTHEAST CORNER OF SAID LOT 15; THENCE WEST ALONG A LINE WHICH IS 43.76 FEET NORTH OF AND PARALLEL TO THE SOUTH LINE OF SAID LOT 15 A DISTANCE OF 264 FEET MORE OR LESS TO A POINT WHICH IS 489.20 FEET EAST OF THE WEST LINE OF SAID LOT 15; THENCE NORTH PARALLEL TO THE EAST LINE OF SAID LOT 15 A DISTANCE OF 185.40 FEET MORE OR LESS TO A LINE WHICH RUNS FROM A POINT IN THE EAST LINE OF SAID LOT 15, 188.33 FEET NORTH OF THE SOUTHEAST CORNER OF SAID LOT 15 TO A POINT IN THE NORTHWESTERLY LINE OF SAID LOT 15 WHICH IS 145.96 FEET

NORTHEASTERLY (MEASURED ON THE NORTHWESTERLY LINE OF SAID LOT 15) OF THE NORTHWEST CORNER OF SAID LOT 15; THENCE SOUTHEASTERLY ALONG SAID LINE A DISTANCE OF 267.12 FEET MORE OR LESS TO A POINT IN THE EAST LINE OF SAID LOT 15 WHICH IS 188.33 FEET NORTH OF THE SOUTHEAST CORNER OF SAID LOT 15; THENCE SOUTH ALONG THE EAST LINE OF SAID LOT 15 A DISTANCE OF 144.57 FEET TO THE PLACE OF BEGINNING. ALSO EXCEPTING THEREFROM THE SOUTH 43.76 FEET OF SAID LOT 15; ALSO EXCEPTING THAT PART TAKEN FOR ILLINOIS ROUTE 171 (ARCHER AVENUE), ALL IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Index Numbers (PINs): 22-27-302-011-0000 and 22-27-302-047-0000

Commonly known as: 12490 Derby Road and 12421 South Archer Avenue, Lemont, Illinois 60439

P.I.N. 22-27-302-011-0000
P.I.N. 22-27-302-047-0000

PLAT OF ANNEXATION

TO

THE VILLAGE OF LEMONT

OF

SCALE: 1" = 200'

PARCEL 1: THAT PART OF LOT 15 IN COUNTY CLERK'S DIVISION OF SECTION 27, TOWNSHIP 37 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: BEGINNING AT A POINT IN THE EAST LINE OF SAID LOT 15 WHICH IS 43.78 FEET NORTH OF THE SOUTHEAST CORNER OF SAID LOT 15; THENCE WEST ALONG A LINE WHICH IS 43.76 FEET NORTH OF AND PARALLEL TO THE SOUTH LINE OF SAID LOT 15 A DISTANCE OF 264 FEET MORE OR LESS TO A POINT WHICH IS 489.20 FEET EAST OF THE SAID LOT 15 A DISTANCE OF 185.40 FEET MORE OR LESS TO A LINE WHICH RUNS FROM A POINT IN THE EAST LINE OF SAID LOT 15, 188.33 FEET NORTH OF THE SOUTHEAST CORNER OF SAID LOT 15 TO A POINT IN THE NORTHWESTERLY LINE OF SAID LOT 15 WHICH IS 145.96 FEET NORTHEASTERLY (MEASURED ON THE NORTHWESTERLY LINE OF SAID LOT 15) OF THE NORTHWEST CORNER OF SAID LOT 15; THENCE SOUTHEASTERLY ALONG SAID LINE A DISTANCE OF 167.12 FEET MORE OR LESS TO A POINT IN THE EAST LINE OF SAID LOT 15 WHICH IS 188.33 FEET NORTH OF THE SOUTHEAST CORNER OF SAID LOT 15; THENCE SOUTH ALONG THE EAST LINE OF SAID LOT 15 A DISTANCE OF 144.57 FEET TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS

LAND AREA = 43090 SF
OR 0.99 ACRES MORE OR LESS

PARCEL 2: THAT PART OF LOT 15 IN COUNTY CLERK'S DIVISION OF SECTION 27, TOWNSHIP 37 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN LYING NORTHEASTERLY OF A LINE BETWEEN A POINT THAT IS 489.20 FEET EAST OF THE WEST LINE AND 43.6 FEET NORTH OF AND PARALLEL TO THE SOUTH LINE OF SAID LOT 15 AND A POINT IN THE NORTHWESTERLY LINE OF SAID LOT 15 THAT IS 270.56 FEET (AS MEASURED ALONG SAID NORTHWESTERLY LINE) NORTHEASTERLY OF THE NORTHWEST CORNER AND SOUTHWESTERLY OF A LINE BETWEEN A POINT IN THE EAST LINE OF SAID LOT 15 THAT IS 274.71 FEET (AS MEASURED ALONG THE EAST LINE) NORTH OF THE SOUTHEAST CORNER OF SAID LOT 15 AND A POINT IN THE NORTHWESTERLY LINE OF SAID LOT 15 THAT IS 402.80 FEET (AS MEASURED ALONG SAID NORTHWESTERLY LINE) SOUTHWESTERLY OF THE NORTHEAST CORNER;

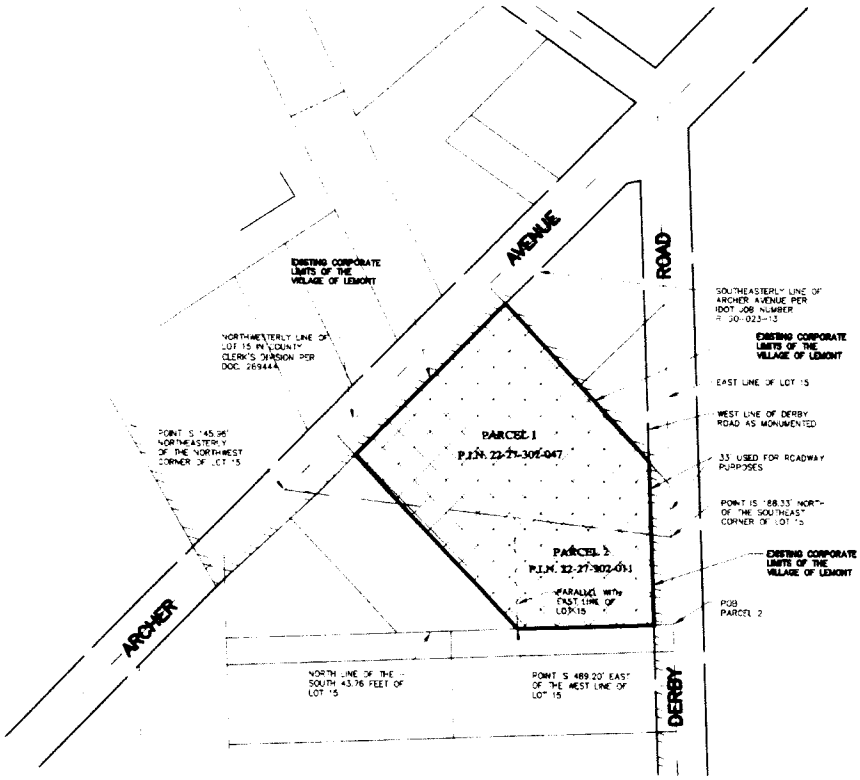
EXCEPTING THEREFROM THE FOLLOWING DESCRIBED PROPERTY: BEGINNING AT A POINT IN THE EAST LINE OF SAID LOT 15 WHICH IS 43.76 FEET NORTH OF THE SOUTHEAST CORNER OF SAID LOT 15; THENCE WEST ALONG A LINE WHICH IS 43.78 FEET NORTH OF AND PARALLEL TO THE SOUTH LINE OF SAID LOT 15 A DISTANCE OF 264 FEET MORE OR LESS TO A POINT WHICH IS 489.20 FEET EAST OF THE WEST LINE OF SAID LOT 15; THENCE NORTH PARALLEL TO THE EAST LINE OF SAID LOT 15 A DISTANCE OF 185.40 FEET MORE OR LESS TO A LINE WHICH RUNS FROM A POINT IN THE EAST LINE OF SAID LOT 15, 188.33 FEET NORTH OF THE SOUTHEAST CORNER OF SAID LOT 15 TO A POINT IN THE NORTHWESTERLY LINE OF SAID LOT 15 WHICH IS 145.96 FEET NORTHEASTERLY (MEASURED ON THE NORTHWESTERLY LINE OF SAID LOT 15) ALONG SAID LINE A DISTANCE OF 167.12 FEET MORE OR LESS TO A POINT IN THE EAST LINE OF SAID LOT 15; THENCE SOUTH ALONG THE EAST LINE OF SAID LOT 15 A DISTANCE OF 144.57 FEET TO THE PLACE OF BEGINNING.

ALSO EXCEPTING THEREFROM THE SOUTH 43.76 FEET OF SAID LOT 15.

ALSO EXCEPTING THAT PART TAKEN FOR ILLINOIS ROUTE 171 (ARCHER AVENUE), ALL IN COOK COUNTY, ILLINOIS.

LAND AREA = 127,882 SF
OR 2.94 ACRES MORE OR LESS

THE NEW BOUNDARY OF THE AREA ANNEXED SHALL EXTEND TO THE FAR SIDE OF ANY ADJACENT HIGHWAY AND SHALL INCLUDE ALL OF EVERY HIGHWAY WITHIN THE AREA ANNEXED.



AREA TO BE ANNEXED CONSISTS OF APPROXIMATELY 3.74 ACRES.

LEGEND

DENOTES LAND TO BE ANNEXED

STATE OF ILLINOIS)
COUNTIES OF COOK, DuPAGE AND WILL)

APPROVED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF LEMONT, COOK, DuPAGE AND WILL COUNTIES, ILLINOIS AT A MEETING HELD ON THIS

____ DAY OF ____ A.D., 2021.

BY: _____
PRESIDENT

ATTEST: _____
CLERK

STATE OF ILLINOIS)
COUNTY OF DuPAGE) S.S

I, JAMES L. CAINKAR, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THE PLAT AS HEREON DRAWN IS A CORRECT REPRESENTATION OF THE PROPERTY DESCRIBED IN THE FOREGOING CAPTION.

DATED AT WILLOWBROOK, ILLINOIS, THIS 18 DAY OF NOVEMBER A.D., 2021.

JAMES L. CAINKAR
ILLINOIS PROFESSIONAL LAND SURVEYOR
No. 2656
EXPIRES 11-30-22

AFTER RECORDING PLEASE RETURN TO:
THE VILLAGE OF LEMONT
418 MAIN STREET
LEMONT, ILLINOIS 60439

STATE OF ILLINOIS
JAMES LOUIS CAINKAR 2656
PROFESSIONAL LAND SURVEYOR

JAMES L. CAINKAR, P.E.
IL. P.L.S. NO. 2656
EXPIRES 11-30-22

DATE: 11/19/21 PROJECT NO. 21482

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:	A Resolution Approving a Final Plat of Subdivision for 707 and 713 State Street in Lemont, IL (Bozych Resubdivision)
DATE:	April 27, 2026

SUMMARY/BACKGROUND

The applicants and property owners of 707 and 713 State Street, represented by attorney Lee Virtel of Antonopoulos & Virtel, request approval of a Plat of Subdivision to adjust lot lines for proper ownership. The Village Engineer has approved the Plat of Subdivision. The proposed adjustments do not eliminate existing nonconformities; however, the applicants have acknowledged these in written statements, as advised by the Village Attorney. As proposed, the reconfigured lots comply with the minimum lot width and lot area standards of the R-4A zoning district.There are no proposed improvements to the properties at this time.

ANALYSIS

Comprehensive Plan

The future land use in the Lemont 2030 Comprehensive Plan for this area is Infill Residential (INF).

Planning & Zoning Commission (PZC)

The Final Plat of Subdivision for the Bozych Resubdivision was reviewed at the PZC meeting held on September 3, 2025 and the PZC recommended (4-0) approval of the subdivision.

Consistency with Village Policy

Lemont 2030 Comprehensive Plan

STAFF RECOMMENDATION

Staff recommends approval of the attached resolution.

BOARD ACTION REQUESTED

A motion to approve the attached resolution.

ATTACHMENTS

Resolution Approving a Final Plat of Subdivision for 707 and 713 State Street in Lemont, IL (Bozych)

VILLAGE OF LEMONT

RESOLUTION NO. _____

A RESOLUTION APPROVING A FINAL PLAT OF SUBDIVISION FOR 707 AND 713 STATE STREET IN LEMONT, IL

(Bozych Resubdivision)

ADOPTED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF LEMONT THIS 27th DAY OF APRIL, 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 27th day of April, 2026.

RESOLUTION NO. _____

A RESOLUTION APPROVING A FINAL PLAT OF SUBDIVISION FOR 707 AND 713 STATE STREET IN LEMONT, IL

(Bozych Resubdivision)

WHEREAS, Gina S. Sapienza, Christopher C. Hlavaty and Judy R. Hlavaty, represented by attorney Lee Virtel, (the "Petitioners"), are the owners of the property covering approximately 0.53-acres located at 707 State Street and 713 State Street (PINS# 22-29-215-027-0000, 22-29-215-008-0000 and 22-29-215-028-0000), legally described in Exhibit A (hereinafter referred to as the "Subject Property"); and

WHEREAS, the Petitioner submitted the Bozych Resubdivision for 707 and 713 State Street by Kabal Surveying Company Order #251977 (hereinafter referred to as "Bozych Resubdivision") provided in Exhibit B for final plat approval in accordance with the requirements of the Lemont Unified Development Ordinance; and

WHEREAS, the Petitioner has filed an application with the Village of Lemont for a Final Plat of Subdivision to reconfigure the existing lots that make up 707 and 713 State Street, following a transfer of ownership; and

WHEREAS, the Planning & Zoning Commission (PZC) voted (4-0) to recommend approval of the Bozych Plat of Resubdivision at the PZC meeting on September 3, 2025; and

WHEREAS, the Plat of Subdivision creates two (2) lots that conform to the R-4A zoning district dimensional standards while allowing existing legally nonconforming structures and site conditions, as permitted under the Lemont Unified Development Ordinance, as further acknowledged by Petitioners in letters provided in Exhibit C; and

WHEREAS, nothing herein shall be construed to authorize the expansion, enlargement, or intensification of any nonconforming structure or condition; and

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

WHEREAS, the President and Board of Trustees have determined that the proposed plat of subdivision is in the best interest of the Village of Lemont.

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

SECTION ONE: The President and Board of Trustees hereby finds and determines that the facts set forth in the preamble hereto are true and correct and hereby adopts same as part of this Resolution.

SECTION TWO: The Final Plat of Subdivision for the Bozych Resubdivision, drafted by Kabal Surveying Company, is hereby approved in substantially the form attached hereto as Exhibit B.

SECTION THREE: That this Resolution shall be in full force and effect from and after its passage and approval 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 20 .

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

Existing Plat of Survey for 707 and 713 State Street

KABAL SURVEYING COMPANY

Land Surveying Services

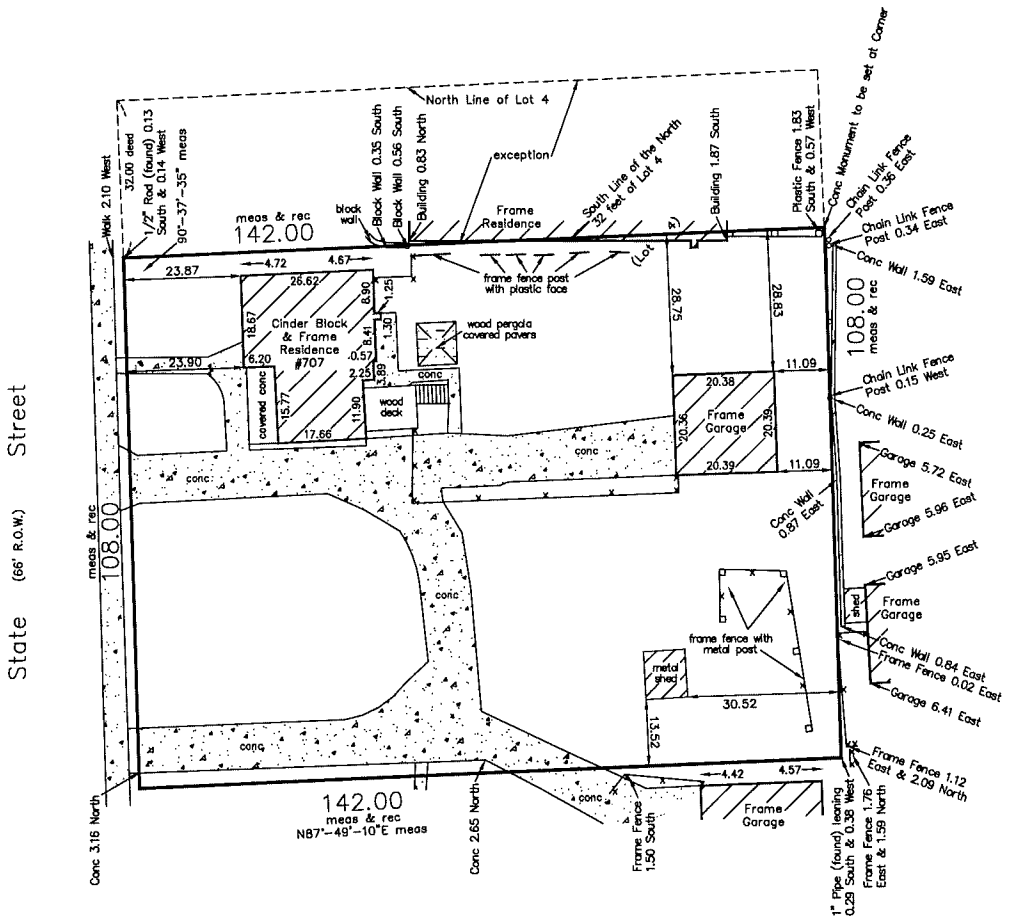
10407 West Cermak Road
Westchester, Illinois 60154
(708) 562-2652
Fax (708) 562-7314
email: kabal-surveying@comcast.net
website: KabalSurveyingCompany.com
Registration No. 184-003061

Plat of Survey

Lot 4 except the North 32 feet thereof, in Hostert's Subdivision of Block 7 (except Lot 17 in Eulert's Subdivision) in J.B. Dowse's Addition to Lemont, in the Northwest quarter of the Northeast quarter of Section 29, Township 37 North, Range 11, East of the Third Principal Meridian, in Cook County, Illinois.

Address: 707 State Street, Lemont

(assumed)



LEGEND
meas = measured, E = East
rec = record, S = South
R.O.W. = right-of-way
conc = concrete, W = West
pch = porch, rad = radius
N = North, OH = overhang
pc = point of curve

Area of property is approximately 15,335 square feet

Please check Legal Description with Deed and report any discrepancy immediately.

Surveyed November 11, 20 25

Scale: 1 inch =	25 ft.
Order No.	251977 B
Ordered By:	Antonopoulos & Virtel, PC

ORIGINAL SEAL IN RED

Measured bearing shown hereon is based on the Illinois East State Plane Coordinate Zone 1201 (NAD83 determined by GPS measurements

This professional service conforms to the current Illinois minimum standards for a boundary survey

STATE OF ILLINOIS } s.s.
COUNTY OF COOK }

I, MITCHELL P. BALEK, an Illinois Professional Land Surveyor, hereby certify that I have surveyed the property described above and the plat hereon drawn is a correct representation of said survey.

Dimensions are in feet and decimal parts thereof and are corrected to a temperature of 62 degrees Fahrenheit.

Mitchell P. Balek

Illinois Professional Land Surveyor No. 035-003250
My license expires on November 30, 2026

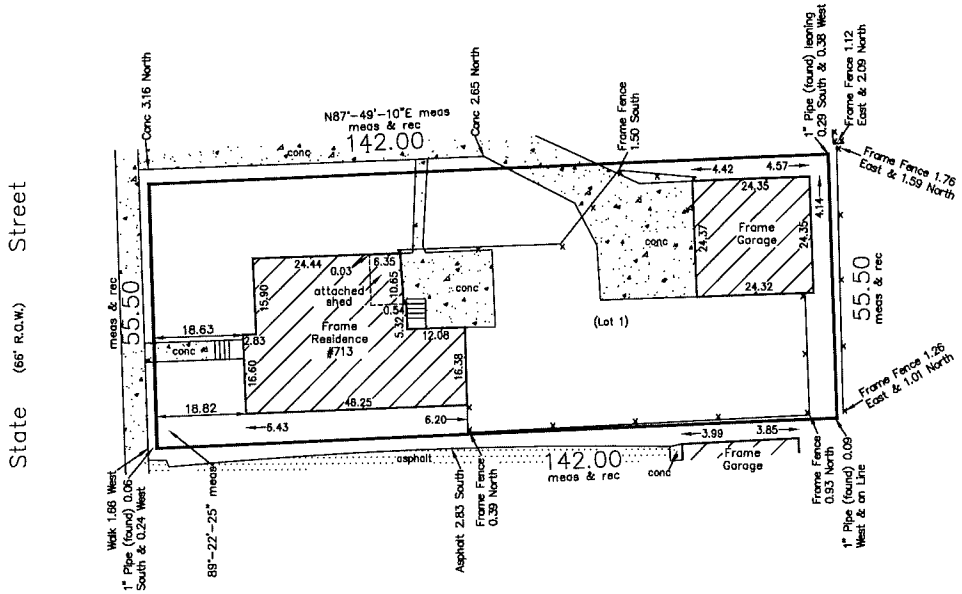
KABAL SURVEYING COMPANY
Land Surveying Services

10407 West Cermak Road
Westchester, Illinois 60154
(708) 562-2652
Fax (708) 562-7314
email: kabal-surveying@comcast.net
website: KabalSurveyingCompany.com
Registration No. 184-003061

Plat of Survey

Lot 1 in the Subdivision of Lots 3 and 11 in Hostert's Subdivision of Block 7 (except Lot 17 in Eulert's Subdivision) in J.B. Dowse's Addition to Lemont, in the Northwest quarter of the Northeast quarter of Section 29, Township 37 North, Range 11, East of the Third Principal Meridian, in Cook County, Illinois.

Address: 713 State Street, Lemont



LEGEND
meas = measured, E = East
rec = record, S = South
R.O.W. = right-of-way
conc = concrete, W = West
pch = porch, rad = radius
N = North, OH = overhang
pc = point of curve

Area of property is approximately 7,880 square feet

Please check Legal Description with Deed and report any discrepancy immediately.

Surveyed November 11, 20 25

Scale: 1 inch =	25 ft.
Order No.	251977 A
Ordered By:	Antonopoulos & Virtel, PC

Measured bearing shown hereon is based on the Illinois East State Plane Coordinate Zone 1201 (NAD83 determined by GPS measurements

This professional service conforms to the current Illinois minimum standards for a boundary survey

STATE OF ILLINOIS } s.s.
COUNTY OF COOK }

I, MITCHELL P. BALEK, an Illinois Professional Land Surveyor, hereby certify that I have surveyed the property described above and the plat hereon drawn is a correct representation of said survey.

Dimensions are in feet and decimal parts thereof and are corrected to a temperature of 62 degrees Fahrenheit.

Mitchell P. Balek

Illinois Professional Land Surveyor No. 035-003250
My license expires on November 30, 2026

ORIGINAL SEAL IN RED

Exhibit B

Bozych Plat of Resubdivision

BOZYCH RESUBDIVISION

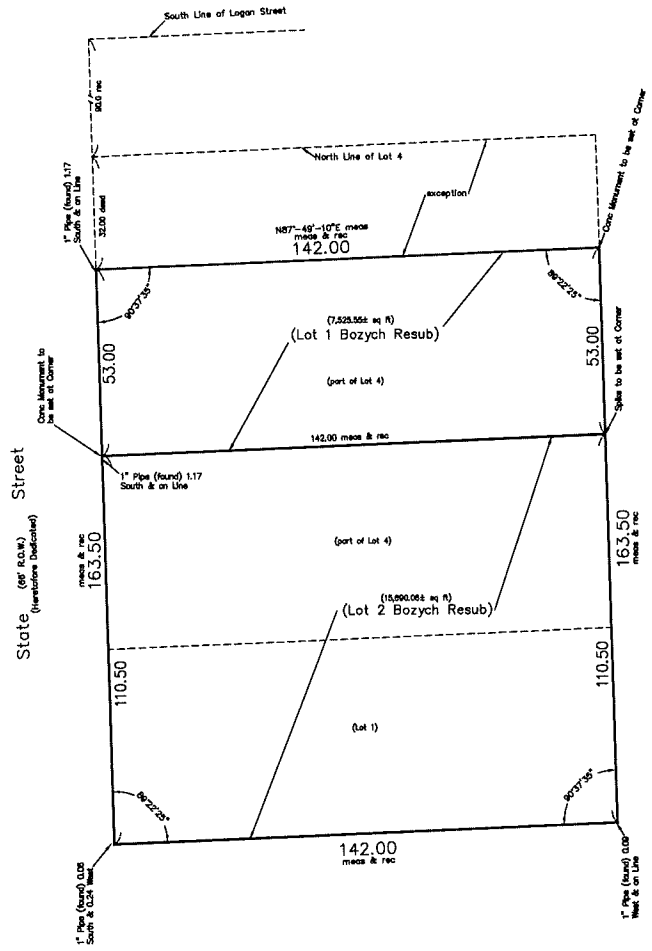
OF

Lot 4 except the North 32 feet thereof, in Hostert's Subdivision of Block 7 (except Lot 17 in Eulert's Subdivision) in J.B. Dowse's Addition to Lemont, in the Northwest quarter of the Northeast quarter of Section 29, Township 37 North, Range 11, East of the Third Principal Meridian, in Cook County, Illinois, and Lot 1 in the Subdivision of Lots 3 and 11 in Hostert's Subdivision of Block 7 (except Lot 17 in Eulert's Subdivision) in J.B. Dowse's Addition to Lemont in the Northwest quarter of the Northeast quarter of Section 29, Township 37 North, Range 11, East of the Third Principal Meridian, in Cook County, Illinois.

PIN: 22-29-215-008
22-29-215-027
22-29-215-028

(Scale = 1 inch = 25 feet)

0 25 50



Address:
Lot 1: 707 State Street, Lemont IL 60439
Lot 2: 713 State Street, Lemont IL 60439

PUBLIC UTILITY AND DRAINAGE EASEMENT PROVISIONS

A non-exclusive perpetual easement is hereby reserved and granted to the Village of Lemont, and their successors and assigns over all areas designated "Public Utility and Drainage Easement" and those areas designated "PU & DE" on the plat, to construct, reconstruct, repair, inspect, maintain and operate various transmissions, distribution, and collection systems, including but not limited to water lines, sanitary sewers and storm sewers, together with any and all necessary valve vaults, fire hydrants, manholes, catch basins, connections, appliances and other structures and appurtenances as may be deemed necessary by said Village, over, upon, along, under and through the surface of the property shown on the plat, together with the right of access for necessary labor, materials and equipment to do any of the above work. The right is also granted to cut down, trim or remove, without obligation to restore or replace any obstruction, including but not limited to trees, shrubs, other plants, structures or improvements on the easement that interfere with the operation of such lines and sewers. No permanent buildings or structures shall be placed on said easement, but same may be used for gardens, landscape areas, and other purposes that do not than or later interfere with the aforesaid uses or rights. Where an easement is used for both sewer and other utilities, the other utility installation shall be subject to the ordinance of the Village of Lemont and to Village approval as to design and location.

Perpetual easements are hereby reserved for and granted to the Village of Lemont and other governmental authorities having jurisdiction of the land, over the entire easement area for ingress, egress, and the performance of municipal and other governmental services including water, storm and sanitary sewer service and maintenance and emergency and routine police, fire, and other public safety related services.

COMCAST COMMUNICATIONS

An easement is hereby reserved for and granted to Comcast Communications Corporation, operating within the Village of Lemont, it's successors and assigns, jointly and severally, for the installation, maintenance, relocation, renewal and removal of cable communication and broadcast signal systems in, under, Across, along and upon the surface of the property shown on the plat and designated as "Public Utility and Drainage Easement" or "PU & DE" and the property designated on the plat for streets and alleys as required to provide the (subdivision/planned unit development) and other property, whether or not contiguous thereto, with communication and broadcast TV services, together with the right to install required service connections for each lot. No buildings or other obstruction shall be constructed or erected in any such "Public Utility and Drainage Easement" or "PU & DE" areas, without the prior written consent of grantees. Nor shall any other use be made thereof which will interfere with the easements reserved and granted hereby.

Order #251977

Kabal Surveying Company
Land Surveying Services
10407 West Cermak Road
Westchester, Illinois 60154
(708) 562-2652
Fax (708) 562-7314
email: kabal-surveying@comcast.net
website: KabalSurveyingCompany.com
Registration No. 184-003061

LEGEND
meas = measured, S = South
rec = record, E = East, W = West
R.O.W. = right-of-way
conc = concrete, po = point of curve
pch = porch, N = North
SQ. FT. = square feet

ORIGINAL SEAL IN RED

SURFACE WATER DRAINAGE CERTIFICATE

STATE OF ILLINOIS }
COUNTY OF COOK } SS

To the best of our knowledge and belief, the drainage of surface waters will not be changed by the construction of such (subdivision/resubdivision/consolidation/planned development) or any part thereof, or that if such surface water drainage will be changed, reasonable provision has been made for collection and diversion of such surface waters into public areas or drains which the subdivider has a right to use, and that such surface waters will be planned for in accordance with generally accepted engineering practices so as to reduce the likelihood of damage to the adjoining property because of the construction of the (subdivision/resubdivision/consolidation/planned development).

Dated this, _____ day of _____, 20____.

By: _____
Owner(s)

By: _____
Owner(s)

By: _____
Owner(s)

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS }
COUNTY OF COOK } SS

I, Mitchell P. Bolek, an Illinois Professional Land Surveyor, do hereby certify that I have surveyed and Resubdivided the property hereon described in the caption to the plat hereon drawn and that the said plat is a true and correct representation of the same. All dimensions are in feet and decimal parts of a foot and are correct at a temperature of 68 degrees Fahrenheit.

I, Mitchell P. Bolek, further certify that based on examination of the Federal Emergency Management Agency Flood Insurance Rate Map, Panel 586 of 832 Map Revision effective dated August 19, 2008, that the parcel included in this Resubdivision is not located in a special flood hazard area. Property is located within unshaded Zone "X" defined as "Areas determined to be outside the 0.2% annual chance floodplain."

Dated this, _____ day of _____, 20____.

By: Mitchell P. Bolek
Illinois Professional Land Surveyor
(My license expires on November 30, 2026)

License No.: 035-003250

"This Professional Service conforms to the current Illinois Minimum Standards for a Boundary Survey, as applicable to Plats of Subdivision"

OWNER'S CERTIFICATE

STATE OF ILLINOIS }
COUNTY OF COOK } SS

(I/We), _____ do hereby certify that (I am/we are) the owner(s) of the property described in the caption to the plat hereon drawn and as such owner(s), (I/we) have caused said property to be surveyed and (subdivided/resubdivided/consolidated) as hereon shown as (my/our) own free and voluntary act and deed.

(I/We), hereby dedicate for public use the lands shown on this plat, including but not limited to, thoroughfares, streets, alleys, walkways and public services; grant the telephone, gas, electric and any other public and private utility easements as Detention Easements as stated and shown on this plat.

(I/We) further certify that there are no unpaid deferred installments of outstanding unpaid special assessments effecting the land described and shown on this (subdivision/resubdivision/consolidation/planned development) plat or, if any of said installments are not paid, then such installments have been divided in accordance with the (subdivision/resubdivision/consolidation/planned development) and approved by the court which confirmed the special assessment and the proper collector of any such special assessment has no certified such division on the face of this subdivision plat.

Dated this _____ day of _____, 20____.

Owner(s) _____
(Name/Names)

Owner(s) _____
(Name/Names)

Owner(s) _____
(Name/Names)

OWNER'S NOTARY CERTIFICATE

STATE OF ILLINOIS }
COUNTY OF COOK } SS

I, _____, a Notary Public in and for said County in the State aforesaid, do hereby certify that _____

personally known to me to be the same person(s) whose name(s) (is/are) subscribed to the foregoing instrument as such Owner(s), appeared before me this day in person and acknowledge that (he/she/they) signed the said instrument as their own free and voluntary act for the uses and purposes therein set forth.

Given under my hand and Notarial Seal:

This ____ day of _____, 20____.

By: _____
Notary Public

SCHOOL DISTRICT CERTIFICATE

STATE OF ILLINOIS }
COUNTY OF COOK } SS

This to certify that to the best of (my/our) knowledge (I/we) the undersigned as Owner(s) of the property which will be known as Bozych Resubdivision is located within the boundaries of

Elementary School District: _____

High School District: _____

Junior College District: _____

In (Cook, DuPage or Will) County, Illinois

Dated this _____ day of _____, 20____.

By: _____
Owner(s)

SCHOOL DISTRICT NOTARY CERTIFICATE

STATE OF ILLINOIS }
COUNTY OF COOK } SS

I, _____, a Notary Public in and for said County in the State aforesaid, do hereby certify that _____

personally known to me to be the same person(s) whose name(s) (is/are) subscribed to the foregoing instrument as such Owner(s), appeared before me this day in person and acknowledge that (he/she/they) signed the said instrument as their own free and voluntary act for the uses and purposes therein set forth.

Given under my hand and Notarial Seal:

This ____ day of _____, 20____.

By: _____
Notary Public

PRESIDENT & BOARD OF TRUSTEES CERTIFICATE

STATE OF ILLINOIS }
COUNTY OF COOK } SS

Approved and accepted by the President and Board of Trustees of the Village of Lemont, Cook County, Illinois at a meeting held

This ____ day of _____, 20____.

By: _____
President

Attest: _____
Village Clerk

VILLAGE TREASURER'S CERTIFICATE

STATE OF ILLINOIS }
COUNTY OF COOK } SS

I, _____, Village Treasurer of the Village of Lemont, Cook, Will and DuPage Counties, Illinois do hereby certify that there are no delinquent or unpaid current or forfeited special assessment, or any deferred installments of any outstanding unpaid special assessments which have not been divided in accordance with the proposed subdivision and duly approved by the court that confirmed the special assessment.

Dated at Lemont, _____ County, Illinois, this day of _____, 20____.

_____
Village Treasurer

VILLAGE ENGINEER'S CERTIFICATE

STATE OF ILLINOIS }
COUNTY OF COOK } SS

I, _____, Village Engineer of the Village of Lemont, Cook, Will and DuPage Counties, Illinois do hereby certify that the land improvements in this (subdivision/resubdivision/consolidation/planned development), as shown by the plans and specifications therefore, meet the minimum requirements of said Village and have been approved by all authorities having jurisdiction thereof.

Dated this, _____ day of _____, 20____.

By: _____
Village Engineer

Exhibit C

Petitioner Letters

GINA S. SAPIENZA
707 State Street
Lemont, Illinois 60439
Email: [redacted]

September 25, 2023

To: Village of Lemont
418 Main Street
Lemont, IL 60439
Attn: Ms. Jamie Tate

Re: Bozych Resubdivision-707 State Street & 713 State Street, Lemont, IL 60439

Dear Ms. Tate:

By way of introduction, I purchased the residence commonly known as 707 State Street, Lemont, Illinois 60439 from Dennis Bozych, Executor of the Estate of Eugene E. Bozych, deceased on November 1, 2022. I have been advised by the attorney representing Mr. Bozych and the Estate that the Village of Lemont is ready to approve the Bozych Resubdivision of which I am the owner of Lot 1. In again reviewing the survey of the lot and residence that I purchased, I understand that there exists various non-conforming situations that do not meet the Village requirements at this time. I also understand that if it is ever necessary for me or subsequent owners to rebuild any of the improvements more than fifty percent damaged or destroyed, all Village of Lemont Building and Zoning Requirements must be met including lot lines and side-yard requirements. I am informed by Mr. Bozych's attorney that a mylar of the resubdivision plat will be presented for my signature shortly.

Very truly yours,

Gina S. Sapienza

CHRISTOPHER C. HLAVATY AND JUDY R. HLAVATY

713 State Street
Lemont, Illinois 60439
Email: [redacted]
Phone: [redacted]

August 29, 2023

To: Village of Lemont
418 Main Street
Lemont, IL 60439
Attn: Ms. Jamie Tate

Re: Bozych Resubdivision-707 State Street & 713 State Street, Lemont, IL 60439

Dear Ms. Tate:

By way of introduction, we own the lot and residence commonly known as 713 State Street, Lemont, Illinois 60439 and what is soon to be known as Lot 2 in the Bozych Resubdivision, PIN: 22-29-215-008. We understand that, in the future, if any of the improvements are damaged more than fifty percent of value or are totally destroyed, any re-building of the improvements must be done in accordance with the Village of Lemont Building and Zoning Requirements including back and side-yard setbacks and any other provisions of the code. Our lot and residence is located upon Lot 2 of said Bozych Resubdivison, and we will be executing the Mylar reproduction of the resubdivision in the very near future, and it will be submitted for Village approval with the Final Plat Application.

Very truly yours,

Christopher C. Hlavaty

Judy R. Hlavaty

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 Parking Garage Phase 2 Construction Engineering
DATE: April 27, 2026

SUMMARY/BACKGROUND
HR Green is assisting the Village with construction engineering services for the 2nd phase of the Parking Garage improvements. Improvements to be performed under this contract consist of necessary parking garage repairs for the Village Parking Garage located at 340 River Street, Lemont, IL 60439. Repairs include concrete sealer, epoxy crack injection, structural repair of concrete, silicone joint sealer and all appurtenant construction.

The time & material, not to exceed, fees for the project are $20,000.00.

ANALYSIS
Funding will come from the Infrastructure Fund - Safety.

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

STAFF RECOMMENDATION
Pass A Resolution Approving Professional Services Agreement Between HR Green, Inc. and the Village of Lemont, Illinois for Parking Garage Phase 2 Construction Engineering

BOARD ACTION REQUESTED
Pass A Resolution Approving Professional Services Agreement Between HR Green, Inc. and the Village of Lemont, Illinois for Parking Garage Phase 2 Construction Engineering

ATTACHMENTS
A Resolution Approving Professional Services Agreement Between HR Green, Inc. and the Village of Lemont, Illinois for Parking Garage Phase 2 Construction Engineering.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 PARKING GARAGE PHASE 2 CONSTRUCTION ENGINEERING

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 PARKING GARAGE PHASE 2 CONSTRUCTION ENGINEERING

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 Parking Garage Improvements Phase II Construction Engineering 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 Parking Garage Phase 2 Construction Engineering

PROFESSIONAL SERVICES AGREEMENT

For

Lemont, IL – Parking Garage – Phase 2
Construction Engineering

Village of Lemont
Mr. George Schafer
Village Administrator
418 Main Street
Lemont, IL 60439
Ph: 630.257.1550

Bruce A. Hill, PE
Municipal Executive – Municipal Services Engineering
HR Green, Inc. 323 Alana Drive
New Lenox, IL 60451
Ph: 815.462.9324

Project No. 2602262.01

April 14, 2026

TABLE OF CONTENTS

1.0 SCOPE OF SERVICES

2.0 DELIVERABLES AND SCHEDULES INCLUDED IN THIS AGREEMENT

3.0 ITEMS NOT INCLUDED IN AGREEMENT/SUPPLEMENTAL SERVICES

4.0 SERVICES BY OTHERS

5.0 CLIENT RESPONSIBILITIES

6.0 PROFESSIONAL SERVICES FEE

7.0 TERMS AND CONDITIONS

THIS **AGREEMENT** is between the Village of Lemont (hereafter “CLIENT”) and HR Green, Inc. (hereafter "COMPANY").

1.0 Project Understanding

1.1 General Understanding

The CLIENT has identified their Parking Garage located at 320 River Street is in need of repair throughout the 4-story structure. The CLIENT has budgeted for these repairs to be done on a story-by-story basis. Last year, the CLIENT started with the 4th story. This year is Phase 2 and this phase could potentially complete the remaining 3 stories of the parking garage.

1.2 Design Criteria/Assumptions

- IDOT Standard Specifications for Road & Bridge Construction
- Village of Lemont Code

2.0 Scope of Services

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

COMPANY will provide Construction Observation Services on a time and material, not-to-exceed contract amount basis. The hours provided are based on 20 working days. Any additional work due to an extended schedule dictated by the contractor’s performance or unanticipated work due to site conditions could warrant a contract addendum.

The following is a breakdown of the various tasks associated with the construction observation which will be completed by COMPANY.

A. Start Up

COMPANY will ensure that the project details, construction timelines, and any impacts that the project may create will be coordinated with the CLIENT prior to the start of construction.

COMPANY will mark, measure, and document contract removal pay items prior to the contractor starting work.

COMPANY will review all material submittals and confirm they meet specification.

COMPANY will coordinate all notices and coordination with the CLIENT to give residents plenty of warning that multiple floors of the parking garage will be out of service during this project.

B. Construction Observation

COMPANY will be on-site to observe and verify that items being constructed and materials being utilized are in general conformance with the approved plans and

specifications and the Illinois Department of Transportation Standard Specifications for Road and Bridge Construction.

COMPANY anticipates that a Construction Engineer will be onsite approximately fifteen (15) hours per week for approximately four (4) weeks. An additional ten (10) hours total have been allocated to a Senior Project Manager to provide support to the Construction Engineer during construction observation operations. A total of seventy (70) hours have been allotted for daily field construction observation for this project.

C. Meetings

COMPANY will attend the preconstruction meeting at the CLIENT with the contractor and subcontractors. A total of three (3) hours have been allocated for the Senior Project Manager to attend the preconstruction meeting and prepare the agenda and complete the meeting minutes.

D. Administration/Coordination

This task will involve the oversight of the project by management, which will include the on-going review of the project execution, documentation, schedule and budget, contract file management, and general correspondence between COMPANY, CLIENT, the contractor, and subcontractors. COMPANY has allotted two (2) hours for the Senior Project Manager and administrative support for the project.

E. Project Close Out

COMPANY anticipates approximately eight (8) hours to complete the project closeout and final documentation for this project. This task includes the preparation of final job records, completion of punch list, final payment estimate, final change order, and all necessary coordination with IDOT to close out the MFT section number.

Disclaimer

COMPANY shall not supervise, direct or have any control over the contractor's work. COMPANY shall not have any responsibility for the construction means, methods, techniques, sequences or procedures selected by the contractor. Also, COMPANY is not responsible for the contractor's safety precautions or programs in connection with this work. These rights and responsibilities are solely those of the contractor.

COMPANY shall not be responsible for any acts or omissions of the contractor, subcontractor or any entity performing any portion or the work, or any agents or employees of any of them. COMPANY does not guarantee the performance of the contractor and shall not be responsible for the contractor's failure to perform its work in accordance with the contract drawings and documents.

3.0 Deliverables and Schedules Included in this Agreement

1. Notice to Proceed – NTP ..... April 2026
2. Contractor Start (Anticipated – T.B.D.) ..... May 15, 2026
3. Project Completion Date ..... July 15, 2026

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 (an additional agreement will be proposed for construction engineering once the low bidder has established their project schedule):

- N/A

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

N/A

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: (1) living and traveling expenses of employees when away from the home office on business connected with the project; (2) identifiable communication expenses; (3) identifiable reproduction costs applicable to the work; and (4) 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:

Time and Material basis with a Not to Exceed fee: $20,000.00

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.

Bruce A. Hill
Municipal Executive – Municipal Services – Engineering

Approved by: Timothy J. Hartnett

Printed/Typed Name: Timothy J. Hartnett

Title: President – Municipal Services Date: April 14, 2026

VILLAGE OF LEMONT

Accepted by: _____

Printed/Typed Name: George Schafer

Title: Village Administrator Date: _____

J:\2026\2602262.01\Admin\Contract\Client\PSA_2602262.01 Lemont IL - Parking Garage Phase 2 Construction Engineering 2026_0210.docx

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 2026 I & I Improvements Program Design and Construction Engineering
DATE: April 27, 2026

SUMMARY/BACKGROUND
HR Green is assisting the Village with design and construction engineering services for the annual Inflow and Infiltration (I&I) Improvements Program. This improvements program is dedicated to complying with the MWRD's Infiltration/Inflow Control Plan (IICP) on a yearly basis. This year's project will be approximately 2,600' of 8" sanitary sewer lining on the following streets:

- Hillview Drive
- Cherokee Place
- Kip Place

The time and material, not to exceed, fees for both the design and construction engineering services for the project are $24,000.00.

ANALYSIS
Funds have been included in the FY27 Budget for this project.

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

STAFF RECOMMENDATION
Pass A Resolution Approving Professional Services Agreement Between HR Green, Inc. and the Village of Lemont, Illinois for 2026 I & I Improvements Program Design and Construction Engineering

BOARD ACTION REQUESTED
Pass A Resolution Approving Professional Services Agreement Between HR Green, Inc. and the Village of Lemont, Illinois for 2026 I & I Improvements Program Design and Construction Engineering

ATTACHMENTS
A Resolution Approving Professional Services Agreement Between HR Green, Inc. and the Village of Lemont, Illinois for 2026 I&I Improvements Program Design and Engineering Construction.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 2026 I & I IMPROVEMENTS PROGRAM DESIGN AND CONSTRUCTION ENGINEERING

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 2026 I & I IMPROVEMENTS PROGRAM DESIGN AND CONSTRUCTION ENGINEERING

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 2026 I & I Improvements Program Design and Construction Engineering 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 2026 I & I Improvements Program Design and Construction Engineering

PROFESSIONAL SERVICES AGREEMENT

For

Lemont, IL - 2026 I&I Improvements Program
Design & Construction Engineering

Village of Lemont
Mr. George Schafer
Village Administrator
418 Main Street
Lemont, IL 60439
Ph: 815.257.1550

Bruce A. Hill, PE
Municipal Executive – Governmental Services Engineering
HR Green, Inc. 323 Alana Drive
New Lenox, IL 60451
815.462.9324

Project No. 2503282

April 14, 2026

TABLE OF CONTENTS

1.0 PROJECT UNDERSTANDING

2.0 SCOPE OF SERVICES

3.0 DELIVERABLES AND SCHEDULES INCLUDED IN THIS AGREEMENT

4.0 ITEMS NOT INCLUDED IN AGREEMENT/SUPPLEMENTAL SERVICES

5.0 SERVICES BY OTHERS

6.0 CLIENT RESPONSIBILITIES

7.0 PROFESSIONAL SERVICES FEE

8.0 TERMS AND CONDITIONS

THIS **AGREEMENT** is between the Village of Lemont (hereafter “CLIENT”) and HR Green, Inc. (hereafter "COMPANY").

1.0 Project Understanding

1.1 General Understanding

The CLIENT has a yearly inflow & infiltration program to lessen the infiltration into their existing system and keep up with the demands from the MWRD IICP due every year. This year the CLIENT has sewer lining scheduled in order to comply with the MWRD IICBP. Approximately 2,600’ of 8” clay sanitary is proposed to be lined on the following roads:

- Hillview Drive
- Cherokee Place
- Kip Place

1.2 Design Criteria/Assumptions

- IDOT Standard Specifications for Road & Bridge Construction
- Village of Lemont UDO
- MWRD Specifications

2.0 Scope of Services

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

2.1 Prepare construction specifications and contract documents using CLIENT and Illinois DOT Standard Specifications (for 100% design stage).

2.2 Provide a final Opinion of Probable Cost for the project to file with the completed documents.

2.3 Develop a final project schedule for advertisement, bidding, and construction completion.

2.4 Attend bid opening, review bids, and recommend bidder to the CLIENT for approval.

2.5 Provide Construction Inspection.

2.6 Provide Monthly Pay Estimates according to IDOT/CLIENT specifications.

2.7 Collect Sewer Video at the end of the project (if applicable).

3.0 Deliverables and Schedules Included in this Agreement

1. Notice to Proceed – NTP ..... May 2026
2. Final Documents ..... June 12, 2026
3. CLIENT Bid opening ..... June 26, 2026
4. CLIENT Council award contract ..... July 13, 2026
5. Contractor Start (Anticipated – T.B.D.) .....September 1, 2026
6. Project Completion Date (Anticipated – Weather Permitting).....November 30, 2026

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:

N/A

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

N/A

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: (1) living and traveling expenses of employees when away from the home office on business connected with the project; (2) identifiable communication expenses; (3) identifiable reproduction costs applicable to the work; and (4) 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:

Time and material basis with a Not to Exceed fee of $24,000.00.

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. 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.

April 14, 2026

Bruce A. Hill
Municipal Executive – Municipal Services – Engineering

Approved by: Timothy J. Hartnett

Printed/Typed Name: Timothy J. Hartnett

Title: President – Municipal Services Date: April 14, 2026

VILLAGE OF LEMONT

Accepted by: _____

Printed/Typed Name: George Schafer

Title: Village Administrator Date: _____

J:\2025\2503282\Admin\Contract\Client\2503282_PSA_Lemont_IL-2026 I&I Improvements Program.docx

418 Main Street | Lemont, IL 60439

TO: Village Board Meeting
FROM: Ted Friedley, Public Works
THROUGH:
SUBJECT: A Resolution Approving Professional Services Agreement Between Gary R. Weber Associates, Inc. and the Village of Lemont, Illinois for 2026 Monitoring and Maintenance Services - Kettering Ponds
DATE: April 27, 2026

SUMMARY/BACKGROUND
Gary R. Weber Associates, Inc. (GRWA) is assisting the Village with monitoring and maintenance services for the detention basins that are Village maintained in the Kettering Subdivision. GRWA provides the monitoring and reporting. GRWA hires Bedrock Earthscapes, LLC to perform the actual maintenance work, as noted in their proposal.

The total shown in the project is $32,100.00.

ANALYSIS
Funds are included in the FY27 Operating Budget for this project.

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

STAFF RECOMMENDATION
Pass A Resolution Approving Professional Services Agreement Between Gary R. Weber Associates, Inc. and the Village of Lemont, Illinois for 2026 Monitoring and Maintenance Services - Kettering Ponds

BOARD ACTION REQUESTED
Pass A Resolution Approving Professional Services Agreement Between Gary R. Weber Associates, Inc. and the Village of Lemont, Illinois for 2026 Monitoring and Maintenance Services - Kettering Ponds

ATTACHMENTS
A Resolution Approving Professional Services Agreement Between Gary R. Weber Associates, Inc. and the Village of Lemont, Illinois for 2026 Monitoring and Maintenance Services - Kettering Ponds.pdf

VILLAGE OF LEMONT

RESOLUTION
NUMBER R-___-26

A RESOLUTION APPROVING PROFESSIONAL SERVICES AGREEMENT BETWEEN GARY R. WEBER ASSOCIATES, INC. AND THE VILLAGE OF LEMONT, ILLINOIS FOR 2026 MONITORING AND MAINTENANCE SERVICES – KETTERING PONDS

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 GARY R. WEBER ASSOCIATES, INC. AND THE VILLAGE OF LEMONT, ILLINOIS FOR 2026 MONITORING AND MAINTENANCE SERVICES – KETTERING PONDS

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 Gary R. Weber Associates, Inc. wish to enter a professional services agreement 2026 Monitoring and Maintenance Services – Kettering Ponds 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 GRWA, 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 GRWA, 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 2026 Monitoring and Maintenance Services – Kettering Ponds

GARY R. WEBER ASSOCIATES, INC.
LAND PLANNING • ECOLOGICAL CONSULTING
LANDSCAPE ARCHITECTURE

March 9, 2026

Bruce A. Hill PE
Municipal Executive
HR Green
323 Alana Drive
New Lenox, IL 60451

SUBJECT: Proposal for 2026 Monitoring & Maintenance Services: Kettering Ponds Stormwater Facilities, Village of Lemont
Lemont, DuPage County, Illinois

Dear Mr. Hill:

Thank you for this opportunity to submit the following proposal for ecological services at the above referenced site. We have developed the scope and pricing below for maintenance and monitoring of naturalized areas for the 2026 growing seasons. The maintenance is subcontracted to Bedrock Earthscapes, LLC.

SCOPE OF SERVICES

Task 1: Site Monitoring Visits, Correspondence, & Project Management (2026) $2,300.00

1.1. *Annual Site Visit*: Visit site annually during the growing season to assess the function of the stormwater control structures and observe the overall condition and establishment of wetland and prairie buffer vegetation.
1.2. *Vegetation Evaluation*: Evaluative the establishment of native vegetation and invasive weed growth, to determine the optimal period to target invasive weed species for control.
1.3. *Email Updates*: Email updates of monitoring observations with recommendations following visits.
1.4. *Annual Report*: Provide a yearly summary report for the BMP basins and buffers. This report should include photographs of the basins and should be delivered no later than January 31 following the year's completed management activities.
1.5. *Maintenance Log*: Report will document completed activities, weed control observations, and other maintenance items.
1.6. *Shoreline Erosion Notes:* Soil erosion and sediment control observations within the basins will be documented with recommendations for any needed repair.
1.7. *Recommendations:* Provide recommendations for the next growing season if changes in maintenance are needed.

Task 2: 2026 Maintenance (includes burns) Bedrock Earthscapes, LLC. Maintenance: $20,400.00
Burns: $9,400.00
Total: $29,800.00

2.1 *Burns:* All basins will be burned in early spring.
2.2 *Maintenance visits*: Will be made during May, June, July and September. The purpose of these visits will be a) to control invasive woody and herbaceous plants through cutting and use of appropriate herbicides, and b) to ensure progress toward continually improving the native areas' health and beauty.
2.3 *Herbicide Treatments:* All herbicide treatments will be made by licensed pesticide applicators using non-restricted herbicides in accordance with prescribed material labeling.
2.4 *Cattails:* Cattails in the basin bottom will be treated on our September visits.
2.5 *Mowing:* Transitional Grass areas will be mowed to 6-8" in June and October.
2.6 *Clearing of Grates:* Cover grates on inlets and outlets in the basins will be cleared of accumulated debris during regular visits.
2.7 *Service Notes:* Site service notes will be sent via e-mail by Bedrock Earthscapes, LLC after each maintenance visit.

402 W. LIBERTY DRIVE WHEATON, ILLINOIS 60187
TELEPHONE: 630-668-7197

BASIS OF BILLING

Tasks beyond the Scope of Services of this contract such as additional renderings, major revisions and public meetings will be performed as approved by the client at the following rates.

2026 BILLING RATES

Principal	$225.00	Landscape Architect/Site Planner	$135.00
Senior Landscape Architect	$175.00	Senior Natural Resource Consultant	$145.00
Senior CAD Designer	$160.00	Drafter/Designer	$110.00
Project Manager	$150.00	Natural Resource Consultant	$105.00
Certified Professional in Erosion Control	$132.00	Construction Coordinator	$110.00
Certified Arborist	$132.00	Support	$85.00

If this agreement is acceptable to you, please sign and return one (1) copy for our files. This agreement is subject to the terms and conditions attached and incorporated herein. This proposal may be modified or withdrawn unless written authorization to proceed has been received within 30 days.

We thank you for this opportunity to submit this proposal. Please advise if you have any comments or questions.

Sincerely,

GRWA, Inc.



3/9/2026

Carl M. Peterson Date
Managing Principal

AUTHORIZATION AND ACCEPTANCE

Authorized Signature Date

TERMS AND CONDITIONS

CLIENTS RESPONSIBILITIES

Client agrees to provide Landscape Architect with all information regarding existing conditions including boundary, easements and restrictions, soils, utilities, existing uses, and topography. Landscape Architect may reasonably rely on the accuracy and completeness of these items. Client agrees to advise Landscape Architect of any known or suspected contaminants at the Project site. Client shall be solely responsible for all subsurface soil conditions. Client will obtain and pay for all necessary permits from authorities having jurisdiction over the project.

ESTIMATED SCHEDULE

Landscape Architect shall render its services as expeditiously as is consistent with professional skill and care as well as Landscape Architect's receipt of all necessary documents and/or information. During the course of the Project, anticipated and unanticipated events may impact any Project schedule. Client acknowledges that significant changes to the Project or construction schedule or budget, or to the Project's scope may require Additional Services of Landscape Architect.

TERMINATION

Either Client or Landscape Architect may terminate this Agreement upon seven days written notice with or without cause. If terminated, Client agrees to pay Landscape Architect for all Basic and Additional Services rendered and Reimbursable Expenses incurred up to the date of termination. Landscape Architect may suspend the performance of its services if Client fails to pay Landscape Architect in full for services rendered or expenses incurred. Landscape Architect shall have no liability because of such suspension of services or termination due to Client's nonpayment.

OWNERSHIP OF DOCUMENTS

Upon the parties signing this Agreement, Landscape Architect grants Client a nonexclusive license for the Client to use Landscape Architect's documents as described in this Agreement, provided Client performs in accordance with the terms of this Agreement. No other license is implied or granted under this Agreement. All documents of professional services or products prepared by Landscape Architect, including but not limited to, drawings and specifications, are the property of Landscape Architect. These documents shall not be reused on other projects without Landscape Architect's written permission. Landscape Architect retains all rights, including copyrights, in its documents. Client or others cannot use Landscape Architect's documents to complete this Project with others unless Landscape Architect is found to have materially breached this Agreement and Client is not in breach of the contract.

MAINTENANCE

Client acknowledges and agrees that proper Project maintenance is required after the Project is complete. A lack of or improper maintenance may result in damage to property or persons. Client further acknowledges and agrees that, as between the parties to this Agreement, Client is solely responsible for the results of any lack of or improper maintenance.

MISCELLANEOUS PROVISIONS

GRWA, Inc.'s billing rates are subject to escalation each calendar year and are effective upon thirty (30) days' notice to the Client.

Notwithstanding of any other term in this Agreement, Landscape Architect shall not control or be responsible for construction means, methods, techniques, schedules, sequences or procedures; or for construction safety or any other related programs; or for another parties' errors or omissions or for another parties' failure to complete their work or services in accordance with Landscape Architect's documents.

Client agrees to indemnify, defend and hold Landscape Architect harmless from and against any and all claims, liabilities, suits, demand, losses, costs and expenses, including, but not limited to, reasonable attorney's fees and all legal expenses and fees incurred on appeal, and all interest thereon, accruing or resulting to any and all persons, firms or any other legal entities on account of any damages or losses to property or persons, including injury or death, or economic losses, arising out of the Project and/or the performance or non-performance of obligations under this Agreement, except to the extent such damages or losses are found by a court or forum of competent jurisdiction to be solely caused by Landscape Architect's negligent errors or omissions.

Should any legal proceeding be commenced between the parties to this Agreement seeking to enforce any of its provisions, including, but not limited to, fee provisions, the prevailing party in such proceeding shall be entitled, in addition to such other relief as may be granted, to a reasonable sum for attorneys' and expert witnesses' fees, which shall be determined by the court or forum in such a proceeding or in a separate action brought for that purpose. For purposes of this provision, a prevailing party shall include a party that dismisses an action for recovery hereunder in exchange for payment of the sum allegedly due, performance of covenants allegedly breached, or consideration substantially equal to the relief sought in the action or proceeding.

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 PW Annex Site Construction Engineering
DATE: April 27, 2026

SUMMARY/BACKGROUND
HR Green is assisting the Village with construction engineering for the final phase of the construction work at the Public Works Annex Site (12421 Archer Avenue). Work shall include but is not limited to site grading, curb & gutter installation, hot-mix asphalt paving, site lighting, water and sewer connections for pole barn structure, and construction of concrete walls for material storage.

The time and material, not to exceed, fees for the project are $69,750.00.

ANALYSIS
Funds are included in the FY27 Water and Sewer CIP Budget for this project

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

STAFF RECOMMENDATION
Pass A Resolution Approving Professional Services Agreement Between HR Green, Inc. and the Village of Lemont, Illinois for PW Annex Site Construction Engineering

BOARD ACTION REQUESTED
Pass A Resolution Approving Professional Services Agreement Between HR Green, Inc. and the Village of Lemont, Illinois for PW Annex Site Construction Engineering

ATTACHMENTS
A Resolution Approving Professional services Agreement Between HR Green, Inc. and the Village of Lemont, Illinois for PW Annex Site Construction Engineering.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 PW ANNEX SITE CONSTRUCTION ENGINEERING

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 PW ANNEX SITE CONSTRUCTION ENGINEERING

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 PW Site Annex Construction Engineering 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 PW Site Annex Construction Engineering

PROFESSIONAL SERVICES AGREEMENT

For

Lemont, IL – Public Works Annex Site
Construction Engineering

Village of Lemont
Mr. George Schafer
Village Administrator
418 Main Street
Lemont, IL 60439
Ph: 630.257.1550

Bruce A. Hill, PE
Municipal Executive – Municipal Services Engineering
HR Green, Inc. 323 Alana Drive
New Lenox, IL 60451
Ph: 815.462.9324

Project No. 2303726.01

April 23, 2026

TABLE OF CONTENTS

1.0 SCOPE OF SERVICES

2.0 DELIVERABLES AND SCHEDULES INCLUDED IN THIS AGREEMENT

3.0 ITEMS NOT INCLUDED IN AGREEMENT/SUPPLEMENTAL SERVICES

4.0 SERVICES BY OTHERS

5.0 CLIENT RESPONSIBILITIES

6.0 PROFESSIONAL SERVICES FEE

7.0 TERMS AND CONDITIONS

THIS **AGREEMENT** is between the Village of Lemont (hereafter “CLIENT”) and HR Green, Inc. (hereafter "COMPANY").

1.0 Project Understanding

1.1 General Understanding

The CLIENT has identified this site as a great location for additional Public Works amenities such as a 1.75-million-gallon water tower, a salt dome, a pole barn, and other Public Works associated needs. This project is the completion of this multi-year site development and will complete the remaining site needs.

1.2 Design Criteria/Assumptions

- IDOT Standard Specifications for Road & Bridge Construction
- Village of Lemont Code

2.0 Scope of Services

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

COMPANY will provide Construction Layout and Construction Observation Services on a time and material, not-to-exceed contract amount basis. The hours provided are based on 50 working days. Any additional work due to an extended schedule dictated by the contractor’s performance or unanticipated work due to site conditions could warrant a contract addendum.

The following is a breakdown of the various tasks associated with the construction observation which will be completed by COMPANY.

A. Startup

COMPANY will ensure that the project details, construction timelines, and any impacts that the project may create will be coordinated with the CLIENT prior to the start of construction.

COMPANY will mark, measure, and document contract removal pay items prior to the contractor starting work.

COMPANY anticipates a Construction Engineer will be onsite for approximately twenty (20) hours to complete the above noted coordination and construction preparation. A total of twenty (20) hours have been allotted to complete the project start up.

B. Construction Layout

COMPANY will be on-site to observe and verify that items being constructed and materials being utilized are in general conformance with the approved plans and specifications and the Illinois Department of Transportation Standard Specifications for Road and Bridge Construction

1. Silt Fence – COMPANY shall stake the limits of the site perimeter silt fence at bend or end points.
2. Curb and Pavement – COMPANY shall stake the proposed back of curb or edge of pavement at bend or end points.
3. Concrete Pad – COMPANY shall stake the four (4) corners of the proposed concrete pad for the pole barn.
4. Light pole – COMPANY shall stake the center of each proposed light pole.
5. Detention Basin – COMPANY shall stake the limits of the proposed basin expansion.
6. Berm Grading – COMPANY shall stake the top and bottom grades of the proposed berm.

COMPANY will utilize the For Construction plans prepared by COMPANY. Offset distances shall be coordinated with the contractor. It is assumed staking will take place in four (4) trips to the site with 48-hour notice required by the contractor. Any additional trips and/or re-staking will be billed on an additional T&M basis (see hourly rates).

COMPANY anticipates a Surveyor will be onsite for approximately forty (40) hours to complete the above noted construction layout. A total of forty (40) hours have been allotted to complete the project start up.

C. Construction Observation

COMPANY will be on-site to observe and verify that items being constructed and materials being utilized are in general conformance with the approved plans and specifications and the Illinois Department of Transportation Standard Specifications for Road and Bridge Construction.

COMPANY will complete a daily diary, measure and document contract quantities, complete payment estimates, change orders, and weekly reports. COMPANY will verify that all materials incorporated into this project are IDOT approved and evidence of material inspection is in compliance with Special Provisions of this contract. COMPANY shall keep the CLIENT informed as to the progress of construction.

COMPANY anticipates that a Construction Engineer will be onsite approximately fifteen (15) hours per week for approximately fifteen (15) weeks. An additional fifteen (15) hours total have been allocated to a Senior Project manager to provide support

to the Construction Engineer during construction observation operations. A total of two-hundred forty (240) hours have been allotted for daily field construction observation for this project.

D. Meetings

COMPANY will attend the preconstruction meeting at the CLIENT with the contractor and subcontractors. A total of four (4) hours have been allotted for the Senior Project Manager to attend the preconstruction meeting and prepare the agenda and complete the meeting minutes for one (1) additional construction progress meetings.

E. Administration/Coordination

This task will involve the oversight of the project by management, which will include the on-going review of the project execution, documentation, schedule and budget, contract file management, and general correspondence between COMPANY, CLIENT, the contractor, and subcontractors. COMPANY has allotted eight (8) hours for the Senior Project Manager and administrative support for the project.

F. Record Drawings

COMPANY will prepare a Grading Plan Record Drawing Survey which will include contours of the modified detention basin. These features will be shown in red on the For Construction Grading Plan.

COMPANY will also prepare a shapefile and enter it into the Village GIS with all of the utility information.

COMPANY has allotted twenty (20) hours for the Surveyor to compile the record drawings and shapefile.

G. Project Close Out

COMPANY anticipates approximately forty (40) hours to complete the project closeout and final documentation for this project. This task includes the preparation of final job records, completion of punch list, final payment estimate, and final change order.

H. Material Testing

Seeco Consultants, Inc. will provide the Quality Assurance Material Testing Services for this project. Quality Assurance testing for asphalt and concrete shall be completed in accordance with IDOT QC/QA requirement.

Disclaimer

COMPANY shall not supervise, direct or have any control over the contractor's work. COMPANY shall not have any responsibility for the construction means, methods, techniques, sequences or procedures selected by the contractor. Also, COMPANY is not

responsible for the contractor's safety precautions or programs in connection with this work. These rights and responsibilities are solely those of the contractor.

COMPANY shall not be responsible for any acts or omissions of the contractor, subcontractor or any entity performing any portion or the work, or any agents or employees of any of them. COMPANY does not guarantee the performance of the contractor and shall not be responsible for the contractor's failure to perform its work in accordance with the contract drawings and documents.

3.0 Deliverables and Schedules Included in this Agreement

1. Notice to Proceed – NTP ..... May 2026
2. Contractor Start (Anticipated – T.B.D.) .....May 2026
3. Project Completion Date ..... November 30, 2026

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 (an additional agreement will be proposed for construction engineering once the low bidder has established their project schedule):

- N/A

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

5.0 Services by Others

Seeco Consultants, Inc. will perform the following services:

- Provide QA Testing Services

6.0 Client Responsibilities

N/A

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: (1) living and traveling expenses of employees when away from the home office on business connected with the project; (2) identifiable communication expenses; (3) identifiable

reproduction costs applicable to the work; and (4) 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:

Time and Material basis with a Not to Exceed fee: $69,750.00

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.

Bruce A. Hill
Municipal Executive – Municipal Services – Engineering

Approved by: Timothy J. Hartnett

Printed/Typed Name: Timothy J. Hartnett

Title: President – Municipal Services Date: 4/23/2026

VILLAGE OF LEMONT

Accepted by: _____

Printed/Typed Name: George Schafer

Title: Village Administrator Date: _____

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